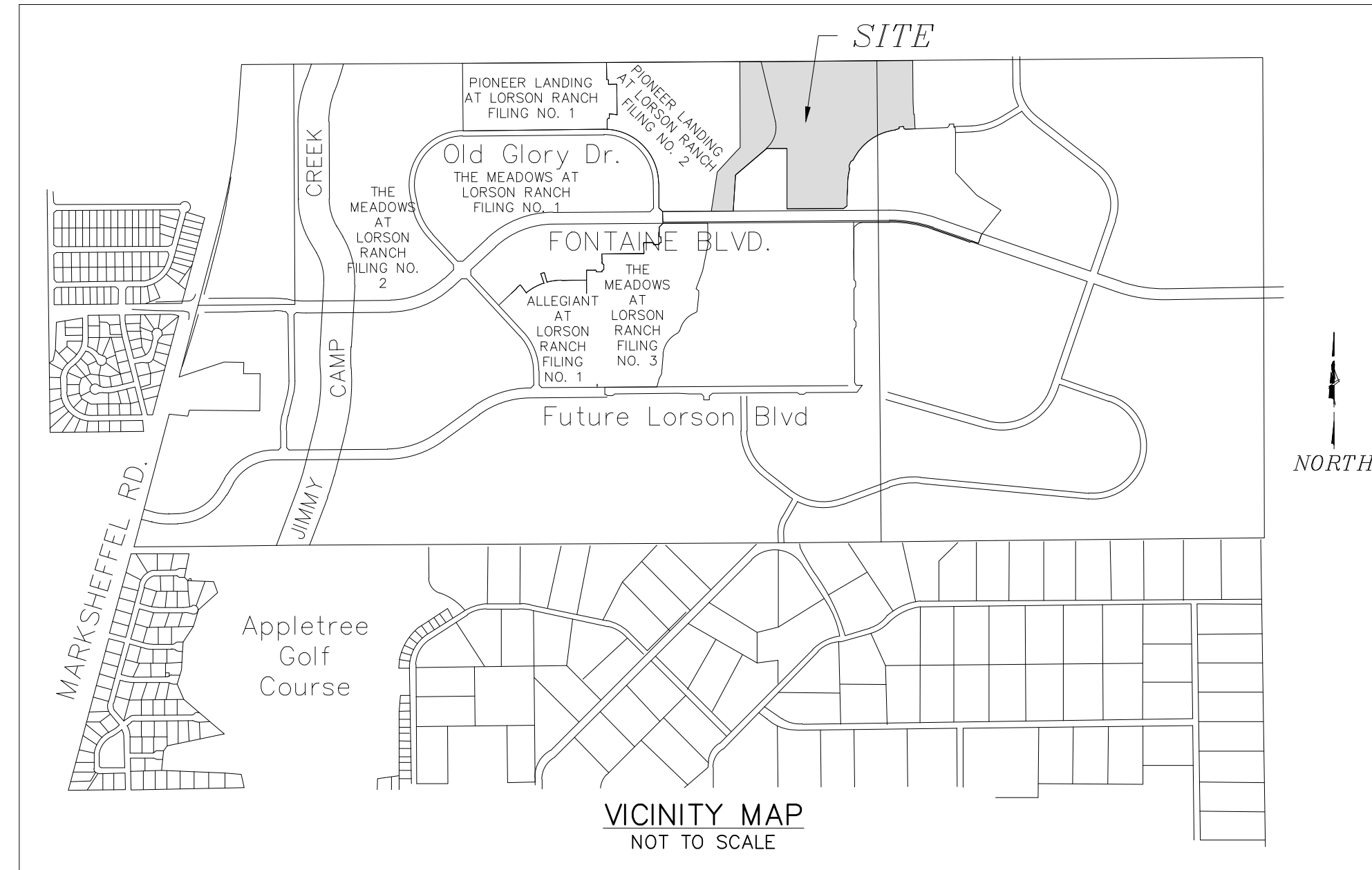


# LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN 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 I, 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 EAGLE DEVELOPMENT COMPANY, A COLORADO COPORATION BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

## TO WIT:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, AND OF THE EAST HALF, SOUTHEAST QUARTER (E 1/2, SE 1/4) SECTION 14, AND A REPLAT OF TRACT E OF 'PIONEER LANDING AT LORSON RANCH FILING NO. 2' AS RECORDED UNDER RECEPTION NUMBER 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14; THENCE N89°32'23"E ALONG SAID NORTH LINE, A DISTANCE OF 1482.79 FEET;

THENCE S00°28'00"E A DISTANCE OF 454.28 FEET;  
 THENCE S02°33'09"E A DISTANCE OF 136.79 FEET;  
 THENCE N87°26'51"E A DISTANCE OF 9.30 FEET;  
 THENCE S02°33'09"E A DISTANCE OF 160.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LAMPREY DRIVE, AS RECORDED IN 'LORSON RANCH EAST FILING NO. 1' UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY, COLORADO;  
 THENCE ALONG THE BOUNDARY OF 'LORSON RANCH EAST FILING NO. 1' THE FOLLOWING TWENTY-ONE (21) COURSES:

- 1) THENCE S87°26'51"W A DISTANCE OF 111.93 FEET;
  - 2) THENCE N47°33'09"W A DISTANCE OF 18.48 FEET;
  - 3) THENCE N02°33'09"W A DISTANCE OF 16.93 FEET;
  - 4) THENCE S87°26'51"W A DISTANCE OF 50.00 FEET;
  - 5) THENCE S02°33'09"E A DISTANCE OF 19.24 FEET;
  - 6) THENCE S71°26'26"W A DISTANCE OF 46.20 FEET;
  - 7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 56°56'49" (THE CHORD OF WHICH BEARS S54°17'59"W A DISTANCE OF 567.33 FEET), AN ARC DISTANCE OF 591.38 FEET;
  - 8) THENCE S58°27'30"W A DISTANCE OF 33.75 FEET;
  - 9) THENCE S20°50'17"W A DISTANCE OF 50.00 FEET;
  - 10) THENCE S16°33'16"E A DISTANCE OF 33.97 FEET;
  - 11) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 16°13'33" (THE CHORD OF WHICH BEARS S07°42'45"W A DISTANCE OF 167.94 FEET), AN ARC DISTANCE OF 168.50 FEET;
  - 12) THENCE S00°24'02"E A DISTANCE OF 41.44 FEET;
  - 13) THENCE S04°23'45"W A DISTANCE OF 101.66 FEET;
  - 14) THENCE S00°24'02"E A DISTANCE OF 94.82 FEET;
  - 15) THENCE S52°37'06"W A DISTANCE OF 48.31 FEET;
  - 16) THENCE S89°35'58"W A DISTANCE OF 621.14 FEET;
  - 17) THENCE N00°06'29"W A DISTANCE OF 663.07 FEET;
  - 18) THENCE S89°54'29"W A DISTANCE OF 221.60 FEET;
  - 19) THENCE S49°33'34"W A DISTANCE OF 447.72 FEET;
  - 20) THENCE S03°27'32"W A DISTANCE OF 397.12 FEET;
  - 21) THENCE S89°35'58"W A DISTANCE OF 242.34 FEET TO THE SOUTHWEST CORNER OF TRACT E OF 'PIONEER LANDING AT LORSON RANCH FILING NO. 2' AS RECORDED UNDER RECEPTION NUMBER 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
- THENCE ALONG THE WESTERLY BOUNDARY OF TRACT E, 'PIONEER LANDING AT LORSON RANCH FILING NO. 2' THE FOLLOWING FOUR (4) COURSES:
- 1) THENCE N08°50'55"E A DISTANCE OF 436.63 FEET;
  - 2) THENCE N42°43'38"E A DISTANCE OF 313.14 FEET;
  - 3) THENCE N45°28'23"E A DISTANCE OF 55.11 FEET;
  - 4) THENCE N00°17'57"W A DISTANCE OF 939.46 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER SECTION 14;
- THENCE N89°42'01"E ALONG SAID NORTH LINE 412.53 FEET TO POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 53.866 ACRES MORE OR LESS.

## OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF 'LORSON RANCH EAST FILING NO. 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 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 I, 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 EAGLE DEVELOPMENT COMPANY, A COLORADO COMPANY

ATTEST: \_\_\_\_\_

SECRETARY/TREASURER

STATE OF COLORADO }  
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY.

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 EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

## FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957F AND PANEL NO. 08041C01000F, BOTH DATED MARCH 17, 1997 REVISED TO REFLECT CLOMR CASE NO. 06-08-8425R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMC 14-08-053P, EFFECTIVE DATE JANUARY 28, 2015 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON.

## ACCEPTANCE CERTIFICATE FOR TRACTS:

### LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, AND E FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF LORSON RANCH EAST FILING NO. 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 \_\_\_\_\_, 2018, A.D. BY JEFF MARK, DIRECTOR, LORSON, LLC

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 ON NOVEMBER 02, 2017 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 \_\_\_\_\_, 2018.

VERNON P. TAYLOR DATE  
 COLORADO PLS NO. 25966, FOR AND  
 ON BEHALF OF M&S CIVIL CONSULTANTS, INC  
 20 BOULDER CRESCENT, SUITE 110  
 COLORADO SPRINGS, COLORADO 80903

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

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR 'LORSON RANCH EAST FILING NO. 2' WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

## COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF 'LORSON RANCH EAST FILING NO. 2' ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

## RECORDING:

STATE OF COLORADO }  
 COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	10.974	LRMD /LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/OPEN SPACE
B	6.495	LRMD /LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
C	0.459	LRMD /LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
D	0.097	LRMD /LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
E	0.052	LRMD /LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	18.077		

LRMD = LORSON RANCH METRO DISTRICT

**PRELIMINARY**  
 FOR REVIEW PURPOSES ONLY

## SUMMARY:

196 LOTS	27.566 ACRES	51.18%
5 TRACTS	18.077 ACRES	33.56%
RIGHTS-OF-WAY	8.223 ACRES	15.26%
TOTAL	53.866 ACRES	100.00%

## FEES:

DRAINAGE FEE: CREDITS USED THIS FILING \$ 1,279,917.00

JIMMY CAMP CREEK SURETY FEE: \_\_\_\_\_

BRIDGE FEE: CREDITS USED THIS FILING \$ 42,033.00

SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170

PARK FEE: \_\_\_\_\_

URBAN PARK FEE: \_\_\_\_\_

FINAL PLAT  
 LORSON RANCH EAST  
 FILING NO. 2  
 JOB NO. 70-065  
 DATE PREPARED: 07/03/2018  
 DATE REVISED:



20 BOULDER CRESCENT, SUITE 110  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5465

PCD FILE NUMBER SF-18-XXX

SHEET 1 OF 8



# LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF  
PIONEER LANDING AT LORSON RANCH FILING NO. 2,  
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14 WITH A 3" GALVANIZED H20 SCREW ON CAP AND AT THE NORTHEAST CORNER WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS23044". SAID LINE IS ASSUMED TO BEAR N89°32'23"E A DISTANCE OF 2654.23 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041CO957F AND PANEL NO. 08041CO1000F, BOTH DATED MARCH 17, 1997 REVISED TO REFLECT CLOMR CASE NO. 06-08-8425R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMC 14-08-053P, EFFECTIVE DATE JANUARY 28, 2015 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JUNE 14, 2018 AT 7:30AM, FILE NO. 58864 UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
  - i. (TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04- 119, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084, RESOLUTION NO. 12-196, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED AUGUST 6, 2012 AT RECEPTION NO. 212090407, FIFTH AMENDED DEVELOPMENT AGREEMENT, IN CONNECTION THEREWITH RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624, RESOLUTION NO. 15-091, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED MARCH 4, 2015 AT RECEPTION NO. 215020531. RESOLUTION AREA INCLUDES PLATTED PARCEL.
  - ii. (TC#24) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04- 366, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548, RESOLUTION NO. 05-336, APPROVING DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973, CORRECTED VERSION OF SAID RESOLUTION NO. 05-336 IN CONNECTION THEREWITH RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869, RESOLUTION NO. 07-223, APPROVING AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS 1-7, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523, RESOLUTION NO. 07-356 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189, DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH, IN CONNECTION THEREWITH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925, DEVELOPMENT AGREEMENT NO. 2, LORSON RANCH, IN CONNECTION THEREWITH RECORDED MAY 22, 2010 AT RECEPTION NO. 210025931 AND RERECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301, RESOLUTION NO. 10-94 TO REVISE DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176, RESOLUTION NO. 12-335 APPROVING INTERGOVERNMENTAL AGREEMENT CONCERNING THE MARKSHEFFEL ROAD/FONTAINE BOULEVARD INTERSECTION, RECORDED SEPTEMBER 26, 2012 AT RECEPTION NO. 212112804, ANNUAL REPORT AND DISCLOSURE FORM RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859; RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075, GENERAL DISCLOSURE RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960. RESOLUTIONS APPLY TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.
  - iii. (TC#25) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 4, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197514, RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209875, RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053571, RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056111 AND AT RECEPTION NO. 205056117 AND RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109166. RESOLUTIONS APPLY TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.
  - iv. (TC#26) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISION, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NUMBER 205078708.
  - v. (TC#27) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1 - LORSON RANCH RECORDED ON AUGUST 18, 2005 AT RECEPTION NUMBER 205128925. NOTE: RESOLUTION NO. 05-336 TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. APPLIES TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.
  - vi. (TC#29) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON, LLC RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.
  - vii. (TC#30) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127.
  - viii. (TC#32) THE PROPERTY MAY BE SUBJECT TO MATTERS AS SET FORTH AND CONTAINED IN THE 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.
  - ix. (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 06-028 (REZONE) RECORDED ON MARCH 1, 2007 AT RECEPTION NO. 207028942.
  - x. (TC#34) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 07-119, RECORDED JULY 18, 2007 AT RECEPTION NO. 207095753.
  - xi. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITATION SEWER EASEMENT AGREEMENT TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067533. EASEMENT TO BE VACATED BY SEPARATE INSTRUMENT.
  - xii. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067660. TEMPORARY CONSTRUCTION EASEMENT ASSUMED TO HAVE EXPIRED AND NOT SHOWN ON PLAT FOR CLARITY.

