

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

Reception Fee Number of Pages File Number

Creekside South at Lorson Ranch Filing No. 1 (corrected)
Name of Plat

LORSON LLC nominee Murray Fountain LLC
Owner's Name Saint Aubyn Homes LLC

Subdivision

Condominium

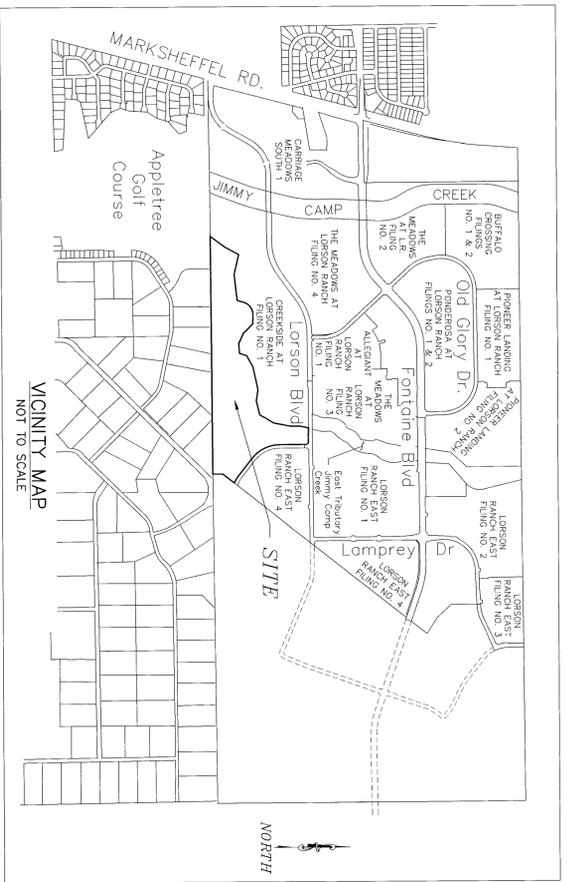
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Doc \$0.00 7
Rec \$73.00 Pages

El Paso County, CO

221714762

CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 (CORRECTED)

A PORTION OF THE NORTH HALF (N 1/2) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND SAINT ALBYN 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 NORTH HALF (N 1/2) OF SECTION 23, T15S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS USED IN THE LEGAL DESCRIPTION IS THE EAST-WEST MERIDIAN OF SECTION 23 BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION WITH A FOUND NO. 6 REBAR, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23 MONUMENTED WITH AN ALUMINUM CAP STAMPED "P.S. NO. 3161", BEARS N89°41'54"E, A DISTANCE OF 5,319.46 FEET TO WHICH LINE ALL BEARINGS IN THIS LEGAL DESCRIPTION ARE RELATIVE.

OWNERS CERTIFICATE:

THE UNDERSIGNED BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF THE DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, SUBDIVISIONS OF "CREEKSIDE SOUTH 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 OWNERS EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER 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 THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER ADDRESS:

212 N. WASHINGTON AVENUE
SUITE 201
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200
FAX: (719) 635-3242

BY: JEFF MARK, AUTHORIZED SIGNING AGENT FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: A. Alan Lawrie

OWNER ADDRESS:

212 N. WASHINGTON AVENUE
SUITE 201
COLORADO SPRINGS, CO 80903
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LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: A. Alan Lawrie

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

NO BUILD AREAS:

AN ADDITIONAL ONE HUNDRED FOOT (100') STRUCTURE SETBACK (NO BUILD AREA) IS REQUIRED FOR THE REAR (SOUTH) PROPERTY LINES OF LOTS 77, 78, 79, 100, AND 101; THE SETBACK EASEMENTS MAY NOT BE REDUCED.
A 2.5 ACRE MINIMUM LOT SIZE IS REQUIRED FOR LOTS 77, 78, 79, 100, AND 101.
NO FURTHER SUBDIVISION IS PERMITTED FOR LOTS 77, 78, 79, 100, AND 101.

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 OCTOBER 15, 2020 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.



