

PONDEROSA AT LORSON RANCH FILING NO. 3
 A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION
 OF THE N 1/2 SECTION 14, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 207712672 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE N 1/2 SECTION 14, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 452.029 SQUARE FEET (10.377 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 "PONDEROSA AT LORSON RANCH FILING NO. 3". 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:
 LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ATTEST: _____

SECRETARY/TREASURER

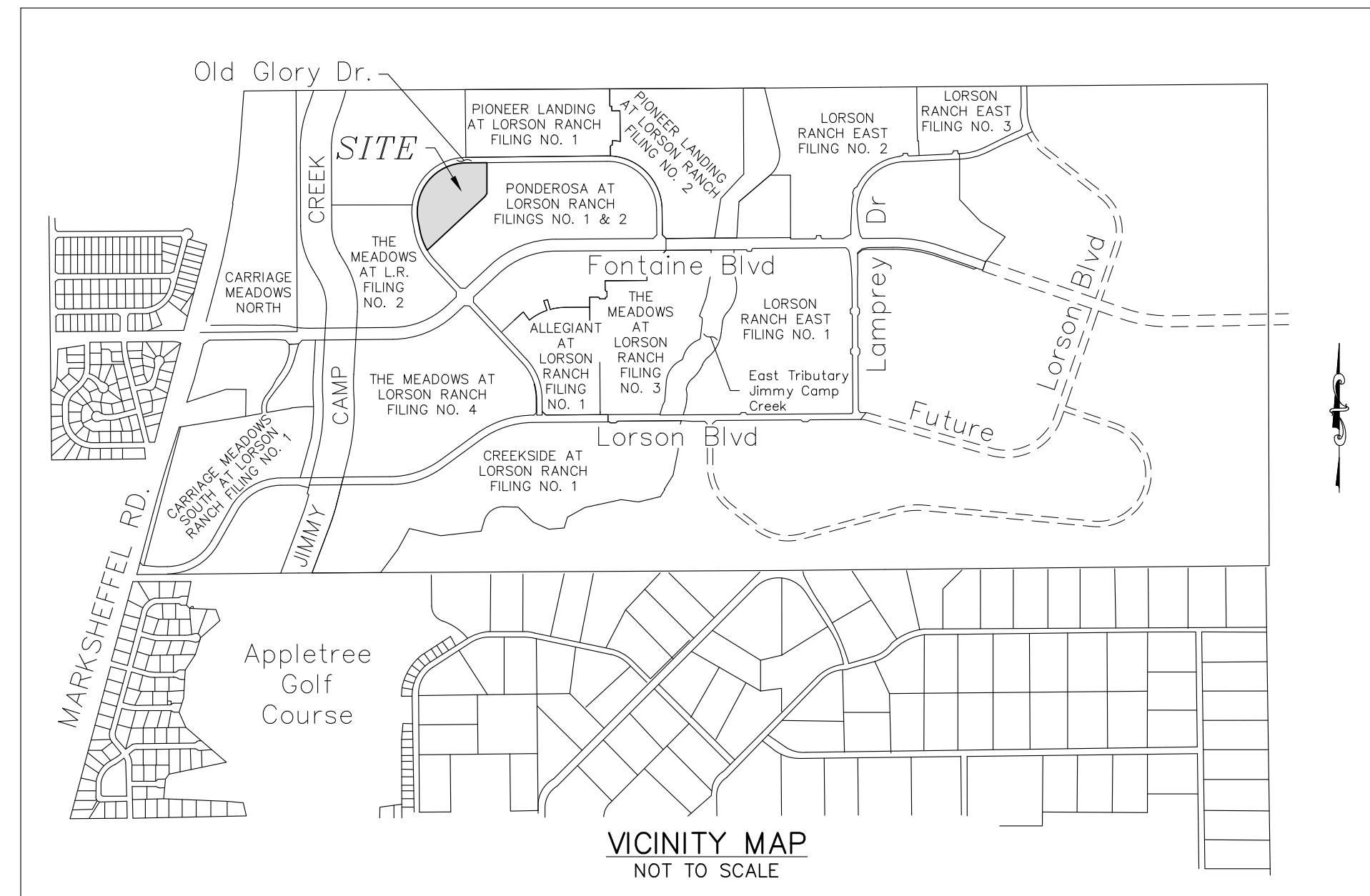
STATE OF COLORADO }
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY
 JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
 LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL FRONT LOT 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 TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT. SEE NOTE 18 OF THE PLAT NOTES, SHEET 2, FOR REQUIREMENTS AND RESTRICTIONS FOR THE SIGHT TRIANGLES AND EASEMENTS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, AND Q FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION. PRIMARY AND SECONDARY MAINTENANCE RESPONSIBILITIES FOR TRACTS A, B, AND P ARE IDENTIFIED IN NOTES SECTION OF THE TRACT TABLE. APPROVAL IS GRANTED FOR THIS PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, DIRECTOR, PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

STATE OF COLORADO }
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY
 JEFF MARK, DIRECTOR, PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, AND P FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. PRIMARY AND SECONDARY MAINTENANCE RESPONSIBILITIES FOR TRACTS A, B, AND P ARE IDENTIFIED IN NOTES SECTION OF THE TRACT TABLE. APPROVAL IS GRANTED FOR THIS PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT

STATE OF COLORADO }
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY
 JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT

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 JUNE 22, 2019 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 _____, 2020.