## GENERAL PLAT NOTES: (CONT.)

- xiii. (TC#37) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN THE RESOLUTION NO. 05-526 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
- xiv. (TC#38) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT(S), RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067502; AT RECEPTION NO. 208067503; AT RECEPTION NO. 208067532; AT RECEPTION NO. 208067534; AT RECEPTION NO. 208067645; AT RECEPTION NO. 208067648. EASEMENTS TO BE VACATED BY SEPARATE INSTRUMENTS.
- xv. (TC#39) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT(S), RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067652; AT RECEPTION NO. 208067656; AT RECEPTION NO. 208067657; AT RECEPTION NO. 208067667; AT RECEPTION NO. 208067672; AND AT RECEPTION NO. 208067676. TEMPORARY CONSTRUCTION EASEMENTS ASSUMED TO HAVE EXPIRED AND NOT SHOWN ON PLAT FOR CLARITY.
- xvi. (TC#40) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN PIONEER LANDING AT LORSON RANCH SUBDIVISION PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED DECEMBER 10, 2009 AT RECEPTION NO. 209141654.
- xvii. (TC#41) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT OF ENTRY TO THE COLORADO SPRINGS UTILITIES (SOUTHERN DELIVERY SYSTEM), RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 212020136; AND AT RECEPTION NO. 212020137. CITY OF COLORADO SPRINGS POSSESSION AND USE AGREEMENT (SOUTHERN DELIVERY SYSTEM), RECORDED MARCH 1, 2013 AT RECEPTION NO. 213027535.
- xviii. (TC#42) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12- 126, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, REGARDING SCHOOL SITE DEDICATION AGREEMENT RECORDED APRIL 13, 2012 AT RECEPTION NO. 212042170.
- xix. (TC#43) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED JULY 27, 2012 AT RECEPTION NO. 212047863.
- xx. (TC#44) 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#45) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN MINERAL QUIT CLAIM DEEDS NOVEMBER 16, 2012 AT RECEPTION NO. 212137047 AND RECORDED DECEMBER 5, 2012 AT RECEPTION NO. 212145159.
- xxii. (TC#46) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DRAINAGE EASEMENT, RECORDED APRIL 23, 2013 AT RECEPTION NO. 213052476. (AS SHOWN)
- xxiii. (TC#47) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER DELIVERY SYSTEM EASEMENT AGREEMENT, RECORDED SEPTEMBER 16, 2015 AT RECEPTION NO. 215101175 AND AT RECEPTION NO. 215101176. (AS SHOWN)
- xxiv. (TC#49) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16- 118, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO RECORDED APRIL 13, 2016 AT RECEPTION NO. 216037512.
- xxv. (TC#50) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16- 228, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF REZONE, RECORDED JUNE 29, 2016 AT RECEPTION NO. 216070955.
- xxvi. (TC#51) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16- 229, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF PRELIMINARY PLAN, RECORDED JUNE 29, 2016 AT RECEPTION NO. 216070956; RESOLUTION NO. 16-313, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF FINAL PLAN, RECORDED AUGUST 30, 2016 AT RECEPTION NO. 216098747.
- xxvii. (TC#52) THE PROPERTY MAY BE SUBJECT TO MATTERS AS SET FORTH AND CONTAINED IN THE LORSON RANCH, PIONEER LANDING FILING NO. 2 AND NO. 3, PUD DEVELOPMENT PLAN MAP RECORDED JULY 14, 2016 AT RECEPTION NO. 216077631 AND RECORDED FEBRUARY 2, 2017 AT RECEPTION NO. 217013429.
- xxviii. (TC#53) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16- 307 RECORDED AUGUST 24, 2016 AT RECEPTION NO. 216095697 AND RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.
- xxix. (TC#54) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16- 456, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN THE DISTRICT - PIONEER LANDING FILING NO. 2 RECORDED DECEMBER 15, 2016 AT RECEPTION NO. 216145947.
- xxx. (TC#57) 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 AND EASEMENT, RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001496. AFFECTS TRACT A.
- xxxi. (TC#60) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, NOTES AND NOTICES AS SET FORTH ON THE PLAT OF 'PIONEER LANDING AT LORSON RANCH FILING NO. 2' RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217173888. TRACT E OF 'PIONEER LANDING AT LORSON RANCH FILING NO. 2' REPLATTED AS A PART OF PARCEL.
- xxxii. (TC#62) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 18-038 RECORDED JANUARY 24, 2018 AT RECEPTION NO. 218009074.
- xxxiii. (TC#63) THE PROPERTY MAY BE SUBJECT TO MATTERS AS SHOWN ON THE LORSON RANCH EAST PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 218018251.

## GENERAL PLAT NOTES: (CONT.)

4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
7. ALL DEVELOPMENT WITHIN "LORSON RANCH EAST FILING NO. 2" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR LORSON RANCH EAST PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 218018251, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
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 "LORSON RANCH EAST 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. \_\_\_\_\_.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH LORSON RANCH EAST FILING NO. 1 PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. 218018251.
17. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
  - A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
  - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO. 210036301.
  - C. DEVELOPMENT AGREEMENT NO. 3 RECEPTION NO. \_\_\_\_\_.
  - D. DEVELOPMENT AGREEMENT NO. 4 RECEPTION NO. \_\_\_\_\_.
  - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
  - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
  - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. 12-382, 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 212136575, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "LORSON RANCH EAST FILING NO. 2" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 2  
JOB NO. 70-065  
DATE PREPARED: 07/03/2018  
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465

PCD FILE NUMBER SF-18-XXX

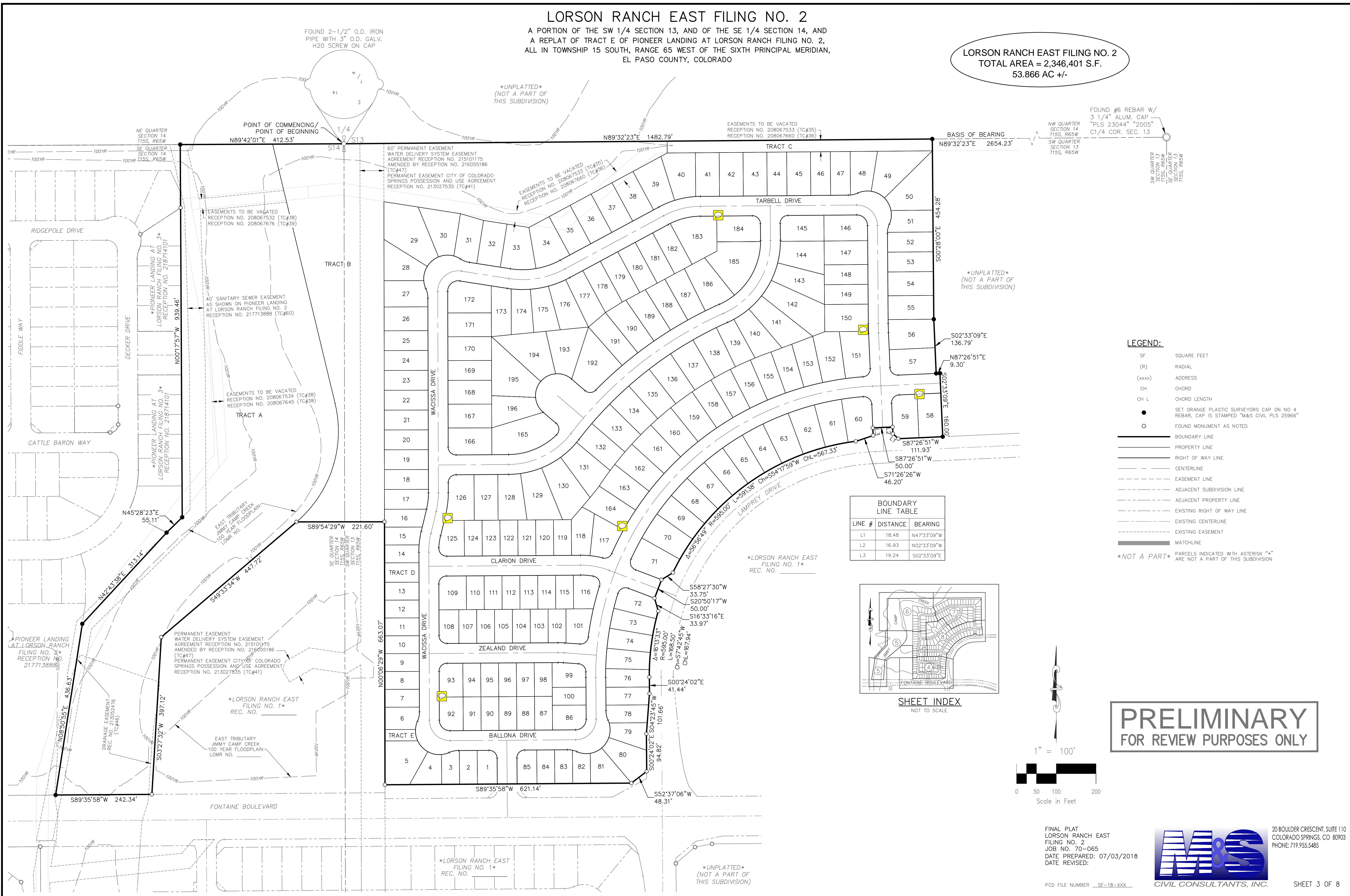
SHEET 2 OF 8



# LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND  
A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2,  
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

