

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

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 INVEST 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 EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 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 N38°22'41"E ALONG SAID EASTERLY LINE, 1,158.91 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°46'13"W A DISTANCE OF 294.37 FEET
 THENCE N78°46'08"W A DISTANCE OF 51.17 FEET;
 THENCE S88°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 S88°58'20"W A DISTANCE OF 250.65 FEET TO A POINT OF CURVE;
 THENCE 198.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 50°35'40", THE CHORD OF 192.29 FEET BEARS S63°40'30"W TO A POINT OF TANGENT;
 THENCE S38°22'41"W A DISTANCE OF 39.64 FEET;
 THENCE S78°40'32"W A DISTANCE OF 45.09 FEET;
 THENCE S38°22'41"W A DISTANCE OF 50.00 FEET;
 THENCE S06°13'26"E A DISTANCE OF 20.17 FEET;
 THENCE S38°22'41"W A DISTANCE OF 492.52 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1";

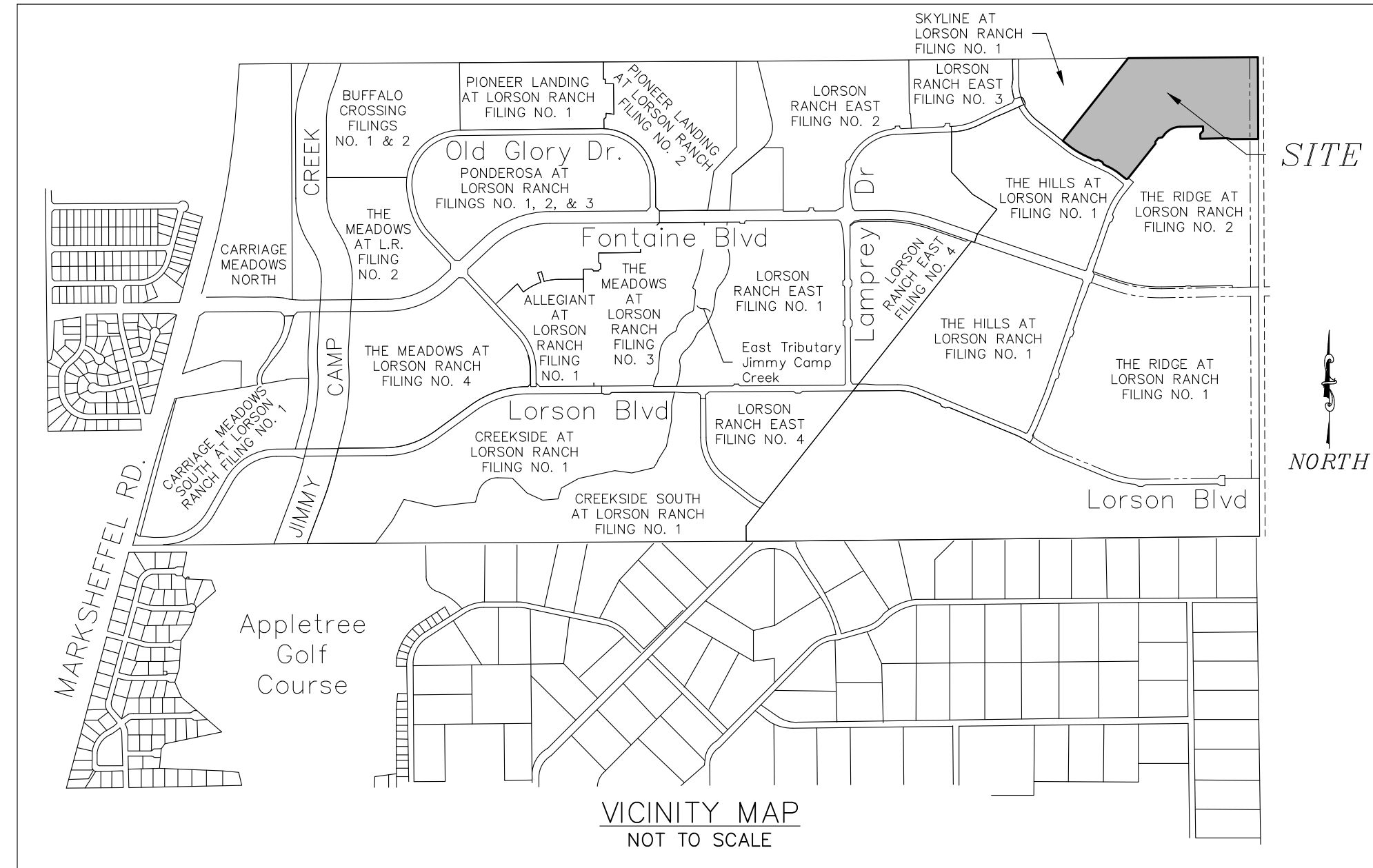
THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TEN (10) COURSES:
 1) THENCE S83°22'41"W A DISTANCE OF 19.80 FEET;
 2) THENCE N51°37'19"W A DISTANCE OF 94.90 FEET TO A POINT OF CURVE;
 3) THENCE 141.30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS N58°02'51"W TO A POINT OF TANGENT;
 4) THENCE N64°28'23"W A DISTANCE OF 56.25 FEET;
 5) THENCE N27°31'10"W A DISTANCE OF 33.27 FEET;
 6) THENCE N64°28'23"W A DISTANCE OF 50.00 FEET;
 7) THENCE S78°34'24"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 12°27'02", THE CHORD OF 210.37 FEET BEARS N58°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.

SAID PARCEL CONTAINS 1,775,306 SQUARE FEET (40.755 ACRES, MORE OR LESS).

BASIS OF BEARINGS:
 THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 | S18, 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 NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, S13 | S18 - S24 | S19, 2002, RLS 31161" AND, SAID LINE BEARS S00°13'35"E A DISTANCE OF 2,616.98 FEET.

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.
 ALL LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC IMPROVEMENT EASEMENT AND A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT.
 A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES.
 THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
 ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.



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 LAID 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. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

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

OWNER ADDRESS:

212 N. WAHSATCH AVENUE
 SUITE 301
 COLORADO SPRINGS, CO 80903
 PHONE: (719) 635-3200

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

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
 COUNTY OF EL PASO } ss

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

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

AMERICAN HOMES 4 RENT, INC.