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.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "PONDEROSA AT LORSON RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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

CLERK AND RECORD'S 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 _____, 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER FEE: _____

BY: _____ SURCHARGE: _____
 DEPUTY

FEES:

DRAINAGE FEE: PAID WITH RECORDING OF THE PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 1"

JIMMY CAMP CREEK SURETY FEE: \$ 0.00

BRIDGE FEE: PAID WITH RECORDING OF THE PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 1"

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

PARK FEE: \$ 41,400.00

URBAN PARK FEE: \$ 25,920.00

TRACT TABLE				
TRACT	SIZE (ACRES)	OWNERSHIP	MAINTENANCE	USE
A	0.696	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
B	1.522	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
C	0.170	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
D	0.191	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
E	0.114	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
F	0.111	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
G	0.048	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
H	0.111	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
I	0.145	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
J	0.079	P3HOA	P3HOA	PARKING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
K	0.156	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
L	0.647	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
M	0.129	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
N	0.019	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
O	0.320	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
P	1.217	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
Q	1.241	P3HOA	P3HOA	PRIVATE DRIVES/PARKING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
TOTAL	6.916			

P3HOA = PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION
 LRMD = LORSON RANCH METROPOLITAN DISTRICT
 LORSON RANCH METROPOLITAN DISTRICT SHALL HAVE THE PRIMARY RESPONSIBILITY TO MAINTAIN LANDSCAPING ADJACENT TO OLD GLORY DRIVE AND THE DETENTION POND IN TRACTS A, B, AND P. PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION SHALL HAVE THE PRIMARY RESPONSIBILITY TO MAINTAIN THE REMAINING AREAS IN TRACTS A, B, P, AND THE REMAINING TRACTS IN THE EVENT THE PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION BECOMES DEFUNCT.

SUMMARY:

90 LOTS	3,461 ACRES	33.35%
17 TRACTS:		
9 STANDARD	3,108 ACRES	29.95%
3 OPEN SPACE	1,556 ACRES	15.00%
5 PRIVATE ROADS & PARKING	2,252 ACRES	21.70%
TOTAL	10,377 ACRES	100.00%

FINAL PLAT
 PONDEROSA AT LORSON RANCH
 FILING NO. 3
 JOB NO. 70-083
 DATE PREPARED: 06/19/2020
 DATE REVISED: 09/03/2020



102 E. PIKES PEAK AVE., 5TH FLOOR
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5465

PONDEROSA AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION OF THE N 1/2 SECTION 14, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE EAST LINE OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 207712672, MONUMENTED AT EACH END BY A No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH WITH EXISTING GRADE. SAID EAST LINE IS ASSUMED TO BEAR S00°00'00"E A DISTANCE OF 337.70 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957G DATED DECEMBER 7, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JUNE 9, 2020 AT 7:30AM, FILE NO. 67678 UTC, AMENDMENT NO. 2, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 - i. (TC#9) THE PROPERTY MAY BE SUBJECT TO RESERVATIONS CONTAINED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
 - ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084.
 - iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-366 CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7 RECORDED ON SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548 AND AMENDMENT TO SERVICE PLAN BY RESOLUTION NO. 07-223 RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523, DECLARATION IN CONNECTION THEREWITH RECORDED MAY 14, 2009 AT RECEPTION NO. 209053517. (ADDITION OF TRACT M)
 - iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION AND SERVICE AGREEMENT RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.
 - v. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 1 RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925.
 - vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
 - vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NOS. 06-212 AND 06-213 RECORDED AUGUST 10, 2006 AT RECEPTION NOS. 206118540 AND 206118541.
 - viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DITCH RELOCATION, IMPROVEMENT, AND EASEMENT AGREEMENT RECORDED AUGUST 28, 2006 AT RECEPTION NO. 206127024.
 - ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, EASEMENTS AND RESTRICTIONS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED AUGUST 24, 2007 AT RECEPTION NO. 207111329 AND RE-RECORDED SEPTEMBER 18, 2007 AT RECEPTION NO. 207121467.
 - x. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116857.
 - xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION POND AGREEMENT RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116858.
 - xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO NOTES, NOTICES AND EASEMENTS AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207712672.
 - xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION 12-126 RECORDED APRIL 13, 2012 AT RECEPTION NO. 212042170.
 - xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED APRIL 27, 2012 AT RECEPTION NO. 212047863. DEED OF CONVEYANCE IN CONNECTION THEREWITH RECORDED APRIL 27, 2012 AT RECEPTION NO. 212047875.
 - xv. (TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN ORDER FOR EXCLUSION OF REAL PROPERTY RECORDED APRIL 16, 2014 AT RECEPTION NO. 214031437.
 - xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED _____ AT RECEPTION NO. _____, AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.
 - xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TO NOTES, NOTICES AND EASEMENTS AS SHOWN ON THE PLAT OF SAID PONDEROSA TOWNHOMES RECORDED _____ AT RECEPTION NO. _____.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.

GENERAL PLAT NOTES: (CONT.)

7. ALL DEVELOPMENT WITHIN "PONDEROSA AT LORSON RANCH FILING NO. 3" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR PONDEROSA AT LORSON RANCH FILING NO. 3 PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT LINE EASEMENTS/SIGHT TRIANGLES/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION AND THE LORSON RANCH METROPOLITAN DISTRICT.
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 NO. _____ 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 "PONDEROSA AT LORSON RANCH FILING NO. 3" 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. THERE SHALL BE NO DIRECT LOT ACCESS TO OLD GLORY DRIVE.
17. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
18. SIGHT LINE/SIGHT TRIANGLE REQUIREMENTS AND RESTRICTIONS:
 - A. SIGHT DISTANCE TRIANGLE WITHIN EASEMENTS:

THERE SHALL BE AN UNOBSTRUCTED SIGHT DISTANCE ALONG BOTH APPROACHES AND BOTH SIDES AT AN INTERSECTION (WITHIN THE RIGHT-OF-WAY) FOR DISTANCES SUFFICIENT TO ALLOW THE OPERATORS OF VEHICLES, APPROACHING SIMULTANEOUSLY, TO SEE EACH OTHER IN TIME TO PREVENT COLLISIONS AT THE INTERSECTION.

ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO PROVIDE THE REQUIRED SIGHT DISTANCE. THE EASEMENT OR RIGHT-OF-WAY SHALL BE DEDICATED TO THE COUNTY. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION UNLESS OTHERWISE APPROVED BY THE COUNTY.
 - B. ENCROACHMENT INTO SIGHT DISTANCE TRIANGLE OR EASEMENTS:

ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS, OR TALL CROPS. TREES MAY BE PERMITTED AT THE INTERSECTION AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
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.
22. PURSUANT TO RESOLUTION NO. _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "PONDEROSA AT LORSON RANCH FILING NO. 3" 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.

GENERAL PLAT NOTES: (CONT.)

22. A "GEOLOGY AND SOILS STUDY FOR LOTS 1-90, TOWNHOMES AT PONDEROSA NORTH AT LORSON RANCH, FILING NO. 3, EL PASO COUNTY, COLORADO", WAS COMPLETED BY RMG - ROCKY MOUNTAIN GROUP, LAST AMENDED ON JANUARY 20, 2020, JOB NO. 172414. NO LOTS HAVE BEEN IDENTIFIED BY THE REFERENCED RMG REPORT WHICH ARE ADVERSELY IMPACTED BY GEOLOGIC HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE GEOLOGIC CONSTRAINTS LISTED BELOW.
 - EXPANSIVE SOILS AND BEDROCK
 - HYDROCOMPACTIVE SOILS (MOISTURE SENSITIVE SOILS)
 - FAULTS AND SEISMICITY
 - RADON
- THE CONSTRAINTS LISTED ARE NOT CONSIDERED HAZARDS, NOR ARE THEY CONSIDERED UNUSUAL FOR THE FRONT RANGE REGION OF COLORADO. MITIGATION OF THE IDENTIFIED CONSTRAINTS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES. ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FOUNDATIONS CONSISTING OF A STANDARD/SPREAD FOOTING/STEMWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. IF BASEMENT FOUNDATIONS ARE CONSTRUCTED, A PERIMETER DRAIN IS RECOMMENDED AROUND PORTIONS OF THE STRUCTURES WHICH WILL HAVE BELOW HABITABLE SPACE OR STORAGE SPACE LOCATED BELOW THE FINISH GROUND SURFACE. THIS INCLUDES CRAWLSPACE AREAS BUT NOT THE WALKOUT TRENCH, IF APPLICABLE. EACH PERIMETER DRAIN SHOULD TIE INTO THE UNDERDRAIN SYSTEM. APPROPRIATE SURFACE GRADING AND DRAINAGE SHOULD BE ESTABLISHED DURING CONSTRUCTION AND MAINTAINED (OVER THE LIFE OF THE STRUCTURE) BY THE HOMEOWNER. ADDITIONAL MITIGATION MEASURES CAN BE FOUND IN SAID REPORT, FILE PUDSP - (INSERT CORRECT FILE #), AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

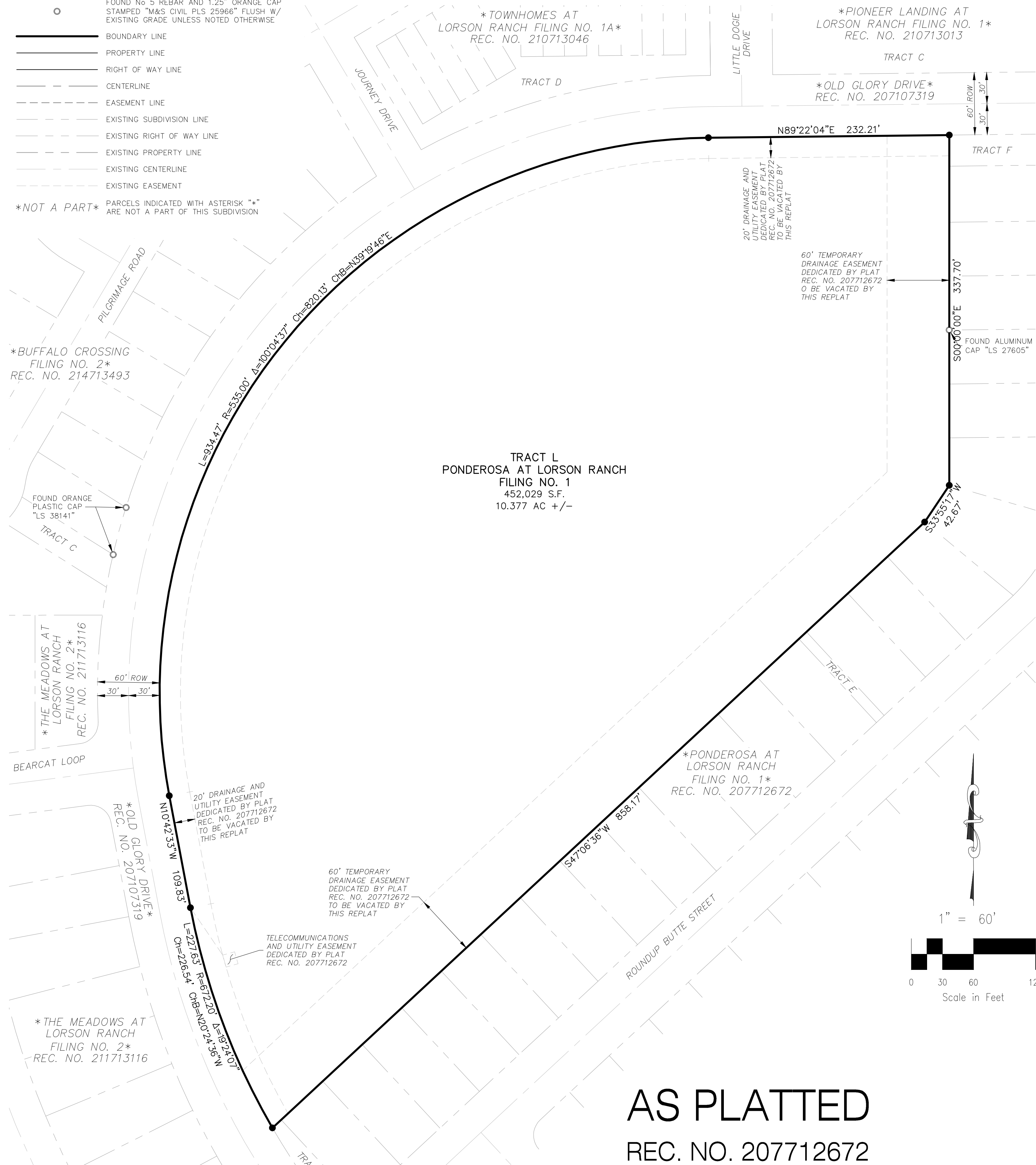
Remove. Sight distance easement is already covered with note 10.

