

LORSON RANCH EAST FILING NO. 4

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14583

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, AND EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

PARCEL A

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, AND IN THE NORTHWEST QUARTER (NW 1/4) SECTION 24, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 23 AND 24; THENCE N27°00'27"E, 1937.28 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE NORTHEAST CORNER OF LORSON BOULEVARD AS PLATTED IN "LORSON RANCH EAST FILING NO. 1" UNDER RECEPTION NO. 219714288 IN THE EL PASO COUNTY RECORDS, BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID "LORSON RANCH EAST FILING NO. 1" THE FOLLOWING TWENTY-ONE (21) COURSES:

- THENCE S89°35'58"W ALONG THE NORTH RIGHT-OF-WAY LINE OF LORSON BOULEVARD 64.03 FEET;
- THENCE N33°38'32"W A DISTANCE OF 36.48 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 60 FOOT WIDE LAMPREY DRIVE AS PLATTED IN AFORESAID "LORSON RANCH FILING NO. 1";
- THENCE N00°24'02"W ALONG SAID LINE 589.11 FEET;
- THENCE N38°14'24"E A DISTANCE OF 32.03 FEET;
- THENCE N00°24'02"W A DISTANCE OF 50.00 FEET;
- THENCE N39°00'02"W A DISTANCE OF 32.06 FEET;
- THENCE N00°24'02"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAMPREY DRIVE 339.66 FEET;
- THENCE N37°56'32"E A DISTANCE OF 32.24 FEET;
- THENCE N00°23'49"W A DISTANCE OF 50.00 FEET;
- THENCE N38°57'34"W A DISTANCE OF 32.09 FEET;
- THENCE N00°24'02"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAMPREY DRIVE 309.91 FEET;
- THENCE N03°59'22"E A DISTANCE OF 60.18 FEET;
- THENCE N00°42'26"W A DISTANCE OF 206.65 FEET;
- THENCE N48°44'55"E A DISTANCE OF 63.21 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS PLATTED IN AFORESAID "LORSON RANCH FILING NO. 1";
- THENCE N79°04'57"E ALONG SAID LINE 43.60 FEET;
- THENCE N89°35'58"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD, 299.70 FEET TO A POINT OF CURVE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1434.92 FEET, A CENTRAL ANGLE OF 19°23'49", (THE LONG CHORD OF WHICH BEARS S80°42'08"E A DISTANCE OF 483.46 FEET), AN ARC DISTANCE OF 485.78 FEET TO A POINT OF TANGENT;
- THENCE S71°00'13"E ALONG SAID TANGENT 377.73 FEET;
- THENCE S70°01'19"E A DISTANCE OF 50.01 FEET;
- THENCE N64°28'39"E A DISTANCE OF 28.50 FEET;
- THENCE S70°06'29"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD 38.89 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715;
- THENCE S38°22'41"W ALONG SAID LINE 447.40 FEET TO THE EASTERLY CORNER OF THAT PARCEL CONVEYED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION UNDER RECEPTION NO. 206041590 IN THE EL PASO COUNTY RECORDS;
- THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES:
 - THENCE N51°37'19"W A DISTANCE OF 295.16 FEET;
 - THENCE S38°22'41"W A DISTANCE OF 295.16 FEET;
 - THENCE S51°37'19"E A DISTANCE OF 295.16 FEET TO THE AFORESAID NORTHWESTERLY LINE OF THAT CERTAIN 100 FOOT WIDE ELECTRICAL EASEMENT;
- THENCE S38°22'41"W ALONG SAID LINE 1257.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,28,103 S.F. (28.193 ACRES MORE OR LESS).

PARCEL B

A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, AND IN THE NORTHWEST QUARTER (NW 1/4) SECTION 24, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 23 AND 24; THENCE N28°47'34"W, 414.39 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 9°45'40", (THE LONG CHORD OF WHICH BEARS N58°05'27"W A DISTANCE OF 159.83 FEET), AN ARC DISTANCE OF 160.11 FEET TO A POINT OF TANGENCY;

THENCE N52°12'37"W A DISTANCE OF 365.17 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 51°48'35", (THE LONG CHORD OF WHICH BEARS N26°18'20"W A DISTANCE OF 519.88 FEET), AN ARC DISTANCE OF 538.03 FEET, TO A POINT OF TANGENCY;

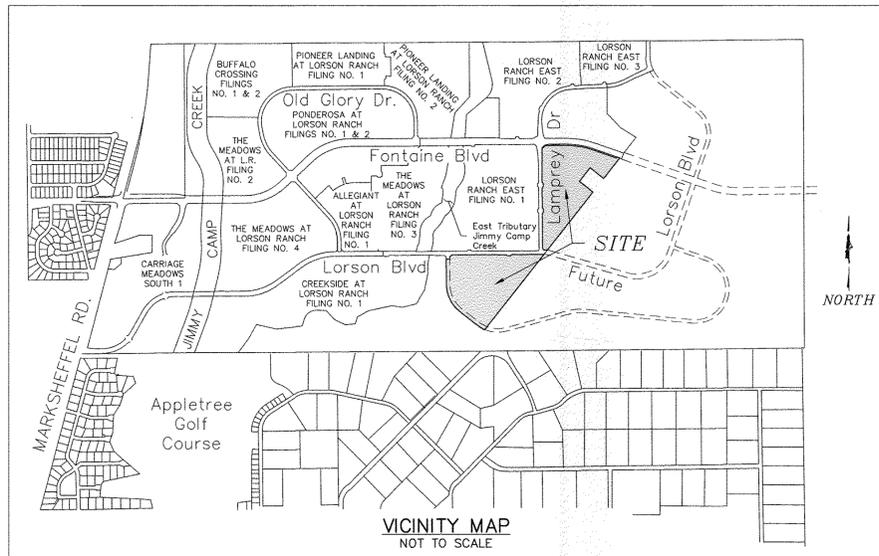
THENCE N00°24'02"W A DISTANCE OF 429.71 FEET TO A POINT ON THE SOUTH LINE OF LORSON BOULEVARD AS PLATTED IN "LORSON RANCH EAST FILING NO. 1" UNDER RECEPTION NO. 219714288 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID LORSON BOULEVARD THE FOLLOWING EIGHT (8) COURSES:

- THENCE N89°35'58"E A DISTANCE OF 60.00 FEET;
- THENCE N00°24'02"W A DISTANCE OF 41.57 FEET;
- THENCE N51°38'32"E A DISTANCE OF 49.80 FEET;
- THENCE N89°35'58"E A DISTANCE OF 92.41 FEET;
- THENCE S52°08'10"E A DISTANCE OF 32.27 FEET;
- THENCE N89°35'58"E A DISTANCE OF 50.00 FEET;
- THENCE N50°57'37"E A DISTANCE OF 32.03 FEET;
- THENCE N89°35'58"E A DISTANCE OF 554.18 FEET TO THE NORTHWESTERLY LINE OF AFORESAID 100 FOOT WIDE ELECTRICAL EASEMENT;
- THENCE S38°22'41"W, ALONG SAID NORTHWESTERLY LINE, 1642.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,318,893 S.F. (30.278 ACRES MORE OR LESS).

