

# 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

TRACT	SIZE (AC)	LANDSCAPE/PARK OFFER SPACE TRAIL	POCKET PARK	SIGNAGE/PUBLIC IMPROVEMENTS	DRAINAGE/RETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	OWNED BY	MAINTAINED BY
A	2.479	X	X	X	X	X	X	LRMD	LRMD
B	0.176	X	X	X	X	X	X	LRMD	LRMD
C	0.232	X	X	X	X	X	X	LRMD	LRMD
D	3.108	X	X	X	X	X	X	LRMD	LRMD
E	0.463	X	X	X	X	X	X	LRMD	LRMD
F	0.253	X	X	X	X	X	X	LRMD	LRMD
G	4.734	X	X	X	X	X	X	LRMD	LRMD
H	2.266	X	X	X	X	X	X	LRMD	LRMD
I	0.148	X	X	X	X	X	X	LRMD	LRMD
J	0.419	X	X	X	X	X	X	LRMD	LRMD
K	9.447	X	X	X	X	X	X	LRMD	LRMD
L	14.448	X	X	X	X	X	X	LRMD	LRMD
TOTAL	38.173								

LOOK AT PUD and make this match for uses- There are 3 parks in the development for example....

## 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, AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION, AND SAINT AUBYN 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 8th 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;

- THENCE S70°06'29"E, A DISTANCE OF 34.95 FEET;
- THENCE N18°59'47"E, A DISTANCE OF 99.98 FEET;
- 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;

- THENCE N38°22'35"E, ALONG THE EASTERLY LINE THEREOF 345.15 FEET;
- THENCE N58°24'10"W, A DISTANCE OF 314.29 FEET;
- THENCE N43°26'13"W, A DISTANCE OF 336.42 FEET;
- 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;

- THENCE N87°26'51"E, A DISTANCE OF 11.92 FEET;
- 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;
- THENCE N63°33'19"E, A DISTANCE OF 194.38 FEET;
- THENCE N67°51'09"E, A DISTANCE OF 113.39 FEET;
- THENCE N65°49'40"E, A DISTANCE OF 232.85 FEET;
- THENCE 90.04 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 9°40'45", THE CHORD OF 89.94 FEET BEARS N21°59'18"W;

THENCE S57°31'41"E, A DISTANCE OF 30.77 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;

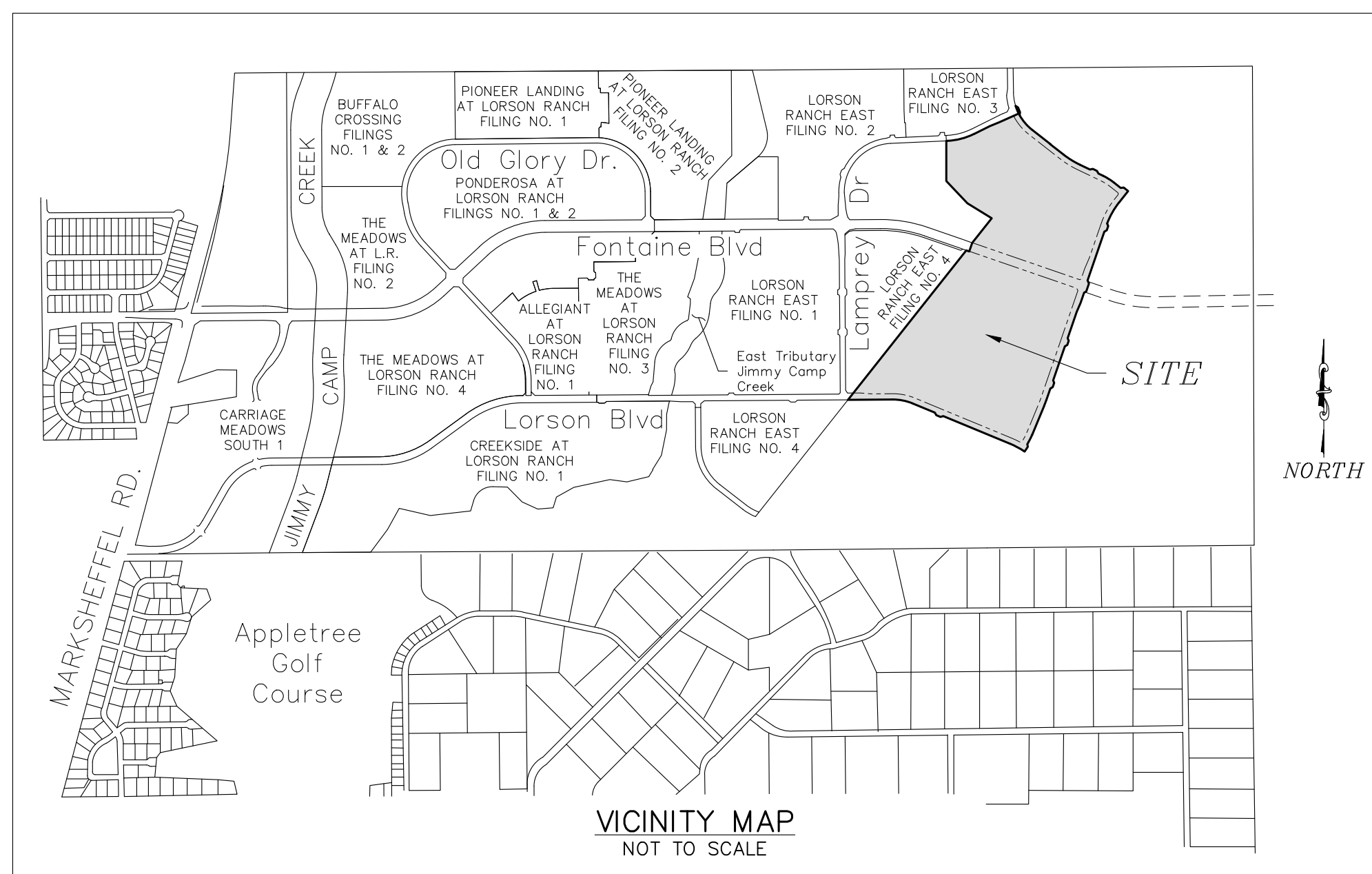
THENCE S64°28'23"E, A DISTANCE OF 122.30 FEET;  
THENCE N78°34'24"E, A DISTANCE OF 33.27 FEET;  
THENCE S64°28'23"E, A DISTANCE OF 50.00 FEET;  
THENCE S27°31'10"E, A DISTANCE OF 33.27 FEET;  
THENCE S64°28'23"E, A DISTANCE OF 56.25 FEET;  
THENCE 141.30 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING 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 90.89 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 5,365,261 S.F. (123.169 ACRES MORE OR LESS).

## OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "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 HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

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

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:  
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

Verify that the ownership has not changed and update docs SIA etc if it has...

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, AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

## EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. ALL 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.

## 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. 08041C0976G 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 HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

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

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

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D. BY JEFF MARK, PRESIDENT, FOR:  
SAINT AUBYN HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

## SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE 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.

## 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 RECORDS CERTIFICATE:

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

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: \_\_\_\_\_ DEPUTY SURCHARGE: \_\_\_\_\_

## ACCEPTANCE CERTIFICATE FOR TRACTS:

## LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, AND I FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "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 \_\_\_\_ 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: \_\_\_\_\_

## SUMMARY:

514 LOTS	54.093 ACRES	43.92%
12 TRACTS	38.173 ACRES	30.99%
RIGHTS-OF-WAY	30.903 ACRES	25.09%
TOTAL	123.169 ACRES	100.00%

## FEES:

DRAINAGE FEE:	\$ _____
JIMMY CAMP CREEK SURETY FEE:	\$ _____
BRIDGE FEE:	\$ _____
SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170
PARK FEE:	\$ _____
URBAN PARK FEE:	\$ _____

Is there a parks land agreement under way that will provide relief?

This is th controlling District, are you sure that is the correct district for ownership and maintenance?

I seriously LUV the new LOGO- Awesome

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

PCD FILE NUMBER SF-21-XXX





# 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

Utilities provided BY  
x,y,x, gas electric,  
water wastewater

220211669

Use this reception-  
agreement was  
recorded at early  
grading

## 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&C 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. 08041C0976G 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 7:30AM, FILE NO. 73131 UTC, AMENDMENT NO. 2 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
  - (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.
  - (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.
  - (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.
  - (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.
  - (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.
  - (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.
  - (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.
  - (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.
  - (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. 204197514 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.
  - (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.
  - (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.

## GENERAL PLAT NOTES: (CONT.)

- (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.
- (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NO. 205078708.
- (TC#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.
- (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.
- (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.
- (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.
- (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.
- (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.
- (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.
- (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.
- (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.
- (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS AND OBLIGATIONS AS CONTAINED IN SIXTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH, AS SET FORTH IN EXHIBIT A TO RESOLUTION NO. 16-307, APPROVING AN AMENDED AND RESTATED 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.
- (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SEVENTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH, AS SET FORTH IN EXHIBIT A TO RESOLUTION NO. 16-307, APPROVING AN AMENDED AND RESTATED 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.
- (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN EIGHTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH, AS SET FORTH IN EXHIBIT A TO RESOLUTION NO. 16-307, APPROVING AN AMENDED AND RESTATED 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.
- (TC#34) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN NINTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH, AS SET FORTH IN EXHIBIT A TO RESOLUTION NO. 16-307, APPROVING AN AMENDED AND RESTATED 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.
- (TC#35) THE PROPERTY MAY BE SUBJECT TO 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.
- (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TENTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH, AS SET FORTH IN EXHIBIT A TO RESOLUTION NO. 16-307, APPROVING AN AMENDED AND RESTATED 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.
- (TC#37) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN ELEVENTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH, AS SET FORTH IN EXHIBIT A TO RESOLUTION NO. 16-307, APPROVING AN AMENDED AND RESTATED 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.

## GENERAL PLAT NOTES: (CONT.)

- (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.
  - (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.
  - (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.
  - (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.
  - (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.
  - (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.
  - (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.
  - (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.
  - (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.
  - (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.
  - (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, NOT RECORDED, BUT HEREIN KNOWN AS DOCUMENT NO. LORSONMETRO. correct please
  - (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.
  - (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.
  - (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.
  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 BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
  8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
  9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
  10. SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
  11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
  12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
  13. NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
  14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "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.

## GENERAL PLAT NOTES: (CONT.)

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. \_\_\_\_\_.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE HILLS AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. \_\_\_\_\_.
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 2015-0919a 3/3/2015
  - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "THE 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" WAS COMPLETED BY THE ROCKY MOUNTAIN GROUP (RMG) ON FEBRUARY 27, 2020, JOB NO. 193922. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS ARE IN SAID REPORT, FILE PUDSP-16-003, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

22.

leave more space  
for filling in the  
number

20-003

Add the following note:

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.

Please wok with Lori Seago to have the PID application completed so plat can be recorded. It takes up to 90 days to complete process for PID

## SOILS:

1. A "GEOLOGY AND SOILS REPORT, "THE HILLS AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, MAY 20, 2020) IS HELD IN THE HILLS AT LORSON RANCH COMBINED PUD/PRELIMINARY PLAN FILE (PUDSP2003) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGIC 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.

Use this note from the PUDSP Please.