ACKNOWLEDG TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THE FIRST DISCOVERY PERIOD. 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 "CREEKSIDE SOUTH 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 2nd DAY OF JUNE, 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 OF THE 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 ENVIRONMENTAL APPROVAL PROVIDED BY EMAIL DATED MAY 21, 2021, AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER 221,099,714

EL PASO COUNTY ASSESSOR DATE 6/4/2021

CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 4:01 O'CLOCK P.M. THIS 2nd DAY OF JUNE, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 221,114,702 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER FEE: 70-

DEPUTY SURCHARGE: 5-

ACCEPTANCE CERTIFICATE FOR TRACTS:

MURRAY FOUNTAIN LLC
THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY. APPROVAL IS GRANTED FOR THIS PLAT OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1".

BY: JEFF MARK, AUTHORIZED SIGNING AGENT FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: A. Alan Lawrie

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

STATE OF COLORADO } ss

COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF JUNE, 2021, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT FOR LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS BY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 01-12-2025
NOTARY PUBLIC: Chaisty McMurrow

TRACT TABLE with columns: TRACT, SIZE (ACRES), OWNERSHIP/ MAINTENANCE, USE, and detailed descriptions of easements and improvements for various tracts.

SUMMARY:

2001 LOTS 96.230 ACRES 56.40%
8 TRACTS 18,809 ACRES 29.43%
RIGHTS-OF-WAY 9.102 ACRES 14.17%
TOTAL 64,241 ACRES 100.00%

FEES: JIMMY CAMP CREEK BASIN DRAINAGE FEE, JIMMY CAMP CREEK SURETY FEE, JIMMY CAMP CREEK BASIN BRIDGE FEE, REGIONAL PARK FEE, SCHOOL FEE, URBAN PARK FEE, CREDITS, FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170, CREDITS

CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 (CORRECTED)
A PORTION OF THE NORTH HALF (N 1/2) SECTION 23, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

14762

GENERAL PLAT NOTES:

1. BASIS OF BEARINGS, THE EAST-WEST CENTERLINE OF SECTION 23 BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 24 WITH A 3.25 NCM ALUMINUM CAP ON A NO. 6 REBAR STAMPED "TMS REVL, S23 S24, PLS 31161", AND MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23 WITH A NO. 6 REBAR (NO CAP), SAID CENTERLINE IS ASSUMED TO BEAS 589.4154-W, 5319.46 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06M1003957G DATED DECEMBER 7, 2018 (REVISED TO REFLECT COLOR CASE NO. 06-08-0428R, EFFECTIVE DATE JANUARY 17, 2007) AND LOMC 14-08-035P EFFECTIVE DATE JANUARY 28, 2015, AND LOMC 19-08-0966P EFFECTIVE DATE MAY 4, 2020, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE RECORDED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON. A PORTION OF THIS SITE IS LOCATED WITHIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF MARCH 11, 2021 AT 7:30AM, FILE NO. 71334101, AMENDMENT NO. 5, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 1. (TC#6) THE PROPERTY MAY BE SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC PERSON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1997 IN ROAD BOOK A AT PAGE 78, WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE DIVIDING RANGE LINES 63 WEST AND 66 WEST DECLARED TO BE PUBLIC HIGHWAY LINES OR WIDTH OF 50 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, OR RANGE LINES. NOTE: RESOLUTION NO. 04-507 REGARDING ROAD ORDER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193597 AND DISCLAIMER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193598