OWNER ADDRESS:

AMH DEVELOPMENT, LLC
 23975 PARK SORRENTO, SUITE 300
 CALABASAS, CA 91302
 PHONE: (805) 413-5300

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

ATTEST: _____

SECRETARY/TREASURER

STATE OF _____ }
 COUNTY OF _____ } ss

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

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

LOVE IN ACTION

OWNER ADDRESS:

212 N. WAHSATCH AVENUE
 SUITE 301
 COLORADO SPRINGS, CO 80903
 PHONE: (719) 635-3200

BY: JEFF MARK, AUTHORIZED SIGNER, FOR:
 LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 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: _____

NOTARY PUBLIC: _____

MELODY HOMES, INC.

OWNER ADDRESS:

MELODY HOMES, INC.
 9555 S. KINGSTON COURT, SUITE 200
 ENGLEWOOD, CO 80112
 PHONE: (303) 488-0081

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

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
 COUNTY OF _____ } ss

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

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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 SEPTEMBER 23, 2021 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 _____, 2023.

VERNON P. TAYLOR
 COLORADO PLS NO. 25966, FOR AND
 ON BEHALF OF M&S CIVIL CONSULTANTS, INC
 212 N. WAHSATCH AVE., STE. 305
 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.

**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 _____ DAY OF _____, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER _____.

CLERK AND RECORDER'S CERTIFICATE:

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 _____, 2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER FEE: _____

BY: _____ SURCHARGE: _____
 DEPUTY

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	6.439	LCI2/LRMD	DRAINAGE/RETENTION POND/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE/ELECTRIC TRANSMISSION LINE EASEMENT
B	1.262	LRMD/LRMD	DRAINAGE/RETENTION POND/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
C	1.610	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
D	0.198	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/POCKET PARK
E	0.077	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
F	1.140	LIA/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/FUTURE DEVELOPMENT
G	0.516	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
H	1.861	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/FUTURE RIGHT-OF-WAY
I	0.023	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	13.126		

LIA = LOVE IN ACTION
 LCI2 = LORSON CONSERVATION INVEST 2, LLLP
 LRMD = LORSON RANCH METROPOLITAN DISTRICT

SEE ACCEPTANCE CERTIFICATES FOR TRACTS ON SHEET 2 FOR ACCEPTANCE AND APPROVAL OF TRACTS BY THE ENTITIES LISTED IN THE TRACT TABLE ABOVE.

SUMMARY:

182 LOTS	20.562 ACRES	50.45%
9 TRACTS	13.126 ACRES	32.21%
RIGHTS-OF-WAY	7.067 ACRES	17.34%
TOTAL	40.755 ACRES	100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE:	CREDITS	\$ 302,958.00
JIMMY CAMP CREEK BASIN BRIDGE FEE:	CREDITS	\$ 14,177.00
SCHOOL FEE:		\$ 37,674.00
REGIONAL PARK FEE:		\$ 83,720.00
URBAN PARK FEE:	CREDITS	\$ 52,780.00

FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 3
 JOB NO. 70-097
 DATE PREPARED: 01/28/2022
 DATE REVISED: 03/17/2023



212 N. WAHSATCH AVE., STE. 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

File: 0:\2023\7A - The Ridge at Lorson Ranch\The Ridge No. 3 Survey\Plan\70-097 The Ridge 01 LR No. 3 Plt.dwg PlotDate: 3/17/2023 12:56 PM

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

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 | S18, 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 NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, S13 | S18 - S24 | S19, 2002, RLS 31161" AND, SAID LINE BEARS S00°13'35"E A DISTANCE OF 2,616.98 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
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.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED MARCH 17, 2023 BY STEWART TITLE COMPANY dba UNITED TITLE, A DIVISION OF STEWART WITH AN EFFECTIVE DATE OF MARCH 2, 2023 AT 8:00AM, COMMITMENT/FILE NO. 1958586-10, REVISION NO. C3, 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, 1862 IN BOOK 683 AT PAGE 88 AS RECEPTION NO. 6830088.
(TC#10) THE PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY EASEMENT RECORDED DECEMBER 20, 1962 IN BOOK 1939 AT PAGE 548 AS RECEPTION NO. 268359.
(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 2665 AT PAGE 715 AS RECEPTION NO. 62080. 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 3684 AT PAGE 492 AS RECEPTION NO. 952357.
(TC#14) THE PROPERTY MAY BE SUBJECT TO PERMANENT UTILITY EASEMENT RECORDED MARCH 23, 1992 IN BOOK 5951 AT PAGE 291 AS RECEPTION NO. 2126004. QUITCLAIM DEED (EASEMENT) RELATIVE THERETO 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. 204055084.
(TC#17) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 04-366 RECORDED SEPTEMBER 3, 2004 AS RECEPTION NO. 204150548.
(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. 204209877.
(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. 204209878.
(TC#24) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED APRIL 15, 2005 AS RECEPTION NO. 205053573.
(TC#25) ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 7 RECORDED APRIL 15, 2005 AS RECEPTION NO. 205053574.
(TC#26) ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED APRIL 21, 2005 AS RECEPTION NO. 205056119.
(TC#27) ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 7 RECORDED APRIL 21, 2005 AS RECEPTION NO. 205056120.
(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) THE PROPERTY MAY BE SUBJECT TO DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH RECORDED AUGUST 19, 2005 AS RECEPTION NO. 205128925.
(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 25, 2005 AS RECEPTION NO. 205132869.
(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. 206187069.
(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. 207095523.

GENERAL PLAT NOTES: (CONT.)

