

# EL PASO



# COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO:** El Paso County Planning Commission  
Jim Egbert, Chair

**FROM:** Kari Parsons, PM/Planner II  
Jeff Rice, PE Engineer III  
Craig Dossey, Executive Director

**RE:** Project File #: SF-17-022  
Project Name: Pioneer Landing at Lorson Ranch Filing No. 3  
Parcel Nos.: 55144-08-090, 55144-08-091, 55144-25-018

OWNER:	REPRESENTATIVE:
Eagle Development Company 212 N. Wasatch Avenue, Suite 301 Colorado Springs, CO 80903	Core Consulting Group Rich Schindler 15004 1 <sup>st</sup> Avenue South Burnsville, MN 55306

**Commissioner District: 4**

Planning Commission Hearing Date:	2/6/2018
Board of County Commissioners Hearing Date	2/27/2018

### EXECUTIVE SUMMARY

A request by Eagle Development Company for approval of a final plat for the Pioneer Landing at Lorson Ranch Filing No. 3 subdivision to authorize the development of 12 single-family lots located on 1.836 acres. The proposed plat, if approved, will vacate and replat Tracts G, H, and K of the Pioneer Landing at Lorson Ranch Filing No. 2 subdivision which is included in the approved Lorson Ranch, Pioneer Landing 2 and 3 PUD development plan and preliminary plan. These tracts were planned as buildable lots but were previously encumbered by a Federal Emergency Management Agency

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

(FEMA) floodplain designation. That designation has since been removed from the property through the Letter of Map Revision (LOMR), a FEMA process. The site is located on the north side of Fontaine Boulevard, east of Marksheffel Road within Section 14, Township 15 South, Range 65 West of the 6th P.M. east of Jimmy Camp Creek. The property is within the boundaries of the Highway 94 Comprehensive Plan (2003).

The Pioneer Landing at Lorson Ranch Filing No. 3 final plat is consistent with the approved Lorson Ranch, Pioneer Landing 2 and 3 PUD development plan and preliminary plan. The final plat meets the submittal and review criteria for a final plat as well as the general development standards of Chapter 6, the final plat review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2017).

Water and wastewater services will be provided by Widefield Water and Sanitation Metropolitan District. A finding of water sufficiency was made at the time of approval of the combined Pioneer Landing 2 and 3 PUD development plan and preliminary plan application.

#### **A. REQUEST/WAIVERS/AUTHORIZATION**

**Request:** A request by Eagle Development Company for approval of a final plat for the Pioneer Landing at Lorson Ranch Filing No. 3 subdivision to authorize the development of 12 single-family lots on 1.836 acres.

**Waiver(s):** No waivers are requested with this application.

**Authorization to Sign:** Final Plat and any other documents necessary to carry out the intent of the Board of County Commissioners.

#### **B. PLANNING COMMISSION SUMMARY**

**Request Heard:**

**Recommendation:**

**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

### **C. APPROVAL CRITERIA**

In approving a replat, Section 7.2.3.C.4 states that the BOCC shall find that:

- The replat complies with this Code, and the original conditions of approval associated with the recorded plat;
- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;
- The replat is in keeping with the purpose and intent of this Code;
- The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The approval will not adversely affect the public health, safety, and welfare; and
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.

In approving a final plat, Section 7.2.1.D.3 states that the BoCC shall find that:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

**D. LOCATION**

North: City of Colorado Springs	Vacant
South: PUD (Planned Unit Development)	Single-family residential
East: PUD (Planned Unit Development)	Vacant
West: PUD (Planned Unit Development)	Single-family residential

**E. BACKGROUND**

The Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-03-002) was approved by the Board of County Commissioners on March 25, 2004. The Lorson Ranch Overall Development and Phasing Plan (PUD-05-003) was approved by the Board of County Commissioners on December 15, 2005. The Overall Development and Phasing Plan was subsequently amended in November, 2006 (PUD-06-011). The Overall Development and Phasing Plan approval addressed general land uses, overall density, and appropriate transitions and buffers. It also designated major open space, drainage, and transportation corridors.

Approximately 1,737 single-family lots have been platted throughout the Lorson Ranch development. As development has occurred within the Lorson Ranch community, the anticipated open space and school locations have changed. Other changes include downgrading some of the roadway classifications within the development. A minor amendment to the Lorson Ranch at Jimmy Camp Creek

Sketch Plan (SKP-15-1) was approved on April 21, 2016. The amendment included a revision to the location of the anticipated school site and open space as well as minor density changes within the planning area and downgrading the classification of certain roadways specifically to be determined following review of traffic studies submitted with subsequent final plats.

The Lorson Ranch, Pioneer Landing 2 and 3 PUD (PUD-15-001) Development Plan and the associated Preliminary Plan (SP-15-003) were approved by the Board of County Commissioners on June 28, 2016 and the PUD development plan has been recorded. Findings of sufficiency with regard to water quality, quantity, and dependability were made with the preliminary plan approval.

