

# CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1

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 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 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 THIS LEGAL DESCRIPTION IS THE EAST-WEST CENTERLINE OF SAID 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 "TLS NO. 31161", BEARS N89°41'54"E A DISTANCE OF 5,319.46 FEET, TO WHICH LINE ALL BEARINGS IN THIS LEGAL DESCRIPTION ARE RELATIVE.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE N89°41'54"E ALONG THE CENTERLINE OF SAID SECTION, 892.24 FEET TO THE SOUTHEAST CORNER OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 220714514, IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" THE FOLLOWING TWENTY-TWO (22) COURSES;

- 1) THENCE N36°43'29"E A DISTANCE OF 311.41 FEET;
- 2) THENCE N28°55'26"E A DISTANCE OF 265.02 FEET;
- 3) THENCE S77°01'58"E A DISTANCE OF 350.83 FEET;
- 4) THENCE N83°30'09"E A DISTANCE OF 446.06 FEET;
- 5) THENCE N16°26'24"E A DISTANCE OF 116.82 FEET TO A POINT OF CURVE;
- 6) THENCE 281.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74°59'26", THE CHORD OF 261.74 FEET BEARS N53°56'07"E TO A POINT OF TANGENT;
- 7) THENCE S88°34'10"E A DISTANCE OF 160.16 FEET;
- 8) THENCE S44°43'03"E A DISTANCE OF 230.04 FEET;
- 9) THENCE S65°32'01"E A DISTANCE OF 188.46 FEET;
- 10) THENCE N85°20'33"E A DISTANCE OF 169.20 FEET;
- 11) THENCE N17°08'25"E A DISTANCE OF 123.42 FEET;
- 12) THENCE N60°55'25"E A DISTANCE OF 219.41 FEET;
- 13) THENCE N77°50'20"E A DISTANCE OF 405.01 FEET;
- 14) THENCE S82°16'06"E A DISTANCE OF 188.62 FEET;
- 15) THENCE N76°28'55"E A DISTANCE OF 247.86 FEET;
- 16) THENCE N31°05'09"E A DISTANCE OF 90.00 FEET;
- 17) THENCE N58°54'51"W A DISTANCE OF 4.71 FEET;
- 18) THENCE N31°55'05"E A DISTANCE OF 182.34 FEET;
- 19) THENCE N11°17'09"E A DISTANCE OF 285.14 FEET;
- 20) THENCE N00°29'43"E A DISTANCE OF 173.06 FEET;
- 21) THENCE N11°46'57"E A DISTANCE OF 127.69 FEET;
- 22) THENCE N21°18'01"E A DISTANCE OF 20.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LORSON BOULEVARD AS SHOWN ON THE PLAT OF "LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714288 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE S86°49'28"E A DISTANCE OF 128.25 FEET;
- 2) THENCE N89°35'58"E A DISTANCE OF 125.90 FEET;
- 3) THENCE S47°05'26"E A DISTANCE OF 38.26 FEET;
- 4) THENCE S00°24'02"E A DISTANCE OF 38.12 FEET TO THE NORTHWEST CORNER OF TRAPPE DRIVE AS SHOWN ON THE PLAT OF "LORSON RANCH EAST FILING NO. 4" AS RECORDED UNDER RECEPTION NO. 220714583 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE WEST LINES OF TRAPPE DRIVE THE FOLLOWING FOUR (4) COURSES;

- 1) THENCE S00°24'02"E A DISTANCE OF 429.71 FEET TO A POINT OF CURVE;
- 2) THENCE S38.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 51°48'35", THE CHORD OF 519.88 FEET BEARS S26°18'20"E TO A POINT OF TANGENT;
- 3) THENCE S52°12'37"E A DISTANCE OF 365.17 FEET TO A POINT ON A TANGENT CURVE;
- 4) THENCE 180.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 11°45'40", THE CHORD OF 159.83 FEET BEARS S58°05'27"E TO THE WEST LINE OF THAT EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

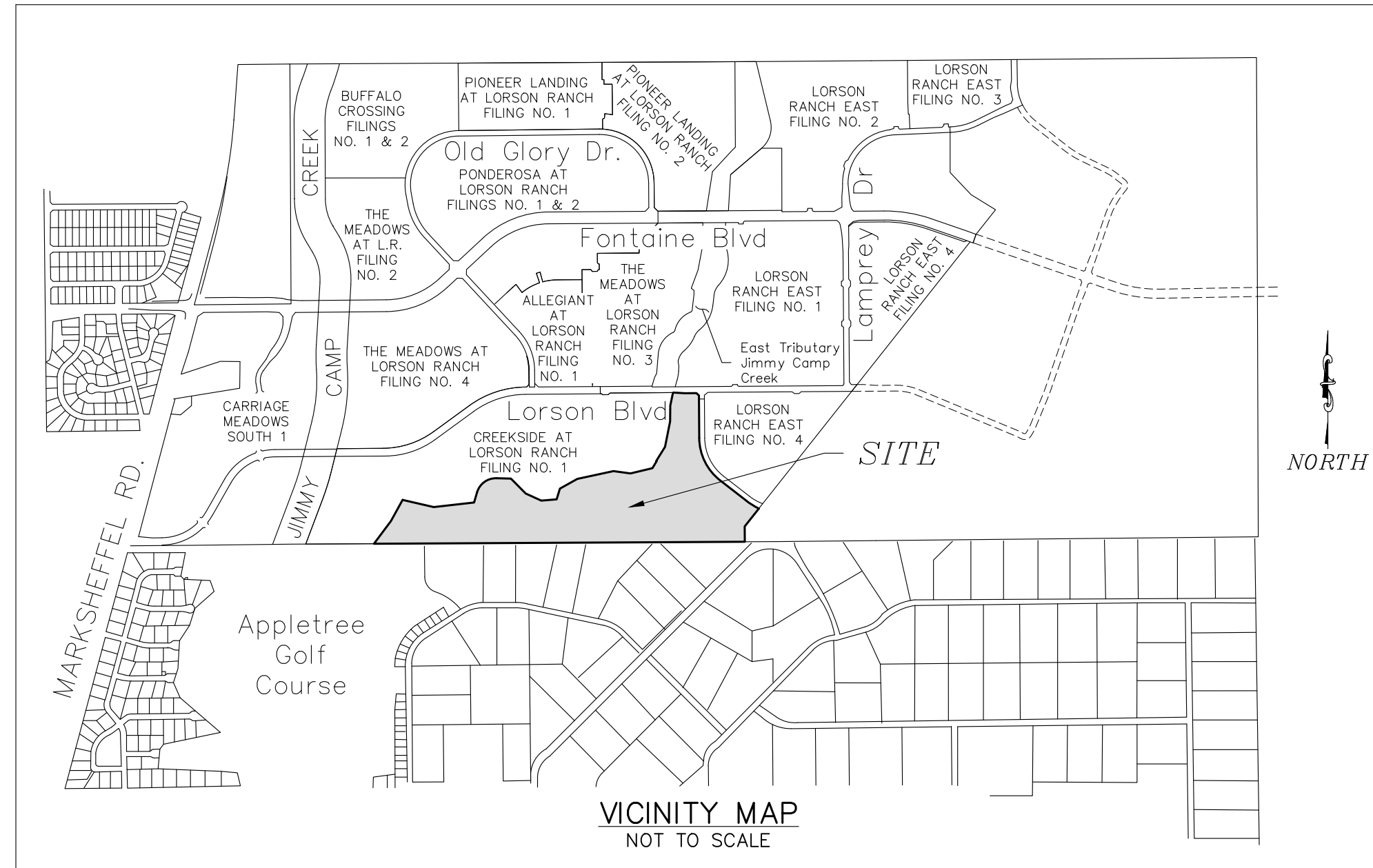
THENCE S38°22'24"W ALONG SAID EASEMENT LINE 250.28 FEET;  
THENCE S00°19'53"E ALONG SAID EASEMENT LINE 168.15 FEET TO NORTH LINE OF "PEACEFUL VALLEY LAKE ESTATES" AS RECORDED AT BOOK L-2 AND PAGE 54 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES:

