

Chuck Broerman
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El Paso County, CO



3
Pages 221714825

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

3

Reception Fee Number of Pages File Number

Ponderosa at Larson Ranch filing NO. 3A
Name of Plat

Challenger Communities LLC
Owner's Name

Subdivision

Condominium

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

14825

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 42,711 SQUARE FEET (1.37 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 LAND INTO LOTS, TRACTS, PUBLIC UTILITY, 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 DO AND 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:
 805 EXPLORER DRIVE
 SUITE 200
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 522-7428
 FAX: (719) 522-9192

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

ATTEST:

SECRETARY/TREASURER

JULIE KAY EDMUNDS
 Notary Public
 State of Colorado
 My Commission Expires 09/26/2025

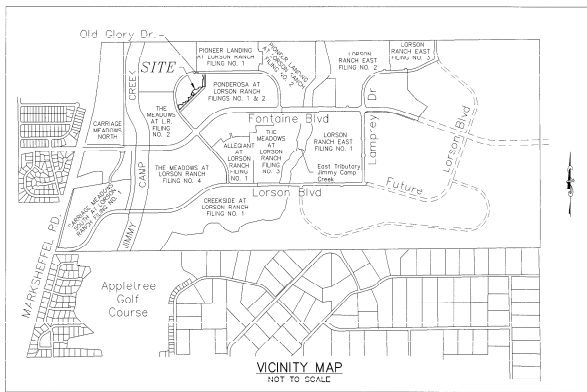
STATE OF COLORADO }
 COUNTY OF EL PASO } 88

ACKNOWLEDGED BEFORE ME THIS 10th DAY OF September, 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: 9-26-2025

NOTARY PUBLIC



EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL FROM LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL PERMANENT DRAINAGE EASEMENTS IS TO BE HELD WITH THE INDIVIDUAL PROPERTY OWNING 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 AFFLICTED AND SHALL REMAIN IN FULL FORCE AND EFFECT. SEE NOTE 16 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	P:30A	P:30A	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
P	1.217	P:30A	P:30A/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
TOTAL	1.265			
AS REPLATTED				
G(A)	0.051	P:30A	P:30A	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
P(A)	1.206	P:30A	P:30A/LRMD	PRIVATE DETENTION BASIN/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
TOTAL	1.257			

P:30A = PONDEROSA FILING NO. 3 HOMEOWNERS ASSOCIATION
 LRMD = LORSON RANCH METROPOLITAN DISTRICT
 (LORSON RANCH METROPOLITAN DISTRICT SHALL HAVE THE PRIMARY RESPONSIBILITY TO MAINTAIN LANDSCAPING ADJACENT TO OLD GLOVEY DRIVE IN TRACT P
 PONDEROSA FILING NO. 3 HOMEOWNERS ASSOCIATION SHALL HAVE THE PRIMARY RESPONSIBILITY TO MAINTAIN THE REMAINING AREAS IN TRACT P, AND THE REMAINING TRACTS IN THE EVENT THE PONDEROSA FILING NO. 3 HOMEOWNERS ASSOCIATION DECEASES/DEPARTS.

SUMMARY:

AS PLATTED:				
3 LOTS	4,992 S.F.	0.105 ACRES	7.69%	
2 TRACTS	2,088 S.F.	0.048 ACRES	3.50%	
1 STANDARD	53,691 S.F.	1.217 ACRES	88.81%	
1 OPEN SPACE				
TOTAL	59,711 S.F.	1.370 ACRES	100.00%	
AS REPLATTED:				
3 LOTS	4,960 S.F.	0.114 ACRES	8.29%	
2 TRACTS	2,210 S.F.	0.051 ACRES	3.70%	
1 STANDARD	57,541 S.F.	1.296 ACRES	88.01%	
1 OPEN SPACE				
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. 20712872, MONUMENTED AT EACH END BY A 6" REBAR AND 1/2" ORANGE CAP STAMPED "M&S CIVIL PLS 25698" 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 1+541.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 0841C05852 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 09/16/2021, FILE NO. 89399 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 PUD017-18455, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, THE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
7. ALL DEVELOPMENTS 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 UNDER 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 EROSION CASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPERE 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 LEGAL DESCRIPTIONS 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. 220202075 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. 205128825 AS APPROVED BY RESOLUTION NO. 05-338, RECEPTION NO. 205131873 AS CORRECTED - RECEPTION NO. 205132889.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210026531, RECORDED RECEPTION NO. 210036301.
 - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
 - D. DEVELOPMENT AGREEMENT NO. 4 RECEPTION NO. 13-198, RECEPTION NO. 210290407
 - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-0914 3/30/2015
 - 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 RECORDER 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.
 - THE APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THE REPLAT.
18. THE ENTIRETY OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 220202075 OF THE RECORDS OF EL PASO COUNTY. THE LORSON RANCH METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
20. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

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 27, 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 THE 10th DAY OF September, 2021.