LORSON RANCH EAST FILING NO. 2  
TOTAL AREA = 2,346,401 S.F.  
53.866 AC +/-



FOUND 2-1/2" O.D. IRON PIPE WITH 3" O.D. GALV. H2O SCREW ON CAP

\*UNPLATTED\* (NOT A PART OF THIS SUBDIVISION)

EASEMENTS TO BE VACATED RECEPTION NO. 208067533 (TC#35) RECEPTION NO. 208067660 (TC#36)

FOUND #6 REBAR W/ 3 1/4" ALUM. CAP "PLS 23044" "2005" C1/4 COR. SEC. 13

POINT OF COMMENCING/ POINT OF BEGINNING N89°42'01"E 412.53'

BASIS OF BEARING N89°32'23"E 2654.23'

EASEMENTS TO BE VACATED RECEPTION NO. 208067532 (TC#38) RECEPTION NO. 208067676 (TC#39)

60' PERMANENT EASEMENT WATER DELIVERY SYSTEM EASEMENT AGREEMENT RECEPTION NO. 215101175 AMENDED BY RECEPTION NO. 216055186 (TC#47) PERMANENT EASEMENT CITY OF COLORADO SPRINGS POSSESSION AND USE AGREEMENT RECEPTION NO. 213027535 (TC#41)

EASEMENTS TO BE VACATED RECEPTION NO. 208067533 (TC#35) RECEPTION NO. 208067660 (TC#36)

40' SANITARY SEWER EASEMENT AS SHOWN ON PIONEER LANDING AT LORSON RANCH FILING NO. 2 RECEPTION NO. 217713888 (TC#60)

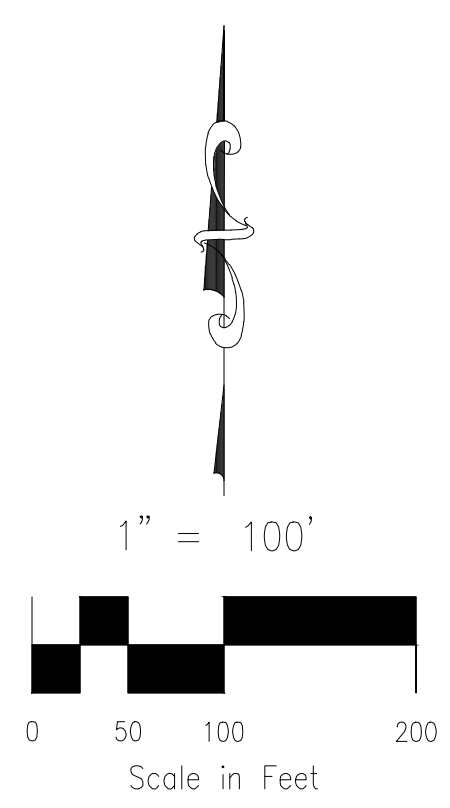
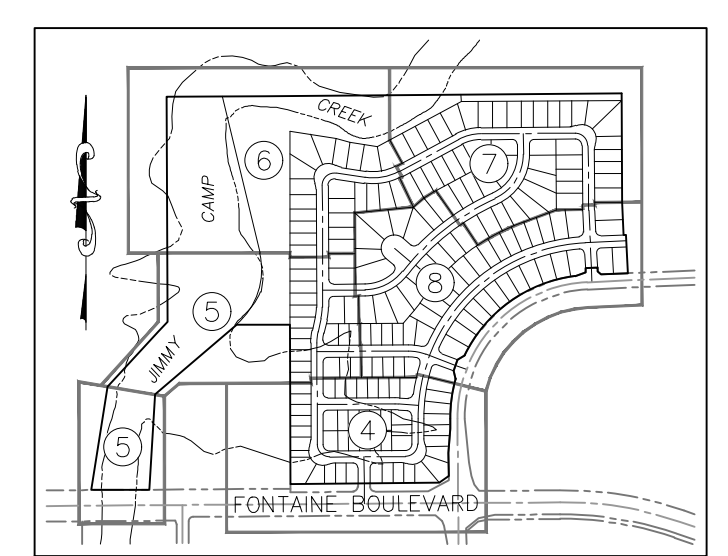
EASEMENTS TO BE VACATED RECEPTION NO. 208067534 (TC#38) RECEPTION NO. 208067645 (TC#38)

\*UNPLATTED\* (NOT A PART OF THIS SUBDIVISION)

### LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEY CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

LINE #	DISTANCE	BEARING
L1	18.48	N47°33'09"W
L2	16.93	N02°33'09"W
L3	19.24	S02°33'09"E



**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 2  
JOB NO. 70-065  
DATE PREPARED: 07/03/2018  
DATE REVISED:



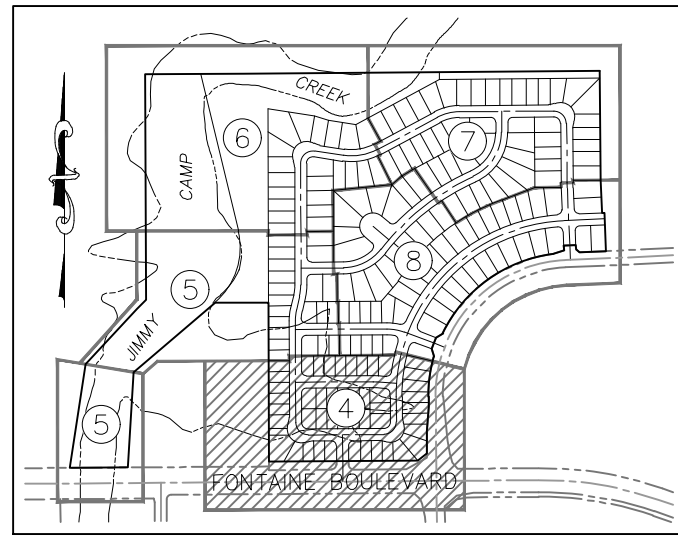
20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465

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# LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