- 1) THENCE S89°39'37"W A DISTANCE OF 901.19 FEET;
- 2) THENCE S89°42'13"W A DISTANCE OF 1,420.76 FEET;
- 3) THENCE S89°39'13"W A DISTANCE OF 514.55 FEET TO THE NORTHEAST CORNER OF "APPLE RIDGE SUBDIVISION" AS RECORDED UNDER RECEPTION NO. 220714583 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S89°43'11"W ALONG THE NORTH LINE THEREOF 649.58 FEET TO THE NORTHWEST CORNER OF SAID "APPLE RIDGE SUBDIVISION";  
THENCE S89°41'24"W A DISTANCE OF 587.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,798.344 Sq. Ft. (64.241 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 "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 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 MURRAY FOUNTAIN 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, AUTHORIZED SIGNING AGENT, FOR:  
LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN 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.  
A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES.  
THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.  
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.

## 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; THESE 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.

## 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 "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 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: \_\_\_\_\_

## ACCEPTANCE CERTIFICATE FOR TRACTS:

### LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS B, C, D, E, F, G, AND H 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 "CREEKSIDE SOUTH 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: \_\_\_\_\_

## 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.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

VERNON P. TAYLOR  
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 "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 \_\_\_\_\_ 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 \_\_\_\_\_

EL PASO COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

## CLERK AND RECORDER'S 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: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_  
DEPUTY

## 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

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

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 MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS BY HAND AND OFFICIAL SEAL:

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

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

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	6.009	MF/MF	FUTURE DEVELOPMENT
B	3.220	LRMD/LRMD	DRAINAGE/RETENTION POND/PUBLIC IMPROVEMENT/PUBLIC UTILITY/ LANDSCAPING/REGIONAL TRAIL/OPEN SPACE
C	1.296	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
D	0.629	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
E	0.685	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/REGIONAL TRAIL/ OPEN SPACE
F	5.616	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
G	1.365	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
H	0.089	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	18.909		

MF = MURRAY FOUNTAIN LLC  
LRMD = LORSON RANCH METROPOLITAN DISTRICT

## SUMMARY:

200 LOTS	36.230 ACRES	56.40%
8 TRACTS	18.909 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:	CREDITS \$ 15,552.00
SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170
REGIONAL PARK FEE:	\$ 93,400.00
URBAN PARK FEE:	CREDITS \$ 59,000.00

FINAL PLAT  
CREEKSIDE SOUTH AT LORSON  
RANCH FILING NO. 1  
JOB NO. 70-089  
DATE PREPARED: 05/11/2020  
DATE REVISED: 04/30/2021



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

# CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1

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

## GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE EAST-WEST CENTERLINE OF SECTION 23, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 24 WITH A 3.25 INCH ALUMINUM CAP ON A NO. 6 REBAR STAMPED "T15S R65W, 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 BEAR S89°41'54"W, 5319.46 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957G DATED DECEMBER 7, 2018 REVISED TO REFLECT CLOMR CASE NO. 06-08-8425R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMC 14-08-053P, EFFECTIVE DATE JANUARY 28, 2015, AND LOMC 19-08-0605P, EFFECTIVE DATE MAY 4, 2020, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED 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. 71354 UTC, AMENDMENT NO. 5, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
  - i. (TC#9) THE PROPERTY MAY BE SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887 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 65 WEST AND 66 WEST DECLARED TO BE PUBLIC HIGHWAYS OF THE WIDTH OF 60 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.
  - ii. (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 LANDS LYING BEYOND THE DESCRIBED TRACT, AS DESCRIBED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
  - iii. (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.
  - iv. (TC#12) 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.
  - v. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN CONSENT TO EASEMENT, RECORDED DECEMBER 22, 1966 IN BOOK 2160 AT PAGE 111.
  - vi. (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, 1983 IN BOOK 3684 AT PAGE 492 AND RELEASE OF RIGHT OF WAY AND QUIT CLAIM DEED RECORDED NOVEMBER 21, 2005 AT RECEPTION NO. 205186521.
  - vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN, 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. 213098578.
  - viii. (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, 1996 AT RECEPTION NO. 96156842.
  - ix. (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. 204055084, RESOLUTION NO. 12-198, 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, SCHOOL SITE DEDICATION AGREEMENT IN CONNECTION THEREWITH RECORDED APRIL 27, 2012 AT RECEPTION NO. 212047863.
  - x. (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. 205132869, 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. 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. 210101178, 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.
  - xi. (TC#19) 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, RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109166, RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960, JUNE 17, 2019 AT RECEPTION NO. 219066581.
  - xii. (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.)

