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 LIABILTY 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, 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. 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

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.

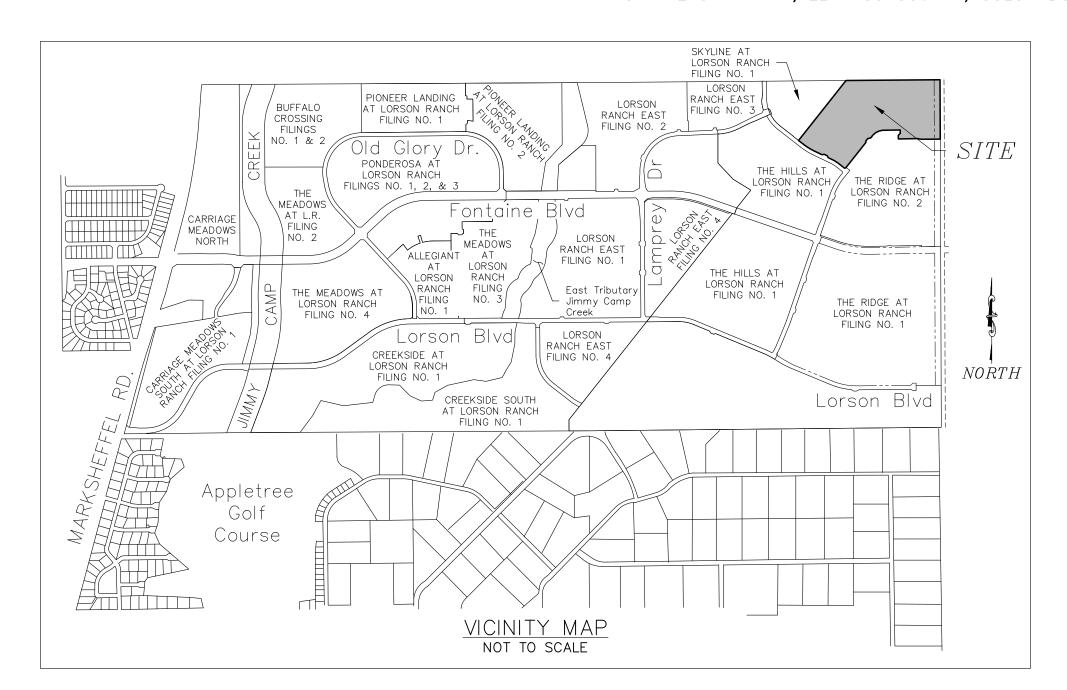
EASEMENTS:

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.

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:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

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 HERON 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 LIABILIT LORSON CONSERVATION INVEST 2, LLLP	Y COMPANY, AS NOMINEE FO)R	LOVE IN ACTION	OWNER ADDRESS:	
LORSON CONSERVATION INVEST 2, LLLP	OWNER ADDF	RESS:			
	212 N. WAHSATC SUITE 301 COLORADO SPRI PHONE: (719) 63:	NGS, CO 80903		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			BY: JEFF MARK, AUTHORIZED SIGNER, FOR: LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION		
PARTNERSHIP			ATTEST:	_	
ATTEST:			SECRETARY/TREASURER		
SECRETARY/TREASURER			STATE OF COLORADO) ss		
CTATE OF COLORADO \			COUNTY OF EL PASO)		
STATE OF COLORADO) ss COUNTY OF EL PASO)			JEFF MARK, AUTHORIZED SIGNER, FOR:	, 2022, A.D. BY	
ACKNOWLEDGED BEFORE ME THIS DA JEFF MARK, AUTHORIZED SIGNING AGENT, F LORSON LLC, A COLORADO LIMITED LIABILIT			LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION WITNESS MY HAND AND OFFICIAL SEAL:		
CONSERVATION INVEST 2, LLLP, A COLORAD PARTNERSHIP		E.	MY COMMISSION EXPIRES:		
WITNESS MY HAND AND OFFICIAL SE		4.	NO SCALE		
MY COMMISSION EXPIRES:	Developer/ Owner: Lorson, LLC, Love In Action, Tralon Homes, LLC, Melody Homes, Inc 212 N. Wahsatch Ave. #301 Colorado Springs, Co 80903 (719) 635-3200				
AMERICAN HOMES 4 RENT, INC.	OWNER ADDR	RESS:	MELODY HOMES, INC.	OWNER ADDRESS:	
	AMH DEVELOPMI STREET ADDRES CITY & ZIP CODE PHONE: (XXX)	S		MELODY HOMES, INC. 9555 S. KINGSTON COURT #200 ENGLEWOOD, CO 80112 PHONE: (303) 488-0081	
BY: BRENT JOHNSON, VICE PRESIDENT OF LAMBIN DEVELOPMENT, LLC, A DELAWARE LIMIT		these owner s are	BY: BILL CARLISLE, VICE PRESIDENT, FOR: MELODY HOMES, INC, A DELAWARE CORPORATION	_	
ATTEST:		not on the	ATTEST:	_	
SECRETARY/TREASURER		LOI or applic ation	SECRETARY/TREASURER		
STATE OF COLORADO)			STATE OF COLORADO) ss		
COUNTY OF) ss			COUNTY OF		
ACKNOWLEDGED BEFORE ME THIS DA BRENT JOHNSON, VICE PRESIDENT OF LAND AMH DEVELOPMENT, LLC, A DELAWARE LIMIT	DEVELOPMENT, FOR:	22, A.D. BY	ACKNOWLEDGED BEFORE ME THIS DAY OF BILL CARLISLE, VICE PRESIDENT, FOR: MELODY HOMES, INC, A DELAWARE CORPORATION	, 2022, A.D. BY	
WITNESS MY HAND AND OFFICIAL SEAL:			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

