

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 AMERICAN HOMES FOR RENT, LLC/INC, A STATE COMPANY TYPE, 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, AND TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY 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. 2" AS RECORDED UNDER RECEPTION NO. _____ 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";

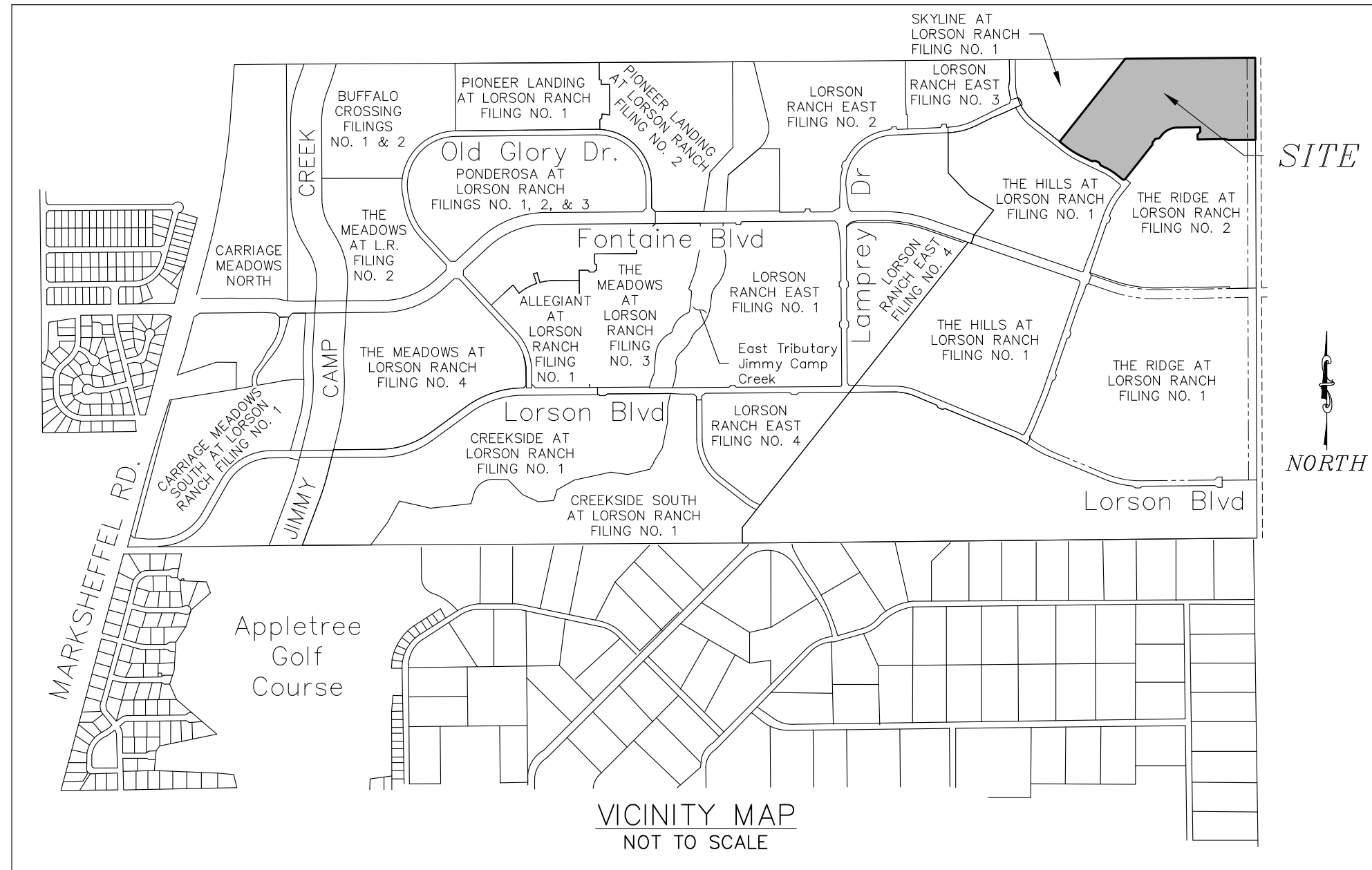
THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TEN (10) COURSES:
 1) THENCE S83°22'41"W A DISTANCE OF 19.80 FEET;
 2) THENCE N51°37'19"W A DISTANCE OF 94.90 FEET TO A POINT OF CURVE;
 3) THENCE 141.30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", 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 LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC IMPROVEMENT, 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 _____, 2022, 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:
 AMERICAN HOMES 4 RENT
 STREET ADDRESS
 CITY & ZIP CODE
 PHONE: (xxx) xxx-xxxx

BY: BRENT JOHNSON, VICE PRESIDENT OF LAND DEVELOPMENT, FOR:
 AMERICAN HOMES 4 RENT, LLC/INC, A STATE & COMPANY TYPE

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
 COUNTY OF _____ } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY
 BRENT JOHNSON, VICE PRESIDENT OF LAND DEVELOPMENT, FOR:
 AMERICAN HOMES 4 RENT, LLC/INC, A STATE & COMPANY TYPE

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 _____, 2022, 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 #200
 ENGLEWOOD, CO 80112
 PHONE: (303) 488-0081

these owners are not on the LOI or application

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 _____, 2022, 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 _____, 2022.

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. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2022, 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 _____.

EL PASO COUNTY ASSESSOR _____ DATE _____

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 _____, 2022, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER FEE: _____

BY: _____ SURCHARGE: _____

DEPUTY

TRALON HOMES, LLC

OWNER ADDRESS:
 212 N. WAHSATCH AVENUE
 SUITE 201
 COLORADO SPRINGS, CO 80903
 PHONE: (719) 282-881

BY: JEFF MARK, PRESIDENT, FOR:
 TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY
 JEFF MARK, PRESIDENT, FOR:
 TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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	1.200	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	13.186		

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	20.535 ACRES	50.38%
9 TRACTS	13.186 ACRES	32.36%
RIGHTS-OF-WAY	7.034 ACRES	17.26%
TOTAL	40.755 ACRES	100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE:		\$ 283,147.00
JIMMY CAMP CREEK SURETY FEE:		\$ 104,430.00
JIMMY CAMP CREEK BASIN BRIDGE FEE:	CREDITS	\$ 13,245.00 fees are due
SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170	
REGIONAL PARK FEE:		\$ 93,400.00
URBAN PARK FEE:	CREDITS	\$ 59,000.00

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



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

SF-22-007

PCD FILE NUMBER SF-21-xxx

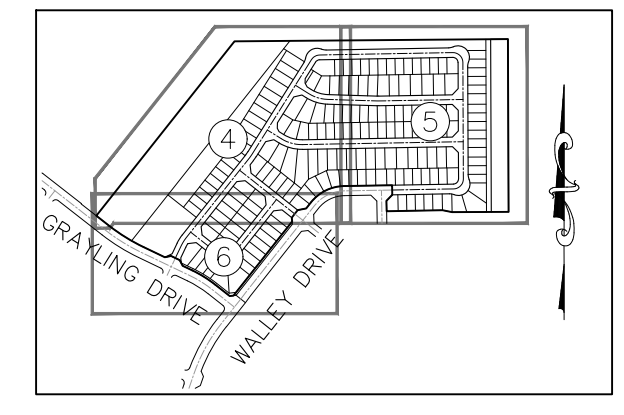
CIVIL CONSULTANTS, INC.