- xiii. (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. 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 AND RESOLUTION NO. 07-356 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189.
- xiv. (TC#22) 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.
- xv. (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. 207028942.
- xvi. (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, 2006 AT RECEPTION NO. 206127024, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN QUIT CLAIM DEED IN CONNECTION THEREWITH RECORDED JULY 23, 2020 AT RECEPTION NO. 220108096.
- xvii. (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. 220039930.
- xviii. (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.
- xix. (TC#27) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-526 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
- xx. (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 9, 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.
- xxi. (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. 212137059, RELINQUISHMENT AND QUITCLAIM OF SURFACE RIGHTS IN CONNECTION THEREWITH RECORDED APRIL 21, 2020 AT RECEPTION NO. 220054583.
- xxii. (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DRAINAGE EASEMENT, RECORDED APRIL 23, 2013 AT RECEPTION NO. 213052476.
- xxiii. (TC#31) THE PROPERTY MAY BE SUBJECT TO THE EFFECT IF ANY, NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY RECORDED APRIL 4, 2016 AT RECEPTION NO. 216900032.
- xxiv. (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. LORSONMETRO.
- xxv. (TC#33) 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 MARCH 12, 2019 AT RECEPTION NO. 219025428.
- xxvi. (TC#34) THE PROPERTY MAY BE SUBJECT TO ANY AND ALL UNRECORDED LEASES OR TENANCIES AND ANY AND ALL PARTIES CLAIMING BY, THROUGH, OR UNDER SUCH LEASES OR TENANCIES.
- xxvii. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-17 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. 220006094.
- xxviii. (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. 208067645, RELEASE AND VACATION OF CONSTRUCTION EASEMENT IN CONNECTION THEREWITH RECORDED JUNE 03, 2020 AT RECEPTION NO. 220076440 AND RELEASE AND VACATION OF EASEMENT RECORDED JUNE 04, 2020 AT RECEPTION NO. 220077433.
- xxix. (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. 208067648, RELEASE AND VACATION OF CONSTRUCTION EASEMENT IN CONNECTION THEREWITH RECORDED JUNE 03, 2020 AT RECEPTION NO. 220076442 AND RELEASE AND VACATION OF EASEMENT RECORDED JUNE 04, 2020 AT RECEPTION NO. 220077435.
- xxx. (TC#38) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN SANITARY SEWER EASEMENT AGREEMENT RECORDED DECEMBER 9, 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.
- xxxi. (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. 219031048, 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.
- xxxii. (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 PUD DEVELOPMENT PLAN (PUDSP-20-001) RECORDED JULY 29, 2020 AT RECEPTION NO. 220111558.

## GENERAL PLAT NOTES: (CONT.)

- xxxiii. (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.
  - xxxiv. (TC#42) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN CREEKSIDE SOUTH AT LORSON RANCH PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED SEPTEMBER 15, 2020 AT RECEPTION NO. 220143366 AND RECORDED NOVEMBER 24, 2020 AT RECEPTION NO. 220191656.
  - xxxv. (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.
  - xxxvi. (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 PLAT FOR CREEK SOUTH AT LORSON RANCH (SF-20-017) RECORDED FEBRUARY 3, 2021 AT RECEPTION NO. 221021559.
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 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.
  7. ALL DEVELOPMENT WITHIN "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR CREEKSIDE SOUTH 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. THERE SHALL BE NO DIRECT LOT ACCESS TO TRAPPE DRIVE.
  11. ACCESS TO LOT 16 SHALL BE FROM [AKELA LANE] OR [SHUNKA LANE] ONLY.
  12. 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.
  13. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
  14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
  15. 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.
  16. LOTS 77, 78, 79, 101, AND 102 MUST REMAIN AS PLATTED HEREIN. NO FURTHER SUBDIVISION OF THESE LOTS IS ALLOWED.
  17. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CREEKSIDE SOUTH 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.
  18. 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. \_\_\_\_\_.
  19. 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.
  20. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
  21. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
    - A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
    - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210025931, RE-RECORDED RECEPTION NO. 210036301.
    - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
    - D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-196, RECEPTION NO. 212090407.
    - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
    - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
    - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.

## GENERAL PLAT NOTES: (CONT.)

22. PURSUANT TO RESOLUTION NO. 20-322, 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 220134725, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "CREEKSIDE SOUTH 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.
23. A "GEOLOGY AND SOILS STUDY, CREEKSIDE SOUTH AT LORSON RANCH, EL PASO COUNTY, COLORADO" WAS COMPLETE 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-20-001, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
24. 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.

FINAL PLAT  
CREEKSIDE SOUTH AT LORSON  
RANCH FILING NO. 1  
JOB NO. 70-089  
DATE PREPARED: 05/11/2020  
DATE REVISED: 04/30/2021



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

# CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1

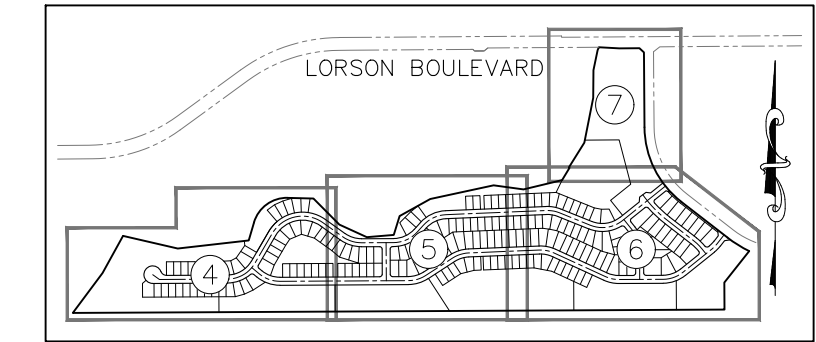
A PORTION OF THE NORTH HALF (N 1/2) SECTION 23, T15S, R65W, OF THE SIXTH P.M.,  
EL PASO COUNTY, COLORADO

## 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 PLUS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLUS 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
- 5688 FEMA FIRM FLOODPLAIN ELEVATION LABEL
- 5688 FEMA FIRM FLOODPLAIN ELEVATION
- MATCHLINE