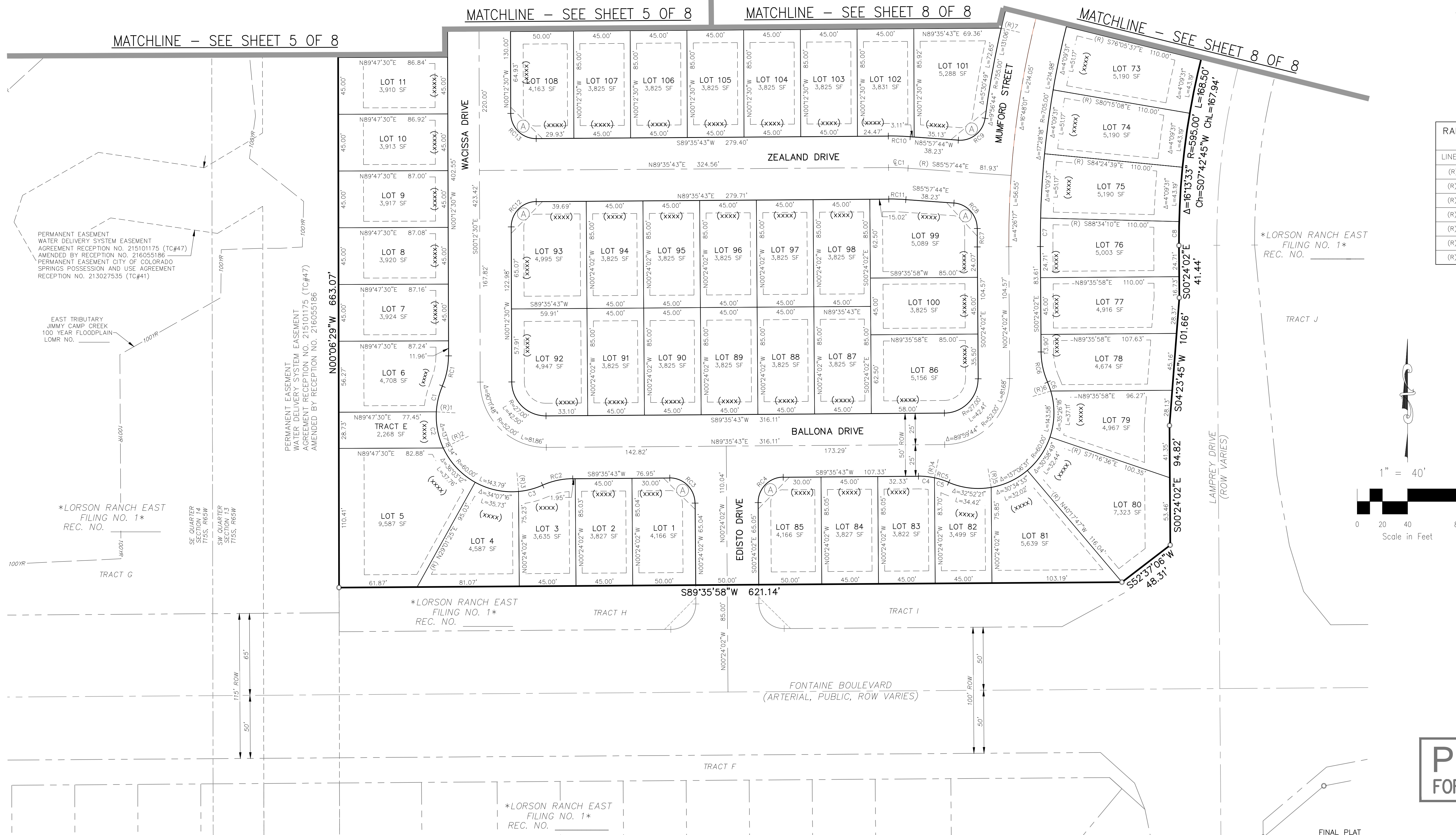


**SHEET INDEX**  
NOT TO SCALE

**LEGEND:**

SF	SQUARE FEET
(R)	RADIAL
(xxxx)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
○	FOUND MONUMENT AS NOTED
—	BOUNDARY LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	CENTERLINE
—	EASEMENT LINE
—	ADJACENT SUBDIVISION LINE
—	ADJACENT PROPERTY LINE
—	EXISTING RIGHT OF WAY LINE
—	EXISTING CENTERLINE
—	EXISTING EASEMENT
—	MATCHLINE

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



**RADIAL BEARING TABLE**

LINE #	BEARING
(R)1	S86°43'39"E
(R)2	N65°04'38"E
(R)3	N05°05'50"W
(R)4	S11°47'15"W
(R)5	N09°43'15"W
(R)6	S73°17'06"W
(R)7	S77°07'13"E

**CENTERLINE CURVE TABLE**

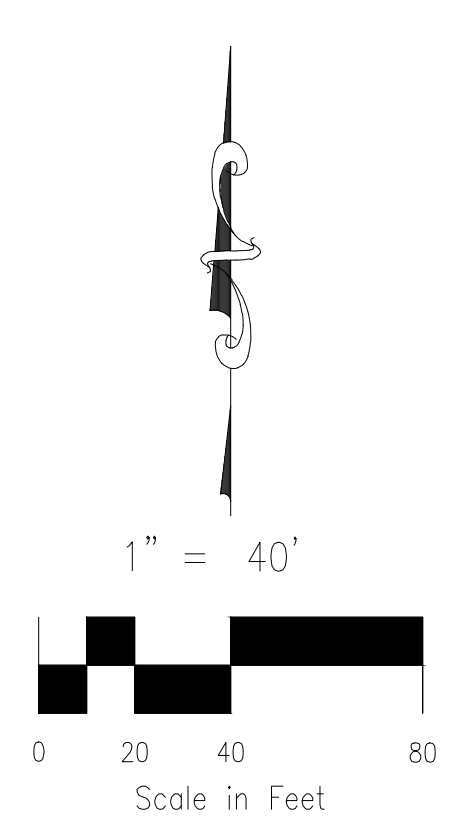
CURVE #	RADIUS	DELTA	LENGTH
QC1	200.00	4'26"33"	15.51

**RIGHT-OF-WAY CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
RC1	60.00	2'33"23"	24.67
RC2	60.00	2'33"23"	24.67
RC3	20.00	90°00'16"	31.42
RC4	20.00	89°59'44"	31.41
RC5	60.00	2'33"23"	24.67
RC6	60.00	2'33"23"	24.67
RC7	755.00	1'06"34"	14.62
RC8	20.00	86°40'17"	30.25
RC9	20.00	86°40'17"	30.25
RC10	225.00	4'26"33"	17.45
RC11	175.00	4'26"33"	13.57
RC12	20.00	89°48'12"	31.35
RC13	20.00	90°11'48"	31.48

**LOT & TRACT CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
C1	60.00	2'04'32"	21.02
C2	60.00	28'11'43"	29.53
C3	60.00	18'51'50"	19.75
C4	60.00	12'11'32"	12.77
C5	60.00	11'21'51"	11.90
C6	60.00	7'14'31"	7.58
C7	705.00	1'49'52"	22.53
C8	595.00	1'49'52"	19.02



**PRELIMINARY FOR REVIEW PURPOSES ONLY**

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 2  
JOB NO. 70-065  
DATE PREPARED: 07/03/2018  
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

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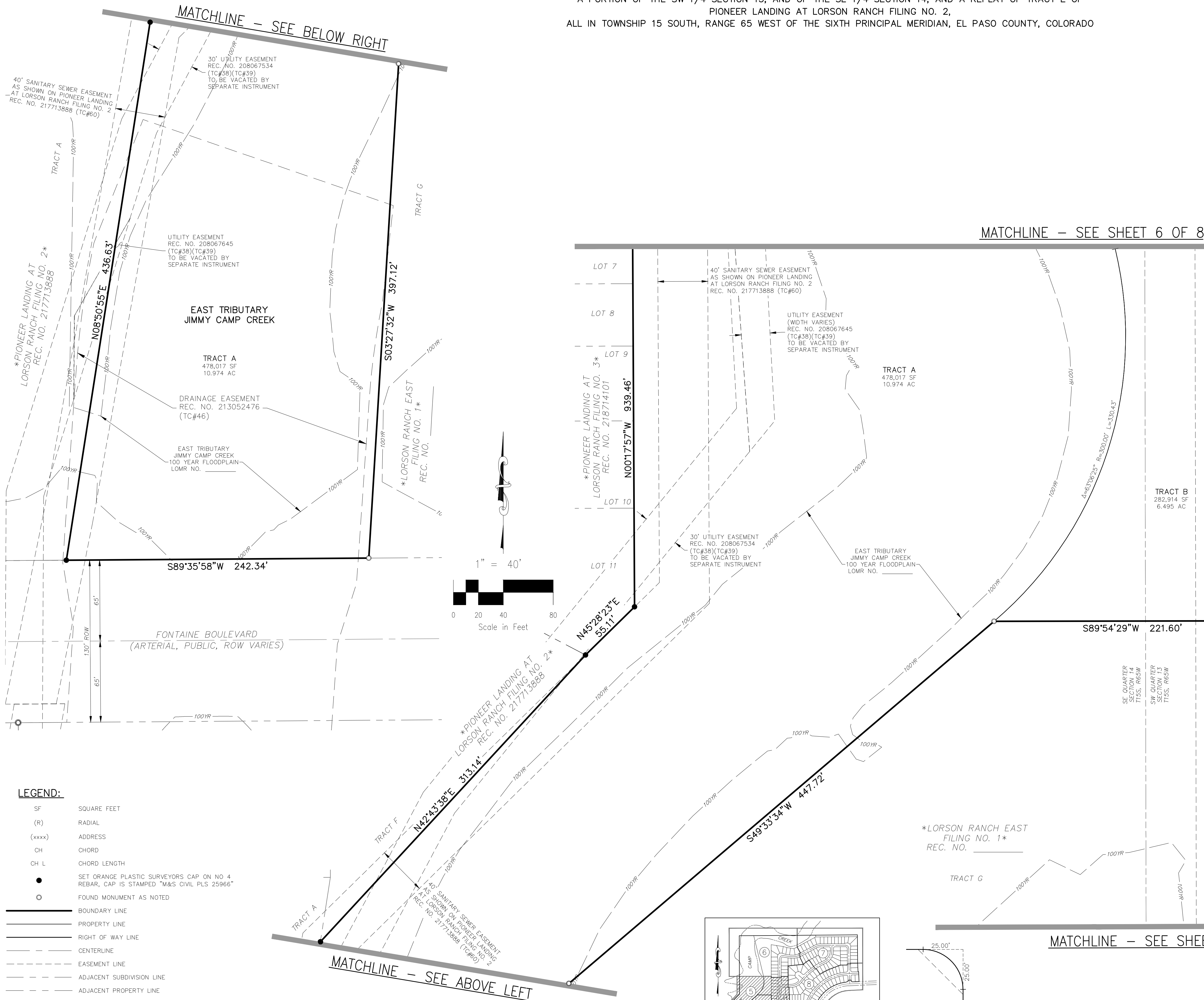
# LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

