

Chuck Broerman
12/20/2021 10:35:42 AM
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El Paso County, CO



Pages 10
221714880

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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10

Reception Fee	Number of Pages	File Number
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Hills at Lorson Ranch Filing No. 1
Name of Plat

Lorson LLC, nominee
Owner's Name

Lorson Conservation Invest 2, LLLP

Subdivision

Condominium

THE HILLS AT LORSON RANCH FILING NO. 1
 A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 EL PASO COUNTY, COLORADO

14880

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, L.L.P., A COLORADO LIMITED LIABILITY PARTNERSHIP, LOVE IN ACTION, A COLORADO NON-PROFIT 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 SOUTH HALF OF SECTION 13 AND THE NORTH HALF OF SECTION 24, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGAINING AT THE SOUTHEAST CORNER OF LORSON RANCH EAST FILING NO. 1, 7 AS RECORDED UNDER RECEPTION NO. 218714283 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N89°24'14"E ALONG THE EASTERN Y-LINE THEREOF AND ITS NORTHERLY EXTENSION SAID LINE BEING THE NORTHEASTERLY LINE OF THAT 800 FOOT TRISTATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT DESCRIBED IN BOOK 2866 PAGE 715 OF THE EL PASO COUNTY RECORDS, 1362.82 FEET TO THE SOUTHERLY CORNER OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) SUBSTATION AS RECORDED UNDER RECEPTION NO. 206841590;

THENCE CONTINUING N89°22'41"E ALONG THE SOUTHEASTERLY LINE OF SAID MVEA SUBSTATION, 265.16 FEET;

THENCE N89°22'41"E A DISTANCE OF 447.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS PLATTED IN LORSON RANCH EAST FILING NO. 1;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- (1) THENCE S70°06'29"E, A DISTANCE OF 34.96 FEET;
- (2) THENCE N18°59'47"E, A DISTANCE OF 99.98 FEET;
- (3) THENCE N89°22'35"E, A DISTANCE OF 0.03 FEET TO THE SOUTHWEST CORNER OF TRACT J, LORSON RANCH EAST FILING NO. 1;

THENCE ALONG THE LINES OF SAID TRACT J THE FOLLOWING FOUR (4) COURSES:

- (1) THENCE N89°22'35"E, ALONG THE EASTERLY LINE THEREOF, 345.15 FEET;
- (2) THENCE N89°24'10"W, A DISTANCE OF 314.29 FEET;
- (3) THENCE N42°51'31"W, A DISTANCE OF 336.42 FEET;
- (4) THENCE N0°00'00"E, A DISTANCE OF 440.98 FEET TO THE SOUTH LINE OF LORSON RANCH EAST FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING SIX (6) COURSES:

- (1) THENCE N87°28'51"E, A DISTANCE OF 11.82 FEET;
- (2) THENCE S04°41' FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 23°53'32", THE CHORD OF 302.21 FEET BEARS N75°30'05"E;
- (3) THENCE N88°33'19"E, A DISTANCE OF 184.38 FEET;
- (4) THENCE N87°51'09"E, A DISTANCE OF 113.39 FEET;
- (5) THENCE N89°49'40"E, A DISTANCE OF 232.85 FEET;
- (6) THENCE S89°89'88" FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 9°39'47", THE CHORD OF 89.78 FEET BEARS N27°59'47"W;

THENCE S87°42'38"E, A DISTANCE OF 30.85 FEET;

THENCE S25°54'14"E, A DISTANCE OF 56.00 FEET;

THENCE S07°28'97"W, A DISTANCE OF 33.43 FEET;

THENCE S21.93 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 22°59'49", THE CHORD OF 212.50 FEET BEARS S40°31'27"E;

THENCE S82°01'21"E, A DISTANCE OF 234.47 FEET TO THE NORTHEASTERLY LINE OF FONTAINE BOULEVARD TRISTATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT;

THENCE S89°22'41"W, ALONG SAID NORTHEASTERLY LINE, 2.00 FEET;

THENCE S87°12'12"E, A DISTANCE OF 186.94 FEET;

THENCE S21.07 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.57 FEET BEARS S69°14'52"E;

THENCE S84°28'23"E, A DISTANCE OF 122.30 FEET;

THENCE N78°32'42"E, A DISTANCE OF 33.27 FEET;

THENCE S84°28'23"E, A DISTANCE OF 80.00 FEET;

THENCE S27°31'10"E, A DISTANCE OF 33.27 FEET;

THENCE S84°28'23"E, A DISTANCE OF 56.25 FEET;

THENCE S84°28'23"E, A DISTANCE OF 56.25 FEET;

THENCE N41°30' FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.07 FEET BEARS S81°02'31"E;

THENCE S89°37'19"E, A DISTANCE OF 94.80 FEET;

THENCE N89°24'14"E, A DISTANCE OF 33.94 FEET;

THENCE S89°37'19"E, A DISTANCE OF 62.00 FEET;

THENCE S89°22'41"W, A DISTANCE OF 159.73 FEET;

THENCE S26°56' FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 889.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS S29°32'04"W;

THENCE S23°41'29"E, A DISTANCE OF 29.39 FEET;

THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;

THENCE S81°35'11"W, A DISTANCE OF 30.06 FEET;

THENCE S18°59'47"W, A DISTANCE OF 667.87 FEET;

THENCE S28°01'31"E, A DISTANCE OF 36.77 FEET;

THENCE S18°59'47"W, A DISTANCE OF 63.91 FEET;

THENCE S89°59'47"W, A DISTANCE OF 25.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 119.41 FEET;

THENCE S23°17'09"W, A DISTANCE OF 106.87 FEET;

THENCE S18°59'47"W, A DISTANCE OF 307.87 FEET;

THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;

THENCE S81°45'15"W, A DISTANCE OF 29.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;

THENCE S81°45'15"W, A DISTANCE OF 29.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 134.57 FEET;

THENCE S27.93 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS S20°44'22"W;

THENCE S23°28'57"W, A DISTANCE OF 348.88 FEET;

THENCE S02.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'16", THE CHORD OF 90.61 FEET BEARS S26°35'39"W;

LEGAL DESCRIPTION (CONT.)

THENCE S30°42'15"W, A DISTANCE OF 26.72 FEET;

THENCE S13°07'56"E, A DISTANCE OF 27.70 FEET;

THENCE S33°01'53"W, A DISTANCE OF 64.00 FEET;

THENCE N89°38'07"W, A DISTANCE OF 9.29 FEET;

THENCE S178°22' FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 368.93 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.91 FEET BEARS N67°31'03"W;

THENCE N67°31'03"W, A DISTANCE OF 789.95 FEET;

THENCE S73°54'03"W, A DISTANCE OF 32.01 FEET;

THENCE N67°31'03"W, A DISTANCE OF 50.00 FEET;

THENCE N28°50'34"W, A DISTANCE OF 32.01 FEET;

THENCE N67°31'03"W, A DISTANCE OF 283.79 FEET;

THENCE S26°56' FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 688.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS N18°59'32"W;

THENCE S89°35'39"W, A DISTANCE OF 480.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 5,366,259 S.F. (123.189 ACRES) MORE OR LESS.

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT UTILITY AND DRAINAGE EASEMENT. ALL ROADWAYS ARE HEREBY PLATTED WITH A FIVE (5) FOOT UTILITY AND DRAINAGE EASEMENT. ALL LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC IMPROVEMENT, PUBLIC UTILITY, AND DRAINAGE EASEMENT. 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 AND OTHER EASEMENTS OF INTERESTS TO THE PUBLIC AFFECTING ANY OF THE PLATTED FORCE AND EFFECT. HEREOF SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT. HEREOF SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT. HEREOF SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL OBLIGATIONS.