- (TC#36) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 05-526 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. 12-196 RECORDED AUGUST 6, 2012 AS RECEPTION NO. 212090407.
(TC#42) THE PROPERTY MAY BE SUBJECT TO FOURTH AMENDED DEVELOPMENT AGREEMENT RECORDED AUGUST 6, 2012 AT RECEPTION NO. 212090408.
(TC#43) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 12-382 RECORDED NOVEMBER 15, 2012 AS RECEPTION NO. 212138575.
(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 FIRE PROTECTION RECORDED JULY 31, 2013 AS RECEPTION NO. 213098578.
(TC#47) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 15-091 RECORDED MARCH 4, 2015 AS RECEPTION NO. 215020531.
(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. 2170800960.
(TC#50) THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 20-17 RECORDED JANUARY 14, 2020 AS RECEPTION NO. 220006084.
(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. 220013467.
(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. 220211669.
(TC#54) THE PROPERTY MAY BE SUBJECT TO THE PROPERTY MAY BE SUBJECT TO RESOLUTION NO. 21-493 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. 222013184.
(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. 222016617, 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#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. 222016077, 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. 222016078.
(TC#59) THE PROPERTY MAY BE SUBJECT TO ASSIGNMENT OF PLATS, PLANS, DEVELOPMENT AND OTHER RIGHTS RECORDED FEBRUARY 3, 2022 AS RECEPTION NO. 222016079.
(TC#60) THE PROPERTY MAY BE SUBJECT TO RIDGE AT LORSON RANCH PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN RECORDED FEBRUARY 23, 2022 AS RECEPTION NO. 222026380.
(TC#61) THE PROPERTY MAY BE SUBJECT TO RECORD OF ADMINISTRATION ACTION - APPROVAL OF FINAL PLAT FOR RIDGE AT LORSON RANCH FILING NO. 3 RECORDED SEPTEMBER 2, 2022 AS RECEPTION NO. 222116063.
(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.
5. UNDERDRAIN 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 PLAN FILE NUMBER PUDSP-21-6, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, NOXIOUS WEED 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 PUD DEVELOPMENT GUIDELINES ON FILE FOR THE RIDGE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 222026380, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, 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 IMPEDE 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT 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 IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. MAILBOXES 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 _____ 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 IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF 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 DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL 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. _____ 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. 220211669.
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. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
 - 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. 12-196, RECEPTION NO. 212090407.
 - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
 - 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 222108600, 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 RADON. THE CONSTRAINTS LISTED ARE NOT CONSIDERED HAZARDOUS, 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/ STEMWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. A PERIMETER 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 RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES RECORDED AT RECEPTION NO. _____.
22. ELECTRICAL 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. _____.

ACCEPTANCE CERTIFICATE FOR TRACT:

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

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022,
A.D. BY JEFF MARK, AUTHORIZED SIGNER, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR
LORSON CONSERVATION INVEST 2, LLLP

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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 }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022,
A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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 }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022,
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: _____

NOTARY PUBLIC: _____

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 3
JOB NO. 70-097
DATE PREPARED: 01/28/2022
DATE REVISED: 03/17/2023

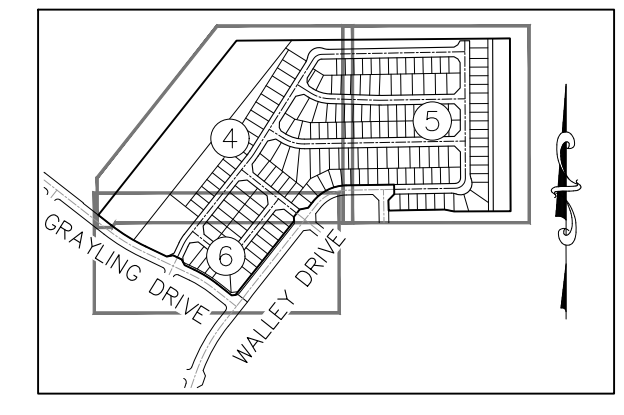


212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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

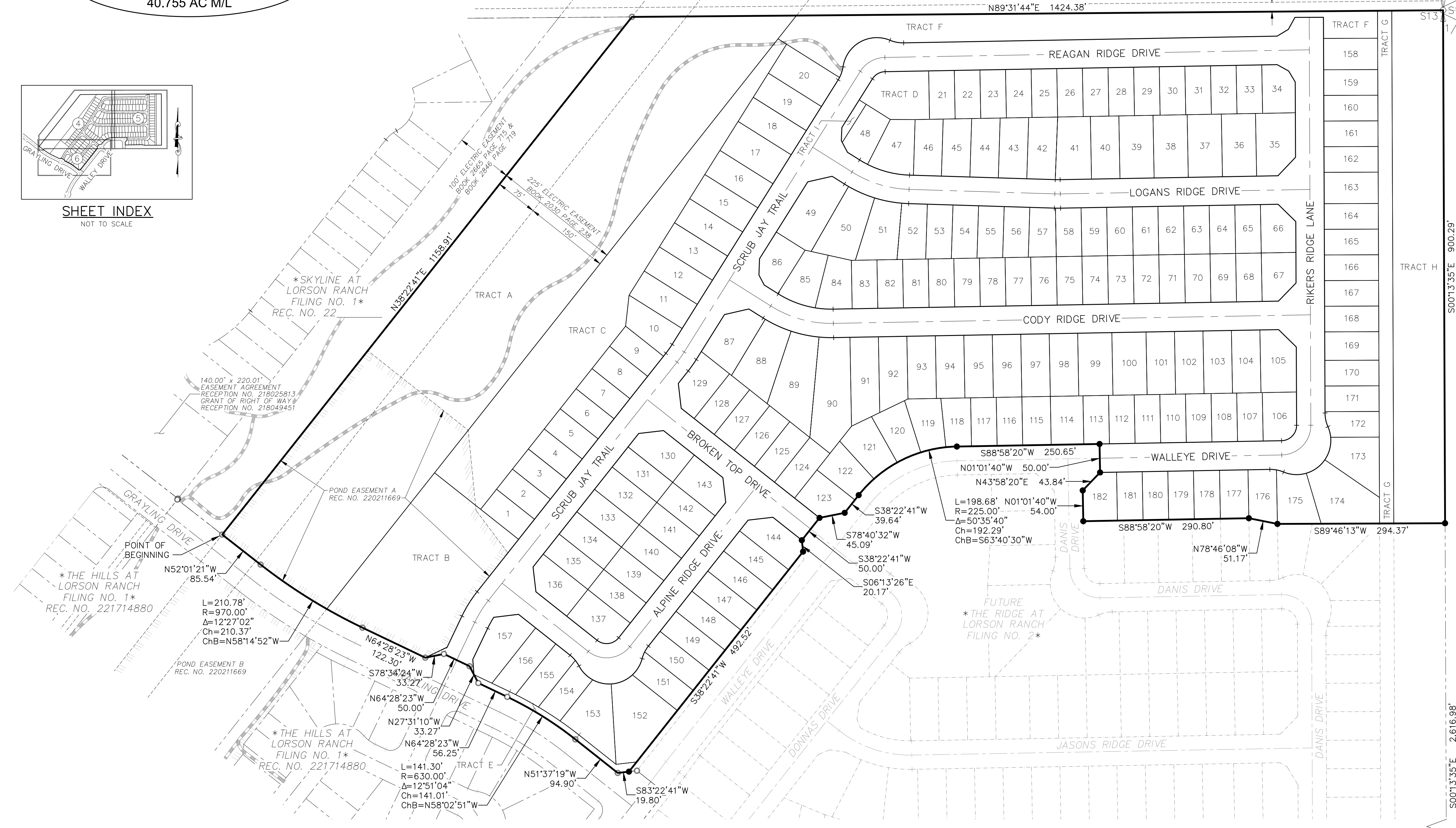
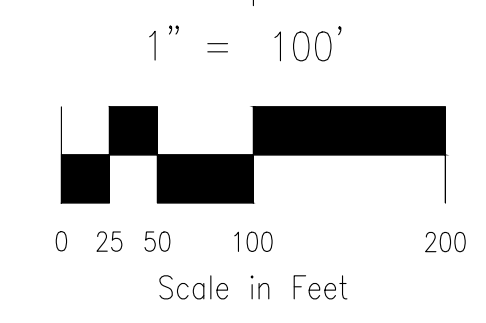
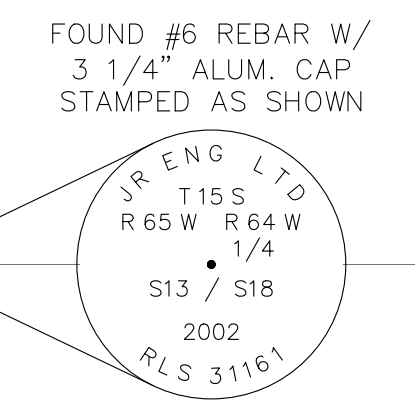
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- SF SQUARE FEET
 - AC M/L ACRES, MORE OR LESS
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND 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
 - 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
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 - PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669
 - 5' WIDE TRAIL

