CREEKSIDE AT LORSON RANCH FILING NO. 2

A REPLAT OF TRACT A, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 CORRECTED)" UNDER RECEPTION NO. 221714762 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E 1/2 SE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

TRACT "A" OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 (CORRECTED)" AS RECORDED UNDER RECEPTION NO. 221714762 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E 1/2 SE 1/4) OF SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 261,761 SQUARE FEET (6.009 ACRES, MORE OR LESS).

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 "CREEKSIDE SOUTH 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.

> OWNER ADDRESS: 212 N. WAHSATCH AVENUE COLORADO SPRINGS, CO 80903 PHONE: (719) 635-3200

FAX: (719) 635-3244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR: LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

SECRETARY/TREASURER

STATE OF COLORADO) COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS DAY OF JEFF MARK, AUTHORIZED SIGNING AGENT, FOR: LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: ____

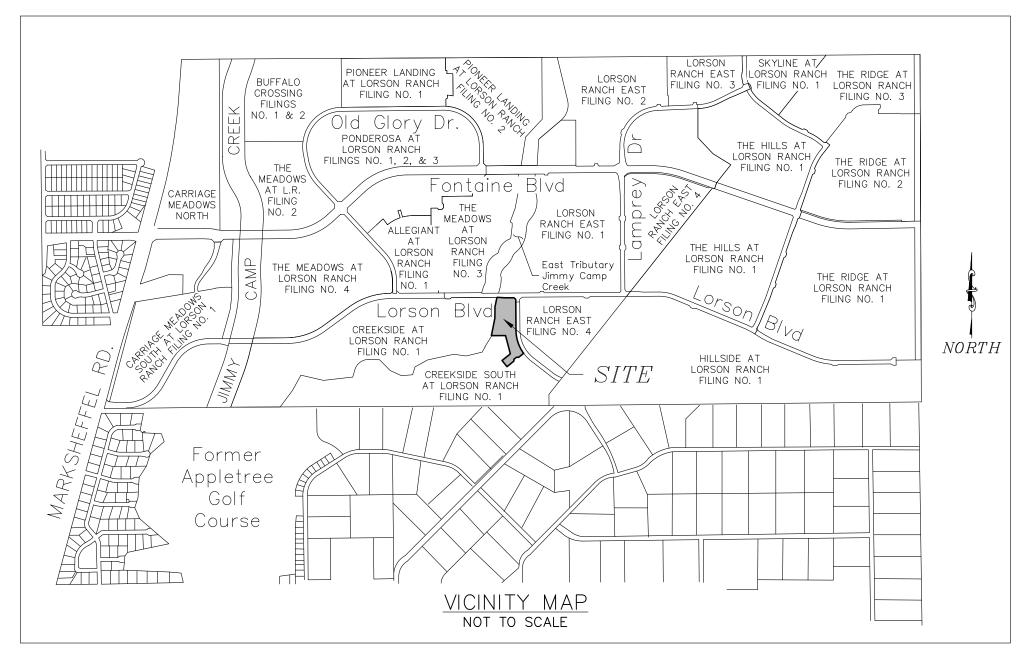
MY COMMISSION EXPIRES:

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.

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.



ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, AND D FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "CREEKSIDE AT LORSON RANCH FILING NO. 2".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)

COUNTY OF EL PASO

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

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

TRACT TABLE				
TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE	
А	0.766	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/ SIGNAGE/PUBLIC IMPROVEMENTS/ DRAINAGE/PUBLIC UTILITIES	
В	0.232	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/ SIGNAGE/PUBLIC IMPROVEMENTS/ DRAINAGE/PUBLIC UTILITIES	
С	0.192	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/ SIGNAGE/PUBLIC IMPROVEMENTS/ DRAINAGE/PUBLIC UTILITIES	
D	0.154	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/ SIGNAGE/PUBLIC IMPROVEMENTS/ DRAINAGE/PUBLIC UTILITIES	
TOTAL	1.344			
LRMD = LORSON RANCH METROPOLITAN DISTRICT				

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 OCTOBER 15, 2020 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 ____

VERNON P. TAYLOR COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC 102 E. PIKES PEAK AVE., 5TH FLOOR 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 "CREEKSIDE AT LORSON RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS

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.

, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY

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)

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 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER FEE:

SURCHARGE:

SUMMARY:

38 LOTS 3.339 ACRES 55.57% 4 TRACTS 1.344 ACRES 22.36% RIGHTS-OF-WAY 1.326 ACRES 22.07% TOTAL 6.009 ACRES 100.00%

JIMMY CAMP CREEK BASIN DRAINAGE FEE:		\$ 67,368.00
JIMMY CAMP CREEK BASIN BRIDGE FEE:	CREDITS	\$ 3,149.00
SCHOOL FEE:		\$ 7,866.00
REGIONAL PARK FEE:		\$ 17,480.00
URBAN PARK FEE:		\$ 11,020.00

CREEKSIDE AT LORSON RANCH FILING NO. 2 JOB NO. 70-105 DATE PREPARED: 01/24/2023 DATE REVISED: 03/29/2023



SHEET 1 OF 4

PCD FILE NUMBER <u>SF-23-003</u> CIVIL CONSULTANTS, INC.

GENERAL PLAT NOTES:

- BASIS OF BEARING: A PORTION OF THE WESTERLY RIGHT-OF-WAY LINE OF TRAPPE DRIVE AS SHOWN ON THE PLAT OF "LORSON RANCH EAST FILING NO. 4" RECORDED UNDER RECEPTION NO. 220714583 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END WITH A NO. 5 REBAR AND 1.25" ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966". SAID LINE IS ASSUMED TO BEAR S00°24'02"E A DISTANCE OF 429.71 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
- 2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041CO957G DATED DECEMBER 7, 2018 REVISED TO REFLECT LOMC 19-08-0605P, EFFECTIVE DATE MAY 4, 2020, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- 3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JANUARY 11. 2023 AT 8:00 AM, COMMITMENT NUMBER/ISSUING OFFICE FILE NO. 221154, REVISION NO. 2, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- (TC#9) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT 683031.
- (TC#10) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED OCTOBER 23, 1986 IN BOOK 5258 PAGE 1049 AND RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578
- (TC#11) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTIONS RECORDED JANUARY 3, 1996 AT RECEPTION NO. 96001104 AND RECORDED DECEMBER 20, 1996 AT RECEPTION NO. 96156842.
- (TC#12) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 4 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 4, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197514, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 4, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197521, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209875 AND APRIL 15, 2005 AT RECEPTION NO. 205053571. 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.
- (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISION, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NO. 205078708.
- (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.
- (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.
- (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 06-028 (REZONE) RECORDED ON MARCH 1, 2007 AT RECEPTION NO. 207028942.
- (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-526 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
- (TC#18) THE PROPERTY MAY BE SUBJECT TO CONVEYANCE TO BRADLEY MARKSHEFFEL, LLC, A COLORADO LIMITED LIABILITY COMPANY OF THE OIL, GAS, AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PREMISES BY MINERAL QUITCLAIM DEED NOVEMBER 16, 2012 AT RECEPTION NO. 212137059, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER. RELINQUISHMENT AND QUITCLAIM OF SURFACE RIGHTS IN CONNECTION THEREWITH RECORDED APRIL 21, 2020 AT RECEPTION NO.
- (TC#19) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF DRAINAGE EASEMENT EXHIBIT RECORDED APRIL 23, 2013 AT RECEPTION NO. 213052476.

GENERAL PLAT NOTES: (CONT.)