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 , 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.

TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
А	6.439	LCI2/LRMD	DRAINAGE/DETENTION POND/PUBLIC IMPROVEMENT/PUBLIC UTILITY/ LANDSCAPING/OPEN SPACE/ELECTRIC TRANSMISSION LINE EASEMENT
В	1.262	LRMD/LRMD	DRAINAGE/DETENTION POND/PUBLIC IMPROVEMENT/PUBLIC UTILITY/ LANDSCAPING/OPEN SPACE
С	1.610	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUB UTILITY/LANDSCAPING/OPEN SPACE
D	0.198	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUI UTILITIES/LANDSCAPING/OPEN SPACE, POCKET PARK
Е	0.077	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUI UTILITIES/LANDSCAPING/OPEN SPACE
F	1.200	LIA/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUI UTILITIES/LANDSCAPING/OPEN SPACE, FUTURE DEVELOPMENT
G	0.516	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUI UTILITIES/LANDSCAPING/OPEN SPACE
Н	1.861	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUI UTILITIES/LANDSCAPING/OPEN SPACE, FUTURE RIGHT-OF-WAY
I	0.023	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUB UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	13.186		

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

20.535 ACRES 50.38%

13.186 ACRES 32.36%

7.034 ACRES 17.26%

40.755 ACRES 100.00%

CREDITS

CREDITS

SUMMARY

RIGHTS-OF-WAY

JIMMY CAMP CREEK

BASIN DRAINAGE FEE:

JIMMY CAMP CREEK

JIMMY CAMP CREEK

REGIONAL PARK FEE:

URBAN PARK FEE:

BASIN BRIDGE FEE:

SURETY FEE:

SCHOOL FEE:

FINAL PLAT

FILING NO. 3

JOB NO. 70-097

DATE REVISED: 04/13/202

182 LOTS

9 TRACTS

FEES:

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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

EL PASO COUNTY ASSESSOR

OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

COUNTY OF EL PASO I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE

AT _____ O'CLOCK ___.M., THIS _____ DAY OF AND IS DULY RECORDED UNDER RECEPTION NUMBER

CHUCK BROERMAN, RECORDER

SURCHARGE: DEPUTY

TRALON HOMES, LLC

OWNER ADDRESS: 212 N. WAHSATCH AVENUE SUITE 201 COLORADO SPRINGS, CO 80903 PHONE: (719)282-581

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

ATTEST: SECRETARY/TREASURER

STATE OF COLORADO)

COUNTY OF EL PASO

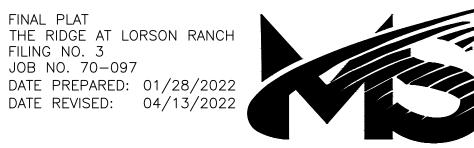
NOTARY PUBLIC:

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:



\$ 302,958.00

\$ 104,430.00

\$ 14,177.00

\$ 37,674.00

\$ 83,720.00

\$ 52,780.00

COLORADO SPRINGS, CO 8090 PHONE: 719.955.5485

PCD FILE NUMBER SF-22-007 CIVIL CONSULTANTS, INC.