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



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

16.5" TELEPHONE UTILITY EASEMENT
 BOOK 2045 PAGE 552 REC. NO. 379993



File: 0:\2023\7A - The Ridge at Lorson Ranch\The Ridge No. 3\Survey\Plat\7A-097 The Ridge 018 No. 3 Plt.dwg PlotDate: 3/17/2023 12:58 PM

FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 3
 JOB NO. 70-097
 DATE PREPARED: 01/28/2022
 DATE REVISED: 03/17/2023

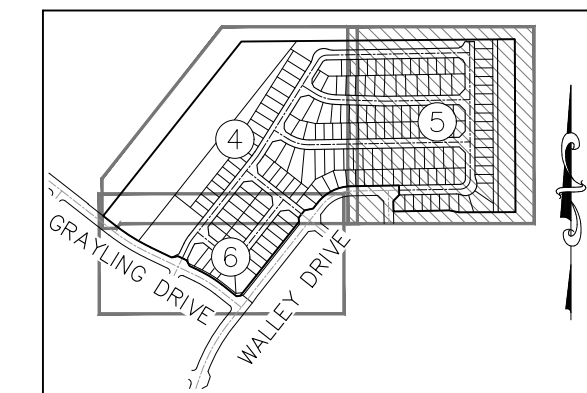
CIVIL CONSULTANTS, INC.
 212 N. WAHSATCH AVE., STE. 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

PCD FILE NUMBER SF-22-007

SHEET 3 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



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 25986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25986" 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