SHEET 1 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

- LEGEND:**
- SF SQUARE FEET
 - (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 +/-

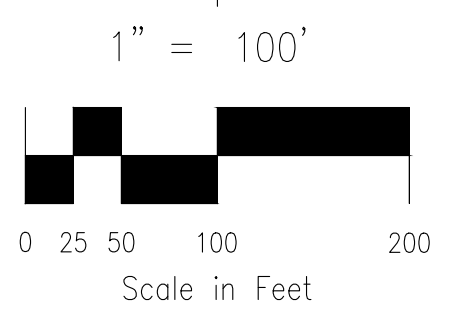
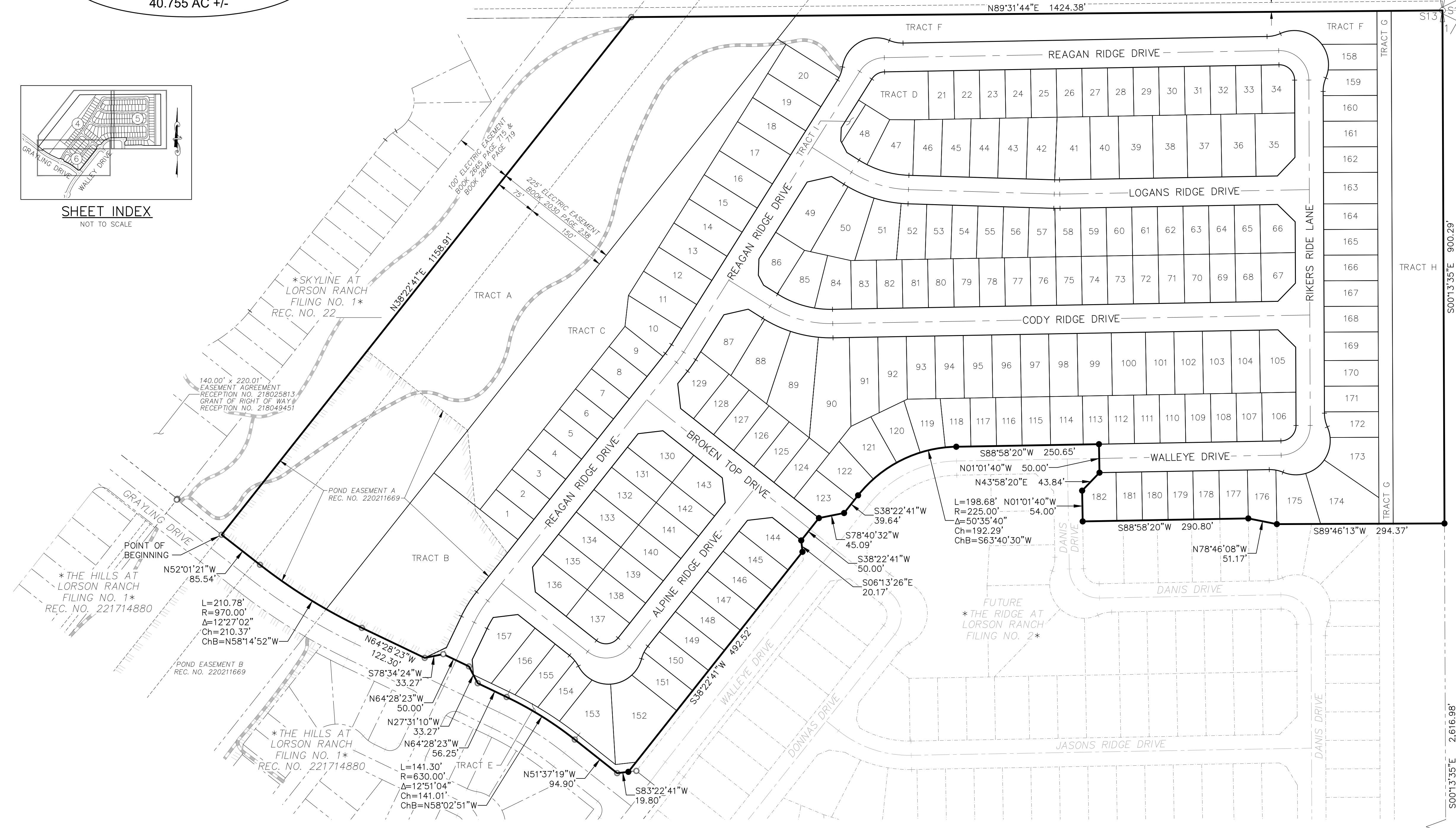
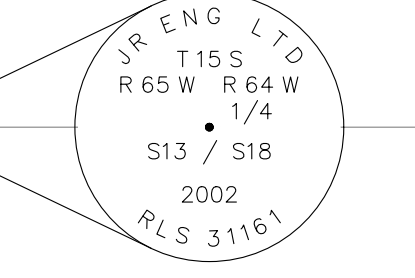


SHEET INDEX
NOT TO SCALE

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

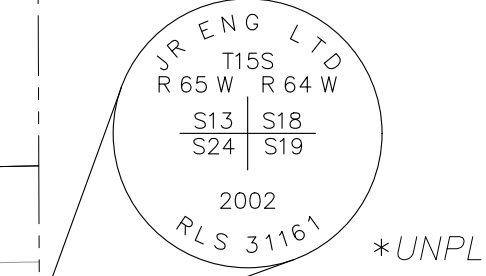
16.5' TELEPHONE UTILITY EASEMENT
 BOOK 2045 PAGE 552 REC. NO. 379993

FOUND #6 REBAR W/
 3 1/4" ALUM. CAP
 STAMPED AS SHOWN



UNPLATTED

FOUND #6 REBAR W/
 3 1/4" ALUM. CAP
 STAMPED AS SHOWN



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:

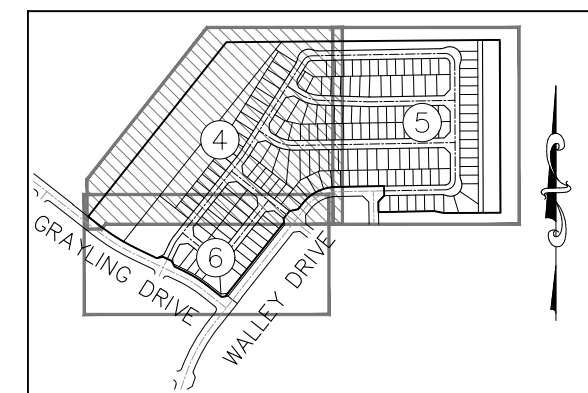


212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

File: 0:\20097A - The Ridge at Lorson Ranch\The Ridge No. 3\Survey\Plot\01-097 The Ridge - 01 No. 3 Plt.dwg PlotName: 1/28/2022 5:00 PM

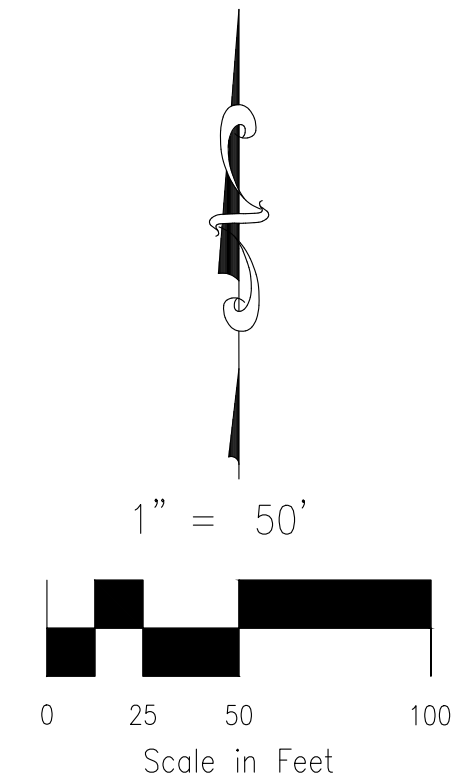
THE RIDGE AT LORSON RANCH FILING NO. 3
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