FLOOD PLAN CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08641C0976G DATED DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE HILLS 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 SHALL BE MAINTAINED AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS 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 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. WAGHEATCH AVENUE
 SUITE 301
 COLORADO SPRINGS, CO 80903
 PHONE: (719) 555-3244
 FAX: (719) 555-3244

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

ATTEST: *Chadwick McManus*

SECRETARY/TREASURER

STATE OF COLORADO)
 COUNTY OF EL PASO) ss

ACKNOWLEDGED BEFORE ME THIS 8th DAY OF December, 2021, A.D. BY JEFF MARK, PRESIDENT FOR LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 01-12-2025

NOTARY PUBLIC: *Chadwick McManus*

CHASITY MCMORROW
 Notary Public
 My Commission Expires 01-12-2025
 My Commission Number: 01327033

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE HILLS AT LORSON RANCH FILING NO. 2". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS SHALL BE MAINTAINED AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS 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 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. WAGHEATCH AVENUE
 SUITE 301
 COLORADO SPRINGS, CO 80903
 PHONE: (719) 555-3244
 FAX: (719) 555-3244

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

ATTEST: *Chadwick McManus*

SECRETARY/TREASURER

STATE OF COLORADO)
 COUNTY OF EL PASO) ss

ACKNOWLEDGED BEFORE ME THIS 8th DAY OF December, 2021, A.D. BY JEFF MARK, AUTHORIZED SIGNER FOR LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 01-12-2025

NOTARY PUBLIC: *Chadwick McManus*

CHASITY MCMORROW
 Notary Public
 My Commission Expires 01-12-2025
 My Commission Number: 01327033

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE HILLS 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 SHALL BE MAINTAINED AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS 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 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. WAGHEATCH AVENUE
 SUITE 301
 COLORADO SPRINGS, CO 80903
 PHONE: (719) 282-8821

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

ATTEST: *Chadwick McManus*

SECRETARY/TREASURER

STATE OF COLORADO)
 COUNTY OF EL PASO) ss

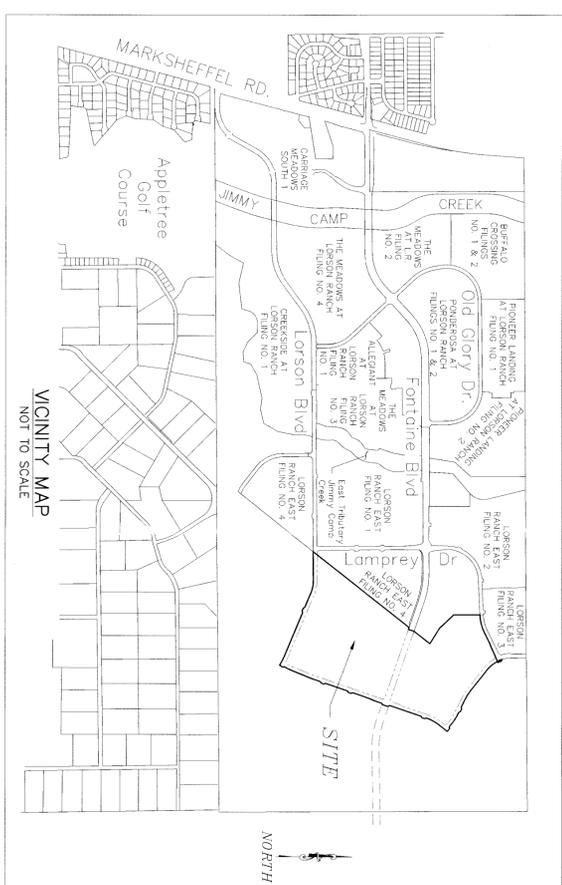
ACKNOWLEDGED BEFORE ME THIS 8th DAY OF December, 2021, A.D. BY JEFF MARK, PRESIDENT FOR TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 01-12-2025

NOTARY PUBLIC: *Chadwick McManus*

CHASITY MCMORROW
 Notary Public
 My Commission Expires 01-12-2025
 My Commission Number: 01327033



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "THE HILLS 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 15th DAY OF December, 2021, 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 DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Chadwick McManus



CLERK AND RECORDS CERTIFICATE:

HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 10:35 O'CLOCK A.M. THIS 20th DAY OF December, 2021, A.D. AND IS DUPLY RECORDED UNDER RECEPTION NUMBER 2-21-114880 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROEMMAN, RECORDER

BY: *Chadwick McManus* SURCHARGE \$ 3-

DEPUTY

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, AND I FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE (SEE SHEET 2) ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT APPROVAL IS GRANTED FOR THIS PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1".

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

STATE OF COLORADO)
 COUNTY OF EL PASO) ss

ACKNOWLEDGED BEFORE ME THIS 8th DAY OF December, 2021, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1.

WITNESS BY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 01-12-2025

NOTARY PUBLIC: *Chadwick McManus*

CHASITY MCMORROW
 Notary Public
 My Commission Expires 01-12-2025
 My Commission Number: 01327033

SURVEYORS CERTIFICATE

VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRILY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE SEPTEMBER 23, 2021 BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING WITH THE COLORADO SURVEYORS ASSOCIATION. 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 8th DAY OF December, 2021.

VERNON P. TAYLOR
 COLORADO PLS NO. 25888, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
 10101 W. WOODS BLVD., SUITE 100
 COLORADO SPRINGS, COLORADO 80903



SUMMARY:

5-14 LOTS	54.162 ACRES	43.97%
12 TRACTS	38.104 ACRES	30.94%
RIGHTS-OF-WAY	30.903 ACRES	25.05%
TOTAL	123.169 ACRES	100.00%

FEES:

DRAINAGE FEE: \$ 871,278.00 *paid*

JIMMY CAMP CREEK SURVEY FEE: \$ 321,359.00 *paid*

BRIDGE FEE: \$

SCHOOL FEE: \$ 40,748.00 (CREDITS) *paid*

REGIONAL PARK FEE: \$ 236,440.00 *paid*

URBAN PARK FEE: \$ 149,060.00 (CREDITS) *paid*

AS RECORDED AT RECEPTION NO. 219042170

FINAL PLAT THE HILLS AT LORSON RANCH JOB NO. 10-0-091 DATE PREPARED: 01/18/2021 DATE REVISION: 12/07/2021 ISSUED FOR ANYLAR

PCD FILE NUMBER: SE-21-010

CIVIL CONSULTANTS, INC. SHEET 1 OF 10



THE HILLS AT LORSON RANCH FILING NO. 1
A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

14880

GENERAL PLAT NOTES:

- 1. BASIS OF BEARING: A PORTION OF THE EASTERLY BOUNDARY LINE OF LORSON RANCH (EAST FILING NO. 4) AS RECORDED UNDER RECEPTION NO. 220714689 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHWEST BY A 5' REBAR AND 1.25" INCH ORANGE PLASTIC CAP STAMPED "MS CIVIL PLS 28669 AND AT THE NORTHEAST WITH A NO. 5 REBAR AND 2" INCH ALUMINUM CAP STAMPED "LS 29413". SAID LINE IS ASSUMED TO BEAR N89°22'41"E A DISTANCE OF 1,352.92 FEET. THE UNIT OF MEASUREMENT IS THE U.S. SURVEY FOOT.
- 2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C09786 EFFECTIVE DATE DECEMBER 1, 2016, HAS BEEN EXAMINED AND IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 1, 2021 AT 7:30AM, FILE NO. 213131 UTC, AMENDMENT NO. 3 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- III. (TC#9) 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.
- II. (TC#10) 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.
- I. (TC#11) THE PROPERTY MAY BE SUBJECT TO AN EASEMENT 225 FEET WIDE FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION AND MAINTENANCE OF EQUIPMENT FOR THE TRANSMISSION OF ELECTRICITY, GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY THE INSTRUMENT RECORDED AUGUST 28, 1964 IN BOOK 2030 AT PAGE 238.
- IV. (TC#12) THE PROPERTY MAY BE SUBJECT TO AN EASEMENT AND RIGHT OF WAY 100 FEET WIDE, CONVEYED TO THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED, A COLORADO CORPORATION, BY INSTRUMENT RECORDED APRIL 01, 1974 IN BOOK 2686 AT PAGE 715. THE EASEMENT RIGHTS WERE ASSIGNED TO TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC. BY INSTRUMENT RECORDED JULY 27, 1978 IN BOOK 2846 AT PAGE 19.
- V. (TC#13) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN BY REASON OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED OCTOBER 23, 1988 IN BOOK 6589 AT PAGE 1049, JULY 31, 2013 AT RECEPTION NO. 213908679 AND NOVEMBER 20, 2019 AT RECEPTION NO. 219140893.
- VI. (TC#14) 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, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED APRIL 6, 2004 AT RECEPTION NO. 204655944.
- VII. (TC#15) 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. 205128825. RESOLUTION NO. 05-336, APPROVING DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 204163648. 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. 207095233.
- VIII. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-598 REGARDING APPROVAL OF THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICTS NOS. 1 THROUGH 7, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 204163648. 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. 207095233.
- IX. (TC#17) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 3, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197513 AND ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209874, APRIL 15, 2005 AT RECEPTION NO. 205654573 AND APRIL 21, 2005 AT RECEPTION NO. 205656118. ANNUAL REPORT AND DISCLOSURE FORM FOR LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116889. RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- X. (TC#18) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 4, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197514 AND ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209875, APRIL 15, 2005 AT RECEPTION NO. 205654571 AND APRIL 21, 2005 AT RECEPTION NO. 205656117. SEPTEMBER 11, 2017 AT RECEPTION NO. 217109166 AND JUNE 17, 2019 AT RECEPTION NO. 219986681. ANNUAL REPORT AND DISCLOSURE FORM FOR LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116889. RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.

