

**THE RIDGE AT LORSON RANCH FILING NO. 2**  
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,  
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

THAT LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION, AND TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**TO WIT:**

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WALLEYE DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714880 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES:

- 1) THENCE N18°59'47"E A DISTANCE OF 567.87 FEET;
- 2) THENCE N61°35'11"E A DISTANCE OF 30.06 FEET;
- 3) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 4) THENCE N23°47'26"W A DISTANCE OF 29.39 FEET TO A NON-TANGENT CURVE;
- 5) THENCE 267.95 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS N29°32'04"E TO A POINT OF TANGENT;
- 6) THENCE N38°22'41"E A DISTANCE OF 159.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1";

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

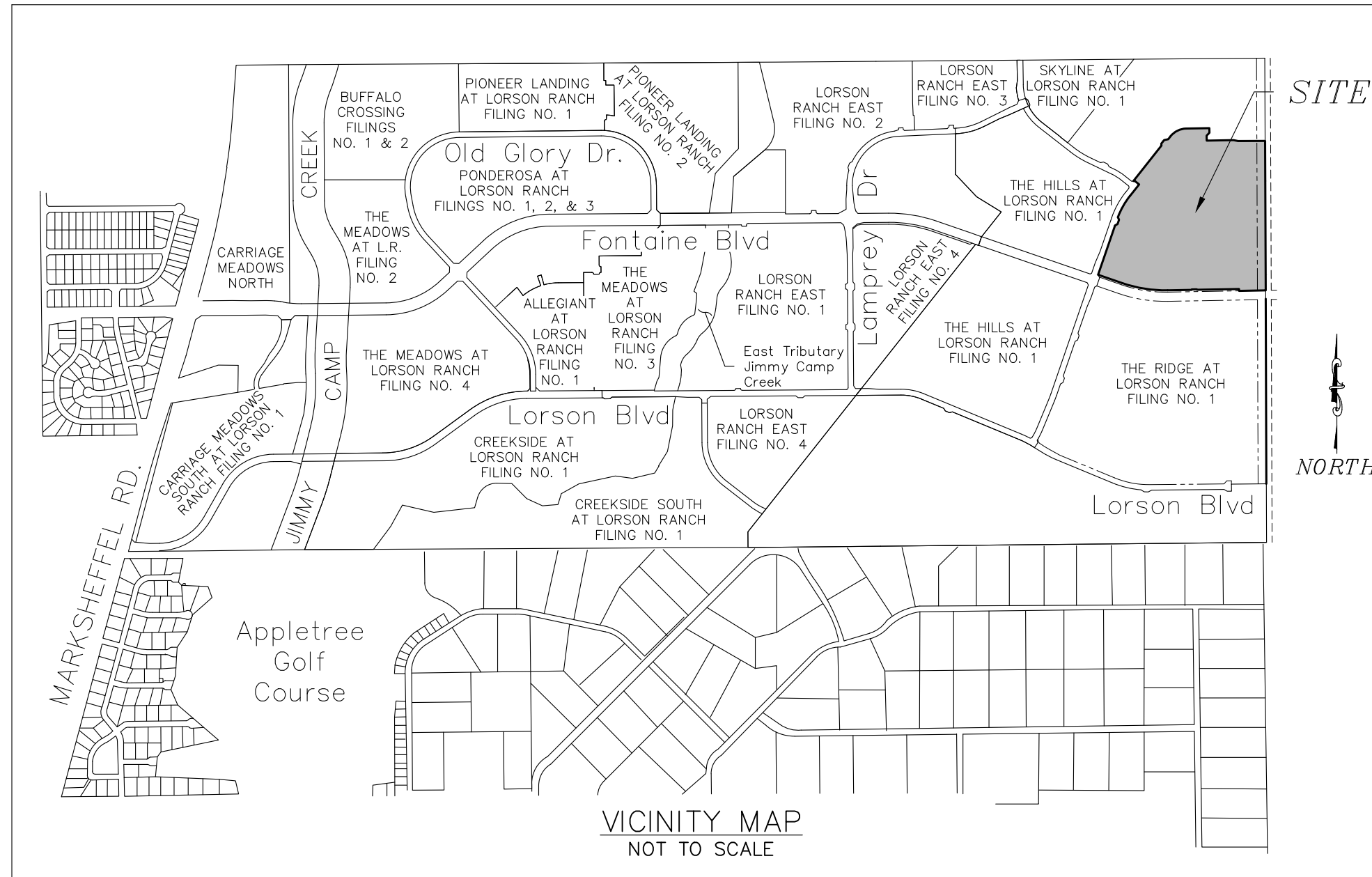
- 1) THENCE N51°37'19"W A DISTANCE OF 62.00 FEET;
- 2) THENCE S83°22'41"W A DISTANCE OF 14.14 FEET;

THENCE N38°22'41"E A DISTANCE OF 492.52 FEET;  
 THENCE N66°13'26"W A DISTANCE OF 20.17 FEET;  
 THENCE N38°22'41"E A DISTANCE OF 50.00 FEET;  
 THENCE N78°40'32"E A DISTANCE OF 45.09 FEET;  
 THENCE N38°22'41"E A DISTANCE OF 39.64 FEET TO A POINT OF CURVE;  
 THENCE 198.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 50°35'40", THE CHORD OF 192.29 FEET BEARS N63°40'30"W TO A POINT OF TANGENT;  
 THENCE N88°58'20"E A DISTANCE OF 250.65 FEET;  
 THENCE S01°01'40"E A DISTANCE OF 50.00 FEET;  
 THENCE S43°58'20"W A DISTANCE OF 43.84 FEET;  
 THENCE S01°01'40"E A DISTANCE OF 54.00 FEET;  
 THENCE N88°58'20"E A DISTANCE OF 290.80 FEET;  
 THENCE S78°46'08"E A DISTANCE OF 51.17 FEET;  
 THENCE N89°46'13"E A DISTANCE OF 294.37 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13;  
 THENCE S00°13'35"E ALONG SAID EAST LINE A DISTANCE OF 1,625.20 FEET;  
 THENCE S88°58'20"W A DISTANCE OF 289.60 FEET;  
 THENCE N01°01'40"W A DISTANCE OF 20.00 FEET;  
 THENCE S88°58'20"W A DISTANCE OF 457.00 FEET;  
 THENCE N46°01'40"W A DISTANCE OF 7.07 FEET;  
 THENCE S88°58'20"W A DISTANCE OF 50.00 FEET;  
 THENCE S43°58'20"W A DISTANCE OF 7.07 FEET;  
 THENCE S88°58'20"W A DISTANCE OF 260.16 FEET TO A POINT OF CURVE;  
 THENCE 501.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,434.73 FEET, A CENTRAL ANGLE OF 20°01'27", THE CHORD OF 498.87 FEET BEARS N81°00'56"W TO A POINT OF TANGENT;  
 THENCE N71°00'13"W A DISTANCE OF 278.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,522.047 SQUARE FEET (57.898 ACRES, MORE OR LESS).

