

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¼) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¼) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

Add lot 1 Browns Sub. Fil No.2 vacation and replat to each sub title on each page

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KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE¼) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¼) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, AS MONUMENTED BY A NO. 6 REBAR, NO CAP, FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 1/4" COR RLS 31161" AND IS ASSUMED TO BEAR N89°41'52"E, A DISTANCE OF 5319.56 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°27'13"W ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE¼) OF SAID SECTION 22; A DISTANCE OF 220.42 FEET TO THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEPTION NO. 204201646 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID BARGAIN AND SALE DEED THE FOLLOWING TWO (2) COURSES:

- 1. THENCE S89°27'13"W ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE¼), A DISTANCE OF 1562.38 FEET (S89°27'04"W, 1562.40 FEET OF RECORD) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;
- 2. THENCE N44°49'49"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1502.96 FEET (1503.03 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 1, BROWNSVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK H-6 AT PAGE 81 OF SAID COUNTY RECORDS;

THENCE N14°49'49"E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE SAID ALSO BEING THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 156.93 FEET (N15°15'00"E, 157.00 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 2, AS PLATTED IN SAID BROWNSVILLE SUBDIVISION NO. 2;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

- 1. THENCE N80°49'33"E, A DISTANCE OF 784.38 FEET (N81°11'50"E, 785.07 FEET OF RECORD);
- 2. THENCE N00°39'05"E, A DISTANCE OF 169.33 FEET (N01°05'00"E, 169.38 FEET OF RECORD) TO THE COMMON CORNER OF SAID LOT 1 AND 2 SAID POINT ALSO BEING A POINT ON SAID BARGAIN AND SALE DEED;

THENCE ALONG SAID BARGAIN AND SALE DEED AND SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

- 1. THENCE N00°39'05"E, A DISTANCE OF 124.06 FEET (N00°38'37"E, 124.03 FEET OF RECORD PER DEED) (N01°05'00"E, 124.00 FEET OF RECORD PER PLAT);
- 2. THENCE N89°18'08"W, A DISTANCE OF 216.62 FEET (216.53 FEET OF RECORD PER DEED), (N88°55'00"E, 216.53 FEET OF RECORD PER PLAT);
- 3. THENCE S71°48'21"W, A DISTANCE OF 459.46 FEET (S72°15'00"W OF RECORD PER PLAT);

THENCE N14°47'59"E, A DISTANCE OF 641.36 FEET TO THE SOUTHWESTERLY CORNER OF THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 207107321 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID SPECIAL WARRANTY DEED THE FOLLOWING EIGHT (8) COURSES:

- 1. THENCE N55°32'45"E, A DISTANCE OF 107.62 FEET;
- 2. THENCE N8°52'47"E, A DISTANCE OF 698.96 FEET;
- 3. THENCE S87°39'02"E, A DISTANCE OF 85.64 FEET;
- 4. THENCE S84°44'52"E, A DISTANCE OF 49.47 FEET;
- 5. THENCE S42°46'53"E, A DISTANCE OF 59.48 FEET;
- 6. THENCE N87°51'21"E, A DISTANCE OF 104.03 FEET;
- 7. THENCE N44°18'57"E, A DISTANCE OF 56.44 FEET;
- 8. THENCE N89°26'47"E, A DISTANCE OF 585.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED;

THENCE S03°20'59"W, A DISTANCE OF 378.71 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A 1830.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°15'43", AN ARC LENGTH OF 231.54 FEET (THE LONG CHORD OF WHICH BEARS S00°16'59"E, A LONG CHORD DISTANCE OF 231.79 FEET) TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°57'10", AN ARC LENGTH OF 679.94 FEET (THE LONG CHORD OF WHICH BEARS S05°03'45"W, A LONG CHORD DISTANCE OF 677.16 FEET); THENCE S14°02'27"W, A DISTANCE OF 519.94 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°34'13", AN ARC LENGTH OF 248.84 FEET (THE LONG CHORD OF WHICH BEARS S17°19'28"W, A LONG CHORD DISTANCE OF 248.71 FEET); THENCE S20°36'33"W, A DISTANCE OF 560.24 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW¼) OF SAID SECTION 23;

THENCE S89°41'52"W ALONG SAID SOUTH LINE, A DISTANCE OF 142.46 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 106.64 ACRES OF LAND, 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, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CARRIAGE MEADOWS 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, AND 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.

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY

OWNER:

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

ATTEST: SECRETARY/TREASURER

STATE OF COLORADO)
COUNTY OF EL PASO) ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

Add each signature block for Lorson Nominee, LLC, (ie: for Heidi, etc)

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC:

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2017, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

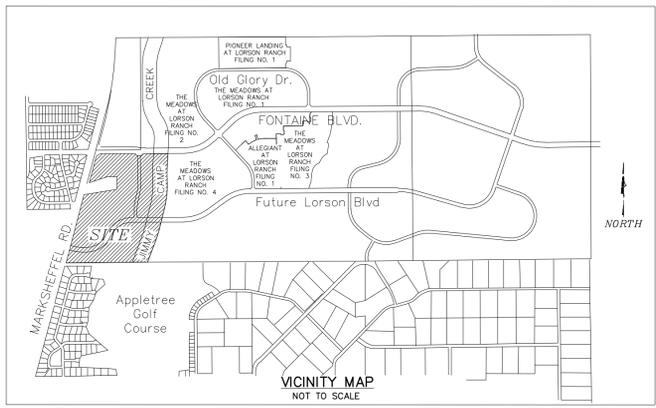
PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1 ON THIS _____ DAY OF _____, 2017, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR



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 DATE OF SURVEY, 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 _____, 2017.

VERNON P. TAYLOR
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.

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREBY DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES (NOT SHOWN ALONG MARKSHEFFEL ROAD AND BROWNSVILLE SUBDIVISION NO. 2).

FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 0804102657 F, EFFECTIVE DATE MARCH 17, 1997. THE FLOODPLAIN WAS REVISED PER LOMR PER CASE NO. 06-08-86439, EFFECTIVE DATE OF REVISION AUGUST 29, 2007.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS B, C, D, H, I, J, K, L, M, N, O, P, Q, AND V ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY LORSON RANCH METROPOLITAN DISTRICT NO. 1. APPROVAL IS GRANTED FOR THIS PLAT OF CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1.

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

District 3 not 1

STATE OF COLORADO)
COUNTY OF EL PASO) ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1.

District 3 not 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC:

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2017, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FREE: _____ BY: _____ DEPUTY

SUMMARY:

235 LOTS	34.75 ACRES	32.59%
22 TRACTS	56.32 ACRES	52.81%
RIGHTS-OF-WAY	15.57 ACRES	14.60%
TOTAL	106.64 ACRES	100.00%

NOTES:

1. ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N89°41'52"E, A DISTANCE OF 5319.56 FEET BETWEEN THE WEST ONE-QUARTER CORNER OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AS MONUMENTED BY A NO. 6 REBAR, NO CAP AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 1/4" COR RLS 31161".

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 592-H0471300-071-CS9, AMENDMENT NO. 1, EFFECTIVE DATE: MARCH 8, 2017 AT 7:00 A.M.), AS PROVIDED TO M&S CIVIL CONSULTANTS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

- 1. - 5. & 7. M&S CIVIL CONSULTANTS DID NOT ADDRESS THESE ITEMS.
- 6. THE PROPERTY MAY BE SUBJECT TO WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
- 8. THE PROPERTY IS SUBJECT TO RESERVATION BY THE LEAGUE LAND COMPANY OF A RIGHT OF WAY FOR DITCHES AS CONTAINED IN WARRANTY DEED RECORDED AUGUST 28, 1922 IN BOOK 883 AT PAGE 88. (NOTHING TO SHOW)
- 9. THE PROPERTY IS SUBJECT TO UNDIVIDED INTEREST IN ALL MINERAL RIGHTS RESERVED BY ANNA A. RICE, JUNE 21, 1961, IN BOOK 1864 AT PAGE 362, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN, (AFFECTS SE 1/4 SECTION 15 AND THE NW 1/4, NE 1/4 SECTION 22).
- 10. THE PROPERTY IS SUBJECT TO AN EASEMENT(S) FOR WATER LINE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN BOOK 2594 AT PAGE 602, IN FAVOR OF: F. MARTIN BROWN AND HAZEL BROWN, RECORDED JUNE 6, 1973. (AS SHOWN)
- 11. THE PROPERTY IS SUBJECT TO UTILITY LINE EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN BOOK 2685 AT PAGE 715 IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED DATED APRIL 1, 1974. ASSIGNMENT RECORDED: JULY 27, 1976 IN BOOK 2046 AT PAGE 719. (AFFECTS SE 1/4 SECTION 15 AND THE NW 1/4, NE 1/4 SECTION 22. DOES NOT AFFECT THE SUBJECT PROPERTY)
- 12. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-119 AS RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055094. (NOTHING TO SHOW)
- 13. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT AS RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708. (AS SHOWN)
- 14. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1 AS RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925. (NOTHING TO SHOW)
- 15. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-336 AS RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973, AND CORRECTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132989. (NOTHING TO SHOW)
- 16. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR UTILITY LINES AND RIGHTS INCIDENTAL THERETO AS RECORDED DECEMBER 28, 2005 AT RECEPTION NO. 205203994. (AS SHOWN)
- 17. THE PROPERTY IS SUBJECT TO EASEMENTS AND NOTES SHOWN ON LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069. (NOTHING TO SHOW, NOTES ARE GENERAL IN NATURE WITH NO SPECIFICS)
- 18. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND EASEMENTS CONTAINED IN THE DITCH RELOCATION, IMPROVEMENT, AND EASEMENT AGREEMENT AS RECORDED AUGUST 28, 2006 AT RECEPTION NO. 206127204, AND RESERVATIONS CONTAINED IN QUIT CLAIM DEED RECORDED SEPTEMBER 28, 2006 AT RECEPTION NO. 206143886. (AS SHOWN)
- 19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND EASEMENTS CONTAINED IN THE RIGHT OF ENTRY AS RECORDED APRIL 16, 2008 AT RECEPTION NO. 208943428. (RIGHT OF ENTRY WAS FOR A SPECIFIC TIME FRAME WHICH HAS EXPIRED)
- 20. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR SANITARY SEWER LINES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 14, 2008 AT RECEPTION NO. 208055334 (AS SHOWN)
- 21. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 2 AS RECORDED MARCH 22, 2010, AT RECEPTION NO. 210025931. (NOTHING TO SHOW)
- 22. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 2 AS RECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301. (NOTHING TO SHOW)
- 23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 10-94 AS RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176. (NOTHING TO SHOW)
- 24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 12-126 AS RECORDED APRIL 13, 2012 AT RECEPTION NO. 212042170. (SCHOOL FEES NOT DUE PER THIS AGREEMENT)
- 25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SCHOOL SITE DEDICATION AGREEMENT AS RECORDED APRIL 27, 2012 AT RECEPTION NO. 212047863. (SCHOOL SITE DEDICATION AGREEMENT)
- 26. THE PROPERTY IS SUBJECT TO ALL INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN AS CONVEYED TO BRADLEY MARKSHEFFEL, LLC RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137046. (NOTHING TO SHOW)
- 27. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE SECURITY FIRE PROTECTION DISTRICT AS RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578. (NOTHING TO SHOW)
- 28. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FIFTH AMENDED DEVELOPMENT AGREEMENT AS RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624. (NOTHING TO SHOW)
- 29. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION AS RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005096. (AS SHOWN)
- 30. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION AS RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005097. (AS SHOWN, THE TEMPORARY CONSTRUCTION EASEMENT DOES NOT HAVE AN EXPIRATION DATE.)
- 31. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 16-067 AS RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022302. (AS SHOWN)
- 32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE POSSESSION AND USE AGREEMENT AS RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022303. (AS SHOWN)
- 33. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 AS EVIDENCED BY ORDER OF INCLUSION RECORDED MAY 26, 2016 AT RECEPTION NO. 216056939. (NOTHING TO SHOW)
- 34. THE PROPERTY IS SUBJECT TO RIGHTS OF OTHERS IN AND TO THE CONTINUED AND UNINTERRUPTED FLOW OF JIMMY CAMP CREEK AS THE SAME COURSES THROUGH SUBJECT PREMISES. (NOTHING TO SHOW)
- THE FOLLOWING EXCEPTIONS AFFECT THAT PORTION OF BROWNSVILLE SUBDIVISION NO. 2:
- 35. THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION RECORDED JUNE 7, 1998 AT RECEPTION NO. 096070965. (NOTHING TO SHOW)
- 36. THE PROPERTY IS SUBJECT TO EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND/OR REMOVE A CERTAIN WATER LINE AS CONTAINED IN INSTRUMENT RECORDED APRIL 11, 2000 AT RECEPTION NO. 200030651. (EASEMENT IS LOCATED WEST OF MARKSHEFFEL ROAD AND DOES NOT AFFECT THE SUBJECT PROPERTY)
- 37. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MINERAL DEED AS RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137048. (NOTHING TO SHOW)
- 38. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION RECORDED JUNE 7, 1998 AT RECEPTION NO. 096070965. (NOTHING TO SHOW)
- 39. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE SECURITY FIRE PROTECTION DISTRICT AS RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578. (NOTHING TO SHOW)
- 40. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7 AS EVIDENCED IN INSTRUMENT RECORDED DECEMBER 18, 2014 AT RECEPTION NO. 214116605. (NOTHING TO SHOW)
- 41. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005100. (AS SHOWN) (AFFECTS LOT 1 BROWNSVILLE SUBDIVISION)