LEGEND:

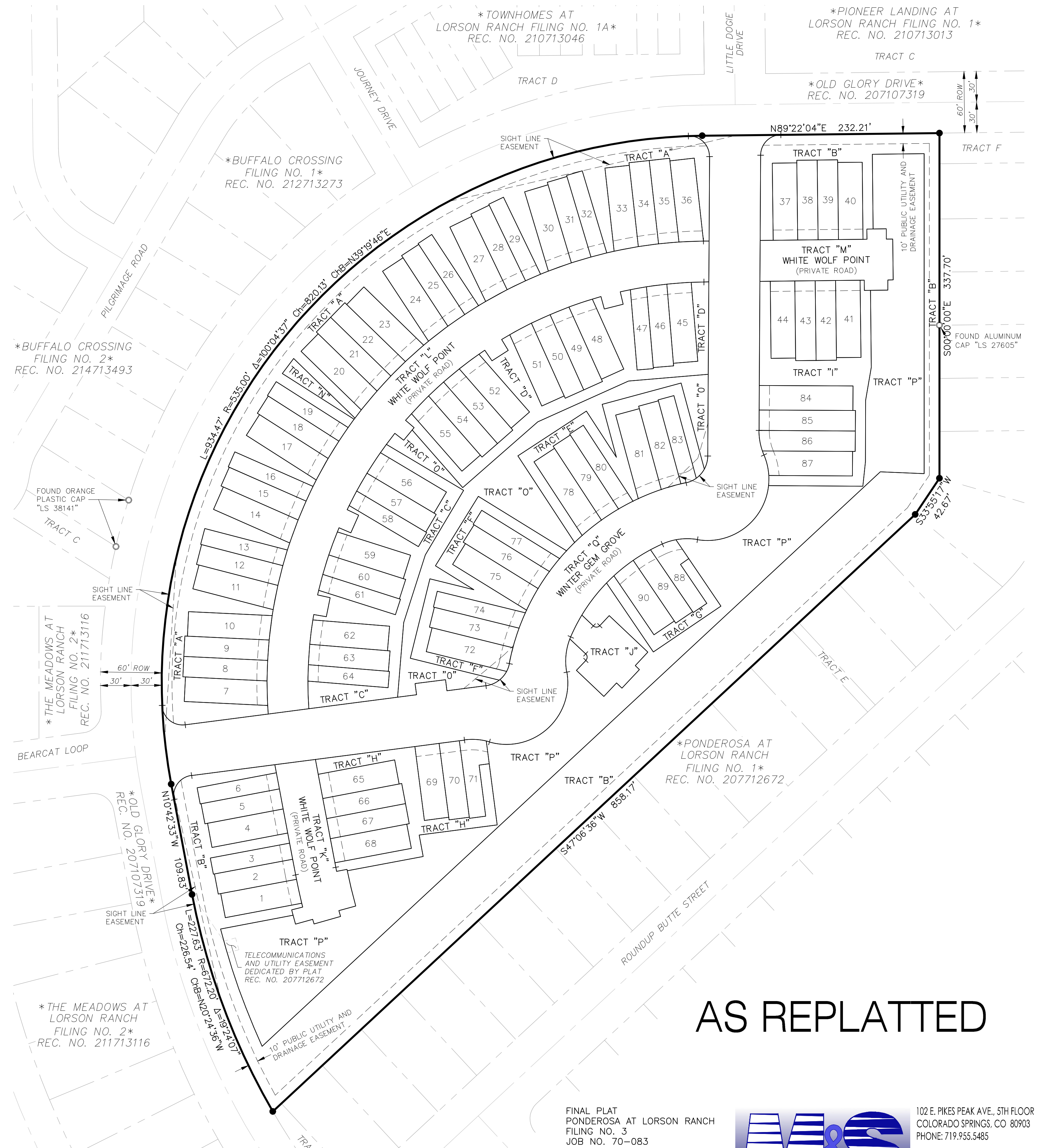
- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
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PONDEROSA AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION OF THE N 1/2 SECTION 14, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