PARCELS A AND B TOTAL 2,546,996 S.F. (58.471 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 "LORSON RANCH EAST FILING NO. 4". 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.

OWNER ADDRESS:
212 N. WAHSATCH AVENUE
SUITE 301
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, AND EAGLE DEVELOPMENT COMPANY, A COLORADO COMPANY

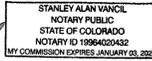
ATTEST: *Stanley Alan Vancil*
SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF September 2020, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND EAGLE DEVELOPMENT COMPANY, A COLORADO COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 1-3-2021
NOTARY PUBLIC: *Stanley Alan Vancil*



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 AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH 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. A TWENTY FOOT (20) PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. 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.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,318,893 S.F. (30.278 ACRES MORE OR LESS).

PARCELS A AND B TOTAL 2,546,996 S.F. (58.471 ACRES MORE OR LESS).

LIEN HOLDER STATEMENT:

I, MARK A BENES, SENIOR VICE PRESIDENT KIRKPATRICK BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOW AS LORSON RANCH EAST FILING NO. 4, SAID LIEN BEING EVIDENCED BY A DEED OF TRUST OF RECORD UNDER RECEPTION NO. 219048220 OF THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO, DO HEREBY RATIFY AND CONFIRM SAID SUBDIVISION AND DEDICATION, AND DO HEREBY IN ALL THINGS SUBJECT TO SAID PLAT SAID LIENS. I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

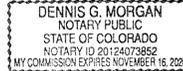
BY: *Mark A Benes*
BY: MARK A BENES, AS SENIOR VICE PRESIDENT KIRKPATRICK BANK

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS 3rd DAY OF September 2020, A.D. BY MARK A BENES, AS SENIOR VICE PRESIDENT OF KIRKPATRICK BANK

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: November 16, 2020
NOTARY PUBLIC: *Dennis G. Morgan*



ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, 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.

APPROVAL IS GRANTED FOR THIS PLAT OF LORSON RANCH EAST FILING NO. 4.

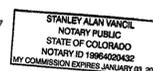
BY: *Jeff Mark*
BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF September 2020, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 1-3-2021
NOTARY PUBLIC: *Stanley Alan Vancil*



PPRBS Enumerations approval provided by email dated Aug 18, 2020 and recorded in the El Paso County Clerk and Recorder records at reception number 220140615.

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 JULY 17, 2019 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 1st DAY OF September 2020.

Vernon P. Taylor
VERNON P. TAYLOR DATE
COLORADO PLS NO. 25968, 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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "LORSON RANCH EAST FILING NO. 4" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 12th DAY OF November 2020, A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE 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.

BY: *Mark Well*
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "LORSON RANCH EAST FILING NO. 4" ON THIS 3rd DAY OF September 2020, A.D.

Chris D...
EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

Neil F...
EL PASO COUNTY ASSESSOR

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 3:39 O'CLOCK P.M., THIS 10th DAY OF September 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 220714583 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEES \$90- BY: *Justin J. Harker*
s.c. \$ 3- DEPUTY

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	0.099	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
B	2.497	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
C	0.070	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
D	0.051	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
E	0.209	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
F	1.275	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
G	2.367	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/REGIONAL PARK/OPEN SPACE
H	0.149	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
I	0.218	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	6.935	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE

LRMD = LORSON RANCH METRO DISTRICT

SUMMARY:

246 LOTS	38.466 ACRES	65.79%
9 TRACTS	6.935 ACRES	11.86%
RIGHTS-OF-WAY	13.070 ACRES	22.35%
TOTAL	58.471 ACRES	100.00%

FEES:

DRAINAGE FEE:	<i>PreCredit</i>	\$ 475,387.00	<i>21/21/21</i>
JIMMY CAMP CREEK SURETY FEE:	<i>PreCredit</i>	\$ 188,729.00	<i>21/21/21</i>
BRIDGE FEE:	<i>PreCredit</i>	\$ 22,227.00	<i>21/21/21</i>
SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170		
PARK FEE:	\$112,760 Regional Area H		
URBAN PARK FEE:	Park land agreement: Parcel 19-343		

FINAL PLAT
LORSON RANCH EAST
FILING NO. 4
JOB NO. 43-126
DATE PREPARED: 03/07/2019
DATE REVISED: 08/05/2020



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: C:\317264-Lorson Filing No. 4 Final Plat.dwg PlotStamp: 9/17/2020 2:06 PM

LORSON RANCH EAST FILING NO. 4

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14583

GENERAL PLAT NOTES:

- 1. BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14 WITH A 3" GALVANIZED H20 SCREW ON CAP AND AT THE NORTHEAST CORNER WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS23044". SAID LINE IS ASSUMED TO BEAR N89°32'23"E A DISTANCE OF 2854.23 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957G AND PANEL NO. 08041C0976G, EFFECTIVE DATE DECEMBER 7, 2018, HAVE BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD. THE FLOODPLAIN LIMITS ARE AS SHOWN HEREON.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JUNE 24, 2020 AT 7:30AM, FILE NO. 63325UTC, AMENDMENT NO. 2, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
i. (TC#10) THE PROPERTY MAY BE SUBJECT TO RESERVATION BY THE LEAGUE LAND COMPANY, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, OF A RIGHT OF WAY ACROSS ALL OF THE LAND FOR SUCH LATERAL DITCHES AS MAY BE NECESSARY TO ENABLE THE COMPANY AND ITS SUCCESSORS AND ASSIGNS TO CONVEY AND SUPPLY WATER FROM ITS RESERVOIRS, CANALS AND MAIN LATERALS TO LANDS LYING BEYOND THE DESCRIBED TRACT, AS DESCRIBED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88. AREA INCLUDES PLATTED PARCEL.
ii. (TC#13) 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 RECEPTION NO. 683031. AREA INCLUDES PLATTED PARCEL.
iii. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MARCH 7, 1983 IN BOOK 3684 AT PAGE 492 AND RELEASE OF RIGHT OF WAY AND QUIT CLAIM DEED RECORDED NOVEMBER 21, 2005 AT RECEPTION NO. 205186521 AND RESERVATIONS CONTAINED THEREIN. AREA INCLUDES PLATTED PARCEL.
iv. (TC#19) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084, RESOLUTION NO. 12-196, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED AUGUST 6, 2012 AT RECEPTION NO. 212090407, FIFTH AMENDED DEVELOPMENT AGREEMENT, IN CONNECTION THEREWITH RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624, RESOLUTION NO. 15-091, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED MARCH 4, 2015 AT RECEPTION NO. 215020531. RESOLUTION AREA INCLUDES PLATTED PARCEL.
v. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-366, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548, RESOLUTION NO. 05-336, APPROVING DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973, CORRECTED VERSION OF SAID RESOLUTION NO. 05-336 IN CONNECTION THEREWITH RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869, RESOLUTION NO. 07-223, APPROVING AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS 1-7, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JULY 17, 2007 AT RECEPTION NO. 207096523, RESOLUTION NO. 07-356 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118169, DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH, IN CONNECTION THEREWITH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925, DEVELOPMENT AGREEMENT NO. 2, LORSON RANCH, IN CONNECTION THEREWITH RECORDED MAY 22, 2010 AT RECEPTION NO. 210025931 AND RERECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301, RESOLUTION NO. 10-94 TO REVISE DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176, RESOLUTION NO. 12-335 APPROVING INTERGOVERNMENTAL AGREEMENT CONCERNING THE MARKSHEFFEL ROAD/FONTAINE BOULEVARD INTERSECTION, RECORDED SEPTEMBER 28, 2012 AT RECEPTION NO. 212112804, ANNUAL REPORT AND DISCLOSURE FORM RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859, RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075, GENERAL DISCLOSURE RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960. RESOLUTIONS APPLY TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.
vi. (TC#22) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 4, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197514, RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209876, RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053571, RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056111 AND AT RECEPTION NO. 205056117 AND RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109168, RECORDED JUNE 17, 2019 AT RECEPTION NO. 219066581. RESOLUTIONS APPLY TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.