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

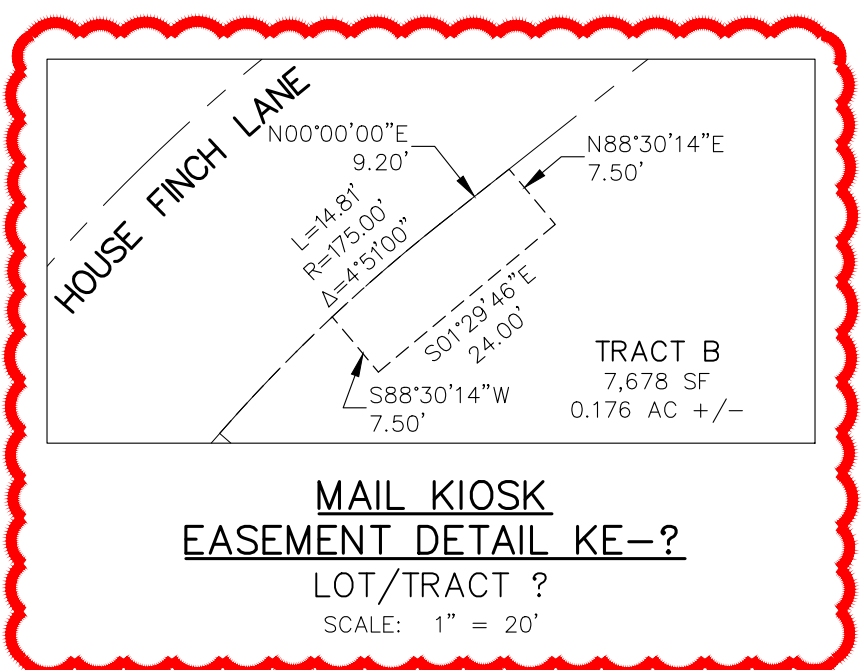
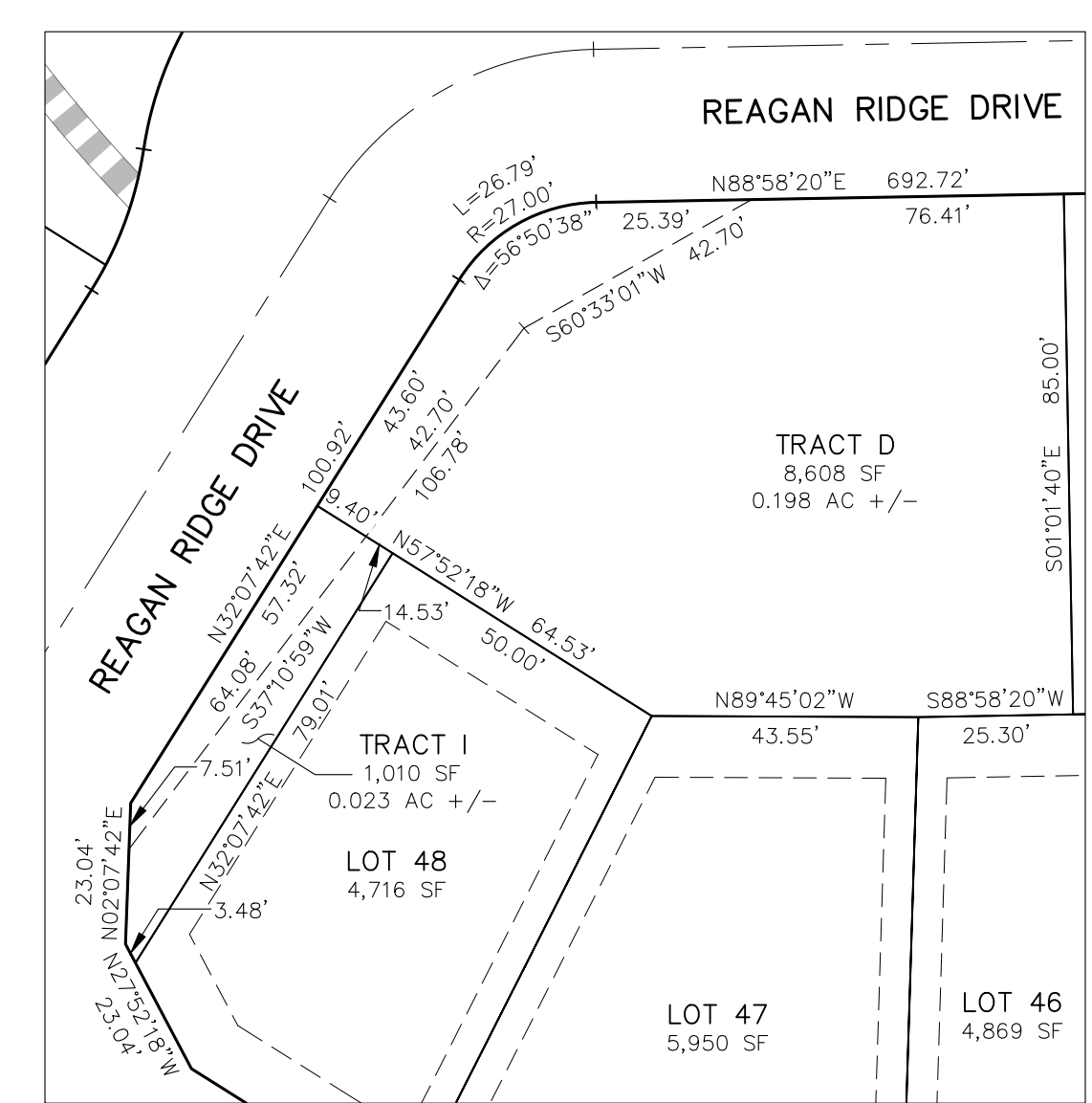


- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH 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
 - SL-O SIGHT LINE EASEMENT SEE DETAIL
 - KE-O MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