**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 ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT.  
 ALL LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC IMPROVEMENT EASEMENT AND A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT.  
 A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES.  
 THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.  
 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.



**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 "THE RIDGE AT LORSON RANCH FILING NO. 2". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

**OWNER ADDRESS:**  
 212 N. WAHSATCH AVENUE  
 SUITE 301  
 COLORADO SPRINGS, CO 80903  
 PHONE: (719) 635-3200

BY: JEFF MARK, AUTHORIZED SIGNER, FOR:  
 LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ATTEST: \_\_\_\_\_  
 SECRETARY/TREASURER

STATE OF COLORADO }  
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY  
 JEFF MARK, AUTHORIZED SIGNER, FOR:  
 LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

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

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

**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 "THE RIDGE AT LORSON RANCH FILING NO. 2". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

**OWNER ADDRESS:**  
 212 N. WAHSATCH AVENUE  
 SUITE 201  
 COLORADO SPRINGS, CO 80903  
 PHONE: (719) 282-5821

BY: JEFF MARK, PRESIDENT, FOR:  
 TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: \_\_\_\_\_  
 SECRETARY/TREASURER

STATE OF COLORADO }  
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY  
 JEFF MARK, PRESIDENT, FOR:  
 TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

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

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

**ACCEPTANCE CERTIFICATE FOR TRACTS:**

**LORSON RANCH METROPOLITAN DISTRICT**

THE DEDICATION OF TRACTS A, B, C, D, E, F, AND G FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT.  
 APPROVAL IS GRANTED FOR THIS PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 2".

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

STATE OF COLORADO }  
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022,  
 A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

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

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

**SURVEYORS CERTIFICATE**

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 15, 2020 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 \_\_\_\_\_, 2022.

VERNON P. TAYLOR  
 COLORADO PLS NO. 25966, FOR AND  
 ON BEHALF OF M&S CIVIL CONSULTANTS, INC  
 102 E. PIKES PEAK AVE., 5TH FLOOR  
 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 "THE RIDGE AT LORSON RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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

**CLERK AND RECORDER'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 \_\_\_\_\_, 2022, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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

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

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	0.529	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
B	0.210	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
C	0.088	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
D	0.110	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
E	1.294	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/POCKET PARK
F	1.563	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
G	3.358	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE/FUTURE RIGHT-OF-WAY
TOTAL	7.152		
LRMD = LORSON RANCH METROPOLITAN DISTRICT			

**SUMMARY:**

277 LOTS	37,906 ACRES	65.47%
7 TRACTS	7,152 ACRES	12.35%
RIGHTS-OF-WAY	12,840 ACRES	22.18%
TOTAL	57,898 ACRES	100.00%

**FEES:**

JIMMY CAMP CREEK BASIN DRAINAGE FEE:		\$ 546,936.00
JIMMY CAMP CREEK SURETY FEE:		\$ 189,573.00
JIMMY CAMP CREEK BASIN BRIDGE FEE:	CREDITS	\$ 25,735.00
SCHOOL FEE:		\$ 57,339.00
REGIONAL PARK FEE:		\$ 127,400.00
URBAN PARK FEE:	CREDITS	\$ 80,330.00

FINAL PLAT  
 THE RIDGE AT LORSON RANCH  
 FILING NO. 2  
 JOB NO. 70-091  
 DATE PREPARED: 01/11/2022  
 DATE REVISED: 08/19/2022



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

File: 0:\2007A - The Ridge at Lorson Ranch\The Ridge No. 1\Survey\Plot\20-091 The Ridge - 8/20/2022 12:04 PM

# THE RIDGE AT LORSON RANCH FILING NO. 2

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,  
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

## GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 | S18, 2002, RLS 31161" AND AT THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M. WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, S13 | S18 - S24 | S19, 2002, RLS 31161" AND, SAID LINE BEARS S00°13'35"E A DISTANCE OF 2,616.98 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0976G EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JANUARY 4, 2022 AT 8:00AM, FILE NO. 213289, REVISION NO. 1, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
  - i. (TC#9) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 REGARDING APPROVAL OF THE LORSON RANCH AT JIMMY CAMP SKETCH PLAN RECORDED APRIL 06, 2004 AT RECEPTION NO. 204055084.
  - ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 6 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197516, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197523, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209877, APRIL 15, 2005 AT RECEPTION NO. 205053573 AND APRIL 21, 2005 AT RECEPTION NO. 205056119, RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523, GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
  - iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7 AS EVIDENCED BY ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197517, ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 7, ISSUANCE OF CERTIFICATES OF ELECTION AND RELEASING BOND RECORDED DECEMBER 02, 2004 AT RECEPTION NO. 204197524, ORDERS OF INCLUSION RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209878 AND APRIL 21, 2005 AT RECEPTION NO. 205056120, RESOLUTION NO. 04-366 APPROVING THE CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1 THROUGH 7 RECORDED SEPTEMBER 03, 2004 AT RECEPTION NO. 204150548 AND RESOLUTION NO. 07-223 APPROVING THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS (ID-07-001) RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523, GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICTS NOS. 1-7 IN EL PASO COUNTY, COLORADO RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
  - iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.
  - v. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925, RESOLUTION NO. 05-336 APPROVING SAID DEVELOPMENT AGREEMENT NO. 1 RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION TO SAID RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869, DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MARCH 22, 2010 AT RECEPTION NO. 210025931 AND APRIL 20, 2010 AT RECEPTION NO. 210036301, RESOLUTION NO. 10-94 APPROVING SAID DEVELOPMENT AGREEMENT NO. 2 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176, FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212090408, RESOLUTION NO. 12-196 APPROVING SAID FOURTH AMENDED DEVELOPMENT PLAN RECORDED AUGUST 06, 2012 AT RECEPTION NO. 212090407, FIFTH AMENDED DEVELOPMENT PLAN RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624, SIXTH AMENDED DEVELOPMENT PLAN RECORDED AS EXHIBIT A TO RESOLUTION NO. 15-091 RECORDED MARCH 04, 2015 AT RECEPTION NO. 215020531.
  - vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 09, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
  - vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06-426 REGARDING REZONING RECORDED MARCH 03, 2007 AT RECEPTION NO. 207028942.
  - viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 05-526 REGARDING REZONING RECORDED NOVEMBER 05, 2009 AT RECEPTION NO. 208120452.
  - ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-382 REGARDING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 212136575.