AS PLATTED
REC. NO. 207712672



AS REPLATTED

FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED: 09/03/2020



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

PCD FILE NUMBER SF2016

SHEET 3 OF 7

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
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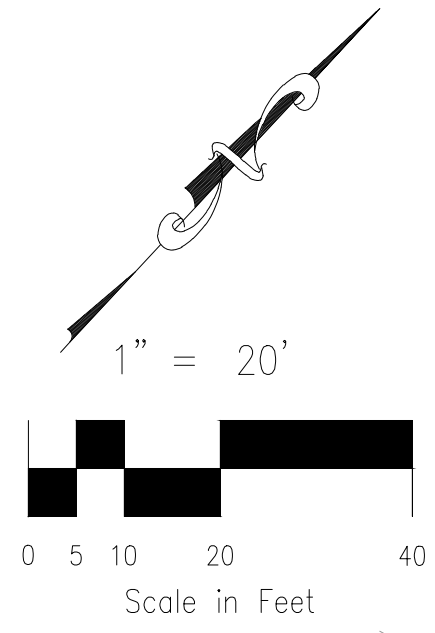
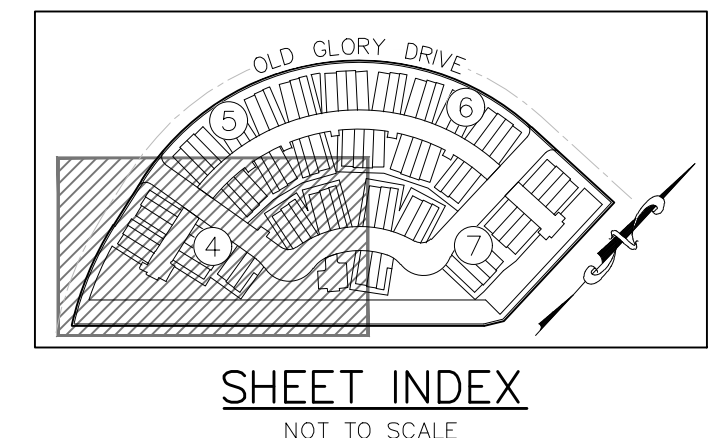
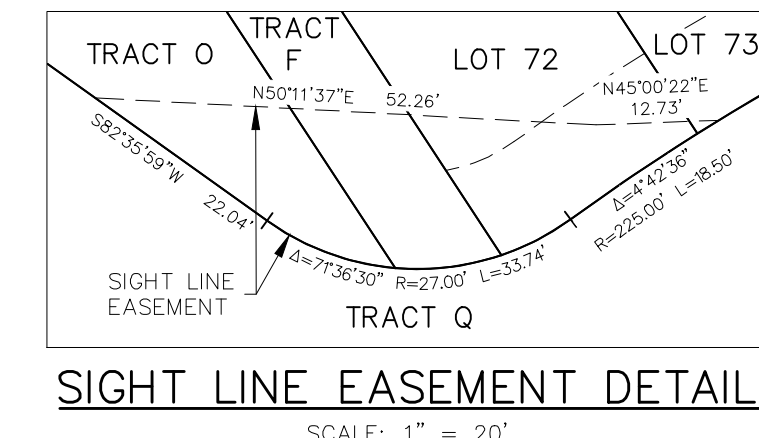
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	580.10	1°25'36"	14.45

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L1	11.00	N07°24'01"W
L2	11.00	S07°24'01"E
L3(R)	12.50	N80°13'42"W
L4(R)	12.50	S77°22'15"E
L13	5.68	S46°40'03"E
L14	7.28	N46°40'03"W