Verify 1 or 4

Add Language

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. \_\_\_\_\_

USE standard SIA  
note Please

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



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

PCD FILE NUMBER SF-21-XXX

SHEET 2 OF 9



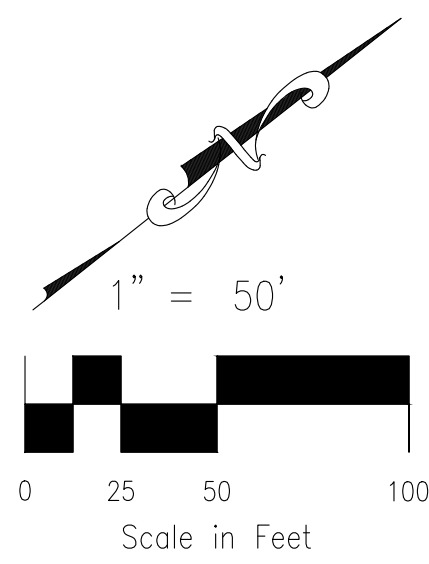




# THE HILLS AT LORSON RANCH FILING NO. 1

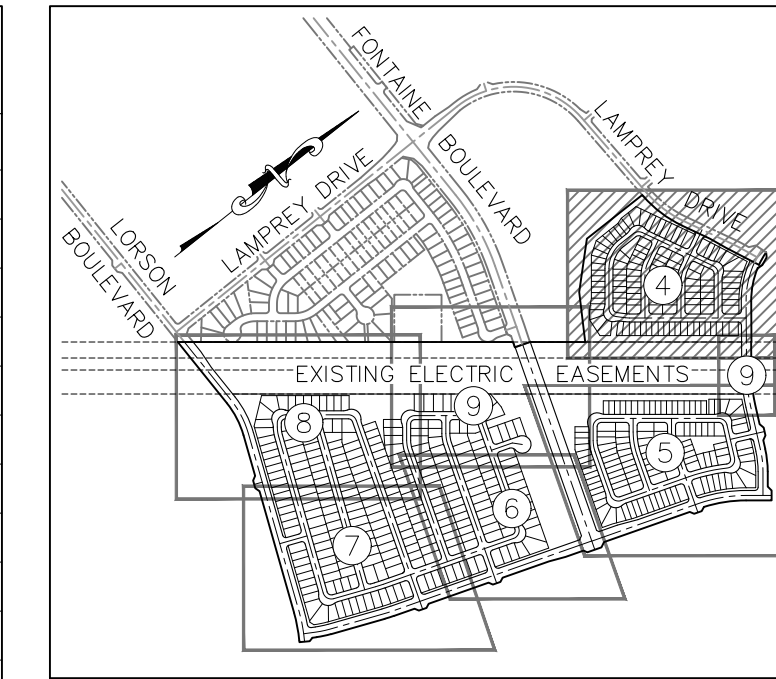
A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

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°08'38"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
C12	60.00	6°50'10"	7.16

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
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
C25	90.00	15°56'22"	25.04
C26	90.00	9°14'16"	14.51



### LEGEND:

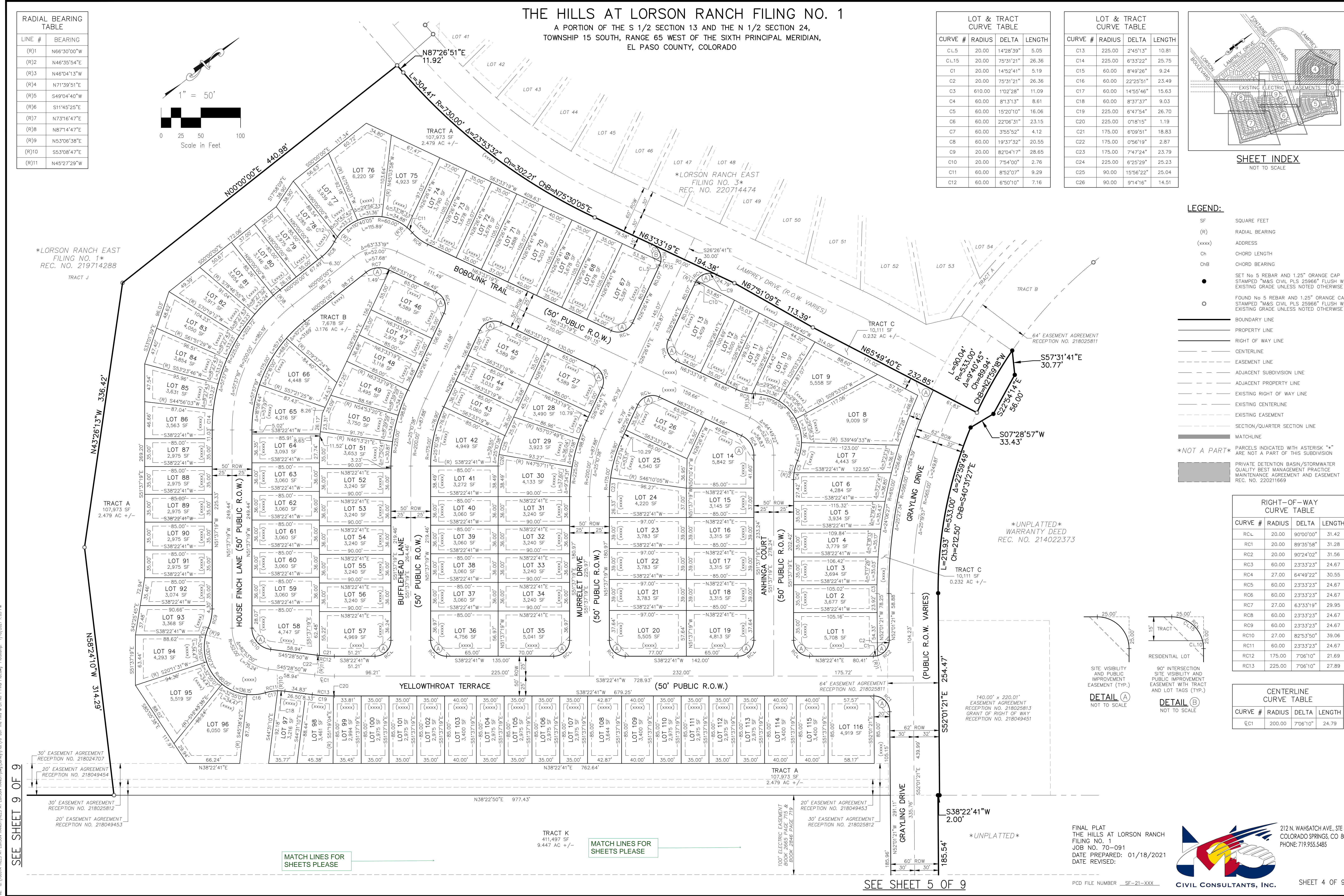
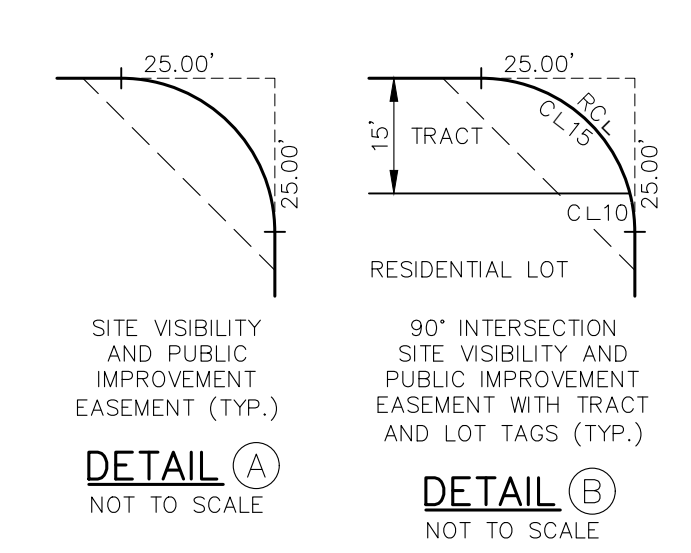
- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE 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. 22021669