## GENERAL PLAT NOTES: (CONT.)

- x. (TC#18) THE PROPERTY MAY BE SUBJECT TO MINERAL QUITCLAIM DEED FROM LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY TO BRADLEY MARKSHEFFEL, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137058, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
  - xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS EVIDENCED BY ORDER: COURT ORDER FOR INCLUSION OF REAL PROPERTY (LORSON RANCH) RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578.
  - xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113013, RESOLUTION NO. 16-307 APPROVING SAID AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED AUGUST 24, 2016 AT RECEPTION NO. 216095697 AND SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.
  - xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-17 REGARDING A CREDIT FOR LORSON LLC FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK (FOFO2000) BASIN RECORDED JANUARY 14, 2020 AT RECEPTION NO. 220006094.
  - xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 21-493 REGARDING APPROVAL OF THE RIDGE AT LORSON RANCH MAP AMENDMENT (REZONING) AND PUD DEVELOPMENT PLAN (PUDSP-21-006) RECORDED DECEMBER 21, 2021 AT RECEPTION NO. 221231432.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
  5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
  6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP-21-6, SOILS AND GEOLOGICAL STUDY, PRELIMINARY DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, NOXIOUS WEED MANAGEMENT PLAN, EROSION CONTROL REPORT, AND TRAFFIC IMPACT ANALYSIS.
  7. ALL DEVELOPMENT WITHIN "THE RIDGE AT LORSON RANCH FILING NO. 2" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR THE RIDGE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 222026380, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
  8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
  9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
  10. SIGHT LINE EASEMENTS AS SHOWN SHALL BE MAINTAINED AT THE INDICATED LOCATIONS. 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. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
  12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
  13. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: 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 EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

## GENERAL PLAT NOTES: (CONT.)

14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE RIDGE 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. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. 220211669.
16. 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.
17. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
18. 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.
19. PURSUANT TO RESOLUTION NO. \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "THE RIDGE AT LORSON RANCH FILING NO. 1" 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.
20. A "SOILS AND GEOLOGY STUDY FOR THE RIDGE AT LORSON RANCH, EL PASO COUNTY, COLORADO", WAS COMPLETED BY RMG - ROCKY MOUNTAIN GROUP, LAST AMENDED ON JULY 2, 2021, JOB NO. 175706 AND IS HELD IN THE HILLS AT LORSON RANCH COMBINED PUD/PRELIMINARY PLAN FILE PUDSP-21-6 AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. NO LOTS HAVE BEEN IDENTIFIED BY THE REFERENCED RMG REPORT WHICH ARE ADVERSELY IMPACTED BY GEOLOGIC HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE FOLLOWING GEOLOGIC CONSTRAINTS: EXPANSIVE SOILS AND BEDROCK, FAULTS, SEISMICITY, AND RADON. THE CONSTRAINTS LISTED ARE NOT CONSIDERED HAZARDOUS, NOR ARE THEY CONSIDERED UNUSUAL FOR THE FRONT RANGE REGION OF COLORADO. MITIGATION OF THE IDENTIFIED CONSTRAINTS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES. ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FOUNDATIONS CONSISTING OF A STANDARD/ SPREAD FOOTING/ STEMWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. A PERIMETER DRAIN IS RECOMMENDED AROUND PORTIONS OF THE STRUCTURES WHICH WILL HAVE BELOW HABITABLE SPACE OR STORAGE SPACE LOCATED BELOW THE FINISH GROUND SURFACE. THIS INCLUDES CRAWLSPACE AREAS BUT NOT THE WALKOUT TRENCH, IF APPLICABLE. APPROPRIATE SURFACE GRADING AND DRAINAGE SHOULD BE ESTABLISHED DURING CONSTRUCTION AND MAINTAINED (OVER THE LIFE OF THE STRUCTURE) BY THE HOMEOWNERS.
21. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES RECORDED AT RECEPTION NO. \_\_\_\_\_.
22. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
23. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
24. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
25. THE PROPERTY IS SUBJECT TO AN URBAN PARK AGREEMENT BETWEEN LORSON METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY, RECORDED AT RECEPTION NO. \_\_\_\_\_.
26. PPRBD ENUMERATIONS HAS SIGNED OFF ON THIS PLAT AND THEIR APPROVAL IS RECORDED AT RECEPTION NO. \_\_\_\_\_.

FINAL PLAT  
THE RIDGE AT LORSON RANCH  
FILING NO. 2  
JOB NO. 70-091  
DATE PREPARED: 01/11/2022  
DATE REVISED: 08/19/2022



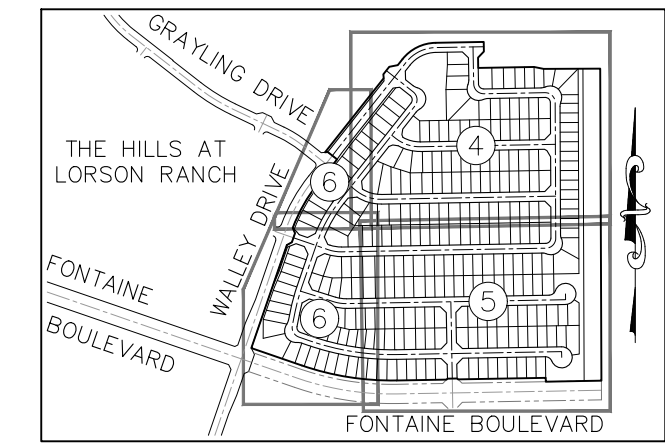
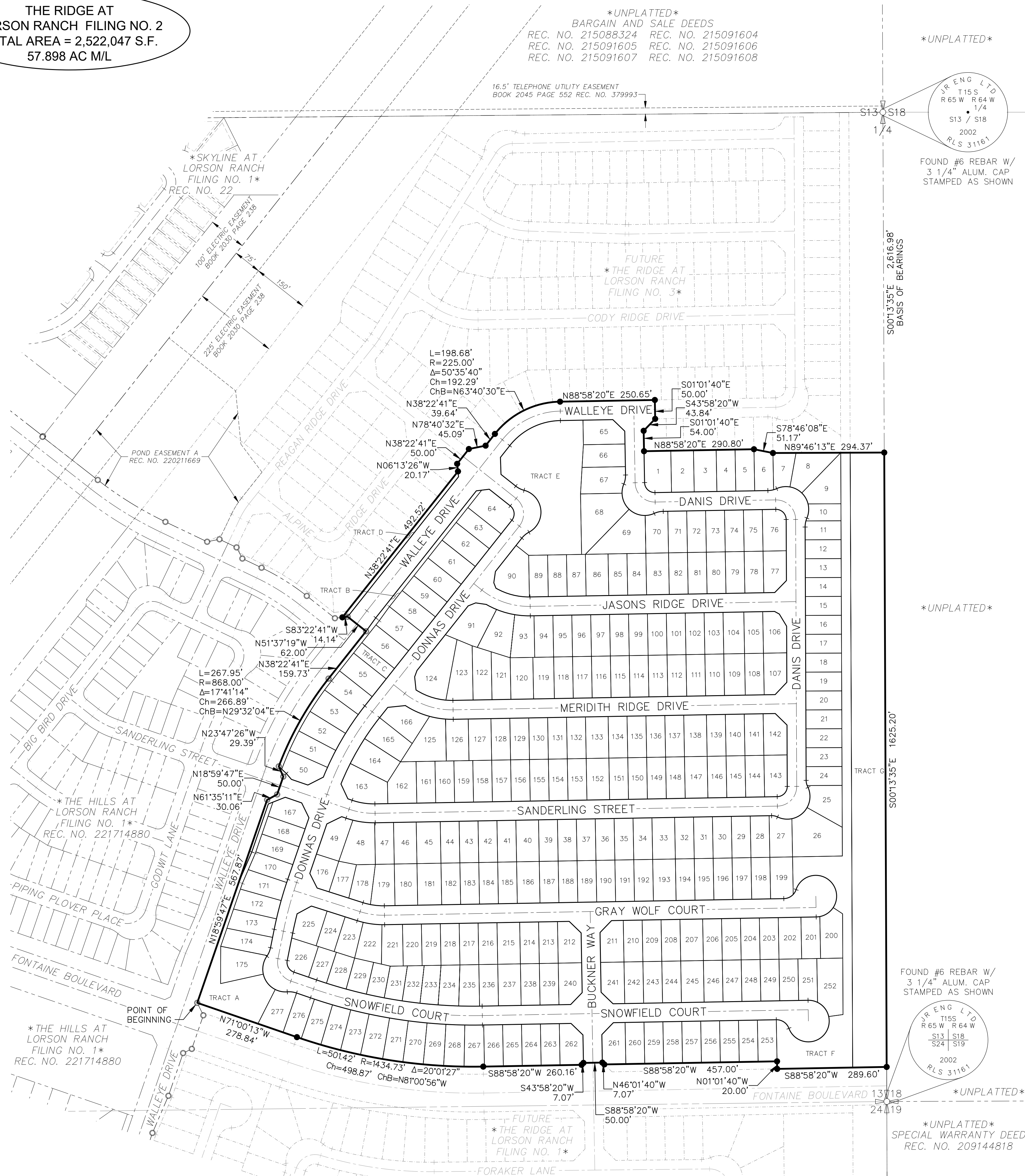
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