SHEET 1 OF 6

- 2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041CO976G 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 BY CAPSTONE TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JANUARY 4, 2022 AT 8:00AM, FILE NO. 213291, REVISION NO. 1, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- i. (TC#9) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS,
 PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN
 EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO
 RECORDED AUGUST 20, 1964 IN BOOK 2030 AT PAGE 238.
- ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS,
 PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION
 NO. 04-119 REGARDING APPROVAL OF THE LORSON RANCH AT JIMMY CAMP
 SKETCH PLAN RECORDED APRIL 06, 2004 AT RECEPTION NO. 204055084.
- iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 6 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197516, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197523, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209877, APRIL 15, 2005 AT RECEPTION NO. 205053573 AND APRIL 21, 2005 AT RECEPTION NO. 205056119. RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197517, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02. 2004 AT RECEPTION NO. 204197524, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209878, APRIL 15, 2005 AT RECEPTION NO. 205053574 AND APRIL 21, 2005 AT RECEPTION NO. 205056120. RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- v. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.

vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS,

- PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925. RESOLUTION NO. 05-336 APPROVING SAID DEVELOPMENT AGREEMENT NO. 1 RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION TO SAID RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MARCH 22, 2010 AT RECEPTION NO. 210025931 AND APRIL 20, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94 APPROVING SAID DEVELOPMENT AGREEMENT NO. 2 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176. FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212090408. RESOLUTION NO. 12-196 APPROVING SAID FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212090407. FIFTH AMENDED DEVELOPMENT PLAN RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624. SIXTH AMENDED DEVELOPMENT PLAN RECORDED AS EXHIBIT A TO RESOLUTION NO. 15-091 RECORDED MARCH 04, 2015 AT RECEPTION NO. 215020531
- vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 09, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
- viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06-426 REGARDING REZONING RECORDED MARCH 03, 2007 AT RECEPTION NO. 207028942.

GENERAL PLAT NOTES: (CONT.)

- ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS,
 PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION
 NO. 05-526 REGARDING REZONING RECORDED NOVEMBER 05, 2009 AT
 RECEPTION NO. 208120452.
- x. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-382 REGARDING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 212136575.
- xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO MINERAL QUITCLAIM DEED FROM LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY TO BRADLEY MARKSHEFFEL, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137051, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
- xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO MINERAL QUITCLAIM DEED FROM LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY TO BRADLEY MARKSHEFFEL, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137058, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER
- xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS EVIDENCED BY ORDER: COURT ORDER FOR INCLUSION OF REAL PROPERTY (LORSON RANCH) RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578.
- xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113013. RESOLUTION NO. 16-307 APPROVING SAID AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED AUGUST 24, 2016 AT RECEPTION NO. 216095697 AND SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.
- xv. (TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-17 REGARDING A CREDIT FOR LORSON LLC FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK (FOFO2000) BASIN RECORDED JANUARY 14, 2020 AT RECEPTION NO. 220006094.
- xvi. (TC#24) THE PROPERTY MAY BE 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 DECEMBER 28, 2020 AT RECEPTION NO. 220211669.
- xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 21-493 REGARDING APPROVAL OF THE RIDGE AT LORSON RANCH MAP AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN (PUDSP-21-006) RECORDED DECEMBER 21, 2021 AT RECEPTION NO. 221231432.
- 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 LOCTIONS. 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.

GENERAL PLAT NOTES: (CONT.)

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

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 OF 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 RESPRICTIONS FOR "THE RIDGE AT LORSON RANCH FILING NO. 3" HOMEOWNERS ASSOCIATION, INC. 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.

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.
- 20. PURSUANT TO RESOLUTION NO. ______, 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 _____, 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.
- 21. 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 CEOLOGICAL AZARDOS. THE OVERALL DEVELOPMENT ABOVE DEED!

FOUND SOILS A
THE CC

FLOODPLAIN NOTE: become lengthy)

This property is not located within a designated fema floodplain as determined by the flood insurance rate MAP, COMMUNITY MAP NUMBER '08041C0976G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

CONSIE MITIGA GEOLOGY & SOILS:

STRUC

A "GEOLOGY AND SOILS REPORT, THE RIDGE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG-ROCKY MOUNTAIN GROUP, JULY 2, 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS REPORT, 134 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND BEDROCK, FAULTS AND SEISMICITY, RADON, AND EROSION. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES. BEDROCK CAN BE EXCAVATED USING TYPICAL CONSTRUCTION EQUIPMENT. EXTERIOR, PERIMETER FOUNDATION DRAINS SHALL BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPECIES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND

STRUC'
LOCATED BELOW THE FINISH GROUND SURFACE. THIS INCLUDES GRAWLSFACE
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.