### 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
CL1	200.00	7°06'10"	24.79



SEE SHEET 9 OF 9

SEE SHEET 5 OF 9

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

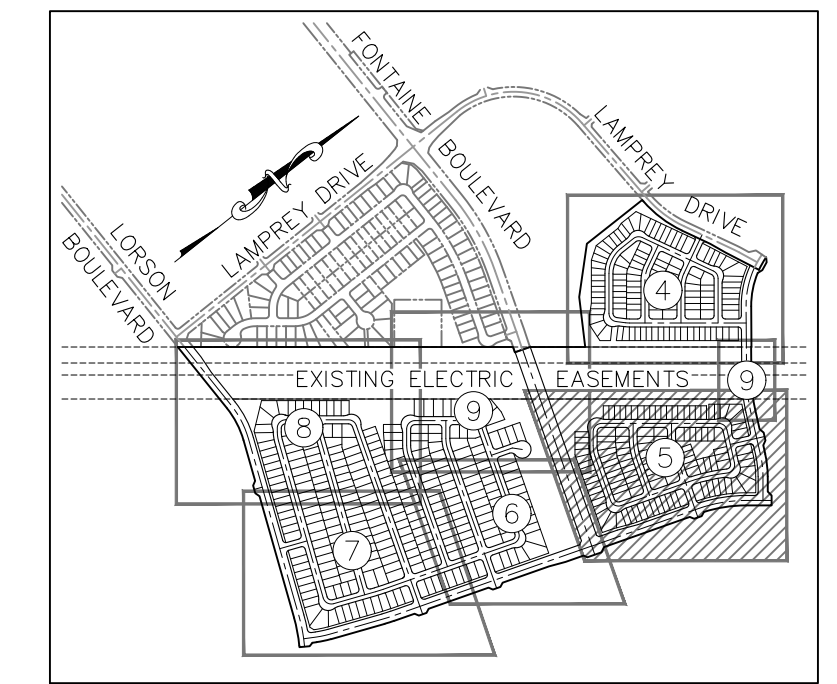
CIVIL CONSULTANTS, INC.  
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485



MATCH LINES FOR SHEETS PLEASE

# 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



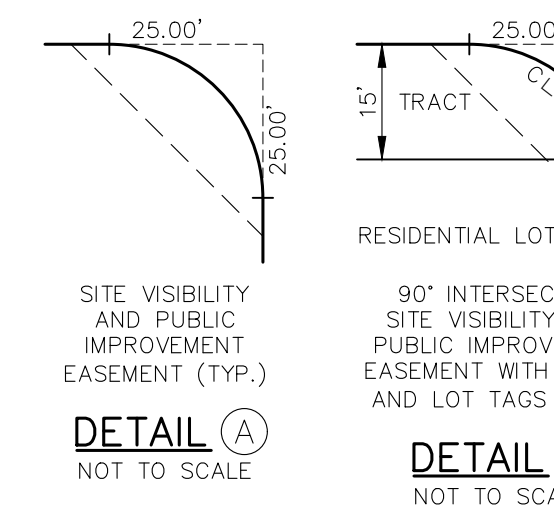
SHEET INDEX  
NOT TO SCALE



**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°33'34"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
  - 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



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
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	9°11'32"	21.72
C41	175.00	8°16'19"	25.27
C42	20.00	8°37'37"	3.01
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
RC1	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
RC21	27.00	90°00'00"	42.41
RC22	60.00	23°33'23"	24.67
RC23	20.00	88°32'48"	30.91
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 PLAN  
THE HILLS AT LORSON RANCH  
FILING NO. 1  
JOB NO. 70-091  
DATE PREPARED: 01/18/2021  
DATE REVISED:

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

CIVIL CONSULTANTS, INC.

PCD FILE NUMBER SF-21-XXX

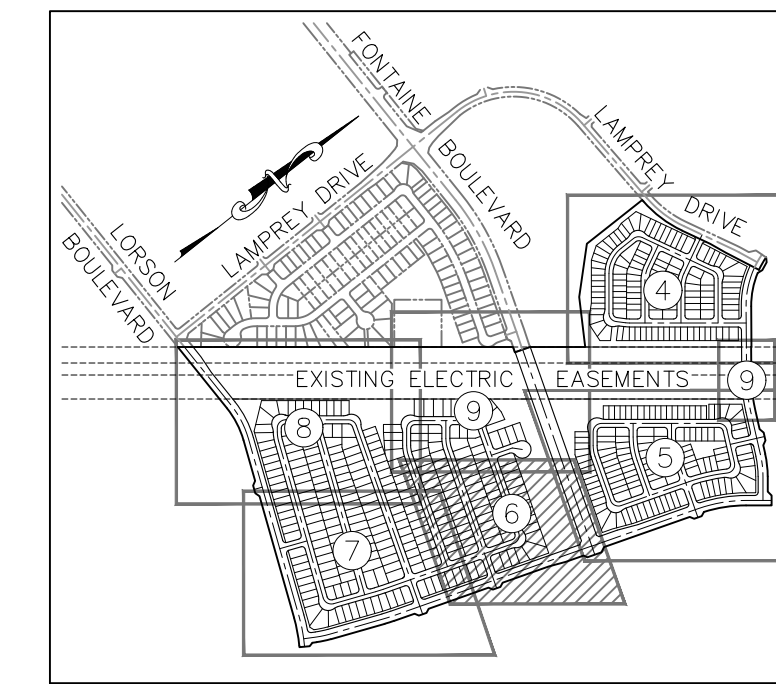
SHEET 5 OF 9

Fig. 0: 07091A THE HILLS AT LORSON RANCH (Plan) (70-091) The Hills at Lorson Ranch Filing No. 1 Final Plat.dwg Plot Date: 1/18/2021 7:06 PM