**LEGEND:**

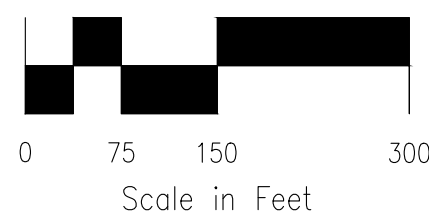
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- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
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- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

**THE RIDGE AT  
LORSON RANCH FILING NO. 2**  
TOTAL AREA = 2,522,047 S.F.  
57.898 AC/M/L

**THE RIDGE AT LORSON RANCH FILING NO. 2**  
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,  
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



1" = 150'



File: 0:\20097A - The Ridge at Lorson Ranch\The Ridge No. 1\Survey\Plan\20-097 The Ridge - 01.R No. 2 Pl.ang PlotDate: 8/20/2022 12:07 PM

FINAL PLAT  
THE RIDGE AT LORSON RANCH  
FILING NO. 2  
JOB NO. 70-091  
DATE PREPARED: 01/11/2022  
DATE REVISED: 08/19/2022



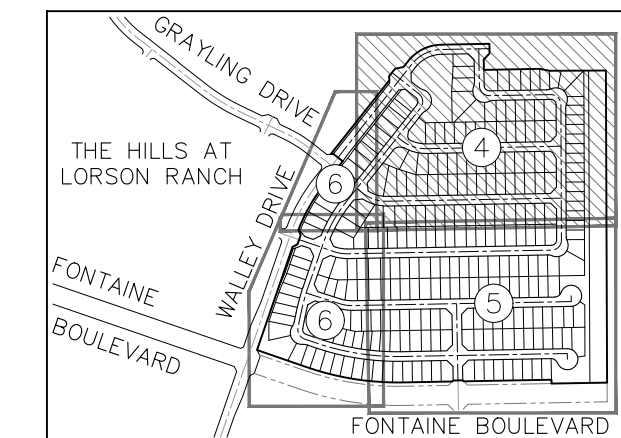
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

PCD FILE NUMBER SF-22-005

CIVIL CONSULTANTS, INC.

SHEET 3 OF 7

THE RIDGE AT LORSON RANCH FILING NO. 2  
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,  
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SHEET INDEX  
 NOT TO SCALE

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  - (SL-D) SIGHT LINE EASEMENT SEE DETAILS SHEET 7
  - (KE-D) MAIL KIOSK EASEMENT SEE DETAILS SHEET 7

**RIGHT-OF-WAY CURVE TABLE**

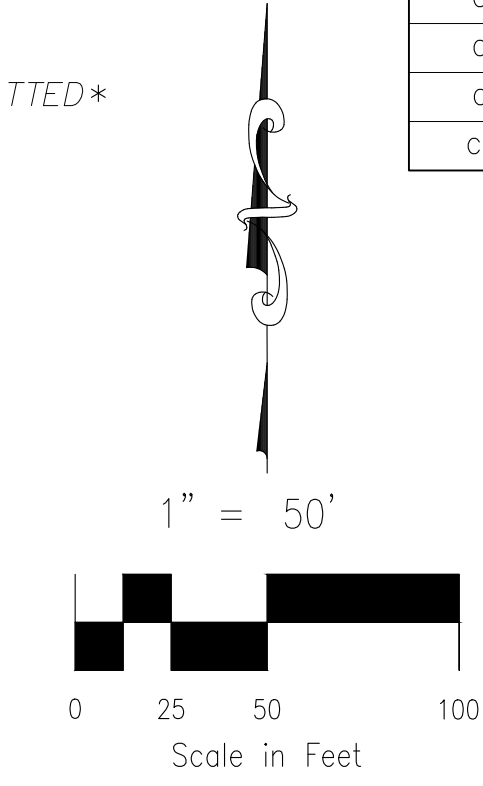
CURVE #	LENGTH	RADIUS	DELTA
RC1	24.67	60.00	23°33'23"
RC2	42.41	27.00	90°00'00"
RC3	24.20	60.00	23°06'21"
RC4	42.79	27.00	90°47'52"

**RIGHT-OF-WAY LINE TABLE**

LINE #	BEARING	DISTANCE
RL1	N21°37'19"W	15.50
RL2	N68°22'41"E	21.47
RL3	S61°01'40"E	14.35

**LOT & TRACT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C1	24.67	60.00	23°33'23"
C2	24.67	60.00	23°33'23"
C3	15.37	60.00	14°40'31"
C4	8.83	60.00	8°25'49"
C5	7.89	60.00	7°32'08"
C6	16.31	60.00	15°34'13"
C7	1.59	175.00	0°31'10"
C8	30.25	225.00	7°42'13"
C9	18.68	175.00	6°06'59"
C10	20.34	225.00	5°10'43"



SEE SHEET 6 OF 7

SEE SHEET 5 OF 7

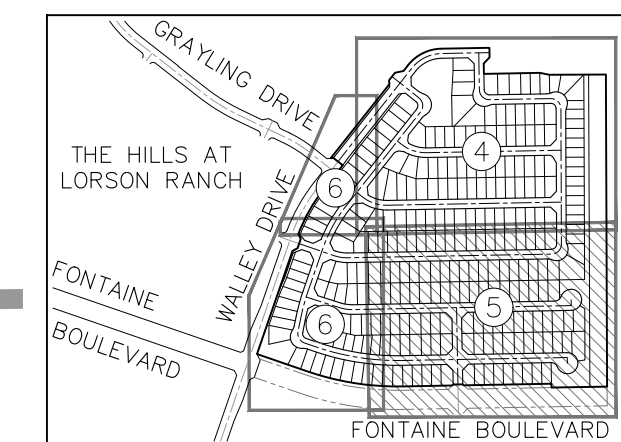
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FINAL PLAT  
 THE RIDGE AT LORSON RANCH  
 FILING NO. 2  
 JOB NO. 70-091  
 DATE PREPARED: 01/11/2022  
 DATE REVISED: 08/19/2022