GENERAL PLAT NOTES: (CONT.)

- vii. (TC#24) 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 NUMBER 205078708.
viii. (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1 - LORSON RANCH RECORDED ON AUGUST 18, 2005 AT RECEPTION NUMBER 205128925 NOTE: RESOLUTION NO. 05-336 TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. APPLIES TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.
ix. (TC#26) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127.
x. (TC#27) 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.
xi. (TC#29) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN THE RESOLUTION NO. 05-526 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
xii. (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN MINERAL QUIT CLAIM DEEDS NOVEMBER 16, 2012 AT RECEPTION NO. 212137047 AND RECORDED DECEMBER 5, 2012 AT RECEPTION NO. 212145159.
xiii. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DRAINAGE EASEMENT, RECORDED APRIL 23, 2013 AT RECEPTION NO. 213052476.
xiv. (TC#32) 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 JULY 31, 2013 AT RECEPTION NO. 213098578.
xv. (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER DELIVERY SYSTEM EASEMENT AGREEMENT, RECORDED SEPTEMBER 16, 2015 AT RECEPTION NO. 215101175 AND AT RECEPTION NO. 215101176.
xvi. (TC#34) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MAY 1, 2018 AT RECEPTION NO. 218049452.
xvii. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED OCTOBER 2, 2018 AT RECEPTION NO. 218115304.
xviii. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 19-343 RECORDED SEPTEMBER 11, 2019 AT RECEPTION NO. 219109878.
xix. (TC#37) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 19-417 RECORDED NOVEMBER 12, 2019 AT RECEPTION NO. 219142181.
xx. (TC#38) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-170 RECORDED NOVEMBER 12, 2019 AT RECEPTION NO. 220061618.
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-16-003, 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 "LORSON RANCH EAST FILING NO. 4" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR LORSON RANCH EAST PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 218018251, 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.

GENERAL PLAT NOTES: (CONT.)

- 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 TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. 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.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. 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 NUMBER 220140613 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.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "LORSON RANCH EAST FILING NO. 4" IS RECORDED UNDER RECEPTION NO. 220140614 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. 220140616.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH LORSON RANCH EAST FILING NO. 1 PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. 218018251.
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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. 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. 20-170, 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 220061618, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "LORSON RANCH EAST FILING NO. 4" 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. THE SUBDIVIDERS AGREE THAT TRACTS I AND F ADJACENT TO LORSON BOULEVARD SHALL BE RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS TO THOSE ROADS. UPON DEDICATION OR CONVEYANCE TO LORSON RANCH METROPOLITAN DISTRICT NO. 1 ("DISTRICT"), THE DISTRICT WILL OWN AND MAINTAIN THESE TRACTS UNTIL SUCH TIME, IF ANY, THAT THE COUNTY REQUESTS THE DEEDS CONVEYING THE PORTIONS OF THESE TRACTS NECESSARY FOR RIGHT-OF-WAY PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. EL PASO COUNTY, ITS AGENT(S) OR ASSIGNEE(S) MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THESE TRACTS AT ANY TIME AT THE COUNTY'S SOLE DISCRETION. FOLLOWING SUCH REQUEST, THE SUBDIVIDER AND/OR THE DISTRICT SHALL PROMPTLY CONVEY TRACTS I AND F TO THE COUNTY AT NO COST TO THE COUNTY. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY THE DISTRICT UNDER A LANDSCAPE LICENSE AGREEMENT ALLOWING MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHTS-OF-WAY WITHIN LORSON RANCH EAST FILING NO. 4.

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FINAL PLAT LORSON RANCH EAST FILING NO. 4 JOB NO. 43-126 DATE PREPARED: 03/07/2019 DATE REVISED: 08/05/2020