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

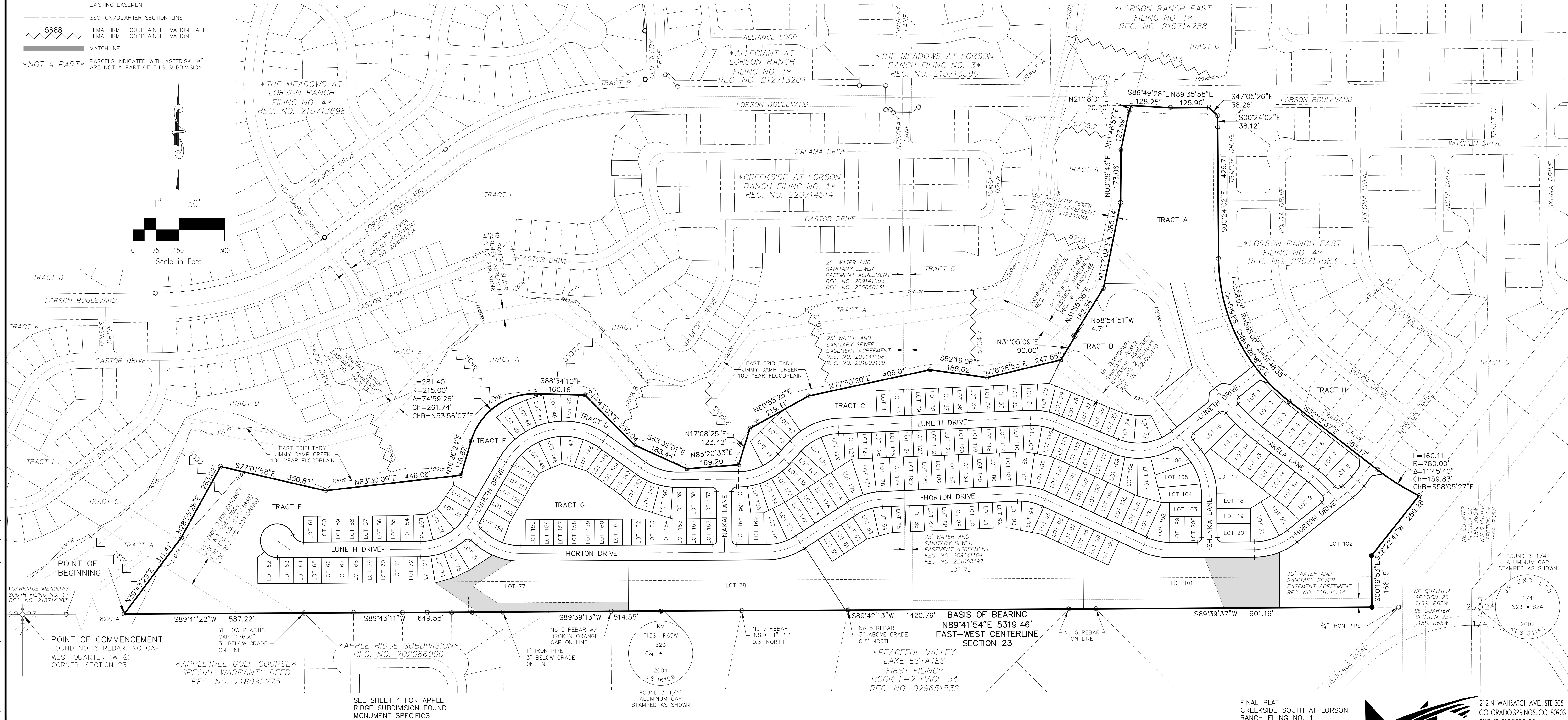
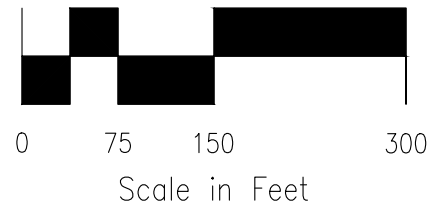
CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1  
TOTAL AREA = 2,798,344 S.F.  
64.241 AC +/-



SHEET INDEX

NOT TO SCALE

1" = 150'



File: 0:\20089A\_Creekside\_South\_Creekside\_South\_Filing\_No\_1\_Plat.dwg PlotTime: 4/30/2021 9:12 AM

FINAL PLAT  
CREEKSIDE SOUTH AT LORSON  
RANCH FILING NO. 1  
JOB NO. 70-089  
DATE PREPARED: 05/11/2020  
DATE REVISED: 04/30/2021



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

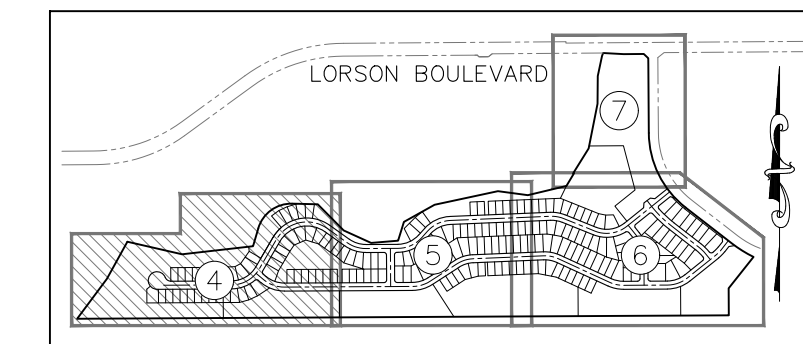
PCD FILE NUMBER SF-20-017

CIVIL CONSULTANTS, INC.