NOT A PART
PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669

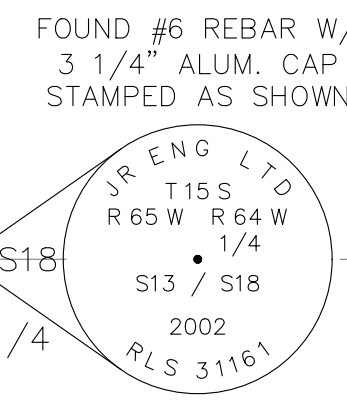
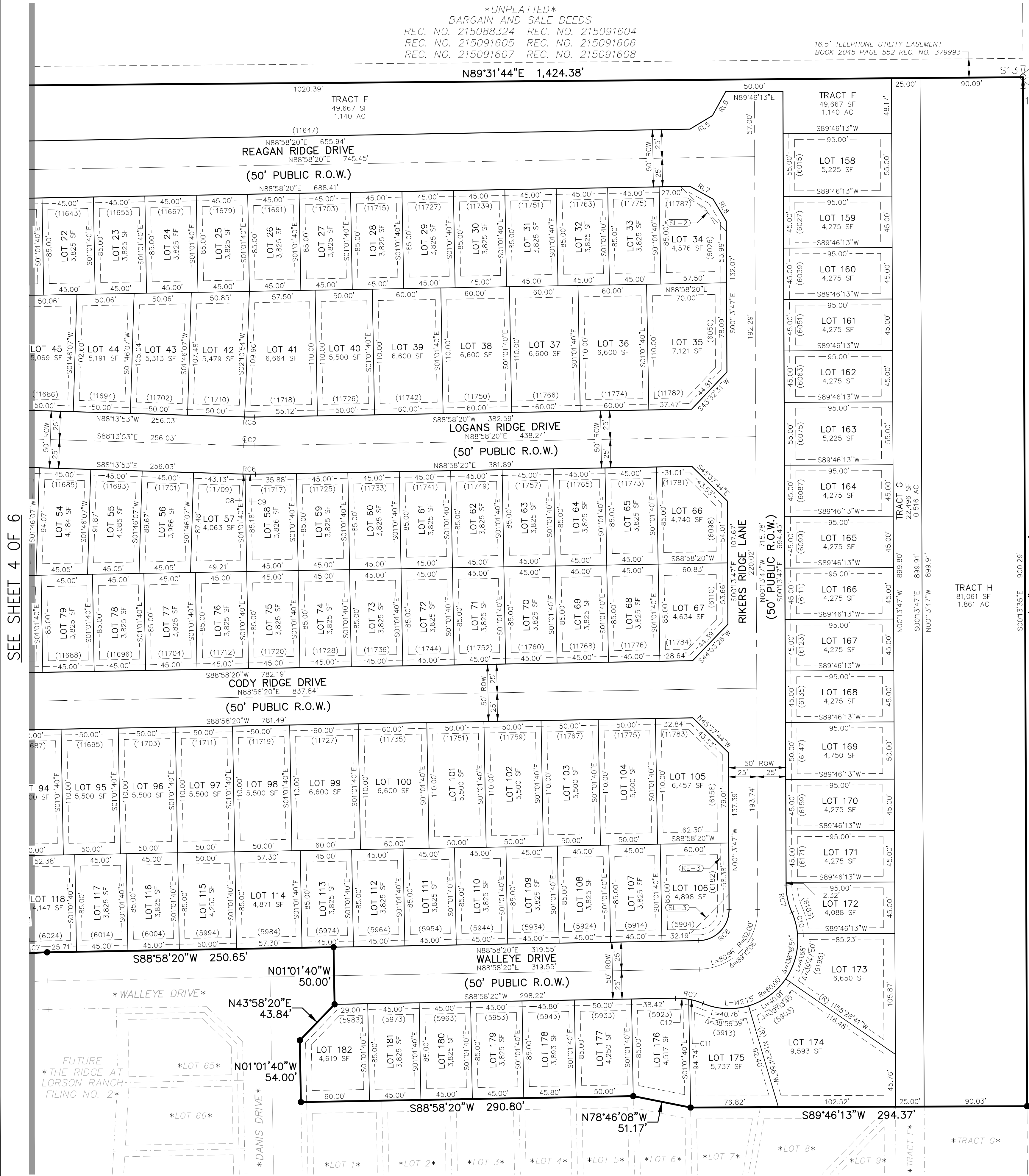
- 5' WIDE TRAIL
- (SL-0) SIGHT LINE EASEMENT SEE DETAIL
- (KE-0) MAIL KIOSK EASEMENT SEE DETAIL

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

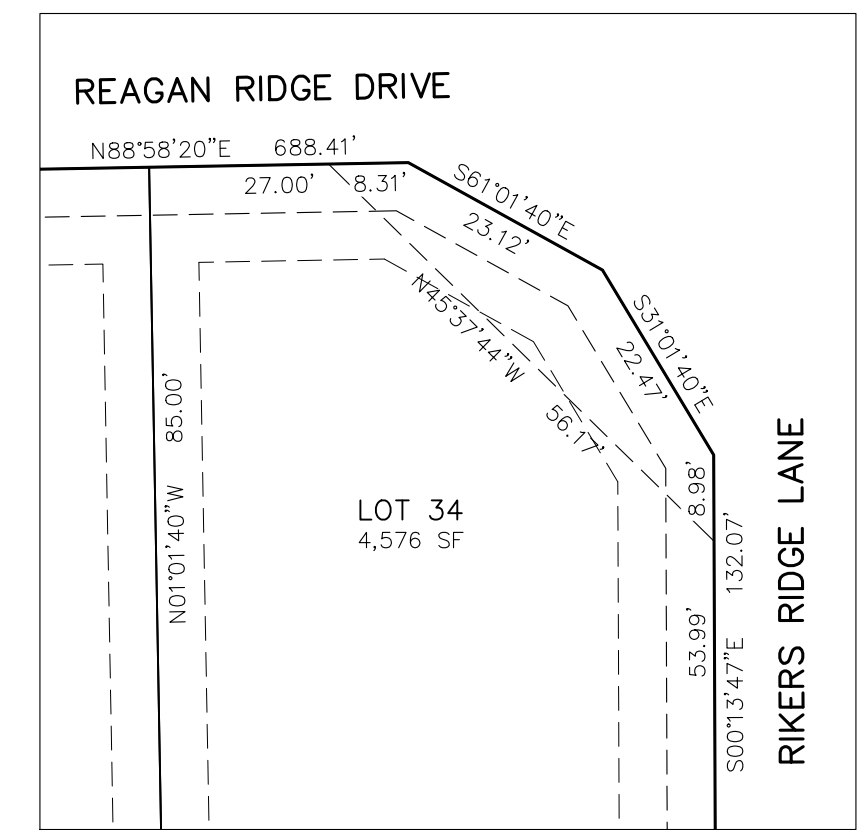
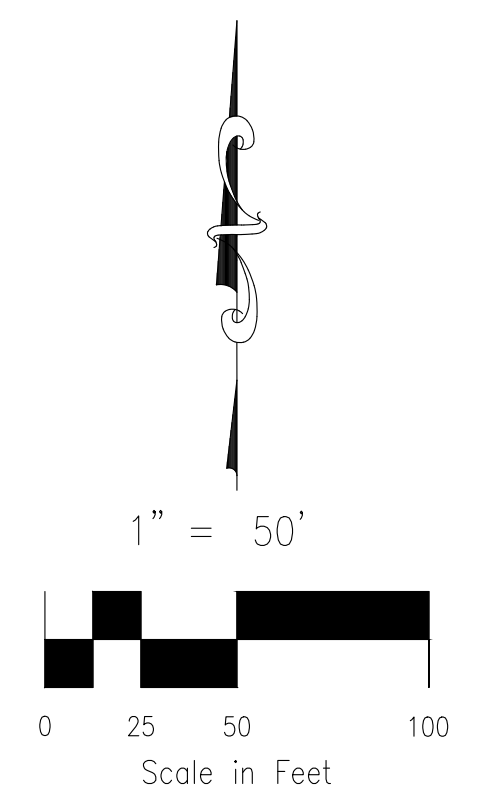
RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC5	8.54	175.00	2°47'47"
RC6	10.98	225.00	2°47'47"
RC7	24.67	60.00	23°33'23"
RC8	42.04	27.00	89°12'08"