 2. (TC#10) THE PROPERTY MAY BE SUBJECT TO RESERVATION BY THE LEAGUE LAND COMPANY, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, OF A RIGHT OF WAY ACROSS ALL OF THE LAND FOR SUCH LATERAL DITCHES AS MAY BE NECESSARY TO ENABLE THE COMPANY AND ITS SUCCESSORS AND ASSIGNS TO CONVEY AND SUPPLY WATER FROM ITS RESERVOIRS, CANALS AND MAIN LATERALS TO LANOS, LYING BEYOND THE DESCRIBED TRACT, AS DESCRIBED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 663 AT PAGE 88.
 3. (TC#11) THE PROPERTY MAY BE SUBJECT TO THE LAWFUL CONSEQUENCES OF THE EXISTENCE OF ANY PORTION OF THE SUBJECT PROPERTY OF ANY PONDS, RESERVOIRS, IRRIGATION CANALS, DITCHES OR LATERALS, INCLUDING, BUT NOT LIMITED TO ANY OF SUCH STRUCTURES OWNED AND/OR USED BY THE FOUNTAIN MUTUAL IRRIGATION COMPANY.
 4. (TC#12) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 683031.
 5. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN CONSENT TO EASEMENT, RECORDED DECEMBER 22, 1986 IN BOOK 2160 AT PAGE 111.
 6. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MARCH 7, 1993 IN BOOK 3694 AT PAGE 492 AND RELEASE OF RIGHT-OF-WAY AND QUIT CLAIM DEED RECORDED NOVEMBER 21, 2005 AT RECEPTION NO. 203186321.
 7. (TC#15) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED IN BOOK 5258 AT PAGE 1049 AND RECORDED JULY 31, 2013 AT RECEPTION NO. 213096578.
 8. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTIONS RECORDED JANUARY 3, 1996 AT RECEPTION NO. 96001104 AND RECORDED DECEMBER 20, 1998 AT RECEPTION NO. 96156492.
 9. (TC#17) 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. 20465994, RESOLUTION NO. 12-196, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION WITH THE AGREEMENT RECORDED AUGUST 8, 2012 AT RECEPTION NO. 21269407, FIFTH AMENDED DEVELOPMENT AGREEMENT IN CONNECTION THEREWITH RECORDED JANUARY 29, 2014 AT RECEPTION NO. 21407824, 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. 21502637, SCHOOL SITE DEDICATION AGREEMENT IN CONNECTION THEREWITH RECORDED APRIL 27, 2012 AT RECEPTION NO. 21204783.
 10. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN 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. 205192868, 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 RECORDED APRIL 20, 2010 AT RECEPTION NO. 210393901, RESOLUTION NO. 10-044 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. 21010178, RESOLUTION NO. 12-333 APPROVING INTERGOVERNMENTAL AGREEMENT CONCERNING THE MARKSHPFEL ROAD/TOWNSHIP INTERGOVERNMENTAL AGREEMENT RECORDED SEPTEMBER 26, 2012 AT RECEPTION NO. 21217894, ANNUAL REPORT AND DISCLOSURE FORM RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207118959, RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075, GENERAL DISCLOSURE RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
 11. (TC#19) THE PROPERTY MAY BE SUBJECT TO ANY FEE TAX, LEN 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. 204191514, RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209875, RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053571, RECORDED APRIL 21, 2005 AT RECEPTION NO. 217109166, RECORDED JULY 11, 2017 AT RECEPTION NO. 217090960, JUNE 17, 2019 AT RECEPTION NO. 219069581.
 12. (TC#20) 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 NUMBER 205078708.