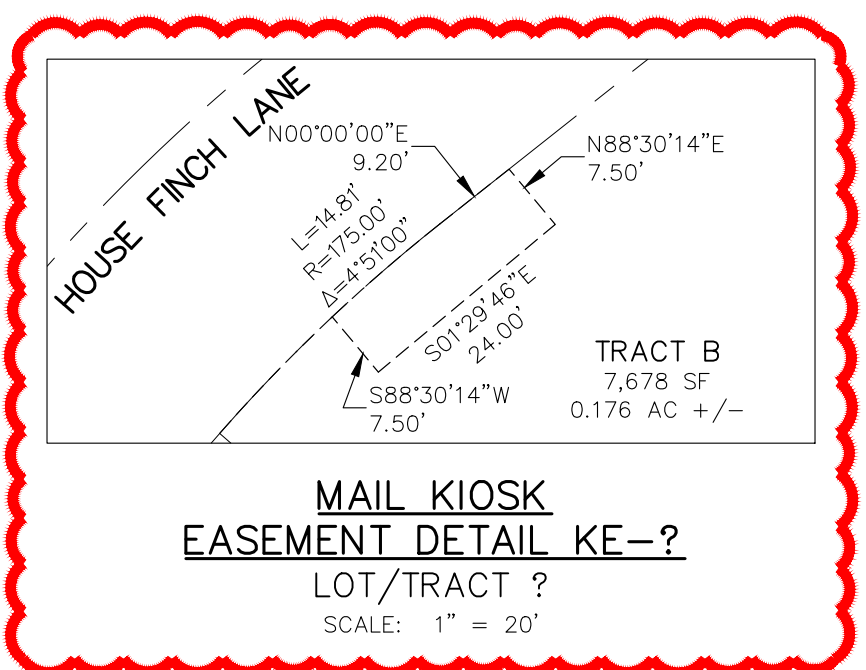
SHEET INDEX
 NOT TO SCALE



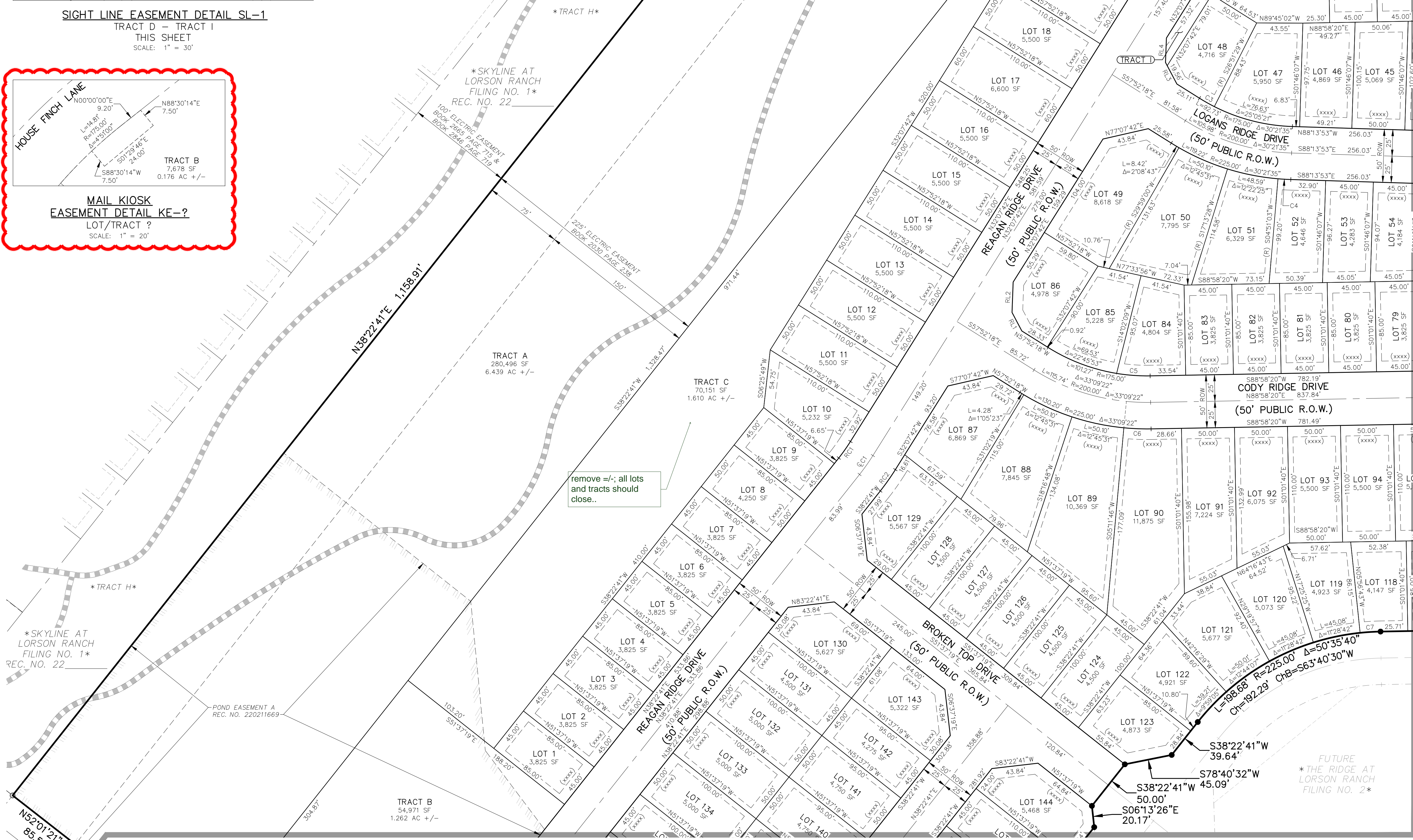
SEE SHEET 5 OF 6



SIGHT LINE EASEMENT DETAIL SL-1
 TRACT D - TRACT I
 THIS SHEET
 SCALE: 1" = 30'



File: 0:Y2007A - The Ridge at Lorson Ranch Filing No. 3 Plat.dwg Plotdate: 1/28/2022 5:01 PM
 The Ridge at Lorson Ranch Filing No. 3 Plat.dwg Plotdate: 1/28/2022 5:01 PM



remove +/- all lots and tracts should close..

SEE SHEET 6 OF 6

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	21.82	200.00	61°4'58"

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC1	19.09	175.00	61°4'58"
RC2	24.54	225.00	61°4'58"
RC3	24.67	60.00	23°33'23"
RC4	26.79	27.00	56°50'38"

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
RL1	N27°52'18"W	19.79
RL2	N02°07'42"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	42°8'06"
C2	19.99	60.00	19°05'17"
C3	16.10	175.00	51°6'14"
C4	12.10	225.00	3°04'56"
C5	31.74	175.00	10°23'29"
C6	25.72	225.00	6°32'56"
C7	19.31	225.00	4°55'03"

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



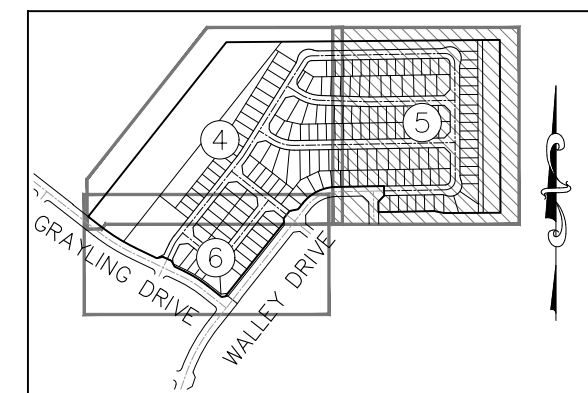
THE RIDGE AT LORSON RANCH FILING NO. 3

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

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

FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN

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



SHEET INDEX
NOT TO SCALE

- LEGEND:**
- SF SQUARE FEET
 - (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
 - SL-D SIGHT LINE EASEMENT SEE DETAIL
 - KE-D MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

CENTERLINE CURVE TABLE

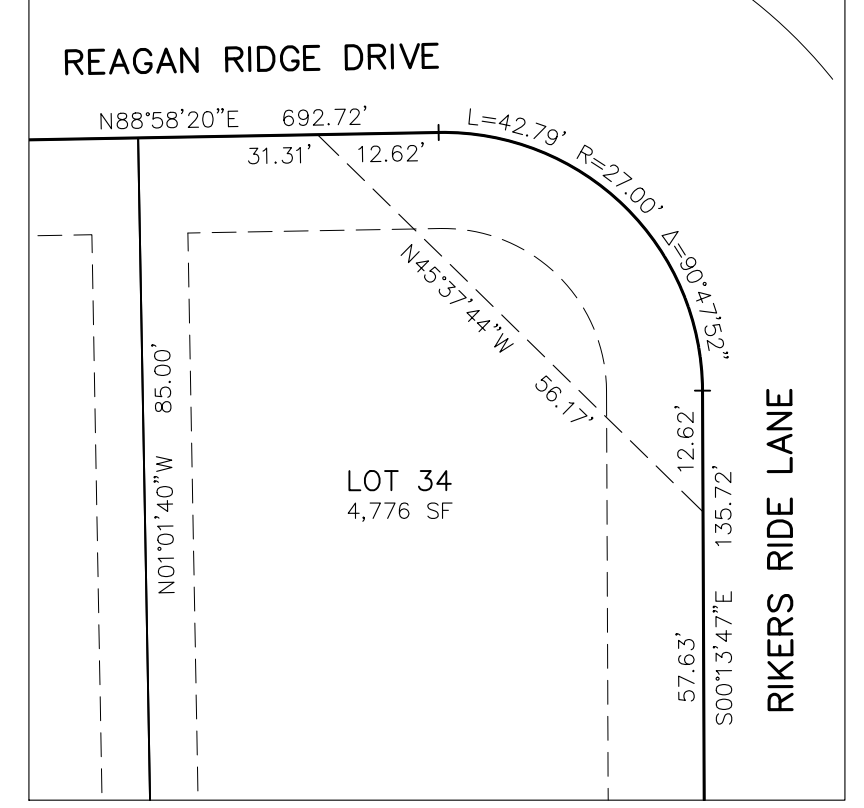
CURVE #	LENGTH	RADIUS	DELTA
CC2	9.76	200.00	2°47'47"

