

Steve Schleiker

El Paso County, CO

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Doc \$0.00 6

Rec \$63.00 Pages



223715152

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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6

Reception Fee	Number of Pages	File Number
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Ridge at Lovson Ranch Filing No 3

Name of Plat

Love In Action

Melody Homes Inc

AMH Development LLC

Owner's Name

Lovson LLC as Nominee for Lovson Conservation

Subdivision

Condominium

Investment 2 LLLP

THE RIDGE AT LORSON RANCH FILING NO. 3
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

15152

KNOW ALL MEN BY THESE PRESENTS:

THAT AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2 LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION, AND MELODY HOMES, INC., A DELAWARE CORPORATION BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M. EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERN LINE OF THE 100 FOOT WIDE TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT 'AS RECORDED IN BOOK 2865 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS AND THE NORTHERLY RIGHT OF WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE PLAT OF THE HILLS AT LORSON RANCH FILING NO. 1 'AS RECORDED UNDER RECEPTION NO. 221714880 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N89°22'41"E ALONG SAID EASTERLY LINE, 1,168.91 FEET TO THE EAST-WEST CENTERLINE OF SECTION 13;

THENCE N89°31'44"E ALONG SAID CENTERLINE A DISTANCE OF 1,424.38 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 13;

THENCE S00°13'35"E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 900.29 FEET;

THENCE S89°48'13"W A DISTANCE OF 294.37 FEET;

THENCE N78°46'08"W A DISTANCE OF 51.17 FEET;

THENCE S89°58'20"W A DISTANCE OF 290.80 FEET;

THENCE N01°01'40"W A DISTANCE OF 54.00 FEET;

THENCE N43°58'20"E A DISTANCE OF 43.84 FEET;

THENCE N01°01'40"W A DISTANCE OF 50.00 FEET;

THENCE S89°58'20"W A DISTANCE OF 290.68 FEET TO A POINT OF CURVE;

THENCE 108.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.80 FEET, A CENTRAL ANGLE OF 12.5104°, THE CHORD OF 141.01 FEET BEARS N89°02'51"W TO A POINT OF TANGENT;

THENCE N84°28'23"W A DISTANCE OF 56.25 FEET;

5) THENCE N27°31'01"W A DISTANCE OF 33.27 FEET;

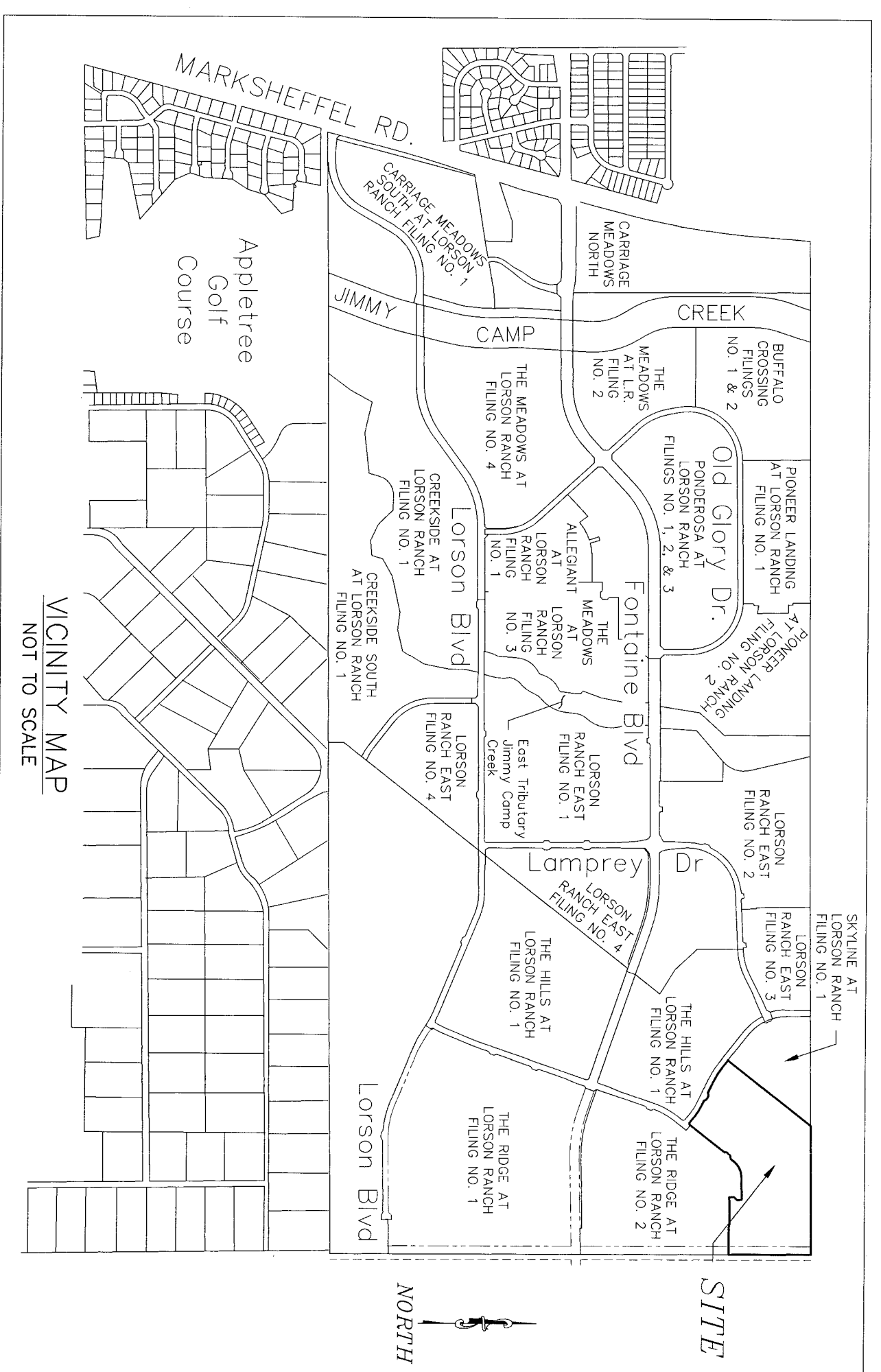
6) THENCE N64°28'23"W A DISTANCE OF 50.00 FEET;

7) THENCE S78°24'21"W A DISTANCE OF 33.27 FEET;

8) THENCE N64°28'23"W A DISTANCE OF 122.30 FEET TO A POINT OF CURVE;

9) THENCE 210.78 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 122°27'02", THE CHORD OF 210.37 FEET BEARS N68°14'52"W TO A POINT OF TANGENT;

10) THENCE N52°01'21"W A DISTANCE OF 85.54 FEET TO THE POINT OF BEGINNING.



OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LIND OUT SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RIDGE AT LORSON RANCH FILING NO. 3. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND WARRANT TO MAINTAIN AND KEEP THE SAME IN GOOD ORDER AND REPAIR AND TO REPAIR AND REPLACE THE SAME AS NECESSARY TO KEEP THE SAME IN GOOD ORDER AND REPAIR AND TO PROVIDE AT SAID OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE PUBLIC, THE NECESSARY MAINTENANCE, REPAIRS AND REPLACEMENTS OF THE SAME. THE UNDERSIGNED ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES FOR

LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2 LLLP

OWNER ADDRESS:
212 N. WASHATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 535-8500

BY: JEFF MARK, AUTHORIZED SIGNING AGENT FOR LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2 LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

ATTEST: *Jeff Mark*

SECRETARY/TREASURER

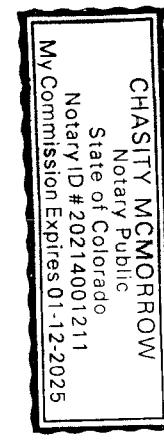
STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2023, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT FOR LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2 LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 01-12-2025

NOTARY PUBLIC: *Cheryl McMurrow*



AMH DEVELOPMENT, LLC

OWNER ADDRESS:
AMH DEVELOPMENT, LLC
2879 PARK SORRENTO, SUITE 300
CALABAS, CA 91302
PHONE: (805) 413-5300

BY: BRENT JOHNSON, VICE PRESIDENT OF LAND ACQUISITION, FOR AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

STATE OF UTAH } ss
COUNTY OF SALT LAKE }

ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, 2023, A.D. BY BRENT JOHNSON, VICE PRESIDENT OF LAND ACQUISITION, FOR AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 8-10-2024

NOTARY PUBLIC: *James Zundel*

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2023, A.D. BY JEFF MARK, AUTHORIZED SIGNER FOR LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 01-12-2025

NOTARY PUBLIC: *Cheryl McMurrow*

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2023, A.D. BY JEFF MARK, AUTHORIZED SIGNER FOR LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 01-12-2025

NOTARY PUBLIC: *Cheryl McMurrow*

MELODY HOMES, INC.

OWNER ADDRESS:
MELODY HOMES, INC.
5655 S. ANGELO, COURT, SUITE 200
ENGLEWOOD, CO 80112
PHONE: (303) 488-0081

BY: BILL CARLISLE, VICE PRESIDENT, FOR MELODY HOMES, INC., A DELAWARE CORPORATION

STATE OF COLORADO } ss
COUNTY OF Proper }

ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April, 2023, A.D. BY BILL CARLISLE, VICE PRESIDENT FOR MELODY HOMES, INC., A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 12/16/2025

NOTARY PUBLIC: *Cheryl McMurrow*

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2023, A.D. BY JEFF MARK, AUTHORIZED SIGNER FOR LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 01-12-2025

NOTARY PUBLIC: *Cheryl McMurrow*

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND THE INSTRUMENTS REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 23, 2021 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON THAT MATHEMATICAL CLOSED POLYLINE 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 15th DAY OF April, 2023.



Vernon P. Taylor
VERNON P. TAYLOR, 26866 FORB AND ON BEHALF OF STS CONSULTANTS, INC.
212 N. WASHATCH AVE., STE. 305
COLORADO SPRINGS, CO. 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.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR THE RIDGE AT LORSON RANCH FILING NO. 3 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 23rd DAY OF April, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON, AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEPARTMENT HAS REVIEWED THE RECORD FOR COMPLIANCE WITH THE DEPARTMENT'S POLICY AND STANDARDS. THEREIN WILL NOT BECOME MAIN TENANCE RESPONSIBILITY OF EL PASO COUNTY. THE DEPARTMENT'S REVIEW OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE RECORD OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Michael J. Taylor

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO } ss
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 12:45 O'CLOCK P.M. THIS 24th DAY OF May, 2023, A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER 223715152 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEMMER, RECORDER
DEPUTY

BY: *Maugh Davis* SURCHARGE: 3**

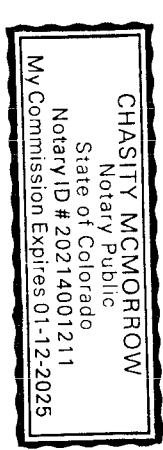
STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2023, A.D. BY JEFF MARK, AUTHORIZED SIGNER FOR LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 01-12-2025

NOTARY PUBLIC: *Cheryl McMurrow*



AMH DEVELOPMENT, LLC

OWNER ADDRESS:
AMH DEVELOPMENT, LLC
2879 PARK SORRENTO, SUITE 300
CALABAS, CA 91302
PHONE: (805) 413-5300

BY: BRENT JOHNSON, VICE PRESIDENT OF LAND ACQUISITION, FOR AMH DEVELOPMENT, LLC, A DELAWARE CORPORATION

STATE OF COLORADO } ss
COUNTY OF Proper }

ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April, 2023, A.D. BY BILL CARLISLE, VICE PRESIDENT FOR MELODY HOMES, INC., A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 12/16/2025

NOTARY PUBLIC: *Cheryl McMurrow*

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2023, A.D. BY JEFF MARK, AUTHORIZED SIGNER FOR LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 01-12-2025

NOTARY PUBLIC: *Cheryl McMurrow*

TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	6.439	LC2/LRMD	DRAINAGE/RETENTION POND/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/ELECTRIC
B	1.282	LRMD/LRMD	DRAINAGE/RETENTION POND/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
C	1.610	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
D	0.198	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
E	0.077	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
F	1.140	UA/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
G	0.516	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
H	1.861	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE/ FUTURE RIGHT-OF-WAY
I	0.023	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	13.128		

UA = LOVE IN ACTION
LR2 = LORSON CONSERVATION INVESTMENT 2 LLLP
LRMD = LORSON RANCH METROPOLITAN DISTRICT

SUMMARY:

182 LOTS
9 TRACTS
RIGHTS-OF-WAY
TOTAL

20,582 ACRES
13,128 ACRES
7,087 ACRES
40,755 ACRES

50.45%
32.21%
17.34%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE: 302,958.00

JIMMY CAMP CREEK BASIN BRIDGE FEE: 14,177.00

SCHOOL FEE: 37,674.00

REGIONAL PARK FEE: 83,220.00

URBAN PARK FEE: 52,780.00

CREDITS: 14,177.00

Unfiled Drafts 37,674.00

Power land agreements 52,780.00

THE RIDGE AT LORSON RANCH FILING NO. 3
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

15152

GENERAL PLAT NOTES:

- (TC#1) BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS DOCUMENTED AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A N. 0.6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W REAM, 1/4, S 1/3 1/8, 2002, RLS 31161" AND AT THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M. WITH A N. 0.6 REBAR AND 2.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W REAM, S131 518 - 5241 S119, 2002, RLS 31161" AND SAID LINE BEARS S00°33'57"E A DISTANCE OF 2.616 98 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
- (TC#2) THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0976G EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- (TC#3) A COMMITMENT FOR TITLE INSURANCE ISSUED APRIL 12, 2023 BY STEWART TITLE COMPANY DBA UNITED TITLE, A DIVISION OF STEWART WITH AN EFFECTIVE DATE OF APRIL 5, 2023 AT 8:00AM, COMMITMENT FILE NO. 195659610, REVISION NO. C4, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- (TC#9) THE PROPERTY MAY BE SUBJECT TO RESERVATION OF RIGHT OF WAY IN WARRANTY DEED RECORDED NOVEMBER 14, 1982 IN BOOK 683 AT PAGE 88 AS RECEPTION NO. 683008.
- (TC#10) THE PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY EASEMENT RECORDED DECEMBER 20, 1982 IN BOOK 1939 AT PAGE 548 AS RECEPTION NO. 288339.
- (TC#11) THE PROPERTY MAY BE SUBJECT TO EASEMENT RECORDED AUGUST 19, 1964 IN BOOK 2030 AT PAGE 238 AS RECEPTION NO. 363157.
- (TC#12) EASEMENT RECORDED APRIL 1, 1974 IN BOOK 2865 AT PAGE 715 AS RECEPTION NO. 62800. DEED, ASSIGNMENT AND BILL OF SALE RECORDED JULY 27, 1976 IN BOOK 2846 AT PAGE 719.
- (TC#13) THE PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY EASEMENT RECORDED MARCH 7, 1983 IN BOOK 3864 AT PAGE 483 AS RECEPTION NO. 952537.
- (TC#14) THE PROPERTY MAY BE SUBJECT TO PERMANENT UTILITY EASEMENT RECORDED MARCH 23, 1992 IN BOOK 5951 AT PAGE 291 AS RECEPTION NO. 2128204. QUITCLAIM DEED (EASEMENT) RELATIVE HERETO RECORDED JULY 23, 2020 AT RECEPTION NO. 220108096.
- (TC#15) INTENTIONALLY DELETED.
- (TC#16) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 04-119 RECORDED APRIL 6, 2004 AS RECEPTION NO. 204055094.
- (TC#17) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 04-366 RECORDED SEPTEMBER 3, 2004 AS RECEPTION NO. 204150546.
- (TC#18) THE PROPERTY MAY BE SUBJECT TO ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197516.
- (TC#19) THE PROPERTY MAY BE SUBJECT TO ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197517.
- (TC#20) THE PROPERTY MAY BE SUBJECT TO ORDER AMENDING ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197523.
- (TC#21) THE PROPERTY MAY BE SUBJECT TO ORDER AMENDING ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197524.
- (TC#22) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED DECEMBER 28, 2004 AS RECEPTION NO. 204208977.
- (TC#23) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED DECEMBER 28, 2004 AS RECEPTION NO. 204208978.
- (TC#24) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED APRIL 15, 2003 AS RECEPTION NO. 205653573.
- (TC#25) ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 7 RECORDED APRIL 15, 2005 AS RECEPTION NO. 205653574.
- (TC#26) ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED APRIL 21, 2005 AS RECEPTION NO. 205656119.
- (TC#27) ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 7 RECORDED APRIL 21, 2005 AS RECEPTION NO. 205656120.
- (TC#28) THE PROPERTY MAY BE SUBJECT TO INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON, LLC RECORDED MAY 31, 2005 AS RECEPTION NO. 205078708.
- (TC#29) LORSON RANCH RECORDED AUGUST 19, 2005 AS RECEPTION NO. 205129826.
- (TC#30) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 05-336 RECORDED AUGUST 24, 2005 AS RECEPTION NO. 205131973.
- (TC#31) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 05-336 RECORDED AUGUST 26, 2005 AS RECEPTION NO. 205132889.
- (TC#32) THE PROPERTY MAY BE SUBJECT TO LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 9, 2006 AS RECEPTION NO. 206035127.
- (TC#33) THE PROPERTY MAY BE SUBJECT TO LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED DECEMBER 28, 2006 AS RECEPTION NO. 206167069.
- (TC#34) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 06-426 RECORDED MARCH 1, 2007 AS RECEPTION NO. 207028942.
- (TC#35) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 07-223 RECORDED JULY 17, 2007 AS RECEPTION NO. 207059523.

GENERAL PLAT NOTES: (CONT.)

- (TC#36) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 05-528 RECORDED NOVEMBER 5, 2008 AS RECEPTION NO. 208120452.
- (TC#37) INTENTIONALLY DELETED.
- (TC#38) THE PROPERTY MAY BE SUBJECT TO DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MARCH 22, 2010 AS RECEPTION NO. 210025931.
- (TC#39) THE PROPERTY MAY BE SUBJECT TO DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED APRIL 20, 2010 AS RECEPTION NO. 210036301.
- (TC#40) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 10-94 RECORDED OCTOBER 12, 2010 AS RECEPTION NO. 210101176.
- (TC#41) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 12-188 RECORDED AUGUST 6, 2012 AS RECEPTION NO. 212034007.
- (TC#42) THE PROPERTY MAY BE SUBJECT TO FOURTH AMENDED DEVELOPMENT AGREEMENT RECORDED AUGUST 6, 2012 AT RECEPTION NO. 212034008.
- (TC#43) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 12-382 RECORDED NOVEMBER 15, 2012 AS RECEPTION NO. 212136373.
- (TC#44) THE PROPERTY MAY BE SUBJECT TO CONVEYANCE OF OIL, GAS, OR OTHER MINERALS AS SET FORTH IN MINERAL QUITCLAIM DEED RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137051. AND ALL RIGHTS AND EASEMENTS APPERTAINING THERETO IN FAVOR OF THE HOLDER OF SAID INTEREST AND ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID HOLDER. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
- (TC#45) THE PROPERTY MAY BE SUBJECT TO CONVEYANCE OF OIL, GAS, OR OTHER MINERALS AS SET FORTH IN MINERAL QUITCLAIM DEED RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137058. AND ALL RIGHTS AND EASEMENTS APPERTAINING THERETO IN FAVOR OF THE HOLDER OF SAID INTEREST AND ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID HOLDER. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
- (TC#46) THE PROPERTY MAY BE SUBJECT TO ORDER FOR INCLUSION OF REAL PROPERTY (LORSON RANCH) - SECURITY FINE PROTECTION RECORDED JULY 31, 2013 AS RECEPTION NO. 213028978.
- (TC#47) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 15-091 RECORDED MARCH 4, 2015 AS RECEPTION NO. 215020351.
- (TC#48) INTENTIONALLY DELETED.
- (TC#49) THE PROPERTY MAY BE SUBJECT TO GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7 RECORDED JULY 11, 2017 AS RECEPTION NO. 217080960.
- (TC#50) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 20-17 RECORDED JANUARY 14, 2020 AS RECEPTION NO. 220006094.
- (TC#51) THE PROPERTY MAY BE SUBJECT TO PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED JANUARY 30, 2020 AS RECEPTION NO. 220073467.
- (TC#52) INTENTIONALLY DELETED.
- (TC#53) THE PROPERTY MAY BE SUBJECT TO PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED DECEMBER 28, 2020 AS RECEPTION NO. 2202711689.
- (TC#54) THE PROPERTY MAY BE SUBJECT TO THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 21-483 RECORDED DECEMBER 21, 2021 AS RECEPTION NO. 221231432.
- (TC#55) THE PROPERTY MAY BE SUBJECT TO RELINQUISHMENT AND WAIVER OF SURFACE RIGHTS RECORDED JANUARY 27, 2022 AS RECEPTION NO. 222011314.
- (TC#56) THE PROPERTY MAY BE SUBJECT TO RESERVATION OF OIL, GAS, OR OTHER MINERALS AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 3, 2022 AS RECEPTION NO. 222016677. AND ALL RIGHTS AND EASEMENTS APPERTAINING THERETO IN FAVOR OF SAID INTEREST AND ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID HOLDER. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
- (TC#57) THE PROPERTY MAY BE SUBJECT TO RESERVATION OF OIL, GAS, OR OTHER MINERALS AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 3, 2022 AS RECEPTION NO. 222016677. AND ALL RIGHTS AND EASEMENTS APPERTAINING THERETO IN FAVOR OF THE HOLDER OF SAID INTEREST AND ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID HOLDER. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
- (TC#58) THE PROPERTY MAY BE SUBJECT TO EASEMENT AGREEMENT (ACCESS AND CONSTRUCTION) RECORDED FEBRUARY 3, 2022 AS RECEPTION NO. 222016708.
- (TC#59) THE PROPERTY MAY BE SUBJECT TO ASSIGNMENT OF PLATS, PLANS, DEVELOPMENT AND OTHER RIGHTS RECORDED FEBRUARY 3, 2022 AS RECEPTION NO. 222016709.
- (TC#60) THE PROPERTY MAY BE SUBJECT TO RIDE AT LORSON RANCH PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN RECORDED FEBRUARY 23, 2022 AS RECEPTION NO. 222028380.
- (TC#61) THE PROPERTY MAY BE SUBJECT TO RECORD OF ADMINISTRATION ACTION - APPROVAL OF FINAL PLAT FOR RIDE AT LORSON RANCH FILING NO. 3 RECORDED SEPTEMBER 2, 2022 AS RECEPTION NO. 222110603.
- (TC#62) THE PROPERTY MAY BE SUBJECT TO FIFTH AMENDED DEVELOPMENT AGREEMENT RECORDED JANUARY 29, 2014 AS RECEPTION NO. 214007624.