GENERAL PLAT NOTES: (CONT.)

13. (TC#21) 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.
14. (TC#22) THE PROPERTY MAY BE SUBJECT TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205191973 AND CORRECTED RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205131973 AND RESOLUTION NO. 07-358 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189.
15. (TC#23) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 6, 2006 AT RECEPTION NO. 206903312.
16. (TC#23) 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. 207029842.
17. (TC#24) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DITCH RELOCATION, IMPROVEMENT, AND EASEMENT AGREEMENT, RECORDED AUGUST 28, 2008 AT RECEPTION NO. 208127024, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN QUIT CLAIM DEED IN CONNECTION THEREWITH RECORDED JULY 23, 2020 AT RECEPTION NO. 220106096.
18. (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067533, RELEASE AND VACATION OF CONSTRUCTION EASEMENT IN CONNECTION THEREWITH RECORDED MARCH 23, 2020 AT RECEPTION NO. 220039920.
19. (TC#26) 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, RELEASE AND VACATION OF CONSTRUCTION EASEMENT IN CONNECTION THEREWITH RECORDED MARCH 23, 2020 AT RECEPTION NO. 220039927.
20. (TC#27) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-026 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120462.
21. (TC#28) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED DECEMBER 8, 2009 AT RECEPTION NO. 209141164, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN PARTIAL RELEASE AND VACATION OF WATER AND SANITARY SEWER EASEMENT AGREEMENT IN CONNECTION THEREWITH RECORDED JANUARY 07, 2021 AT RECEPTION NO. 221003197.
22. (TC#29) 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. 212197059, RELINQUISHMENT AND QUIT CLAIM OF SURFACE RIGHTS IN CONNECTION THEREWITH RECORDED APRIL 21, 2020 AT RECEPTION NO. 220059583.
23. (TC#30) 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.
24. (TC#31) THE PROPERTY MAY BE SUBJECT TO THE EFFECT IF ANY, NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE ALTAGRAM LAND TITLE SURVEY RECORDED APRIL 4, 2016 AT RECEPTION NO. 216900032.
25. (TC#32) 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 RECEPTION NO. LORSONORDER0.
26. (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/TOWNSHIP/WATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT, RECORDED MARCH 12, 2019 AT RECEPTION NO. 219025428.
27. (TC#34) THE PROPERTY MAY BE SUBJECT TO ANY AND ALL UNRECORDED, EASES OR TENANCIES AND ANY AND ALL PARTIES CLAIMING BY THROUGH, OR UNDER SUCH EASES OR TENANCIES.
28. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-177 TO APPROVE A CREDIT FOR LORSON LLC FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK (FOFO2000) BASIN RECORDED JANUARY 14, 2020 AT RECEPTION NO. 220006694.
29. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067945, RELEASE AND VACATION OF CONSTRUCTION EASEMENT IN CONNECTION THEREWITH RECORDED JUNE 04, 2020 AT RECEPTION NO. 220079440 AND RELEASE AND VACATION OF EASEMENT RECORDED JUNE 04, 2020 AT RECEPTION NO. 220071433.
30. (TC#37) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067945, RELEASE AND VACATION OF CONSTRUCTION EASEMENT IN CONNECTION THEREWITH RECORDED JUNE 03, 2020 AT RECEPTION NO. 220079442 AND RELEASE AND VACATION OF EASEMENT RECORDED JUNE 04, 2020 AT RECEPTION NO. 220071435.
31. (TC#38) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN SANITARY SEWER EASEMENT AGREEMENT, RECORDED DECEMBER 8, 2009 AT RECEPTION NO. 209141158, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RELEASE AND VACATION OF WATER AND SANITARY SEWER EASEMENT AGREEMENT RECORDED JANUARY 07, 2021 AT RECEPTION NO. 221003199.
32. (TC#39) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN SANITARY SEWER EASEMENT AGREEMENT, RECORDED MARCH 27, 2019 AT RECEPTION NO. 218931048, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RELEASE AND VACATION OF TEMPORARY ACCESS EASEMENT IN CONNECTION THEREWITH RECORDED JANUARY 07, 2021 AT RECEPTION NO. 221003170.
33. (TC#40) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-278, APPROVAL OF THE CREEKSIDE SOUTH AT LORSON RANCH MAP AMENDMENT (REZONING) AND PLD DEVELOPMENT PLAN (PUDSP-20-001) RECORDED JULY 29, 2020 AT RECEPTION NO. 220111568.

GENERAL PLAT NOTES: (CONT.)

34. (TC#41) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-322, APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2, CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1, RECORDED SEPTEMBER 01, 2020 AT RECEPTION NO. 220134725.
35. (TC#42) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN CREEKSIDE SOUTH AT LORSON RANCH PLD DEVELOPMENT & PRELIMINARY PLAN RECORDED SEPTEMBER 15, 2020 AT RECEPTION NO. 220143396 AND RECORDED NOVEMBER 24, 2020 AT RECEPTION NO. 220191658.
36. (TC#43) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-375, APPROVE A PARK LANDS AGREEMENT BETWEEN LORSON, LLC, LORSON RANCH METROPOLITAN DISTRICT AND EL PASO COUNTY FOR CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1, RECORDED OCTOBER 27, 2020 AT RECEPTION NO. 220172015.
37. (TC#44) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RECORD OF ADMINISTRATIVE ACTION, FOR APPROVAL OF A FINAL PLAN FOR CREEK SOUTH AT LORSON RANCH (SF-20-077) RECORDED FEBRUARY 3, 2021 AT RECEPTION NO. 221027559.
38. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
39. UNDERGROUND MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
40. 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 20-001, 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.
41. ALL DEVELOPMENT WITHIN CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 SHALL COMPLY WITH THE PLD DEVELOPMENT GUIDELINES ON FILE FOR CREEKSIDE SOUTH AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 220111568, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
42. 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 IMPERE RUNOFF FROM REACHING DRAINAGE SWALES.
43. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
44. THERE SHALL BE NO DIRECT LOT ACCESS TO TRAPPE DRIVE.
45. ACCESS TO LOT 16 SHALL BE FROM (AKELA LANE) OR (SHUKLA LANE) ONLY.
46. 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.
47. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
48. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
49. 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 221099716, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUPERIOR IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
50. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
51. 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. 205132889.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO. 210036301.
 - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
 - D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-196, RECEPTION NO. 212090407.
 - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091A 3/9/2015
 - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 21204783.