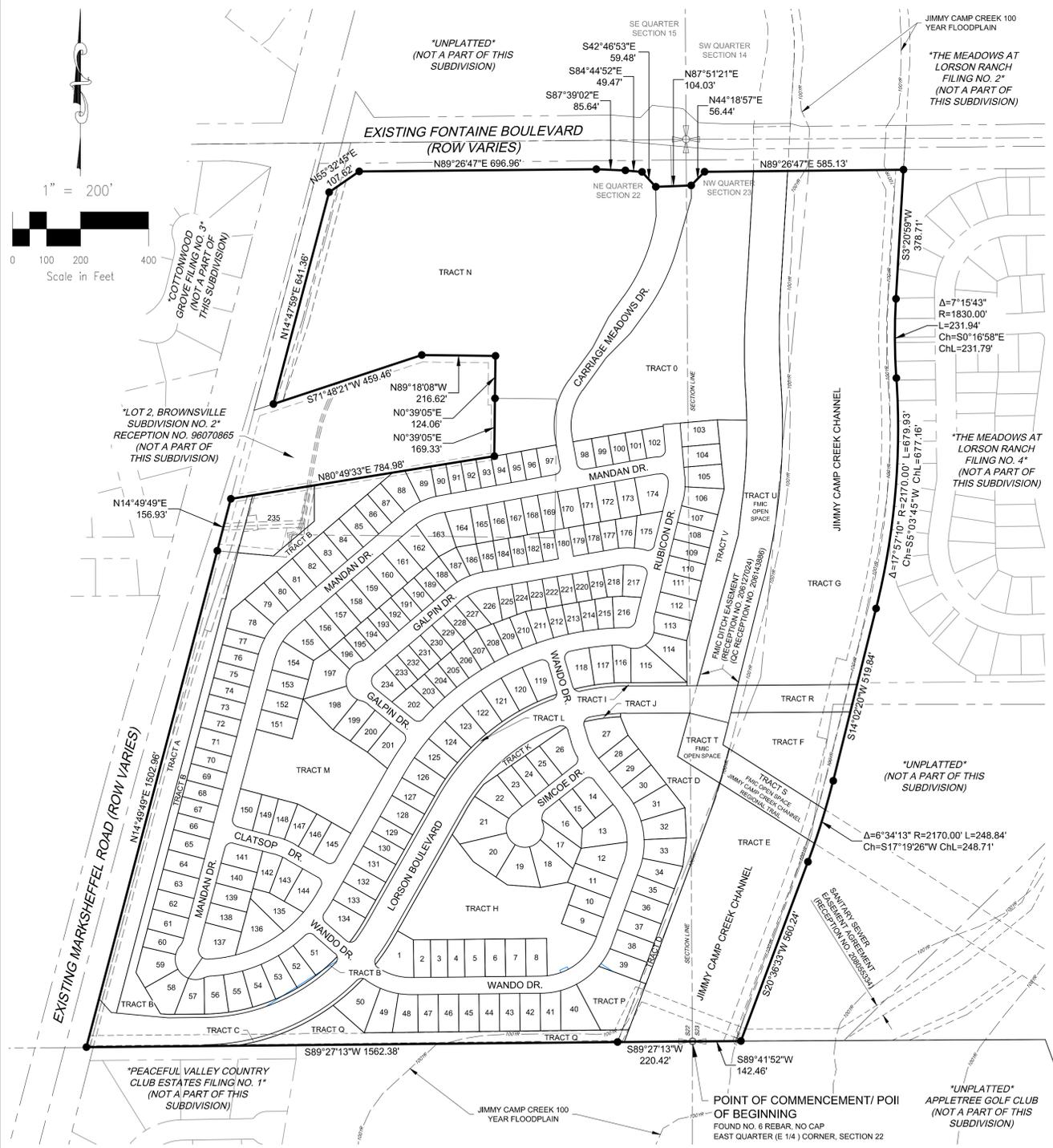
NOTES - CONTINUED:

- 42. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 16-066 AS RECORDED MARCH 4, 2016, AT RECEPTION NO. 216022300. (AS SHOWN)
- 43. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE POSSESSION AND USE AGREEMENT AS RECORDED MARCH 4, 2016, AT RECEPTION NO. 216022301. (AS SHOWN)
- 3. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUD SP-16-002, 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.
- 5. ALL DEVELOPMENT WITHIN CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1 SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR CARRIAGE MEADOWS SOUTH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 217038741, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
- 6. THIS PROPERTY IS INCLUDED WITHIN THE LORSON RANCH METROPOLITAN DISTRICT AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF THAT DISTRICT.
- 7. NO STRUCTURES 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.
- 8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WIDEFIELD WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- 9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 10. SIGHT TRIANGLE/NO-BUILD AREAS SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
- 11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- 12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION 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. 205128925. 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 CARRIAGE MEADOWS 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.
- 15. SEE SHEET 2 FOR TRACT OWNERSHIP AND USAGE TABLE.
- 16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CARRIAGE MEADOWS SOUTH PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN, AS RECORDED AT RECEPTION NO. 217038741 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- 17. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, DECRETIONS, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF 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, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- 18. THERE ARE 235 LOTS AND 18 TRACTS PLATTED IN THIS SUBDIVISION.
- 19. EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 20. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
 - DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH, RECORDED UNDER RECEPTION NO. 205128925 AND RESOLUTION NO. 05-336 TO APPROVE DEVELOPMENT AGREEMENT, RECORDED UNDER RECEPTION NO. 205131973 AND CORRECTION RESOLUTION, RECORDED UNDER RECEPTION NO. 205132989.
 - DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH, RECORDED UNDER RECEPTION NO. 210025931 AND RE-CORRECTED UNDER RECEPTION NO. 210036301.
 - DEVELOPMENT AGREEMENT NO. 3 LORSON RANCH, RECORDED UNDER RECEPTION NO. 214007624, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
 - SCHOOL SITE DEDICATION AGREEMENT, RECORDED UNDER RECEPTION NO. 212047863, OF THE EL PASO COUNTY CLERK AND RECORDER.
- 21. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1
TOTAL AREA = (106.64 AC +/-)



LOT LINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
LC1	50.52	27.00	107°12'23"

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
LC1	16.98	200.00	4°51'50"

EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
EC1	24.87	175.00	8°08'32"
EC2	10.83	225.00	2°42'24"
EC3	25.59	650.00	2°15'20"
EC4	12.05	225.00	3°04'10"
EC5	10.00	225.00	2°32'48"

EASEMENT LINE TABLE

LINE #	DISTANCE	BEARING
EL1	33.99	S55°16'37"W
EL2	7.50	N75°10'11"W

RADIAL BEARING TABLE

LINE #	BEARING
(R)1	N23°16'27"E
(R)2	N6°22'43"W
(R)3	N15°09'21"W
(R)4	N49°27'07"W
(R)5	N65°08'52"W
(R)6	S89°16'05"W
(R)7	S89°26'12"W
(R)8	N85°35'02"E
(R)9	N54°31'21"W
(R)10	N77°15'51"W
(R)11	N34°25'47"W
(R)12	N8°24'17"E
(R)13	S6°02'42"E
(R)14	S28°48'51"E
(R)15	N48°40'23"W
(R)16	N37°55'00"W
(R)17	N14°24'20"W
(R)18	S23°30'28"E
(R)19	S24°56'30"W
(R)20	N26°04'28"E
(R)21	N76°00'01"E
(R)22	S54°47'15"E
(R)23	S31°46'20"E
(R)24	S30°30'28"E
(R)25	S21°10'06"E
(R)26	S11°04'37"E
(R)27	S3°57'58"E
(R)28	S74°46'23"E
(R)29	S61°55'59"E
(R)30	S66°13'29"E
(R)31	S39°06'05"E
(R)32	S38°23'20"E
(R)33	S25°09'54"E
(R)34	S12°44'07"E
(R)35	S82°08'39"E

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC1	28.39	20.00	81°19'32"
RC2	32.67	20.00	93°34'48"
RC3	33.08	20.00	94°46'49"
RC4	33.08	20.00	94°46'49"
RC5	33.08	20.00	94°46'49"
RC6	33.08	20.00	94°46'49"
RC7	30.05	20.00	86°05'26"
RC8	30.05	20.00	86°05'26"
RC9	31.42	20.00	90°00'00"
RC10	27.72	20.00	79°24'58"
RC11	43.08	35.00	70°31'44"
RC12	29.45	20.00	84°22'48"
RC13	29.45	20.00	84°22'48"
RC14	31.42	20.00	90°00'00"
RC15	31.42	20.00	90°00'00"
RC16	30.33	20.00	86°53'34"
RC17	30.33	20.00	86°53'38"
RC18	32.63	20.00	93°29'02"
RC19	32.63	20.00	93°29'02"
RC20	26.65	60.00	25°26'48"
RC21	24.67	60.00	23°33'23"
RC22	36.75	27.00	75°51'58"
RC23	31.41	20.00	89°58'29"
RC24	31.42	20.00	90°00'58"
RC25	32.37	20.00	92°43'28"
RC26	31.42	20.00	90°00'00"
RC27	19.10	225.00	4°51'50"
RC28	14.86	175.00	4°51'50"
RC29	31.42	20.00	90°00'00"
RC30	31.26	20.00	89°33'20"
RC31	31.42	20.00	89°59'59"
RC32	31.42	20.00	90°00'00"
RC33	24.67	60.00	23°33'23"
RC34	47.27	60.00	45°08'11"
RC35	21.61	60.00	20°38'01"
RC36	17.35	27.00	36°49'03"
RC37	33.17	27.00	70°23'20"
RC38	45.30	175.00	14°49'56"
RC39	58.25	225.00	14°49'56"
RC40	24.67	60.00	23°33'23"
RC41	24.67	60.00	23°33'23"
RC42	47.42	27.00	100°38'00"