GENERAL PLAT NOTES: (CONT.)

- 4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO. UNDERGROUND MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
- 6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAT FILE NUMBER PUDSP-21-6, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, NONXIOUS WEEB MANAGEMENT PLAN, EROSION CONTROL REPORT, AND TRAFFIC IMPACT ANALYSIS.
- 7. ALL DEVELOPMENT WITHIN THE RIDGE AT LORSON RANCH FILING NO. 3 SHALL COMPLY WITH THE RIDE DEVELOPMENT GUIDELINES ON FILE FOR THE RIDGE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 222028380. OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
- 8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPROVE RUNOFF FROM REACHING DRAINAGE SWALES.
- 9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 10. SIGHT LINE EASEMENTS AS SHOWN SHALL BE MAINTAINED AT THE INDICATED LOCATIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
- 11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS, UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SPECIFIC DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPROVE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 13. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: 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 222014609. IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLECTORIAL, IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLECTORIAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR AND MEET THE POLICY AND COMMITMENT REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE OF THE PROCEEDURE ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLECTORIAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIDGE AT LORSON RANCH FILING NO. 3 IS RECORDED UNDER RECEPTION NO. 2220131610 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- 15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. 222011689.
- 16. 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 PARKS AND 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, AS IT RELATES TO THE LISTED SPECIES.
- 17. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

GENERAL PLAT NOTES: (CONT.)

- 18. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205129826, AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132889.
B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210025931, RE-RECORDED RECEPTION NO. 210036301.
C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-186, RECEPTION NO. 212090407.
E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-0914 3/30/2015
G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
19. PURSUANT TO RESOLUTION NO. 22-284, 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 222108900, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF THE RIDGE AT LORSON RANCH FILING NO. 3 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.
20. A SOILS AND GEOLOGY STUDY FOR THE RIDGE AT LORSON RANCH, EL PASO COUNTY, COLORADO, WAS COMPLETED BY RMG - ROCKY MOUNTAIN GROUP, LAST AMENDED ON JULY 2, 2021. JOB NO. 175706 AND IS HELD IN THE HILLS AT LORSON RANCH (?) COMBINED PUD/PRELIMINARY PLAN FILE PUDSP-21-6 AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. NO LOTS HAVE BEEN IDENTIFIED BY THE REFERENCED RMG REPORT WHICH ARE ADVERSELY IMPACTED BY GEOLOGIC HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE FOLLOWING GEOLOGIC CONSTRAINTS: EXPANSIVE SOILS AND BEDROCK FAULTS, SEISMICITY, AND RAOON. THE CONSTRAINTS LISTED ARE NOT CONSIDERED HAZARDS, NOR ARE THEY CONSIDERED UNUSUAL FOR THE FRONT RANGE REGION OF COLORADO. MITIGATION OF THE IDENTIFIED CONSTRAINTS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES. ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FOUNDATIONS CONSISTING OF A STANDARD SPREAD FOOTING STEINWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. A PERMETER DRAIN IS RECOMMENDED AROUND PORTIONS OF THE STRUCTURES WHICH WILL HAVE BELOW HABITABLE SPACE OR STORAGE SPACE LOCATED BELOW THE FINISH GROUND SURFACE. THIS INCLUDES CRAWLSPACE AREAS BUT NOT THE WALKOUT TRENCH, IF APPLICABLE. APPROPRIATE SURFACE GRADING AND DRAINAGE SHOULD BE ESTABLISHED DURING CONSTRUCTION AND MAINTAINED OVER THE LIFE OF THE STRUCTURE BY THE HOMEOWNER.
- 21. ANY LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR MAINTENANCE AND MAINTENANCE RESPONSIBILITIES RECORDED AT RECEPTION NO. 2220131610.
- 22. ELECTRIC SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
- 23. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
- 24. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
- 25. THE PROPERTY IS SUBJECT TO AN URBAN PARK AGREEMENT BETWEEN LORSON METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY, RECORDED AT RECEPTION NO. 225038278.

ACCEPTANCE CERTIFICATE FOR TRACT:

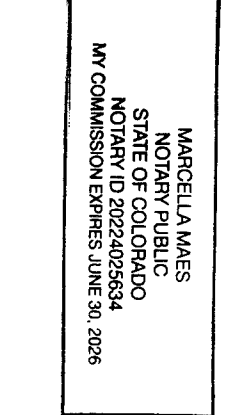
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2 LLLP

THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS HEREBY ACCEPTED FOR OWNERSHIP BY LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2 LLLP. APPROVAL IS GRANTED FOR THIS PLAT OF THE RIDGE AT LORSON RANCH FILING NO. 3.

BY: JEFF MARK, AUTHORIZED SIGNING AGENT FOR LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2 LLLP
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS 30th DAY OF MAY 2023, BY: JEFF MARK, AUTHORIZED SIGNER FOR LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2 LLLP
WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: JUNE 30, 2026
NOTARY PUBLIC: *Mona Lisa M. Gaud*



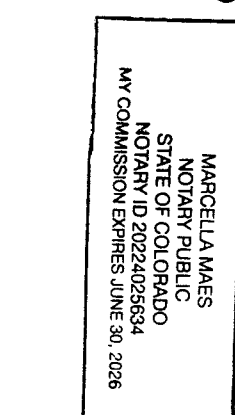
ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT
THE DEDICATION OF TRACTS B, C, D, E, G, H, AND I FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. THE DEDICATION OF TRACTS A AND F FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF THE RIDGE AT LORSON RANCH FILING NO. 3.

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1
STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 30th DAY OF MAY 2023, A.D. BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1
WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: JUNE 30, 2026
NOTARY PUBLIC: *Mona Lisa M. Gaud*



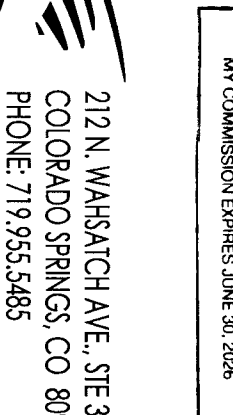
ACCEPTANCE CERTIFICATE FOR TRACT:

LOVE IN ACTION
THE DEDICATION OF TRACT F FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS HEREBY ACCEPTED FOR OWNERSHIP BY LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION, APPROVAL IS GRANTED FOR THIS PLAT OF THE RIDGE AT LORSON RANCH FILING NO. 3.

