

# 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 HERON 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 252  
 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 LIMITE

WITNESS MY HAND AND OFFICIAL SEAL:

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

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

Water Supply: (utilized when the water supply is individual wells)  
 (Note: The exact wording of plat notes regarding well water supply  
 depends upon the language of the water decree and/or  
 augmentation plan, and will be reviewed and approved by the  
 County Attorney's Office)  
 Individual wells are the responsibility of each property owner.  
 Permits for individual wells must be obtained from the State  
 Engineer who by law has the authority to set conditions for the  
 issuance of these permits.  
 Water in the Denver Basin Aquifers is allocated based on a 100-year  
 aquifer life; however, for El Paso County planning purposes, water in  
 the Denver Basin Aquifers is evaluated based on a 300-year aquifer  
 life. Applicants and all future owners in the subdivision should be  
 aware that the economic life of a water supply based on wells in a  
 given Denver Basin Aquifer may be less than either the 100 years or  
 300 years indicated due to anticipated water level declines.  
 Furthermore, the water supply plan should not rely solely upon  
 non-renewable aquifers. Alternative renewable water resources  
 should be acquired and incorporated in a permanent water supply  
 plan that provides future generations with a water supply.  
 (Utilized when there is a joint well agreement for common use of  
 wells)  
 Permits for individual wells must be obtained from the State  
 Engineer who by law has the authority to set conditions for the  
 issuance of these permits. Two (2) existing well permits Nos. \_\_\_\_\_  
 and \_\_\_\_\_ will serve two (2) single family dwellings  
 each. Well permit No. \_\_\_\_\_ will serve Lots \_\_\_\_\_ and \_\_\_\_\_ Block \_\_\_\_\_  
 subject to a joint Use Water Well Agreement as recorded under  
 Reception No. \_\_\_\_\_. Well permit No. \_\_\_\_\_ will serve Lot  
 \_\_\_\_\_, Block \_\_\_\_\_ and Lot \_\_\_\_\_, Block \_\_\_\_\_, subject to a Joint Use Water Well  
 Agreement as recorded under Reception No. \_\_\_\_\_, which  
 limits production to the \_\_\_\_\_ Aquifer at an interval  
 between \_\_\_\_\_ and \_\_\_\_\_ feet below ground surface. Lot \_\_\_\_\_ and \_\_\_\_\_  
 Block \_\_\_\_\_ and Lots \_\_\_\_\_ through \_\_\_\_\_ Block \_\_\_\_\_ will limit production to the  
 \_\_\_\_\_ Aquifer at an interval between \_\_\_\_\_ and \_\_\_\_\_ feet  
 below ground surface.  
 Owner, its successors and assigns shall advise the Property Owners  
 Association (or Homeowners Association) and all future owners of  
 these lots of all applicable requirements of the decree entered in  
 Case No. \_\_\_\_\_ (Division \_\_\_\_\_), and their costs of operating the  
 plan for augmentation and responsibility for metering and collecting  
 data regarding water withdrawals from wells.  
 Owner shall reserve in any deeds of the property  
 acre-feet of \_\_\_\_\_ Aquifer and \_\_\_\_\_ acre feet total of  
 \_\_\_\_\_ Aquifer water as decreed in Case No. \_\_\_\_\_  
 (Division \_\_\_\_\_) for use in this augmentation plan.  
 Water withdrawal and wells are subject to limitations, restrictions  
 and augmentation requirements and responsibilities as found within  
 the Covenants for this subdivision recorded in Reception No. \_\_\_\_\_  
 of the Office of the El Paso County Clerk and  
 Recorder and the terms of the water court approved water  
 augmentation plan.