SITE TRIANGLE (VIEW) CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
VC1	3.71	225.00	0°56'39"
VC2	4.05	650.00	0°21'26"
VC3	3.45	175.00	1°07'43"
VC4	12.20	650.00	1°04'31"
VC5	2.94	550.00	0°18'24"
VC6	2.94	555.00	0°18'13"
VC7	8.27	20.00	23°42'05"
VC8	241.12	580.00	24°40'10"
VC9	3.29	580.00	0°20'12"
VC10	3.29	560.00	0°20'12"
VC11	6.34	640.00	0°34'03"
VC12	6.34	640.00	0°34'03"
VC13	12.48	225.00	3°10'38"
VC14	13.86	55.00	14°26'12"
VC15	10.71	435.50	1°23'48"
VC16	10.71	439.50	1°23'48"
VC17	115.14	389.50	16°56'18"
VC18	6.07	810.50	0°25'44"
VC19	5.43	810.50	0°23'01"
VC20	122.69	760.50	9°14'37"
VC21	3.28	760.50	0°14'49"
VC22	5.87	175.00	1°55'18"
VC23	6.11	225.00	1°33'23"
VC24	47.35	389.50	6°57'55"
VC25	41.14	27.00	87°17'35"

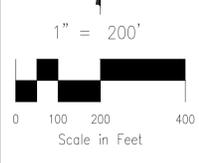
TRACT TABLE

TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	2.126	PUBLIC RIGHT-OF-WAY, MARKSHEFFEL ROAD	EL PASO CO.	EL PASO CO.
B	1.889	LANDSCAPE, UTILITY, DRAINAGE, TRAILS, AND SIGNAGE	LRMD No.3	LRMD No.3
C	0.109	LANDSCAPE, PUBLIC UTILITIES	LRMD No.3	LRMD No.3
D	1.235	OPEN SPACE, LANDSCAPE, UTILITY, DRAINAGE, TRAILS AND SIGNAGE	LRMD No.3	LRMD No.3
E	5.234	DRAINAGE, OPEN SPACE, AND TRAIL CORRIDOR	EL PASO CO.	EL PASO CO.
F	1.534	DRAINAGE, OPEN SPACE, AND TRAIL CORRIDOR	EL PASO CO.	EL PASO CO.
G	11.863	DRAINAGE, OPEN SPACE, AND TRAIL CORRIDOR	EL PASO CO.	EL PASO CO.
H	2.357	OPEN SPACE, UTILITIES, DETENTION FACILITIES, RECREATIONAL USES AND LANDSCAPING	LRMD No.3	LRMD No.3
I	0.075	LANDSCAPE, UTILITY, DRAINAGE, TRAILS, AND SIGNAGE	LRMD No.3	LRMD No.3
J	0.24	LANDSCAPE, UTILITY, DRAINAGE, TRAILS, AND SIGNAGE	LRMD No.3	LRMD No.3
K	0.297	LANDSCAPE, UTILITY, DRAINAGE, TRAILS, AND SIGNAGE	LRMD No.3	LRMD No.3
L	0.220	LANDSCAPE, UTILITY, DRAINAGE, TRAILS, AND SIGNAGE	LRMD No.3	LRMD No.3
M	1.990	OPEN SPACE, UTILITIES, DETENTION FACILITIES, RECREATIONAL USES AND LANDSCAPING	LRMD No.3	LRMD No.3
N	13.690	FUTURE DEVELOPMENT	LRMD No.7	LRMD No.7
O	5.322	FUTURE DEVELOPMENT	LRMD No.7	LRMD No.7
P	0.562	OPEN SPACE, UTILITIES, DETENTION FACILITIES, RECREATIONAL USES AND LANDSCAPING	LRMD No.3	LRMD No.3
Q	1.067	OPEN SPACE, UTILITIES, DETENTION FACILITIES, RECREATIONAL USES AND LANDSCAPING	SRDM#1	SRDM#1
R	0.645	FUTURE ROAD RIGHT-OF-WAY AND BRIDGE PURPOSES	EL PASO CO.	EL PASO CO.
S	0.764	FMIC PRESERVATION AREA, DRAINAGE, OPEN SPACE AND TRAIL CORRIDOR	EL PASO CO./FMIC	EL PASO CO.
T	0.464	FMIC PRESERVATION AREA	FMIC	LRMD No.3
U	3.662	FMIC PRESERVATION AREA	FMIC	EL PASO CO.
V	1.194	OPEN SPACE, LANDSCAPE, UTILITY, DRAINAGE, TRAILS AND SIGNAGE	LRMD No.3	LRMD No.3

SIGHT TRIANGLE (VIEW) LINE TABLE

LINE #	DISTANCE	BEARING
VL1	12.97	N78°57'15"W
VL2	20.81	S07°57'14"E
VL3	12.68	N78°54'50"W
VL4	12.68	N18°59'42"W
VL5	246.77	N57°22'45"E
VL6	34.15	N63°15'18"W
VL7	34.15	S30°34'58"W
VL8	36.38	S59°39'28"E
VL9	36.38	N26°59'06"E
VL10	35.29	S87°25'47"W
VL11	41.68	N08°32'21"E
VL12	53.01	N09°24'33"E
VL13	39.40	S84°18'24"W
VL14	39.40	S02°12'55"E
VL15	131.30	N35°10'11"E
VL16	29.64	N16°01'58"W
VL17	34.24	N79°05'55"E
VL18	36.16	N07°17'40"W
VL19	23.13	S80°58'08"E
VL20	14.74	N69°01'52"E
VL21	34.73	N55°27'05"W
VL22	121.28	S67°46'46"W
VL23	36.67	S25°33'41"W
VL24	36.71	N30°48'59"W
VL25	36.51	N59°37'59"E
VL26	65.12	N02°46'12"E
VL27	28.56	N51°23'03"W
VL28	33.10	N47°47'58"E
VL29	35.36	S54°53'10"E
VL30	38.54	N35°52'46"E
VL31	35.36	S30°10'11"E
VL32	35.36	S59°49'49"W
VL33	14.44	S02°43'24"E
VL34	52.48	S21°36'57"E

*LRMD No. 3 = LORSON RANCH METROPOLITAN DISTRICT NO. 3
 *LRMD No. 7 = LORSON RANCH METROPOLITAN DISTRICT NO. 7
 *FMIC = FOUNTAIN MUTUAL IRRIGATION COMPANY



FINAL PLAT
 CARRIAGE MEADOWS SOUTH AT
 LORSON RANCH FILING NO. 1
 JOB NO. 70-039
 DATE PREPARED: 03/10/2017
 DATE REVISED:



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

File: 0:170039A\Carrriage Meadows South at Lorson Ranch Filing No. 1.dwg Plotstamp: 8/14/2017 6:11 PM

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LEGEND:

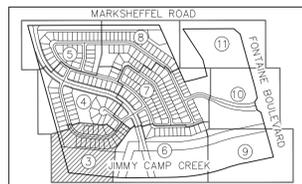
SF	SQUARE FEET
(R)	RADIAL
(XXXX)	ADDRESS
CH	CHORD
CHL	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
23 24	ALUMINUM SURVEYORS CAP FOUND AS NOTED
22 23	REBAR FOUND AS NOTED
*	NOT A PART OF THE SUBDIVISION
—	BOUNDARY LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	CENTERLINE
---	EASEMENT LINE
---	ADJACENT SUBDIVISION LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT
---	SECTION/QUARTER SECTION LINE
---	MATCHLINE
RCxx	RIGHTS-OF-WAY COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
RLxx	LINE AND CURVE TABLES SHEET 2 OF 11
VCxx	SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
VLxx	LINE AND CURVE TABLES SHEET 2 OF 11
ECxx	EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
ELxx	LINE AND CURVE TABLES SHEET 2 OF 11
CCxx	CENTERLINE COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11
LCxx	LOT COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11

NOTES:

NO STRUCTURES OR PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLES TALLER THAN 30' ABOVE THE FLOWLINE OF ADJACENT CURB IS PERMITTED.

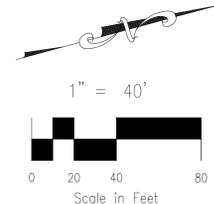
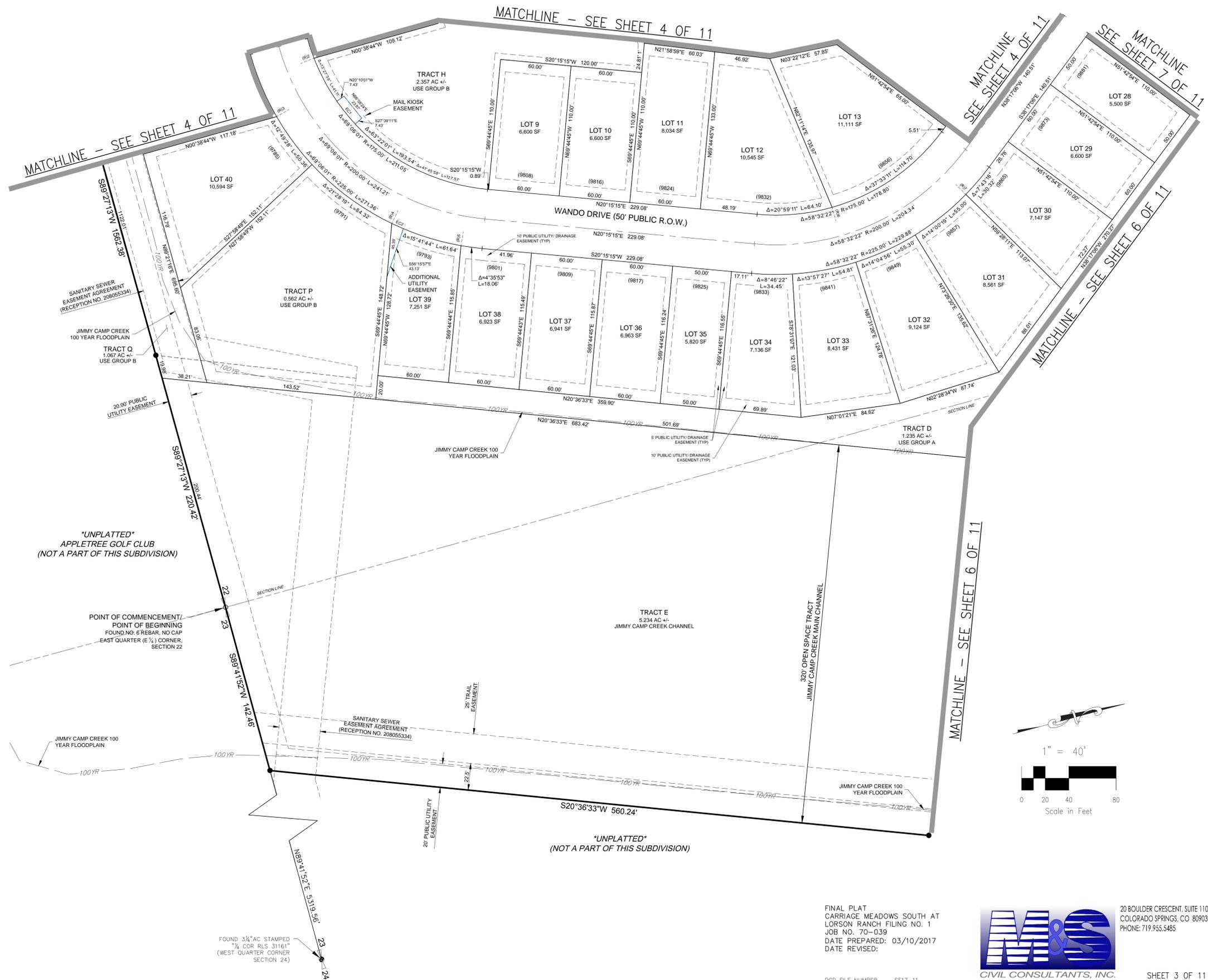
USE GROUP A - LANDSCAPE, UTILITY, DRAINAGE, TRAILS AND SIGNAGE PURPOSES