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL5	N58°58'20"E	23.00
RL6	N28°58'20"E	24.06
RL7	S61°01'40"E	23.12
RL8	S31°01'40"E	22.47

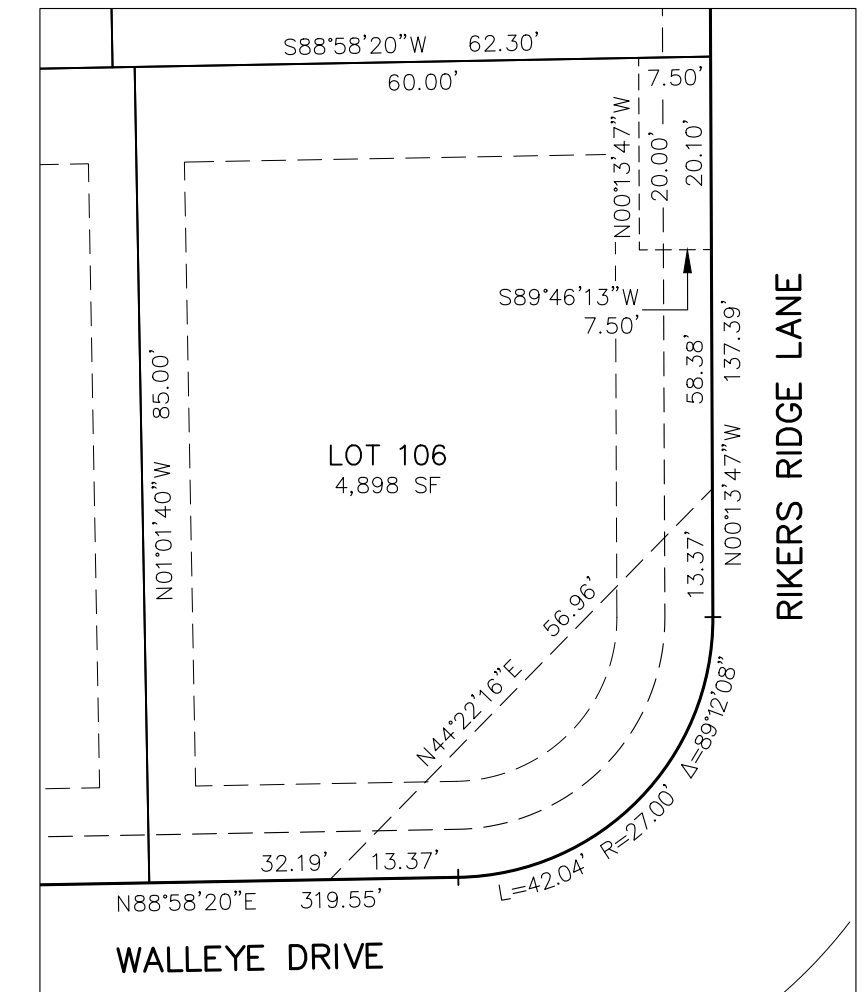
LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C7	19.31	225.00	4°55'03"
C8	1.86	225.00	0°28'22"
C9	9.12	225.00	2°19'25"
C10	19.38	60.00	18°30'40"
C11	13.02	60.00	12°25'44"
C12	11.65	60.00	11°07'40"



UNPLATTED



SIGHT LINE EASEMENT DETAIL SL-2
LOT 34
THIS SHEET
SCALE: 1" = 20'



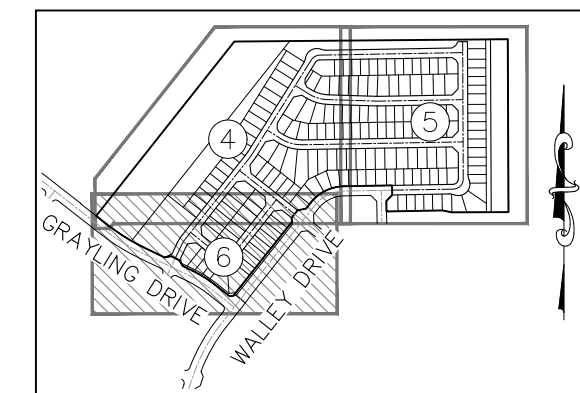
MAIL KIOSK EASEMENT DETAIL KE-3
SIGHT LINE EASEMENT DETAIL SL-3
LOT 106
THIS SHEET
SCALE: 1" = 20'

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 3
JOB NO. 70-097
DATE PREPARED: 01/28/2022
DATE REVISED: 03/17/2022

212 N. WAHSATCH AVE., STE. 305
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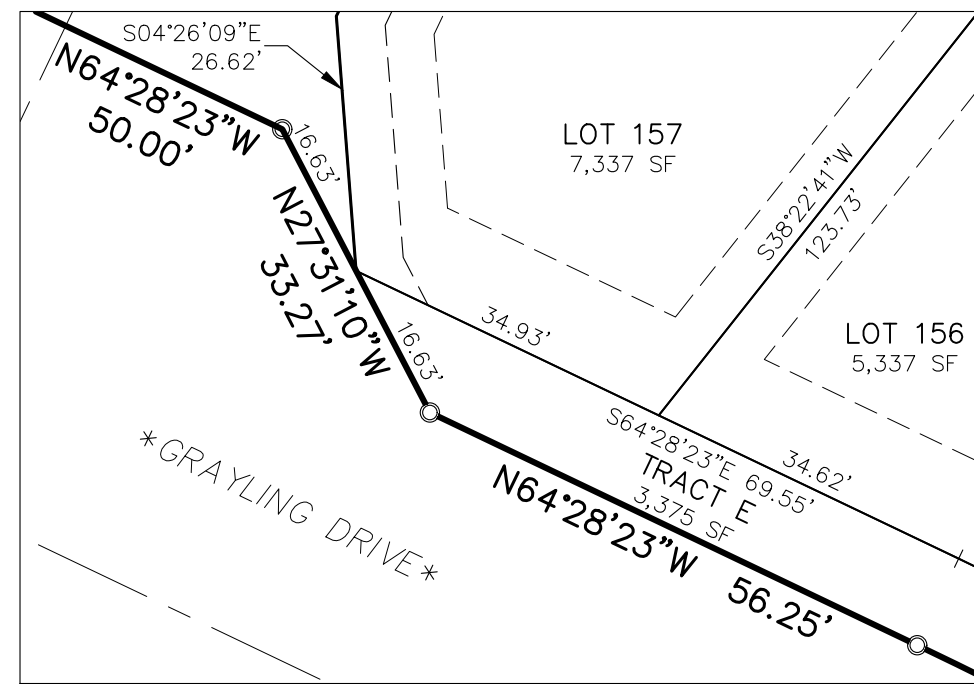
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THE RIDGE AT LORSON RANCH FILING NO. 3
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