The Pioneer Landing at Lorson Ranch Filing No. 2 final plat was approved by the Board of County Commissioners on August 30, 2016, and has been recorded. The future development tracts that were encumbered by the FEMA floodplain designation within that plat are now eligible for single-family lots pursuant to the LOMR approval which removed the floodplain restrictions from the tracts depicted on the Pioneer Landing at Lorson Ranch No. 2 final plat.

The Pioneer Landing at Lorson Ranch Filing No. 3 final plat proposes to re-plate the future development tracts into single-family residential lots and is in conformance with the approved amended sketch plan and the combined PUD development plan and preliminary plan.

## **F. ANALYSIS**

### **1. Land Development Code Compliance**

This final plat application meets the final plat submittal requirements, the General Development Standards of Chapter 6, the Standards for Divisions of Land in Chapter 7, and the Standards for Subdivision in Chapter 8 of the Code.

### **2. Zoning Compliance**

The Pioneer Landing at Lorson Ranch Filing No. 3 final plat is consistent with the approved PUD development plan and PUD development guidelines. The Lorson Ranch, Pioneer Landing 2 and 3 PUD development plan provides: allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverages, and maximum building heights; as well as landscaping requirements.

### **3. Policy Plan Analysis**

A finding of consistency with the El Paso County Policy Plan (1998) was made with the previously approved Lorson Ranch Sketch Plan Amendment and the

Lorson Ranch, Pioneer Landing 2 and 3 PUD development plan and preliminary plan. The proposed final plat is consistent with the approved sketch plan amendment, preliminary plan, and the PUD development plan.

#### **4. Small Area Plan Analysis**

The Pioneer Landing at Lorson Ranch Filing No. 3 final plat is located within the boundaries of the Highway 94 Comprehensive Plan (2003). Approval of the amended Lorson Ranch Sketch Plan and the Lorson Ranch, Pioneer Landing 2 and 3 PUD development plan and preliminary plan included a finding of consistency with the Plan. The proposed final plat is consistent with the approved sketch plan amendment and the combined PUD and preliminary plan.

#### **5. Other Master Plan Elements**

The proposed Pioneer Landing at Lorson Ranch Filing No. 3 final plat is consistent with or does not create negative impacts to elements depicted on the El Paso County Wildlife Habitat Descriptors Map (1996), the El Paso County Community Services Parks Master Plan (2014), the Master Plan for Mineral Extraction (1996), and the El Paso County 2016 Major Transportation Corridors Plan Update (2016).

### **G. PHYSICAL SITE CHARACTERISTICS**

#### **1. Hazards**

A geology, soils, and hazards report was submitted and reviewed with the previous PUD development plan and preliminary plan request. The report did not identify hazards that would preclude development. There are no lots or portions thereof that are proposed to be located within the present 100 year floodplain as depicted on the approved Letter of Map Revision (LOMR).

#### **2. Wildlife**

Potential impacts to wildlife are generally low as depicted in the El Paso County Wildlife Descriptors Map (1996).

#### **3. Floodplain**

The subject tracts are planned lots previously encumbered by a FEMA floodplain that has since been removed from the property by FEMA through the Letter of Map Revision (LOMR) process. As indicated on FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0957F, revised by the LOMR process, the 100-year floodplain that previously encumbered the proposed lots has been remapped so as to be located off site. The Lorson Ranch developer processed LOMRs through FEMA after constructing improvements to the East Tributary of

Jimmy Camp, which the Lorson Ranch Metropolitan District will remain responsible for maintaining.

#### **4. Drainage and Erosion**

The proposed lots are located within the Jimmy Camp Creek Drainage Basin which is a fee basin and also has a surety component. Drainage from the three tracts being replatted as lots was accounted for in the Pioneer Landing at Lorson Ranch Filing No. 2 drainage report, but drainage fees were not assessed pending this anticipated replat. The drainage and bridge fees and surety amount due upon recordation of this replat are as follows: drainage fee \$15,832; bridge fee \$741; and surety \$7,089.

The necessary public improvements including storm drain pipes and detention basin with water quality were constructed with the Pioneer Landing at Lorson Ranch Filing No. 2 development.

#### **5. Transportation**

The proposed lots are within the Pioneer Landing at Lorson Ranch Filing No. 2 development area, with the main access being from Fontaine Boulevard. The necessary public improvements were constructed with the Pioneer Landing at Lorson Ranch Filing No. 2 development and were included in the associated Subdivision Improvements Agreement (SIA) and collateral requirement.

The County Road Impact Fee applies to this replat, as applicable for Public Improvement District No. 2.

### **H. SERVICES**

#### **1. Water**

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The Widefield Water and Sanitation District provides wastewater service and has committed to serve the property. The County Attorney's Office previously recommended a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health previously made a favorable recommendation regarding water quality previously. The Board of County Commissioners made a finding of sufficiency for water quality, quantity, and dependability with approval of the preliminary plan.

## **2. Sanitation**

The Widefield Water and Sanitation District provides wastewater service and has committed to serve the property. El Paso County Public Health has made a favorable recommendation regarding wastewater disposal.

## **3. Emergency Services**

The subject property is within the boundaries of the Security Fire Protection District. The Security Fire Protection District has committed to serve the development. The District was provided a referral by the Planning and Community Development Department and did not provide comment.