102 E. PIKES PEAK AVE., 5TH FLOOR COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

LORSON RANCH EAST FILING NO. 4

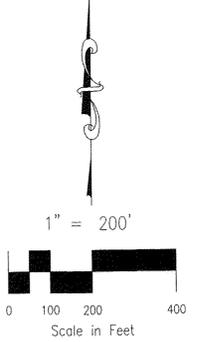
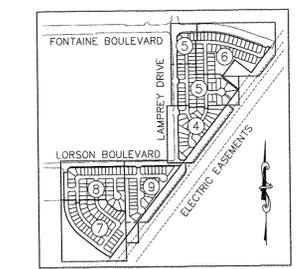
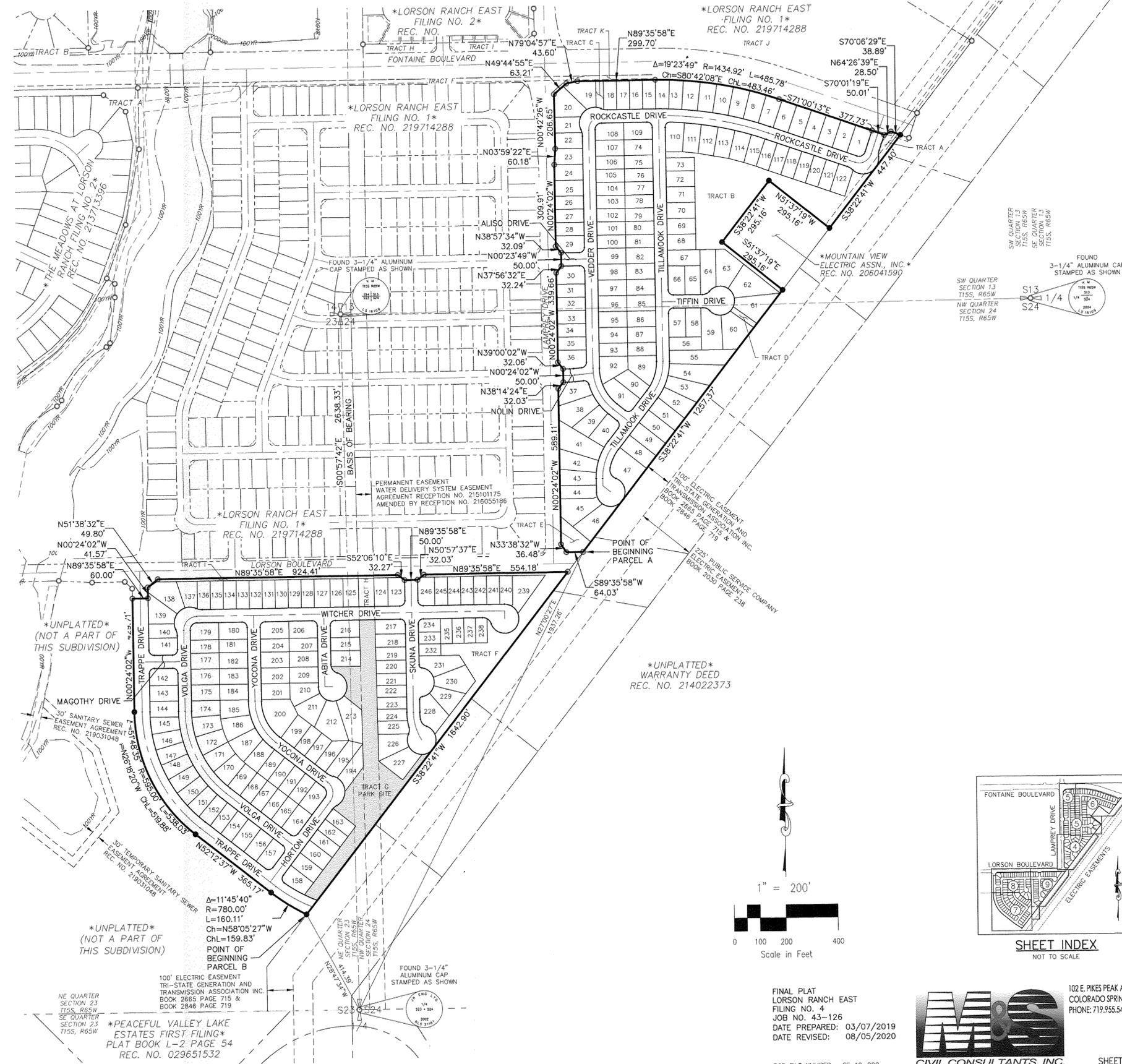
A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14583

LORSON RANCH EAST FILING NO. 4
TOTAL AREA = 2,546,995 S.F.
158.471 AC +/-

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- 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
- MATCHLINE
- *NOT A PART*



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FINAL PLAT
LORSON RANCH EAST
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JOB NO. 43-126
DATE PREPARED: 03/07/2019
DATE REVISED: 08/05/2020

PCD FILE NUMBER SF-19-008

SHEET 3 OF 9

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LORSON RANCH EAST FILING NO. 4

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

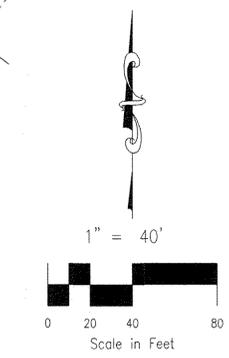
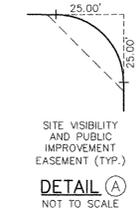
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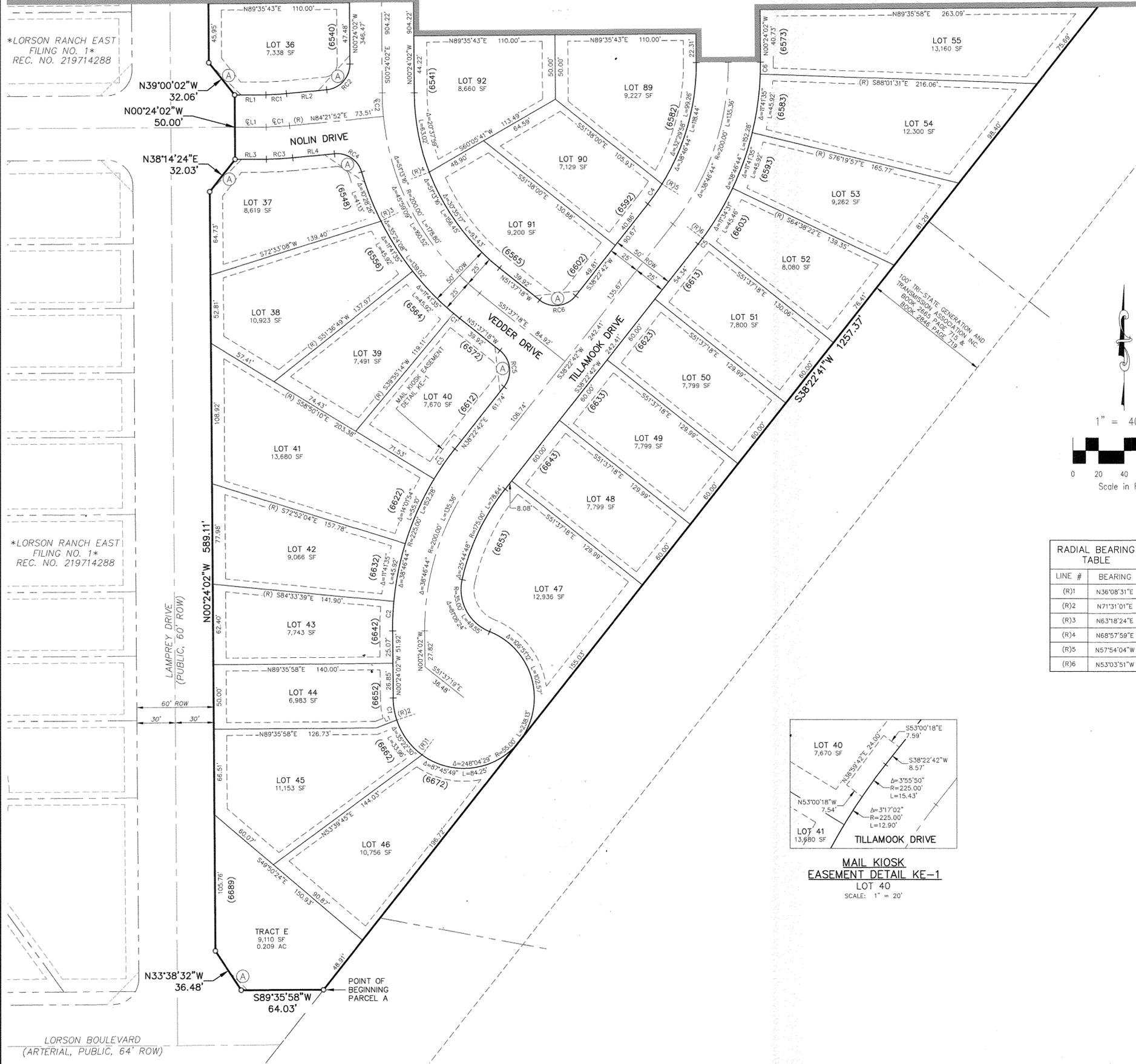
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- - - ADJACENT SUBDIVISION LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- MATCHLINE