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

THE RIDGE AT LORSON RANCH FILING NO. 2  
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,  
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

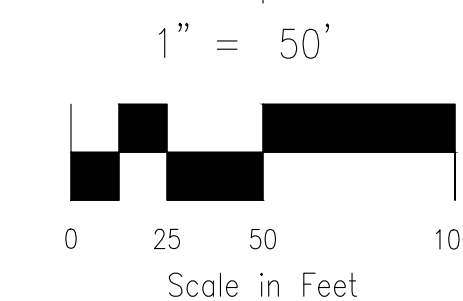
SEE SHEET 4 OF 7



SHEET INDEX  
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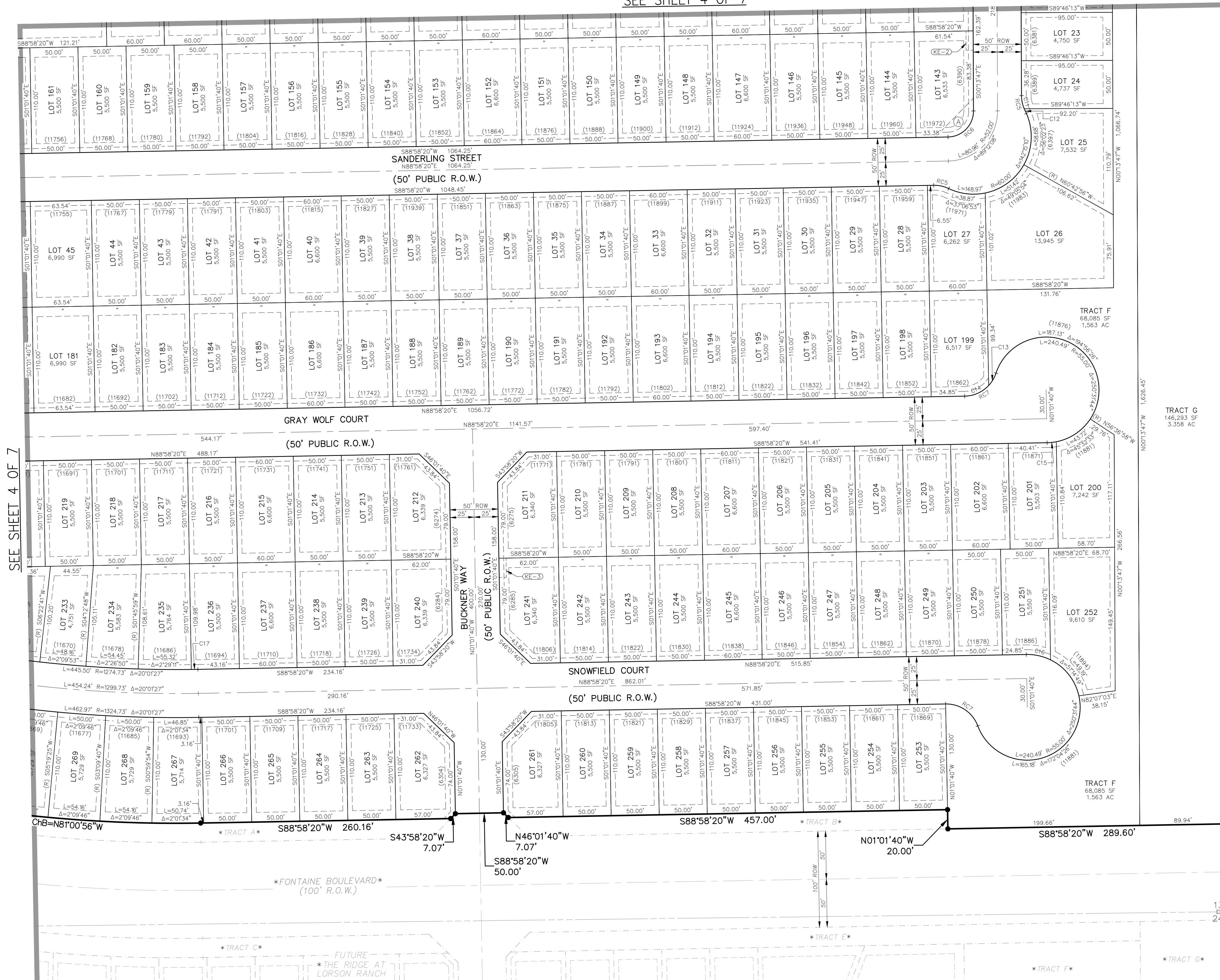
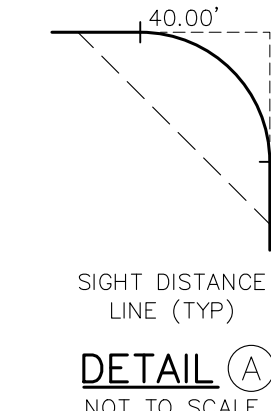
LEGEND:

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- MAIL KIOSK EASEMENT SEE DETAILS SHEET 7



RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC5	16.20	35.00	26°31'31"
RC6	42.04	27.00	89°12'08"
RC7	43.08	35.00	70°31'44"

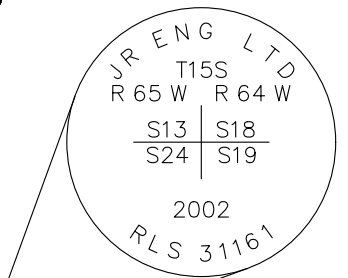
LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	14.10	35.00	23°04'33"
C12	58.68	60.00	56°02'23"
C13	15.03	35.00	24°35'48"
C14	28.06	35.00	45°55'56"
C15	9.64	55.00	10°02'45"
C16	26.12	55.00	27°12'29"
C17	6.84	1274.73	0°18'27"



S00°13'35"E 1,625.20'

\*UNPLATTED\*

FOUND #6 REBAR W/  
 3 1/4" ALUM. CAP  
 STAMPED AS SHOWN



\*UNPLATTED\*  
 SPECIAL WARRANTY DEED  
 REC. NO. 209144818

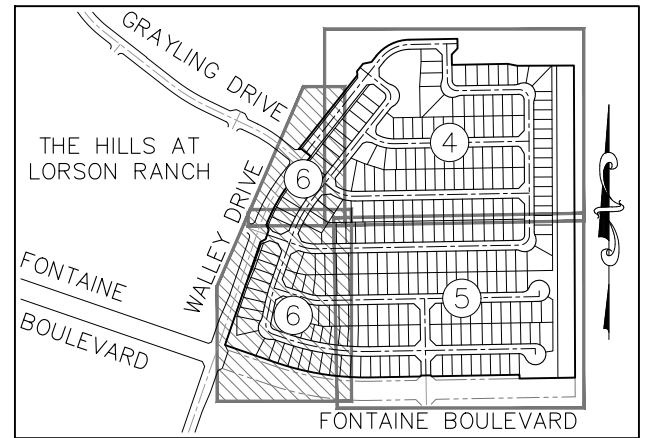
FINAL PLAT  
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212 N. WAHSATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