### Wastewater:

Sewage treatment is the responsibility of each  
 individual property owner. The El Paso County  
 Department of Health and Environment must  
 approve each system and, in some cases the  
 Department may require an engineer designed  
 system prior to permit approval. These systems  
 may cost more to design, install, and maintain.  
 Soils and Geology conditions on site require that  
 all (or certain lots) On-Site Wastewater Systems  
 shall be located and designed by a Professional  
 Engineer, currently registered in the State of  
 Colorado. (Note: this note used in special  
 cases only when requested by the Health  
 Department or pursuant to a condition of  
 approval)  
 Water and wastewater service for this  
 subdivision is provided by the \_\_\_\_\_  
 (District or provider name(s)) subject to the  
 District's (Providers) rules, regulations and  
 specifications. (Combined note, which can be  
 broken into separate notes for water or sewer in  
 the case of different providers)

### Please add the following Easement and Tract Maintenance note:

Tract \_\_\_\_\_ shall be utilized as \_\_\_\_\_ (park, neighborhood park, school site, fire  
 station, drainage tract, etc). Ownership and maintenance of Tract \_\_\_\_\_ shall be  
 vested to (name the entity: El Paso County, Special District, Homeowners Association,  
 etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract  
 table is encouraged.)  
 Lot \_\_\_\_\_ (or Tract \_\_\_\_\_) (or entire property) of this property is subject to a Private  
 Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as  
 recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. The \_\_\_\_\_ HOA  
 (or Owner or District) is responsible for maintenance of the subject drainage facilities.  
 Watershed Dam Note (To be used when the subdivision affects or located in areas which  
 are inundated by the high water line of a watershed dam, or downstream in the impacted  
 area.)  
 No improvements shall be placed within the high water line of the reservoir or in the  
 spillway or spillway channel. If development activities associated with this subdivision  
 result in required modifications, repairs, enlargements to, or replacement of, any dam,  
 spillway, spillway channel, or other water detention facility located within, or associated  
 with, this development, developer, the homeowners' association, and/or the dam owner  
 shall be responsible or liable for such modifications, repairs, enlargements, or  
 replacement and the costs thereof. However, El Paso County shall not be responsible or  
 liable for such modifications, repairs, enlargements, or replacement and the costs thereof  
 by virtue of this subdivision approval.

## 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 NOVEMBER 25, 2020, FILE NO. 67678 UTC, AMENDMENT NO. 4, 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. 

Add: " This property is included within the Lorson Ranch Metropolitan District and is subject to the taxes, fees and requirements of that district."

INC
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.
5. 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.
6. 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.

## 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.

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 (name of subdivision or plat) was approved for filing by the El Paso County, Colorado  
 Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_,  
 20\_\_\_\_, subject to any notes or conditions specified hereon.

Previous plat name 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 # \_\_\_\_\_,

Planning and Community Development Director

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED \_\_\_\_\_  
 AS 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 } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE  
 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.,  
 AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_  
 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER \_\_\_\_\_ FEE: \_\_\_\_\_

BY: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_  
 DEPUTY

Clerk and Recorder

STATE OF COLORADO  
 COUNTY OF EL PASO  
 I hereby certify that this instrument was filed in my office on  
 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was recorded at  
 Reception Number \_\_\_\_\_ of the records of  
 El Paso County

El Paso County Clerk and Recorder

this note needs to  
 match this

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

Update to "VR-21-05"