## **4. Utilities**

Mountain View Electric Association will provide electrical service and Black Hills Energy will provide natural gas service to the development. Public utility easements have been depicted on the final plat.

## **5. Metropolitan and Other Special Districts**

The property is within Lorson Ranch Metropolitan District No. 3. There are no roadways or tracts being platted with this subdivision. District No. 3 will be responsible for maintaining the open space and landscaped areas along the existing platted public right-of-way throughout the development.

The property is within the Public Improvement District No. 2. Traffic impact fees associated with the District shall be paid in accordance with Resolution 16-454.

## **6. Parks/Trails**

Regional park fees (Region 4) of \$4,884.00 and urban park fees (Urban Area 4) of \$2,544.00 in lieu of land dedication shall be paid at the time of final plat recordation.

## **7. Schools**

The final plat is located within the boundaries of Widefield School District No. 3. The developer is not required to pay fees in lieu of land dedication for a school site pursuant to a School Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012, and as amended by approval of the Board of County Commissioners on August 23, 2016. The amendment removed the land bank (land set aside in lieu of fees to be paid) located in the southeast corner of the overall Lorson Development and required an alternate 25 acre school site tract



be identified, which occurred with recordation of the Pioneer Landing Filing No. 2 at Lorson Ranch final plat.

**I. APPLICABLE RESOLUTIONS:**

Approval           Page 19  
Disapproval       Page 20

**J. STATUS OF MAJOR ISSUES**

There are no outstanding issues with this request.

**K. CONDITIONS AND NOTATIONS**

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2016) staff recommends the following conditions and notations:

**CONDITIONS**

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of a plat, the subdivider shall provide the certification from the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The applicant shall submit the Mylar to Enumerations for addressing.
5. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
8. Park fees in lieu of land dedication for regional parks (Area 4) and urban park (Area 4) fees shall be paid at time of plat recordation.

#### **NOTATIONS**

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

#### **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 14 adjoining property owners on January 17, 2018, for the Planning Commission and Board of County Commissioners meeting. Responses will be provided at the hearing.

#### **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Final Plat Drawing

# El Paso County Parcel Information

File Name:

Zone Map No.:

PARCEL	NAME
5514408091	EAGLE DEVELOPMENT COMPANY
5514408090	EAGLE DEVELOPMENT COMPANY
5514425018	EAGLE DEVELOPMENT COMPANY

ADDRESS	CITY	STATE
212 N WAHSATCH AVE STE 201	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 201	COLORADO SPRINGS	CO
212 N WAHSATCH AVE	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80903	3476
80903	3476
80903	3476

Date:

## COLORADO SPRINGS



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600



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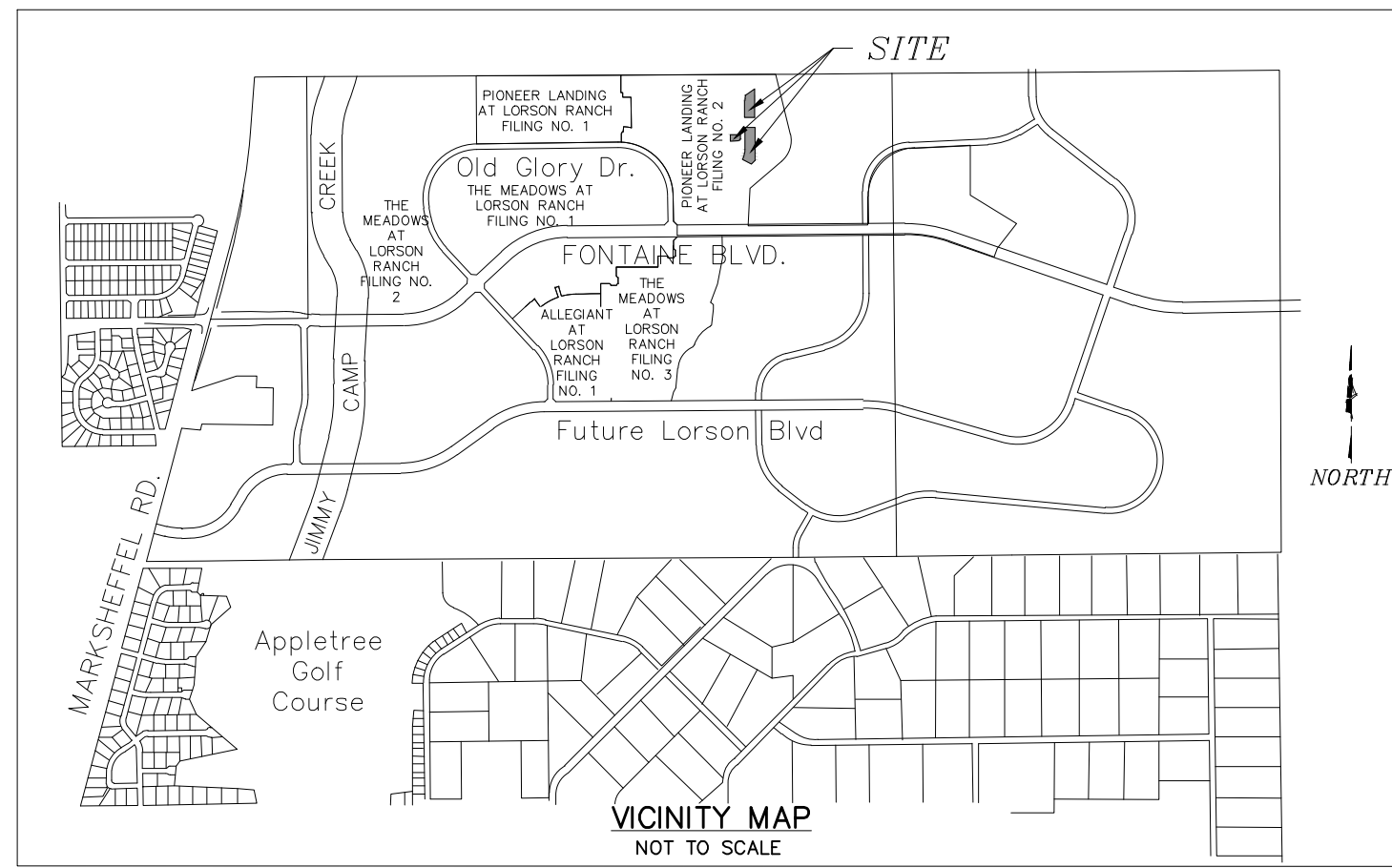
## LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Pioneer Landing at Lorson Ranch Filing No. 3 Final Plat is situated to the east of Old Glory Drive on Decker Drive located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 1.836 acres. This final plat incorporates Tracts G, H, and K platted as part of Pioneer Landing at Lorson Ranch Filing No. 2. El Paso County Project Number SF 17-002 has been assigned to this project.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:**  
*Owner* = Lorson LLC; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)  
*Engineering Consultant* = Core Engineering Group, 15004 1<sup>st</sup> Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Pioneer Landing at Lorson Ranch Filing No. 3 Final Plat is based on the previously submitted and approved Pioneer Landing at Lorson Ranch Filing No. 2 PUD Plan PUD-15-001 and Preliminary Plan SP-15-003
  1. These lots were platted as Tracts G, K, & H in Pioneer Landing 2 because a LOMR removing them from floodplain was not completed. These lots have been anticipated to be lots since approval of the PUD and Preliminary Plan for Pioneer Landing 2. The LOMR is now complete and the last step is to plat the lots.
  2. ***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*** – Pioneer Landing at Lorson Ranch Filing No. 3 is in compliance with the approved sketch plan and adjacent residential development
  3. ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*** Development is within the sketch plan area and will be surrounded by future residential development in accordance with the Overall Development and Phasing Plan (PUD-05-003)
  4. ***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.*** – Buffers are provided per the PUD/Preliminary Plan
  5. ***Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*** – Pioneer Landing at Lorson Ranch Filing No. 3 is in response to the market demand for single family residential lots
- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** All roads and utility infrastructure is constructed in Decker Drive for this entire plat. All facilities have been constructed in accordance with El Paso County design standards.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** none
- ❑ **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the PUD zone approved for this site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Pioneer Landing at Lorson Ranch Filing No. 3 comprises of 1.836 acres.

- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 12 Single Family Residential Dwelling Units on 1.836 acres. All open space for these lots was dedicated with Pioneer Landing Filing No. 2.
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** All open space and detention was dedicated and constructed with Pioneer Landing No. 2.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks have been constructed along Decker Drive. All open space tracts are maintained by the Lorson Ranch Metropolitan District.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Pioneer Landing at Lorson Ranch Filing No. 3
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:** None, the entire plat consists of residential lots
- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Decker Drive and Cattle Barron Way.
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID and will pay the associated fee.
- ❑ **MAILBOX LOCATION:** Mailbox kiosks have been constructed with Pioneer Landing Filing No. 2.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site has been completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfy the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. The school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. A separate 100' access tract (Tract I) is platted and follows the future alignment of Fontaine Boulevard. Tract I will provide interim access to the school site until Fontaine Boulevard is constructed and platted as ROW. The access tract will be permanently platted as right-of-way when the first plat East of the East Tributary of Jimmy Camp Creek is prepared and recorded.

# PIONEER LANDING AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT G, TRACT H AND TRACT K OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2"  
BEING A PORTION OF THE NE 1/4 OF THE SE1/4 OF SECTION 14,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