RIGHT-OF-WAY CURVE TABLE

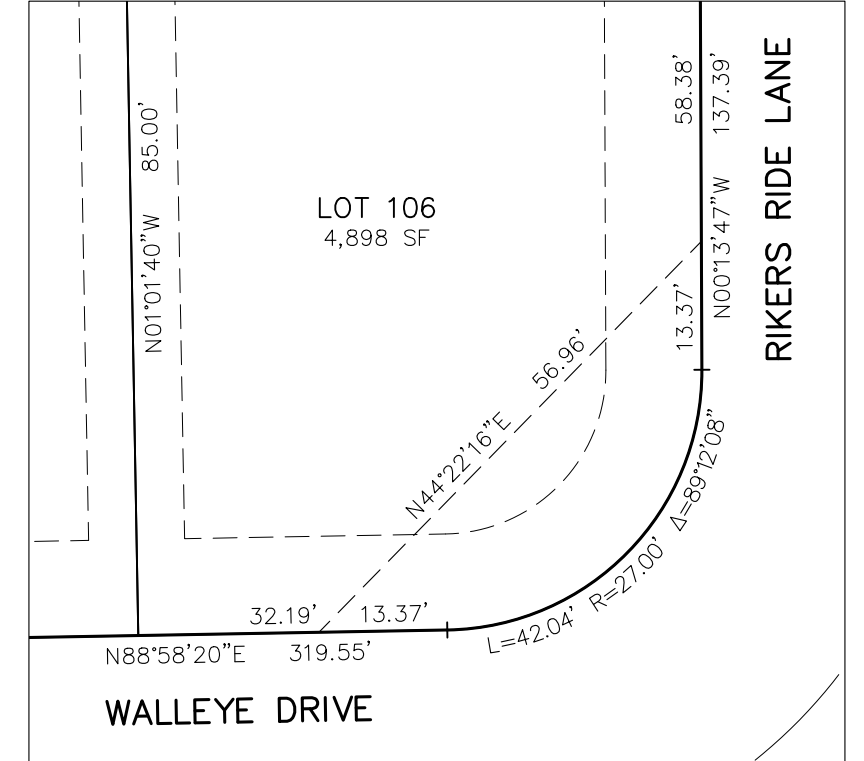
CURVE #	LENGTH	RADIUS	DELTA
RC5	24.20	60.00	23°06'21"
RC6	42.79	27.00	90°47'52"
RC7	8.54	175.00	2°47'47"
RC8	10.98	225.00	2°47'47"
RC9	24.67	60.00	23°33'23"
RC10	42.04	27.00	89°12'08"

LOT & TRACT CURVE TABLE

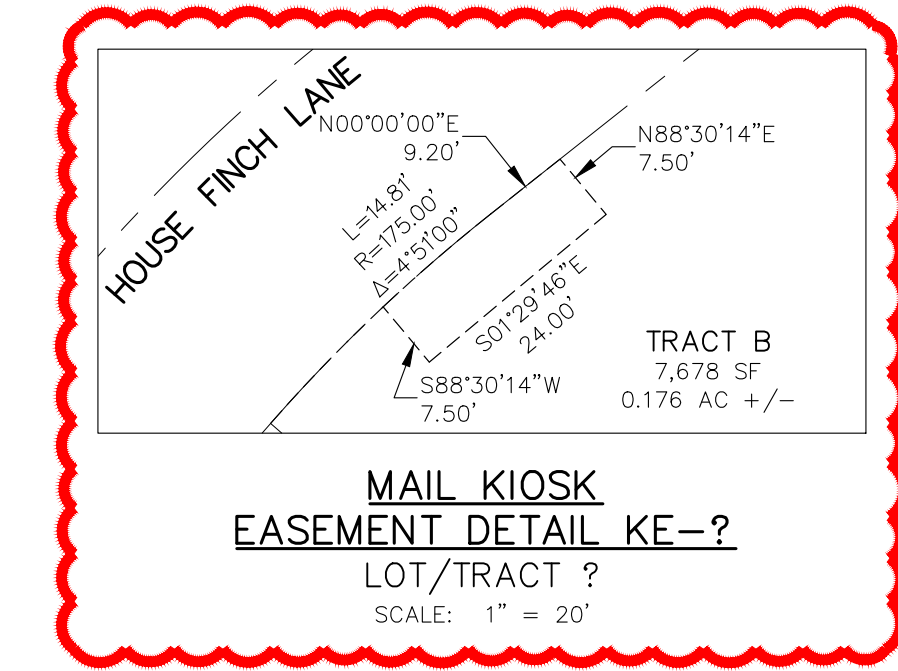
CURVE #	LENGTH	RADIUS	DELTA
C7	19.31	225.00	4°55'03"
C8	14.75	60.00	14°05'04"
C9	1.86	225.00	0°28'22"
C10	9.12	225.00	2°19'25"
C11	19.38	60.00	18°30'40"
C12	13.02	60.00	12°25'44"
C13	11.65	60.00	11°07'40"



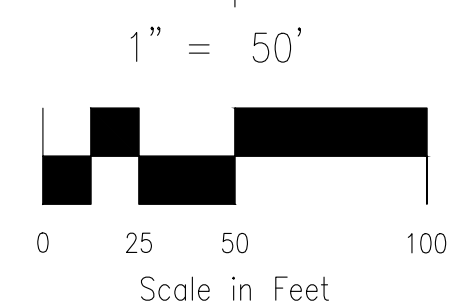
SIGHT LINE EASEMENT DETAIL SL-2
LOT 34
THIS SHEET
SCALE: 1" = 20'