USE GROUP B - OPEN SPACE, UTILITIES, DETENTION FACILITIES, RECREATIONAL USES AND LANDSCAPING PURPOSES



SHEET INDEX

NOT TO SCALE



FINAL PLAT
CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:

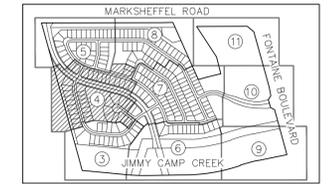


20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: 0:\70039A\Carrriage Meadows\70-039 Plat.dwg Plotstamp: 8/14/2017 5:54 PM

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



SHEET INDEX
NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL
(XXXX)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "MS CIVIL PLS 25966"
23	ALUMINUM SURVEYORS CAP FOUND AS NOTED
22	REBAR FOUND AS NOTED
*	NOT A PART OF THE SUBDIVISION
—	BOUNDARY LINE
—	PROPERTY LINE
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—	CENTERLINE
—	EASEMENT LINE
—	ADJACENT SUBDIVISION LINE
—	EXISTING RIGHT OF WAY LINE
—	EXISTING CENTERLINE
—	EXISTING EASEMENT
—	SECTION/QUARTER SECTION LINE
—	MATCHLINE
RCxx	RIGHTS-OF-WAY COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
VLxx	SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
ELxx	EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
CLxx	CENTERLINE COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11
LCxx	LOT COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11

NOTES:

NO STRUCTURES OR PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLES TALLER THAN 30' ABOVE THE FLOWLINE OF ADJACENT CURB IS PERMITTED.

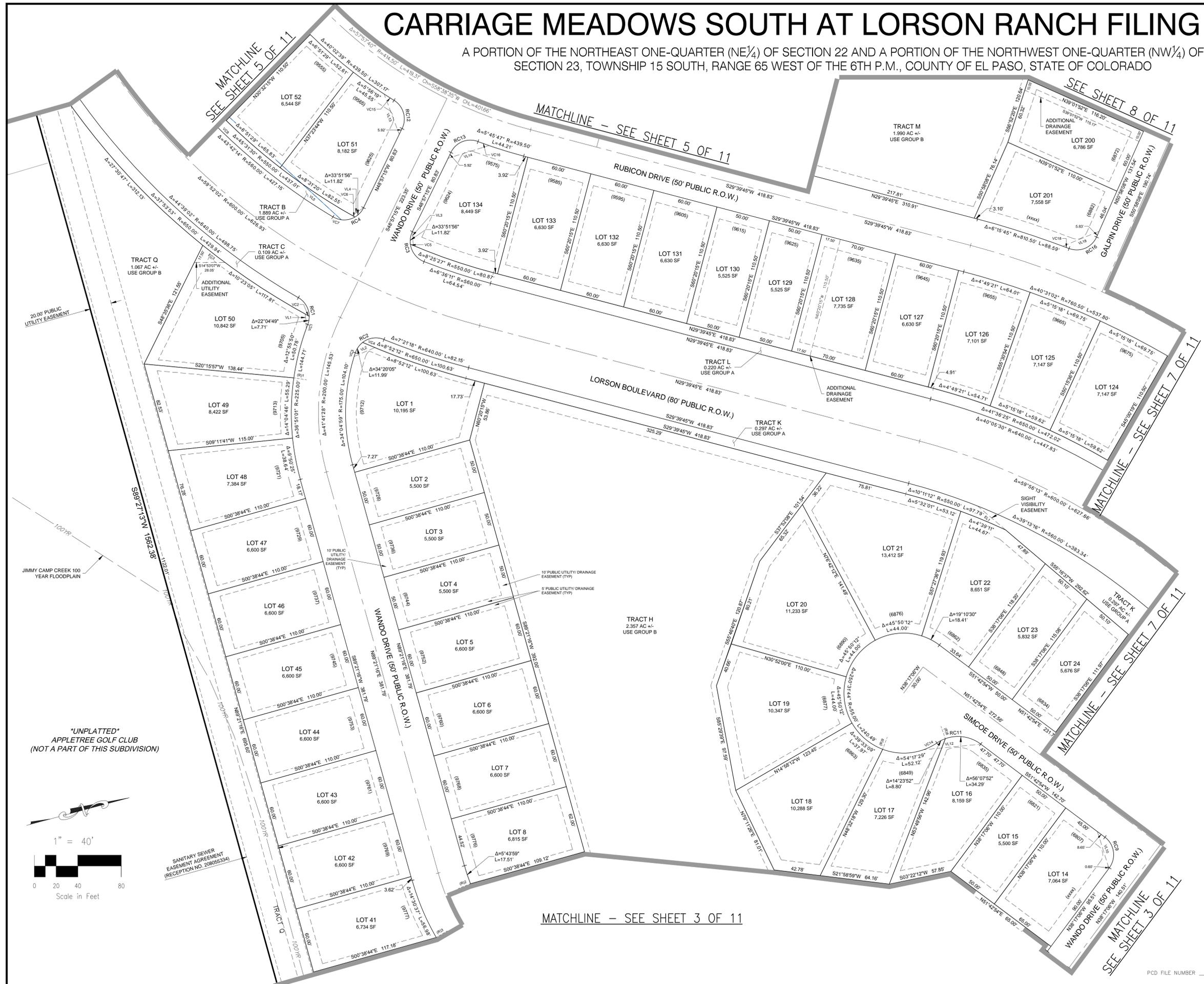
USE GROUP A - LANDSCAPE, UTILITY, DRAINAGE, TRAILS AND SIGNAGE PURPOSES

USE GROUP B - OPEN SPACE, UTILITIES, DETENTION FACILITIES, RECREATIONAL USES AND LANDSCAPING PURPOSES

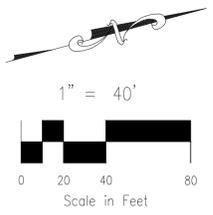
FINAL PLAT
CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1
JOB NO. 70-039
DATE PREPARED: 03/10/2017
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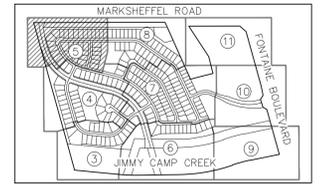
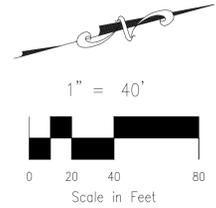
UNPLATTED
APPLETREE GOLF CLUB
(NOT A PART OF THIS SUBDIVISION)



File: 0:170039A\Carrriage Meadows\Draw\70-039 Plat.dwg PlotDate: 8/14/2017 5:55 PM

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



SHEET INDEX

LEGEND:

SF	SQUARE FEET
(R)	RADIAL
(XXXX)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
23 ⊕ 23	ALUMINUM SURVEYORS CAP FOUND AS NOTED
22 ⊕ 23	REBAR FOUND AS NOTED
*	NOT A PART OF THE SUBDIVISION
---	BOUNDARY LINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	CENTERLINE
---	EASEMENT LINE
---	ADJACENT SUBDIVISION LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT
---	SECTION/QUARTER SECTION LINE
---	MATCHLINE
RCxx	RIGHTS-OF-WAY CURVE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
RLxx	LINE AND CURVE TABLES SHEET 2 OF 11
VCxx	SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
VLxx	LINE AND CURVE TABLES SHEET 2 OF 11
ECxx	EASEMENT CURVE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
ELxx	EASEMENT CURVE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
CLxx	CENTERLINE CURVE TAG, SEE CURVE TABLE SHEET 2 OF 11
LCxx	LOT CURVE TAG, SEE CURVE TABLE SHEET 2 OF 11

NOTES:

NO STRUCTURES OR PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLES TALLER THAN 30' ABOVE THE FLOWLINE OF ADJACENT CURBS IS PERMITTED.