BY: JEFF MARK, AUTHORIZED SIGNING AGENT FOR LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION
STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 30th DAY OF MAY 2023, A.D. BY: JEFF MARK, AUTHORIZED SIGNER FOR LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION
WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: JUNE 30, 2026
NOTARY PUBLIC: *Mona Lisa M. Gaud*



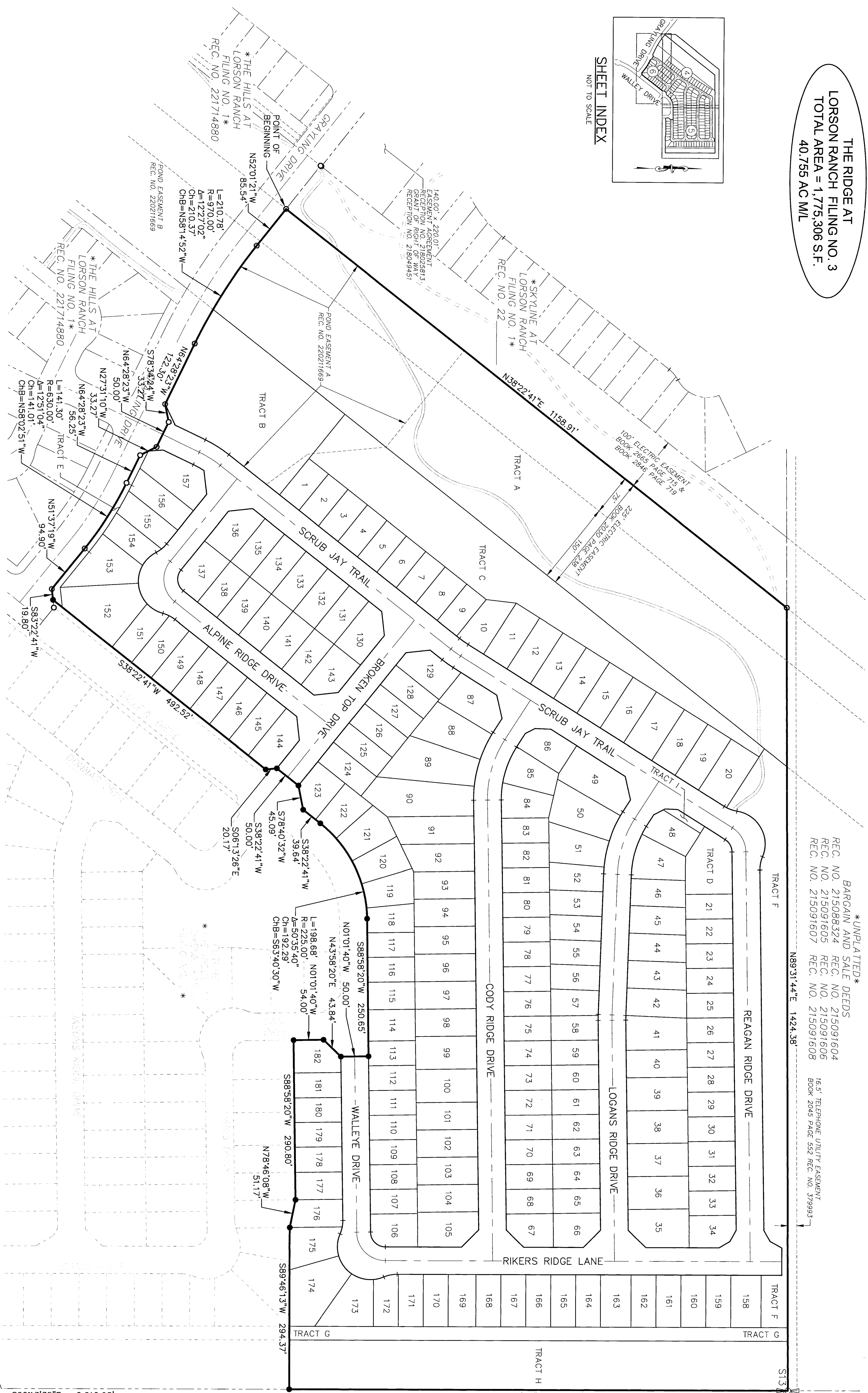
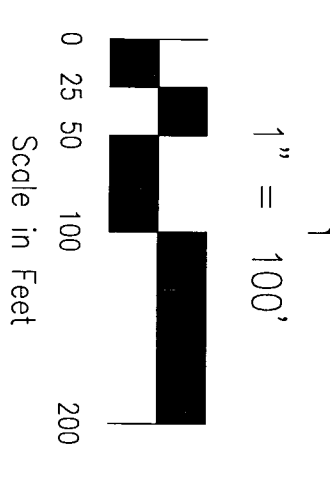
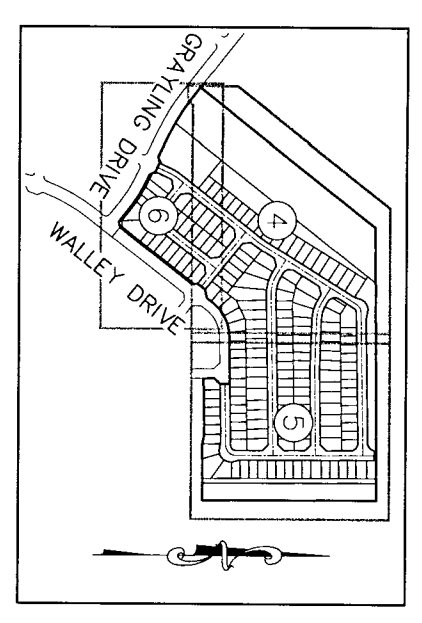
THE RIDGE AT LORSON RANCH FILING NO. 3
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

15152

THE RIDGE AT LORSON RANCH FILING NO. 3
 TOTAL AREA = 1,775,306 S.F.
 40.755 AC/MIL

- LEGEND:**
- SF SQUARE FEET
 - AC M/L ACRES MORE OR LESS
 - (R) RADIAL BEARING
 - (xxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET NO. 5 REBAR AND 1.25" ORANGE CAP / EXISTING ORANGE CIVIL RES 2580B FLUSH W/ EXISTING GRASS UNLESS NOTED OTHERWISE
 - FOUND NO. 5 REBAR AND 1.25" ORANGE CAP / EXISTING ORANGE CIVIL RES 2580B FLUSH W/ EXISTING GRASS UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASTMENT LINE
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASTMENT
 - SECTION / QUARTER SECTION LINE
 - MATCHLINE

NOT A PART
 PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE REC. NO. 22021669
 5' WIDE TRAIL



***UNPLATTED* BARGAIN AND SALE DEEDS**
 REC. NO. 215091604 REC. NO. 215091604
 REC. NO. 215091605 REC. NO. 215091605
 REC. NO. 215091607 REC. NO. 215091608
 REC. NO. 215091608
 16.5" TELEPHONE UTILITY EASEMENT
 BOOK 2045 PAGE 352 REC. NO. 379993-1

FOUND #6 REBAR W/
 3 1/4" ALUM. CAP
 STAMPED AS SHOWN
 S ENG L 70
 R 65 W R 64 W
 S 15 S 7 5/8
 R L S 316' 1
 2002

FOUND #6 REBAR W/
 3 1/4" ALUM. CAP
 STAMPED AS SHOWN
 S ENG L 70
 R 65 W R 64 W
 S 15 S 7 5/8
 R L S 316' 1
 2002

***UNPLATTED* SPECIAL WARRANTY DEED**
 REC. NO. 209144818

FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 3
 JOB NO. 70-097
 DATE PREPARED: 01/28/2022
 DATE REVISED: 04/12/2023
 ISSUED FOR MYLAR
 PDD FILE NUMBER SE-22-002
 212N WARRATCH AVE, STE 305
 COORADO SPRINGS, CO 80903
 PHONE: 719.555.5465
CIVIL CONSULTANTS, INC.