PCD FILE NUMBER \_\_\_\_\_ SE21-\_\_\_\_\_



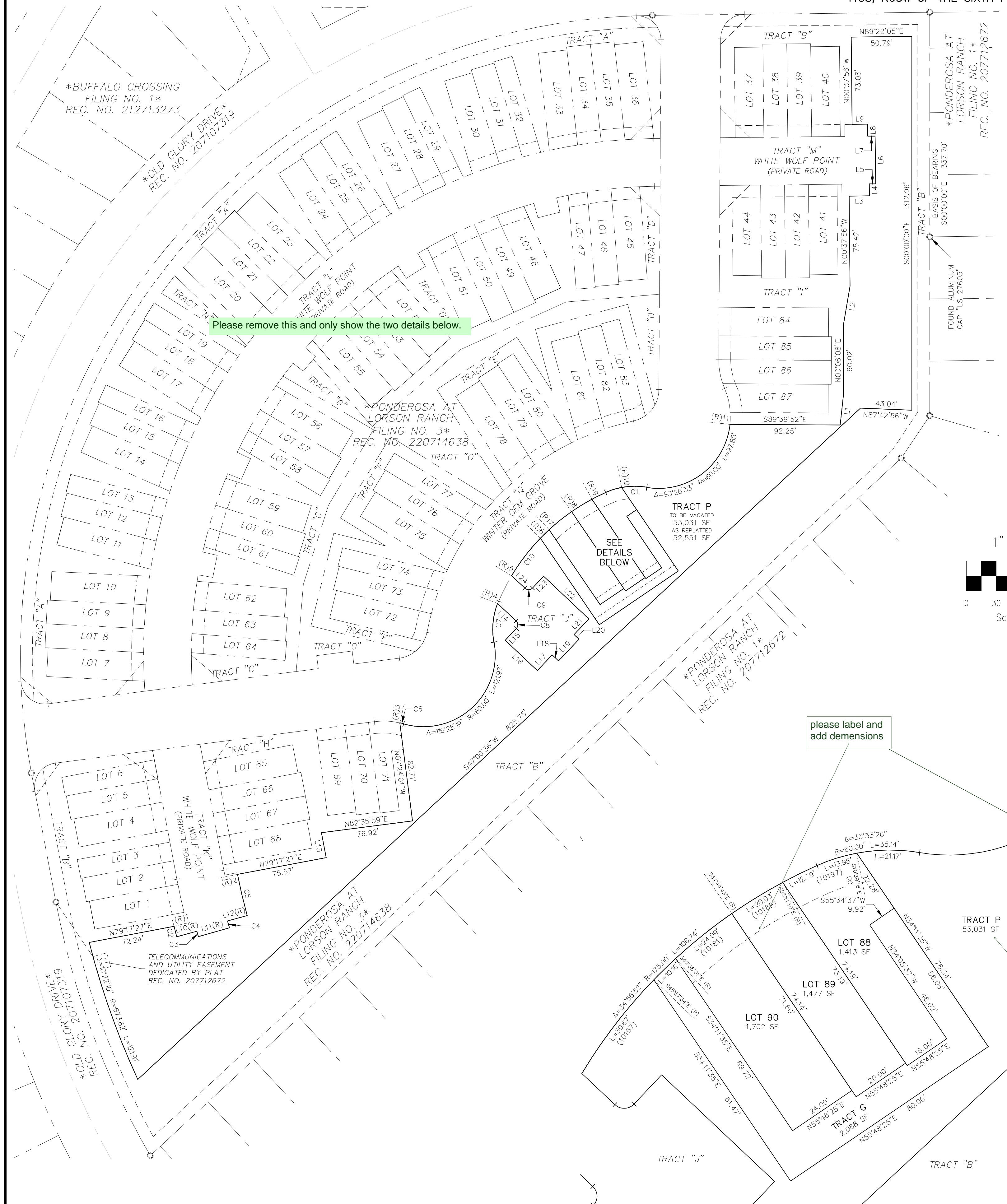
212 N. WAHSATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