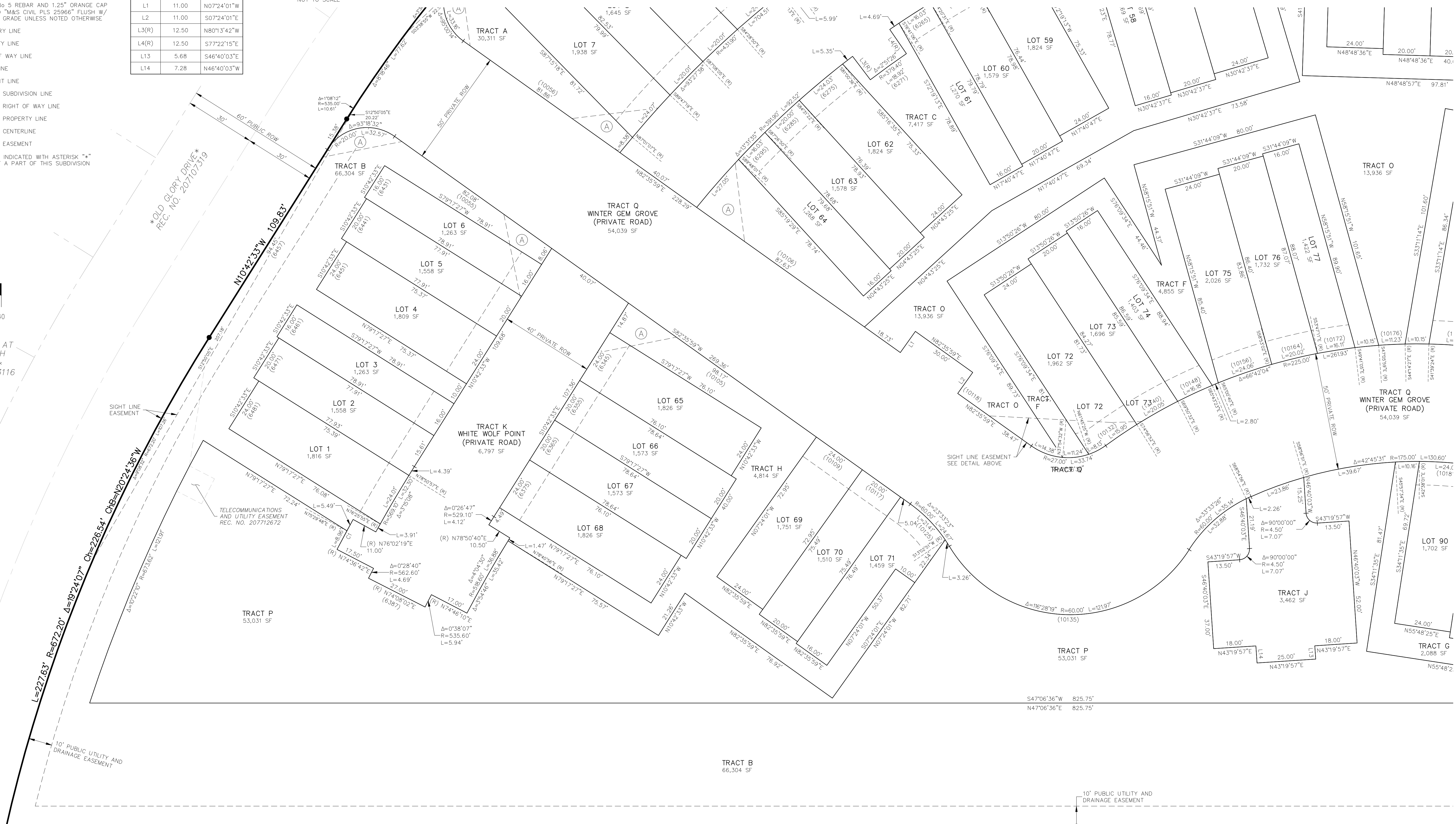


PONDEROSA AT LORSON RANCH FILING NO. 3
 A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION OF THE N 1/2 SECTION 14, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

SEE SHEET 5 OF 7



THE MEADOWS AT LORSON RANCH FILING NO. 2 REC. NO. 211713116



PONDEROSA AT LORSON RANCH FILING NO. 1 REC. NO. 207712672

S47°06'36"W 858.17'

FINAL PLAT
 PONDEROSA AT LORSON RANCH
 FILING NO. 3
 JOB NO. 70-083
 DATE PREPARED: 06/19/2020
 DATE REVISED: 09/03/2020



102 E. PIKES PEAK AVE., 5TH FLOOR
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5465

PCD FILE NUMBER SF2016

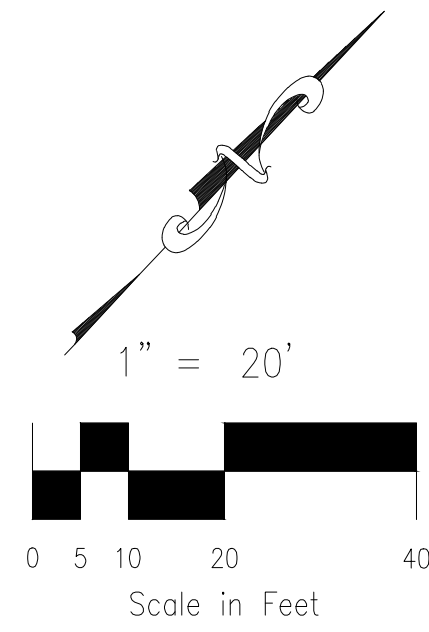
SHEET 4 OF 7

SEE SHEET 7 OF 7

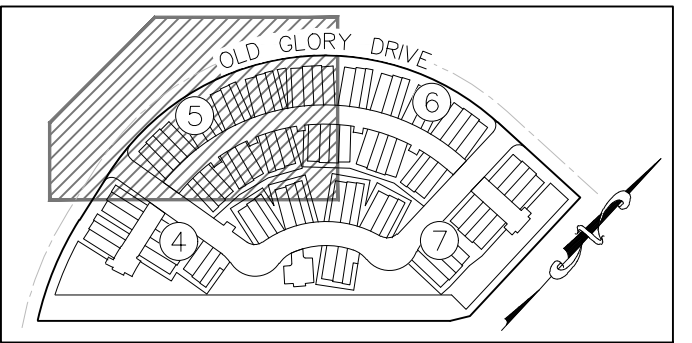
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LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
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PONDEROSA AT LORSON RANCH FILING NO. 3
 A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION
 OF THE N 1/2 SECTION 14, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE

*BUFFALO CROSSING
FILING NO. 1*
REC. NO. 212713273

OLD GLORY DRIVE
REC. NO. 207107319

*BUFFALO CROSSING
FILING NO. 2*
REC. NO. 214713493

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L3(R)	12.50	N80°3'42"W
L4(R)	12.50	S77°22'15"E
L5(R)	12.50	N67°17'05"W
L6(R)	12.50	S64°25'39"E
L7(R)	11.00	N51°31'21"W
L8(R)	11.00	S49°06'57"E