THE RIDGE AT LORSON RANCH FILING NO. 3
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

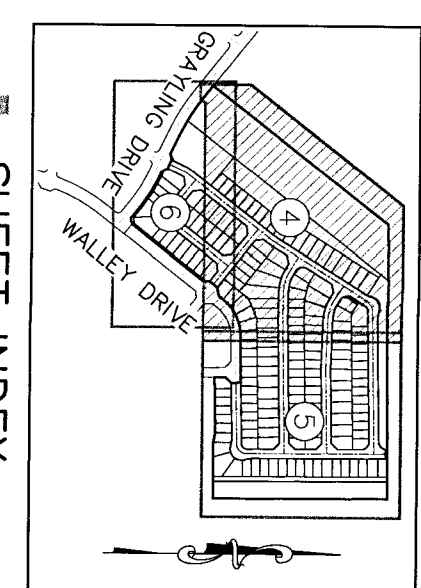
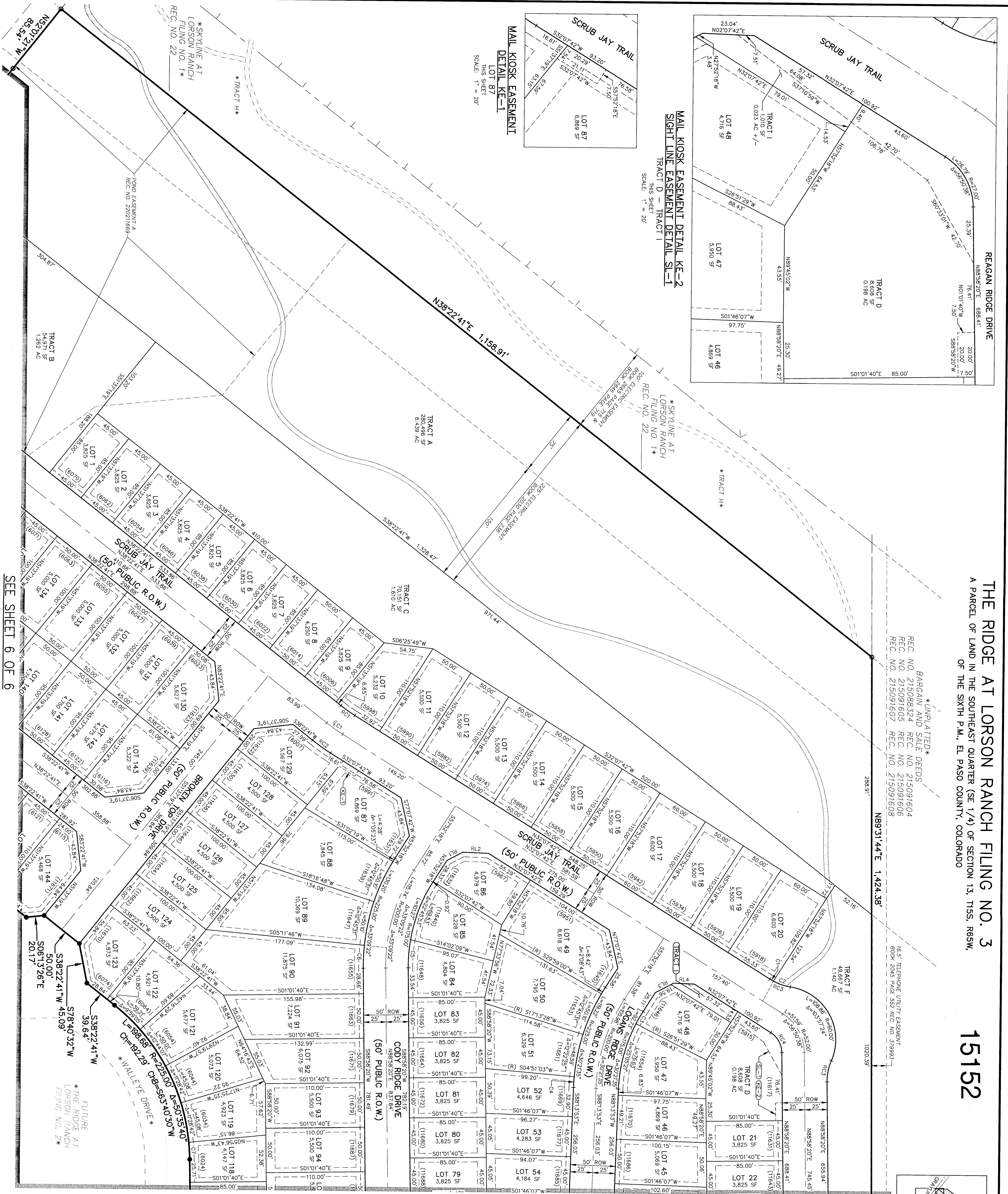
15152

UNPLATTED
 BARGAIN AND SALE DEEDS
 REC. NO. 215088324 REC. NO. 215091604
 REC. NO. 215091605 REC. NO. 215091606
 REC. NO. 215091607 REC. NO. 215091608

65' TELEPHONE UTILITY EASEMENT
 60' ROAD PAVEMENT EASEMENT REC. NO. 21509937

MAIL KIOSK EASEMENT DETAIL KE-2
 SIGHT LINE EASEMENT DETAIL SE-1
 TRACT D - TRACT I
 THIS SHEET
 SCALE: 1" = 20'

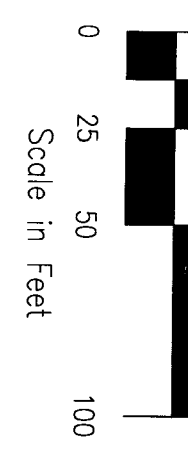
MAIL KIOSK EASEMENT DETAIL KE-1
 LOT 87
 THIS SHEET
 SCALE: 1" = 20'



SHEET INDEX
 NOT TO SCALE

LEGEND:

- SF SQUARE FEET
- AC W/L ACRES MORE OR LESS
- (R) RADIAL BEARING
- (xxx) ADDRESS
- CHORD LENGTH
- CHORD BEARING
- SET NO. 5 REBAR AND 1.5" ORANGE CAP STAMPED "KAS CIVIL PLS 2996" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND NO. 5 REBAR AND 1.5" ORANGE CAP STAMPED "KAS CIVIL PLS 2996" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- *NOT A PART*
- PRIVATE DETENTION BASIN/TORMWATER CHAINTE BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 22021669
- 5' WIDE TRAIL
- SIGHT LINE EASEMENT SEE DETAIL
- MAIL KIOSK EASEMENT SEE DETAIL