# 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

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

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

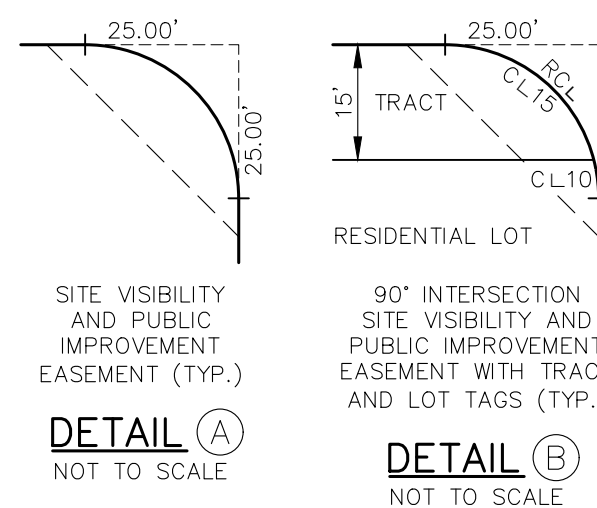
LINE #	BEARING
(R)31	S15°36'13"W
(R)32	S56°34'02"E
(R)33	N04°31'08"E
(R)34	S33°28'26"W

MATCH LINES FOR SHEETS PLEASE

SEE SHEET 9 OF 9

Label road name

SEE SHEET 8 OF 9



- 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

The right-of-way lines, widths, locations, and names of all proposed or existing public or private streets, alleys, greenways, bikeways, paths, trails, and other transportation links dimensioned by lengths, widths, bearings. Centerline data or right-of-way data for all curves shall be indicated on the plat.

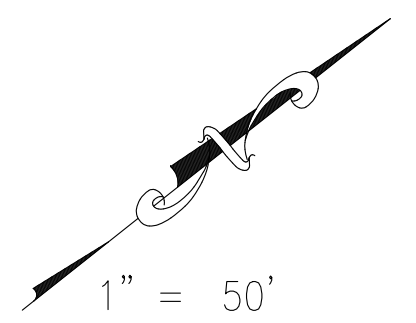
Please show trails per checklist.

TRACT	SIZE (SF)	LANDSCAPE/PARK OPEN SPACE/TRAIL	POCKET PARK
A	107,999	X	
B	7,878	X	X
C	10,086	X	
D	135,380	X	
E	20,188	X	X
F	11,025	X	
G	206,234	X	
H	98,720	X	X
I	6,430	X	
J	18,234	X	
K	411,468	X	
L	629,367	X	
<b>TOTAL</b>	<b>1,862,808</b>		

label "PARK" on sheets that have these tracts

\*UNPLATTED\* WARRANTY DEED REC. NO. 214022373

\*UNPLATTED\* WARRANTY DEED REC. NO. 214022373



File: C:\2020\1A HILLS AT LORSON RANCH\FILING NO. 1 Final Plat.dwg PlotDate: 1/18/2021 7:07 PM

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

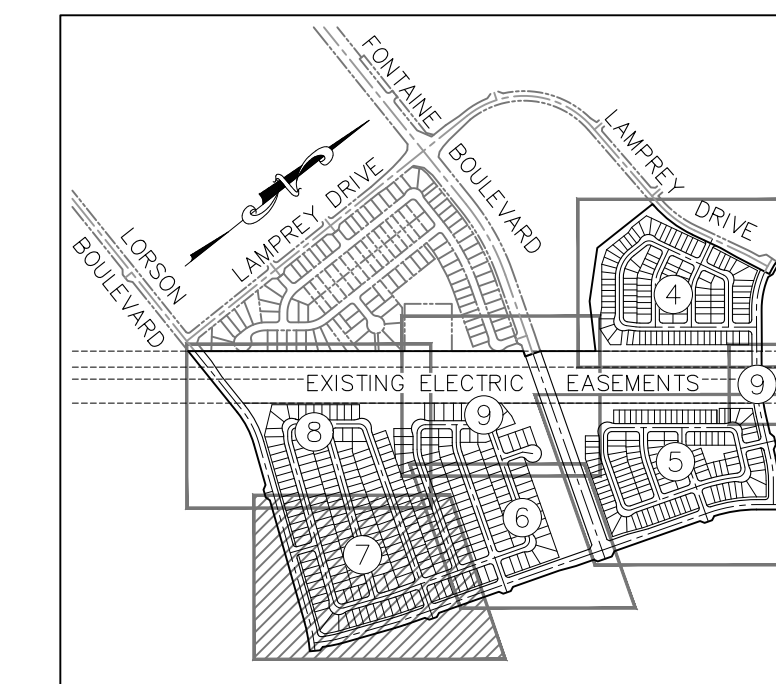
CIVIL CONSULTANTS, INC. SHEET 6 OF 9



# 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 8 OF 9



**SHEET INDEX**  
NOT TO SCALE



**RIGHT-OF-WAY CURVE TABLE**

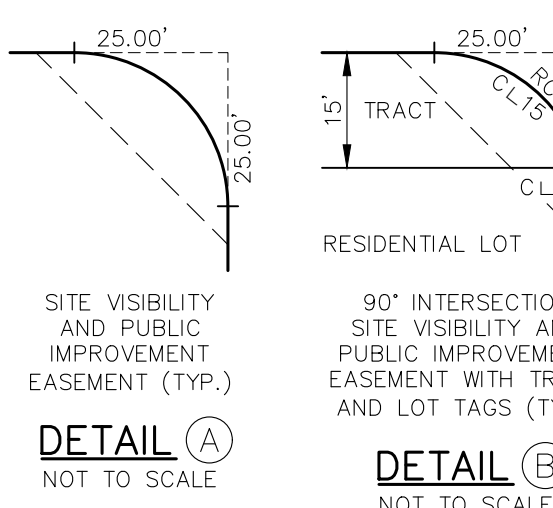
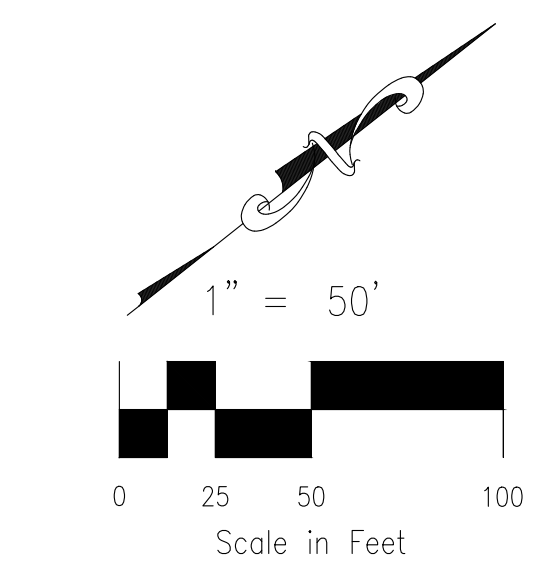
CURVE #	RADIUS	DELTA	LENGTH
RC32	60.00	23°33'23"	24.67
RC33	27.00	90°00'00"	42.41
RC34	60.00	23°33'23"	24.67
RC35	20.00	87°10'00"	30.43

**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



- 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

\*UNPLATTED\*  
WARRANTY DEED  
REC. NO. 214022373

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

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

CIVIL CONSULTANTS, INC.