*THE MEADOWS AT LORSON RANCH
FILING NO. 2*
REC. NO. 211713116

*THE MEADOWS AT LORSON RANCH
FILING NO. 2*
REC. NO. 211713116

OLD GLORY DRIVE
REC. NO. 207107319

TRACT Q
WINTER GEM GROVE
(PRIVATE ROAD)
54,039 SF

TRACT L
WHITE WOLF POINT
(PRIVATE ROAD)
28,176 SF

TRACT O
13,936 SF

TRACT O
13,936 SF

SEE SHEET 4 OF 7

FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED: 09/03/2020

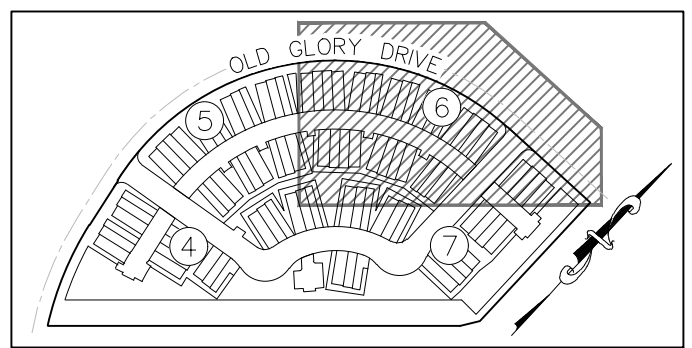


102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SEE SHEET 6 OF 7

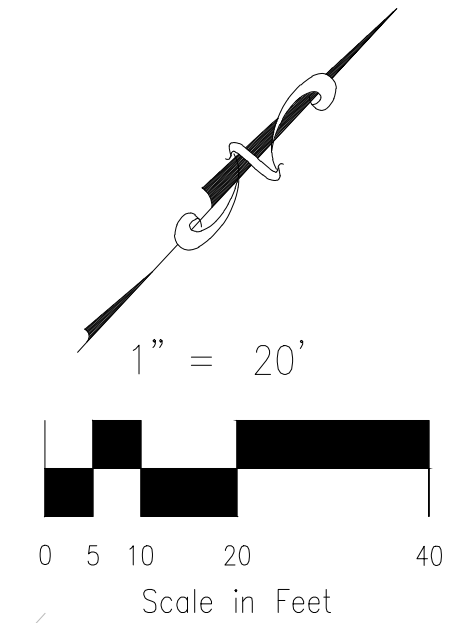
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PONDEROSA AT LORSON RANCH FILING NO. 3
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SHEET INDEX
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LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L7(R)	11.00	N51°31'21"W
L8(R)	11.00	S49°06'57"E
L9(R)	12.50	N33°56'19"W
L10(R)	12.50	S31°04'52"E
L11(R)	12.50	N15°33'33"W
L12(R)	12.50	S12°42'07"E

SEE SHEET 5 OF 7

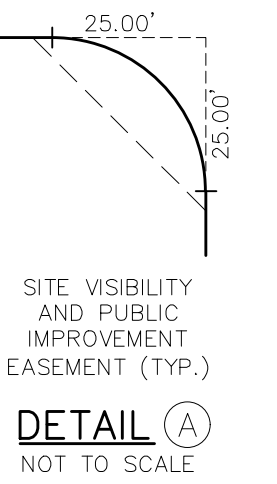
SEE SHEET 7 OF 7

*BUFFALO CROSSING
FILING NO. 1*
REC. NO. 212713273

OLD GLORY DRIVE
REC. NO. 207107319

*TOWNHOMES AT
LORSON RANCH FILING NO. 1A*
REC. NO. 210713046

*PIONEER LANDING AT
LORSON RANCH FILING NO. 1*
REC. NO. 210713013



DETAIL A
NOT TO SCALE

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FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED: 09/03/2020