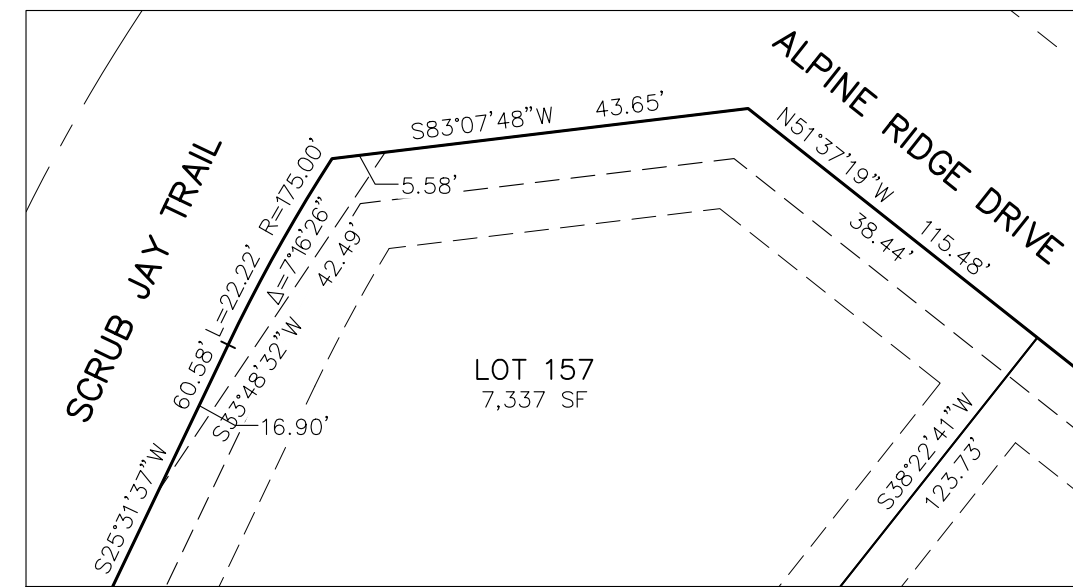


SHEET INDEX
NOT TO SCALE

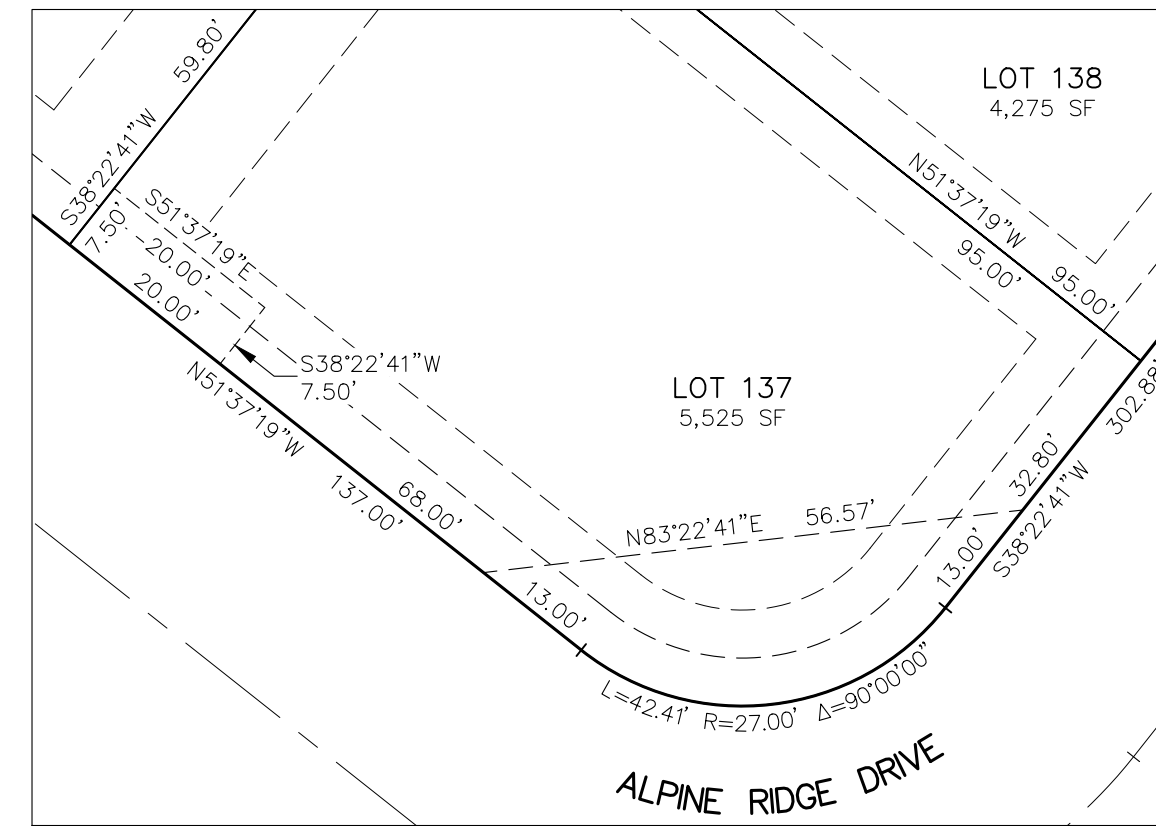
- LEGEND:**
- SF SQUARE FEET
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 - CENTERLINE
 - - - EASEMENT LINE
 - - - ADJACENT SUBDIVISION LINE
 - - - ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
 - - - SECTION/QUARTER SECTION LINE
 - MATCHLINE