PCD FILE NUMBER SF-21-XXX

SHEET 7 OF 9

File: C:\2020\15 HILLS AT LORSON RANCH\15 Hills at Lorson Ranch\15 Hills at Lorson Ranch.dwg Plot Date: 1/18/2021 7:07 PM

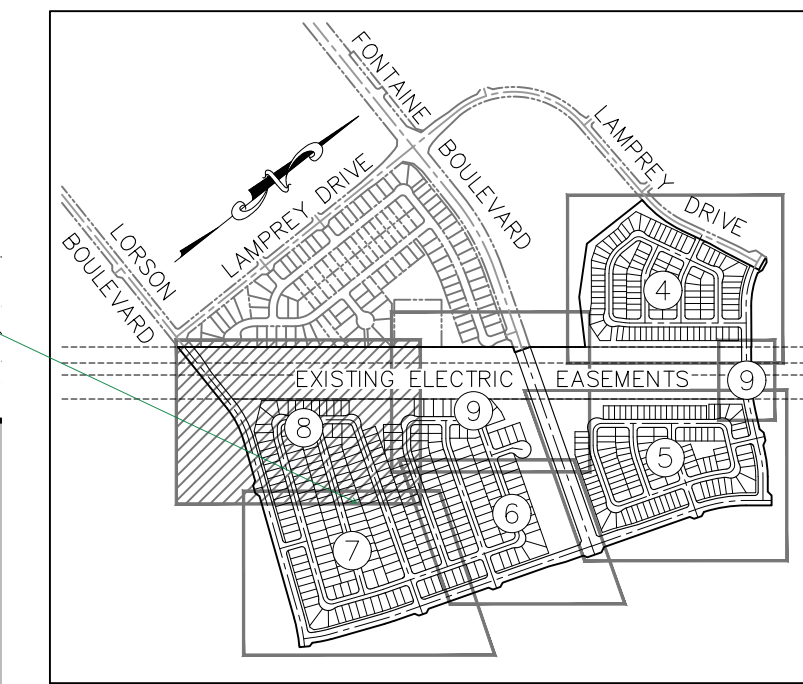


# THE HILLS AT LORSON RANCH FILING NO. 1

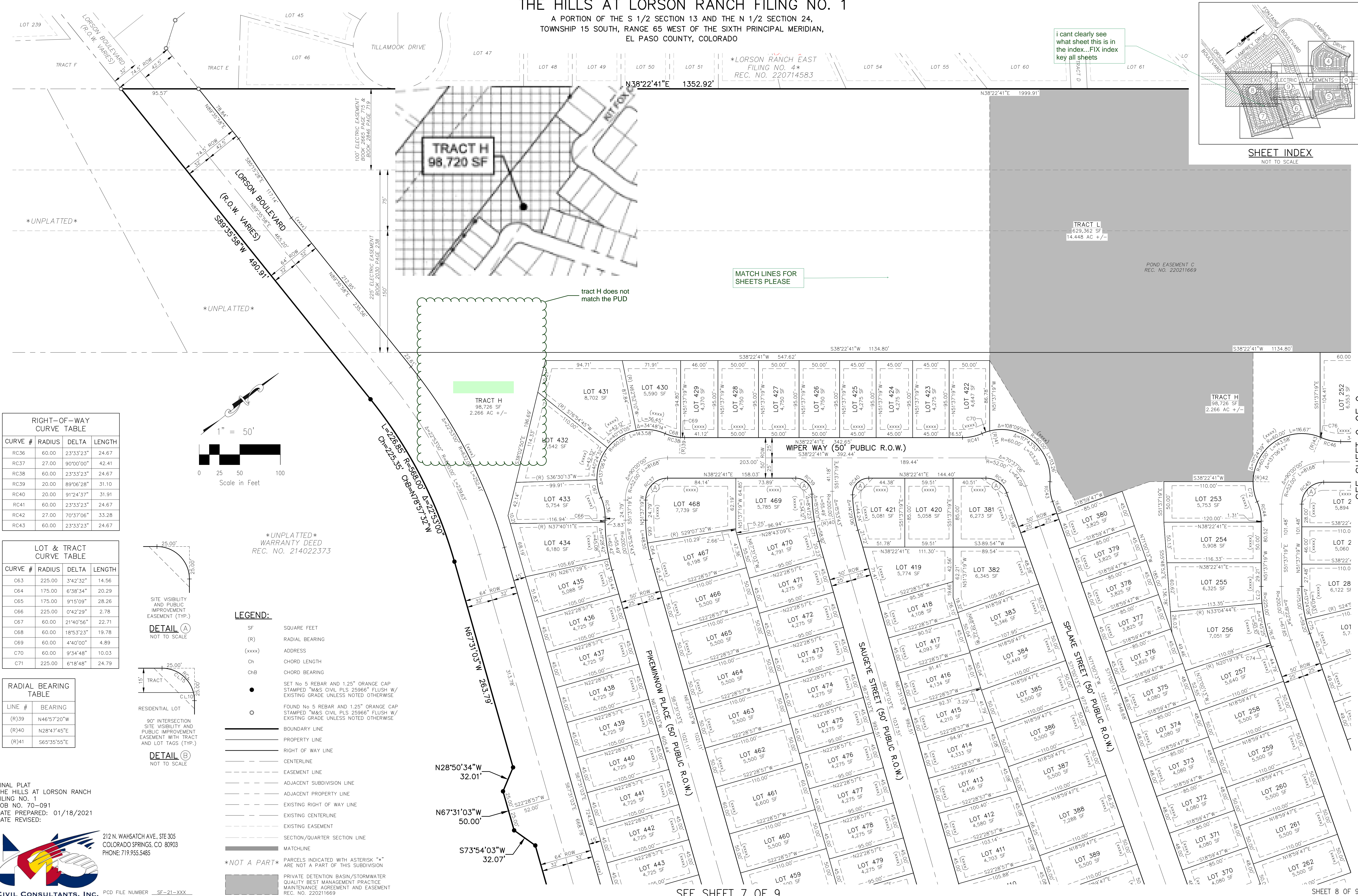
A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