USE GROUP A - LANDSCAPE, UTILITY, DRAINAGE, TRAILS AND SIGNAGE PURPOSES

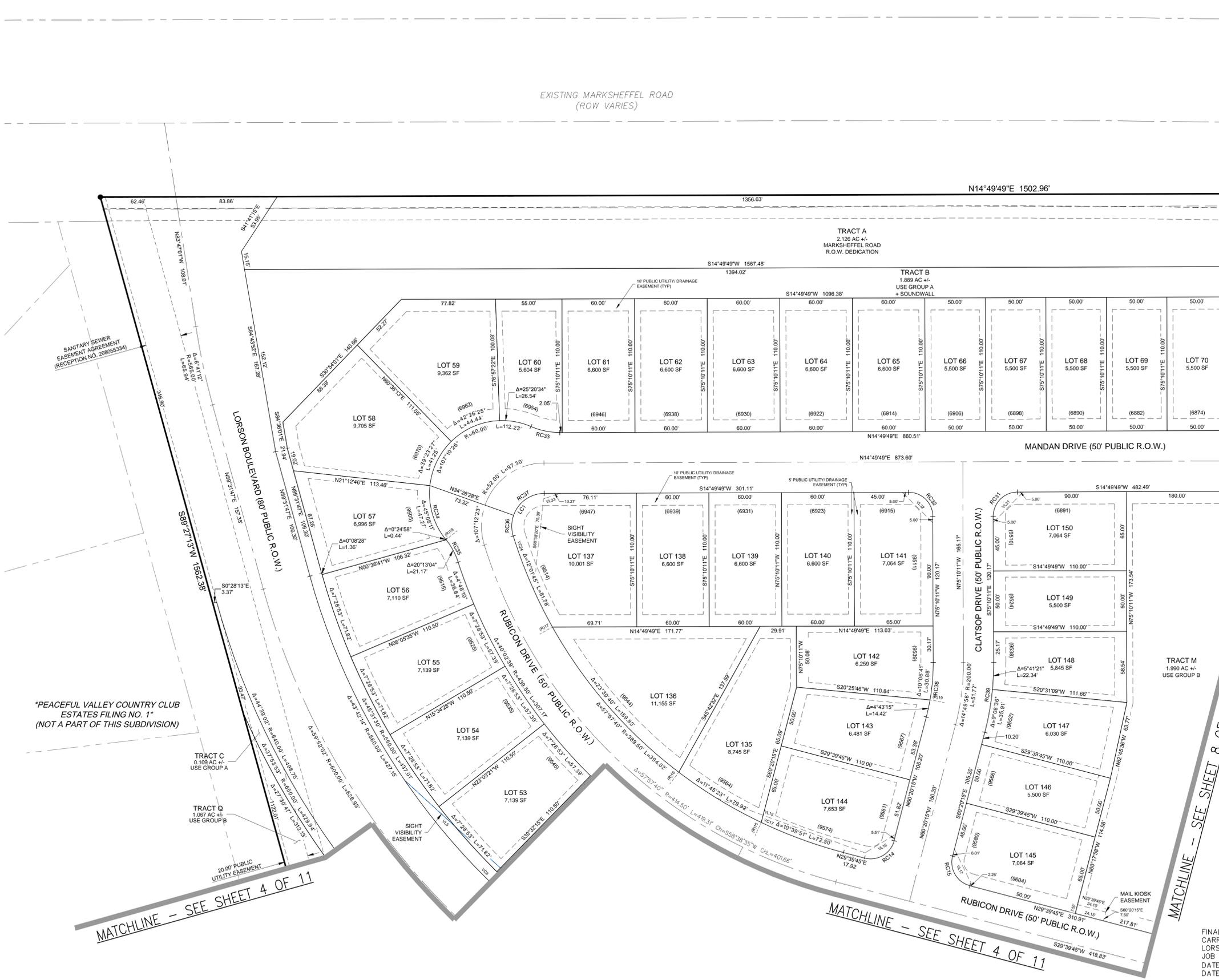
USE GROUP B - OPEN SPACE, UTILITIES, DETENTION FACILITIES, RECREATIONAL USES AND LANDSCAPING PURPOSES

MATCHLINE - SEE SHEET 8 OF 11

MATCHLINE - SEE SHEET 8 OF 11

MATCHLINE - SEE SHEET 4 OF 11

MATCHLINE - SEE SHEET 4 OF 11



FINAL PLAT
CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:



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

File: 0:170039A\Carrriage Meadows\Draw\70-039 Plat.dwg PlotDate: 8/14/2017 5:56 PM

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

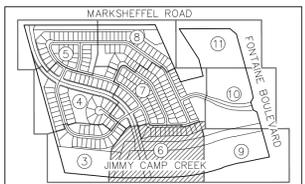
LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (XXXX) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- ALUMINUM SURVEYORS CAP FOUND AS NOTED
- 23 24 ALUMINUM SURVEYORS CAP FOUND AS NOTED
- 22 23 REBAR FOUND AS NOTED
- * NOT A PART OF THE SUBDIVISION

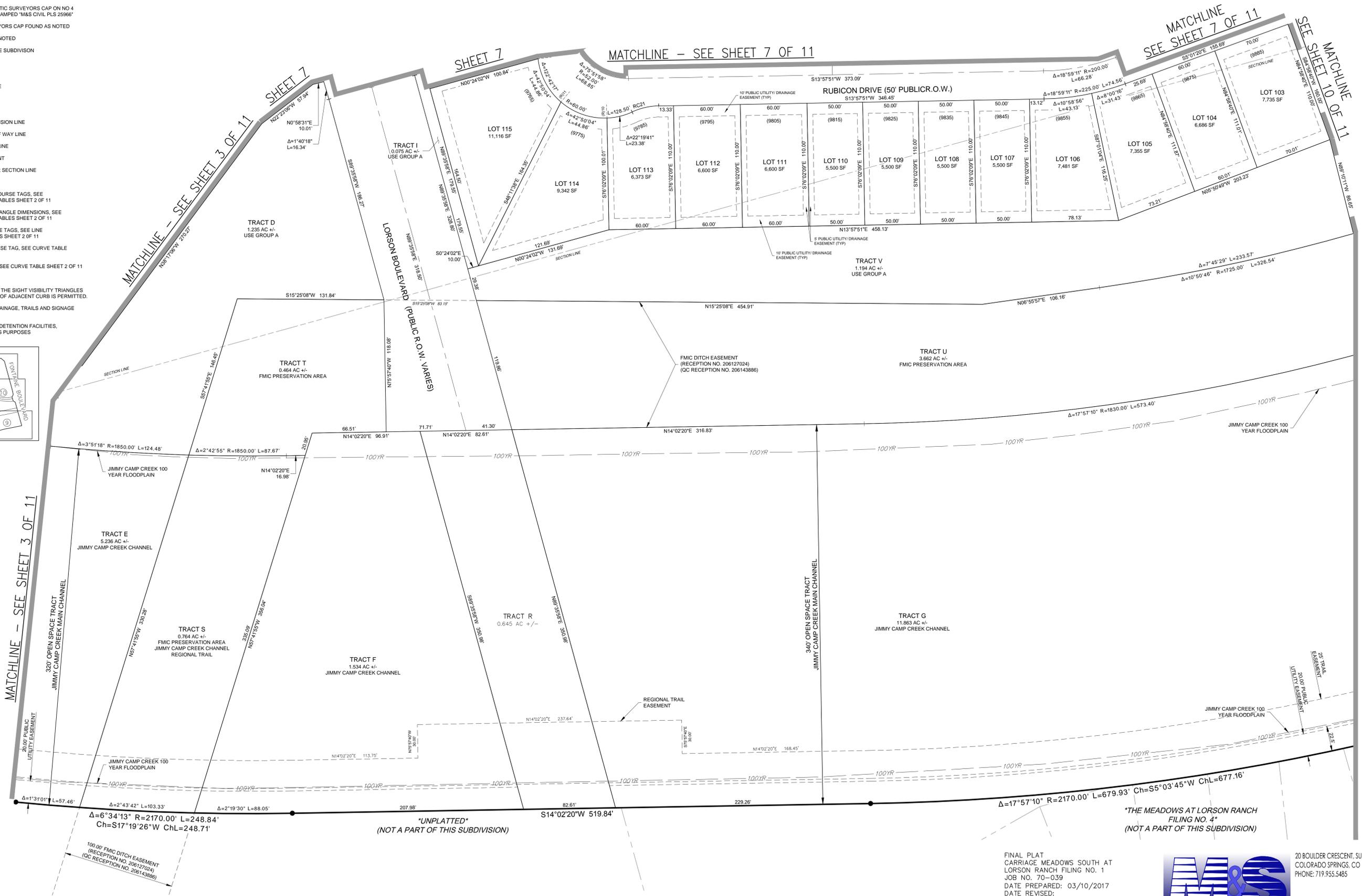
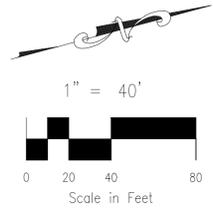
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE
- MATCHLINE

- RCxx RIGHTS-OF-WAY COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- RLxx RIGHTS-OF-WAY CURVE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- VCxx SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- VLxx SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- ECxx EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- ELxx EASEMENT CURVE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- Cxx CENTERLINE COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11
- LCxx LOT COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11

NOTES:
 NO STRUCTURES OR PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLES TALLER THAN 30' ABOVE THE FLOWLINE OF ADJACENT CURB IS PERMITTED.
 USE GROUP A - LANDSCAPE, UTILITY, DRAINAGE, TRAILS AND SIGNAGE PURPOSES
 USE GROUP B - OPEN SPACE, UTILITIES, DETENTION FACILITIES, RECREATIONAL USES AND LANDSCAPING PURPOSES



SHEET INDEX
NOT TO SCALE



Δ=6°34'13" R=2170.00' L=248.84'
 Ch=S17°19'26"W ChL=248.71'
 100.00' FMIC DITCH EASEMENT
 (RECEPTION NO. 206127024)
 (OC RECEPTION NO. 206143886)

"UNPLATTED"
 (NOT A PART OF THIS SUBDIVISION)

"THE MEADOWS AT LORSON RANCH
 FILING NO. 4"
 (NOT A PART OF THIS SUBDIVISION)

FINAL PLAT
 CARRIAGE MEADOWS SOUTH AT
 LORSON RANCH FILING NO. 1
 JOB NO. 70-039
 DATE PREPARED: 03/10/2017
 DATE REVISED:

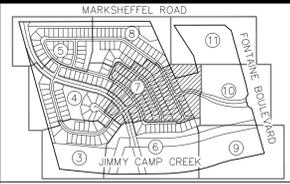


20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

File: 0:170039A\Carrriage Meadows\Draw\Survey\Plot\70-039_Plat.dwg PlotStamp: 8/14/2017 5:56 PM

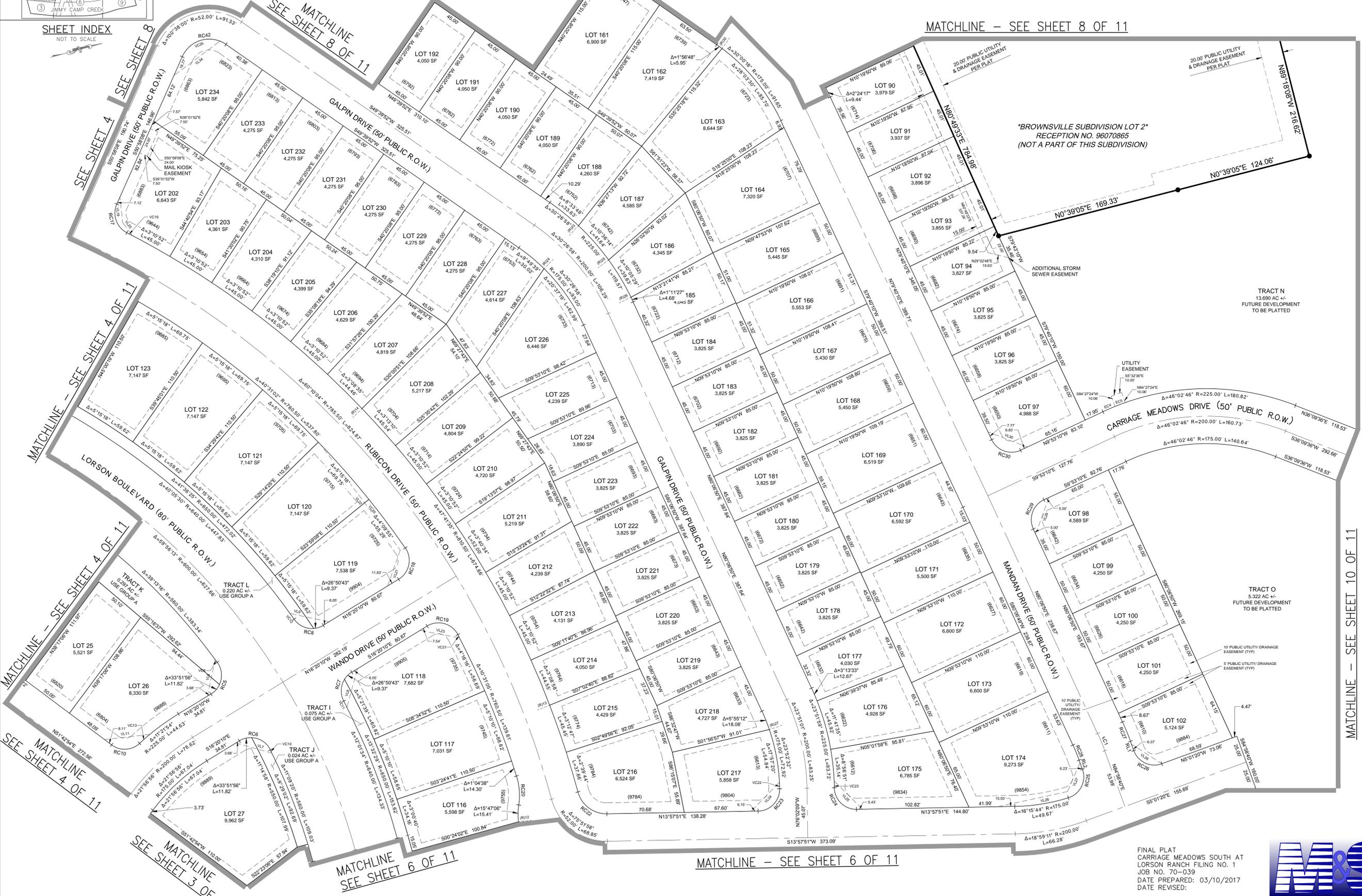
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