SHEET 3 OF 7

# CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1

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



**SHEET INDEX**  
NOT TO SCALE

**LEGEND:**

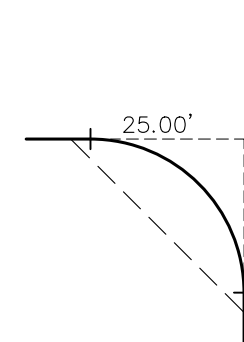
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- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
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\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

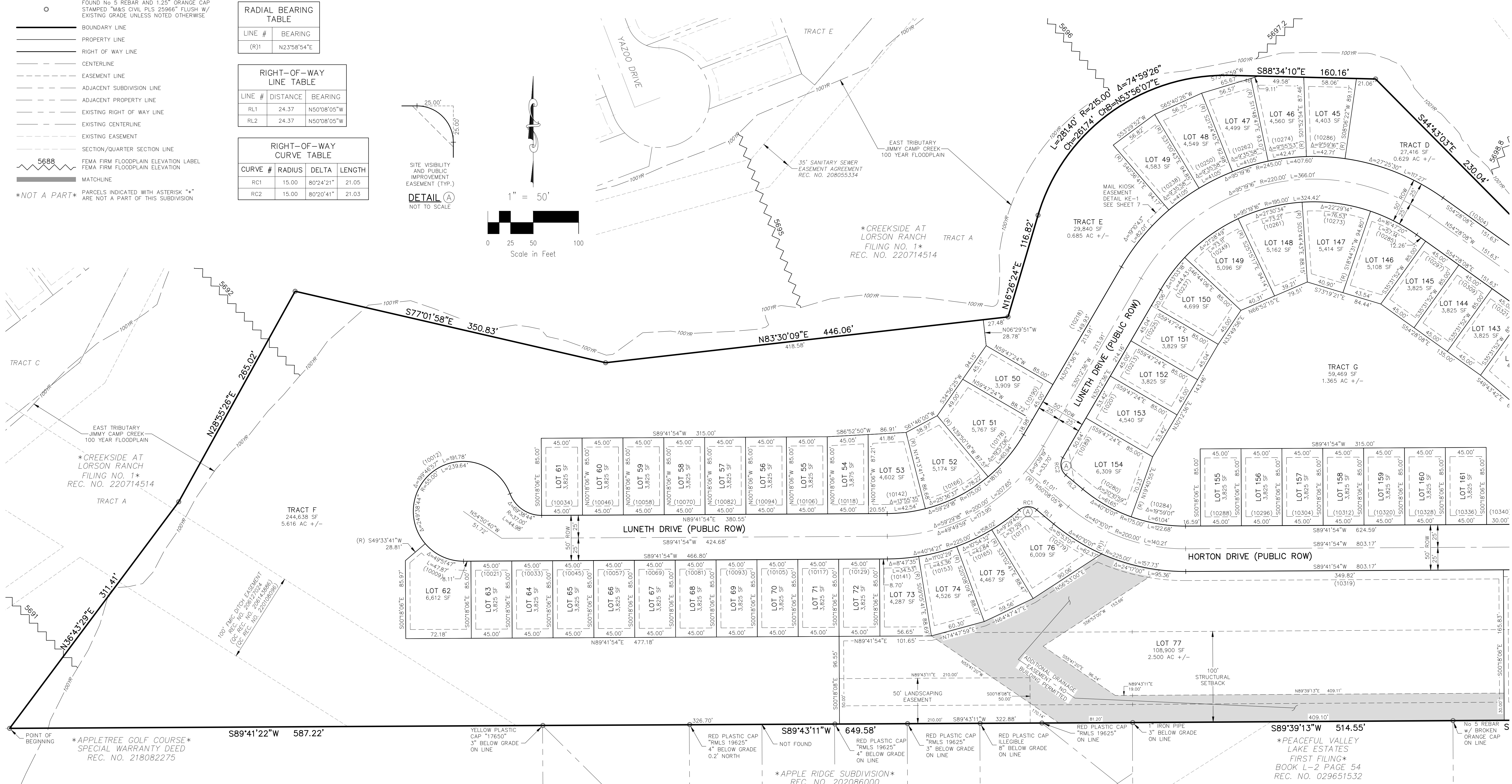
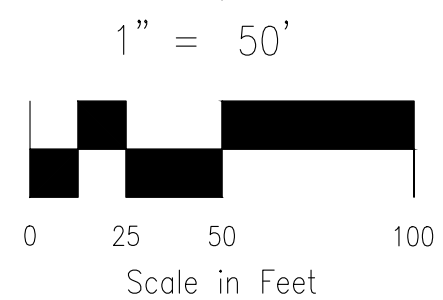
RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	N23°58'54"E

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL1	24.37	N50°08'05"W
RL2	24.37	N50°08'05"W

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	15.00	80°24'21"	21.05
RC2	15.00	80°20'41"	21.03



**DETAIL (A)**  
NOT TO SCALE



File: 0:\2020\898-Creekside South\Creekside South Final Plat.dwg PlotDate: 4/30/2021 8:13 AM

Released for Permit  
**04/30/2021 10:27:28 AM**  
Brent  
ENUMERATION

FINAL PLAT  
CREEKSIDE SOUTH AT LORSON  
RANCH FILING NO. 1  
JOB NO. 70-089  
DATE PREPARED: 05/11/2020  
DATE REVISED: 04/30/2021

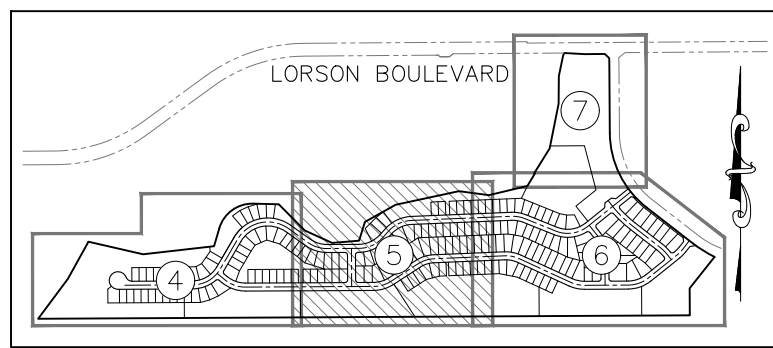


212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

SEE SHEET 5 OF 7

# CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1

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



**SHEET INDEX**  
NOT TO SCALE

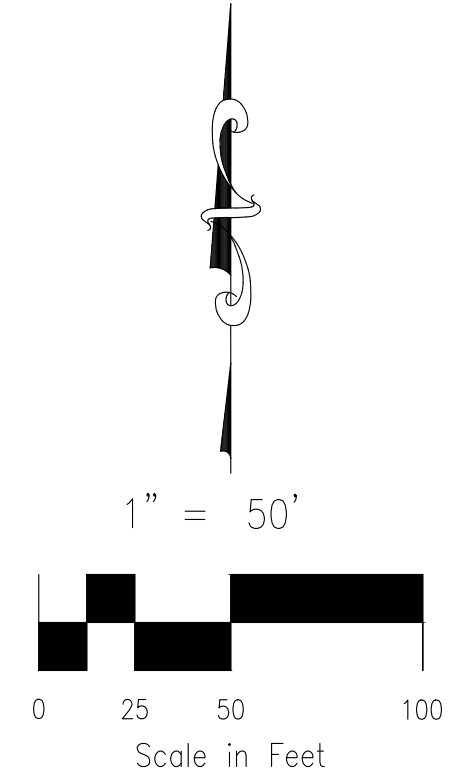
**LEGEND:**

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25986" 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
- 5688 FEMA FIRM FLOODPLAIN ELEVATION LABEL FEMA FIRM FLOODPLAIN ELEVATION
- MATCHLINE