- (TC#20) THIS ITEM HAS BEEN INTENTIONALLY DELETED
- (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-278, APPROVAL OF THE CREEKSIDE SOUTH AT LORSON RANCH MAP AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN (PUDSP-20-001) RECORDED JULY 29, 2020 AT RECEPTION NO. 220111558.
- (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-322, APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1, RECORDED SEPTEMBER 01, 2020 AT RECEPTION NO. 220134725.
- (TC#23). THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN CREEKSIDE SOUTH AT LORSON RANCH PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED SEPTEMBER 15, 2020 AT RECEPTION NO. 220143366 AND RECORDED NOVEMBER 24, 2020 AT RECEPTION NO. 220191656.
- (TC#24) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-375, APPROVE A PARK LANDS AGREEMENT BETWEEN LORSON, LLC, LORSON RANCH METROPOLITAN DISTRICT AND EL PASO COUNTY FOR CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1, RECORDED OCTOBER 27, 2020 AT RECEPTION NO. 220172015.
- (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED MAY 20, 2021 AT RECEPTION NO.
- (TC#26) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN PUBLIC RIGHT OF WAY LICENSE AGREEMENT CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 RECORDED MAY 20, 2021 AT RECEPTION NO. 221099716.
- (TC#27) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED MAY 20, 2021 AT RECEPTION NO. 221099717.
- (TC#28) THE PROPERTY MAY BE SUBJECT TO THOSE COVENANTS, CONDITIONS, TERMS, OBLIGATIONS, EASEMENTS AND RESTRICTIONS WHICH ARE A BURDEN TO SUBJECT PROPERTY DESCRIBED IN SCHEDULE A HEREUNDER, DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE. LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 RECORDED MAY 20, 2021 AT RECEPTION NO. 221099718.
- (TC#29) THE PROPERTY MAY BE SUBJECT TO ANY AND ALL NOTES, EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, LIMITATIONS AND OTHER MATTERS AS SET FORTH ON THE PLAT OF CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 RECORDED MAY 20, 2021 AT RECEPTION NO. 221714746 AND CORRECTED PLAT FOR CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 RECORDED JUNE 3, 2021 AT RECEPTION NO. 221714762.
- (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS. CONDITIONS AND OBLIGATIONS AS CONTAINED IN CREEKSIDE AT LORSON RANCH FILING 2 PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN RECORDED NOVEMBER 02, 2022 AT RECEPTION NO. 222137271. RESOLUTION NO. 22-349 APPROVING SAID PLAN RECORDED OCTOBER 05, 2022 AT RECEPTION NO. 222127554.
- 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 223, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
- 7. ALL DEVELOPMENT WITHIN "CREEKSIDE AT LORSON RANCH FILING NO. 2" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR CREEKSIDE AT LORSON RANCH FILING 2 PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 222137271 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. THERE SHALL BE NO DIRECT LOT ACCESS TO LORSON BOULEVARD OR TRAPPE
- 11. SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
- 12. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- 13. 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.)

- 14. 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. , OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 15. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1", RECORDED UNDER RECEPTION NO. 221099718 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- 16. 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. 221099717.
- 17. 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.
- 18. EL PASO COUNTY MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 21. 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.
- 22. PURSUANT TO RESOLUTION NO. 20-322, 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 220134725, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "CREEKSIDE A" LORSON RANCH FILING NO. 2" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- 23. A "GEOLOGY AND SOILS STUDY. CREEKSIDE SOUTH AT LORSON RANCH. EL PASO COUNTY, COLORADO" WAS COMPLETE BY THE ROCKY MOUNTAIN GROUP (RMG) ON FEBRUARY 21, 2022, AMENDED JULY 7, 2022, JOB NO. 185657. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS ARE IN SAID REPORT, FILE PUDSP 223, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- 24. A 5' BREEZE TRAIL WILL BE LOCATED IN TRACT A, INSTALLED AND MAINTAINED BY LORSON RANCH METROPOLITAN DISTRICT NO. 1. PUBLIC TRAIL ACCESS ADJACENT TO LOT 38 (AS SHOWN ON SHEET 4). SEE EPC PCD PRELIMINARY PLAN FILE NUMBER PUDSP 223 FOR SUBDIVISION IMPROVEMENTS AND AMENITIES.
- 25. ALL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.
- 26. ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- 27. WATER AND WASTEWATER SERVICE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
- 28. FENCING TO BE INSTALLED BY BUILDER, AND OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNERS.
- 29. PERIMETER FOUNDATION DRAINS SHALL BE MAINTAINED BY THE HOMEOWNER THE LORSON RANCH METROPOLITAN DISTRICT SHALL CONSTRUCT AND MAINTAIN AN UNDERDRAIN SYSTEM WITHIN THE STREET AND A STUB SHALL BE PROVIDED TO EACH LOT FOR A HOMEOWNER CONNECTION.
- 30. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

CREEKSIDE AT LORSON RANCH FILING NO. 2 JOB NO. 70-105 DATE PREPARED: 01/24/2023 DATE REVISED: 03/29/2023



COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

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