NOTES:
 NO STRUCTURES OR PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLES TALLER THAN 30' ABOVE THE FLOWLINE OF ADJACENT CURBS IS PERMITTED.
 USE GROUP A - LANDSCAPE, UTILITY, DRAINAGE, TRAILS AND SIGNAGE PURPOSES
 USE GROUP B - OPEN SPACE, UTILITIES, DETENTION FACILITIES, RECREATIONAL USES AND LANDSCAPING PURPOSES

SHEET INDEX
 NOT TO SCALE



MATCHLINE - SEE SHEET 8 OF 11

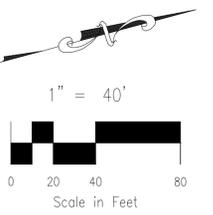
BROWNSVILLE SUBDIVISION LOT 2
 RECEPTION NO. 96070865
 (NOT A PART OF THIS SUBDIVISION)

TRACT N
 13.800 AC +/-
 FUTURE DEVELOPMENT
 TO BE PLATTED

TRACT O
 5.322 AC +/-
 FUTURE DEVELOPMENT
 TO BE PLATTED

MATCHLINE - SEE SHEET 10 OF 11

MATCHLINE - SEE SHEET 10 OF 11



FINAL PLAT
 CARRIAGE MEADOWS SOUTH AT
 LORSON RANCH FILING NO. 1
 JOB NO. 70-039
 DATE PREPARED: 03/10/2017
 DATE REVISED:

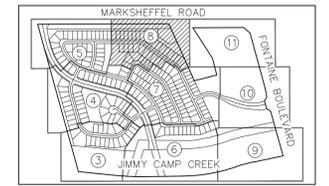


20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

File: 0:170039A\Carrige Meadows South Survey Plat\70-039 Plat.dwg PlotStamp: 8/14/2017 5:57 PM

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



SHEET INDEX

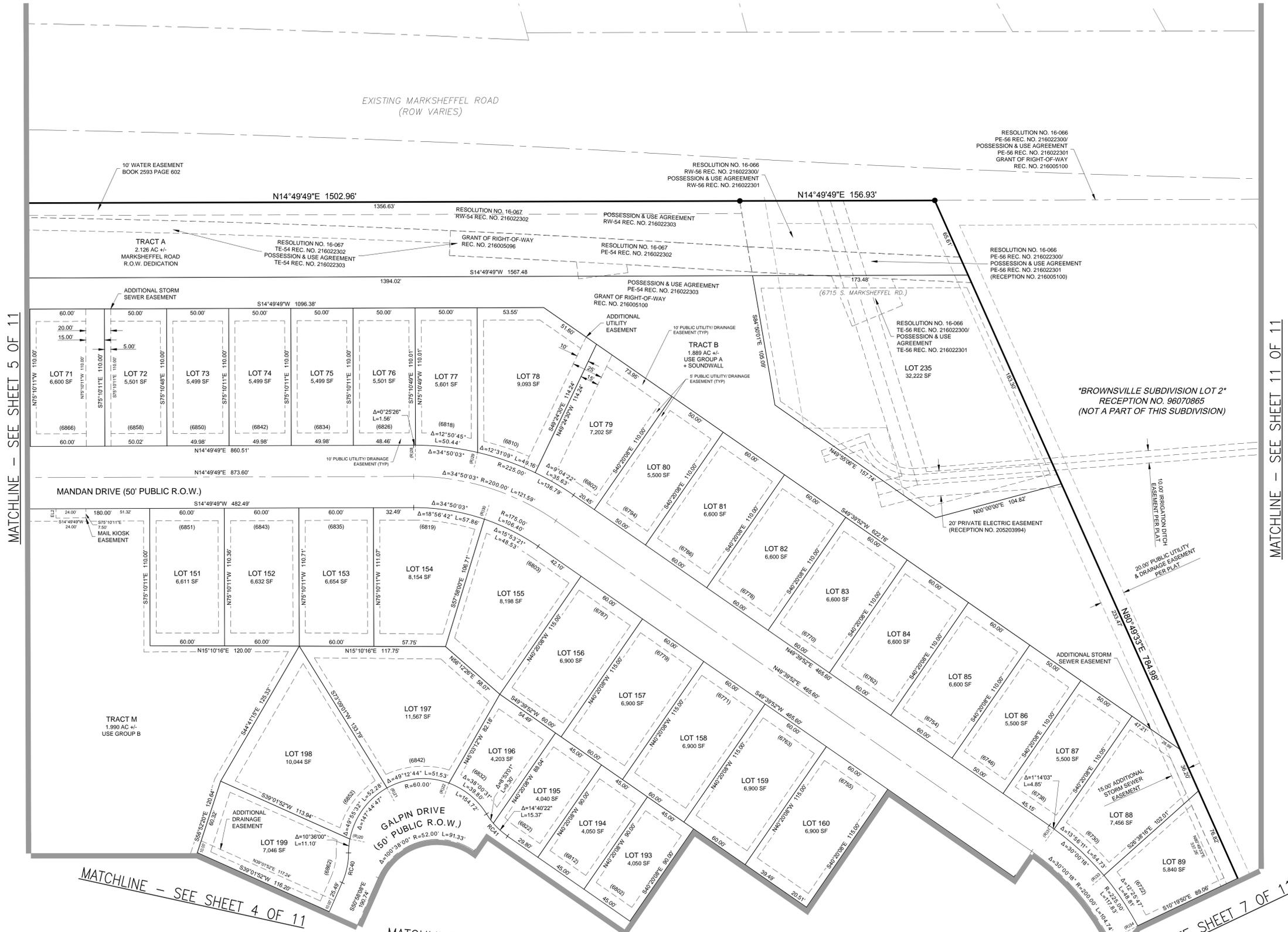
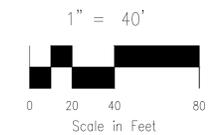
NOT TO SCALE

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (XXXX) ADDRESS
- CH CHORD
- CHL CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25986"
- 23 ○ 24 ALUMINUM SURVEYORS CAP FOUND AS NOTED
- 22 ○ 23 REBAR FOUND AS NOTED
- * NOT A PART OF THE SUBDIVISION
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE
- MATCHLINE
- RCxx RIGHTS-OF-WAY COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- RLxx
- VCxx SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- VLxx
- ECxx EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
- ELxx
- LCxx CENTERLINE COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11
- LCxx LOT COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11

NOTES:

- NO STRUCTURES OR PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLES TALLER THAN 30' ABOVE THE FLOWLINE OF ADJACENT CURB IS PERMITTED.
- USE GROUP A - LANDSCAPE, UTILITY, DRAINAGE, TRAILS AND SIGNAGE PURPOSES
- USE GROUP B - OPEN SPACE, UTILITIES, DETENTION FACILITIES, RECREATIONAL USES AND LANDSCAPING PURPOSES



FINAL PLAT
CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:

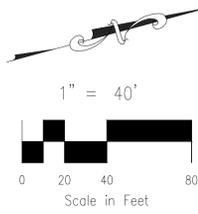


20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

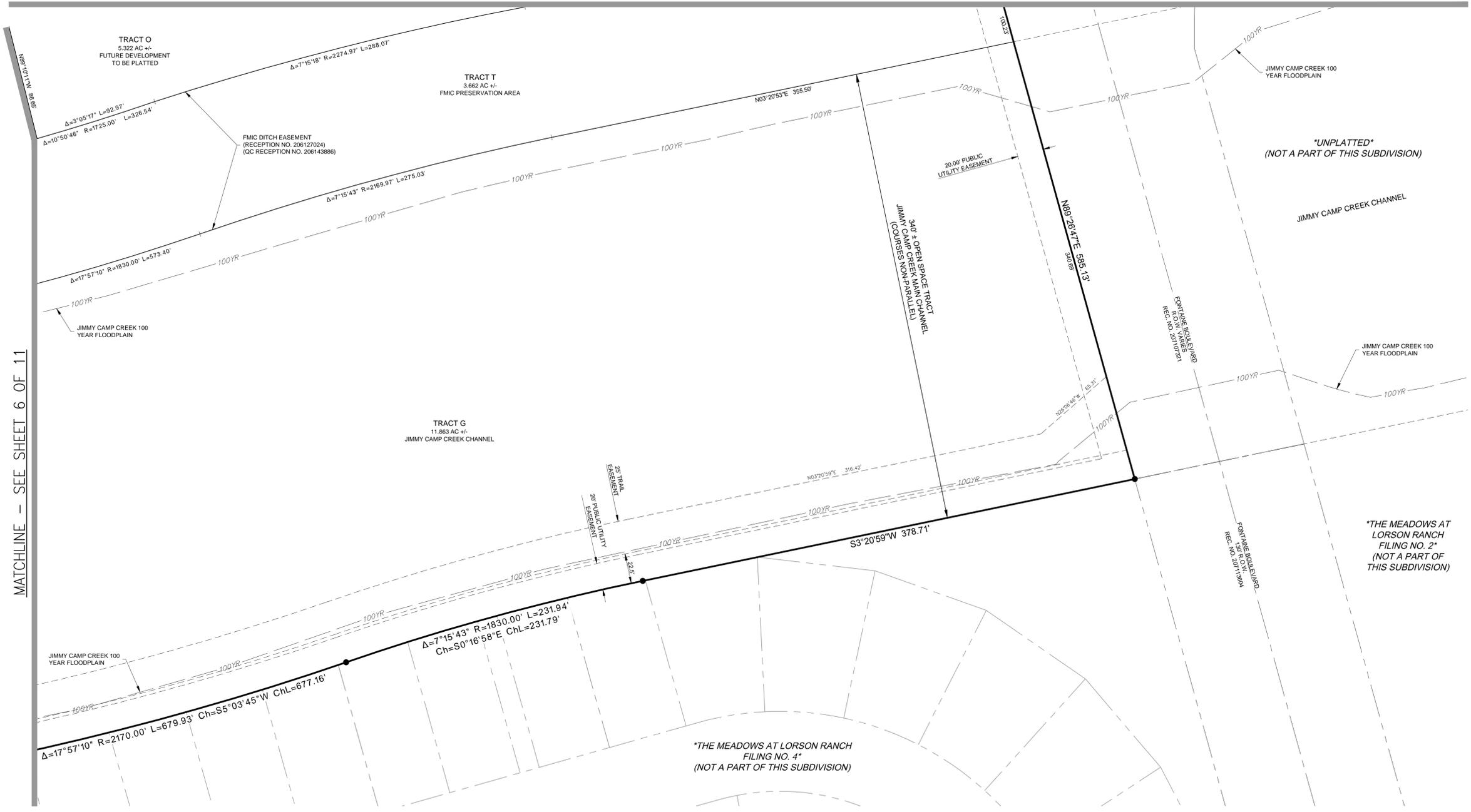
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CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