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - SEE SHEET 5 OF 9



LINE #	BEARING
(R)1	N36°08'31"E
(R)2	N71°31'01"E
(R)3	N63°18'24"E
(R)4	N68°57'59"E
(R)5	N57°54'04"W
(R)6	N53°03'51"W

LINE #	DISTANCE	BEARING
CL1	24.38	N89°35'58"E

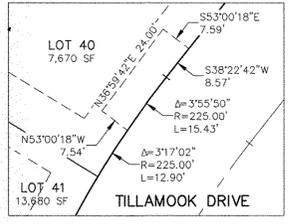
CURVE #	RADIUS	DELTA	LENGTH
CL1	200.00	5°14'07"	18.27
CL2	200.00	5°14'07"	18.27

LINE #	DISTANCE	BEARING
RL1	24.38	N89°35'58"E
RL2	31.61	N84°21'52"E
RL3	24.38	S89°35'58"W
RL4	32.68	S84°21'52"W

CURVE #	RADIUS	DELTA	LENGTH
RC1	175.00	5°14'07"	15.99
RC2	20.00	84°45'53"	29.59
RC3	225.00	5°14'07"	20.56
RC4	20.00	79°24'58"	27.72
RC5	20.00	90°00'00"	31.42
RC6	20.00	90°00'00"	31.42

LINE #	DISTANCE	BEARING
L1	17.10	S68°46'16"W

CURVE #	RADIUS	DELTA	LENGTH
C1	55.00	18°04'57"	17.36
C2	225.00	5°50'23"	22.93
C3	225.00	7°12'52"	28.33
C4	175.00	6°16'46"	19.18
C5	225.00	1°26'33"	5.66
C6	225.00	2°22'30"	9.33



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102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER SF-19-008

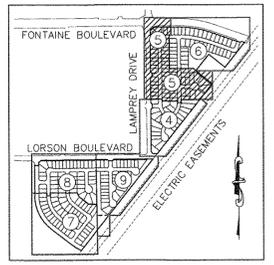
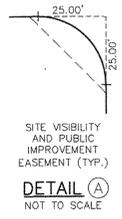
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LORSON RANCH EAST FILING NO. 4

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14583

- LEGEND:**
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 - (xxxx) ADDRESS
 - CH CHORD
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 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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RADIAL BEARING TABLE

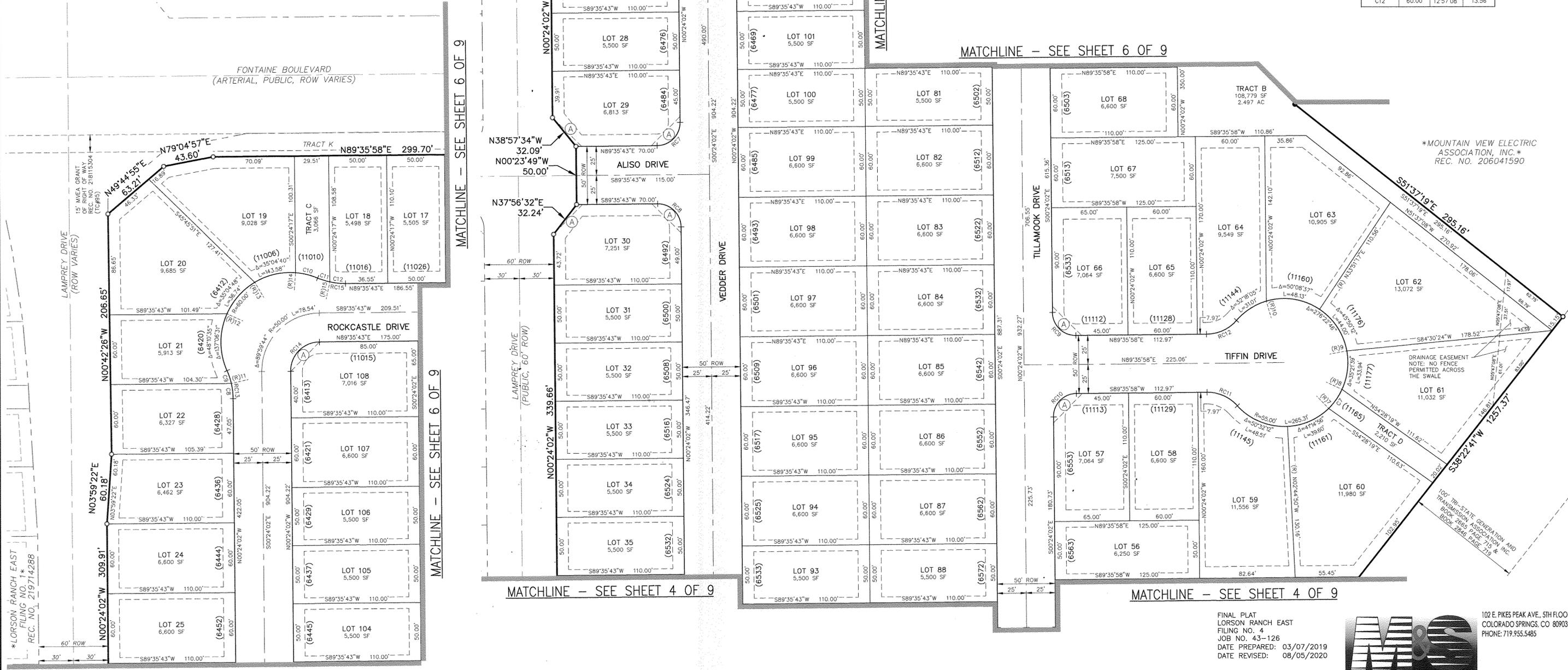
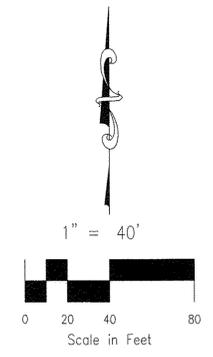
LINE #	BEARING
(R)7	S43°59'47"E
(R)8	S64°56'52"E
(R)9	N79°41'28"E
(R)10	N16°17'20"W
(R)11	S77°07'51"W
(R)12	S65°46'50"E
(R)13	S30°42'01"E
(R)14	S04°22'39"W
(R)15	N12°32'51"E

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC7	20.00	89°59'44"	31.41
RC8	20.00	90°00'16"	31.42
RC9	20.00	90°00'00"	31.42
RC10	20.00	90°00'00"	31.42
RC11	35.00	48°11'23"	29.44
RC12	35.00	48°11'23"	29.44
RC13	60.00	2°33'23"	24.67
RC14	25.00	89°59'44"	39.27
RC15	60.00	2°33'23"	24.67

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C7	55.00	20°57'05"	20.11
C8	60.00	12°28'07"	13.06
C9	60.00	11°05'16"	11.61
C10	60.00	18°46'27"	19.66
C11	60.00	10°36'15"	11.10
C12	60.00	12°37'08"	13.56



MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
REC. NO. 206041590

100' TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC.
BOOK 2645 PAGE 715-719

FINAL PLAT
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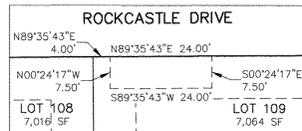
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LORSON RANCH EAST FILING NO. 4

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14583



MAIL KIOSK
EASEMENT DETAIL KE-2
LOT 109
SCALE: 1" = 20'

RADIAL BEARING TABLE	
LINE #	BEARING
(R)16	S00°03'28"W
(R)17	N40°50'15"E

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
QC3	1299.91	0°27'45"	10.49

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC16	20.00	90°00'16"	31.42
RC17	20.00	92°31'48"	32.30
RC18	60.00	2°35'15"	24.99
RC19	25.00	90°00'00"	39.27
RC20	60.00	2°35'15"	24.99

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C13	1274.91	0°11'48"	4.38
C14	60.00	2°01'27"	2.12
C15	60.00	43°14'50"	45.29

LEGEND:

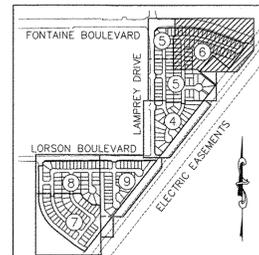
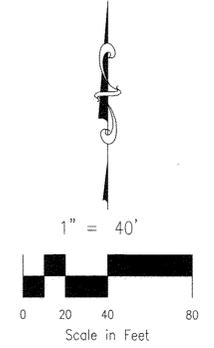
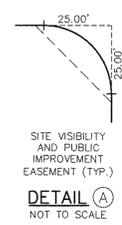
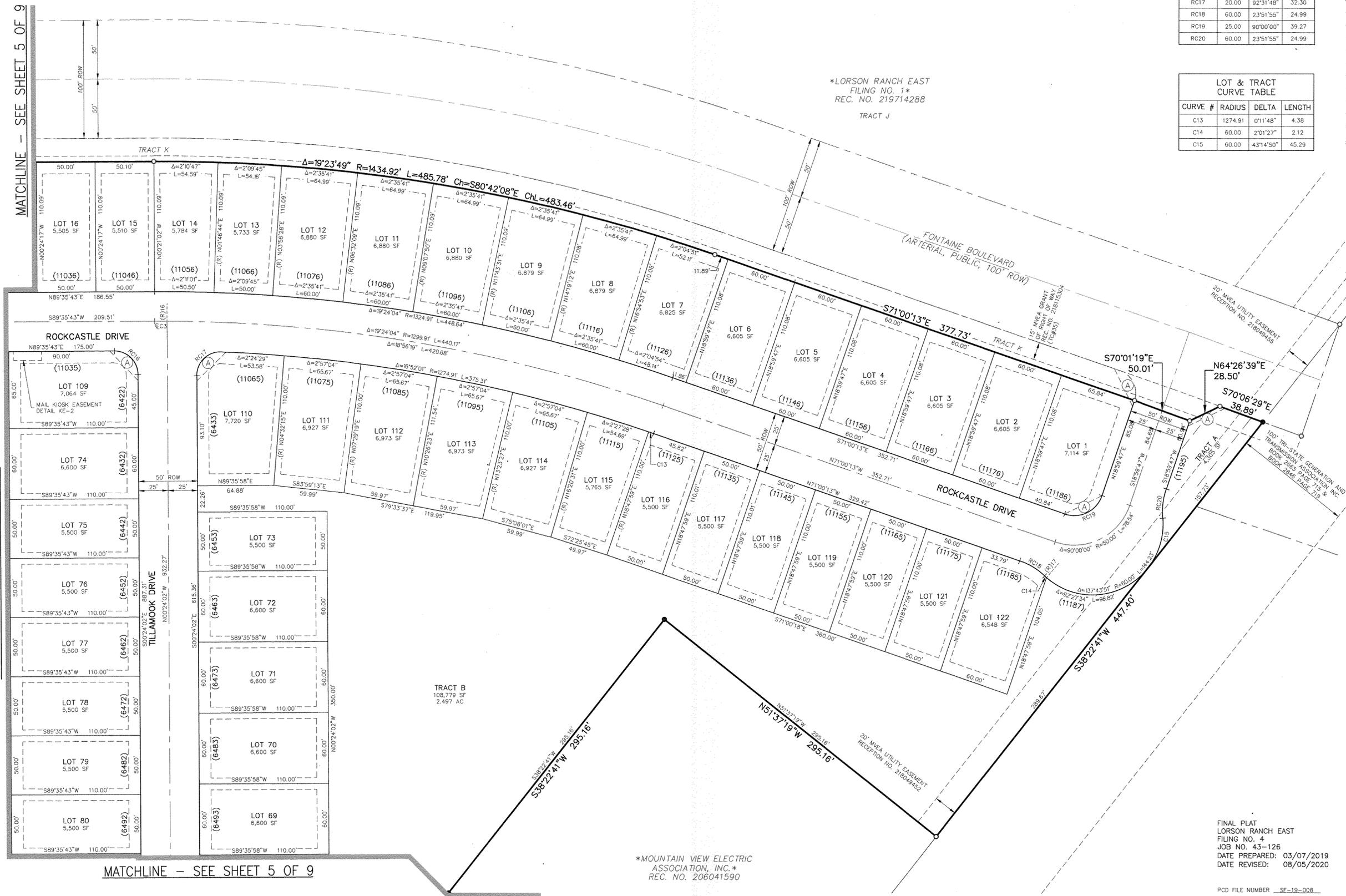
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
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 - - - EXISTING EASEMENT
 - MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - SEE SHEET 5 OF 9

*LORSON RANCH EAST
FILING NO. 1*
REC. NO. 219714288
TRACT J



*MOUNTAIN VIEW ELECTRIC
ASSOCIATION, INC.*
REC. NO. 206041590

FINAL PLAT
LORSON RANCH EAST
FILING NO. 4
JOB NO. 43-126
DATE PREPARED: 03/07/2019
DATE REVISED: 08/05/2020



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER SF-19-008

SHEET 6 OF 9

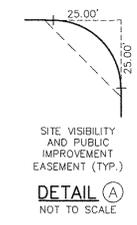
LORSON RANCH EAST FILING NO. 4

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14583

LEGEND:

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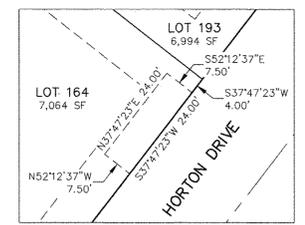