GENERAL PLAT NOTES: (CONT.)

52. PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 220134725, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF CREEKSIDE 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.
53. A GEOLOGY AND SOILS STUDY, CREEKSIDE SOUTH AT LORSON RANCH, EL PASO COUNTY, COLORADO WAS COMPLETED BY THE ROCKY MOUNTAIN GROUP (RMG) ON FEBRUARY 27, 2020, JOB NO. 169922. MINIGATION MEASURES AND A MAP OF THE HAZARD AREAS ARE IN SAID REPORT, FILE PUDSP-20-001, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
54. A LANDSCAPE EASEMENT ON LOT 77 AS DEPICTED ON SHEET 4 OF THE PLAT IS INTENDED FOR BUFFERING AND IS TO BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
55. ENUMERATION SIGN OFF UNDER RECEPTION NO. 221099716 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
56. PUBLIC RIGHT-OF-WAY LICENSE AGREEMENT UNDER RECEPTION NO. 221098716 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (XXX) ADDRESS
- CHB CHORD BEARING
- CHB CHORD BEARING
- FOUND N. 5 REAR AND 1.25' ORANGE CAP STAMPED MARK CIVIL PLS 25866' FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND N. 5 REAR AND 1.25' ORANGE CAP STAMPED MARK CIVIL PLS 25866' 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
- 5698 SECTION/QUARTER SECTION LINE
- 5698 FEMA FIRM FLOODPLAIN ELEVATION LABEL
- 5698 FEMA FIRM FLOODPLAIN ELEVATION
- 5698 MAILCHINE

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

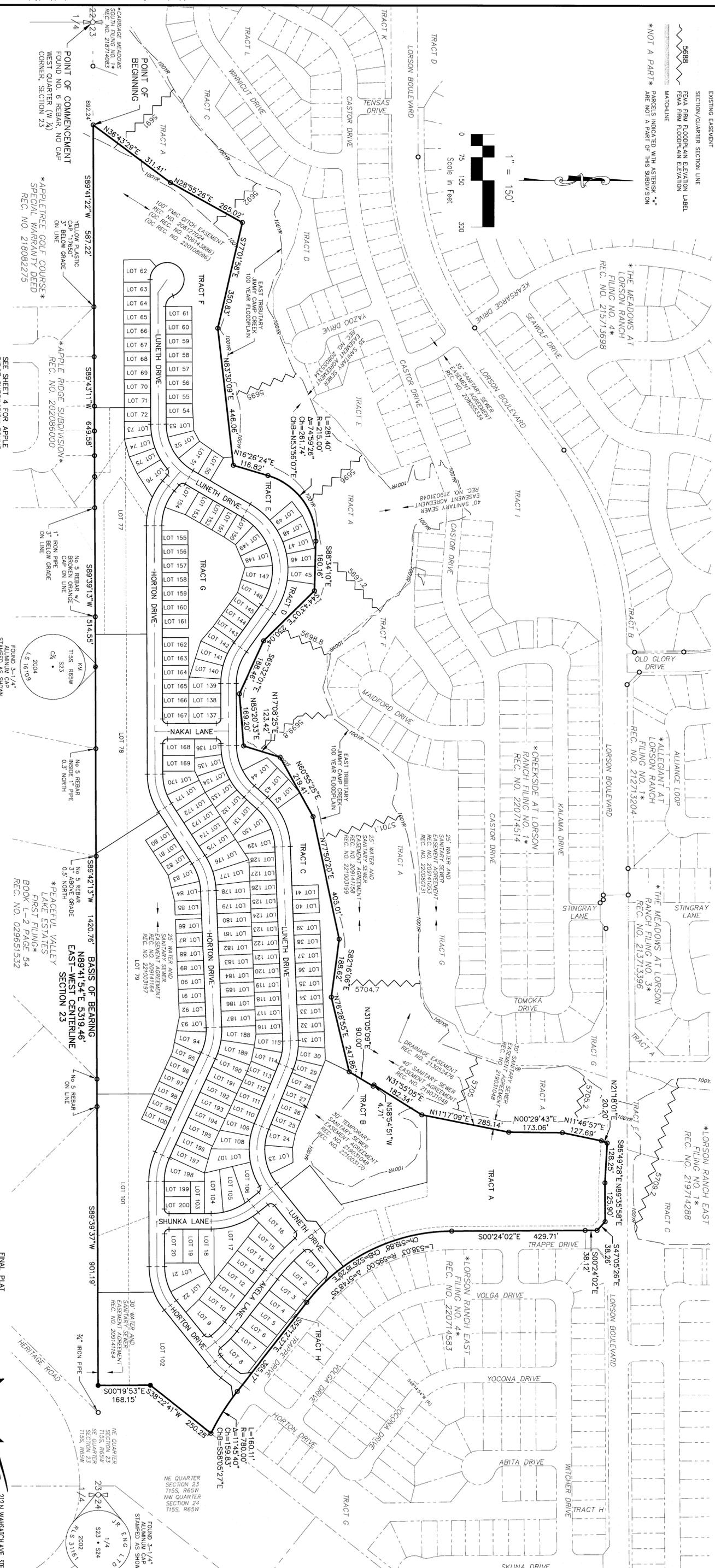
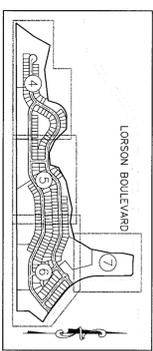
CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1
TOTAL AREA = 2,798,344 S.F.
64,241 AC +/-

CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 (CORRECTED)

A PORTION OF THE NORTH HALF (N 1/2) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

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SHEET INDEX
NOT TO SCALE



POINT OF COMMENCEMENT FOUND NO. 6 REAR, NO CAP CORNER, SECTION 23

APPLETREE GOLF COURSE* SPECIAL WARRANTY DEED REC. NO. 218082275

APPLE RIDGE SUBDIVISION* REC. NO. 202086000

SEE SHEET 4 FOR APPLE RIDGE SUBDIVISION FOUND MONUMENT SPECIFICS

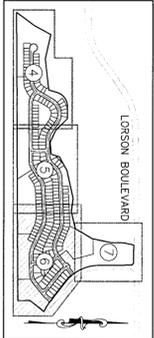
FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN

FINAL PLAT
CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1
JOB NO. 70-089
DATE PREPARED: 05/11/2020
DATE REVISED: 06/02/2021

CIVIL CONSULTANTS, INC.
122 N. WASHINGTON AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PCD FILE NUMBER: SE-20-017
SHEET 3 OF 7

SEE SHEET 5 OF 7



CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 (CORRECTED)
 A PORTION OF THE NORTH HALF (N 1/2) SECTION 23, T15S, R65W, OF THE SIXTH P.M.,
 EL PASO COUNTY, COLORADO

SHEET INDEX

SEE SHEET 7 OF 7



| CENTERLINE LINE TABLE | | | |
|-----------------------|----------|-------------|--|
| LINE # | DISTANCE | BEARING | |
| CL1 | 21.33 | N56°46'27"W | |

| LOT & TRACT CURVE TABLE | | | |
|-------------------------|--------|----------|--------|
| CURVE # | RADIUS | DELTA | LENGTH |
| C2 | 225.00 | 59°42'3" | 19.92 |
| C3 | 600.00 | 133°24' | 16.44 |

| RIGHT-OF-WAY LINE TABLE | | | |
|-------------------------|----------|-------------|--|
| LINE # | DISTANCE | BEARING | |
| RL3 | 8.11 | N51°59'58"E | |

| RIGHT-OF-WAY CURVE TABLE | | | |
|--------------------------|--------|-----------|--------|
| CURVE # | RADIUS | DELTA | LENGTH |
| RC7 | 15.00 | 83°24'6" | 21.74 |
| RC8 | 15.00 | 90°00'0" | 23.56 |
| RC9 | 15.00 | 90°00'0" | 23.56 |
| RC10 | 15.00 | 90°00'0" | 23.56 |
| RC11 | 15.00 | 87°03'38" | 22.79 |
| RC12 | 15.00 | 93°16'33" | 24.42 |
| RC13 | 15.00 | 90°09'05" | 23.60 |
| RC14 | 15.00 | 89°53'03" | 23.53 |
| RC15 | 780.00 | 1°40'09" | 22.72 |