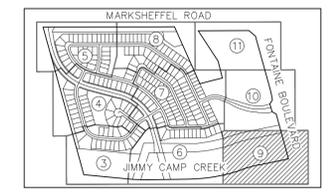
MATCHLINE – SEE SHEET 10 OF 11



LEGEND:

SF	SQUARE FEET
(R)	RADIAL
(XXXX)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
23	ALUMINUM SURVEYORS CAP FOUND AS NOTED
22	REBAR FOUND AS NOTED
*	NOT A PART OF THE SUBDIVISION
—	BOUNDARY LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	CENTERLINE
—	EASEMENT LINE
—	ADJACENT SUBDIVISION LINE
—	EXISTING RIGHT OF WAY LINE
—	EXISTING CENTERLINE
—	EXISTING EASEMENT
—	SECTION-QUARTER SECTION LINE
—	MATCHLINE
RCxx	RIGHTS-OF-WAY COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
RLxx	LINE AND CURVE TABLES SHEET 2 OF 11
VCxx	SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
VLxx	LINE AND CURVE TABLES SHEET 2 OF 11
ECxx	EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
ELxx	AND CURVE TABLES SHEET 2 OF 11
LCxx	CENTERLINE COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11
LCxx	LOT COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11

NOTES:
 NO STRUCTURES OR PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLES TALLER THAN 30' ABOVE THE FLOWLINE OF ADJACENT CURB IS PERMITTED.
 USE GROUP A - LANDSCAPE, UTILITY, DRAINAGE, TRAILS AND SIGNAGE PURPOSES
 USE GROUP B - OPEN SPACE, UTILITIES, DETENTION FACILITIES, RECREATIONAL USES AND LANDSCAPING PURPOSES



SHEET INDEX
NOT TO SCALE

MATCHLINE – SEE SHEET 6 OF 11

THE MEADOWS AT LORSON RANCH FILING NO. 2 (NOT A PART OF THIS SUBDIVISION)

THE MEADOWS AT LORSON RANCH FILING NO. 4 (NOT A PART OF THIS SUBDIVISION)

FINAL PLAT
 CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1
 JOB NO. 70-039
 DATE PREPARED: 03/10/2017
 DATE REVISED:



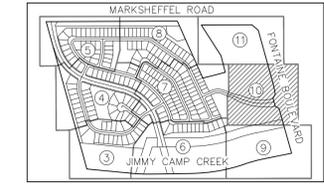
20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

File: 0:\70039A\Carrriage Meadows\Draw\Survey\Plot\70-039 Plot.dwg Plotstamp: 8/14/2017 6:00 PM

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE - SEE SHEET 11 OF 11

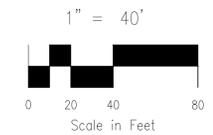


SHEET INDEX
NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL
(XXXX)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25986"
23 24	ALUMINUM SURVEYORS CAP FOUND AS NOTED
22 23	REBAR FOUND AS NOTED
*	NOT A PART OF THE SUBDIVISION
	BOUNDARY LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE
	ADJACENT SUBDIVISION LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
	SECTION/QUARTER SECTION LINE
	MATCHLINE
RCxx	RIGHTS-OF-WAY COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
RLxx	LINE AND CURVE TABLES SHEET 2 OF 11
VCxx	SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
VLxx	LINE AND CURVE TABLES SHEET 2 OF 11
ECxx	EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
ELxx	AND CURVE TABLES SHEET 2 OF 11
LCxx	CENTERLINE COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11
LCxx	LOT COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11

NOTES:
NO STRUCTURES OR PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLES TALLER THAN 30' ABOVE THE FLOWLINE OF ADJACENT CURB IS PERMITTED.
USE GROUP A - LANDSCAPE, UTILITY, DRAINAGE, TRAILS AND SIGNAGE PURPOSES
USE GROUP B - OPEN SPACE, UTILITIES, DETENTION FACILITIES, RECREATIONAL USES AND LANDSCAPING PURPOSES



FINAL PLAT
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:



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

MATCHLINE - SEE SHEET 7 OF 11

MATCHLINE - SEE SHEET 7 OF 11

MATCHLINE - SEE SHEET 9 OF 11

Add vacation and replat of Browns Sub Fil 1.

"UNPLATTED"
(NOT A PART OF THIS SUBDIVISION)

TRACT N
13.690 AC +/-
FUTURE DEVELOPMENT
TO BE PLATTED

TRACT O
5.322 AC +/-
FUTURE DEVELOPMENT
TO BE PLATTED

TRACT T
3.662 AC +/-
FMIC PRESERVATION AREA

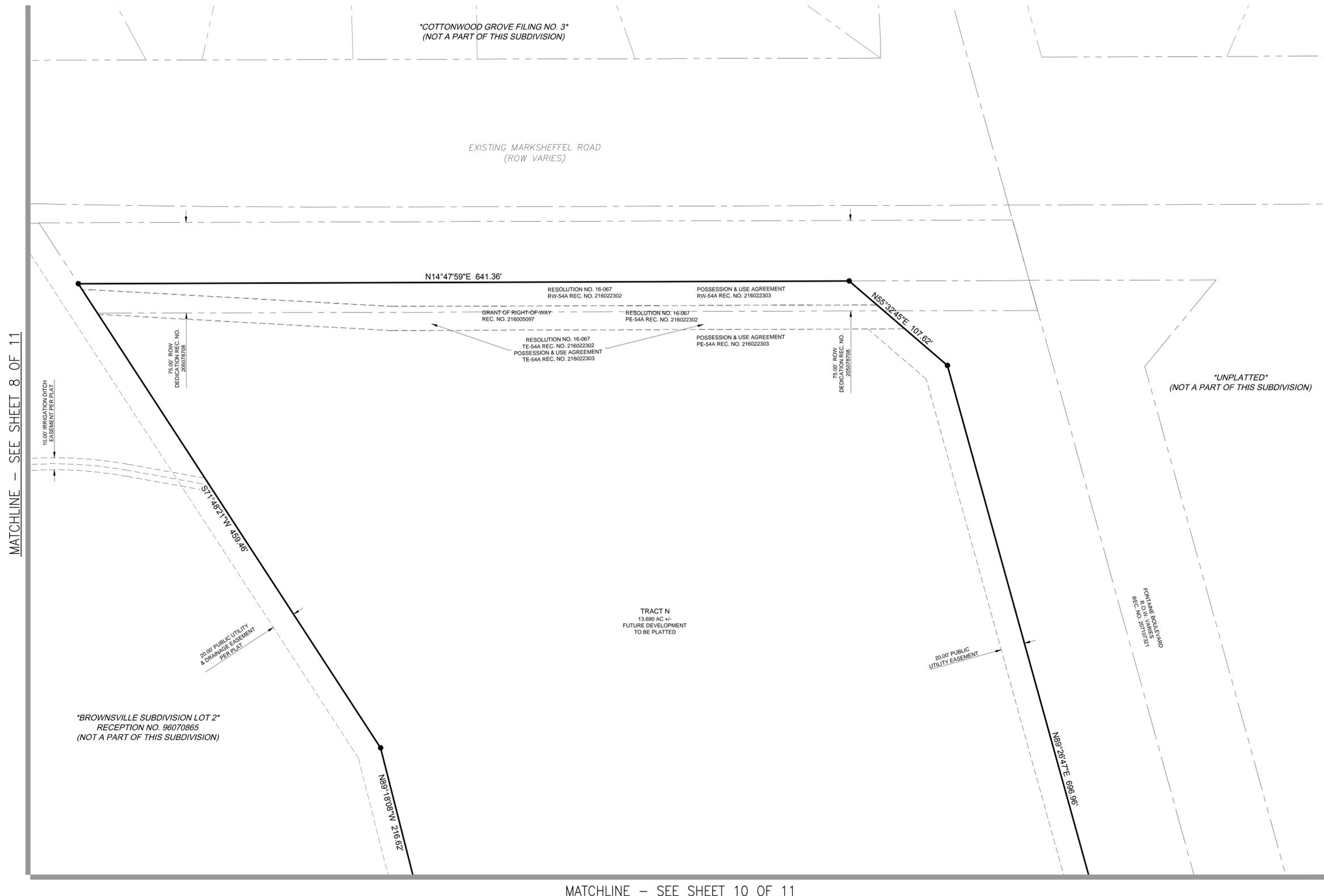
FMIC DITCH EASEMENT
(RECEPTION NO. 206127024)

JIMMY CAMP CREEK 100
YEAR FLOODPLAIN

File: 0:\70039A\Carrige Meadows\Map\Survey\Plot\70-039 Plot.dwg Plotstamp: 8/14/2017 6:01 PM

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1

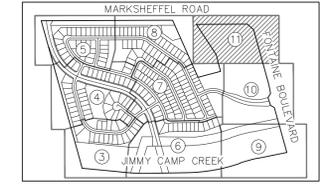
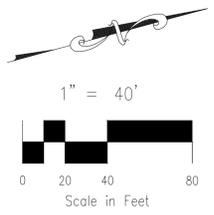
A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



LEGEND:

SF	SQUARE FEET
(R)	RADIAL
(XXXX)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
23 —●— 24	ALUMINUM SURVEYORS CAP FOUND AS NOTED
22 —○— 23	REBAR FOUND AS NOTED
*	NOT A PART OF THE SUBDIVISION
—	BOUNDARY LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	CENTERLINE
---	EASEMENT LINE
---	ADJACENT SUBDIVISION LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT
---	SECTION/QUARTER SECTION LINE
---	MATCHLINE
Rcx	RIGHTS-OF-WAY COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
VLxx	SITE VISIBILITY TRIANGLE DIMENSIONS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
ELxx	EASEMENT COURSE TAGS, SEE LINE AND CURVE TABLES SHEET 2 OF 11
LCxx	CENTERLINE COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11
LCxx	LOT COURSE TAG, SEE CURVE TABLE SHEET 2 OF 11

NOTES:
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 USE GROUP A - LANDSCAPE, UTILITY, DRAINAGE, TRAILS AND SIGNAGE PURPOSES
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SHEET INDEX
NOT TO SCALE

MATCHLINE - SEE SHEET 8 OF 11

MATCHLINE - SEE SHEET 10 OF 11

FINAL PLAT
 CARRIAGE MEADOWS SOUTH AT
 LORSON RANCH FILING NO. 1
 JOB NO. 70-039
 DATE PREPARED: 03/10/2017
 DATE REVISED:



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

PCD FILE NUMBER SF17-11

File: 0:\70039A\Carrige Meadows\70-039 Plat.dwg Plotstamp: 8/14/2017 6:01 PM

Markup Summary

dsdparsons (7)

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/28/2017 12:25:32 PM
Color: ■

This land is now in Lorson Metro District 3. A portion may be in 7 for the commercial. Add the appropriate notes.