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

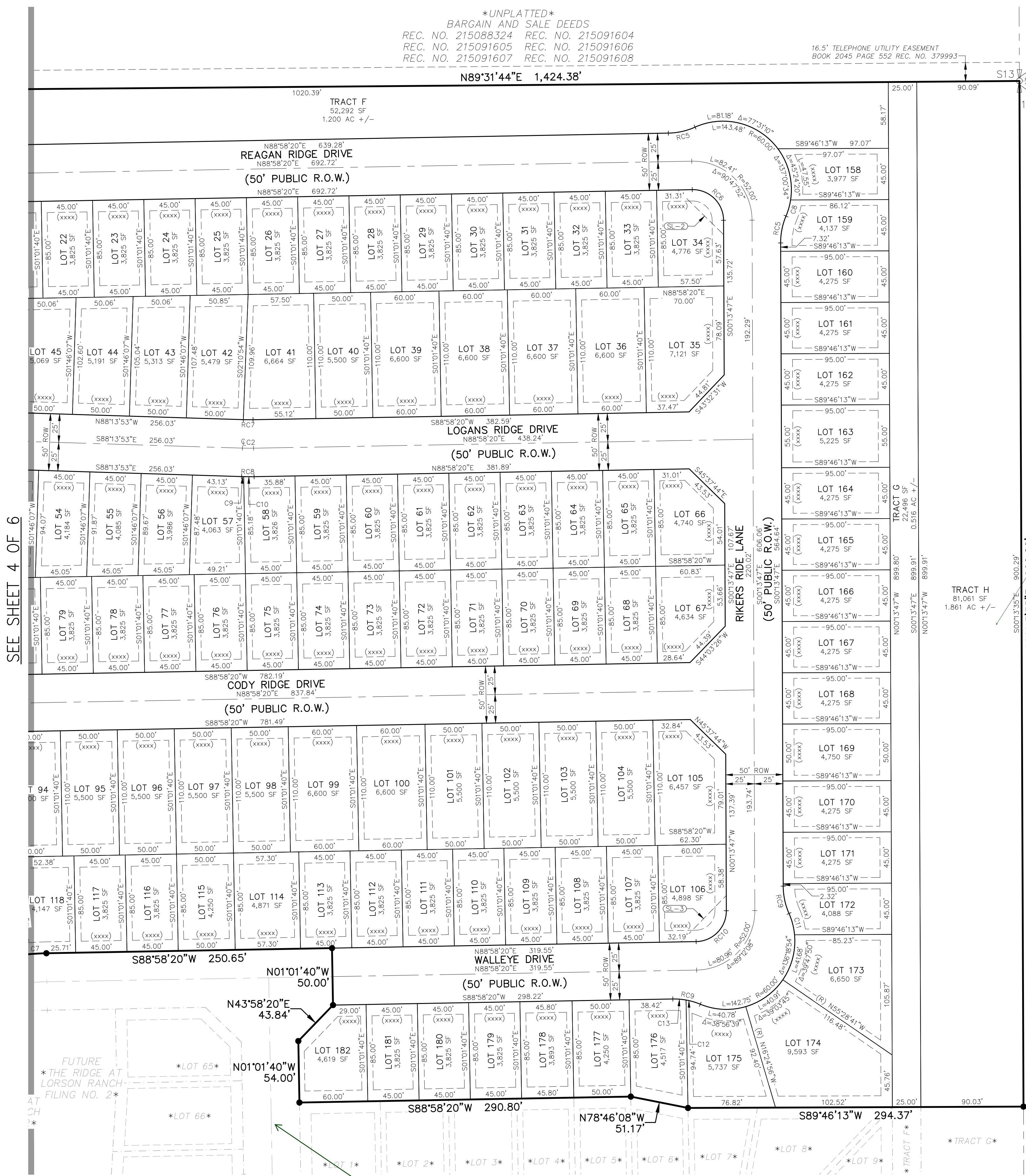


MAIL KIOSK
EASEMENT DETAIL KE-?
LOT/TRACT ?
SCALE: 1" = 20'



remove +/- all lots and tracts should close.

UNPLATTED



SEE SHEET 4 OF 6

File: 0:\20097A - The Ridge at Lorson Ranch\The Ridge No. 3\Final\Plat\20-097 The Ridge 01.R No. 3.FP.dwg PlotDate: 1/28/2022 5:02 PM