Scale in Feet

SEE SHEET 5 OF 6

CENTERLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	21.82	200.00	67°43'58"

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
R1	19.09	175.00	67°43'58"
R2	24.54	225.00	67°43'58"
R3	24.67	60.00	233°23'22"
R4	26.79	27.00	56°50'35"

RIGHT-OF-WAY LINE TABLE			
LINE #	BEARING	DISTANCE	
RL1	N27°52'18"W	19.79	
RL2	N02°27'42"E	28.66	
RL3	N27°52'18"W	23.04	
RL4	N02°07'42"E	23.04	

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	4.68	60.00	47°28'06"
C2	19.99	60.00	19°05'17"
C3	16.10	175.00	51°16'14"
C4	12.10	225.00	30°43'56"
C5	31.74	175.00	102°23'29"
C6	25.72	225.00	67°32'36"
C7	19.31	225.00	45°50'33"

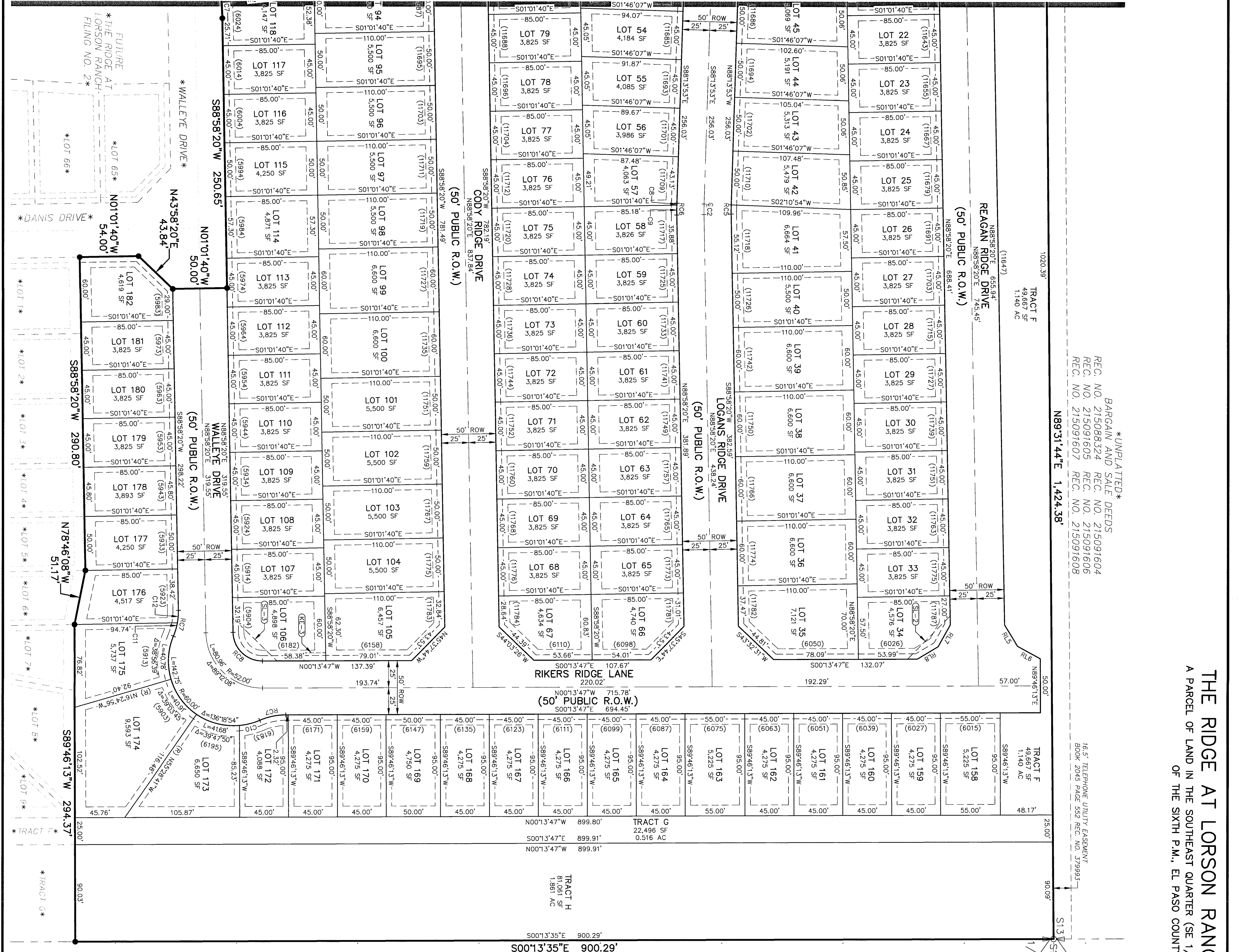
FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 3
 JOB NO. 70-097
 DATE PREPARED: 01/28/2022
 DATE REVISION: 04/12/2023
 ISSUED FOR M/LAR



RBD
 CIVIL CONSULTANTS, INC.

212 N. WAKARUSA AVENUE, STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

SEE SHEET 4 OF 6



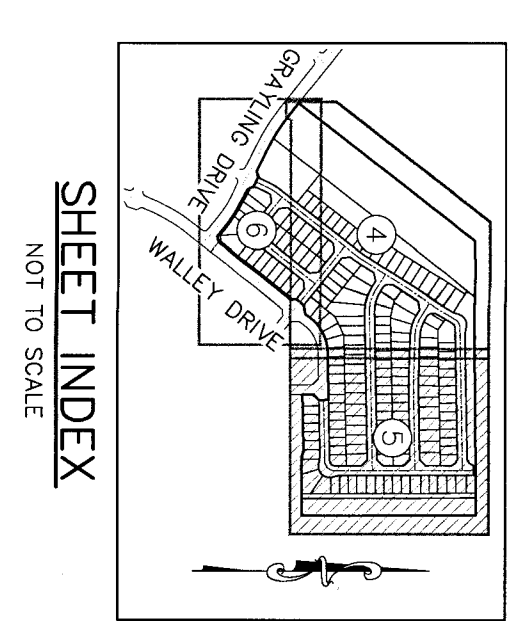
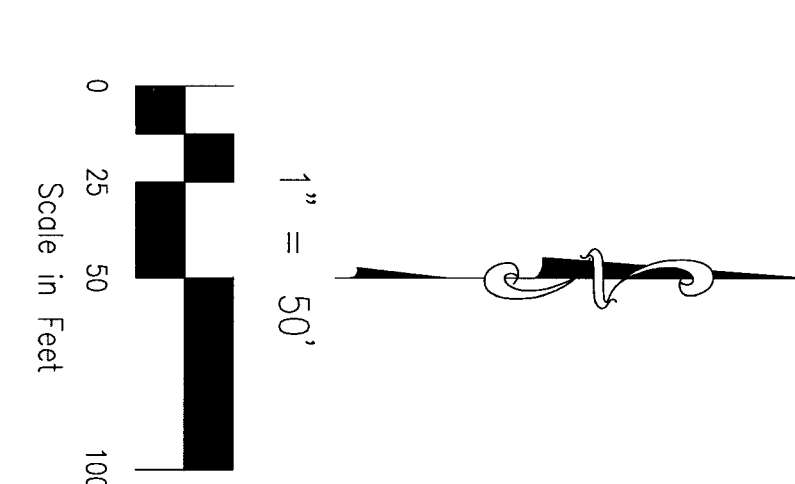
THE RIDGE AT LORSON RANCH FILING NO. 3
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