22. 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.

GENERAL PLAT NOTES: (CONT.)

23. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).

24. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.

Add a Note that includes the reception number please for this Parks Lands

Agreement

add the GEO note

to this please- See

CGS comments and

requested (Note will

add to note as

from the prelim plan

25. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.

26. THE PROPERTY IS SUBJECT TO AN URBAN PARK AGREEMENT BETWEEN LORSON METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY.

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)

ACCEPTANCE CERTIFICATE FOR TRACT:

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

ract A, Tract F

ceptance is alread

THE DEDICATION OF TRACT F 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.

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) ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _______, 20
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) s

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

ACCEPTANCE CERTIFICATE FOR TRACT:

LOVE IN ACTION

NOTARY PUBLIC:

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) s COUNTY OF EL PASO)

> ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. BY JEFF MARK, AUTHORIZED SIGNER, FOR:

LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

MY COMMISSION EXPIRES:

WITNESS BY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:

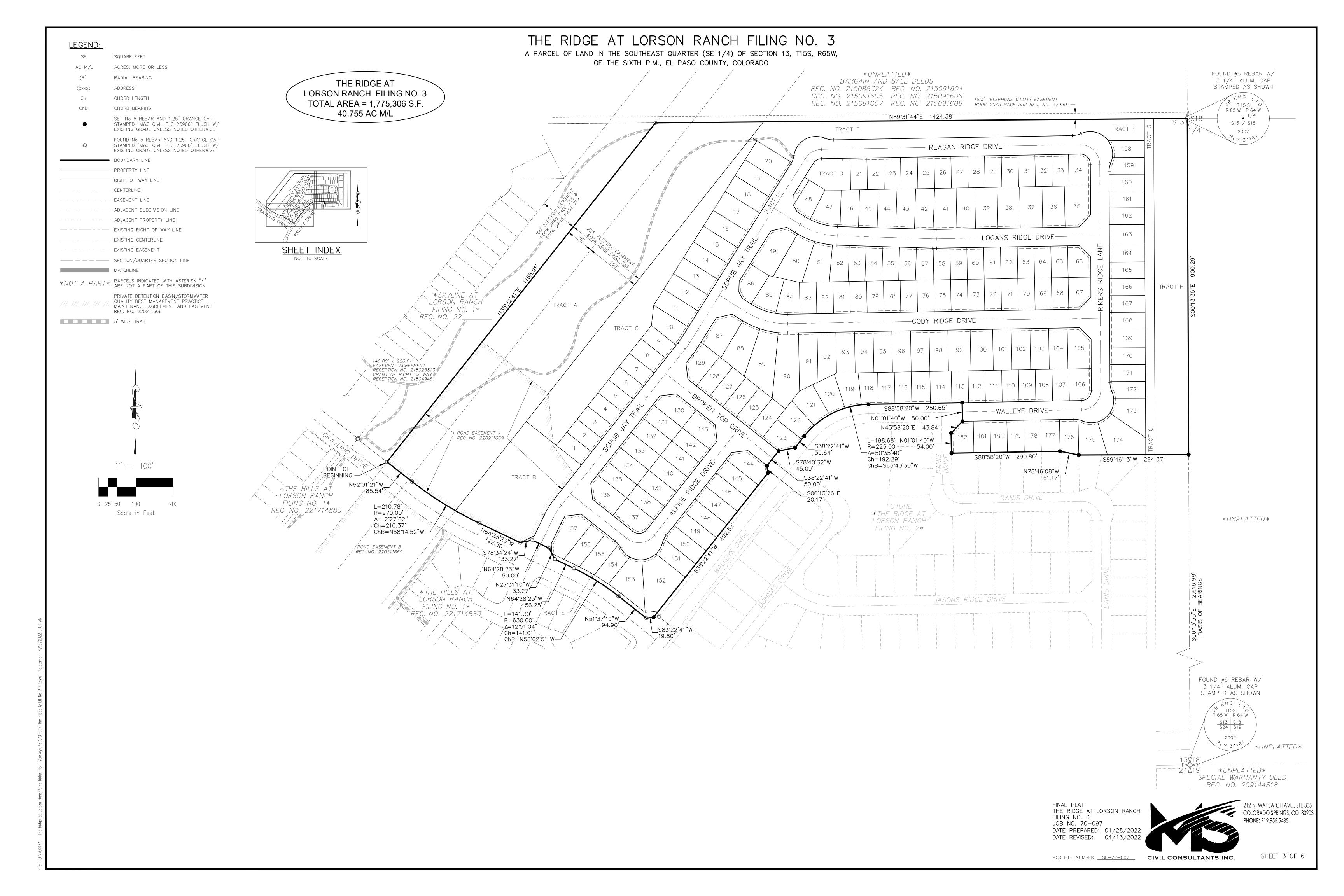
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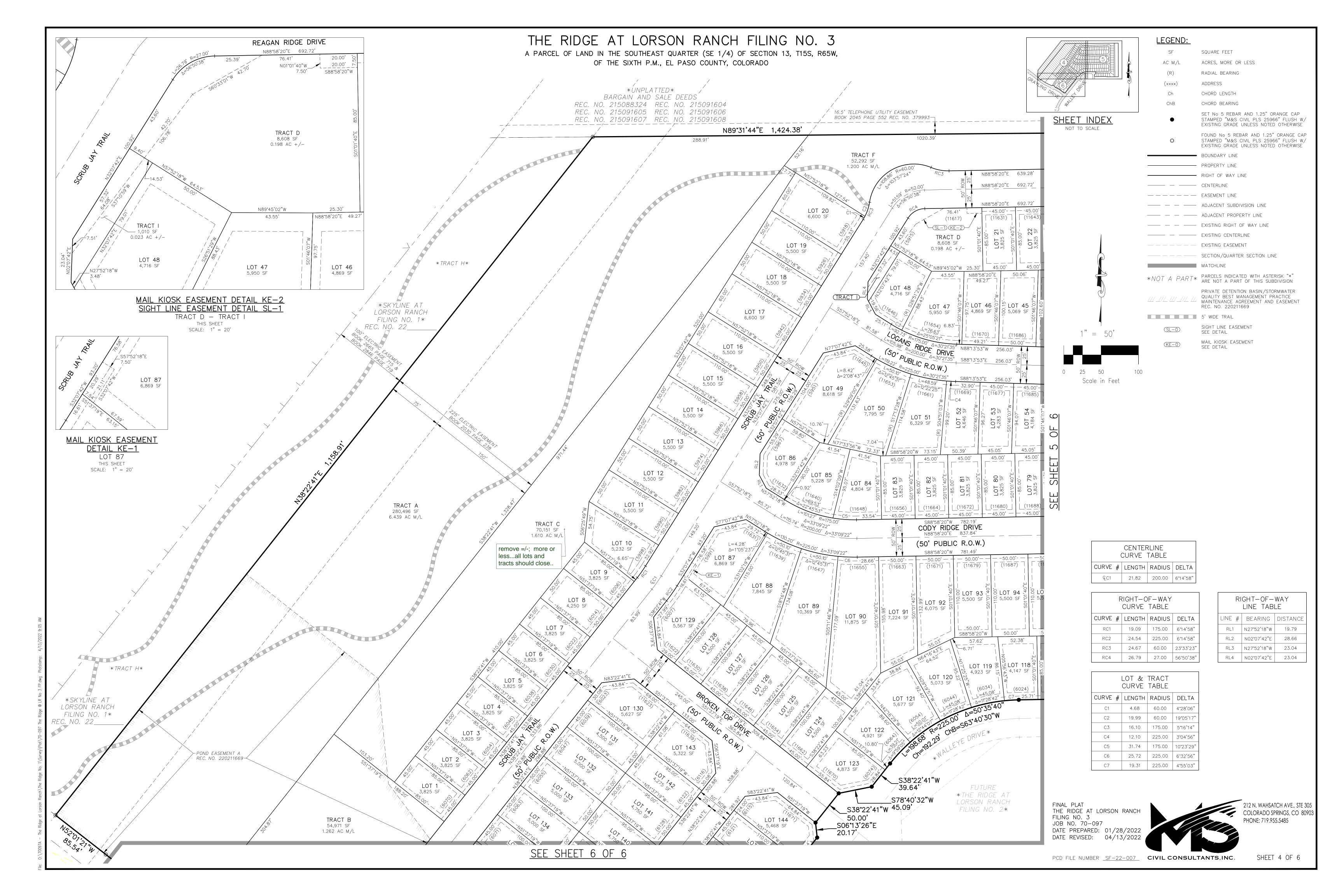
FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 3
JOB NO. 70-097
DATE PREPARED: 01/28/2022
DATE REVISED: 04/13/2022