\*LORSON RANCH EAST  
FILING NO. 4\*  
REC. NO. 220714583

i cant clearly see  
what sheet this is in  
the index...FIX index  
key all sheets

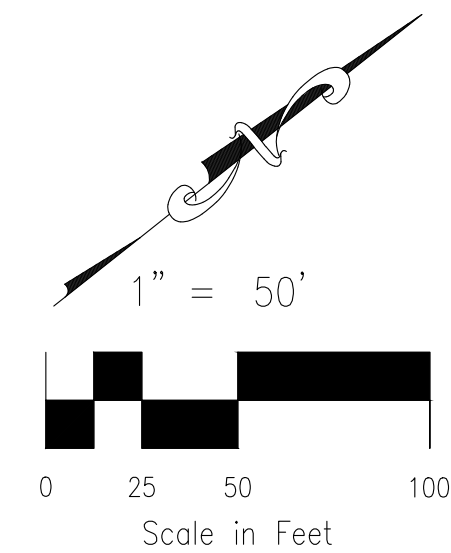


SHEET INDEX  
NOT TO SCALE



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

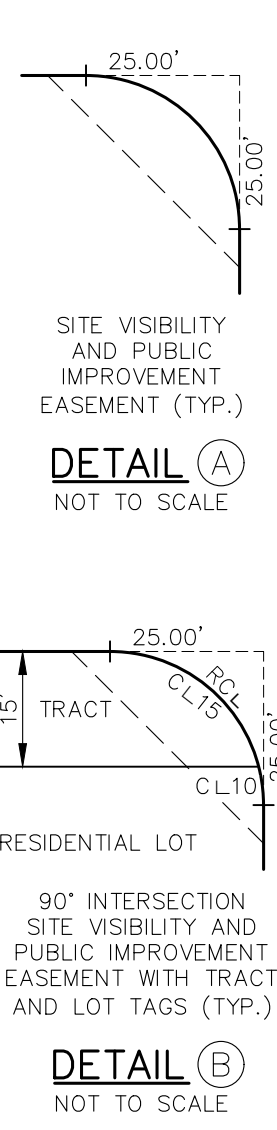


LOT & TRACT CURVE TABLE

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
  - 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
  - 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:

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



PCD FILE NUMBER SF-21-XXX

SEE SHEET 7 OF 9

SHEET 8 OF 9

SEE SHEET 9 OF 9








# PLAT V\_1 REDLINES.pdf Markup Summary 3-5-2021


dsdrice (9)

PROPERTY MAY BE SUBJECT TO TERRITORIAL RULES AND REGULATIONS GOVERNING CONDITIONS AND RESTRICTIONS GOVERNMENT NO. LORSONMETRO.  
PROPERTY MAY BE SUBJECT TO TERRITORIAL RULES CONTAINED IN RESOLUTION 20200115.

**Subject:**  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdrice  
**Date:** 3/4/2021 11:53:12 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


NO. LORSONMETRO.



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdrice  
**Date:** 3/4/2021 12:18:02 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Verify 1 or 4


22.

**Subject:**  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdrice  
**Date:** 3/4/2021 8:37:22 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

22.

THE CITY OF EL PASO COUNTY, COLORADO WAS INCORPORATED BY ACT OF THE LEGISLATURE OF THE STATE OF COLORADO ON FEBRUARY 27, 2020. JOB NO. 193922. ARE IN SAID REPORT, FILE PLUDDP. CITY DEVELOPMENT DEPARTMENT.


20-003

**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdrice  
**Date:** 3/4/2021 8:38:04 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

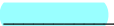
20-003


IF DEVELOPMENT APPLICANT HAS CONTACTED THE CITY OF EL PASO COUNTY, COLORADO, FOR A PLANNING AND CONSULTATION OF DEVELOPMENT, THE CITY OF EL PASO COUNTY, COLORADO, IS NOT RESPONSIBLE FOR THE CITY'S REVIEW OF THE CITY'S PLANNING AND CONSULTATION OF DEVELOPMENT. THE CITY OF EL PASO COUNTY, COLORADO, IS NOT RESPONSIBLE FOR THE CITY'S REVIEW OF THE CITY'S PLANNING AND CONSULTATION OF DEVELOPMENT. THE CITY OF EL PASO COUNTY, COLORADO, IS NOT RESPONSIBLE FOR THE CITY'S REVIEW OF THE CITY'S PLANNING AND CONSULTATION OF DEVELOPMENT.

20

**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdrice  
**Date:** 3/4/2021 8:38:48 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

leave more space for filling in the number

RECORDED UNDER  
THE HILLS AT LORSON  
NO.   
LAWS, REGULATIONS  
IMPLEMENTATIONS IF ANY

**Subject:**  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdrice  
**Date:** 3/4/2021 8:39:23 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

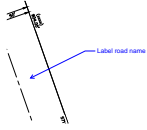
\_\_\_\_\_





**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdrice  
**Date:** 3/4/2021 8:40:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

220211669



**Subject:** Callout  
**Page Label:** Sheet 6  
**Author:** dsdrice  
**Date:** 3/4/2021 8:45:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label road name



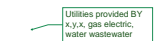
**Subject:** Text Box  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdrice  
**Date:** 3/4/2021 8:59:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the following note:

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.

---

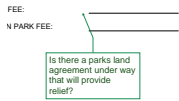
dsdparsons (44)



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 1:04:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

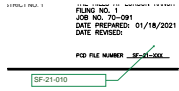
Utilities provided BY x,y,x, gas electric, water wastewater





**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 11:13:43 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Is there a parks land agreement under way that will provide relief?



**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 11:14:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

SF-21-010



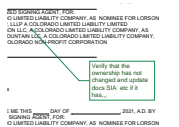
**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 11:15:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This is th controlling District; are you sure that is the correct district for ownership and maintenance?



**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 11:15:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

I seriously LUV the new LOGO- Awesome



**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 11:35:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Verify that the ownership has not changed and update docs SIA etc if it has,,,



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:02:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

correct please





**Subject:** Image  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:04:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Use this note from the PUDSP Please.

**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:05:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Use this note from the PUDSP Please.