LINE #	BEARING
(R)18	N62°43'09"E
(R)19	N49°14'54"E
(R)20	S30°40'33"W
(R)21	N89°45'35"W
(R)22	S46°27'32"E

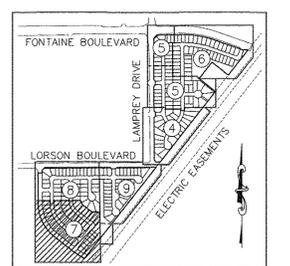
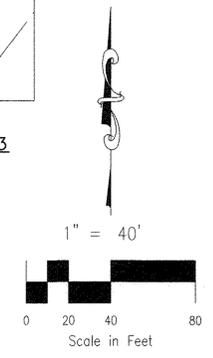
CURVE #	RADIUS	DELTA	LENGTH
RC21	20.00	91°56'25"	32.09
RC22	20.00	90°00'00"	31.42
RC23	20.00	90°00'00"	31.42
RC24	20.00	90°00'00"	31.42
RC25	60.00	23°33'23"	24.67
RC26	27.00	90°00'00"	42.41
RC27	60.00	23°33'23"	24.67

LINE #	DISTANCE	BEARING
L2	4.91	S00°24'02"E
L3	4.91	N00°24'02"E

CURVE #	RADIUS	DELTA	LENGTH
C16	535.00	2°15'34"	21.10
C17	425.00	2°50'41"	21.10
C18	375.00	3°42'43"	24.29
C19	265.00	3°42'43"	17.17
C20	265.00	6°58'18"	32.24
C21	265.00	2°06'14"	9.73
C22	375.00	1°57'46"	12.85
C23	425.00	3°17'59"	24.48
C24	60.00	5°45'05"	6.02
C25	60.00	17°48'18"	18.65
C26	60.00	16°26'34"	17.22



MAIL KIOSK EASEMENT DETAIL KE-3
LOTS 164 & 193
SCALE: 1" = 20'



SHEET INDEX
NOT TO SCALE

FINAL PLAT
LORSON RANCH EAST
FILING NO. 4
JOB NO. 43-126
DATE PREPARED: 03/07/2019
DATE REVISED: 08/05/2020



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER SF-19-008

SHEET 7 OF 9

MATCHLINE - SEE SHEET 8 OF 9

MATCHLINE - SEE SHEET 8 OF 9

MATCHLINE - SEE SHEET 9 OF 9

UNPLATTED
SCHEDULE NO.
55000-00-411

POINT OF BEGINNING PARCEL B
A=11°45'40" R=780.00' L=160.11'
L=160.00'
CH=N59°05'27"W
CHL=159.83'

LORSON RANCH EAST FILING NO. 4

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14583

LEGEND:

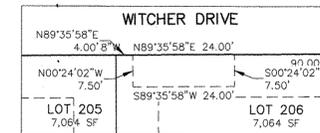
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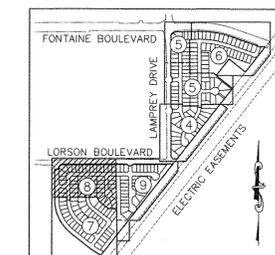
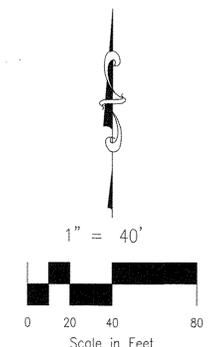


LINE #	BEARING
(R)23	N86°45'17"E
(R)24	N88°38'40"E
(R)25	N17°00'55"E
(R)26	N76°11'04"E
(R)27	N12°50'15"W
(R)28	N74°47'46"E



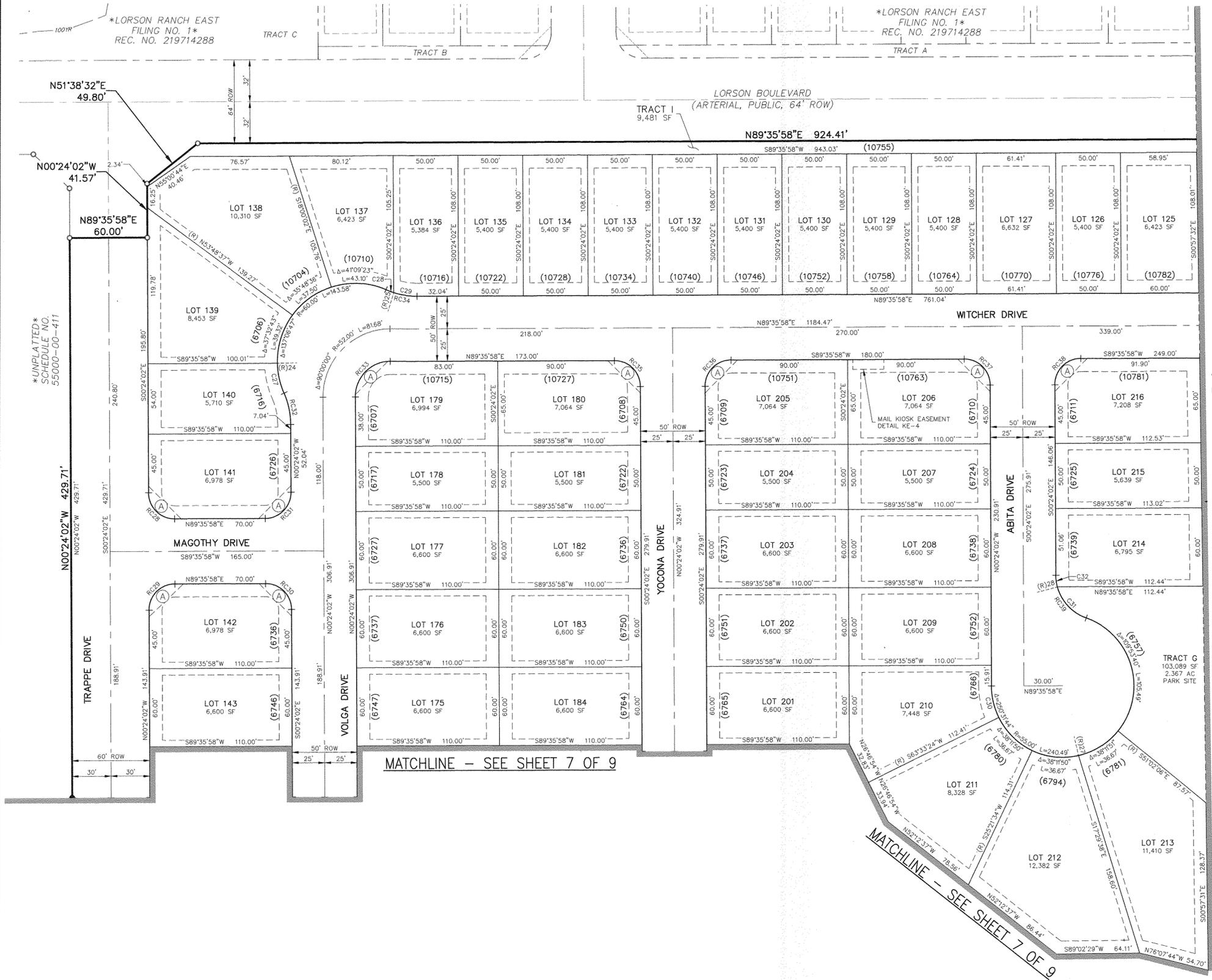
CURVE #	RADIUS	DELTA	LENGTH
RC28	20.00	90°00'00"	31.42
RC29	20.00	90°00'00"	31.42
RC30	20.00	90°00'00"	31.42
RC31	20.00	90°00'00"	31.42
RC32	60.00	23°33'23"	24.67
RC33	27.00	90°00'00"	42.41
RC34	60.00	23°33'23"	24.67
RC35	20.00	90°00'00"	31.42
RC36	20.00	90°00'00"	31.42
RC37	20.00	90°00'00"	31.42
RC38	20.00	90°00'00"	31.42
RC39	35.00	70°31'44"	43.08