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

**SHEET NOTES:**

- 5.1 25' WATER AND SANITARY SEWER EASEMENT AGREEMENT RECEPTION NO. 209141158, A PORTION VACATED/RELEASED BY REC. NO. 221003199
- 5.2 25' WATER AND SANITARY SEWER EASEMENT AGREEMENT RECEPTION NO. 209141164, A PORTION VACATED/RELEASED BY REC. NO. 221003197

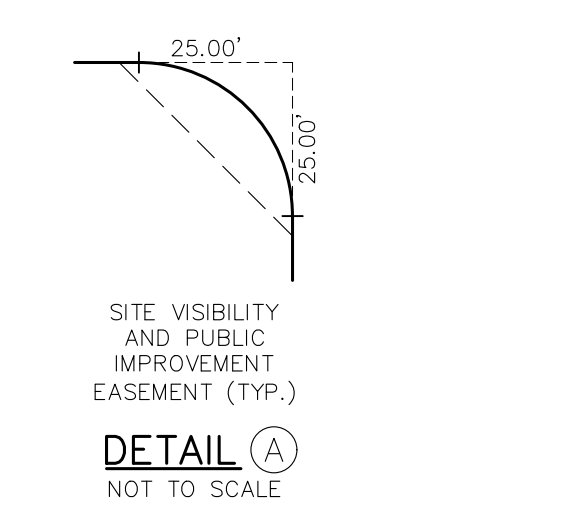


**LOT & TRACT CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
C1	225.00'	3°42'26"	14.56'

**RIGHT-OF-WAY CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
RC3	15.00'	90°00'00"	23.56'
RC4	15.00'	90°00'00"	23.56'
RC5	15.00'	90°00'00"	23.56'
RC6	15.00'	90°00'00"	23.56'



SEE SHEET 4 OF 7

SEE SHEET 6 OF 7

File: 0:\20089A\_Creekside\_South\Creekside\_South\Drawings\Site\Final\Plat.dwg Plots: 4/30/2021 9:16 AM

\*PEACEFUL VALLEY LAKE ESTATES  
FIRST FILING\*  
BOOK L-2 PAGE 54  
REC. NO. 029651532

Released for Permit  
04/30/2021 10:27:34 AM  
Brent  
ENUMERATION

FINAL PLAT  
CREEKSIDE SOUTH AT LORSON  
RANCH FILING NO. 1  
JOB NO. 70-089  
DATE PREPARED: 05/11/2020  
DATE REVISED: 04/30/2021