14762

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (*) ADDRESS
- CH CHORD LENGTH
- CHB CHORD BEARING
- SET NO. 5 REAR AND 125' ORANGE CAP W/ STAMPED MARKS CIVIL ENGINEER OVERLAP
- FOUND NO. 5 REAR AND 125' ORANGE CAP W/ STAMPED MARKS CIVIL ENGINEER OVERLAP
- EXISTING CHORD BEARING OVERLAP
- 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
- FEAR FIRM FLOODPLAIN ELEVATION LABEL
- FEAR FIRM FLOODPLAIN ELEVATION
- MATCHLINE

NOT A PART ARE NOT A PART OF THIS SUBDIVISION

| RADIAL BEARING TABLE | |
|----------------------|-------------|
| LINE # | BEARING |
| (R)1 | N10°24'35"W |
| (R)2 | N55°30'16"W |
| (R)3 | S56°23'05"W |
| (R)4 | S78°07'00"W |
| (R)5 | S87°32'53"W |
| (R)6 | N21°42'23"W |



DETAIL (A)
 NOT TO SCALE

LOT 79
 203,258 SF
 4.886 AC +/-

LOT 101
 110,180 SF
 2.529 AC +/-

LOT 102
 108,946 SF
 2.501 AC +/-

3/4" WATER AND SANITARY SEWER EASEMENT AGREEMENT REC. NO. 209141164

3/4" WATER AND SANITARY SEWER EASEMENT AGREEMENT REC. NO. 209141164

3/4" WATER AND SANITARY SEWER EASEMENT REC. NO. 209141164

100' PERMITS-STATE CONSTRUCTION & REPAIRING OF EXISTING UTILITY LINES TO BE MAINTAINED AS SHOWN ON THIS PLAN

100' PERMITS-STATE CONSTRUCTION & REPAIRING OF EXISTING UTILITY LINES TO BE MAINTAINED AS SHOWN ON THIS PLAN

UNPLATTED*

SEE DETAIL 7

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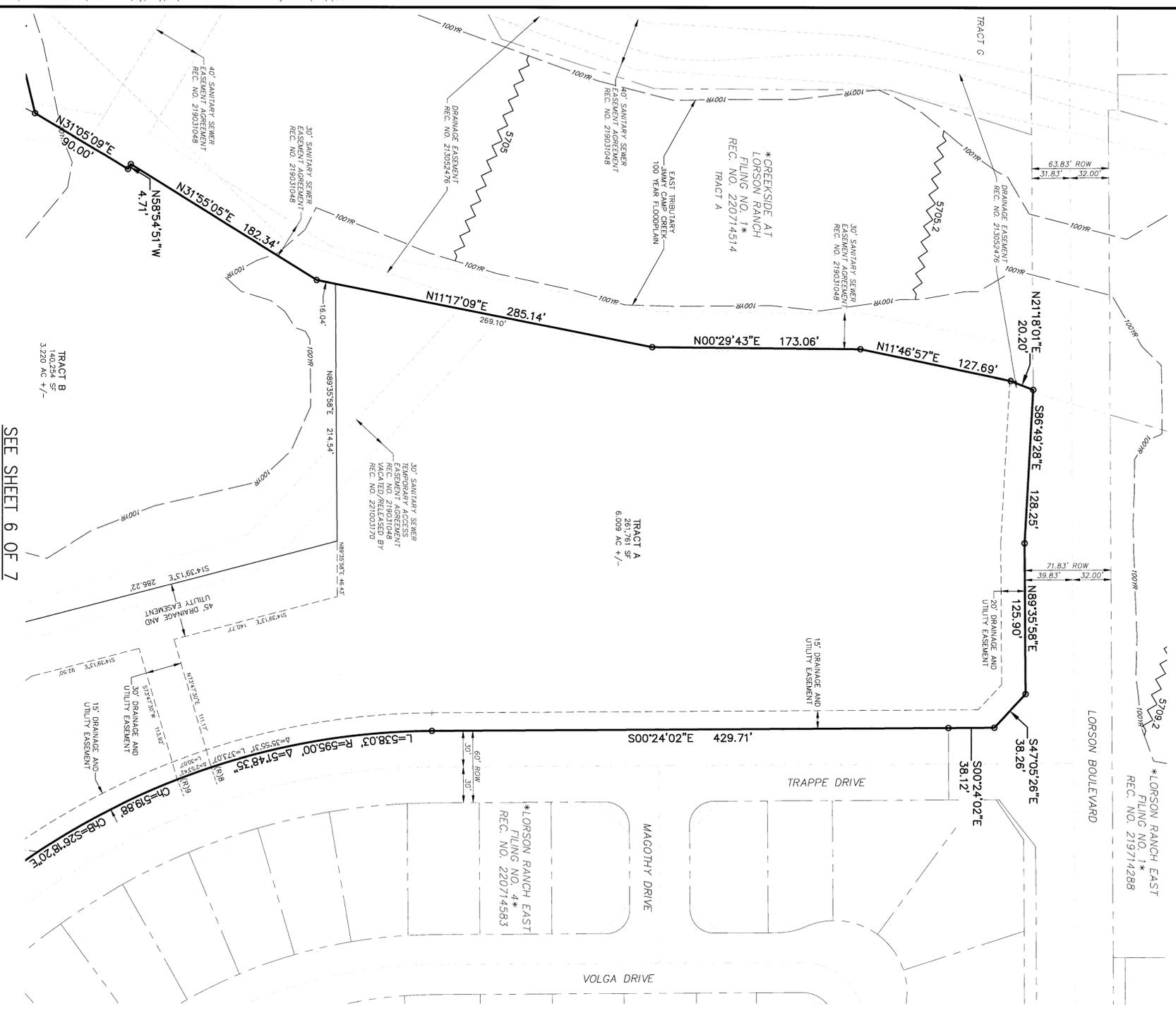
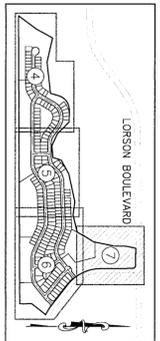
SEE SHEET 194 OF 7

