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

KNOW ALL MEN BY THESE PRESENTS:

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

BEGINNING AT THE SOUTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714285 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF AND ITS NORTHERLY EXTENSION, SAID LINE BEING THE NORTHWESTERLY LINE OF THAT 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT DESCRIBED IN BOOK 2665 PAGE 715 OF THE EL PASO COUNTY RECORDS, 1352.92 FEET TO THE SOUTHERLY CORNER OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) SUBSTATION AS RECORDED UNDER RECEPTION NO. 206041590;

THENCE CONTINUING N38°22'41"E ALONG THE SOUTHEASTERLY LINE OF SAID MVEA SUBSTATION, 295.16 FEET;

THENCE N38°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 34.95 FEET;
(2) THENCE N18°59'47"E, A DISTANCE OF 99.98 FEET;
(3) THENCE N38°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 N38°22'35"E, ALONG THE EASTERLY LINE THEREOF 345.15 FEET;
(2) THENCE N58°24'10"W, A DISTANCE OF 314.29 FEET;
(3) THENCE N43°26'13"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°26'51"E, A DISTANCE OF 11.92 FEET;
(2) THENCE 304.41 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 N63°33'19"E, A DISTANCE OF 194.38 FEET;
(4) THENCE N67°51'09"E, A DISTANCE OF 113.39 FEET;
(5) THENCE N65°49'40"E, A DISTANCE OF 232.85 FEET;
(6) THENCE 89.89 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 N21°59'47"W;

THENCE S57°42'38"E, A DISTANCE OF 30.65 FEET;
THENCE S22°54'14"E, A DISTANCE OF 56.00 FEET;
THENCE S07°28'57"W, A DISTANCE OF 33.43 FEET;
THENCE 213.93 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 S52°01'21"E, A DISTANCE OF 254.47 FEET TO THE NORTHWESTERLY LINE OF AFORESAID 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT;

THENCE S38°22'41"W, ALONG SAID NORTHWESTERLY LINE 2.00 FEET;
THENCE S52°01'21"E, A DISTANCE OF 185.54 FEET;
THENCE 210.78 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS S58°14'52"E;
THENCE S64°28'23"E, A DISTANCE OF 122.30 FEET;
THENCE N78°34'24"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 50.00 FEET;
THENCE S27°31'10"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 56.25 FEET;
THENCE 141.30 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 141.01 FEET BEARS S58°02'51"E;
THENCE S51°37'19"E, A DISTANCE OF 94.90 FEET;
THENCE N83°22'41"E, A DISTANCE OF 33.94 FEET;
THENCE S51°37'19"E, A DISTANCE OF 62.00 FEET;
THENCE S38°22'41"W, A DISTANCE OF 159.73 FEET;
THENCE 267.95 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS S29°32'04"W;
THENCE S23°47'26"E, A DISTANCE OF 29.39 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°35'11"W, A DISTANCE OF 30.06 FEET;
THENCE S18°59'47"W, A DISTANCE OF 567.87 FEET;
THENCE S26°00'13"E, A DISTANCE OF 36.77 FEET;
THENCE S18°59'47"W, A DISTANCE OF 93.91 FEET;
THENCE S63°59'47"W, A DISTANCE OF 25.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 119.41 FEET;
THENCE S23°17'08"W, A DISTANCE OF 106.97 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 S61°45'15"W, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 396.74 FEET;
THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 134.57 FEET;
THENCE 62.79 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 S22°28'57"W, A DISTANCE OF 349.86 FEET;
THENCE 90.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS S26°35'36"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 N56°58'07"W, A DISTANCE OF 9.29 FEET;
THENCE 178.22 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS N62°14'35"W;
THENCE N67°31'03"W, A DISTANCE OF 789.35 FEET;
THENCE S73°54'03"W, A DISTANCE OF 32.07 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 263.79 FEET;
THENCE 226.85 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS N78°57'32"W;
THENCE S89°35'58"W, A DISTANCE OF 490.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 5,365,259 S.F. (123.169 ACRES MORE OR LESS).

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC IMPROVEMENT, PUBLIC UTILITY, AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TWENTY FOOT (20') PUBLIC UTILITY ESEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. 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.
SEE PLAT NOTES ON SHEET 2 FOR EASEMENT CONDITIONS, RESTRICTIONS, AND OBLIGATIONS.

FLOOD PLAIN CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041CO976G 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 WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HERON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER ADDRESS:
212 N. WAHSATCH AVENUE
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 LORSON CONSERVATION INVEST 2, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO)
ss
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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 WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HERON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER ADDRESS:
212 N. WAHSATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200
FAX: (719) 635-3244

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

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO)
ss
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 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: _____

NOTARY PUBLIC: _____

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 WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HERON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER ADDRESS:
212 N. WAHSATCH AVENUE
SUITE 201
COLORADO SPRINGS, CO 80903
PHONE: (719) 282-5821

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

ATTEST: _____

SECRETARY/TREASURER

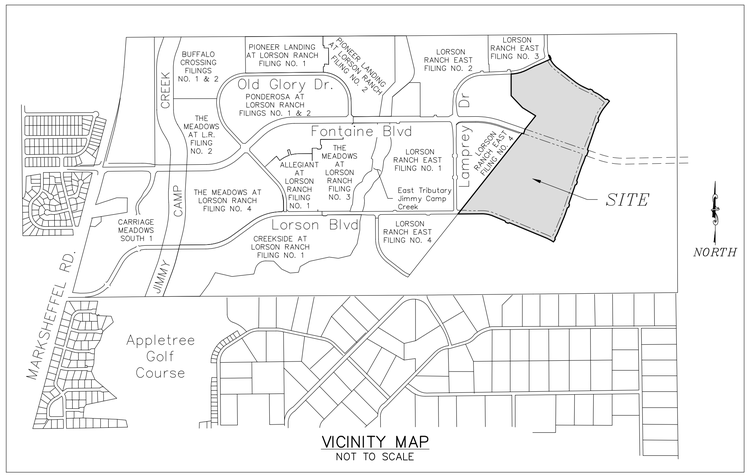
STATE OF COLORADO)
ss
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 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: _____

NOTARY PUBLIC: _____



VICINITY MAP
NOT TO SCALE

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 _____ DAY OF _____, 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 LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

_____
EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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

CLERK AND RECORD'S CERTICATE:

STATE OF COLORADO)
ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK ___.M., THIS _____ DAY OF _____, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER FEE: _____

BY: _____ SURCHARGE: _____
DEPUTY

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 (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)
ss
COUNTY OF EL PASO)

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

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE SEPTEMBER 23, 2021 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2021.