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/28/2017 12:23:20 PM
Color: ■

Add lot 1 Browns Sub. Fil No.2 vacation and replat

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/28/2017 12:27:01 PM
Color: ■

Add lot 1 Browns Sub. Fil No.2 vacation and replat to each sub title on each page

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/28/2017 12:24:33 PM
Color: ■

Add each signature block for Lorson Nominee, LLC, (ie: for Heidi, etc)

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/28/2017 12:25:52 PM
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District 3 not 1

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 8/28/2017 12:26:06 PM
Color: ■

District 3 not 1

Subject: Callout
Page Label: 10
Lock: Unlocked
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Checkmark: Unchecked
Author: dsdparsons
Date: 8/28/2017 11:48:07 AM
Color: ■

Add vacation and replat of Browns Sub Fil 1.

dsdnijkamp (1)

Subject: Text Box
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 8/24/2017 7:35:00 AM
Color: ■

No additional Engineering comments, EN 8/23/17

AutoCAD SHX Text (307)

Subject:
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SITE

Subject:
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Future Lorson Blvd

Subject:
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

NOT TO SCALE

Subject:
Page Label: 1
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

CREEK

Subject:
Page Label: 1
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

THE MEADOWS AT LORSON RANCH FILING
NO. 1

Subject:
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

PIONEER LANDING AT LORSON RANCH FILING
NO. 1

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Date:
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THE MEADOWS AT LORSON RANCH FILING
NO. 2

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NORTH

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PCD FILE NUMBER
SF17-11 SF17-11

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SHEET 1 OF 11

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Date:
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FINAL PLAT CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1 JOB NO. 70-039
DATE PREPARED: 03/10/2017 DATE REVISED:

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THE MEADOWS AT LORSON RANCH FILING
NO. 3

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JIMMY

Subject:
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Author: AutoCAD SHX Text
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MARKSHEFFEL RD.

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Page Label: 1
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ALLEGIANT AT LORSON RANCH FILING NO. 1

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Plotstamp: 8/14/2017 5:48 PM

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FONTAINE BLVD.

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Old Glory Dr.

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THE MEADOWS AT LORSON RANCH FILING
NO. 4

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SHEET 2 OF 11

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31161" 14 COR RLS 31161" (WEST QUARTER
CORNER SECTION 24)

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Subject: FINAL PLAT CARRIAGE MEADOWS SOUTH AT
Page Label: 2 LORSON RANCH FILING NO. 1 JOB NO. 70-039
Lock: Unlocked DATE PREPARED: 03/10/2017 DATE REVISED:
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Page Label: 3
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Page Label: 3
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Date:
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31161" 14 COR RLS 31161" (WEST QUARTER
CORNER SECTION 24)

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%%UMATCHLINE - SEE SHEET 4 OF 11

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FINAL PLAT CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1 JOB NO. 70-039
DATE PREPARED: 03/10/2017 DATE REVISED:

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8

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%%UMATCHLINE - SEE SHEET 6 OF 11

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MATCHLINE SEE SHEET 4 OF 11

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3

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FONTAINE BOULEVARD

Subject:
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MATCHLINE SEE SHEET 7 OF 11

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%%UMATCHLINE - SEE SHEET 6 OF 11

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SHEET 5 OF 11

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%%UMATCHLINE - SEE SHEET 4 OF 11

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%%UMATCHLINE - SEE SHEET 7 OF 11

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MATCHLINE SEE SHEET 7 OF 11

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%%UMATCHLINE - SEE SHEET 3 OF 11

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Page Label: 6 LORSON RANCH FILING NO. 1 JOB NO. 70-039
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Subject: SHEET 6 OF 11
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Author: AutoCAD SHX Text
Date:
Color:

Subject: MATCHLINE SEE SHEET 3 OF 11
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 4
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: MARKSHEFFEL ROAD
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FONTAINE BOULEVARD
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: PCD FILE NUMBER
Page Label: 7 SF17-11 SF17-11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%USEE SHEET 8
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 10 OF 11
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

FINAL PLAT CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1 JOB NO. 70-039
DATE PREPARED: 03/10/2017 DATE REVISED:

Subject:
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

5

Subject:
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%USEE SHEET 4

Subject:
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

3

Subject:
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 8 OF 11

Subject: 20
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: SHEET 7 OF 11
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: SHEET INDEX NOT TO SCALE
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: MATCHLINE SEE SHEET 4 OF 11
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 10 OF 11
Page Label: 7
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

Subject: 1" =
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

MATCHLINE SEE SHEET 8 OF 11

Subject:
Page Label: 7
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 6 OF 11

Subject:
Page Label: 7
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Scale in Feet

Subject:
Page Label: 7
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

7

Subject:
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

80

Subject:
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

40'

Subject: 40
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 6
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 10
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: MATCHLINE SEE SHEET 6 OF 11
Page Label: 7
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: File: O:\70039A\Carriage
Page Label: 7 Meadows\dwg\Survey\Plat\70-039 Plat.dwg
Lock: Unlocked Plotstamp: 8/14/2017 5:57 PM
Status:
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Author: AutoCAD SHX Text
Date:
Color:

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Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 7
Lock: Unlocked
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Checkmark: Unchecked
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Date:
Color:

%%UMATCHLINE - SEE SHEET 4 OF 11

Subject:
Page Label: 7
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

11

Subject:
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

8

Subject:
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

JIMMY CAMP CREEK

Subject:
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 4 OF 11

Subject:
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

3

Subject:
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 8
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Author: AutoCAD SHX Text
Date:
Color:

PCD FILE NUMBER
SF17-11 SF17-11

Subject:
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

10

Subject:
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

JIMMY CAMP CREEK

Subject:
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

File: O:\70039A\Carriage
Meadows\dwg\Survey\Plat\70-039 Plat.dwg
Plotstamp: 8/14/2017 5:58 PM

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Page Label: 8
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

FONTAINE BOULEVARD

Subject: 7
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 7 OF 11
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 4 OF 11
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 40
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 9
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 5 OF 11
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SHEET 8 OF 11

Subject:
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

6

Subject:
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 7 OF 11

Subject:
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

FINAL PLAT CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1 JOB NO. 70-039
DATE PREPARED: 03/10/2017 DATE REVISED:

Subject:
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

80

Subject:
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

40'

Subject: 20
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 4
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (6715 S. MARKSHEFFEL RD.)
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 11 OF 11
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 8
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 1" =
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: MARKSHEFFEL ROAD
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 11
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: SHEET INDEX NOT TO SCALE
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 5
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: Scale in Feet
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: EXISTING MARKSHEFFEL ROAD (ROW VARIES)
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 0
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 10 OF 11
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 9
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 1" =
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 6
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 11
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

MARKSHEFFEL ROAD

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

4

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

PCD FILE NUMBER
SF17-11 SF17-11

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Scale in Feet

Subject:
Page Label: 9
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SHEET INDEX NOT TO SCALE

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

File: O:\70039A\Carriage
Meadows\dwg\Survey\Plat\70-039 Plat.dwg
Plotstamp: 8/14/2017 6:00 PM

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
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Date:
Color:

JIMMY CAMP CREEK

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

FONTAINE BOULEVARD

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

8

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

20

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

10

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 6 OF 11

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

FINAL PLAT CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1 JOB NO. 70-039
DATE PREPARED: 03/10/2017 DATE REVISED:

Subject:
Page Label: 9
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

40'

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

5

Subject:
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SHEET 9 OF 11

Subject:
Page Label: 9
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Status:
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Date:
Color:

40

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Page Label: 9
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Date:
Color:

80

Subject: 3
Page Label: 9
Lock: Unlocked
Status:
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Date:
Color:

Subject: 7
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 0
Page Label: 10
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: SHEET INDEX NOT TO SCALE
Page Label: 10
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Author: AutoCAD SHX Text
Date:
Color:

Subject: 4
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 9 OF 11
Page Label: 10
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 10
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

JIMMY CAMP CREEK

Subject:
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SHEET 10 OF 11

Subject:
Page Label: 10
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

20

Subject:
Page Label: 10
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

5

Subject:
Page Label: 10
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

File: O:\70039A\Carriage
Meadows\dwg\Survey\Plat\70-039 Plat.dwg
Plotstamp: 8/14/2017 6:01 PM

Subject:
Page Label: 10
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

11

Subject: 40
Page Label: 10
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 7 OF 11
Page Label: 10
Lock: Unlocked
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Date:
Color:

Subject: 9
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 10
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: MARKSHEFFEL ROAD
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 1" =
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: Scale in Feet
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 11 OF 11
Page Label: 10
Lock: Unlocked
Status:
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Date:
Color:

Subject: 80
Page Label: 10
Lock: Unlocked
Status:
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Date:
Color:

Subject: FONTAINE BOULEVARD
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 40'
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: PCD FILE NUMBER
Page Label: 10 SF17-11 SF17-11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 10
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Date:
Color:

%%UMATCHLINE - SEE SHEET 7 OF 11

Subject:
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Date:
Color:

FINAL PLAT CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1 JOB NO. 70-039
DATE PREPARED: 03/10/2017 DATE REVISED:

Subject:
Page Label: 10
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

7

Subject:
Page Label: 10
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Author: AutoCAD SHX Text
Date:
Color:

6

Subject:
Page Label: 10
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

8

Subject:
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

3

Subject: 3
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 10 OF 11
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 9
Page Label: 11
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: 40
Page Label: 11
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: FONTAINE BOULEVARD
Page Label: 11
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Color:

Subject: 40'
Page Label: 11
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Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SHEET 11 OF 11

Subject:
Page Label: 11
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

PCD FILE NUMBER
SF17-11 SF17-11

Subject:
Page Label: 11
Lock: Unlocked
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Date:
Color:

11

Subject:
Page Label: 11
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Author: AutoCAD SHX Text
Date:
Color:

FINAL PLAT CARRIAGE MEADOWS SOUTH AT
LORSON RANCH FILING NO. 1 JOB NO. 70-039
DATE PREPARED: 03/10/2017 DATE REVISED:

Subject:
Page Label: 11
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

80

Subject:
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Scale in Feet

Subject: 5
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: JIMMY CAMP CREEK
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 20
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 6
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: File: O:\70039A\Carriage
Page Label: 11 Meadows\dwg\Survey\Plat\70-039 Plat.dwg
Lock: Unlocked Plotstamp: 8/14/2017 6:01 PM
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: MARKSHEFFEL ROAD
Page Label: 11
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 0
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 1" =
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 7
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: EXISTING MARKSHEFFEL ROAD (ROW
Page Label: 11 VARIES)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 4
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 10
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SHEET INDEX NOT TO SCALE

Subject:
Page Label: 11
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 8 OF 11

Subject:
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

8