GENERAL PLAT NOTES: (CONT.)

- XI. (TC#19) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 5, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197515 AND ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209876, APRIL 15, 2005 AT RECEPTION NO. 205654573 AND APRIL 21, 2005 AT RECEPTION NO. 205656118. ANNUAL REPORT AND DISCLOSURE FORM FOR LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116889. RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- XII. (TC#20) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 6, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197516 AND ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209877, APRIL 15, 2005 AT RECEPTION NO. 205654572 AND APRIL 21, 2005 AT RECEPTION NO. 205656119. ANNUAL REPORT AND DISCLOSURE FORM FOR LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116889. RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075. GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
- XIII. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION AND SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NO. 206078708.
- XIV. (TC#22) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAP RECORDED MAY 9, 2006 AT RECEPTION NO. 209053127 AND RECORDED DECEMBER 28, 2006 AT RECEPTION NO. 209187069.
- XV. (TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 06-028 REGARDING ZONING RECORDED ON MARCH 1, 2007 AT RECEPTION NO. 207028942.
- XVI. (TC#24) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITATION SEWER EASEMENT AGREEMENT GRANTED TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067533, RELEASED 2/20/2009/930.
- XVII. (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 08-526 REGARDING ZONING RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208192452.
- XVIII. (TC#26) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MAY 22, 2010 AT RECEPTION NO. 210263631 AND RENEWED APRIL 20, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94, APPROVING DEVELOPMENT AGREEMENT NO. 2 BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176.
- XIX. (TC#27) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN FOURTH AMENDED DEVELOPMENT AGREEMENT, LORSON RANCH BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 6, 2012 AT RECEPTION NO. 212904076.
- XX. (TC#28) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-186, APPROVING THE FOURTH AMENDED DEVELOPMENT AGREEMENT, LORSON RANCH BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 6, 2012 AT RECEPTION NO. 212904076.
- XXI. (TC#29) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-382, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, ADOPTING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 212904076.
- XXII. (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN FIFTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH, RECORDED JANUARY 28, 2014 AT RECEPTION NO. 214007624.
- XXIII. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SIXTH AMENDED DEVELOPMENT AGREEMENT, LORSON RANCH, AS SET FORTH IN EXHIBIT A TO RESOLUTION NO. 15-091 APPROVING THE SIXTH AMENDED DEVELOPMENT AGREEMENT FOR LORSON RANCH, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED MARCH 4, 2015 AT RECEPTION NO. 2150230531.
- XXIV. (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER DELIVERY SYSTEM EASEMENT AGREEMENT GRANTED TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED SEPTEMBER 16, 2015 AT RECEPTION NO. 215101175.

GENERAL PLAT NOTES: (CONT.)

- XXV. (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN AMENDED RULE AND ORDER RECORDED MAY 23, 2016 AT RECEPTION NO. 216055186.
- XXVI. (TC#34) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113013. RESOLUTION NO. 16-307, APPROVING AN AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216096697 AND RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.
- XXVII. (TC#35) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF THE LORSON RANCH EAST PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 218018251, RESOLUTION NO. 18-038 REGARDING APPROVAL OF THE LORSON RANCH EAST MAP AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN (PUDSP-16-003) BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JANUARY 24, 2018 AT RECEPTION NO. 218039074.
- XXVIII. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT AGREEMENT GRANTED TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED MARCH 6, 2018 AT RECEPTION NO. 218028111.
- XXIX. (TC#37) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT AGREEMENT GRANTED TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED MARCH 6, 2018 AT RECEPTION NO. 218028111.
- XXX. (TC#38) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT AGREEMENT GRANTED TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED MARCH 6, 2018 AT RECEPTION NO. 218028113.
- XXXI. (TC#39) 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. 218049430.
- XXXII. (TC#40) 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. 218049431.
- XXXIII. (TC#41) 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. 218049433.
- XXXIV. (TC#42) 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. 218049433.
- XXXV. (TC#43) 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 JUNE 25, 2019 AT RECEPTION NO. 219070477.
- XXXVI. (TC#44) 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 JUNE 25, 2019 AT RECEPTION NO. 219070480.
- XXXVII. (TC#45) 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 JUNE 25, 2019 AT RECEPTION NO. 219070481.
- XXXVIII. (TC#46) 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 JUNE 25, 2019 AT RECEPTION NO. 219070485.
- XXXIX. (TC#47) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-171, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVING A CREDIT FOR LORSON RANCH LLC FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK (FPO2000) BASIN RECORDED JANUARY 14, 2020 AT RECEPTION NO. 220060904.
- XL. (TC#48) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RULES AND REGULATIONS GOVERNING THE EMPLOYMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF LORSON RANCH, NOT RECORDED, BUT HEREBY KNOWN AS DOCUMENT NO. LORSONMMTRO.
- XLI. (TC#49) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN FIFTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH, RECORDED JANUARY 28, 2014 AT RECEPTION NO. 214007624.
- XLII. (TC#50) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN PRACTICE MAINTENANCE AGREEMENT, RECORDED SEPTEMBER 10, 2020 AT RECEPTION NO. 220140916.
- XLIII. (TC#51) 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, RECORDED SEPTEMBER 10, 2020 AT RECEPTION NO. 220140916.
- XLIV. (TC#52) 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, RECORDED DECEMBER 28, 2020 AT RECEPTION NO. 220211869.

GENERAL PLAT NOTES: (CONT.)