Vernon P. Taylor
 VERNON P. TAYLOR
 COLORADO PLS NO. 25969, 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 22nd DAY OF September, 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 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.

Clay Dugg
 CLAY DUGG
 PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

Mark Felt (Deputy) 9-27-21
 MARK FELT (Deputy)
 EL PASO COUNTY ASSESSOR

CLERK AND RECORDS CERTIFICATE:

STATE OF COLORADO
 COUNTY OF EL PASO
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS 10th DAY OF September, 2021, AND WAS RECORDED AT RECEPTION NUMBER 220714825 OF THE RECORDS OF EL PASO COUNTY.

Rayla Young
 RAYLA YOUNG
 EL PASO COUNTY CLERK AND RECORDER

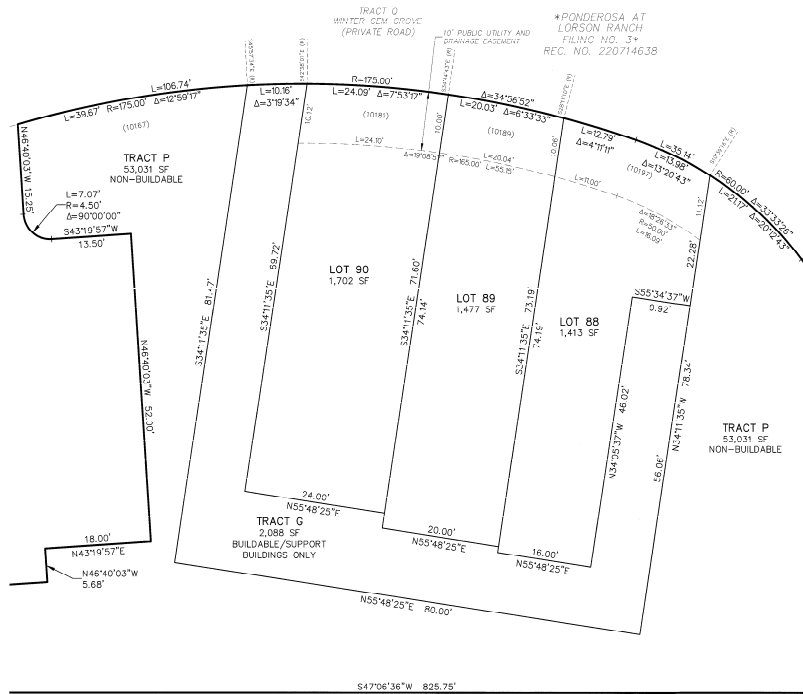
VACATION AND REPLAT
 PONDEROSA AT LORSON RANCH
 FILING NO. 3A
 JOB NO. 70-083
 DATE PREPARED: 03/17/2021
 DATE REVISION: 08/10/2021
 ISSUED MYLAR: 09/07/2021



File: 0:\030314-1\0314-1\Drawings\2021\1_Ponderosa\3A\3A_Vacation\3A_Vacation.dwg - User: jbyers - 9/7/2021 10:10 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

14825



LEGEND:

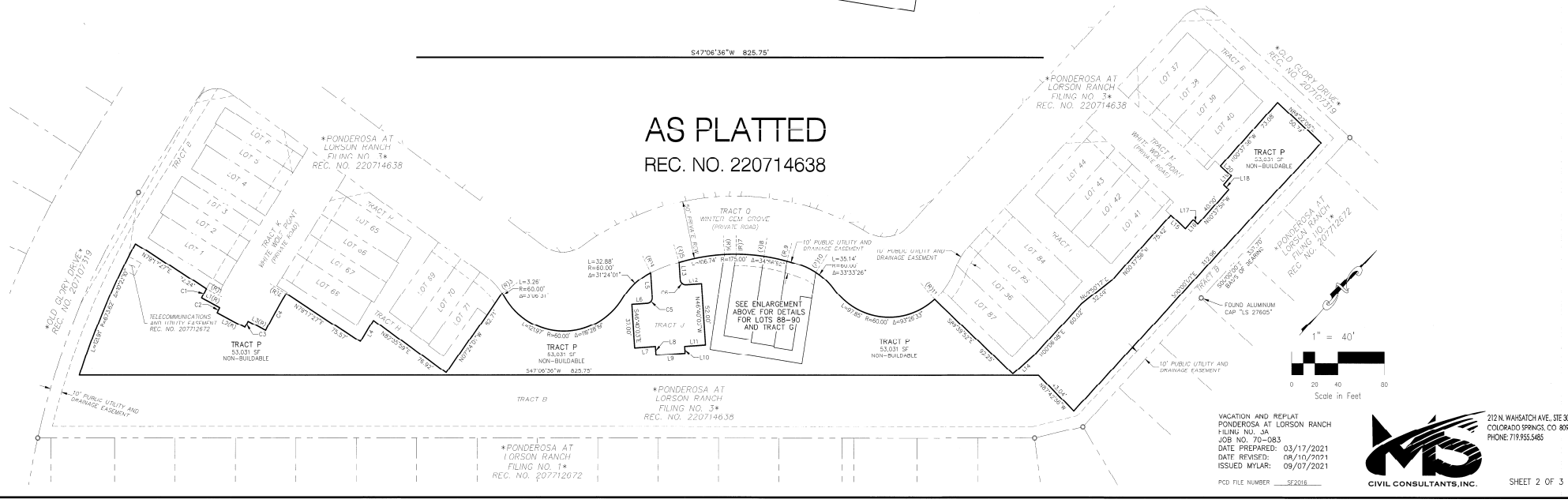
- SQUARE FILE
- (R) RADIAL BEARING
- (****) ANPARFS
- FOUND NO. 3 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- PROPERTY LINE
- - - EASEMENT LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