_____
VERNON P. TAYLOR DATE
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, COLORADO 80903

NOTICE:
ACCORDING TO COLORADO LAW, YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN **THREE** YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN **TEN** YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SUMMARY:

514 LOTS	54.162 ACRES	43.97%
12 TRACTS	38.104 ACRES	30.94%
RIGHTS-OF-WAY	30.903 ACRES	25.09%
TOTAL	123.169 ACRES	100.00%

FEES:

DRAINAGE FEE:	$ 871,278.00
JIMMY CAMP CREEK SURETY FEE:	$ 321,350.00
BRIDGE FEE:	$ 40,748.00 (CREDITS)
SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170
REGIONAL PARK FEE:	$ 236,440.00
URBAN PARK FEE:	$ 149,060.00 (CREDITS)

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED: 12/07/2021

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

PCD FILE NUMBER SF-21-010

File: O:\70091A Hills At Lorson Ranch\Hills At Lorson Ranch\Dwg\Survey\Plat\70-091 The Hills @ LR No 1 Final Plat.dwg Plotstamp: 12/8/2021 9:48 AM

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

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 220714583 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHWEST BY A NO. 5 REBAR AND 1.25 INCH ORANGE PLASTIC CAP STAMPED "M&s CIVIL PLS 29566" AND AT THE NORTHEAST WITH A NO. 5 REBAR AND 2 INCH ALUMINUM CAP STAMPED "LS 29413". SAID LINE IS ASSUMED TO BEAR N38°22'41"E A DISTANCE OF 1352.92 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041CO976G EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JANUARY 15, 2021 AT 7:30 AM, FILE NO. 73131 UTC, AMENDMENT NO. 2 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
   - i. (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 MAYBE 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.
   - iii. (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 20, 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 2665 AT PAGE 715. THE EASEMENT RIGHTS WERE ASSIGNED TO TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC., BY INSTRUMENT RECORDED JULY 27, 1976 IN BOOK 2846 AT PAGE 719.
   - 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, 1986 IN BOOK 5258 AT PAGE 1049, JULY 31, 2013 AT RECEPTION NO. 213098578 AND NOVEMBER 20, 2013 AT RECEPTION NO. 213140853.
   - 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. 204055084.
   - 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. 205128925. 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 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.
   - viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-366 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. 204150548. 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. 207095523.
   - 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. 205053570 AND APRIL 21, 2005 AT RECEPTION NO. 205056116. ANNUAL REPORT AND DISCLOSURE FORM FOR LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859; 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. 205053571 AND APRIL 21, 2005 AT RECEPTION NO. 205056117, SEPTEMBER 11, 2017 AT RECEPTION NO. 217109166 AND JUNE 17, 2019 AT RECEPTION NO. 219066581. ANNUAL REPORT AND DISCLOSURE FORM FOR LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859; 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. 205053573 AND APRIL 21, 2005 AT RECEPTION NO. 205056118. ANNUAL REPORT AND DISCLOSURE FORM FOR LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859; 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. 205053572 AND APRIL 21, 2005 AT RECEPTION NO. 205056119. ANNUAL REPORT AND DISCLOSURE FORM FOR LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859; 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, PROVISION, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NO. 205078708.
   - xiv. (TC#22) THE PROPERTY MAY BE SUBJECT THE EFFECT OF LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAP RECORDED MAY 9, 2006 AT RECEPTION NO. 206035127 AND RECORDED DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
   - 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 220039930.
   - xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-526 REGARDING ZONING RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
   - 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. 210025931 AND RERECORDED 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, RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212090408. RESOLUTION NO. 12-196 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. 212090407.
   - xx. (TC#28) 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. 212136575.
   - xxi. (TC#29) THE PROPERTY MAY BE SUBJECT TO CONVEYANCE OF ALL OF THE OIL, GAS, AND OTHER MINERALS IN AND UNDER THE LAND BY MINERAL QUITCLAIM DEEDS RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137051, RECEPTION NO. 212137058 AND RECEPTION NO. 212137059, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. RELINQUISHMENT AND QUITCLAIM OF SURFACE RIGHTS IN CONNECTION THEREWITH RECORDED APRIL 21, 2020 AT RECEPTION NO. 220054583.
   - 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 29, 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. 215020531.
   - 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.
   - 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.

GENERAL PLAT NOTES: (CONT.)

   - 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 AUGUST 24, 2016 AT RECEPTION NO. 216095697 AND RE-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. 218009074.
   - 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. 218025811.
   - 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. 218025812.
   - 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. 218025813.
   - 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. 218049450.
   - 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. 218049451.
   - 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. 218049453.
   - 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 JUNE 25, 2019 AT RECEPTION NO. 219070477.
   - 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. 219070479.
   - 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. 20-17, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVING A CREDIT FOR LORSON RANCH LL FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK (FOFO2000) BASIN RECORDED JANUARY 14, 2020 AT RECEPTION NO. 220006094.
   - xl. (TC#48) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RULES AND REGULATIONS GOVERNING THE ENFORCEMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF LORSON RANCH, RECORDED ________, 2021 AT RECEPTION NO. ____________.
   - xli. (TC#49) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-422 RECORDED DECEMBER 8, 2020 AT RECEPTION NO. 220200115.
   - xlii. (TC#50) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT, RECORDED DECEMBER 28, 2020 AT RECEPTION NO. 220211669.
   - xliii. (TC#51) 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. 220211670.
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.

GENERAL PLAT NOTES: (CONT.)

7. 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. _________________, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED.
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT 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. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS:
    NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER ______________ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
    THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE HILLS AT LORSON RANCH FILING NO. 1" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. ______________ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. 220211669.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. 220211670.
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.

GENERAL PLAT NOTES: (CONT.)

20. PURSUANT TO RESOLUTION NO. ______________, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER ______________, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "THE 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" (RMG - ROCKY MOUNTAIN GROUP ON MAY 20, 2020, JOB NO. 174669) IS HELD IN THE HILLS AT LORSON RANCH COMBINED PUD/PRELIMINARY PLAN FILE (PUDSP-20-003) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGICAL HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE PRESENT, AND INCLUDE: EXPANSIVE SOILS AND BEDROCK, HYDROCOMPACTIVE SOILS,FAULTS, SEISMICITY, RADON, EROSION, STEEP SLOPES, AND FILL 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. _________________.
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 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. 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 _________________________ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER _______________.

TRACT TABLE

TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	2.464	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/ PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
B	0.176	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/ PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/ POCKET PARK
C	0.237	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/ PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
D	3.052	LRMD/LRMD	DRAINAGE/DETENTION/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/ LANDSCAPING/PARK/OPEN SPACE/TRAIL
E	0.460	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/ PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL/POCKET PARK
F	0.253	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/ PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
G	4.734	LRMD/LRMD	DRAINAGE/SIGNAGE/DETENTION/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/ LANDSCAPING/PARK/OPEN SPACE/TRAIL
H	2.266	LRMD/LRMD	DRAINAGE/DETENTION/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/ LANDSCAPING/PARK/OPEN SPACE/TRAIL/ POCKET PARK
I	0.148	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/ PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
J	0.419	LRMD/LRMD	DRAINAGE/SIGNAGE/PUBLIC IMPROVEMENTS/ PUBLIC UTILITIES/LANDSCAPING/PARK/OPEN SPACE/TRAIL
K	9.447	LRMD/LRMD	DRAINAGE/DETENTION/PUBLIC UTILITIES/ LANDSCAPING/PARK/OPEN SPACE/TRAIL/ ELECTRIC EASEMENTS
L	14.448	LRMD/LRMD	DRAINAGE/DETENTION/PUBLIC UTILITIES/ LANDSCAPING/PARK/OPEN SPACE/TRAIL/ ELECTRIC EASEMENTS
TOTAL	38.104		