**Subject:** Arrow  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:05:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:05:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please work with Lori Seago to have the PID application completed so plat can be recorded. It takes up to 90 days to complete process for PID



**Subject:** Image  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:06:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Text Box  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:06:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Recorded at Reception NO.



Add Language

**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:07:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add Language



**Subject:** Subdivision Improvements  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:08:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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.



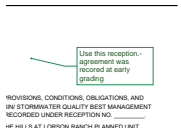
**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:08:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

USE standard SIA note Please



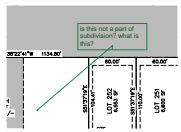
RECEIVED  
BY CC  
IMPRC  
RECEIVED  
ON IN

**Subject:** Arrow  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:08:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



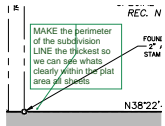
**Subject:** Callout  
**Page Label:** Sheet 2 - Notes  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:10:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Use this reception.- agreement was recored at early grading



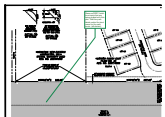
**Subject:** Callout  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:19:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this not a part of subdivision? what is this?



**Subject:** Callout  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:19:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MAKE the perimeter of the subdivision LINE the thickest so we can see whats clearly within the plat area all sheets



**Subject:** Callout  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:20:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Remove GREY hatch from tracts that are being platted with this plat. Add the park labels under the tract name for the park tracts. (all sheets)



**Subject:** Image  
**Page Label:** Sheet 6  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:21:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** Sheet 6  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:22:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please show trails per checklist.

Please show trails per checklist.

REC. NO. 21402373

1" = 50'

Sheet	Area (sq. ft.)	Area (ac.)	Tract	Scale in Feet
1	100	0.0023	1	100
2	100	0.0023	2	100
3	100	0.0023	3	100
4	100	0.0023	4	100
5	100	0.0023	5	100
6	100	0.0023	6	100
7	100	0.0023	7	100
8	100	0.0023	8	100
9	100	0.0023	9	100
10	100	0.0023	10	100
11	100	0.0023	11	100
12	100	0.0023	12	100
13	100	0.0023	13	100
14	100	0.0023	14	100
15	100	0.0023	15	100
16	100	0.0023	16	100
17	100	0.0023	17	100
18	100	0.0023	18	100
19	100	0.0023	19	100
20	100	0.0023	20	100
21	100	0.0023	21	100
22	100	0.0023	22	100
23	100	0.0023	23	100
24	100	0.0023	24	100
25	100	0.0023	25	100
26	100	0.0023	26	100
27	100	0.0023	27	100
28	100	0.0023	28	100
29	100	0.0023	29	100
30	100	0.0023	30	100
31	100	0.0023	31	100
32	100	0.0023	32	100
33	100	0.0023	33	100
34	100	0.0023	34	100
35	100	0.0023	35	100
36	100	0.0023	36	100
37	100	0.0023	37	100
38	100	0.0023	38	100
39	100	0.0023	39	100
40	100	0.0023	40	100
41	100	0.0023	41	100
42	100	0.0023	42	100
43	100	0.0023	43	100
44	100	0.0023	44	100
45	100	0.0023	45	100
46	100	0.0023	46	100
47	100	0.0023	47	100
48	100	0.0023	48	100
49	100	0.0023	49	100
50	100	0.0023	50	100

**Subject:** Image  
**Page Label:** Sheet 6  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:24:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Scale in Feet

**Subject:** Callout  
**Page Label:** Sheet 6  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:24:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label "PARK" on sheets that have these tracts

0.463 AC +/-

PARK

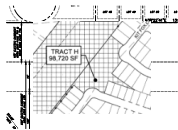
**Subject:** Text Box  
**Page Label:** Sheet 5  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:25:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PARK

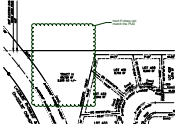
**Subject:** Text Box  
**Page Label:** Sheet 8  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:25:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

TRACT H  
98,728 SF  
2.266 AC +/-

**Subject:** Image  
**Page Label:** Sheet 8  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:27:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

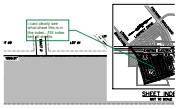






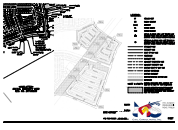
**Subject:** Cloud+  
**Page Label:** Sheet 8  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:27:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

tract H does not match the PUD

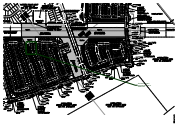


**Subject:** Callout  
**Page Label:** Sheet 8  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:28:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

i cant clearly see what sheet this is in the index...FIX index key all sheets



**Subject:** Image  
**Page Label:** Sheet 3 - Overall  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:30:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Cloud+  
**Page Label:** Sheet 3 - Overall  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:31:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This should match PUD and be apart of PARK tract



**Subject:** Callout  
**Page Label:** Sheet 4  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:32:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MATCH LINES FOR SHEETS PLEASE



**Subject:** Callout  
**Page Label:** Sheet 4  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:32:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

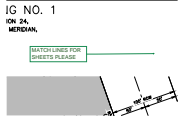
MATCH LINES FOR SHEETS PLEASE





**Subject:** Callout  
**Page Label:** Sheet 5  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:32:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MATCH LINES FOR SHEETS PLEASE



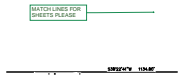
**Subject:** Callout  
**Page Label:** Sheet 6  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:32:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MATCH LINES FOR SHEETS PLEASE



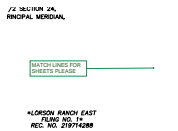
**Subject:** Callout  
**Page Label:** Sheet 7  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:32:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MATCH LINES FOR SHEETS PLEASE



**Subject:** Callout  
**Page Label:** Sheet 8  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:32:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MATCH LINES FOR SHEETS PLEASE



**Subject:** Callout  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:33:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

MATCH LINES FOR SHEETS PLEASE



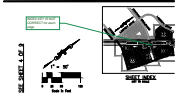
**Subject:** Callout  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:34:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this part of this plat?> This sheet is VERY confusing....



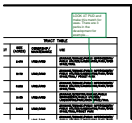


**Subject:** Arrow  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:34:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** Sheet 9  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:34:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

INDEX KEY IS NOT CORRECT for each page



**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:35:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

LOOK AT PUD and make this match for uses-  
There are 3 parks in the development for  
example....



**Subject:** Image  
**Page Label:** Sheet 1 - Cover  
**Author:** dsdparsons  
**Date:** 3/5/2021 12:36:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**