RADIAL BEARING TABLE	
LINE #	BEARING
(R)8	S85°31'19"E

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C9	225.00	4°41'11"	18.40

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC14	20.00	89°48'12"	31.35
RC15	20.00	93°44'01"	32.72
RC16	175.00	10°05'30"	30.82
RC17	20.00	89°46'47"	31.34
RC18	20.00	90°13'13"	31.49

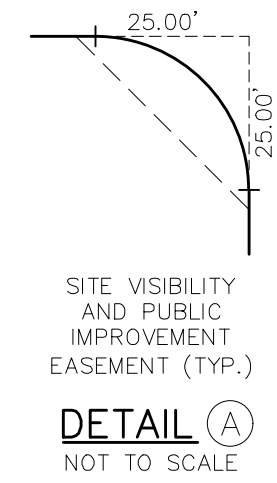
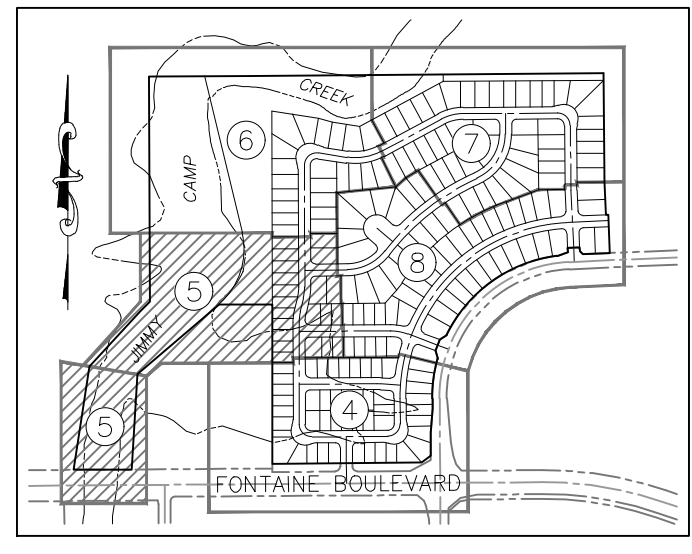
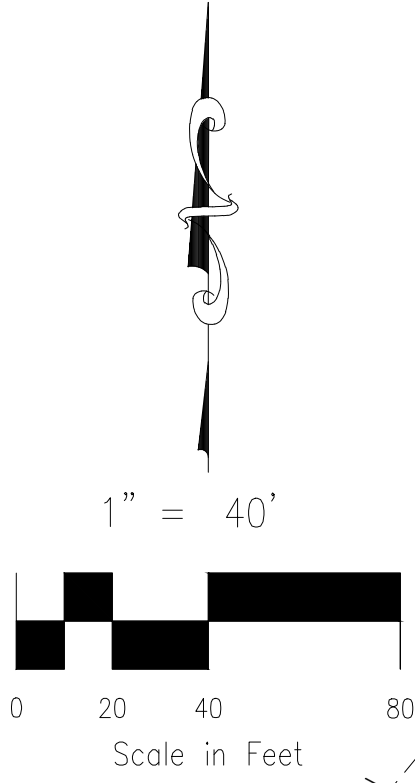


MATCHLINE - SEE SHEET 6 OF 8

MATCHLINE - SEE SHEET 4 OF 8

MATCHLINE - SEE SHEET 8 OF 8

- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL
  - (xxxx) ADDRESS
  - CH CHORD
  - CH L CHORD LENGTH
  - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
  - FOUND MONUMENT AS NOTED
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
  - EASEMENT LINE
  - ADJACENT SUBDIVISION LINE
  - ADJACENT PROPERTY LINE
  - EXISTING RIGHT OF WAY LINE
  - EXISTING CENTERLINE
  - EXISTING EASEMENT
  - MATCHLINE
  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



**PRELIMINARY FOR REVIEW PURPOSES ONLY**

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 2  
JOB NO. 70-065  
DATE PREPARED: 07/03/2018  
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485







# LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

### LEGEND:

- SF SQUARE FEET
  - (R) RADIAL
  - (xxxx) ADDRESS
  - CH CHORD
  - CH L CHORD LENGTH
  - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
  - FOUND MONUMENT AS NOTED
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
  - - - EASEMENT LINE
  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING CENTERLINE
  - - - EXISTING EASEMENT
  - MATCHLINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