LRMD = LORSON RANCH METRO DISTRICT

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED: 12/06/2021

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

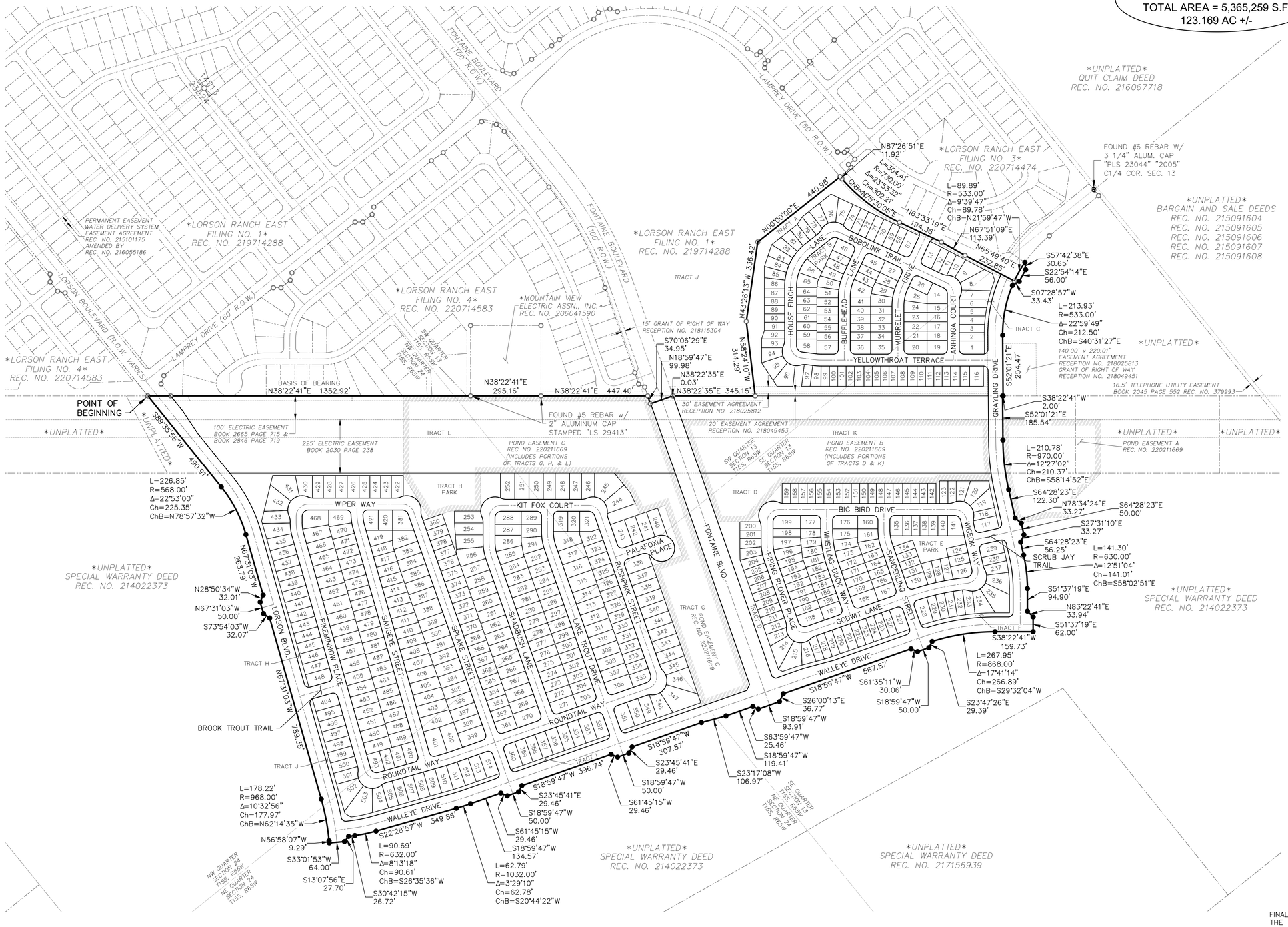
PCD FILE NUMBER SF-21-010

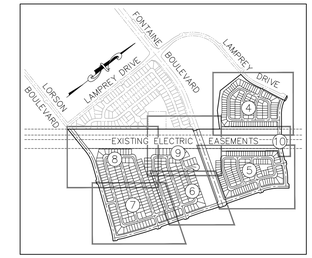
File: O:\70091A Hills At Lorson Ranch\Hills At Lorson Ranch\dwg\Survey\Plat\70-091 The Hills @ LR No 1 Final Plat.dwg Plotstamp: 12/7/2021 8:55 AM

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

THE HILLS AT
LORSON RANCH FILING NO. 1
TOTAL AREA = 5,365,259 S.F.
123.169 AC +/-





SHEET INDEX
NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
	BOUNDARY LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE
	ADJACENT SUBDIVISION LINE
	ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
	SECTION/QUARTER SECTION LINE
	MATCHLINE
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
	PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED: 12/06/2021

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

PCD FILE NUMBER SF-21-010

File: O:\70091A Hills At Lorson Ranch\Hills At Lorson Ranch\dwg\Survey\Plat\70-091 The Hills @ LR No 1 Final Plat.dwg Plotstamp: 12/6/2021 9:13 AM

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

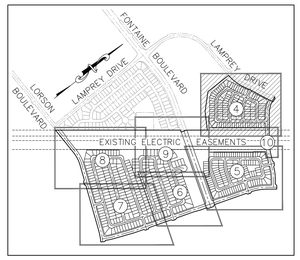
1" = 50'