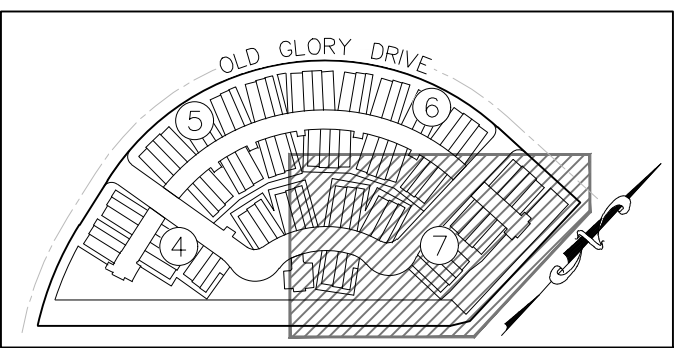


102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER SF2016

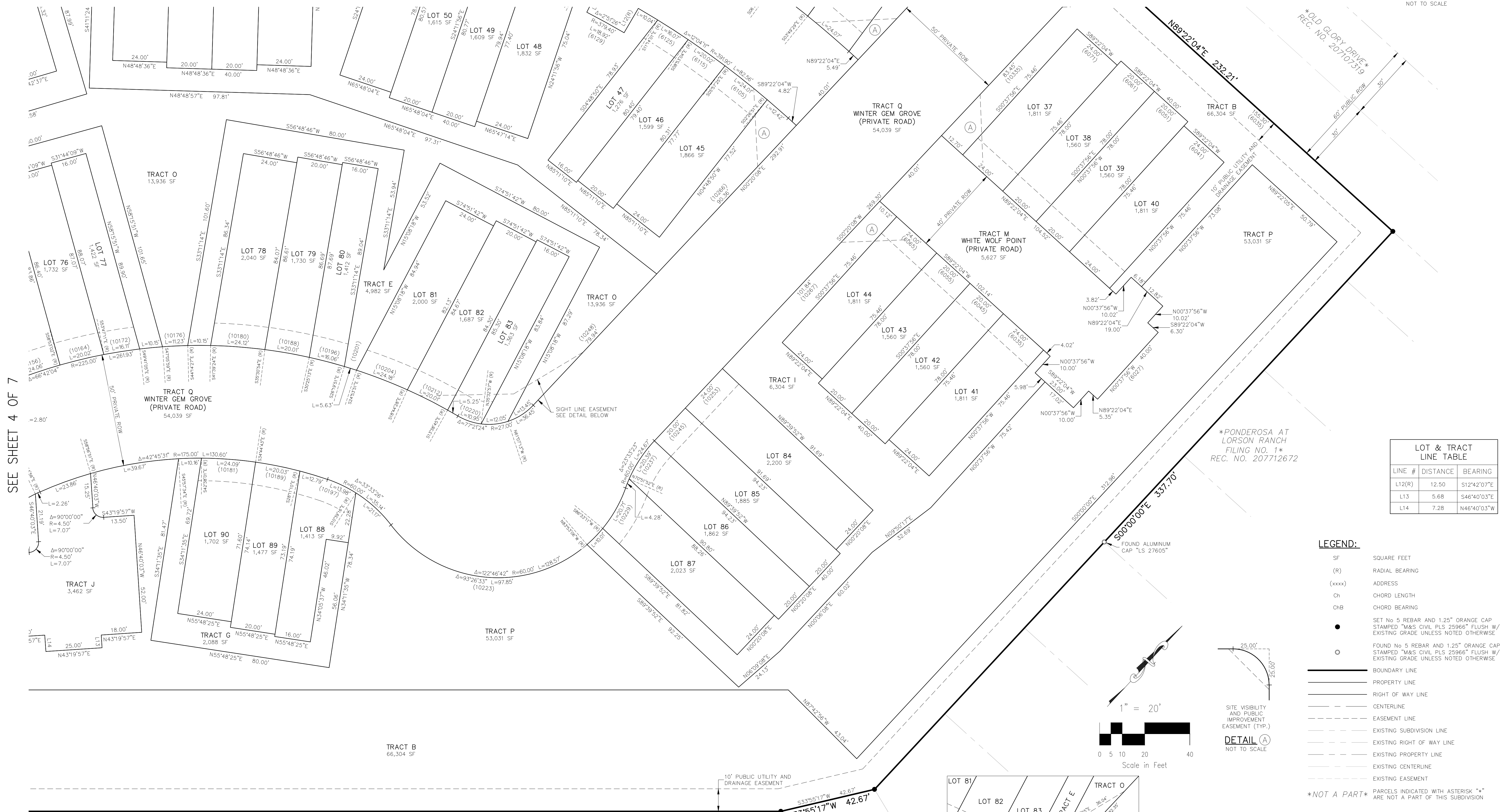
SHEET 6 OF 7

PONDEROSA AT LORSON RANCH FILING NO. 3
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SHEET INDEX
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SEE SHEET 6 OF 7

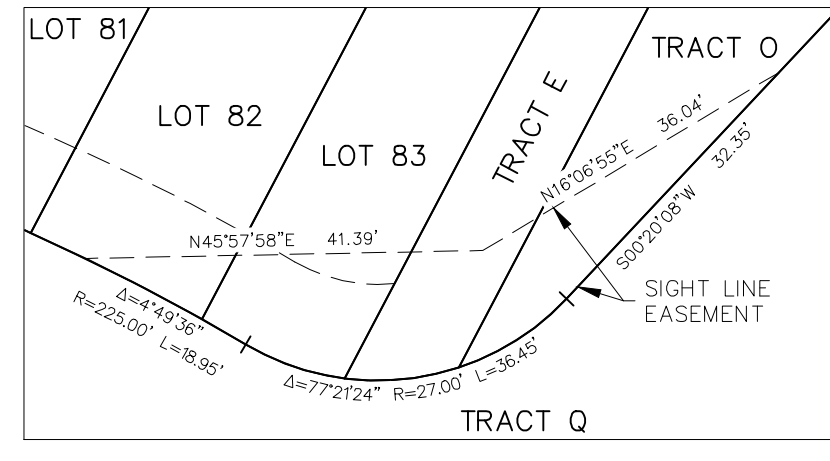
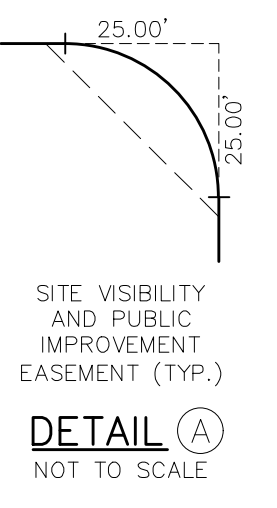
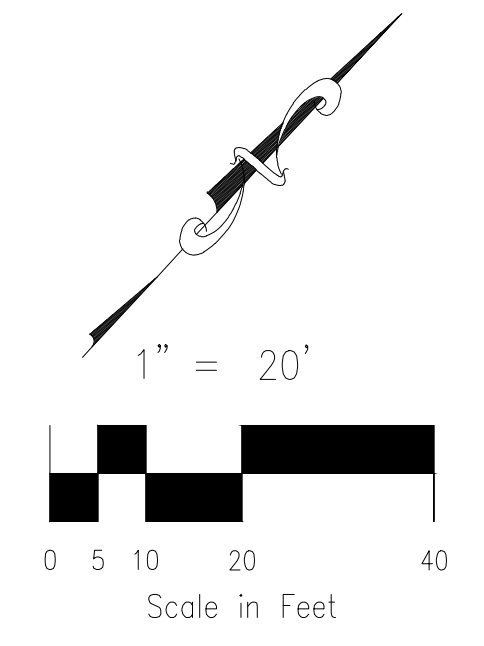


SEE SHEET 4 OF 7

LOT & TRACT LINE TABLE			
LINE #	DISTANCE	BEARING	
L12(R)	12.50	S12°42'07"E	
L13	5.68	S46°40'03"E	
L14	7.28	N46°40'03"W	

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SIGHT LINE EASEMENT DETAIL
SCALE: 1" = 20'

PONDEROSA AT LORSON RANCH FILING NO. 1
REC. NO. 207712672

FINAL PLAT
 PONDEROSA AT LORSON RANCH
 FILING NO. 3
 JOB NO. 70-083
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plat V_2redlines.pdf Markup Summary 10-1-2020

dsdlaforce (2)



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Page Label: Sheet 2 - Notes
Author: dsdlaforce
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Remove. Sight distance easement is already covered with note 10.