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

SHEET 5 OF 7

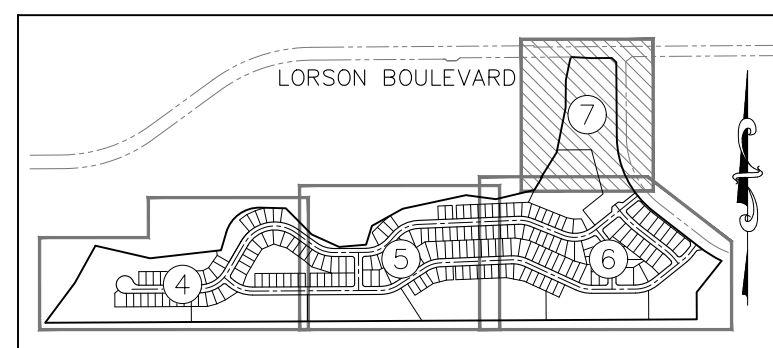


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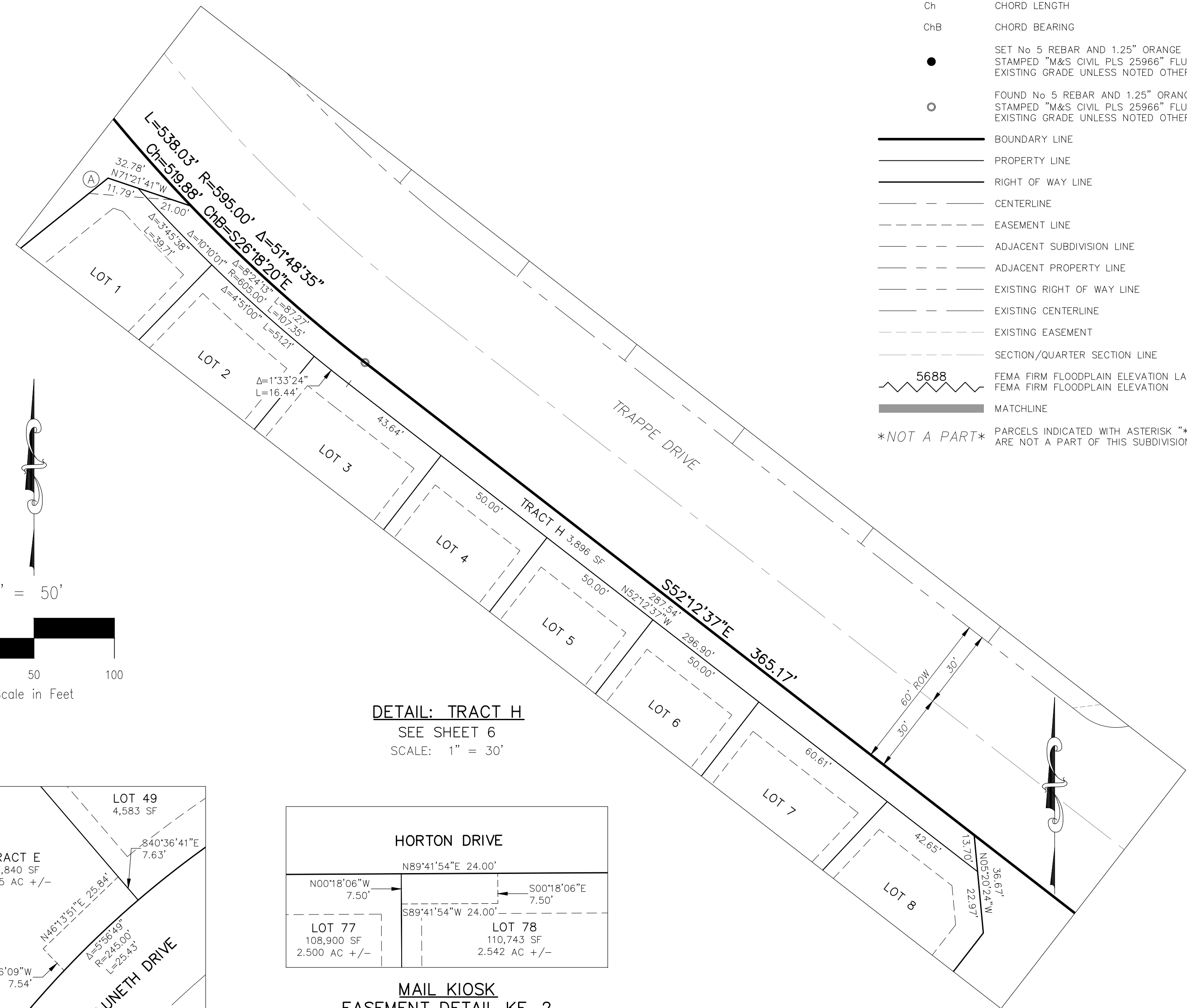
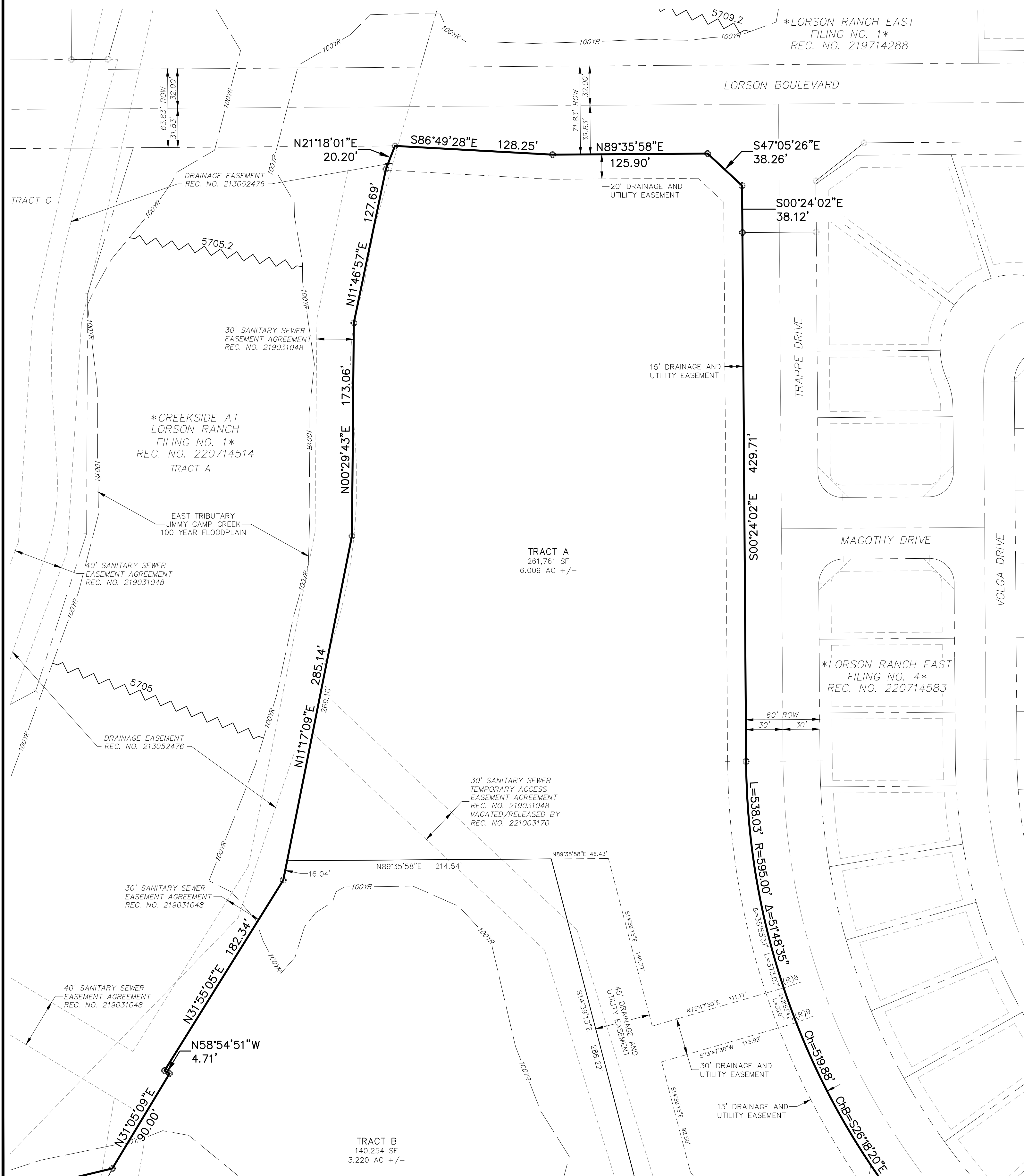
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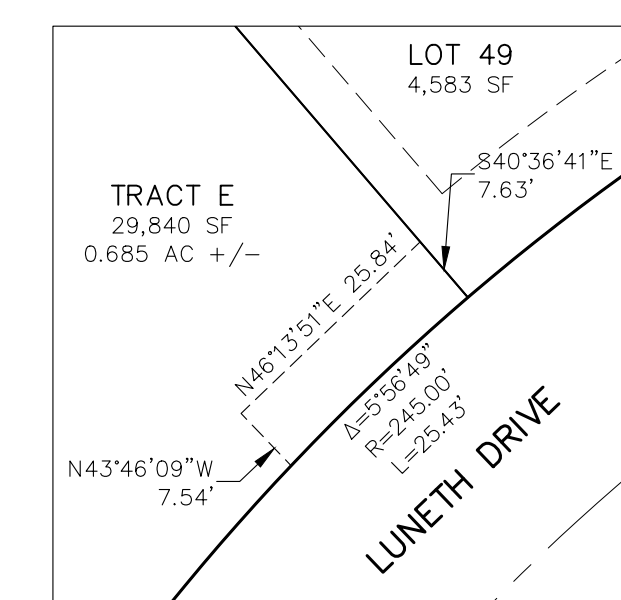
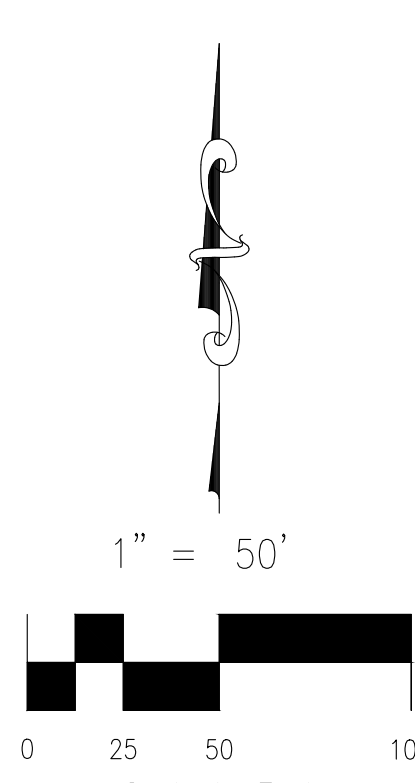
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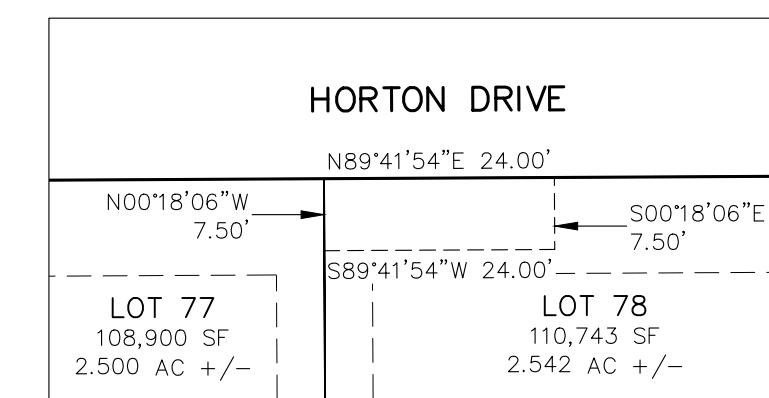
**SHEET INDEX**  
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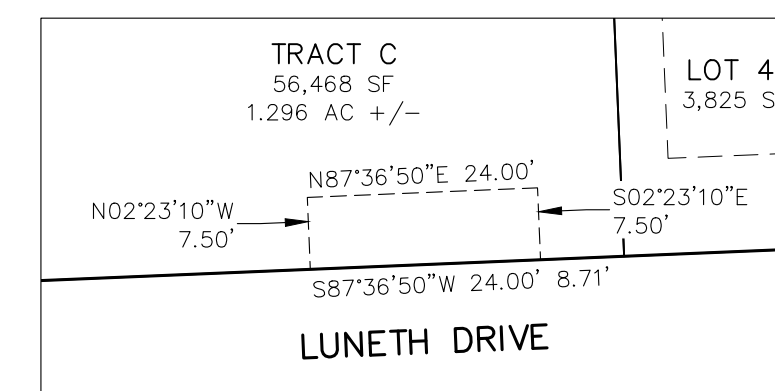
**DETAIL: TRACT H**  
SEE SHEET 6  
SCALE: 1" = 30'