0 25 50 100
Scale in Feet

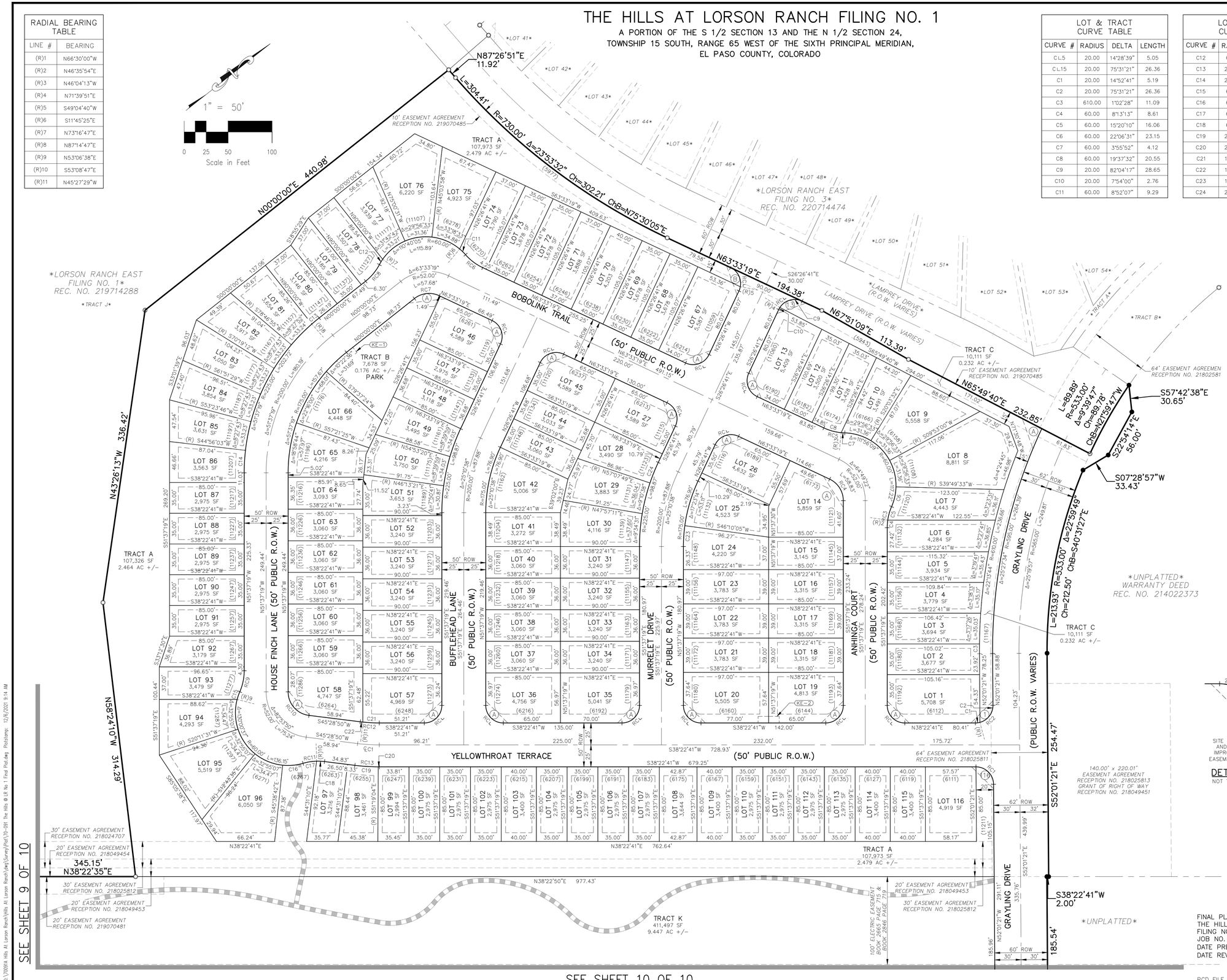
RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	N66°30'00"W
(R)2	N46°35'54"E
(R)3	N46°04'13"W
(R)4	N71°39'51"E
(R)5	S49°04'40"W
(R)6	S11°45'25"E
(R)7	N73°16'47"E
(R)8	N87°14'47"E
(R)9	N53°06'38"E
(R)10	S53°08'47"E
(R)11	N45°27'29"W

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CL5	20.00	14°28'39"	5.05
CL15	20.00	75°31'21"	26.36
C1	20.00	14°52'41"	5.19
C2	20.00	75°31'21"	26.36
C3	610.00	1°02'28"	11.09
C4	60.00	8°13'13"	8.61
C5	60.00	15°20'10"	16.06
C6	60.00	22°06'31"	23.15
C7	60.00	3°55'52"	4.12
C8	60.00	19°37'32"	20.55
C9	20.00	82°04'17"	28.65
C10	20.00	7°54'00"	2.76
C11	60.00	8°52'07"	9.29

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C12	60.00	6°50'10"	7.16
C13	225.00	2°45'13"	10.81
C14	225.00	6°33'22"	25.75
C15	60.00	8°49'26"	9.24
C16	60.00	22°25'51"	23.49
C17	60.00	14°55'46"	15.63
C18	60.00	8°37'37"	9.03
C19	225.00	6°47'54"	26.70
C20	225.00	0°18'15"	1.19
C21	175.00	6°09'51"	18.83
C22	175.00	0°56'19"	2.87
C23	175.00	7°47'24"	23.79
C24	225.00	6°25'29"	25.23



SHEET INDEX
NOT TO SCALE



LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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	PROPERTY LINE
	RIGHT OF WAY LINE
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	EASEMENT LINE
	ADJACENT SUBDIVISION LINE
	ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
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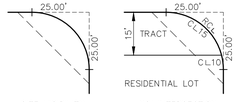
	SECTION/QUARTER SECTION LINE
	MATCHLINE
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
	PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669
	5' WIDE TRAIL
(KE-0)	MAIL KIOSK EASEMENT SEE DETAILS SHEET 10



SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)

DETAIL (A)
NOT TO SCALE

RESIDENTIAL LOT

90° INTERSECTION SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT WITH TRACT AND LOT TAGS (TYP.)

DETAIL (B)
NOT TO SCALE

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RCL	20.00	90°00'00"	31.42
RC1	20.00	89°35'58"	31.28
RC2	20.00	90°24'02"	31.56
RC3	60.00	23°33'23"	24.67
RC4	27.00	64°49'22"	30.55
RC5	60.00	23°33'23"	24.67
RC6	60.00	23°33'23"	24.67
RC7	27.00	63°33'19"	29.95
RC8	60.00	23°33'23"	24.67
RC9	60.00	23°33'23"	24.67
RC10	27.00	82°53'50"	39.06
RC11	60.00	23°33'23"	24.67
RC12	175.00	7°06'10"	21.69
RC13	225.00	7°06'10"	27.89