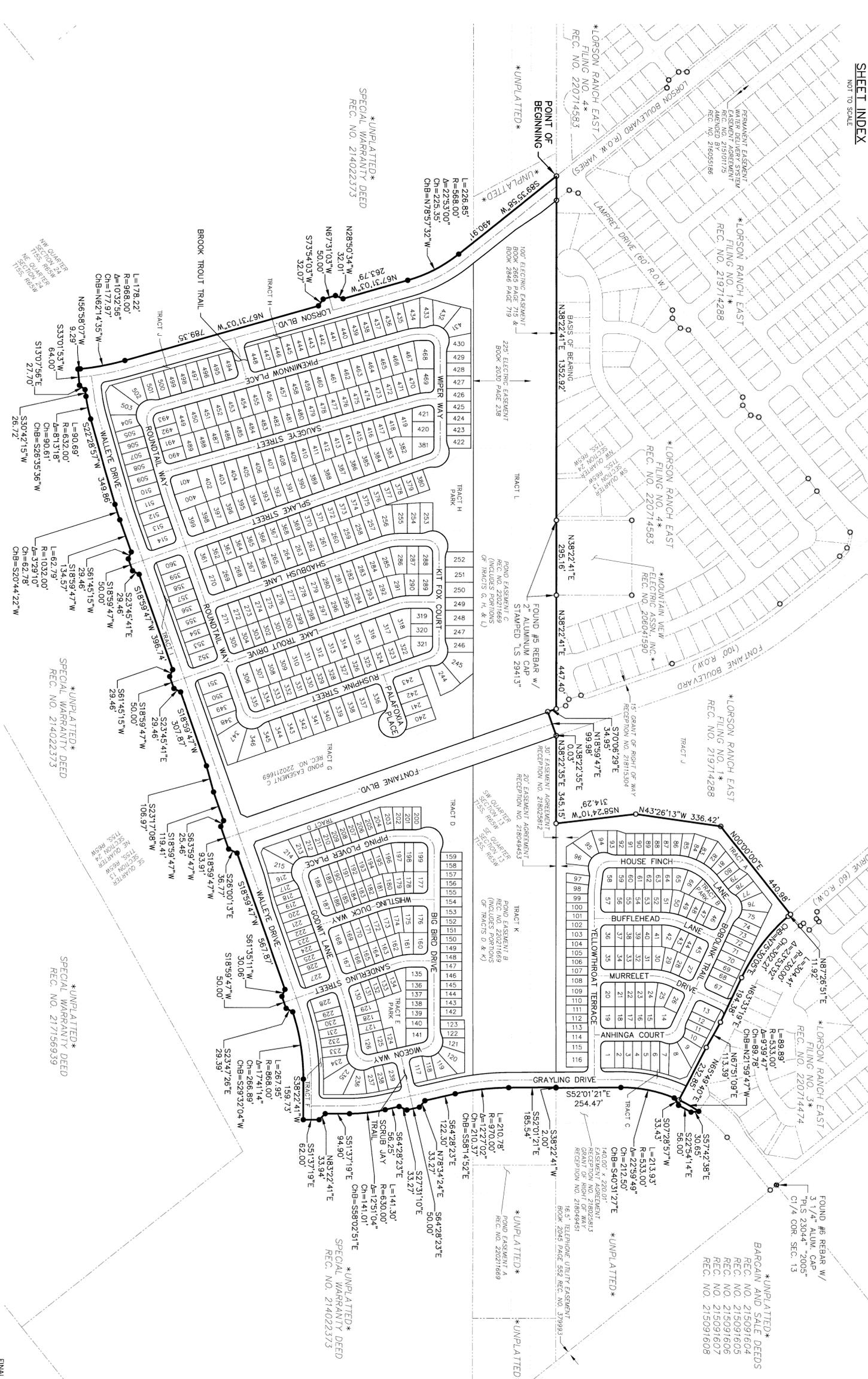
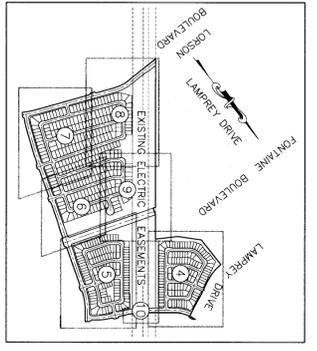
- XLV. (TC#53) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE HILLS AT LORSON RANCH PLANNED DEVELOPMENT AND PRELIMINARY PLAN RECORDED DECEMBER 28, 2020 AT RECEPTION NO. 220211870. AMENDED HILLS AT LORSON RANCH DIMENSIONAL STANDARDS & GUIDELINES RECORDED JULY 23, 2021 AT RECEPTION NO. 221140972.
- XLVI. (TC#54) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 21-300, RECORDED AUGUST 3, 2021 AT RECEPTION NO. 221142788.
- XLVII. (TC#55) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RECORD OF ADMINISTRATIVE ACTION RECORDED AUGUST 17, 2021 AT RECEPTION NO. 221163017.
- 1. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO 221163017.
- 2. UNDERGROUND MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
- 3. 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, DRAINAGE REPORT, WATER RESOURCES REPORT, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
- 4. ALL DEVELOPMENT WITHIN THE HILLS AT LORSON RANCH FILING NO. 1 SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 220211870. OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS. **12/14/2021 2:11:14 PM**
- 5. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR WATER/STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPED E RUNOFF FROM REACHING DRAINAGE SWALES.
- 6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 7. SIGHT TRIANGULATION BULL ARBAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
- 8. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- 9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 10. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS.
- 11. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNLESS THE BATTER REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT UNDER RECEPTION NUMBER **22 12 300 041** IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, OTHER COLLATERALS 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.
- 12. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 13. RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HILLS AT LORSON RANCH FILING NO. 1, HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. **22 12 300 045** 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. 220211869.
- 16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. 220211870.
- 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.

GENERAL PLAT NOTES: (CONT.)

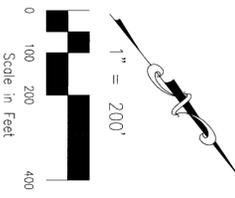
- 18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS: A DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128825 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205134973 AS CORRECTED - RECEPTION NO. 208132869.
- B DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025693; REC-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. 212904070.
- E DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007824.
- F DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091-6 3/20/15
- G SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
- 20. PURSUANT TO RESOLUTION NO. 21-300, 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 221472288, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF THE HILLS AT LORSON RANCH FILING NO. 1 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 GEOLOGY AND SOILS STUDY, THE HILLS AT LORSON RANCH, EL PASO COUNTY, COLORADO, (RMS - ROCKY MOUNTAIN GROUP INC. MAY 22, 2020, JOB NO. 159922) IS HELD IN THE HILLS AT LORSON RANCH COMBINED PRELIMINARY PLAN FILE (PUDSP-20-003) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGICAL HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT THERE, NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE PRESENT, AND INCLUDE: EXPANSIVE SOILS AND BEHCO, METROCOMPACTIVE SOIL/FULTS, SENSITIV, RACON, EROSION, STEEP SLOPES, AND HILL SOILS. THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA, AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.
- 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. **220211870**
- 23. ALL TRACTS ADJACENT TO LORSON BOULEVARD AND FONTAINE BOULEVARD (TRACTS D, G, H, J, K, AND L) ARE RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS TO THESE ROADS. THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 SHALL 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 AGENTS(S) OR ASSIGNEE(S) MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THESE TRACTS AT ANY TIME AT THE COUNTY'S SOLE DISCRETION. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY LORSON RANCH METROPOLITAN DISTRICT NO. 1 UNDER A LANDSCAPE LICENSE AGREEMENT ALLOWING MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHTS-OF-WAY WITHIN THE HILLS AT LORSON RANCH FILING NO. 1.
- 24. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
- 25. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
- 26. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
- 27. THE PROPERTY IS SUBJECT TO AN URBAN PARK AGREEMENT BETWEEN LORSON METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY.
- 28. Pikes Peak Regional Building Enumerations Approval Provided by Email DATED DECEMBER 7, 2021 AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER **22 12 300 046**.

THE HILLS AT LORSON RANCH FILING NO. 1
 A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 EL PASO COUNTY, COLORADO

14880
 THE HILLS AT LORSON RANCH FILING NO. 1
 TOTAL AREA = 5,365,289 S.F.
 123.169 AC +/-



TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	2.464	LRMD/LRMD	DRAINAGE/SIGMAE/PUBLIC IMPROVEMENTS/SPACE/TRAIL
B	0.176	LRMD/LRMD	DRAINAGE/SIGMAE/PUBLIC IMPROVEMENTS/SPACE/TRAIL/POCKET PARK
C	0.237	LRMD/LRMD	DRAINAGE/SIGMAE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
D	3.052	LRMD/LRMD	DRAINAGE/DETENTION/SIGMAE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
E	0.460	LRMD/LRMD	DRAINAGE/SIGMAE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/POCKET PARK
F	0.253	LRMD/LRMD	DRAINAGE/SIGMAE/PUBLIC IMPROVEMENTS/SPACE/TRAIL
G	4.734	LRMD/LRMD	DRAINAGE/SIGMAE/PUBLIC IMPROVEMENTS/SPACE/TRAIL/POCKET PARK
H	2.286	LRMD/LRMD	DRAINAGE/DETENTION/SIGMAE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
I	0.148	LRMD/LRMD	DRAINAGE/SIGMAE/PUBLIC IMPROVEMENTS/SPACE/TRAIL
J	0.419	LRMD/LRMD	DRAINAGE/SIGMAE/PUBLIC IMPROVEMENTS/SPACE/TRAIL
K	9.447	LRMD/LRMD	DRAINAGE/DETENTION/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/POCKET PARK
L	14.448	LRMD/LRMD	DRAINAGE/DETENTION/PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/POCKET PARK
TOTAL	38.104		



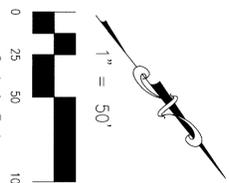
LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (XXX) ADDRESS
- CH CHORD LENGTH
- CHB CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S O&L PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE.
- FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S O&L PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE.
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE

NOT A PART
 PARTS INDICATED WITH ASTERISK ** ARE NOT A PART OF THIS SUBDIVISION. PRIVATE DETENTION, P&S, STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211699

SEE SHEET 9 OF 10

LINE #	BEARING	RADIAL BEARING
(R1)	N63°00'00"W	
(R2)	N45°53'47"E	
(R3)	N45°04'37"W	
(R4)	N17°59'51"E	
(R5)	S49°04'40"W	
(R6)	S11°45'25"E	
(R7)	N17°56'47"E	
(R8)	N87°14'47"E	
(R9)	N37°06'38"E	
(R10)	S37°08'47"E	
(R11)	N45°27'29"W	



