

File: C:\V0053A-TRACT L Ponderosa\Draw\Survey\Vacation & Replat\VO-053 Ponderosa 3A V&R.dwg Plotstamp: 7/22/2021 11:44 AM

# PONDEROSA AT LORSON RANCH FILING NO. 3A

A VACATION AND REPLAT OF LOTS 88, 89, AND 90 AND TRACTS G AND P OF "PONDEROSA AT LORSON RANCH FILING NO. 3" , 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 CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

## TO WIT:

LOTS 88, 89, AND 90 AND TRACTS G AND P OF "PONDEROSA AT LORSON RANCH FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714638 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 49,711 SQUARE FEET (1.371 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. 3A". 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:

8605 EXPLORER DRIVE  
SUITE 250  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 602-7428  
FAX: (719) 598-5193

BY: JAMES BYERS, VP OF COMMUNITY DEVELOPMENT  
CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

SECRETARY/TREASURER

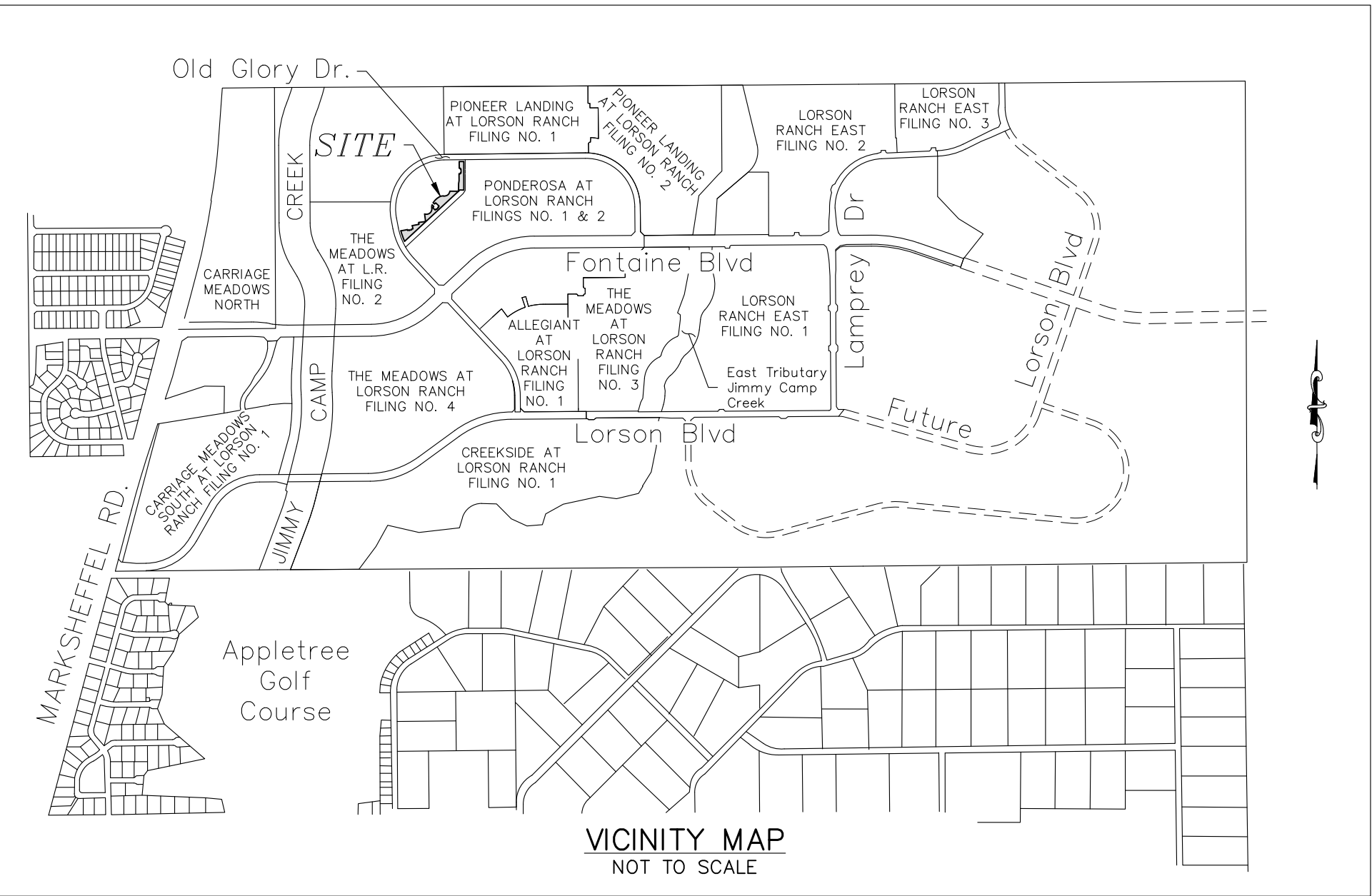
STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D. BY  
JAMES BYERS, VP OF COMMUNITY DEVELOPMENT  
CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

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.