LINE #	CURVE #	RADIUS	BEARING	DELTA	DISTANCE	ARC LENGTH
C1		550.10	0°52'00"	8.95		
L10(R)			N74°16'42"E		17.50	
C2		562.60	0°28'40"	4.69		
L2(R)			N74°58'02"E		27.00	
C3		535.60	0°38'00"	5.94		
L3(R)			N74°48'10"E		17.00	
C4		510.00	3°54'40"	22.12		
L4			N10°24'33"W		21.26	
L5			S46°40'03"E		21.19	
C5		4.50	8°00'00"	7.07		
L6			S43°19'57"W		13.50	
L7			N43°19'57"E		18.00	
L8			S46°40'03"E		7.28	

LINE #	CURVE #	RADIUS	BEARING	DELTA	DISTANCE	ARC LENGTH
L9			N43°19'57"E		22.00	
L10			N46°40'03"W		5.68	
L11			S43°19'57"E		18.00	
L12			S43°19'57"W		13.50	
C6		4.50	90°00'00"	7.07		
L13			N16°10'03"W		18.26	
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
(R1)	N75°29'48"E
(R2)	N78°40'56"E
(R3)	S12°02'51"W
(R4)	S88°54'56"E
(R5)	S58°56'51"E
(R6)	S45°57'34"E
(R7)	S42°38'01"E
(R8)	S34°44'43"E
(R9)	S28°11'10"E
(R10)	S10°39'16"E
(R11)	N83°53'06"W

AS PLATTED
 REC. NO. 220714638



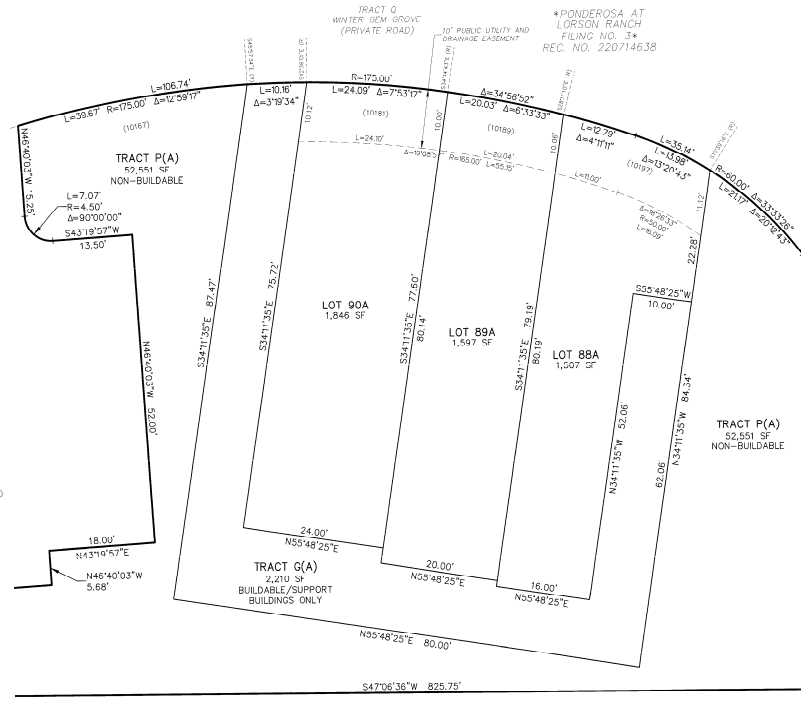
VACATION AND REPLAT
 PONDEROSA AT LORSON RANCH
 FILING NO. 3A
 JOB NO. 70-083
 DATE PREPARED: 03/17/2021
 DATE REVISED: 09/10/2021
 ISSUED MYLAR: 09/07/2021
 PCD FILE NUMBER: SE2016