THE HILLS AT LORSON RANCH FILING NO. 1
 A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 EL PASO COUNTY, COLORADO

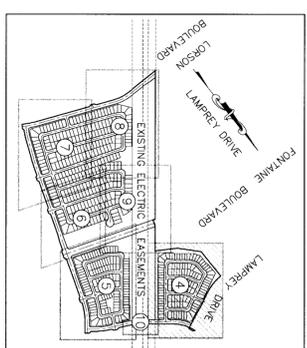
14880

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C-1.5	20.00	1428.39"	5.05
C-1	20.00	7531.21"	26.36
C-2	20.00	7531.21"	26.36
C-3	60.00	1702.28"	11.09
C-4	60.00	8131.31"	8.61
C-5	60.00	1520.10"	16.06
C-6	60.00	2206.51"	23.15
C-7	60.00	3355.52"	41.2
C-8	60.00	1937.32"	20.55
C-9	20.00	8204.17"	28.65
C-10	20.00	7544.00"	2.76
C-11	60.00	832.07"	9.29

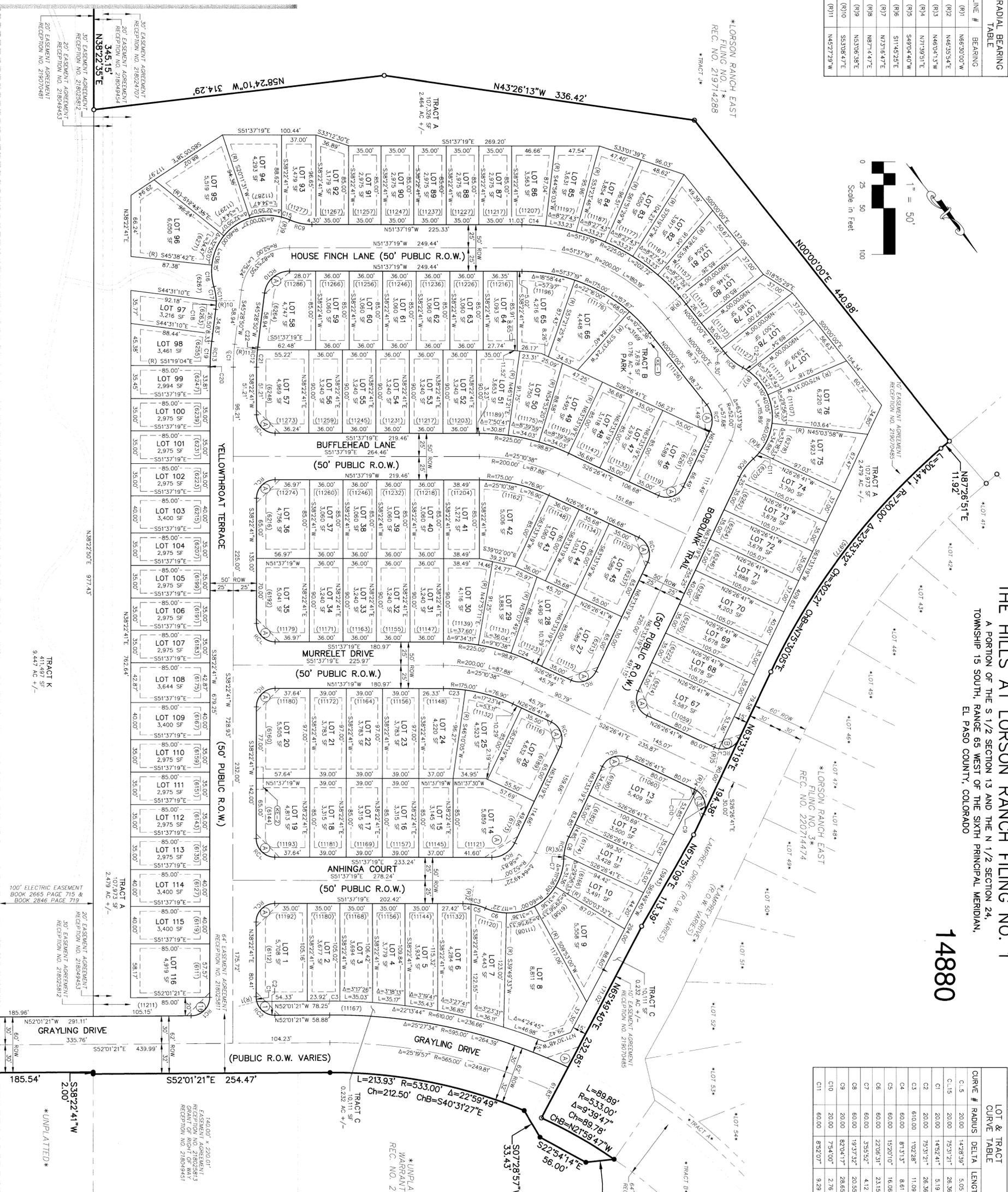
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C-12	60.00	6507.07"	7.16
C-13	225.00	2345.13"	10.61
C-14	225.00	6333.22"	25.75
C-15	60.00	849.28"	9.24
C-16	60.00	2225.51"	23.49
C-17	60.00	1458.48"	15.63
C-18	60.00	837.37"	9.03
C-19	225.00	6347.54"	26.70
C-20	225.00	0781.51"	1.19
C-21	175.00	6095.51"	18.83
C-22	175.00	0561.19"	2.87
C-23	175.00	7447.24"	23.79
C-24	225.00	6252.29"	25.23

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (XXX) ADDRESS
- CH CHORD LENGTH
- CHB CHORD BEARING
- SET N. 5 REBAR AND 1.5" ORANGE CAP STAMPED "M&S CIVIL PLUS 2986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND N. 5 REBAR AND 1.5" ORANGE CAP STAMPED "M&S CIVIL PLUS 2986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE (BMP) ARE NOT A PART OF THIS SUBDIVISION
- 5' WIDE TRAIL
- MAIL KIOSK EASEMENT SEE DETAILS SHEET 10



SHEET INDEX
NOT TO SCALE



RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	20.00	9020.00"	31.42
RC2	20.00	9074.02"	31.56
RC3	60.00	2333.23"	24.67
RC4	27.00	6449.22"	30.55
RC5	60.00	2333.23"	24.67
RC6	60.00	2333.23"	24.67
RC7	27.00	6333.19"	29.95
RC8	60.00	2333.23"	24.67
RC9	60.00	2333.23"	24.67
RC10	27.00	8253.50"	39.06
RC11	175.00	2333.23"	24.67
RC12	175.00	7061.07"	21.69
RC13	225.00	7061.07"	27.89

UNPLATTED*
 WARRANTY DEED
 REC. NO. 214022373



CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C-1	200.00	7061.07"	24.79

FINAL PLAT
 THE HILLS AT LORSON RANCH
 FILE NO. 70-091
 DATE PREPARED: 01/18/2021
 DATE REVISION: 12/07/2021
 ISSUED FOR: M&LAR
 PDD FILE NUMBER: SE-21-010
 CIVIL CONSULTANTS, INC. SHEET 4 OF 10



1212 N. WAKARUSA AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

SEE SHEET 10 OF 10

SEE SHEET 9 OF 10

SEE SHEET 10 OF 10

THE HILLS AT LORSON RANCH FILING NO. 1

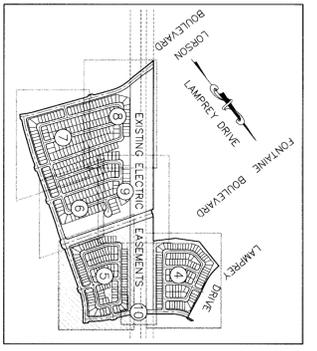
A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