File: 0:\2009\7A - The Ridge at Lorson Ranch\The Ridge No. 2\Filing\Plat\70-091 The Ridge 018 No 2 Plat.dwg Plotdate: 8/20/2022 12:09 PM

**THE RIDGE AT LORSON RANCH FILING NO. 2**  
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,  
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

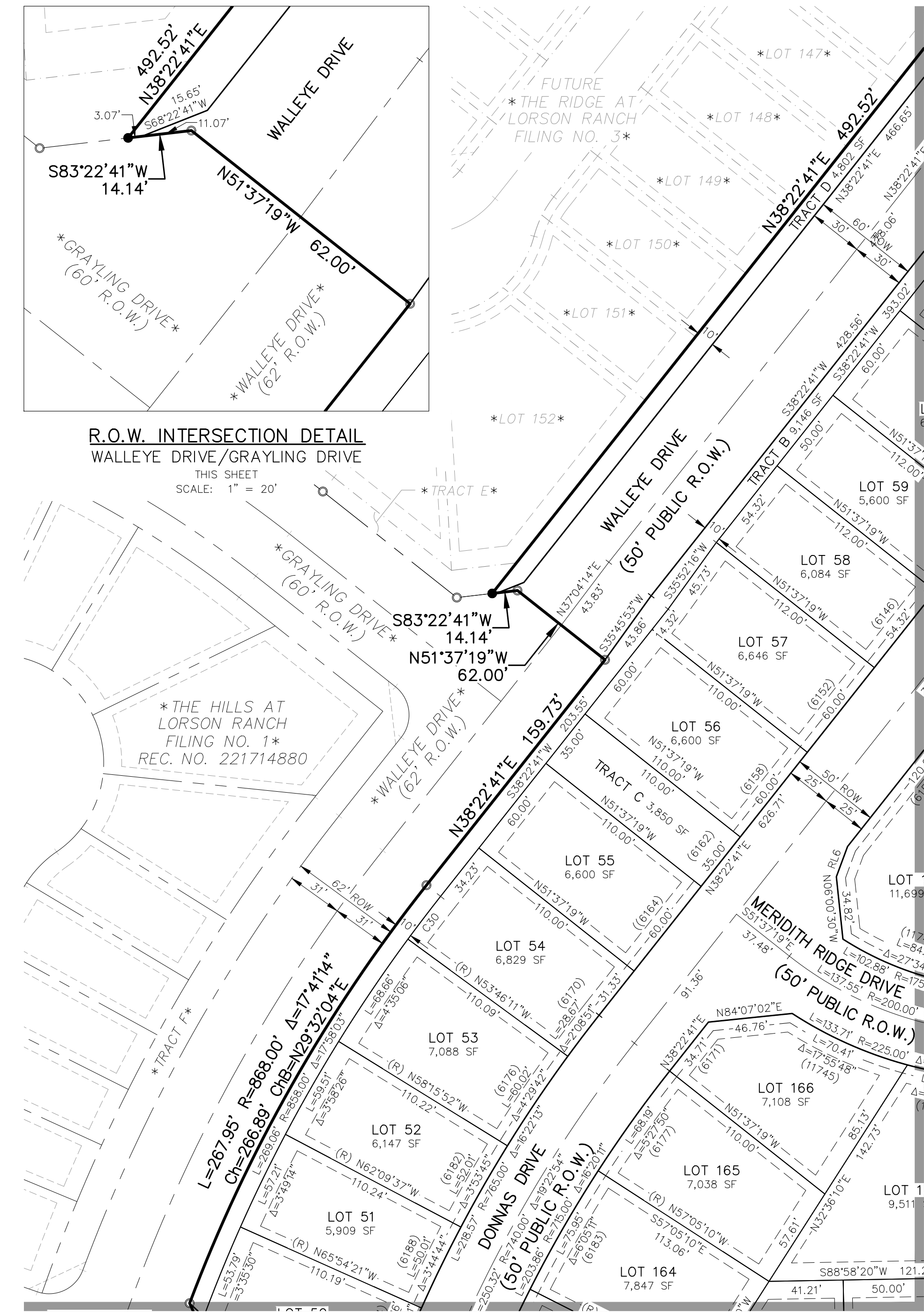
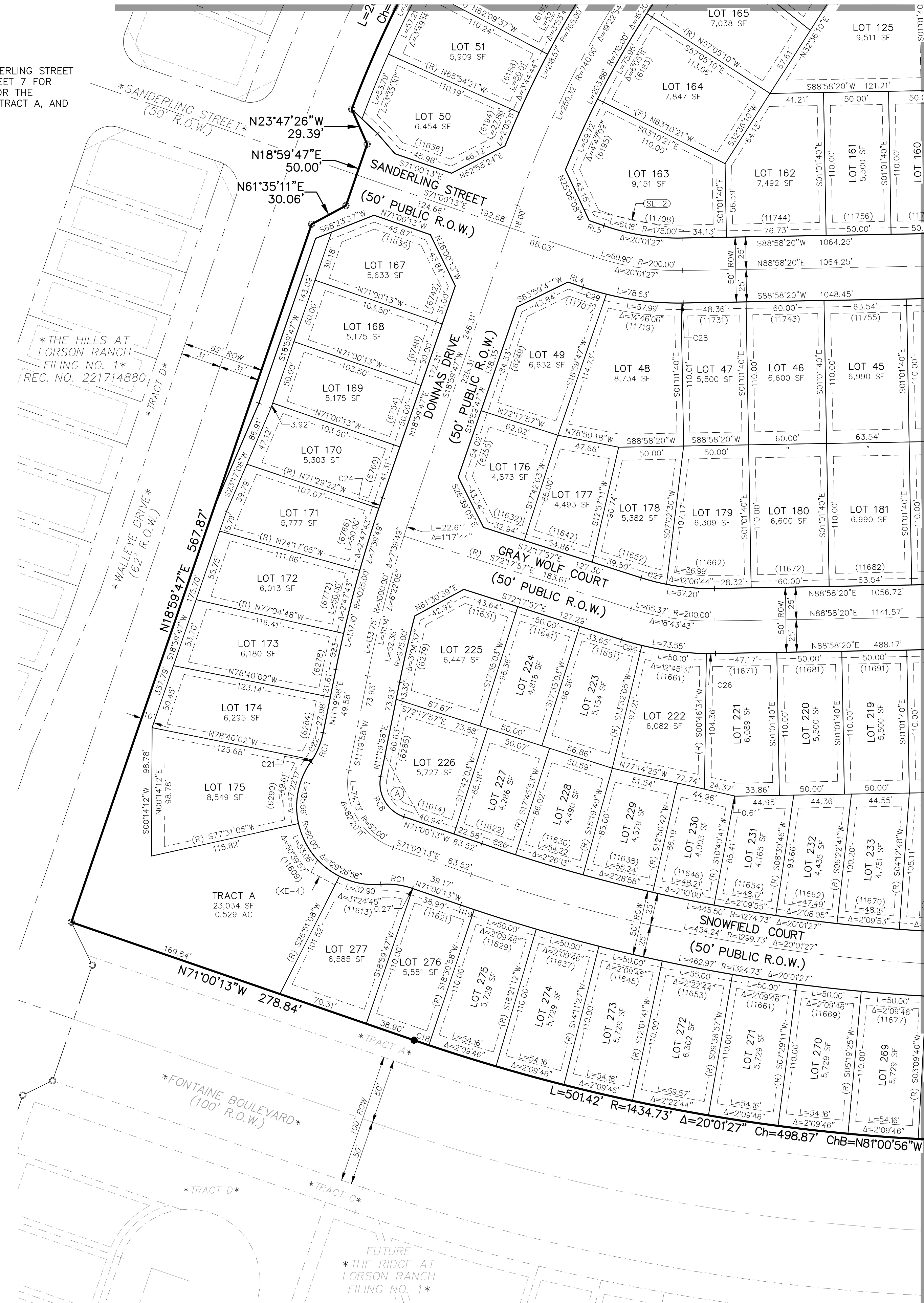