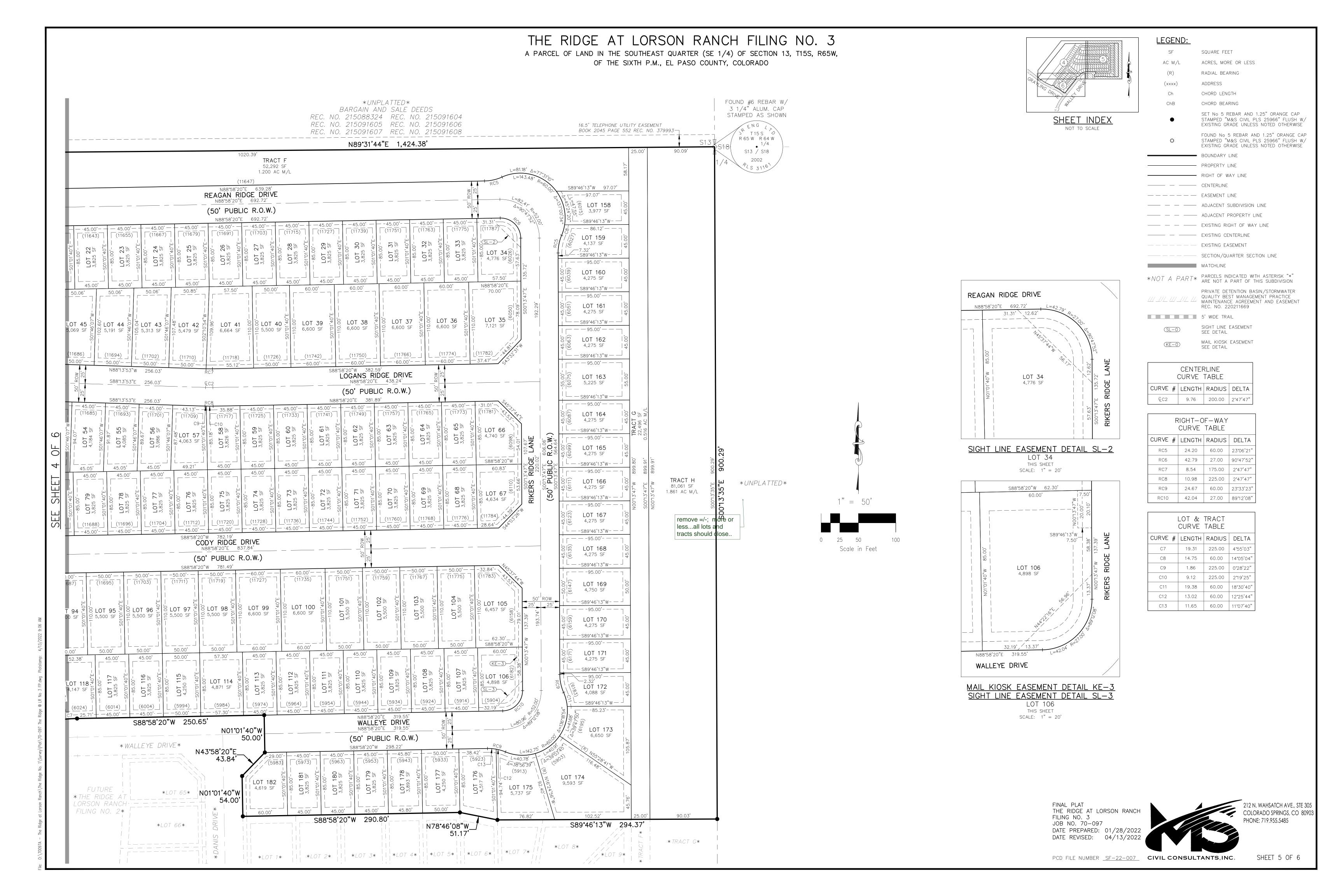
COLORADO SPRINGS, CO 8090 PHONE: 719.955.5485

PCD FILE NUMBER SF-22-007 CIVIL CONSULTANTS, INC.