14880

SEE SHEET 10 OF 10

TRACT D
132,945 SF
3.062 AC +/-

TRACT K
41,477 AC +/-
944.7 AC +/-



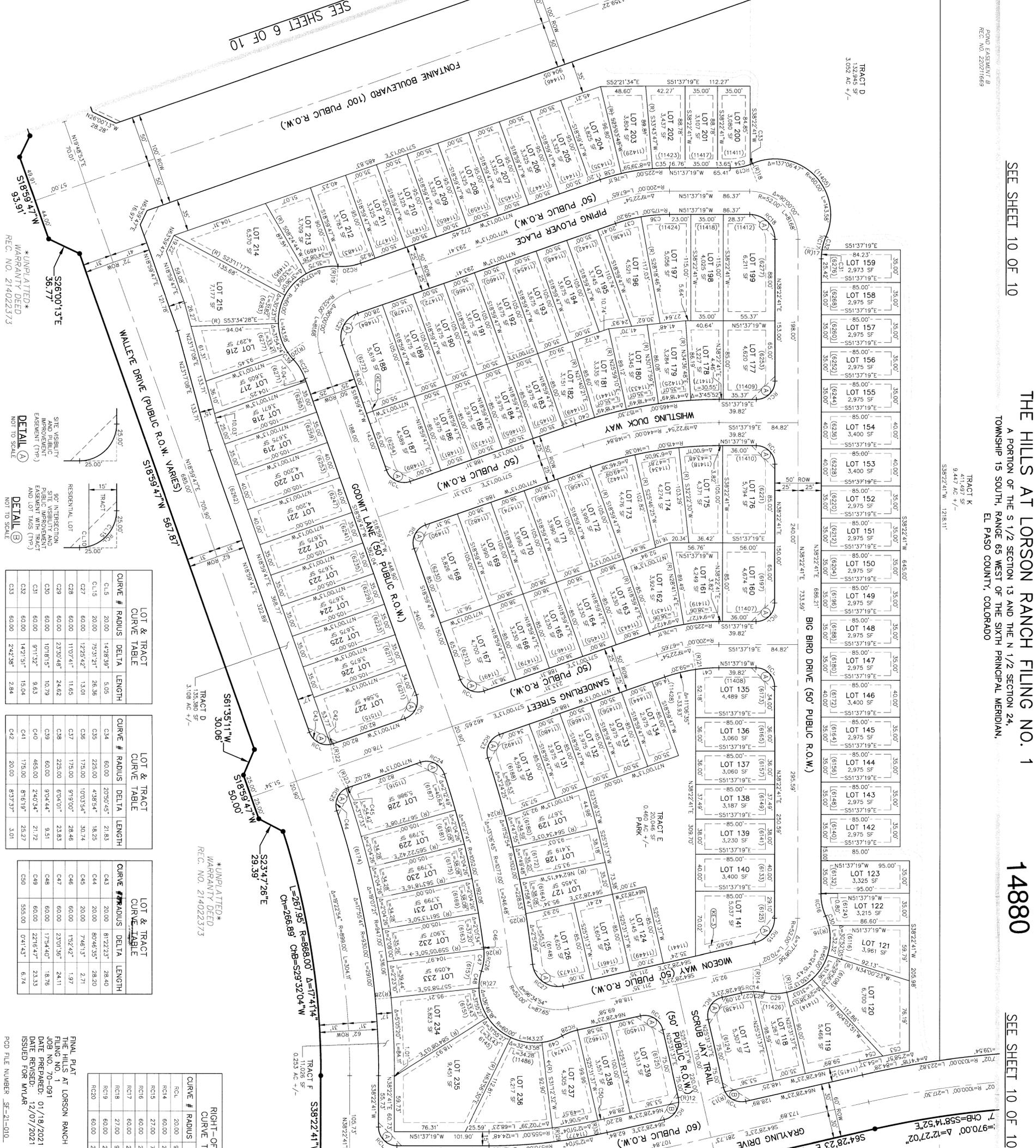
LINE #	BEARING
(R)1	N88°57'02"W
(R)4	N27°37'19"E
(R)5	S25°34'13"W
(R)6	S84°32'28"E
(R)7	N42°25'47"W
(R)8	N27°31'55"W
(R)9	N42°33'10"E
(R)20	N85°28'52"W
(R)21	N30°06'22"E
(R)22	S27°37'24"W
(R)23	N11°33'4"E
(R)24	S86°25'06"E
(R)25	S60°42'20"E
(R)26	S27°19'33"E
(R)27	N62°12'37"W
(R)28	S56°42'40"E
(R)29	S31°20'22"W
(R)30	S26°13'20"W

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (XXX) ADDRESS
- CH CHORD BEARING
- CHB CHORD BEARING
- SET NO. 5 BEARS AND 1.25" ORANGE CAP STAMPED "MKS CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- STAMPED "MKS CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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NOT A PART
PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
PRIVATE DETENTION BASIN/TORWARATER
QUALITY BEST MANAGEMENT PRACTICE
EXISTING EASEMENT AND EASEMENT
REC. NO. 22021669

5" WIDE TRAIL
MAIL BOX EASEMENT
SEE DETAILS SHEET 10



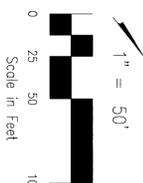
LOT & TRACT	CURVE #	RADIUS	DELTA	LENGTH
C15	20.00	1428.93"	5.05	26.36
C16	20.00	759.12"	11.65	13.50
C17	60.00	1225.42"	13.01	30.74
C18	60.00	1107.41"	11.65	28.46
C19	60.00	2330.48"	24.62	23.83
C20	60.00	1078.15"	10.79	9.51
C21	60.00	917.32"	9.83	21.72
C22	60.00	1427.91"	15.04	25.27
C23	60.00	242.38"	2.84	3.01

LOT & TRACT	CURVE #	RADIUS	DELTA	LENGTH
C34	60.00	2050.45"	21.83	18.25
C35	225.00	438.54"	18.25	30.74
C36	175.00	1003.54"	30.74	28.46
C37	175.00	919.00"	28.46	23.83
C38	225.00	604.01"	23.83	24.62
C39	60.00	904.44"	9.51	18.76
C40	465.00	2407.34"	21.72	23.33
C41	175.00	816.19"	25.27	6.74
C42	20.00	837.37"	3.01	

LOT & TRACT	CURVE #	RADIUS	DELTA	LENGTH
C43	20.00	8122.23"	28.40	
C44	20.00	8046.95"	28.20	
C45	60.00	746.13"	2.71	
C46	60.00	8047.42"	1.97	
C47	60.00	2301.95"	24.11	
C48	60.00	1754.40"	18.76	
C49	60.00	2216.47"	23.33	
C50	555.00	0.9443"	6.74	

RIGHT-OF-WAY CURVE TABLE	CURVE #	RADIUS	DELTA	LENGTH
RC1	20.00	9000.00"	31.42	
RC2	60.00	2333.23"	24.67	
RC3	20.00	8846.10"	30.99	
RC4	20.00	9120.17"	31.88	
RC5	60.00	2333.23"	24.67	
RC6	27.00	9000.00"	42.41	
RC7	27.00	9634.94"	26.08	
RC8	60.00	1635.92"	17.28	

RIGHT-OF-WAY CURVE TABLE	CURVE #	RADIUS	DELTA	LENGTH
RC21	27.00	9000.00"	42.41	
RC22	60.00	2333.23"	24.67	
RC23	20.00	8846.10"	30.99	
RC24	20.00	9120.17"	31.88	
RC25	20.00	8832.48"	26.08	
RC26	60.00	2454.19"	45.51	
RC27	27.00	9634.94"	26.08	
RC28	60.00	1635.92"	17.28	



FINAL PLAN
THE HILLS AT LORSON RANCH
FILING NO. 70-091
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISION: 12/07/2021
ISSUED FOR M&A

POD FILE NUMBER: SE-21-010

CIVIL CONSULTANTS, INC.