15152

UNPLATTED
BARGAIN AND SALE DEEDS
REC. NO. 215088324 REC. NO. 215091604
REC. NO. 215091605 REC. NO. 215091606
REC. NO. 215091607 REC. NO. 215091608

FOUND #8 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN
S E T15S R65W
1/4
S13 T15S
S13 T15S
R65W 1/4
R15 S13E

UNPLATTED

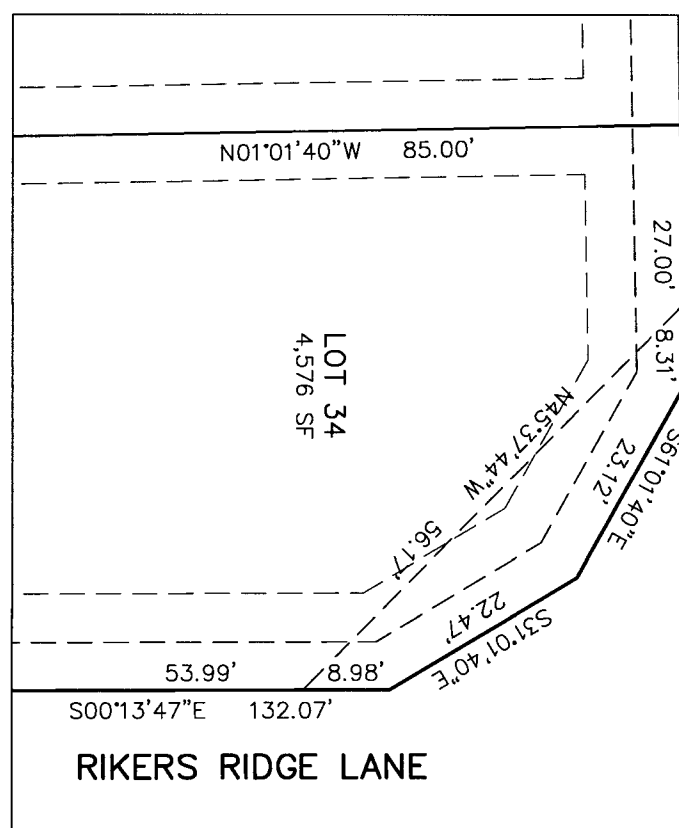


SHEET INDEX
NOT TO SCALE

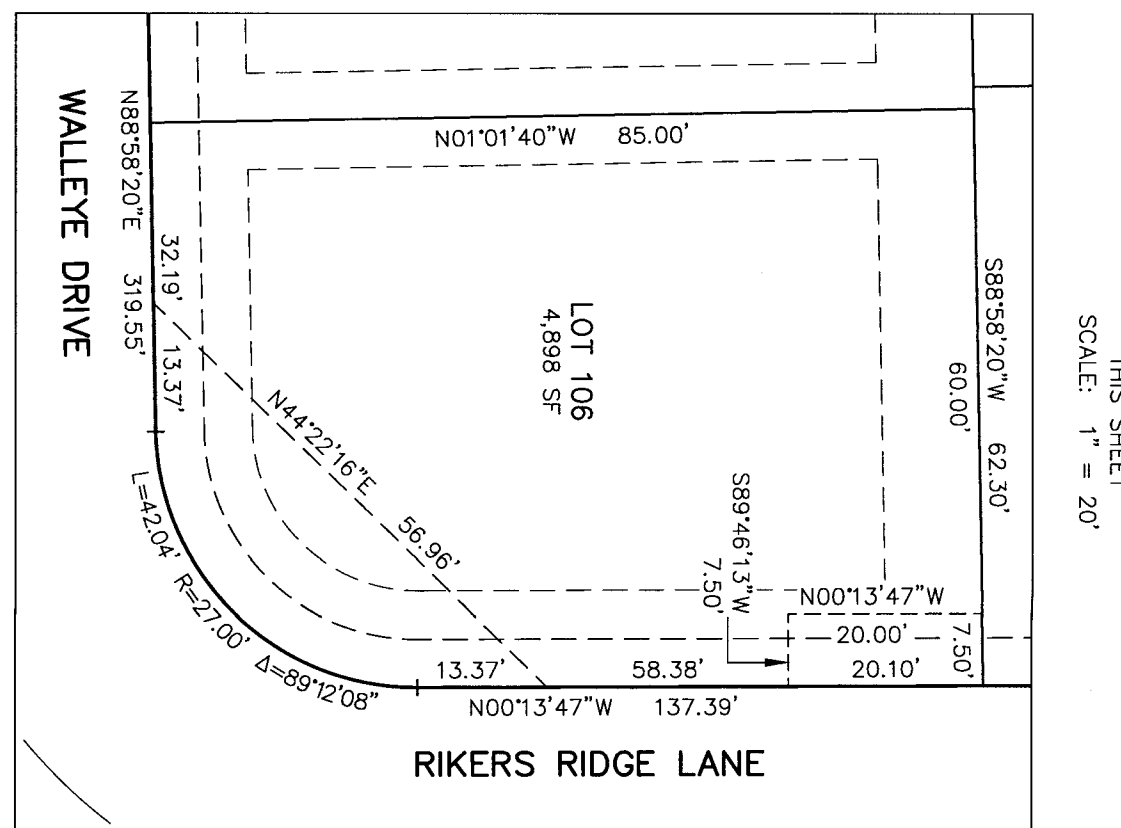
LEGEND:

- SF SQUARE FEET
- AC M/L ACRES, MORE OR LESS
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
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- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- PRIVATE DETENTION BASIN/TORMETER OR MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220216589
- 5' WIDE TRAIL
- (S-D) SIGHT LINE EASEMENT SEE DETAIL
- (M-K) MAIL KIOSK EASEMENT SEE DETAIL
- (E-E) EASEMENT SEE DETAIL

REAGAN RIDGE DRIVE
SCALE: 1" = 20'



RIKERS RIDGE LANE
SCALE: 1" = 20'



WALLEYE DRIVE
SCALE: 1" = 20'

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C2	9.76	200.00	2°47'47"

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
R03	8.54	175.00	2°47'47"
R06	10.98	225.00	2°47'47"
R07	24.67	60.00	23°32'33"
R08	42.04	27.00	89°12'08"

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
R16	N88°58'20"E	23.00
R15	N88°58'20"E	24.06
R17	S61°01'40"E	23.12
R18	S31°01'40"E	22.47

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C7	19.31	225.00	4°55'03"
C8	1.86	225.00	0°28'22"
C9	9.12	225.00	2°19'25"
C10	19.38	60.00	18°30'40"
C11	13.02	60.00	12°25'44"
C12	11.65	60.00	11°07'40"

RBD ✓ in 4/13

FINAL PLAT
THE RIDGE AT LORSON RANCH
JOB NO. 2023-097
DATE PREPARED: 01/28/2023
DATE REUSED: 04/12/2023
ISSUED FOR: MYLAR
POD FILE NUMBER: SF-22-002
CIVIL CONSULTANTS, INC.
212 N. WABASH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465
SHEET 5 OF 6