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
℄C1	200.00	7°06'10"	24.79

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED: 12/06/2021

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

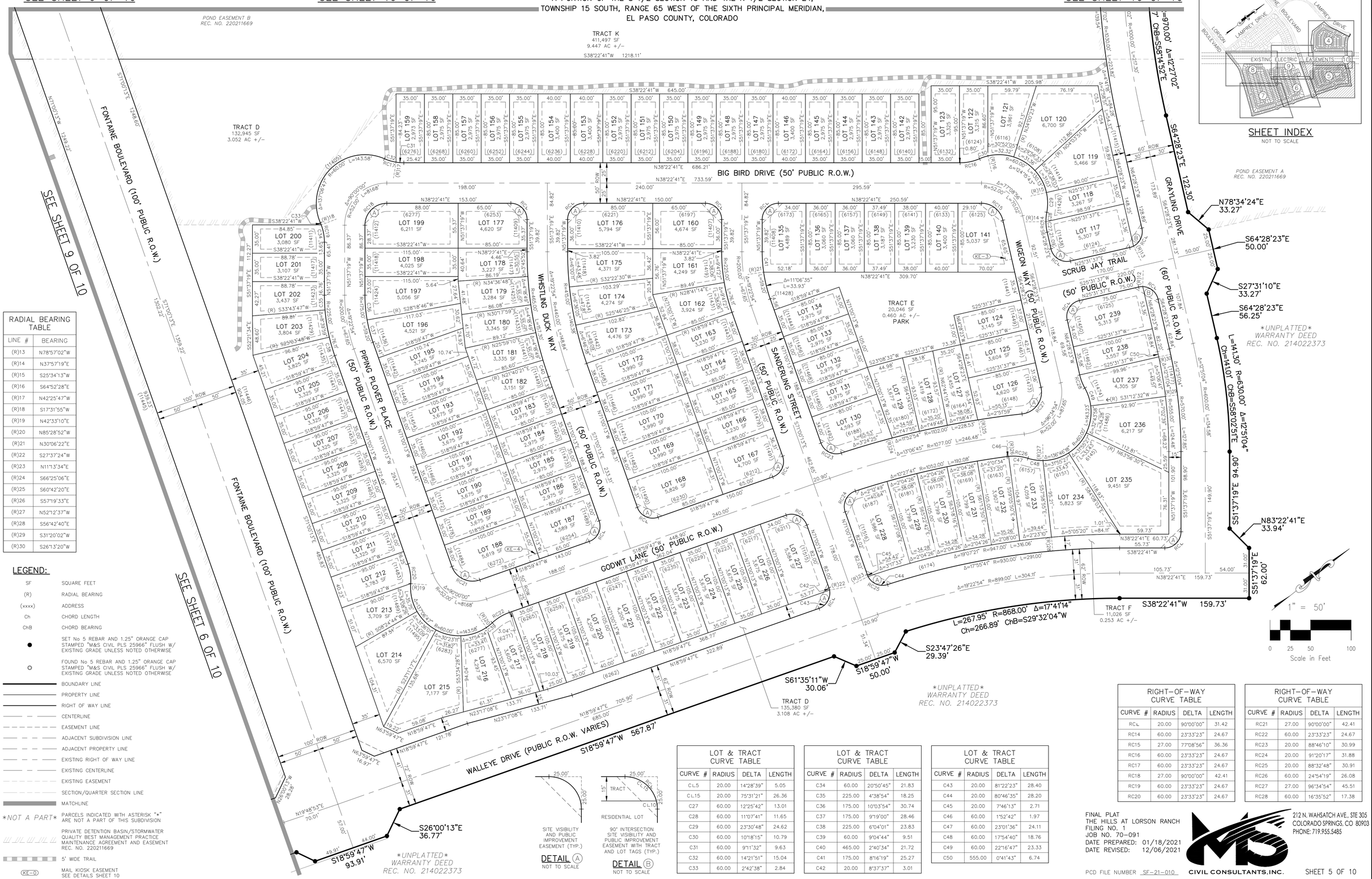
PCD FILE NUMBER SF-21-010

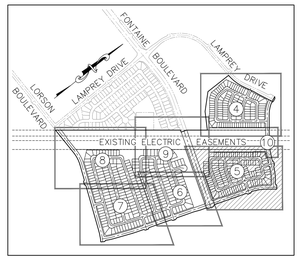
File: G:\70091A Hills At Lorson Ranch\Hills At Lorson Ranch\dwg\Survey\Plat\70-091 The Hills @ LR No 1 Final Plat.dwg Plotstamp: 12/6/2021 9:14 AM

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

SEE SHEET 9 OF 10 | SEE SHEET 10 OF 10 | SEE SHEET 10 OF 10





SHEET INDEX
NOT TO SCALE

RADIAL BEARING TABLE	
LINE #	BEARING
(R)13	N78°57'02"W
(R)14	N37°57'19"E
(R)15	S25°34'13"W
(R)16	S64°52'28"E
(R)17	N42°25'47"W
(R)18	S17°31'55"W
(R)19	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°13'34"E
(R)24	S66°25'06"E
(R)25	S60°42'20"E
(R)26	S57°19'33"E
(R)27	N52°12'37"W
(R)28	S56°42'40"E
(R)29	S31°20'02"W
(R)30	S26°13'20"W

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
	BOUNDARY LINE
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NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
	PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669
	5' WIDE TRAIL
(KE-0)	MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
DETAIL (A)
NOT TO SCALE

RESIDENTIAL LOT
90° INTERSECTION SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT WITH TRACT AND LOT TAGS (TYP.)
DETAIL (B)
NOT TO SCALE

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CL5	20.00	14°28'39"	5.05
CL15	20.00	75°31'21"	26.36
C27	60.00	12°25'42"	13.01
C28	60.00	11°07'41"	11.65
C29	60.00	23°30'48"	24.62
C30	60.00	10°18'15"	10.79
C31	60.00	9°11'32"	9.63
C32	60.00	14°21'51"	15.04
C33	60.00	2°42'38"	2.84

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C34	60.00	20°50'45"	21.83
C35	225.00	4°38'54"	18.25
C36	175.00	10°03'54"	30.74
C37	175.00	9°19'00"	28.46
C38	225.00	6°04'01"	23.83
C39	60.00	9°04'44"	9.51
C40	465.00	2°40'34"	21.72
C41	175.00	8°16'19"	25.27
C42	20.00	8°37'37"	3.01

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C43	20.00	81°22'23"	28.40
C44	20.00	80°46'35"	28.20
C45	20.00	7°46'13"	2.71
C46	60.00	1°52'42"	1.97
C47	60.00	23°01'36"	24.11
C48	60.00	17°54'40"	18.76
C49	60.00	22°16'47"	23.33
C50	555.00	0°41'43"	6.74

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RCL	20.00	90°00'00"	31.42
RC14	60.00	23°33'23"	24.67
RC15	27.00	77°08'56"	36.36
RC16	60.00	23°33'23"	24.67
RC17	60.00	23°33'23"	24.67
RC18	27.00	90°00'00"	42.41
RC19	60.00	23°33'23"	24.67
RC20	60.00	23°33'23"	24.67

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC21	27.00	90°00'00"	42.41
RC22	60.00	23°33'23"	24.67
RC23	20.00	88°46'10"	30.99
RC24	20.00	91°20'17"	31.88
RC25	20.00	88°32'48"	30.91
RC26	60.00	24°54'19"	26.08
RC27	27.00	96°34'54"	45.51
RC28	60.00	16°35'52"	17.38

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED: 12/06/2021

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

PCD FILE NUMBER SF-21-010

File: G:\70091A Hills At Lorson Ranch\Hills At Lorson Ranch\dwg\Survey\Plat\70-091 The Hills @ LR No 1 Final Plat.dwg Plotstamp: 12/6/2021 9:15 AM

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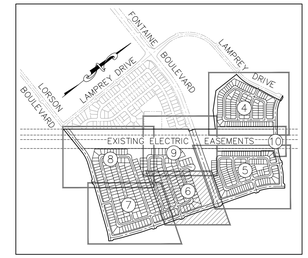
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

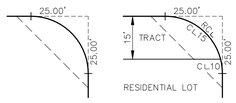


SHEET INDEX
NOT TO SCALE

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC29	60.00	23°33'23"	24.67
RC30	27.00	90°00'00"	42.41
RC31	60.00	23°33'23"	24.67

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C51	60.00	20°09'49"	21.12
C52	60.00	9°07'12"	9.55
C53	60.00	14°26'11"	15.12

RADIAL BEARING TABLE	
LINE #	BEARING
(R)31	S15°36'13"W
(R)32	S56°34'02"E
(R)33	N04°31'08"E
(R)34	S33°28'26"W



SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)

DETAIL (A)
NOT TO SCALE

90° INTERSECTION SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT WITH TRACT AND LOT TAGS (TYP.)