212 N. WASHINGTON AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

SHEET 5 OF 10

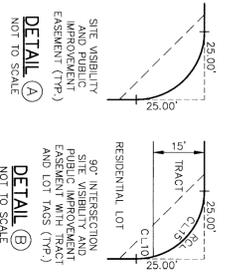
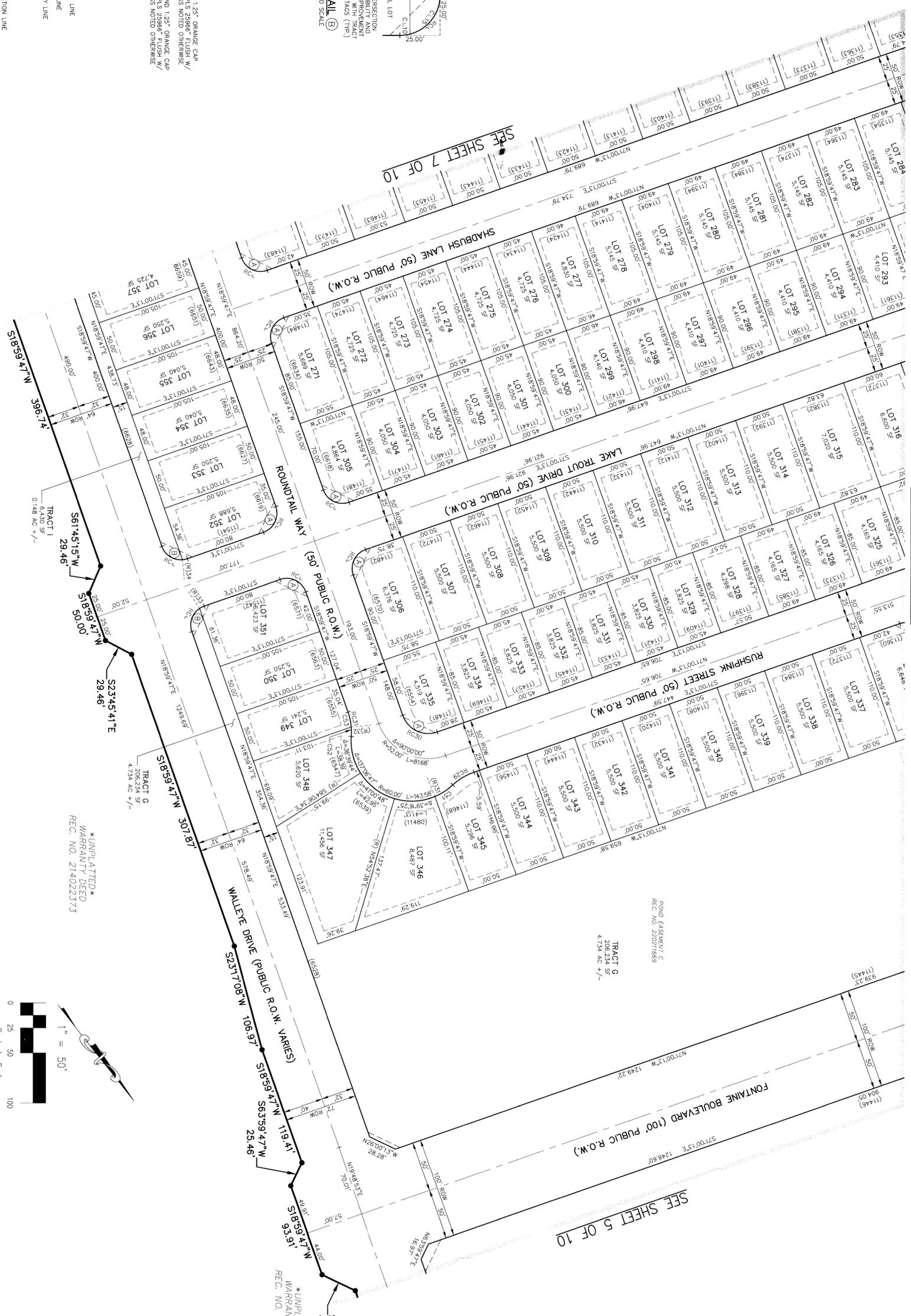
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 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 EL PASO COUNTY, COLORADO

14880

SEE SHEET 9 OF 10

SEE SHEET 5 OF 10

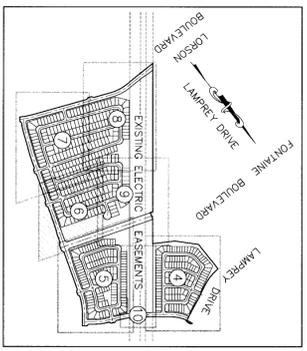
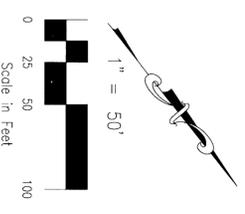
SEE SHEET 7 OF 10



LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- CH CHORD LENGTH
- CHB CHORD BEARING
- SET No. 5 BEAR AND 1.25" GRANGE CAP STAMPED "MKS CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No. 5 BEAR AND 1.25" GRANGE CAP STAMPED "MKS CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
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NOT A PART
 PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 PRIVATE DETENTION BASIN/STORMWATER MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 22021669
 5" WIDE TRAIL
 MAIL KIOSK EASEMENT TO SEE DETAILS SHEET 10



SHEET INDEX
 NOT TO SCALE

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC29	60.00	233323"	24.67
RC30	27.00	307007"	42.41
RC31	60.00	233323"	24.67

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C51	60.00	2070949"	21.12
C52	60.00	97772"	9.55
C53	60.00	442631"	15.12

RADIAL BEARING TABLE

LINE #	BEARING
(R)31	S155°56'13"W
(R)32	S67°34'02"E
(R)33	N04°31'08"E
(R)34	S33°28'28"W

FINAL PLAN
 THE HILLS AT LORSON RANCH
 JOB NO. 70-091
 DATE PREPARED: 01/18/2021
 DATE REVISED: 12/07/2021
 ISSUED FOR: MULAR
 PCD FILE NUMBER: SF-21-010
 CIVIL CONSULTANTS, INC. SHEET 6 OF 10

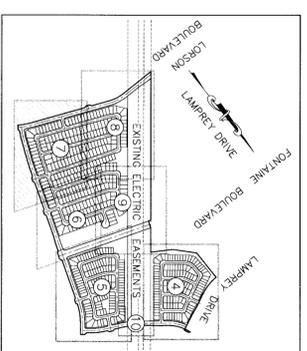


212 N. WASHCRA AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

THE HILLS AT LORSON RANCH FILING NO. 1
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 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 EL PASO COUNTY, COLORADO

14880

SEE SHEET 8 OF 10



SHEET INDEX
 NOT TO SCALE

UNPLATTED
 WARRANTY DEED
 REC. NO. 214022373

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC32	60.00	2333.23°	24.67
RC33	27.00	9090.00°	42.41
RC34	60.00	2333.23°	24.67
RC35	20.00	8710.00°	30.43

LOT & TRACT CURVE TABLE

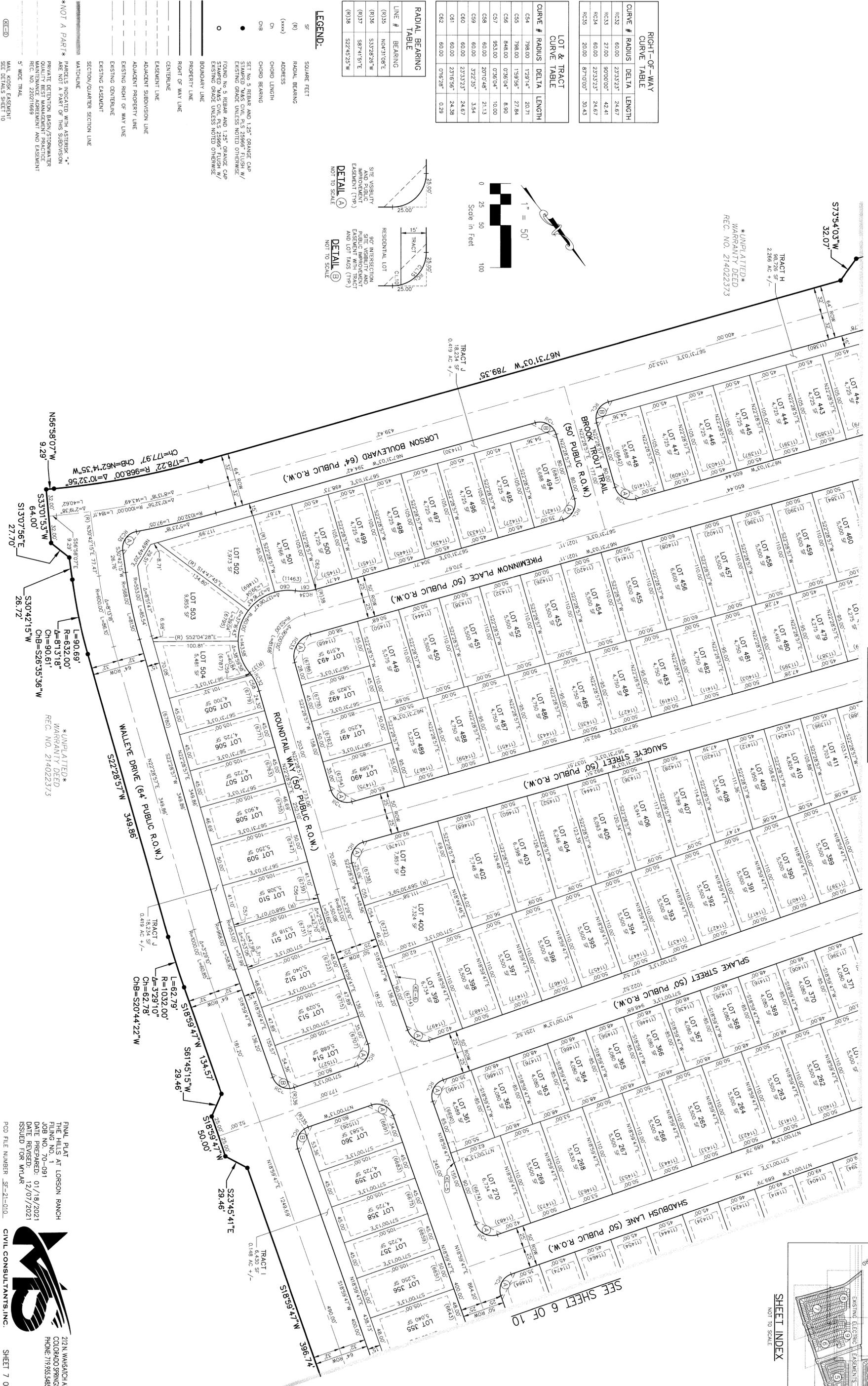
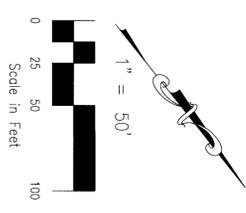
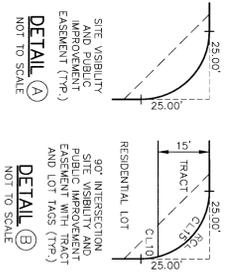
CURVE #	RADIUS	DELTA	LENGTH
C64	798.00	129.14°	20.71
C65	798.00	159.95°	27.84
C66	848.00	036.04°	8.90
C67	953.00	036.04°	10.00
C68	80.00	2070.48°	21.13
C69	80.00	372.35°	3.54
C60	80.00	2333.23°	24.67
C61	80.00	2316.56°	24.38
C62	80.00	076.28°	0.29