label road so we know what adjacent is

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

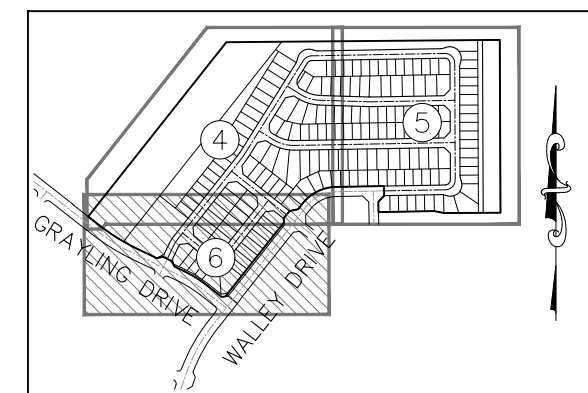


212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER_SF-21-xxx

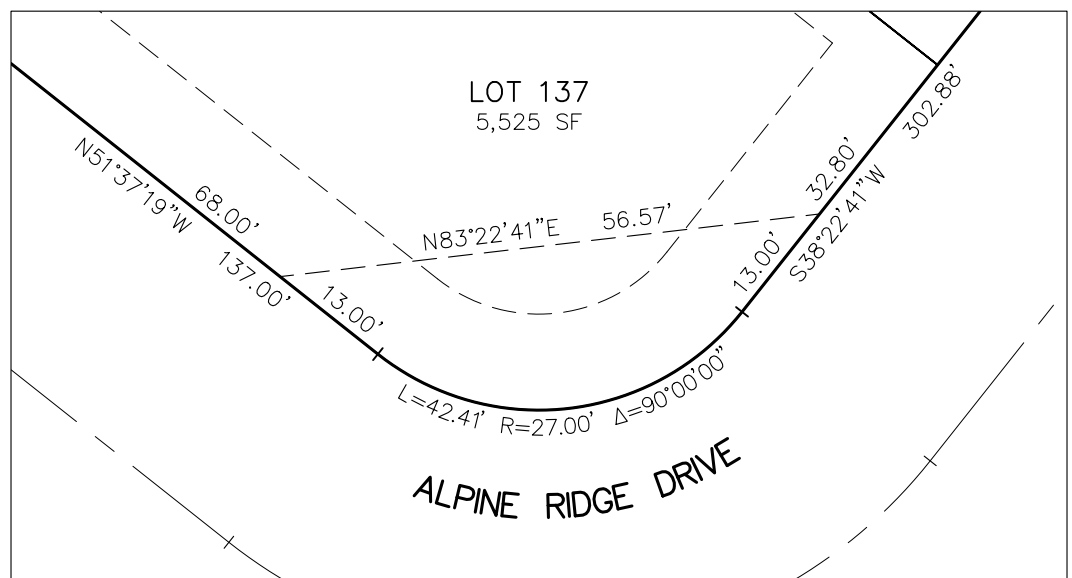
SHEET 5 OF 6

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

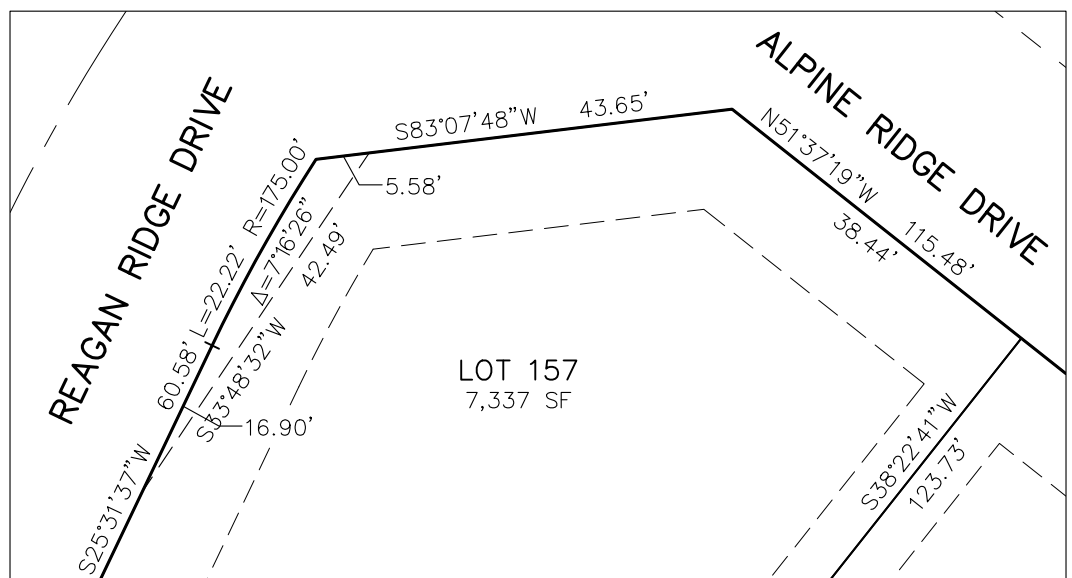


SHEET INDEX
NOT TO SCALE

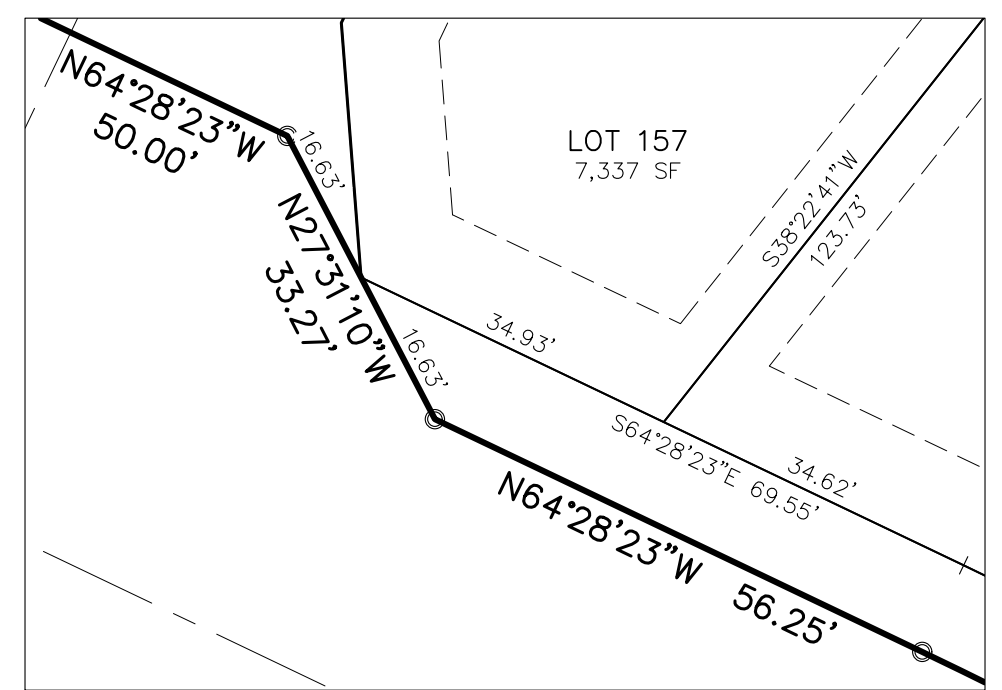
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH 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
 - SL-0 SIGHT LINE EASEMENT SEE DETAIL
 - KE-0 MAIL KIOSK EASEMENT SEE DETAILS SHEET 10



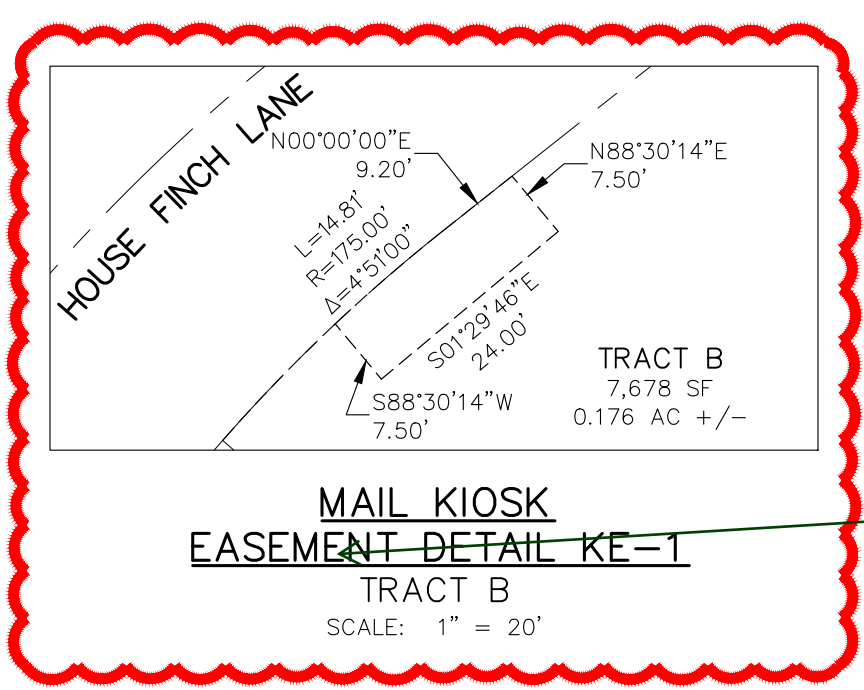
SIGHT LINE EASEMENT DETAIL SL-4
LOT 137
THIS SHEET
SCALE: 1" = 20'



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



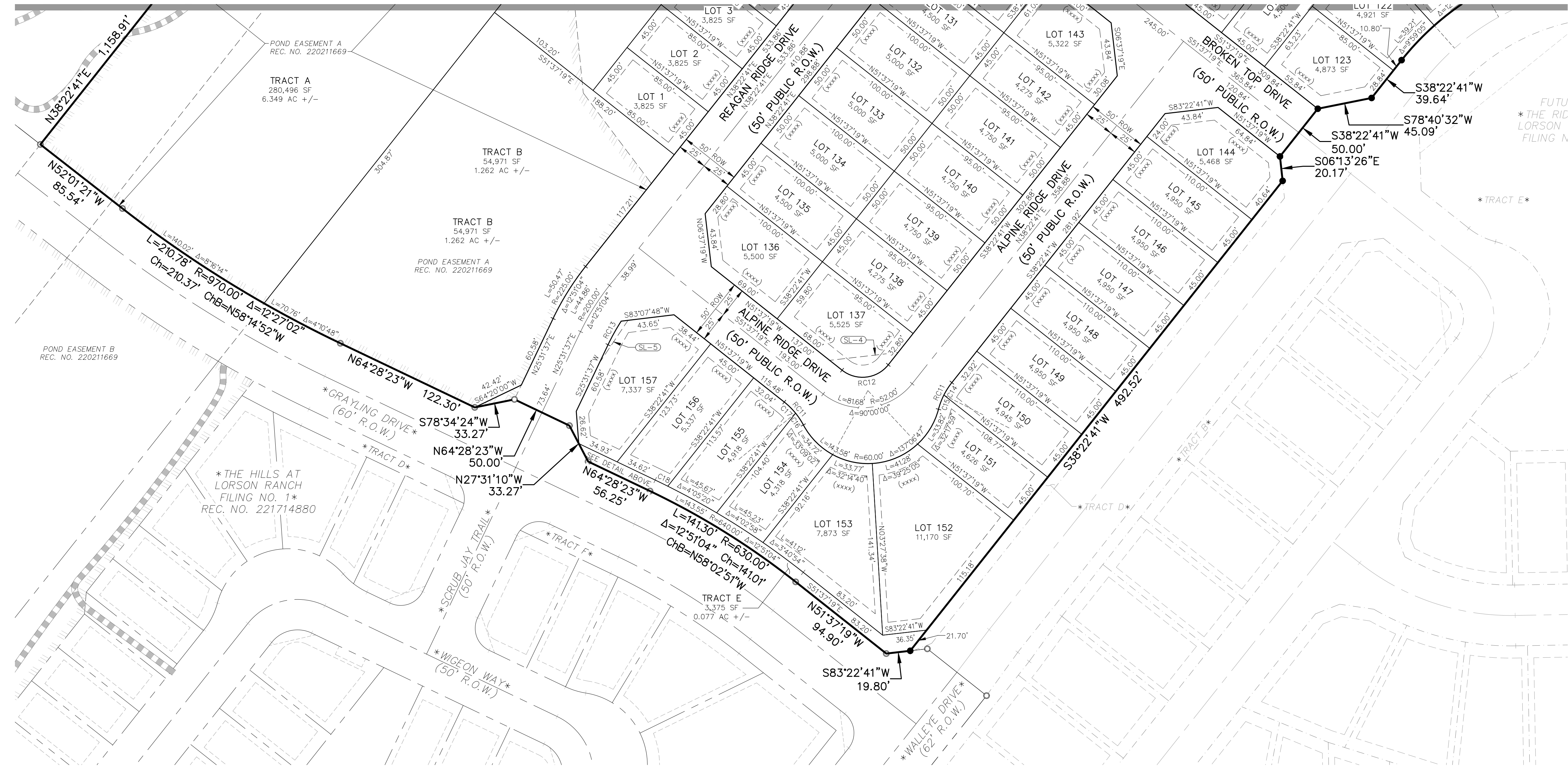
R.O.W. INTERSECTION/TRACT E DETAIL
GRAYLING DRIVE/REAGAN RIDGE DRIVE
THIS SHEET
SCALE: 1" = 20'



MAIL KIOSK EASEMENT DETAIL KE-1
TRACT B
SCALE: 1" = 20'