DETAIL (B)
NOT TO SCALE

LEGEND:

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

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
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CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
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PHONE: 719.955.5485

File: Q:\70091A Hills At Lorson Ranch\Hills At Lorson Ranch\dwg\Survey\Plat\70-091 The Hills @ LR No 1 Final Plat.dwg Plotstamp: 12/6/2021 5:03 PM

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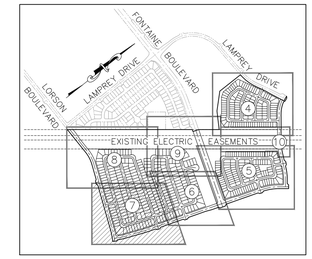
EL PASO COUNTY, COLORADO

SEE SHEET 8 OF 10



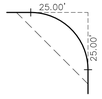
SHEET INDEX
NOT TO SCALE

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
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	87°10'00"	30.43

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C54	798.00	1°29'14"	20.71
C55	798.00	1°59'56"	27.84
C56	848.00	0°36'04"	8.90
C57	953.00	0°36'04"	10.00
C58	60.00	20°10'48"	21.13
C59	60.00	3°22'35"	3.54
C60	60.00	23°33'23"	24.67
C61	60.00	23°16'56"	24.38
C62	60.00	0°16'28"	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

1" = 50'
0 25 50 100
Scale in Feet



SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)

DETAIL (A)
NOT TO SCALE

RESIDENTIAL LOT

90° INTERSECTION SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT WITH TRACT AND LOT TAGS (TYP.)

DETAIL (B)
NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
	BOUNDARY LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE
	ADJACENT SUBDIVISION LINE
	ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
	SECTION/QUARTER SECTION LINE
	MATCHLINE
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
	PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669
	5' WIDE TRAIL
(KE-0)	MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED: 12/06/2021

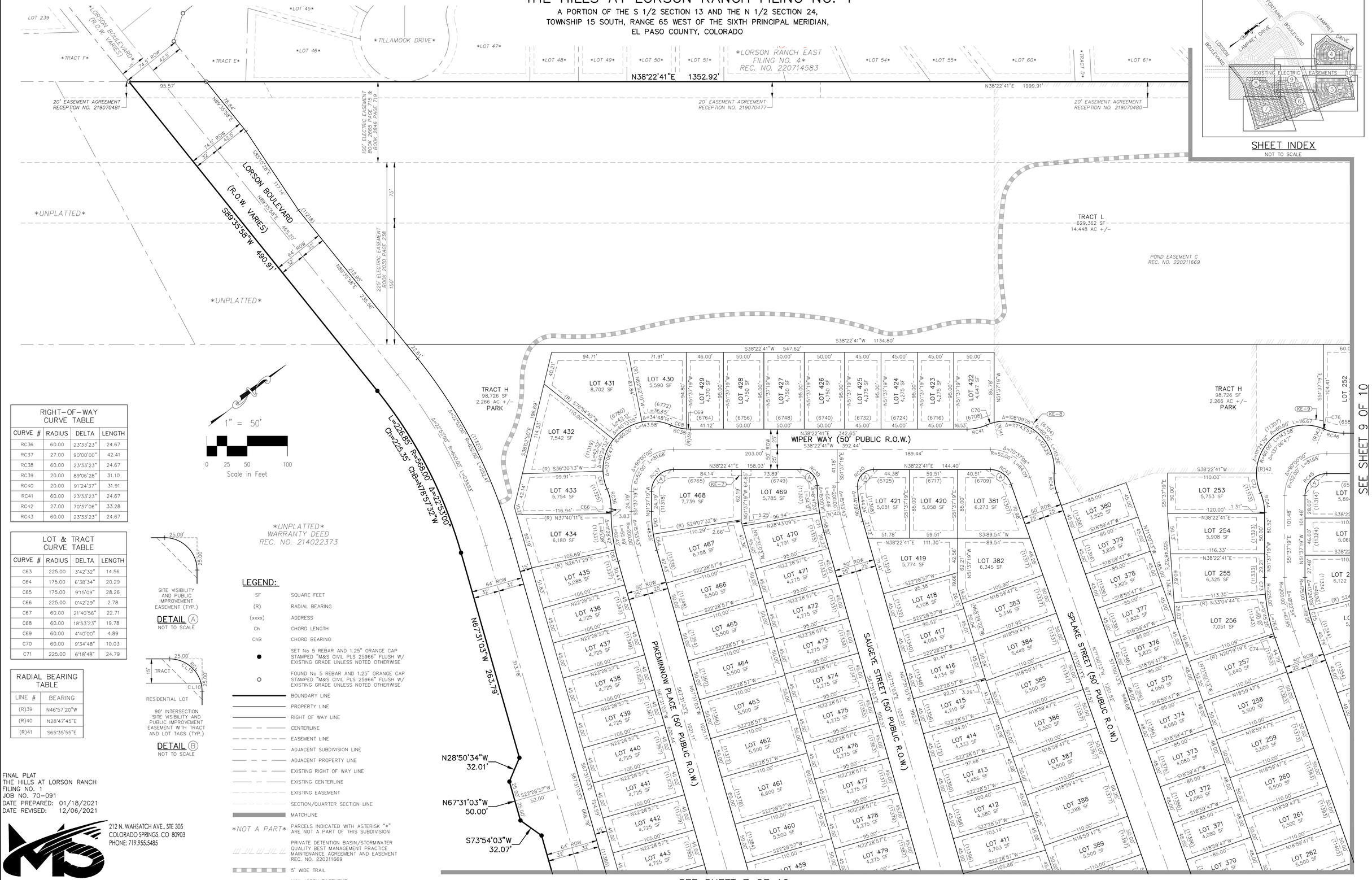
PCD FILE NUMBER SF-21-010

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

File: O:\70091A Hills At Lorson Ranch\Hills At Lorson Ranch\dwg\Survey\Plat\70-091 The Hills @ LR No 1 Final Plat.dwg Plotstamp: 12/6/2021 9:16 AM

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



RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC36	60.00	23°33'23"	24.67
RC37	27.00	90°00'00"	42.41
RC38	60.00	23°33'23"	24.67
RC39	20.00	89°06'28"	31.10
RC40	20.00	91°24'37"	31.91
RC41	60.00	23°33'23"	24.67
RC42	27.00	70°37'06"	33.28
RC43	60.00	23°33'23"	24.67

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C63	225.00	3°42'32"	14.56
C64	175.00	6°38'34"	20.29
C65	175.00	9°15'09"	28.26
C66	225.00	0°42'29"	2.78
C67	60.00	21°40'56"	22.71
C68	60.00	18°53'23"	19.78
C69	60.00	4°40'00"	4.89
C70	60.00	9°34'48"	10.03
C71	225.00	6°18'48"	24.79