TRACT TABLE				
AS PLATTED				
TRACT	SIZE (ACRES)	OWNERSHIP	MAINTENANCE	USE
G	0.048	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
TOTAL	1.265			
AS REPLATTED				
G(A)	0.051	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
P(A)	1.206	P3HOA	P3HOA/LRMD	PRIVATE DETENTION BASIN/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
TOTAL	1.257			
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 TRACT P. PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION SHALL HAVE THE PRIMARY RESPONSIBILITY AND LORSON RANCH METROPOLITAN DISTRICT SHALL HAVE THE BACKUP MAINTENANCE RESPONSIBILITY TO MAINTAIN THE REMAINING AREAS IN TRACT P, AND THE REMAINING TRACTS IN THE EVENT THE PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION BECOMES DEFUNCT.				

## SUMMARY:

### AS PLATTED:

3 LOTS	4,592 S.F.	0.105 ACRES	7.69%
2 TRACTS:			
1 STANDARD	2,088 S.F.	0.048 ACRES	3.50%
1 OPEN SPACE	53,031 S.F.	1.217 ACRES	88.81%
TOTAL	59,711 S.F.	1.370 ACRES	100.00%

### AS REPLATTED:

3 LOTS	4,950 S.F.	0.114 ACRES	8.29%
2 TRACTS:			
1 STANDARD	2,210 S.F.	0.051 ACRES	3.70%
1 OPEN SPACE	52,551 S.F.	1.206 ACRES	88.01%
TOTAL	59,711 S.F.	1.371 ACRES	100.00%

## 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. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF MARCH 15, 2021, FILE NO. 83039 UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
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. THIS PROPERTY IS INCLUDED WITHIN THE LORSON RANCH METROPOLITAN DISTRICT AND IS SUBJECT TO THE TAXES, FEES, AND REQUIREMENTS OF THAT DISTRICT.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
7. ALL DEVELOPMENT WITHIN "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. 220140279, 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. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
11. 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. 220202070 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.
12. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "PONDEROSA AT LORSON RANCH FILING NO. 3" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. 220202071 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
13. 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.
14. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
15. 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.
16. PURSUANT TO RESOLUTION NO. 20-343, 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. 220148201, 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.
17. ADDRESSING ON RESIDENTIAL UNITS WILL MEET THE FOLLOWING REQUIREMENTS:  
LOTS 88-90 - FROM WINTER GEM GROVE, ADDRESSES POSTED ON REAR ONLY
18. THE APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THE REPLAT.
19. THE ENTIRETY OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 220202069 OF THE RECORDS OF EL PASO COUNTY. THE LORSON RANCH METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

## 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 \_\_\_\_\_, 2021.

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.

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "PONDEROSA AT LORSON RANCH FILING NO. 3A" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

"PONDEROSA AT LORSON RANCH FILING NO. 3" IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT/LOT LINE ADJUSTMENT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. 220714638.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

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

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

## CLERK AND RECORD'S CERTIFICATE:

STATE OF COLORADO  
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

VACATION AND REPLAT  
PONDEROSA AT LORSON RANCH  
FILING NO. 3A  
JOB NO. 70-083  
DATE PREPARED: 03/17/2021  
DATE REVISED: 07/22/2021



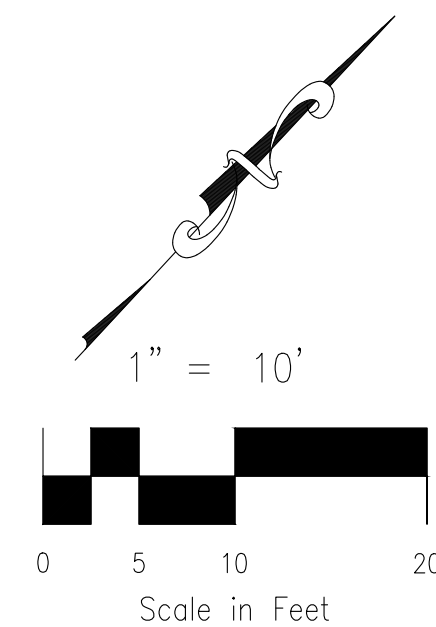
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

PCD FILE NUMBER VR-21-05

CIVIL CONSULTANTS, INC.

SHEET 1 OF 3

A VACATION AND REPLAT OF LOTS 88, 89, AND 90 AND TRACTS G AND P OF "PONDEROSA AT LORSON RANCH FILING NO. 3", BEING A PORTION OF THE N 1/2 SECTION 14, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SF SQUARE FEET  
(R) RADIAL BEARING  
(xxxx) ADDRESS  
o FOUND 1/2" REBAR AND 1.25" ORANGE CAP  
STAMPED "M&S CIVIL PLS 25966" FLUSH W/  
EXISTING GRADE UNLESS NOTED OTHERWISE

\_\_\_\_\_ PROPERTY LINE  
----- EASEMENT LINE  
\_\_\_\_\_ EXISTING PROPERTY LINE  
\_\_\_\_\_ EXISTING CENTERLINE  
----- EXISTING EASEMENT