CURVE #	RADIUS	DELTA	LENGTH
C27	60.00	22°36'05"	23.67
C28	60.00	6°08'26"	6.43
C29	60.00	17°24'57"	18.24
C30	55.00	26°02'33"	25.00
C31	35.00	55°43'32"	34.04
C32	35.00	14°48'12"	9.04



FINAL PLAT
LORSON RANCH EAST
FILING NO. 4
JOB NO. 43-126
DATE PREPARED: 03/07/2019
DATE REVISED: 08/05/2020

CIVIL CONSULTANTS, INC.
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465



MATCHLINE - SEE SHEET 9 OF 9

MATCHLINE - SEE SHEET 7 OF 9

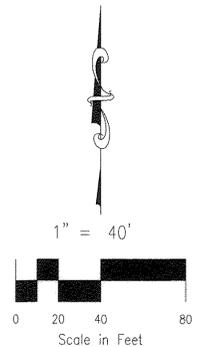
MATCHLINE - SEE SHEET 7 OF 9

LORSON RANCH EAST FILING NO. 4

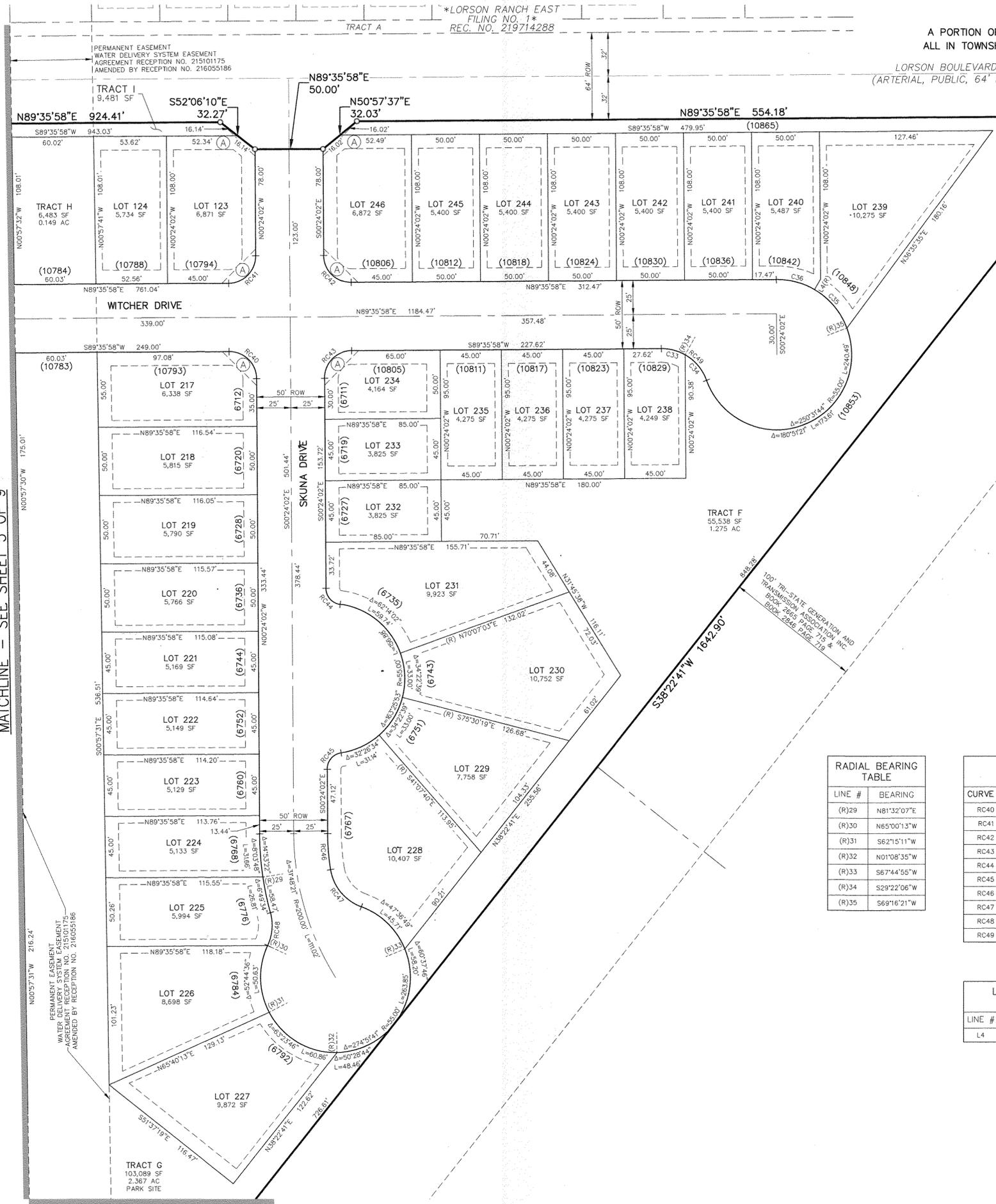
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MATCHLINE - SEE SHEET 5 OF 9



RADIAL BEARING TABLE

LINE #	BEARING
(R)29	N81°32'07"E
(R)30	N65°00'13"W
(R)31	S62°15'11"W
(R)32	N01°08'35"W
(R)33	S67°44'55"W
(R)34	S29°22'06"W
(R)35	S69°16'21"W

RIGHT-OF-WAY CURVE TABLE

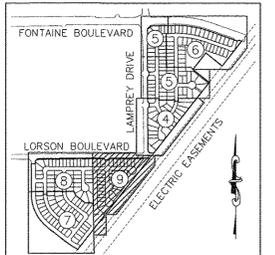
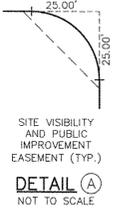
CURVE #	RADIUS	DELTA	LENGTH
RC40	20.00	90°00'00"	31.42
RC41	20.00	90°00'00"	31.42
RC42	20.00	90°00'00"	31.42
RC43	20.00	90°00'00"	31.42
RC44	12.00	81°42'57"	17.11
RC45	12.00	81°42'57"	17.11
RC46	175.00	8°40'47"	26.51
RC47	35.00	60°47'04"	37.13
RC48	35.00	40°17'11"	24.61
RC49	35.00	70°31'44"	43.08

LOT & TRACT LINE TABLE

LINE #	DISTANCE	BEARING
L4	8.90	N30°11'54"E

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C33	35.00	29°46'10"	18.19
C34	35.00	40°45'37"	24.90
C35	55.00	39°04'27"	37.51
C36	55.00	30°35'56"	29.37



FINAL PLAT
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