Please finalize detail

SEE SHEET 4 OF 6

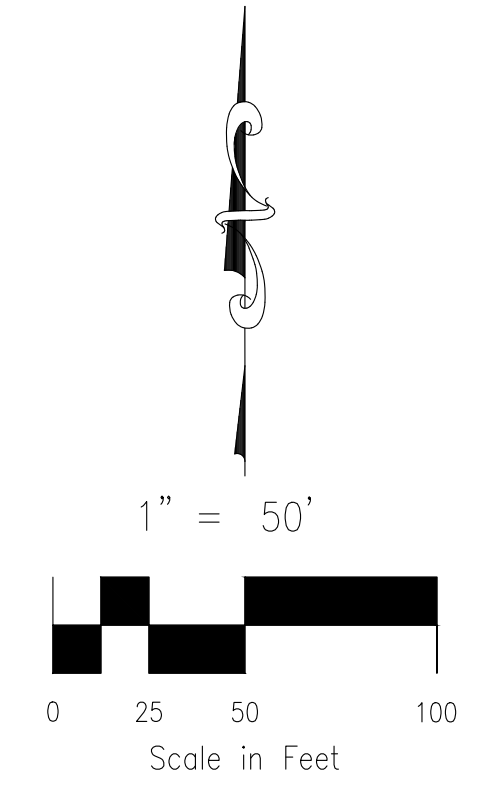


RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC11	24.67	60.00	23°33'23"
RC12	42.41	27.00	90°00'00"
RC13	22.22	175.00	7°16'26"

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C14	12.16	60.00	11°36'49"
C15	12.51	60.00	11°56'34"
C16	11.61	60.00	11°05'02"
C17	13.06	60.00	12°28'21"
C18	11.52	640.00	1°01'51"



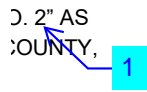
File: 0:\20097A - The Ridge at Lorson Ranch\The Ridge No. 3 Plat.dwg Plotdate: 1/28/2022 5:03 PM

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

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

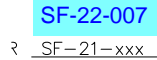
Plat V_1 redlines.pdf Markup Summary 3-1-2022

CDurham (3)



Subject: Callout
Page Label: Sheet 1 - Cover
Author: CDurham
Date: 2/23/2022 4:32:21 PM
Status:
Color: ■
Layer:
Space:

1



Subject: Text Box
Page Label: Sheet 1 - Cover
Author: CDurham
Date: 2/23/2022 4:43:41 PM
Status:
Color: ■
Layer:
Space:

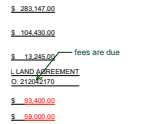
SF-22-007



Subject: Text Box
Page Label: Sheet 2 - Notes
Author: CDurham
Date: 2/23/2022 4:57:13 PM
Status:
Color: ■
Layer:
Space:

Acceptance certificate for Tract A

dsdparsons (19)



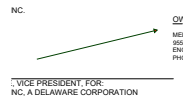
Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 2/24/2022 8:44:54 AM
Status:
Color: ■
Layer:
Space:

fees are due



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 2/24/2022 8:47:03 AM
Status:
Color: ■
Layer:
Space:

these owners are not on the LOI or application



Subject: Arrow
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 2/24/2022 8:47:08 AM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/24/2022 9:12:57 AM
Status:
Color: ■
Layer:
Space:

Colorado Geological Survey CGS previously reviewed the planned unit development and preliminary plan referral (PUDSP216) for 994 single-family units on approximately 206.473 acres located east of Marksheffel Road and Fontaine Blvd. We understand that Filing No. 3 will consist of 182 single-family lots and 8 tracts within 40.755 acres. Rocky Mountain Group's (RMG, July 2, 2021) response to CGS's comments for PUDSP216 satisfactorily addresses our previous concerns.

The site does not contain steep slopes or mapped floodplains, nor is it exposed to any geologic hazards that preclude the proposed development. As noted on page 14 of RMG's Soils and Geology Study (RMG, July 2, 2021), geologic constraints are present and include expansive soils and bedrock, faults, seismicity, radon, and erosion. We offer the following comments.

1. As noted on page 16 of RMG's report, "The subexcavation should extend to minimum depths of 5 to 10 feet (as indicated on Figure 3, Subexcavation Recommendations) below the bottom of all proposed foundations components, and at least those same distances (laterally) beyond the proposed "buildable" area on each lot." CGS agrees with RMG that "the subexcavation and replacement process does not guarantee that the swell potential will be reduced to acceptable levels." The earthwork contractor should be made aware that additional "overexcavation and replacement of some or all of the previously placed fill material may be required," as stated by RMG on page 13.

2. As noted on page 13 of RMG's report, "lot-specific subsurface soil investigations are still required at the time of construction to verify that the expansive potential of the claystone has been reduced to acceptable levels by the recommended moisture-conditioning and replacement operations." CGS recommends a note be added to the plans stating that prior to residential construction, lot-specific subsurface soil investigations are required for site-specific foundation design and other engineering aspects related to development. Also, the geologic constraints listed in Note 21 of the Final Plat (MS Civil Consultants, Inc., January 28, 2022) and Item 6 of the Final Plat Criteria in the Letter of Intent (Matrix Design Group, undated) should be updated to include the constraints listed in RMG's report (page 14). Hydrocompactive soils, steep slopes, and fill soils were indicated in the Final Plat and Letter of Intent, however, these hazards/constraints were not identified in RMG's investigation.

3. As noted on page 19 of RMG's report, "A subsurface perimeter drain is recommended around portions of the structures which will have habitable or storage space located below the finished ground surface." RMG did not encounter groundwater in their borings during drilling. As noted by RMG (page 19), "depending on the conditions encountered during site-specific subsurface soil investigations and the conditions observed at the time of the open excavation observations, additional subsurface drainage



Subject: Image
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/24/2022 9:18:08 AM
Status:
Color: ■
Layer:
Space:



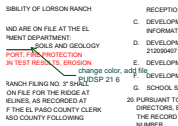
Subject: Text Box
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/24/2022 9:13:54 AM
Status:
Color: ■
Layer:
Space:

tract



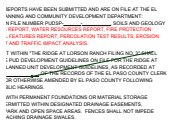
Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/24/2022 9:14:49 AM
Status:
Color: ■
Layer:
Space:

add the GEO note from the prelim plan to this please- See CGS comments and add to note as requested (Note will become lengthy)

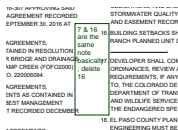


Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/24/2022 9:15:26 AM
Status:
Color: ■
Layer:
Space:

change color, add file PUDSP 21 6



Subject: Arrow
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/24/2022 9:15:32 AM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/24/2022 9:16:13 AM
Status:
Color: ■
Layer:
Space:

7 & 16 are the same note basically ; delete 16



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/24/2022 9:16:48 AM
Status:
Color: ■
Layer:
Space:

add the reception number please for this Parks Lands Agreement



Subject: Cloud
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/24/2022 9:17:45 AM
Status:
Color: ■
Layer:
Space:

Subject: Text Box
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/24/2022 9:18:02 AM
Status:
Color: ■
Layer:
Space:

this note is on first page so delete here



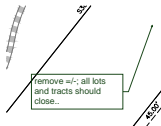
Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/24/2022 9:19:20 AM
Status:
Color: ■
Layer:
Space:

identify maintenance entity of drains



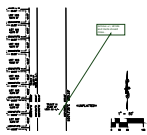
Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/24/2022 9:20:13 AM
Status:
Color: ■
Layer:
Space:

Detention Pond Maintenance Agreement note for this filing (it wasnt recorded w pudsp because language was wrong- CAO said i could get with this plat since it was back to back)



Subject: Callout
Page Label: Sheet 4
Author: dsdparsons
Date: 2/24/2022 9:20:47 AM
Status:
Color: ■
Layer:
Space:

remove =/-; all lots and tracts should close..



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 2/24/2022 9:21:27 AM
Status:
Color: ■
Layer:
Space:

remove +/-; all lots and tracts should close..



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 2/24/2022 9:21:52 AM
Status:
Color: ■
Layer:
Space:

label road so we know what adjacent is



Subject: Callout
Page Label: Sheet 6
Author: dsdparsons
Date: 2/24/2022 9:22:43 AM
Status:
Color: ■
Layer:
Space:

Please finalize detail