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

SEGMENT TABLE			
LINE CURVE #	RADIUS	BEARING DELTA	DISTANCE ARC LENGTH
L9		N43°19'57"E	25.00
L10		N46°40'03"W	5.68
L11		N43°19'57"E	18.00
L12		S43°19'57"W	13.50
C6	4.50	90°00'00"	7.07
L13		N46°40'03"W	15.25
L14		N6°09'08"E	24.13
L15		N89°22'04"E	17.02
L16		N0°37'56"W	10.00
L17		N89°22'04"E	5.35
L18		S89°22'04"W	6.30
L19		N0°37'56"W	10.02
L20		S89°22'04"W	12.82

LINE #	BEARING
(R)1	N75°29'48"E
(R)2	N78°40'56"E
(R)3	S13°02'51"W
(R)4	S68°54'56"E
(R)5	S58°56'51"E
(R)6	S45°57'34"E
(R)7	S42°38'01"E
(R)8	S34°44'43"E
(R)9	S28°11'10"E
(R)10	S10°39'16"E
(R)11	N83°53'06"W

[illegible]

**CS**  
CIVIL CONSULTANTS, INC.  
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

SHEET 2 OF 3

# PONDEROSA AT LORSON RANCH FILING NO. 3A

A VACATION AND REPLAT OF LOTS 88, 89, AND 90 AND TRACTS G AND P OF "PONDEROSA AT LORSON RANCH FILING NO. 3", BEING A PORTION OF THE N 1/2 SECTION 14, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

**LEGEND:**

- SF

SQUARE FEET
- (R)

RADIAL BEARING
- (xxxx)

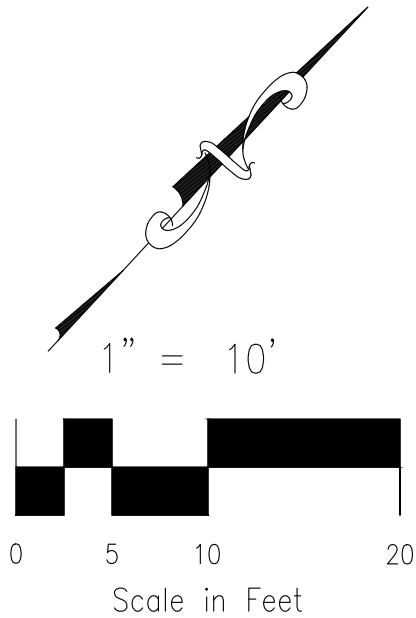
ADDRESS
- FOUND No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- \*NOT A PART\*

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

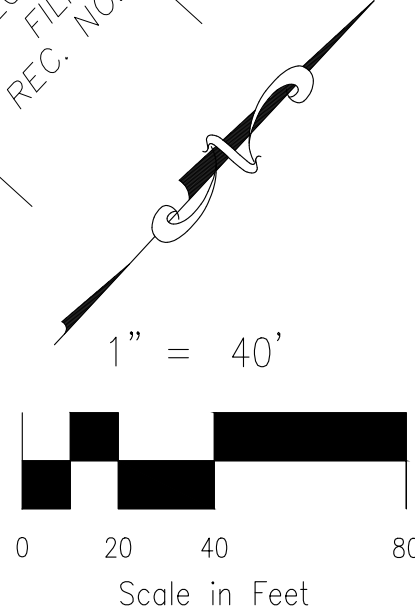
SEGMENT TABLE			
LINE #	CURVE #	RADIUS	BEARING DELTA
C1		580.10	0°53'06"
L1(R)			N74°36'42"E
C2		562.60	0°28'40"
L2(R)			N74°08'02"E
C3		535.60	0°38'07"
L3(R)			N74°46'10"E
C4		518.60	3°54'46"
L4			N10°42'33"W
L5			S46°40'03"E
C5		4.50	90°00'00"
L6			S43°19'57"W
L7			N43°19'57"E
L8			S46°40'03"E

SEGMENT TABLE			
LINE #	CURVE #	RADIUS	BEARING DELTA
L9			N43°19'57"E
L10			N46°40'03"W
L11			N43°19'57"E
L12			S43°19'57"W
C6		4.50	90°00'00"
L13			N46°40'03"W
L14			N6°09'08"E
L15			N89°22'04"E
L16			N0°37'56"W
L17			N89°22'04"E
L18			S89°22'04"W
L19			N0°37'56"W
L20			S89°22'04"W

RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	N75°29'48"E
(R)2	N78°40'56"E
(R)3	S13°02'51"W
(R)4	S68°54'56"E
(R)5	S58°56'51"E
(R)6	S45°57'34"E
(R)7	S42°38'01"E
(R)8	S34°44'43"E
(R)9	S28°11'10"E
(R)10	S10°39'16"E
(R)11	N83°53'06"W



## AS REPLATTED



FINAL PLAT  
 PONDEROSA AT LORSON RANCH  
 FILING NO. 3A  
 JOB NO. 70-083  
 DATE PREPARED: 03/12/2021  
 DATE REVISED: 07/22/2021



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

PCID FILE NUMBER SE2016

SHEET 3 OF 3