\*UNPLATTED\*  
(NOT A PART OF  
THIS SUBDIVISION)  
REC. NO. 216067718

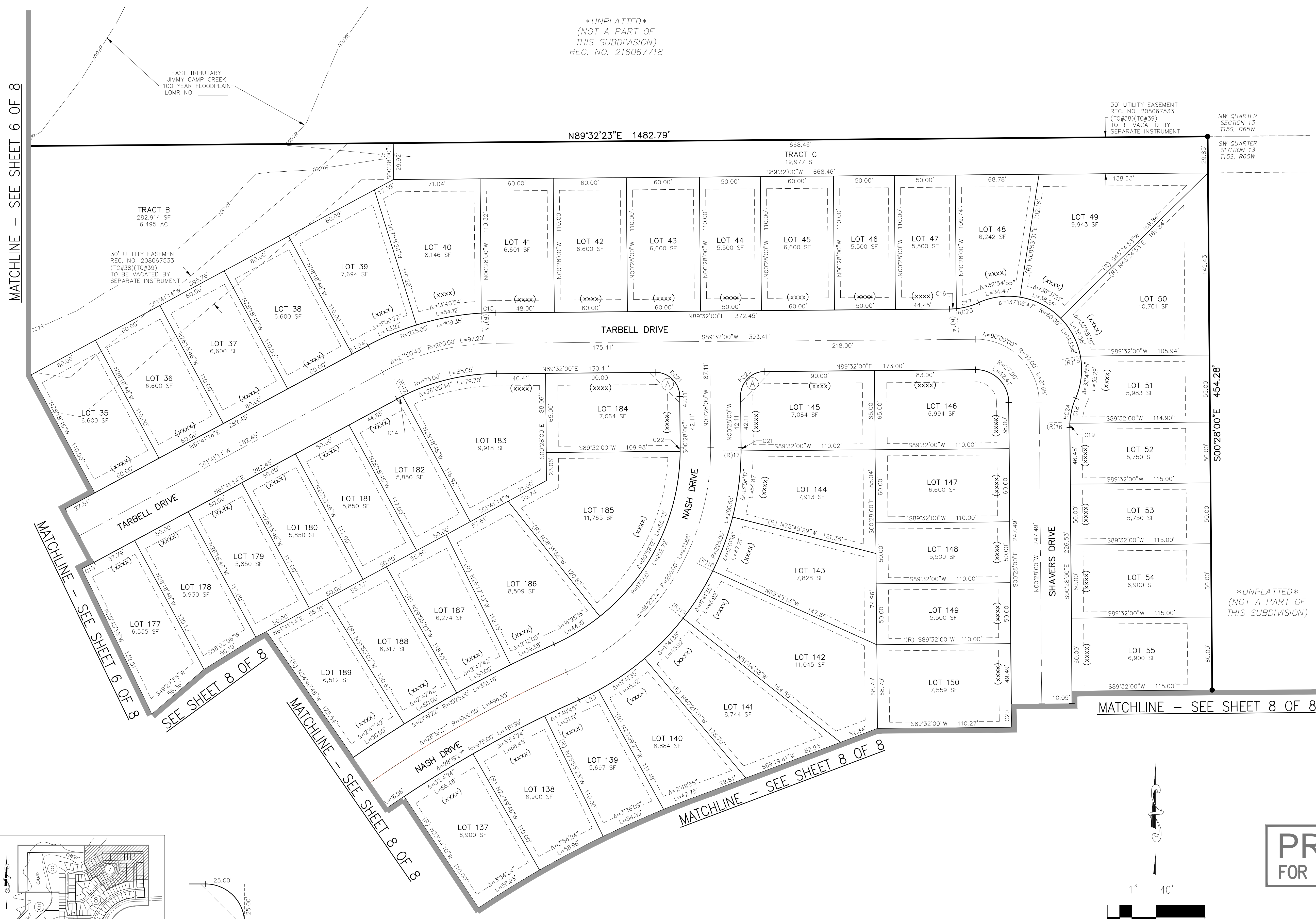
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MATCHLINE - SEE SHEET 6 OF 8

SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 8 OF 8

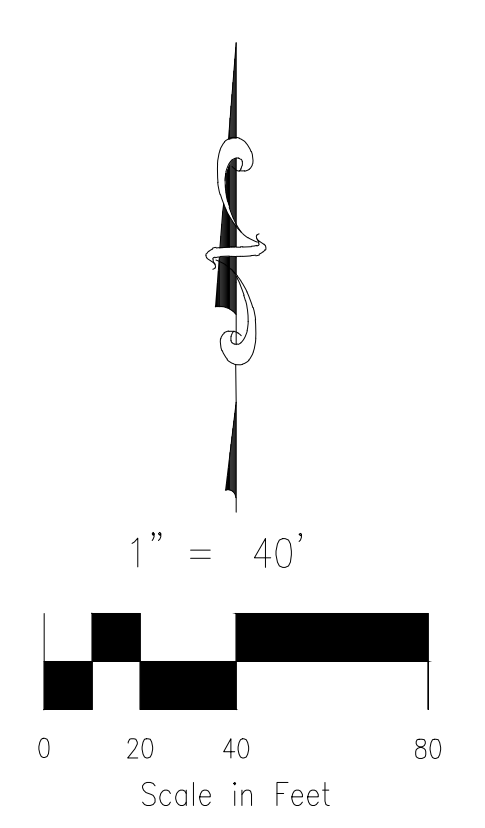
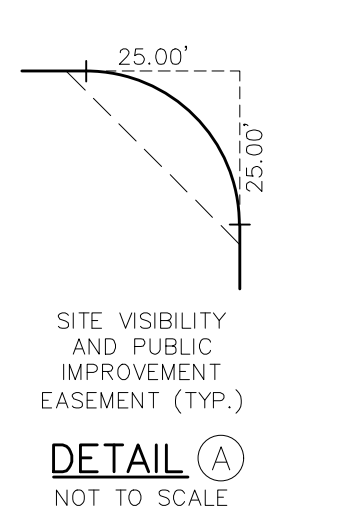
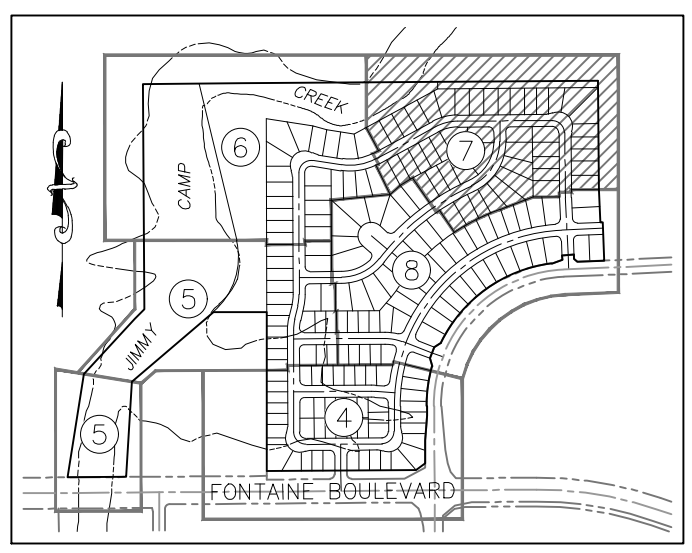


LINE #	BEARING
(R)12	S26°33'45"E
(R)13	S03°31'29"E
(R)14	N05°46'12"W
(R)15	S79°23'28"W
(R)16	S87°06'00"E
(R)17	N89°43'47"W
(R)18	N63°44'11"W
(R)19	N52°02'36"W

CURVE #	RADIUS	DELTA	LENGTH
RC21	20.00	90°00'00"	31.42
RC22	20.00	90°00'00"	31.42
RC23	60.00	23°33'23"	24.67
RC24	60.00	23°33'23"	24.67

CURVE #	RADIUS	DELTA	LENGTH
C13	250.00	2°35'27"	11.31
C14	175.00	1°45'01"	5.35
C15	225.00	3°03'29"	12.01
C16	60.00	5°18'11"	5.55
C17	60.00	18°15'12"	19.11
C18	60.00	20°11'23"	21.14
C19	60.00	3°22'00"	3.53
C20	675.00	1°37'52"	19.22
C21	225.00	0°44'14"	2.89
C22	175.00	0°56'52"	2.89
C23	225.00	4°33'48"	17.92

\*UNPLATTED\*  
(NOT A PART OF  
THIS SUBDIVISION)



**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 2  
JOB NO. 70-065  
DATE PREPARED: 07/03/2018  
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

PCD FILE NUMBER SF-18-XXX

SHEET 7 OF 8

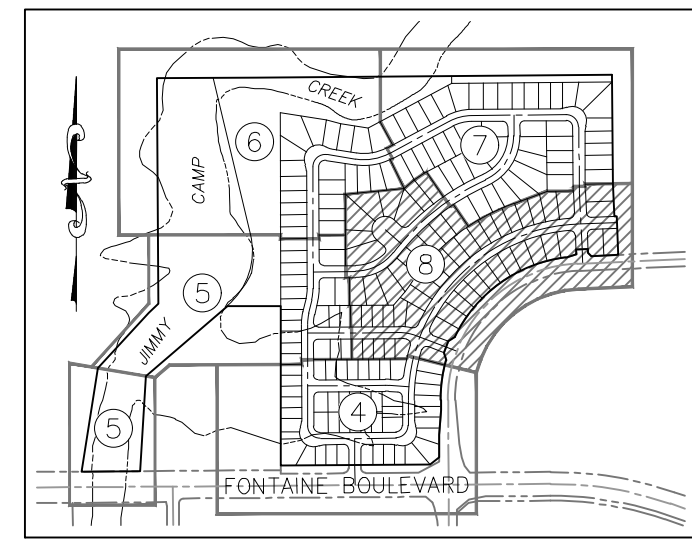
File: C:\10055a-Lorson Ranch East Flt 2\Wing Survey\Plot\70-065 Final Plat.dwg PlotStamp: 7/3/2018 4:43 PM