RADIAL BEARING TABLE	
LINE #	BEARING
(R)39	N46°57'20"W
(R)40	N28°47'45"E
(R)41	S65°35'55"E

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
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	5' WIDE TRAIL
(KE-0)	MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
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CIVIL CONSULTANTS, INC.
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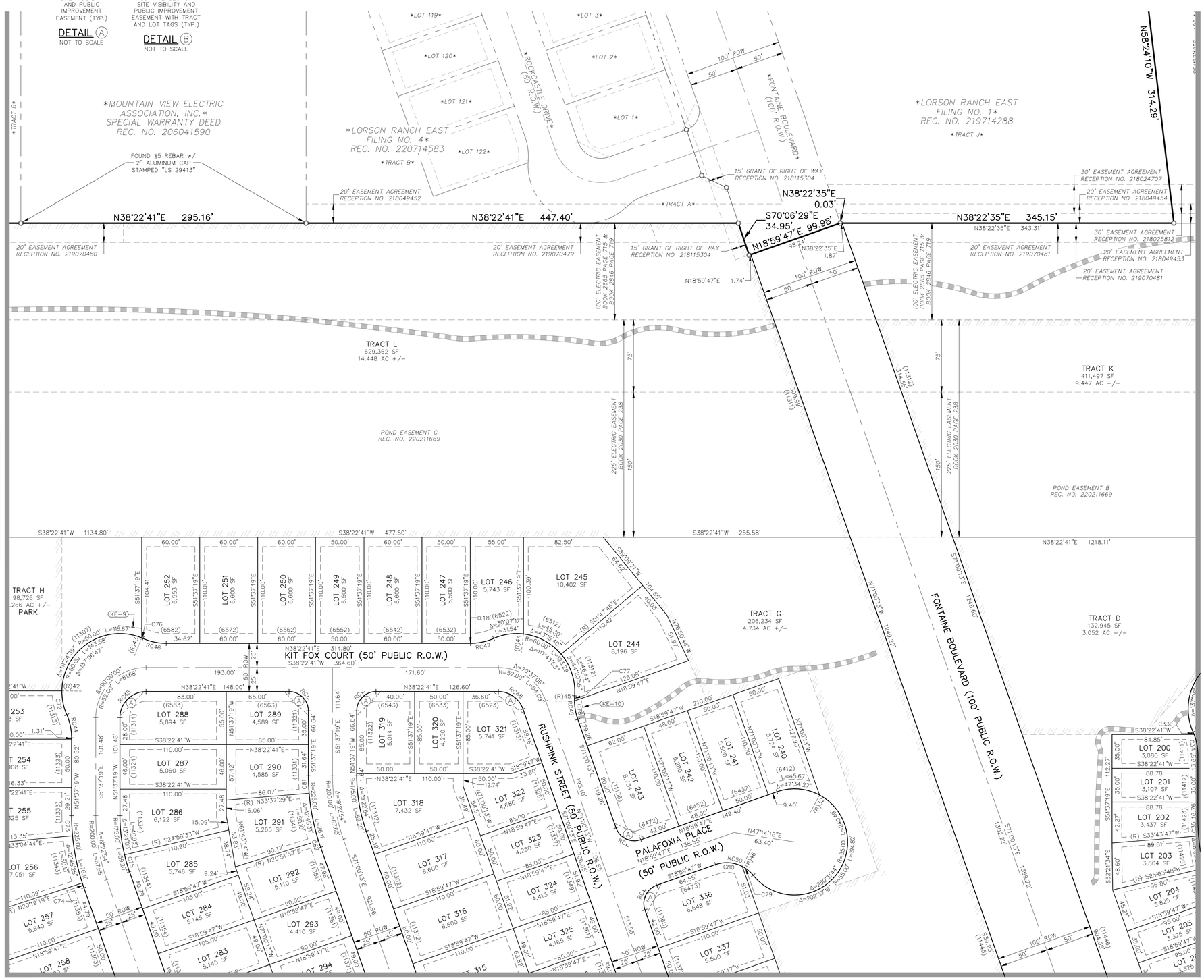
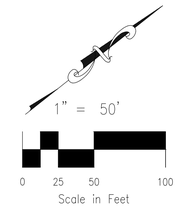
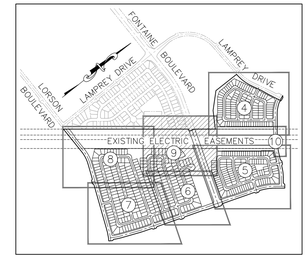
THE HILLS AT LORSON RANCH FILING NO. 1

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







SHEET INDEX
NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
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	5' WIDE TRAIL
(KE-0)	MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC44	60.00	23°33'23"	24.67
RC45	27.00	90°00'00"	42.41
RC46	60.00	23°33'23"	24.67
RC47	60.00	23°33'23"	24.67
RC48	27.00	70°37'06"	33.28
RC49	60.00	23°33'23"	24.67
RC50	35.00	70°31'44"	43.08

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C72	60.00	24°15'11"	25.40
C73	225.00	5°17'56"	20.81
C74	225.00	1°19'32"	5.21
C75	175.00	5°58'46"	18.26
C76	60.00	1°26'57"	1.52
C77	60.00	5°00'04"	5.24
C78	60.00	18°33'19"	19.43
C79	35.00	23°52'43"	14.59
C80	35.00	46°39'01"	28.50
C81	225.00	4°45'12"	18.67
C82	225.00	1°52'11"	7.34

RADIAL BEARING TABLE

LINE #	BEARING
(R)42	N39°04'28"E
(R)43	S29°30'53"E
(R)44	S45°03'25"E
(R)45	N37°33'06"E
(R)46	S24°21'12"E

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED: 12/06/2021

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

PCD FILE NUMBER SF-21-010

File: Q:\70091A Hills At Lorson Ranch\Hills At Lorson Ranch\dwg\Survey\Plat\70-091 The Hills @ LR No 1 Final Plat.dwg Plotstamp: 12/6/2021 9:18 AM