SHEET 2 OF 6

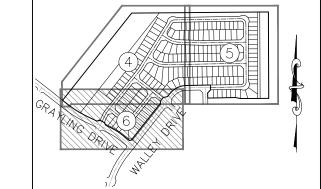






THE RIDGE AT LORSON RANCH FILING NO. 3

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



RADIAL BEARING ADDRESS CHORD LENGTH ChB CHORD BEARING

ACRES, MORE OR LESS

SQUARE FEET

LEGEND:

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 RIGHT OF WAY LINE

— — — — — EASEMENT LINE ---- - ADJACENT SUBDIVISION LINE ----- ADJACENT PROPERTY LINE

——— — EXISTING CENTERLINE — — — — — EXISTING EASEMENT

---- - EXISTING RIGHT OF WAY LINE

MATCHLINE

----- SECTION/QUARTER SECTION LINE

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

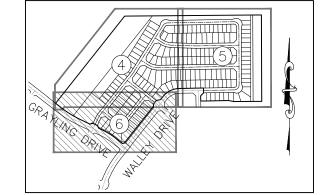
REC. NO. 220211669 5' WIDE TRAIL

SIGHT LINE EASEMENT SEE DETAIL

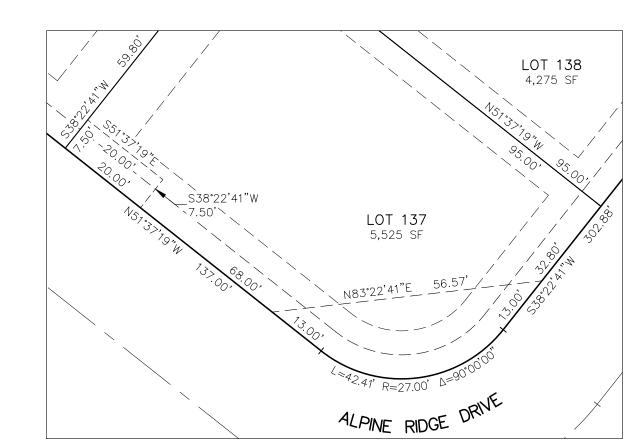
MAIL KIOSK EASEMENT SEE DETAIL

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"			



SHEET INDEX



SIGHT LINE EASEMENT DETAIL SL-5 MAIL KIOSK EASEMENT DETAIL KE-4 SIGHT LINE EASEMENT DETAIL SL-4

LOT 157 7,337 SF

LOT 157

THIS SHEET

SCALE: 1" = 20'