RADIAL BEARING TABLE

LINE #	BEARING
(R)35	N04°31'08"E
(R)36	S33°28'26"W
(R)37	S87°41'51"E
(R)38	S22°45'25"W

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No. 5 BEARS AND 1.25" GRANGE CAP STAMPED "MKS CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No. 5 BEARS AND 1.25" GRANGE CAP STAMPED "MKS CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- MATCHLINE



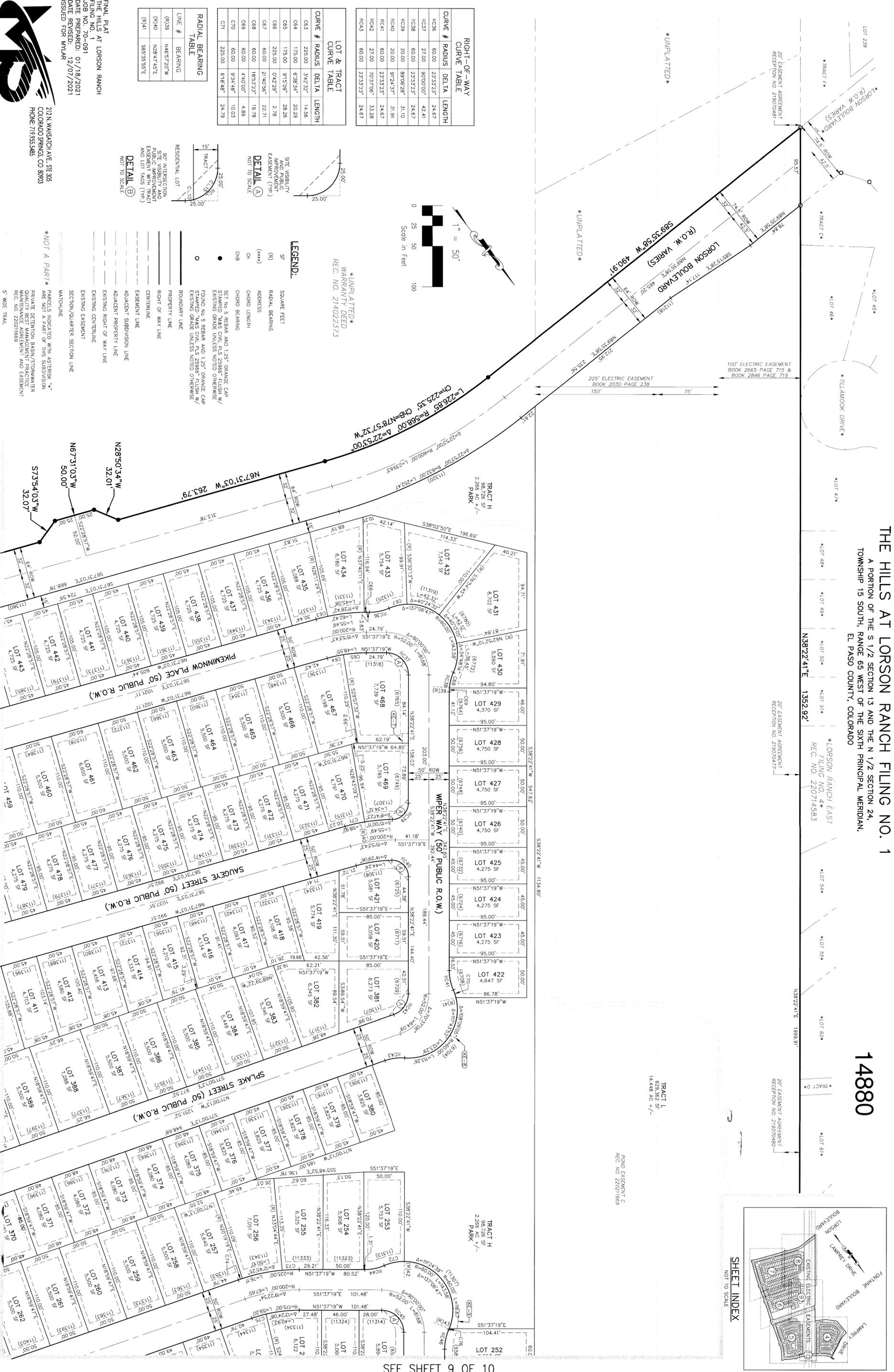
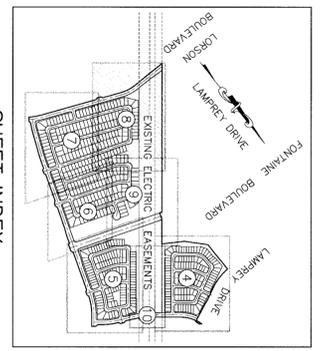
NOT A PART
 PARCELS INDICATED WITH ASTERISK (*) ARE NOT A PART OF THIS SUBDIVISION
 PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT
 REC. NO. 22071669
 5" WIDE TRAIL
 MAIL BOX EASEMENT
 SEE DETAILS SHEET 10

UNPLATTED
 WARRANTY DEED
 REC. NO. 214022373

FINAL PLAT
 THE HILLS AT LORSON RANCH
 JOB NO. 70-091
 DATE PREPARED: 01/18/2021
 DATE REVISION: 12/07/2021
 ISSUED FOR M/LAR
 PCD FILE NUMBER: SF-21-010
 217 N. WASHACHE AVE. STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5885
CIVIL CONSULTANTS, INC.
 SHEET 7 OF 10

THE HILLS AT LORSON RANCH FILING NO. 1
 A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 EL PASO COUNTY, COLORADO

14880



RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC36	60.00	233.323°	24.67
RC37	27.00	90.000°	42.41
RC38	60.00	233.323°	24.67
RC39	20.00	89.962°	31.10
RC40	20.00	91.243°	31.91
RC41	60.00	233.323°	24.67
RC42	27.00	703.706°	33.28
RC43	60.00	233.323°	24.67

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
CS3	225.00	342.32°	14.56
CS4	175.00	638.34°	20.29
CS5	175.00	915.09°	28.28
CS6	225.00	042.29°	2.78
CS7	60.00	214.036°	22.71
CS8	60.00	183.323°	19.78
CS9	60.00	440.00°	4.89
C70	60.00	934.48°	10.03
C71	225.00	618.48°	24.79

RADIAL BEARING TABLE

LINE #	BEARING
(R)39	N69°27'00"W
(R)40	N89°47'45"E
(R)41	S89°53'55"E

FINAL PLAT
 THE HILLS AT LORSON RANCH
 FILING NO. 1
 JOB NO. 70-091
 DATE PREPARED: 01/18/2021
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 ISSUED FOR M/LAR



2124 WASHATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.553.5485

POD FILE NUMBER: SF-21-010

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