## SURVEY NOTES:

- ALL BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTERLINE OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS AN ASSUMED BEARING OF N89°42'02". A DISTANCE OF 2655.81 FEET BETWEEN THE CENTER QUARTER (C 1/4) CORNER OF SECTION 14, AS MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED "KM T155 R65W C 1/4 S14 2004 LS 16109", AND THE EAST ONE-QUARTER (E 1/4) CORNER OF SECTION 14 AS MONUMENTED BY A 2 1/2" PIPE WITH GALVANIZED SCREW ON CAP ONLY PARTIALLY STAMPED AS SHOWN HEREON. SAID LINE BEING COINCIDENT IN PART WITH THE NORTHERLY LINE OF "PIONEER LANDING AT LORSON RANCH FILING NO. 1", AS RECORDED UNDER RECEPTION NO. 210713013, AND IN PART WITH THE NORTHERLY LINE OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2", AS RECORDED UNDER RECEPTION NO. 217713888, ALL IN THE RECORDS OF THE EL PASO COUNTY COLORADO.
- FLOODPLAIN CERTIFICATION:**  
A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE AE (AREA LOCATED WITHIN THE 100-YEAR FLOODPLAIN, BASE FLOOD ELEVATIONS DETERMINED) AS ESTABLISHED BY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0957 F (EFFECTIVE DATE MARCH 17, 1997), AND AS AMENDED BY THE FEMA APPROVED LETTER OF MAP REVISION (LOMR) CASE NUMBER 14-08-0534P, DATED JANUARY 29, 2015. THE SUBJECT PROPERTY IS CONTAINED IN A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) UNDER CASE NO. 17-08-1596A DATED OCTOBER 18, 2017. THE LOMR RESULTS IN REMOVAL OF THE SUBJECT PROPERTY FROM THE FLOODPLAIN.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC. FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON M&S CIVIL CONSULTANTS, INC. RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY, FILE NO. 52557UTC, EFFECTIVE DATE: NOVEMBER \_\_, 2017 AT 7:30 A.M., AS PROVIDED BY THE CLIENT. THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, SECTION II, AS NUMBERED THEREIN ARE NOTED.

- Rights or claims of parties in possession not shown by the Public Records.
- Easements or claims of easements not shown in the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
- Any lien, or right to a lien, for services, labor or material hereafter furnished, imposed by law and not shown by the public records.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
- Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
- Subject to reservations of (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; (2) right of the proprietor of any vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law, as set forth in U.S. Patent Document No. 29, BLM Serial No. SC5-0395-175, issued November 26, 1895 to Edwin S. Randall, as posted in the Bureau of Land Management, General Land Office Records, recorded June 04, 1904 in Book 54 at Page 67 in the El Paso County records. (Section 14).
- Any interest which may have been acquired by the public reason of the Resolution of the Board of County Commissioners dated and recorded October 3, 1887 in Road Book A at Page 78, which provided that all section lines, township lines, and range lines on the public domain east of the range line dividing range lines 65 west and 66 west declared to be public highways of the width of 60 feet, being 30 feet on each side of said section lines, township lines, or range lines. Resolution No. 04-507, by and before the Board of County Commissioners, County of El Paso, State of Colorado, disclaiming interest recorded November 24, 2004 at Reception No. 204193597. Disclaimer in connection therewith recorded November 24, 2004 at Reception No. 204193598.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 04-119, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded April 6, 2004 at Reception No. 204055084. Resolution No. 12-196, by and before the Board of County Commissioners, County of El Paso, State of Colorado, in connection therewith recorded August 06, 2012 at Reception No. 212090407. Fifth Amended Development Agreement, in connection therewith recorded January 29, 2014 at Reception No. 214007624. Resolution No. 15-091, by and before the Board of County Commissioners, County of El Paso, State of Colorado, in connection therewith recorded March 04, 2015 at Reception No. 2150020531.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 04-366, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded September 3, 2004 at Reception No. 204150548. Resolution No. 05-336, Approving Development Agreement, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded August 24, 2005 at Reception No. 205131973. Corrected Version of said Resolution No. 05-336 in connection therewith recorded August 25, 2005 at Reception No. 205132869. Resolution No. 07-223, Approving Amended Service Plan, Lorson Ranch Metropolitan Districts 1-7, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded July 17, 2007 at Reception No. 207095523. Development Agreement No. 1 Lorson Ranch, in connection therewith recorded August 19, 2005 at Reception No. 205128925. Development Agreement No. 2 Lorson Ranch, in connection therewith recorded May 22, 2010 at Reception No. 210021591 and recorded April 20, 2010 at Reception No. 210036301. Resolution No. 10-94 to Revise Development Agreement, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded October 12, 2010 at Reception No. 210101176. Resolution No. 12-335 Approving Intergovernmental Agreement concerning the Marksheffel Road/Fontaine Boulevard Intersection, recorded September 26, 2012 at Reception No. 212112804. Annual Report and Disclosure Form recorded September 07, 2007 at Reception No. 207116859 and recorded October 30, 2013 at Reception No. 213134075.
- Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 2, as set forth in Order and Decree organizing said district recorded December 02, 2004 at Reception No. 204197512. Amended Order and Decree in connection therewith recorded December 02, 2004 at Reception No. 204197519. Order of Inclusion in connection therewith recorded December 28, 2004 at Reception No. 204209873; recorded April 21, 2005 at Reception No. 205056115. Notice of Special District Authorization of Issuance of General Obligation Indebtedness, in connection therewith recorded November 23, 2004 at Reception No. 204192907.
- Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 3, as set forth in Order and Decree organizing said district recorded December 02, 2004 at Reception No. 204197513. Amended Order and Decree in connection therewith recorded December 02, 2004 at Reception No. 204197520. Order of Inclusion in connection therewith recorded December 28, 2004 at Reception No. 204209874; recorded April 21, 2005 at Reception No. 205056116; and recorded April 21, 2005 at Reception No. 205056117. Notice of Special District Authorization of Issuance of General Obligation Indebtedness, in connection therewith recorded November 23, 2004 at Reception No. 204192908.
- Terms, agreements, provisions, conditions and obligations as contained in Inclusion & Service Agreement between Widefield Water & Sanitation District and Lorson, LLC recorded May 31, 2005 at Reception No. 205078708.
- Matters as set forth and contained in the Lorson Ranch Overall Development and Phasing Plan Map recorded May 9, 2006 at Reception No. 206035127 and recorded December 28, 17, 2005, agreements, provisions, conditions, obligations and easements as contained in Ditch Relocation, Improvement and Easement Agreement, by and between Fountain Mutual Irrigation Company and Lorson LLC, recorded August 28, 2006 at Reception No. 206127024. Deeds of conveyance in connection therewith recorded September 28, 2006 at Reception No. 206143884; recorded September 28, 2006 at Reception No. 206143885 and recorded September 28, 2006 at Reception No. 206143886.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 06-426, Approving Rezone from Overall PUD District to Amended Overall PUD District, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded March 1, 2007 at Reception No. 207028942.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 07-356, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded September 11, 2007 at Reception No. 207118189.