**SHEET INDEX**

NOT TO SCALE

**NOTE:**  
 SEE WALLEYE DRIVE - SANDERLING STREET  
 INTERSECTION DETAIL ON SHEET 7 FOR  
 BEARINGS-OF-WAY, ADJOINING TRACT A, AND  
 LOTS 50 AND 167.

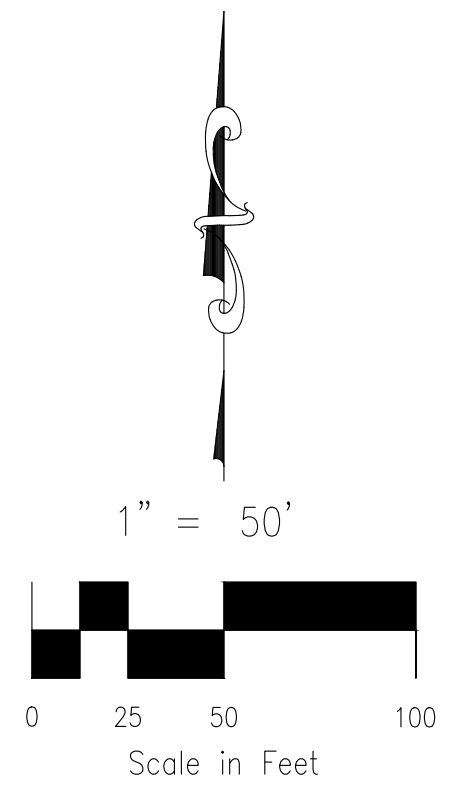
CONTINUED AT RIGHT



**R.O.W. INTERSECTION DETAIL**  
 WALLEYE DRIVE/GRAYLING DRIVE

THIS SHEET  
 SCALE: 1" = 20'

SEE SHEET 4 OF 7



1" = 50'

Scale in Feet

SEE SHEET 5 OF 7

CONTINUED AT LEFT

- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (xxxx) ADDRESS
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**RIGHT-OF-WAY CURVE TABLE**

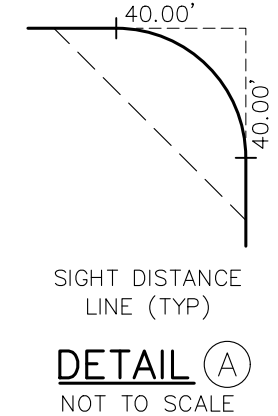
CURVE #	LENGTH	RADIUS	DELTA
RC1	24.67	60.00	23°33'23"
RC8	38.80	27.00	82°20'11"

**RIGHT-OF-WAY LINE TABLE**

LINE #	BEARING	DISTANCE
RL4	N71°00'13"W	12.03
RL5	N71°00'13"W	11.99

**LOT & TRACT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C18	12.03	1434.73	0°28'49"
C19	11.10	1324.73	0°28'49"
C20	27.40	1274.73	1°13'54"
C21	2.12	60.00	2°01'21"
C22	22.55	60.00	21°32'02"
C23	28.40	1025.00	1°35'14"
C24	8.69	1025.00	0°29'09"
C25	16.36	225.00	4°09'58"
C26	7.08	225.00	1°48'13"
C27	20.21	175.00	6°36'59"
C28	1.64	225.00	0°25'05"
C29	19.00	225.00	4°50'16"
C30	29.90	858.00	1°59'47"



**DETAIL A**  
 NOT TO SCALE

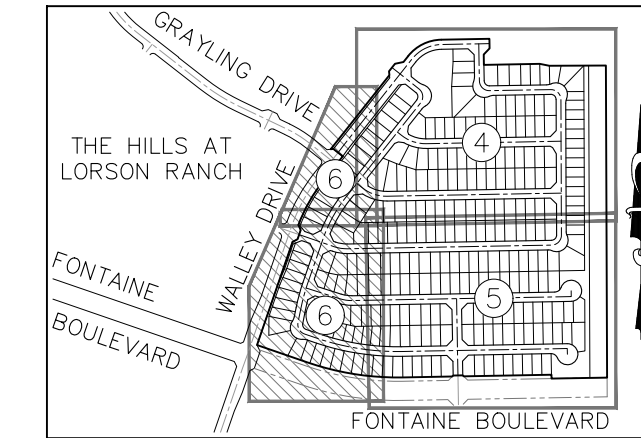
FINAL PLAT  
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 DATE REVISED: 08/19/2022