R.O.W. INTERSECTION/TRACT E DETAIL
GRAYLING DRIVE/SCRUB JAY TRAIL
THIS SHEET
SCALE: 1" = 20'

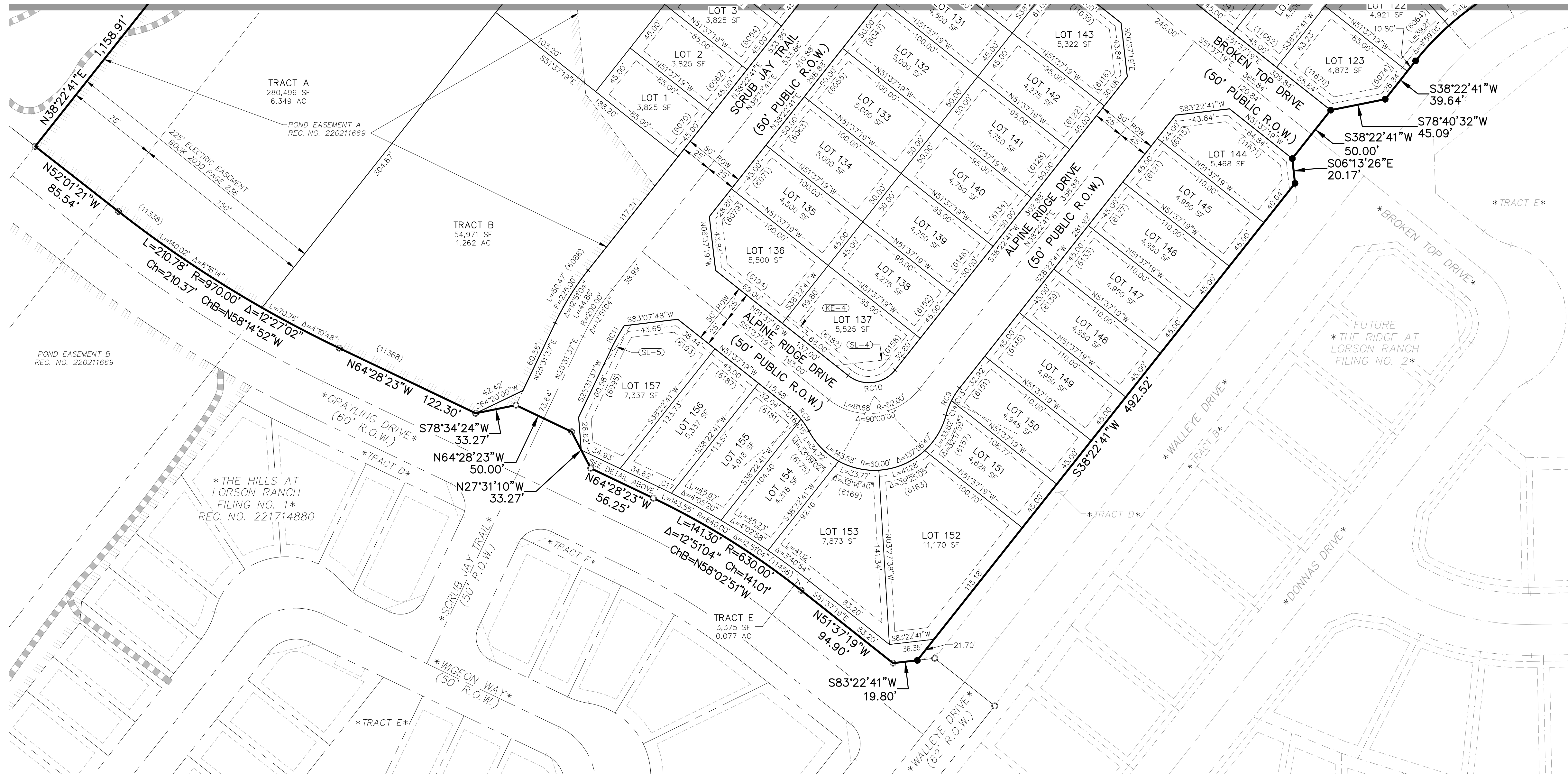


SIGHT LINE EASEMENT DETAIL SL-5
LOT 157
THIS SHEET
SCALE: 1" = 20'



MAIL KIOSK EASEMENT DETAIL KE-4
SIGHT LINE EASEMENT DETAIL SL-4
LOT 137
THIS SHEET
SCALE: 1" = 20'

SEE SHEET 4 OF 6

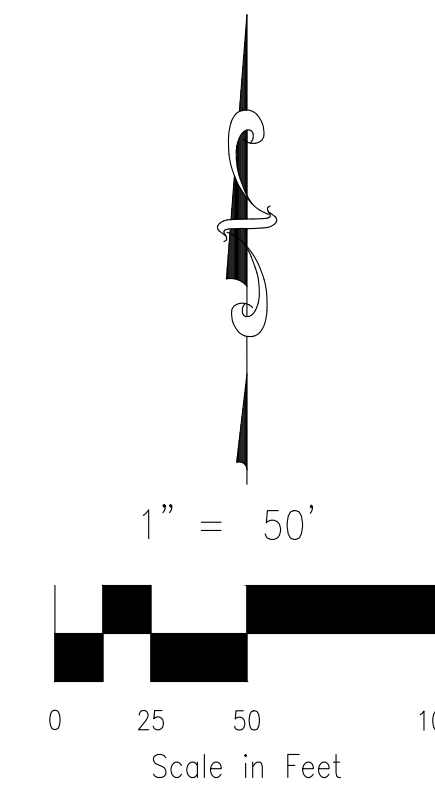


RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC9	24.67	60.00	23°33'23"
RC10	42.41	27.00	90°00'00"
RC11	22.22	175.00	7°16'26"

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C13	12.16	60.00	11°36'49"
C14	12.51	60.00	11°56'34"
C15	11.61	60.00	11°05'02"
C16	13.06	60.00	12°28'21"
C17	11.52	640.00	1°01'51"



FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 3
 JOB NO. 70-097
 DATE PREPARED: 01/28/2022
 DATE REVISED: 03/17/2023



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