## SURVEY NOTES: (CONTINUED)

- Terms, agreements, provisions, conditions, obligations and easements as contained in Water and Sanitary Sewer Easement Agreements, recorded June 12, 2008 at Reception No. 208067502; recorded June 12, 2008 at Reception No. 208067503; June 12, 2008 at Reception No. 208067534; June 12, 2008 at Reception No. 208067645; and June 12, 2008 at Reception No. 208067648.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Temporary Construction Easement Agreement(s), recorded June 12, 2008 at Reception No. 208067652; June 12, 2008 at Reception No. 208067656; June 12, 2008 at Reception No. 208067657; June 12, 2008 at Reception No. 208067667; and June 12, 2008 at Reception No. 208067672; and June 12, 2008 at Reception No. 208067676.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 05-526, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approval of Rezone recorded November 5, 2008 at Reception No. 208120452.
- Terms, agreements, provisions, conditions and obligations as contained in Pioneer Landing at Lorson Ranch Subdivision Planned Unit Development Guidelines recorded December 10, 2009 at Reception No. 209141654.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Right of Entry to the Colorado Springs Utilities (Southern Delivery System), recorded February 24, 2012 at Reception No. 212020136; and recorded February 24, 2012 at Reception No. 212020137. City of Colorado Springs Possession and Use Agreement (Southern Delivery System), recorded March 01, 2013 at Reception No. 213027535.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 12-126, by and before the Board of County Commissioners, County of El Paso, State of Colorado, regarding School Site Dedication Agreement recorded April 13, 2012 at Reception No. 212042170.
- Terms, agreements, provisions, conditions and obligations as contained in School Site Dedication Agreement recorded July 27, 2012 at Reception No. 212047863.
- Deed recorded December 05, 2012 at Reception No. 212145159, makes reference to the conveyance of all oil, gas and other minerals.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 12-382, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Adopting the El Paso County Road Impact Fee Program, recorded November 15, 2012 at Reception No. 211263575.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-118, by and before the Board of County Commissioners, County of El Paso, State of Colorado recorded April 13, 2016 at Reception No. 216037512.
- Any assessment or fee, by reason of inclusion within the Security Fire Protection District as disclosed by Order of Inclusion recorded July 31, 2013 at Reception No. 213098578.
- Terms, agreements, provisions, conditions and obligations as contained in Water Delivery System Easement Agreement recorded September 16, 2015 at Reception No. 215110175; and recorded September 16, 2015 at Reception No. 215110176.
- Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 3, as set forth in Proposed Order of Inclusion within said district recorded May 26, 2016 at Reception No. 216056939.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-228, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approval of Rezone, recorded June 29, 2016 at Reception No. 216070955.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-229, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approval of Preliminary Plan, recorded June 29, 2016 at Reception No. 216070956; Resolution No. 16-313, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approval of Final Plan, recorded August 30, 2016 at Reception No. 216098747.
- Matters as set forth and contained in the Lorson Ranch, Pioneer Landing Filing No. 2 and No. 3, PUD Development Plan Map recorded July 14, 2016 at Reception No. 216077631, and recorded December 02, 2017 at Reception No. 217013429.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-456, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Approving a Petition for Inclusion of property within the District - Pioneer Landing Filing No. 2 recorded December 15, 2016 at Reception No. 216145947.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Public Right of Way Mailbox License Agreement, recorded January 5, 2017 at Reception No. 217001494.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Public Right of Way Landscape License Agreement, recorded January 5, 2017 at Reception No. 217001495.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, recorded January 5, 2017 at Reception No. 217001496.
- Terms, agreements, provisions, conditions and obligations as contained in Subdivision Improvements Agreement recorded January 5, 2017 at Reception No. 217001497.
- Covenants, conditions, restrictions and easements, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded January 5, 2017 at Reception No. 217001508 and any and all amendments and/or supplements thereto.
- Easements, notes and notices as set forth on the plat of subdivision recorded January 5, 2017 at Reception No. 217713888.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT, PRELIMINARY PLAT FILE NUMBER SP-12-005, SOLS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