SEE SHEET 195 OF 7

CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 (CORRECTED)

A PORTION OF THE NORTH HALF (N 1/2) SECTION 23, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

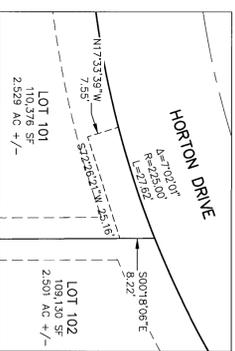
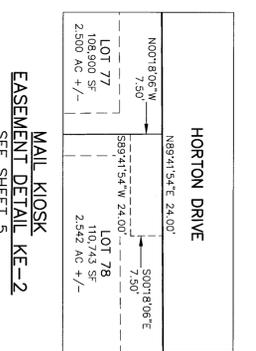
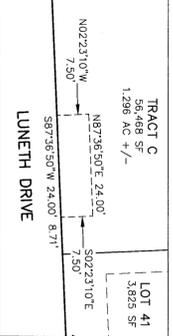
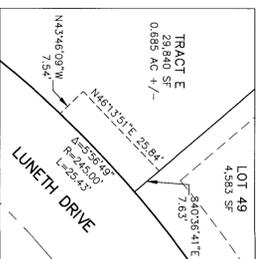
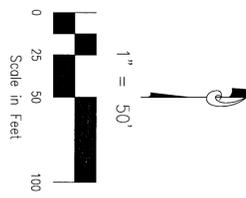
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SEE SHEET 6 OF 7

| LEGEND: | |
|---------|--|
| SF | SQUARE FEET |
| (R) | RADIAL BEARING |
| (***) | ADDRESS |
| CH | CHORD LENGTH |
| CHB | CHORD BEARING |
| ○ | SET NO 5 REBAR AND 125' ORANGE CAP STANDARD MAKE CIVIL RES 25886 FLUSH W/ EXISTING ORACLE UNLESS NOTED OTHERWISE |
| ○ | FOUND NO 5 REBAR AND 125' ORANGE CAP STANDARD MAKE CIVIL RES 25886 FLUSH W/ EXISTING ORACLE 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 |
| — | FEWA FIRM FLOODPLAIN ELEVATION |
| — | FEWA FIRM FLOODPLAIN ELEVATION |
| — | MATCHLINE |

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



| RADIAL BEARING TABLE | | |
|----------------------|-------------|--|
| LINE # | BEARING | |
| (R)B | N71°33'50"E | |
| (R)B | N88°40'07"E | |



FINAL PLAT
CREEKSIDE SOUTH AT LORSON
RANCH FILING NO. 1
JOB NO. 70-089
DATE PREPARED: 05/11/2020
DATE REVISED: 06/02/2021

PCD FILE NUMBER: SF-20-017

SHEET 7 OF 7



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