THE HILLS AT LORSON RANCH FILING NO. 1

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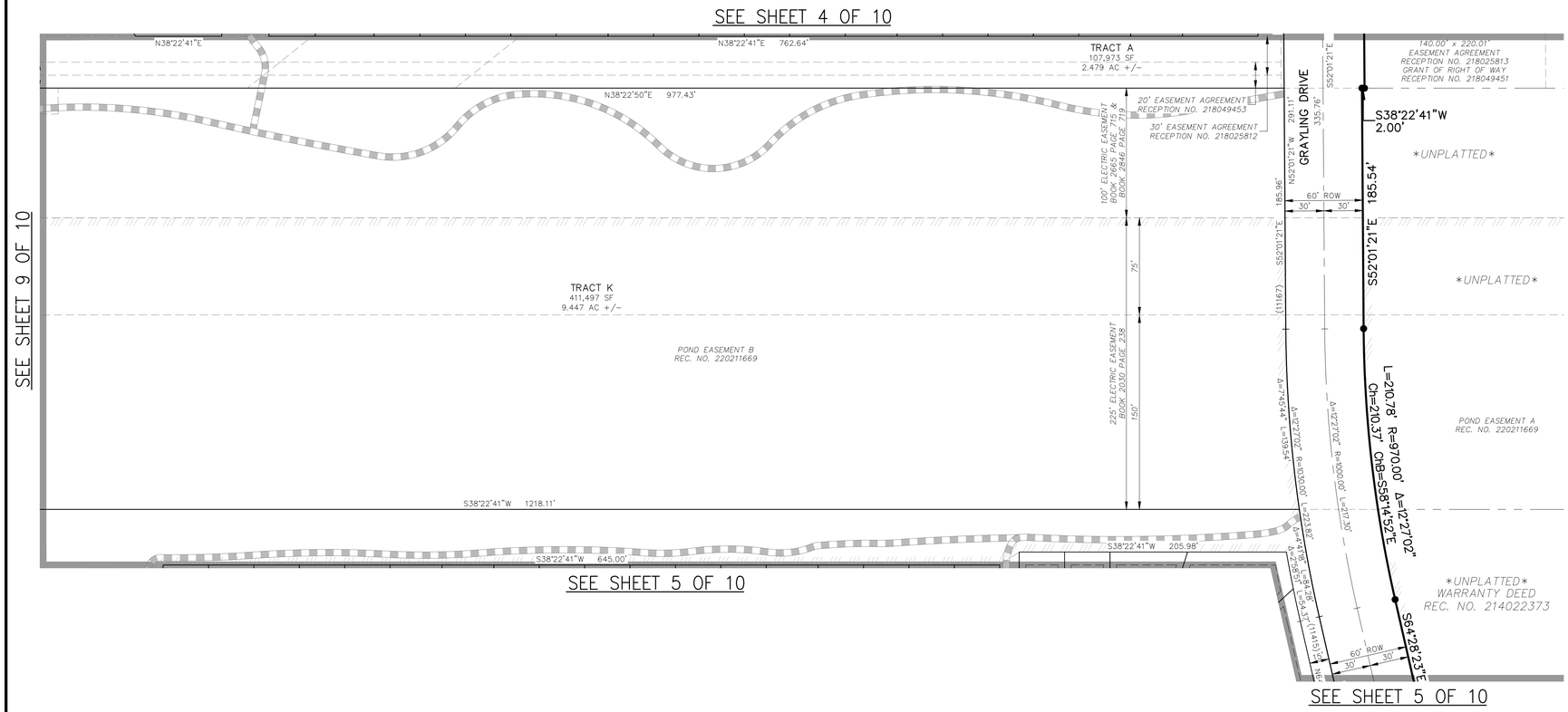
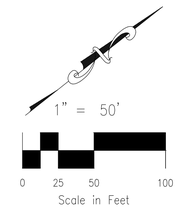
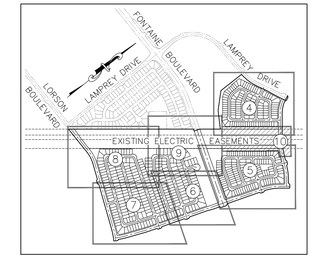
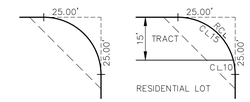
EL PASO COUNTY, COLORADO







SHEET INDEX
NOT TO SCALE



SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)

DETAIL (A)
NOT TO SCALE

90° INTERSECTION SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT WITH TRACT AND LOT TAGS (TYP.)

DETAIL (B)
NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARING
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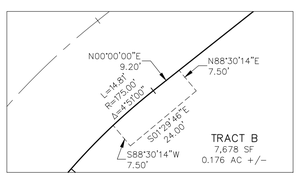
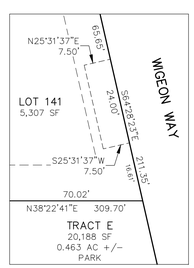
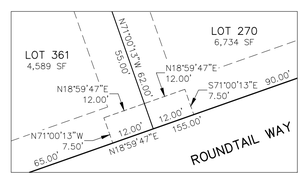
	5' WIDE TRAIL
(KE-0)	MAIL KIOSK EASEMENT SEE DETAILS SHEET 10



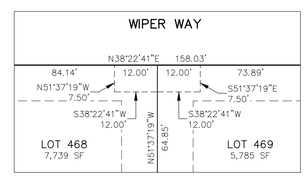
MAIL KIOSK
EASEMENT DETAIL KE-1
SEE SHEET 4
TRACT B
SCALE: 1" = 20'



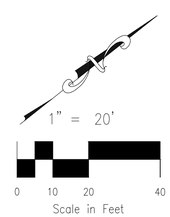
MAIL KIOSK
EASEMENT DETAIL KE-3
LOT 141
SEE SHEET 5
SCALE: 1" = 20'

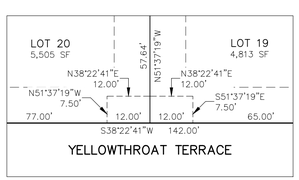


MAIL KIOSK
EASEMENT DETAIL KE-5
SEE SHEET 7
LOTS270 & 361
SCALE: 1" = 20'

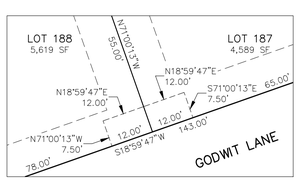


MAIL KIOSK
EASEMENT DETAIL KE-7
SEE SHEET 8
LOTS 468-469
SCALE: 1" = 20'

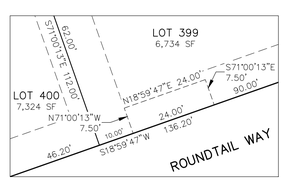




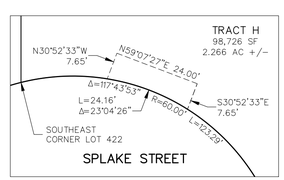
MAIL KIOSK
EASEMENT DETAIL KE-2
SEE SHEET 4
LOTS 19 & 20
SCALE: 1" = 20'



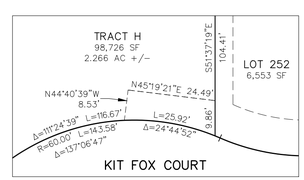
MAIL KIOSK
EASEMENT DETAIL KE-4
SEE SHEET 5
LOTS 187-188
SCALE: 1" = 20'



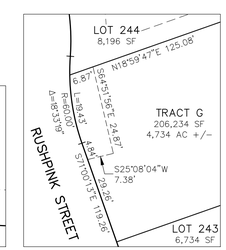
MAIL KIOSK
EASEMENT DETAIL KE-6
SEE SHEET 7
LOT 399
SCALE: 1" = 20'



MAIL KIOSK
EASEMENT DETAIL KE-8
TRACT H
SEE SHEET 8
SCALE: 1" = 20'



MAIL KIOSK
EASEMENT DETAIL KE-9
SEE SHEET 9
TRACT H
SCALE: 1" = 20'



MAIL KIOSK
EASEMENT DETAIL KE-10
SEE SHEET 9
TRACT G
SCALE: 1" = 20'

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