## SURVEY NOTES: (CONTINUED)

- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 217001497 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- THE PROPERTY IS SUBJECT TO THE CODE OF EL PASO COUNTY, COLORADO AND AS SUCH IS ZONED PLANNED UNIT DEVELOPMENT (PUD) ACCORDING TO MAP NO. 551 OF THE OFFICIAL ZONING MAP BOOK ON FILE WITH THE DEVELOPMENT SERVICES DEPARTMENT.
- THE AREA INCLUDED IN THIS REPLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PIONEER LANDING AT LORSON RANCH FILING NO. 2 HOMEOWNERS ASSOCIATION, INC. AS RECORDED UNDER RECEPTION NO. 217001508 IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- ALL DEVELOPMENT WITHIN PIONEER LANDING AT LORSON RANCH FILING NO. 2 SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR PIONEER LANDING AT LORSON RANCH SUBDIVISION PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 209141654 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
- THIS PROPERTY IS INCLUDED WITHIN THE LORSON RANCH METROPOLITAN DISTRICT AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF THAT DISTRICT.
- NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WIDEFIELD WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- SIGHT TRIANGLE/NO-BUILD AREAS SHALL BE MAINTAINED AT THE INTERSECTIONS, NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PIONEER LANDING AT LORSON RANCH FILINGS #2 AND #3 PUD DEVELOPMENT PLAN, AS RECORDED AT RECEPTION NO. 217013429 AND PIONEER LANDING AT LORSON RANCH SUBDIVISION PUD DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 209141654 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THERE ARE 12 LOTS IN THIS SUBDIVISION.
- THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
  - DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH, RECORDED UNDER RECEPTION NO. 205128925 AND RESOLUTION NO. 05-336 TO APPROVE DEVELOPMENT AGREEMENT, RECORDED UNDER RECEPTION NO. 205131973 AND CORRECTION RESOLUTION, RECORDED UNDER RECEPTION NO. 205132869.
  - DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH, RECORDED UNDER RECEPTION NO.2100205931 AND RE-RECORDED UNDER RECEPTION NO. 210036301.
  - DEVELOPMENT AGREEMENT NO. 5 LORSON RANCH, RECORDED UNDER RECEPTION NO. 214007624 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
  - SCHOOL SITE DEDICATION AGREEMENT, RECORDED UNDER RECEPTION NO. 212047863, OF THE EL PASO COUNTY CLERK AND RECORDER.
  - SIXTH DEVELOPMENT AGREEMENT LORSON RANCH, RECORDED UNDER RECEPTION NO. 215020531, OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 12-382), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF PROPERTY.
- PURSUANT TO RESOLUTION 16-456, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 216145947, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF PIONEER LANDING AT LORSON RANCH FILING NO. 2 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- THE PROPERTY WITHIN THIS SUBDIVISION MAY BE SUBJECT TO THE PROVISIONS OF THE AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED AT RECEPTION NO. 212042170.
- THIS PROPERTY IS SUBJECT TO THE DETENTION BASIN AND SQBMD AGREEMENT RECORDED AT RECEPTION NO. 217001496.
- THIS PROPERTY IS SUBJECT TO THE TWO (2) PUBLIC R.O.W. LICENSE AGREEMENTS RECORDED AT RECEPTION NO. 217001494 AND RECEPTION NO. 217001495.

## RECORDING:

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK  
M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D., AND IS DULY RECORDED UNDER  
RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY,  
COLORADO.

CHUCK BROERMAN, RECORDER

FEES: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

## SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 19, 2017, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

VERNON P. TAYLOR, COLORADO PLS NO. 25966,  
FOR AND ON BEHALF OF  
M&S CIVIL CONSULTANTS, INC  
20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, COLORADO 80903

**NOTICE:**  
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

## FEES:

DRAINAGE FEE: \_\_\_\_\_  
CREDITS USED THIS FILING: \$22,921.00  
BRIDGE FEE: \_\_\_\_\_  
CREDITS USED THIS FILING: \$741.00  
SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170  
PARK FEE: \$4,884.00  
URBAN PARK FEE: \$2,544.00