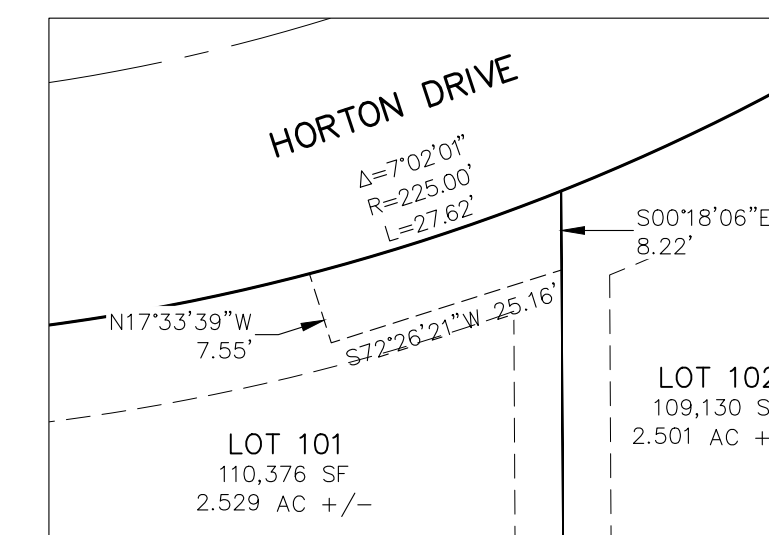
**MAIL KIOSK EASEMENT DETAIL KE-1**  
TRACT E  
SEE SHEET 4  
SCALE: 1" = 20'



**MAIL KIOSK EASEMENT DETAIL KE-2**  
SEE SHEET 5  
LOT 78  
SCALE: 1" = 20'



**MAIL KIOSK EASEMENT DETAIL KE-3**  
SEE SHEET 5  
TRACT C  
SCALE: 1" = 20'



**MAIL KIOSK EASEMENT DETAIL KE-4**  
SEE SHEET 6  
LOT 101  
SCALE: 1" = 20'

**RADIAL BEARING TABLE**

LINE #	BEARING
(R)8	N71°33'50"E
(R)9	N68°40'07"E



SEE SHEET 6 OF 7

FINAL PLAT  
CREEKSIDE SOUTH AT LORSON  
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