LOT 157 7,337 SF

R.O.W. INTERSECTION/TRACT E DETAIL

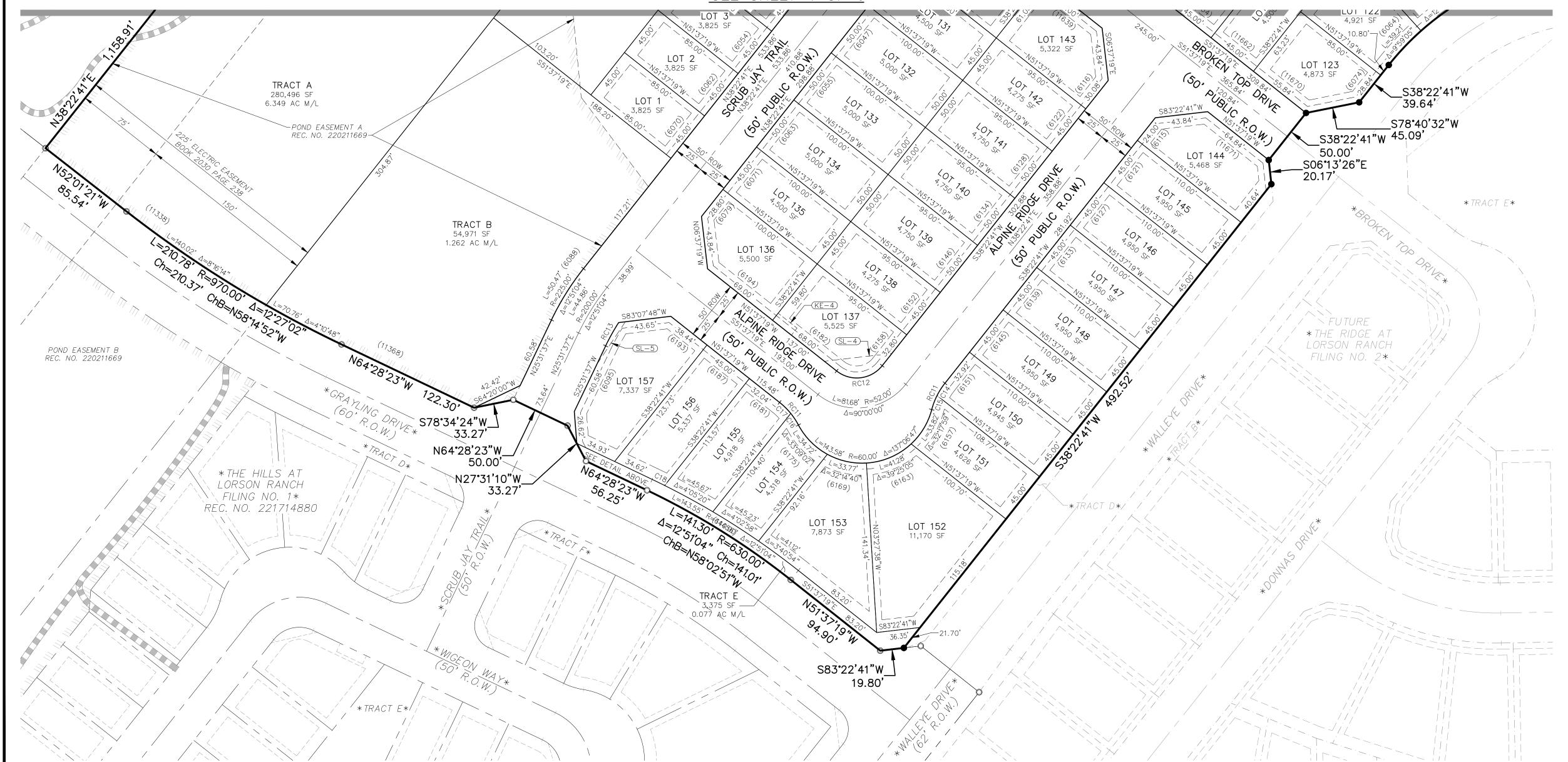
GRAYLING DRIVE/SCRUB JAY TRAIL

THIS SHEET

SCALE: 1" = 20'

LOT 137 THIS SHEET SCALE: 1" = 20'

SEE SHEET 4 OF 6



FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 3
JOB NO. 70-097
DATE PREPARED: 01/28/2022 DATE REVISED: 04/13/202

Scale in Feet

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

PCD FILE NUMBER <u>SF-22-007</u> **CIVIL CONSULTANTS,INC**.

SHEET 6 OF 6

Final Plat Drawings_v3.pdf Markup Summary 5-10-2022

CDurham (1)



Subject: Callout **Page Label:** Sheet 2 - Notes

Author: CDurham

Date: 5/9/2022 3:24:35 PM

Status: Color: Layer: Space: Tract A, Tract F acceptance is already shown

dsdparsons (8)



Subject: Callout

Page Label: Sheet 1 - Cover Author: dsdparsons
Date: 5/10/2022 3:18:13 PM

Status: Color: Layer: Space: these owners are not on the LOI or application



Subject: Image

Page Label: Sheet 1 - Cover Author: dsdparsons Date: 5/10/2022 3:11:43 PM

Status: Color: Layer: Space:



Subject: Callout

Page Label: Sheet 2 - Notes Author: dsdparsons Date: 5/10/2022 3:24:06 PM

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 plot since it was healt to healt)

this plat since it was back to back)



Subject: Image

Page Label: Sheet 2 - Notes Author: dsdparsons Date: 5/10/2022 3:22:09 PM

Status: Color: Layer: Space:



Subject: Callout

Page Label: Sheet 2 - Notes

Author: dsdparsons

Date: 5/10/2022 3:22:05 PM

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: 5/10/2022 3:24:18 PM

Status: Color: Layer: Space:

Add a Note that includes the reception number

please for this Parks Lands Agreement



Subject: Callout Page Label: Sheet 4

Author: dsdparsons Date: 5/10/2022 3:25:18 PM

Status: Color: Layer: Space:

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



Subject: Callout Page Label: Sheet 5 Author: dsdparsons

Date: 5/10/2022 3:25:37 PM

Status: Color: Layer: Space:

remove =/-; more or less...all lots and tracts

should close..