SHEET 1 OF 2



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

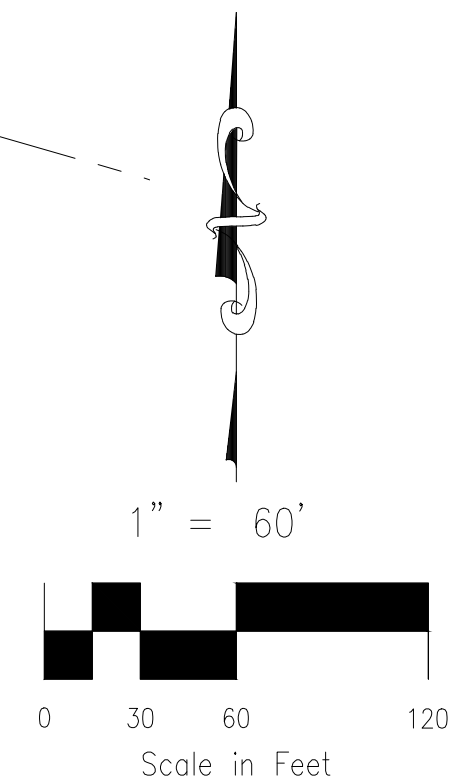


SEGMENT TABLE			
LINE CURVE #	RADIUS	BEARING DELTA	DISTANCE ARC LENGTH
C1	60.00	201°2'43"	21.17
L1		N6°09'08"E	24.13
L2		N9°50'17"E	32.69
L3		N89°22'04"E	17.02
L4		N0°37'56"W	10.00
L5		N89°22'04"E	5.35
L6		N0°37'56"W	40.00
L7		S89°22'04"W	6.30
L8		N0°37'56"W	10.02
L9		S89°22'04"W	12.82
C2	580.10	0°53'06"	8.96
L10(R)		N74°36'42"E	17.50
C3	562.60	0°28'40"	4.69
L11(R)		N74°08'02"E	27.00
C4	535.60	0°38'07"	5.94
L12(R)		N74°46'10"E	17.00
C5	518.60	3°54'46"	35.42

SEGMENT TABLE			
LINE CURVE #	RADIUS	BEARING DELTA	DISTANCE ARC LENGTH
L13		N10°42'33"W	21.26
C6	60.00	3°06'31"	3.26
C7	60.00	31°24'01"	32.88
L14		S46°40'03"E	21.19
C8	4.50	90°00'00"	7.07
L15		S43°19'57"W	13.50
L16		S46°40'03"E	37.00
L17		N43°19'57"E	18.00
L18		N43°19'57"E	7.28
L19		N43°19'57"E	25.00
L20		N46°40'03"W	5.68
L21		N43°19'57"E	18.00
L22		N46°40'03"W	52.00
L23		S43°19'57"W	13.50
C9	4.50	90°00'00"	7.07
L24		N46°40'03"W	15.25
C10	175.00	12°59'17"	39.67