## SUMMARY

12 LOTS	1.836 ACRES
TOTAL	1.836 ACRES



20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

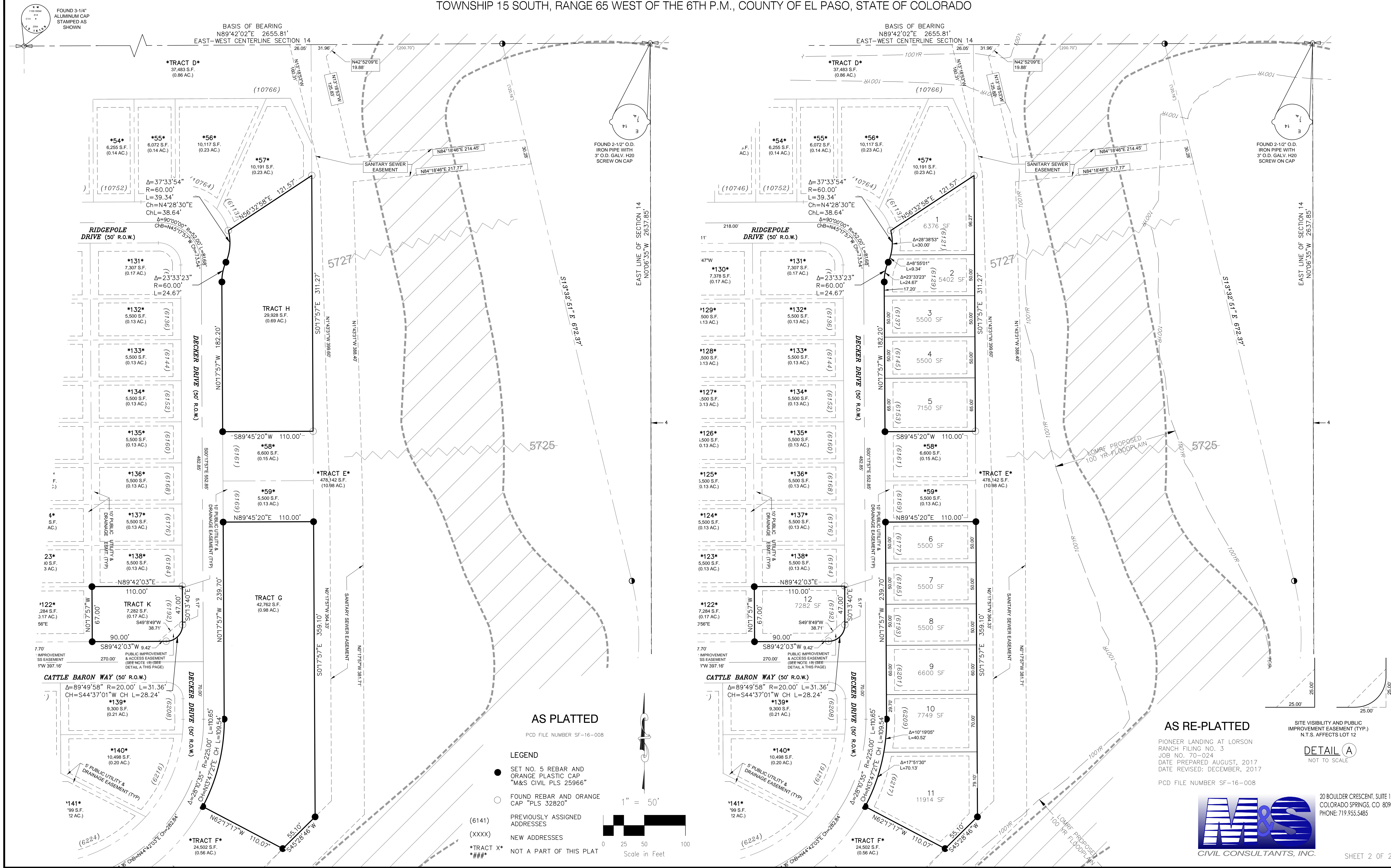
SHEET 1 OF 2

PIONEER LANDING AT LORSON  
RANCH FILING NO. 3  
JOB NO. 70-024  
DATE PREPARED AUGUST, 2017  
DATE REVISED: DECEMBER, 2017

PCD FILE NUMBER SF-16-008

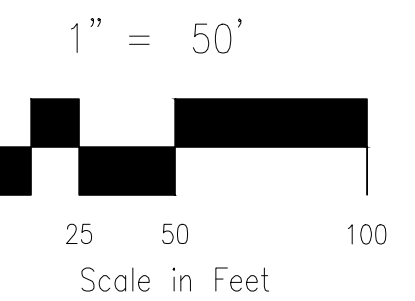
# PIONEER LANDING AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT G, TRACT H AND TRACT K OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2"  
BEING A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



**AS PLATTED**  
PCD FILE NUMBER SF-16-008

- LEGEND**
- SET NO. 5 REBAR AND ORANGE PLASTIC CAP "M&S CIVIL PLS 25966"
  - FOUND REBAR AND ORANGE CAP "PLS 32820"
  - (6141) PREVIOUSLY ASSIGNED ADDRESSES
  - (XXXX) NEW ADDRESSES
  - \*TRACT X\* NOT A PART OF THIS PLAT
  - ####



**AS RE-PLATTED**

PIONEER LANDING AT LORSON RANCH FILING NO. 3  
JOB NO. 70-024  
DATE PREPARED AUGUST, 2017  
DATE REVISED: DECEMBER, 2017  
PCD FILE NUMBER SF-16-008

SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.) N.T.S. AFFECTS LOT 12  
**DETAIL A**  
NOT TO SCALE



20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

File: C:\70024\Pioneer 2\Drawings\Survey\Plat\70-024 Filing 3 Plat.dwg PlotStamp: 12/15/2017 11:15 AM