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

SHEET 2 OF 3

File: C:\2020A-Rec. L Ponderosa\Rec. L Ponderosa\Map\Survey\Vacation & Replat\20-083 Ponderosa_M_0824.dwg Plotdate: 1/7/2021 11:16 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



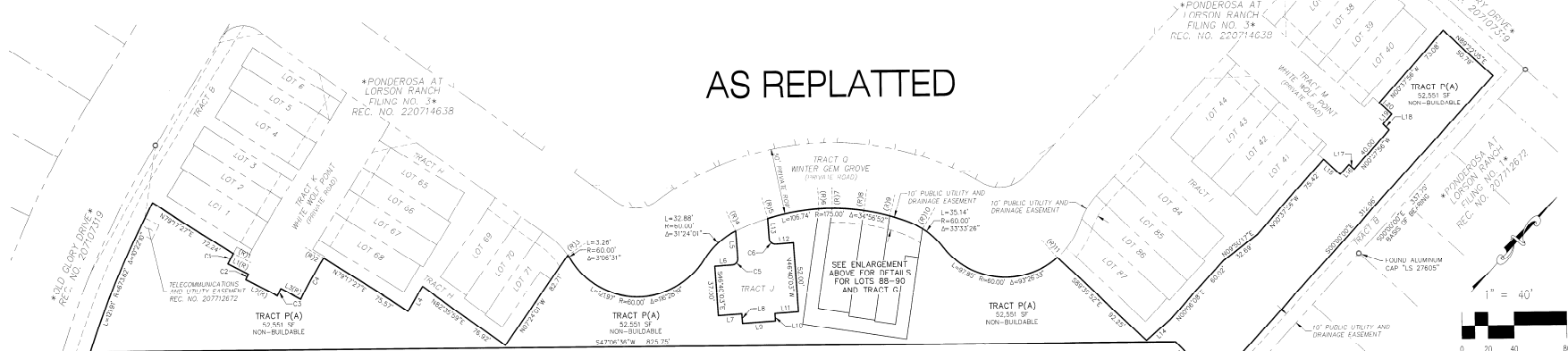
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25066" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - PROPERTY LINE
 - - - EASEMENT LINE
 - - - EXISTING PROPERTY LINE
 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
 - *NOT A PART* PARCELS INDICATED WITH AN ALPHABETIC LETTER ARE NOT A PART OF THIS SUBDIVISION

SEGMENT TABLE				
LINE #	CURVE #	RADIUS	BEARING DELTA	DISTANCE ARC LENGTH
C1		580.10	073°06'	8.96
L1(R)			N74°36'42"E	17.50
C2		562.60	028°40'	4.69
L2(R)			N74°08'02"E	27.00
C3		336.60	038°07'	4.44
L3(R)			N74°46'10"E	17.00
C4		518.60	354°46'	35.42
L4			N10°42'33"W	21.25
L5			S46°40'03"E	21.19
C5		4.50	90°00'00"	7.07
L6			S43°19'57"E	13.50
L7			N43°19'57"E	18.00
L8			S46°40'03"E	7.28

SEGMENT TABLE				
LINE #	CURVE #	RADIUS	BEARING DELTA	DISTANCE ARC LENGTH
L9			N43°19'57"E	25.00
L10			N46°40'03"W	5.88
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	5.25
L14			N0°09'08"E	24.13
L15			N89°22'04"E	17.00
L16			N07°14'46"W	10.00
L17			N89°22'04"E	6.30
L18			S89°22'04"W	6.30
L19			N03°54'46"W	10.00
L20			S89°22'04"W	10.82

RADIAL BEARING TABLE	
LINE #	BEARING
(R1)	N75°29'48"E
(R2)	N78°40'56"E
(R3)	S13°02'51"W
(R4)	S68°54'56"E
(R5)	S08°30'31"E
(R6)	S46°57'34"E
(R7)	S47°58'01"E
(R8)	S34°44'43"E
(R9)	S28°11'10"E
(R10)	S10°59'16"E
(R11)	N63°55'06"W

AS REPLATTED



VACATION AND REPLAT
 PONDEROSA AT LORSON RANCH
 FILING NO. 3A
 JUD. NO. 70-083
 DATE PREPARED: 03/17/2021
 DATE REVISED: 08/18/2021
 ISSUED: MYLAR: 09/07/2021
 PCD FILE NUMBER: SF2016

212 N. WAIRGATE AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5465

CIVIL CONSULTANTS, INC.

SHEET 3 OF 3

File: 0:\70083A-Trail, L. Ponderosa\Drawings\Vacation & Replat\3A-083 Ponderosa 3A.mxd; Plotstamp: 9/7/2021 10:16 AM