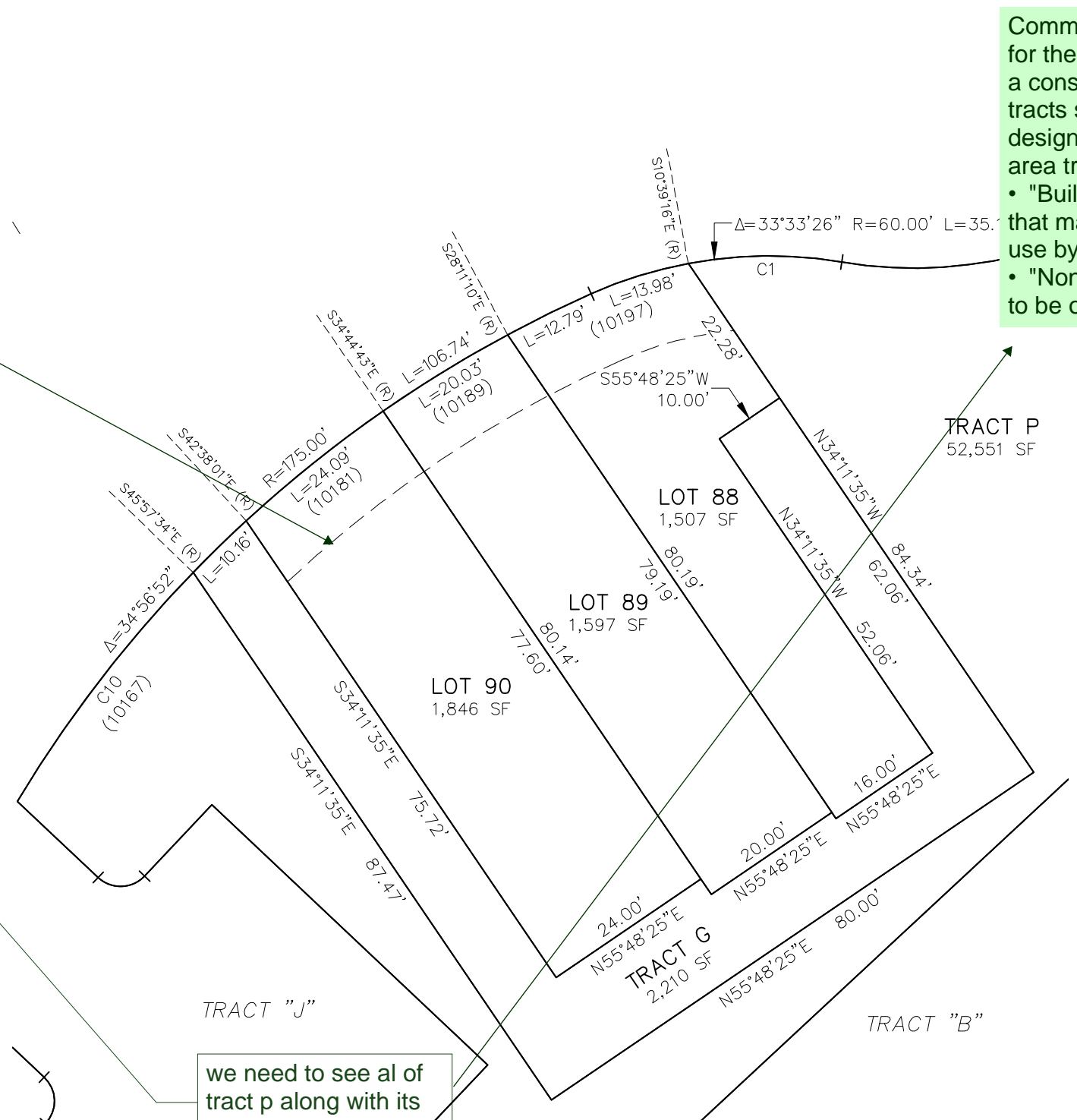
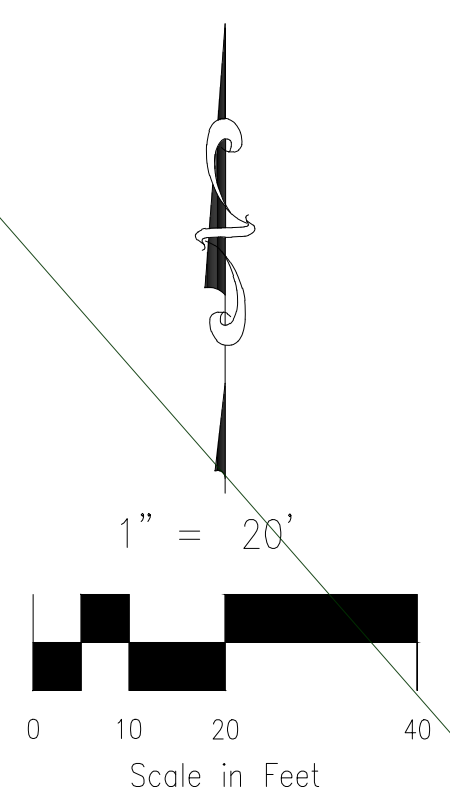
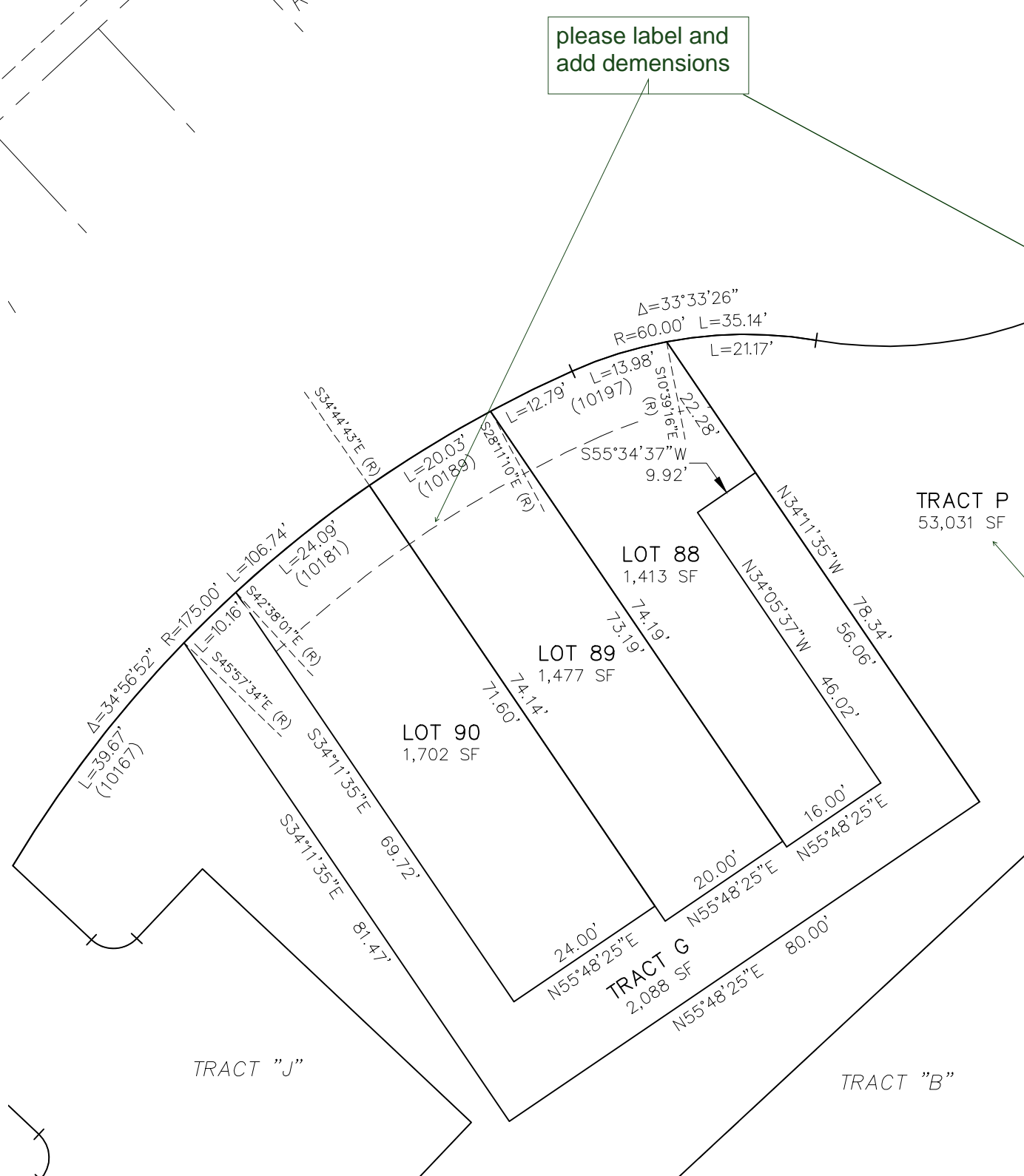
RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	N75°29'48"E
(R)2	N78°40'56"E
(R)3	S13°02'51"W
(R)4	S68°54'56"E
(R)5	S58°56'51"E
(R)6	S45°57'34"E
(R)7	S42°38'01"E
(R)8	S34°44'43"E
(R)9	S28°11'10"E
(R)10	S10°39'16"E
(R)11	N83°53'06"W

- 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



-The PUD amendment would need to be approved prior to replat being approved.

-When vacating a common lot line between 2 lots, the original lot number followed by the letter "A" shall be used to number the new lots (e.g., when vacating the common lot line between lot 1 and lot 2, the newly created lot shall be renumbered lot 1A)



Common Area Tracts Labeled. Tracts that are common open space for the subdivision shall be labeled "Common Area Tract" followed by a consecutive letter designation beginning with "A". Common area tracts shall be further identified by 1 of the following applicable designations that shall be placed in parentheses after the common area tract label:

- "Buildable/Support Buildings Only" for those common area tracts that may be occupied by buildings or structures that are intended for use by the lot owners within the subdivision;
- "Non-Buildable" for those common area tracts that are not intended to be occupied by buildings or structures.

shuold say "as platted"

TO BE VACATED

AS REPLATTED

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



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