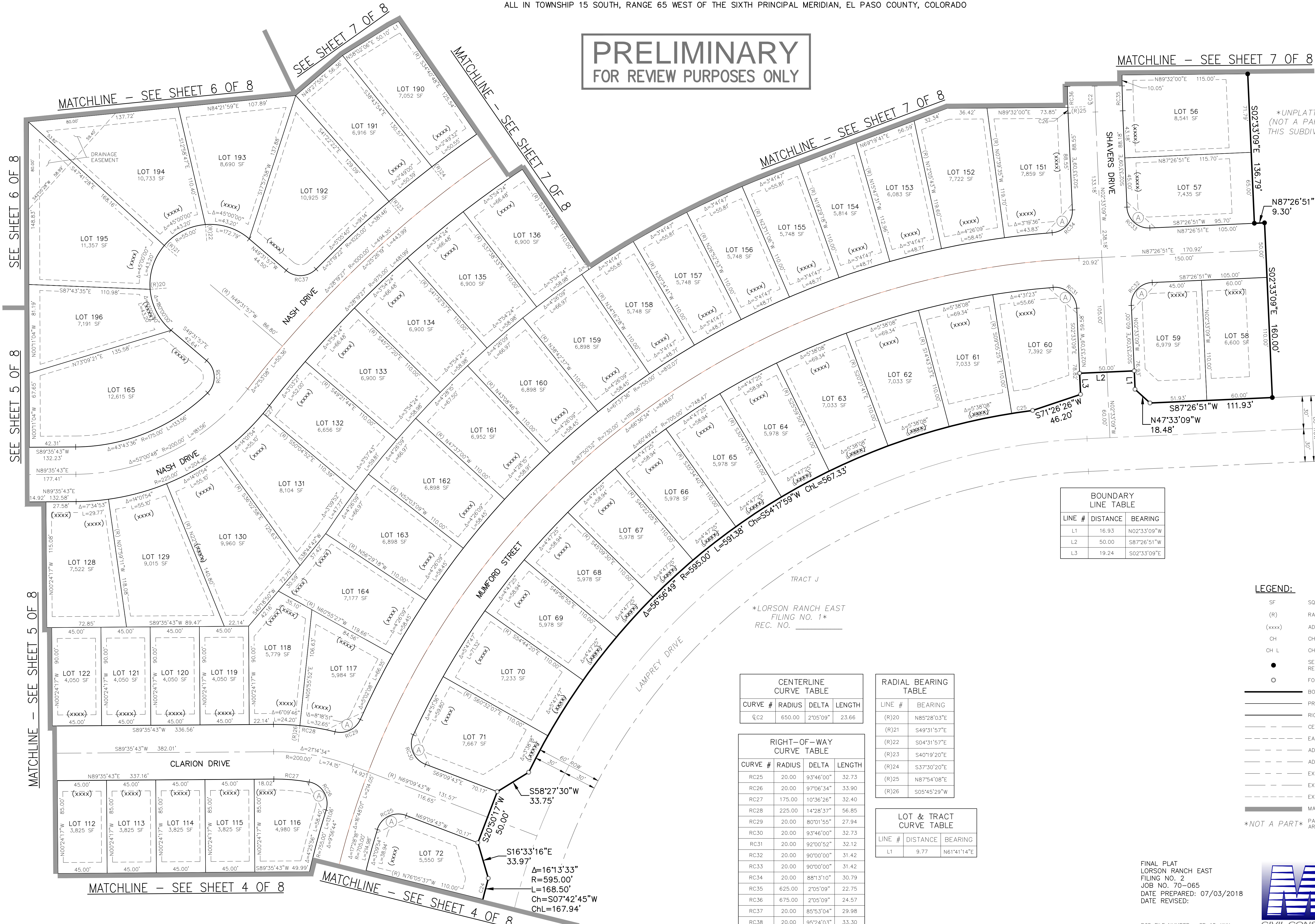
# LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

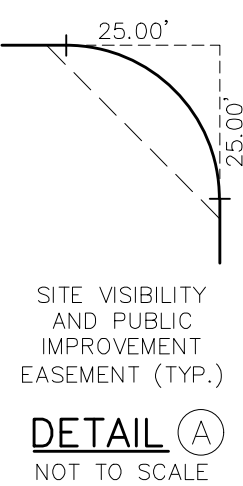
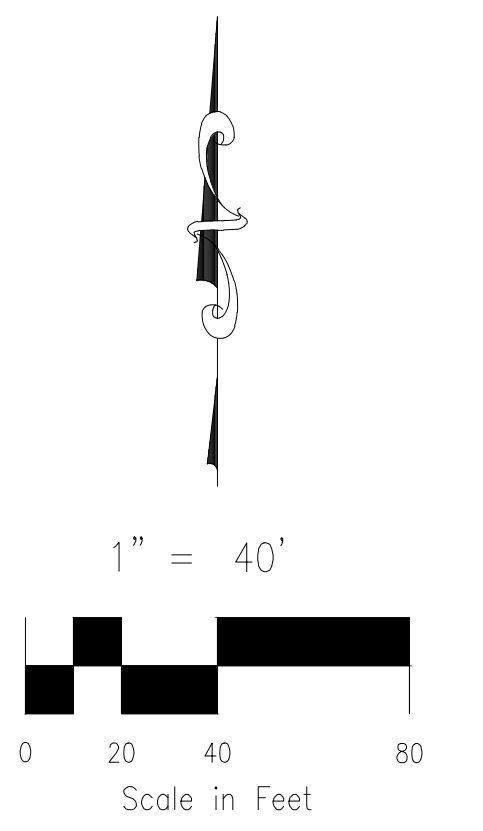
**PRELIMINARY  
FOR REVIEW PURPOSES ONLY**



**SHEET INDEX**  
NOT TO SCALE



\*UNPLATTED\*  
(NOT A PART OF THIS SUBDIVISION)



**BOUNDARY LINE TABLE**

LINE #	DISTANCE	BEARING
L1	16.93	N02°33'09"W
L2	50.00	S87°26'51"W
L3	19.24	S02°33'09"E

- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL
  - (xxxx) ADDRESS
  - CH CHORD
  - CH L CHORD LENGTH
  - SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
  - FOUND MONUMENT AS NOTED
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
  - - - EASEMENT LINE
  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING CENTERLINE
  - - - EXISTING EASEMENT
  - - - MATCHLINE
- \*NOT A PART\*  
PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

**CENTERLINE CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
€C2	650.00	2°05'09"	23.66

**RIGHT-OF-WAY CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
RC25	20.00	93°46'00"	32.73
RC26	20.00	97°06'34"	33.90
RC27	175.00	10°36'26"	32.40
RC28	225.00	14°28'37"	56.85
RC29	20.00	80°01'55"	27.94
RC30	20.00	93°46'00"	32.73
RC31	20.00	92°00'52"	31.12
RC32	20.00	90°00'00"	31.42
RC33	20.00	90°00'00"	31.42
RC34	20.00	88°13'10"	30.79
RC35	625.00	2°05'09"	22.75
RC36	675.00	2°05'09"	24.57
RC37	20.00	85°53'04"	29.98
RC38	20.00	95°24'03"	33.30

**RADIAL BEARING TABLE**

LINE #	BEARING
(R)20	N85°28'03"E
(R)21	S49°31'57"E
(R)22	S04°31'57"E
(R)23	S40°19'20"E
(R)24	S37°30'20"E
(R)25	N87°54'08"E
(R)26	S05°45'29"W

**LOT & TRACT CURVE TABLE**

LINE #	DISTANCE	BEARING
L1	9.77	N61°41'14"E

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 2  
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DATE PREPARED: 07/03/2018  
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COLORADO SPRINGS, CO 80903  
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