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

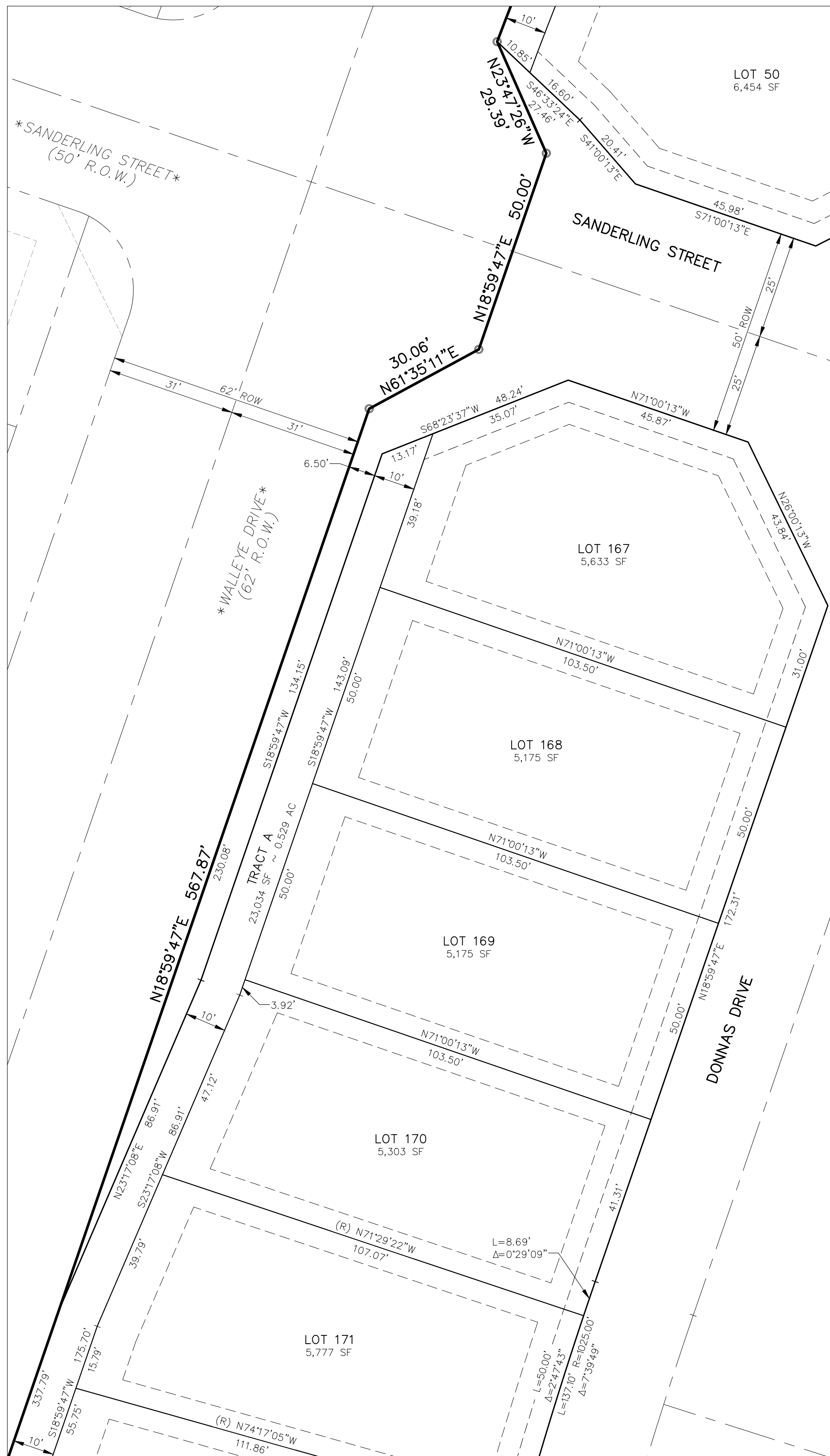
File: 0: \20097A - The Ridge at Lorson Ranch\The Ridge No. 2\Final.dwg PlotDate: 8/20/2022 12:10 PM

THE RIDGE AT LORSON RANCH FILING NO. 2  
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,  
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

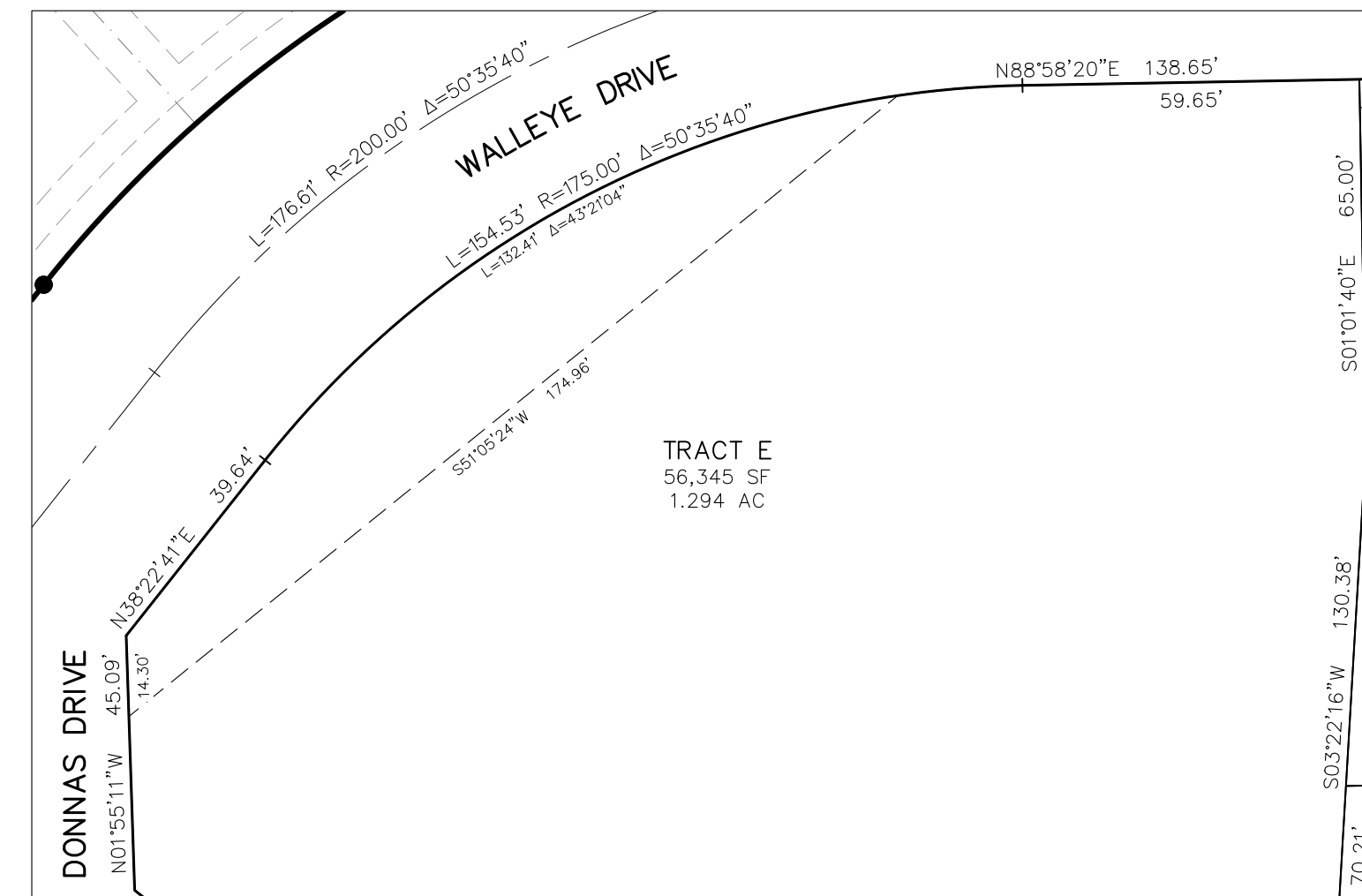


SHEET INDEX  
 NOT TO SCALE

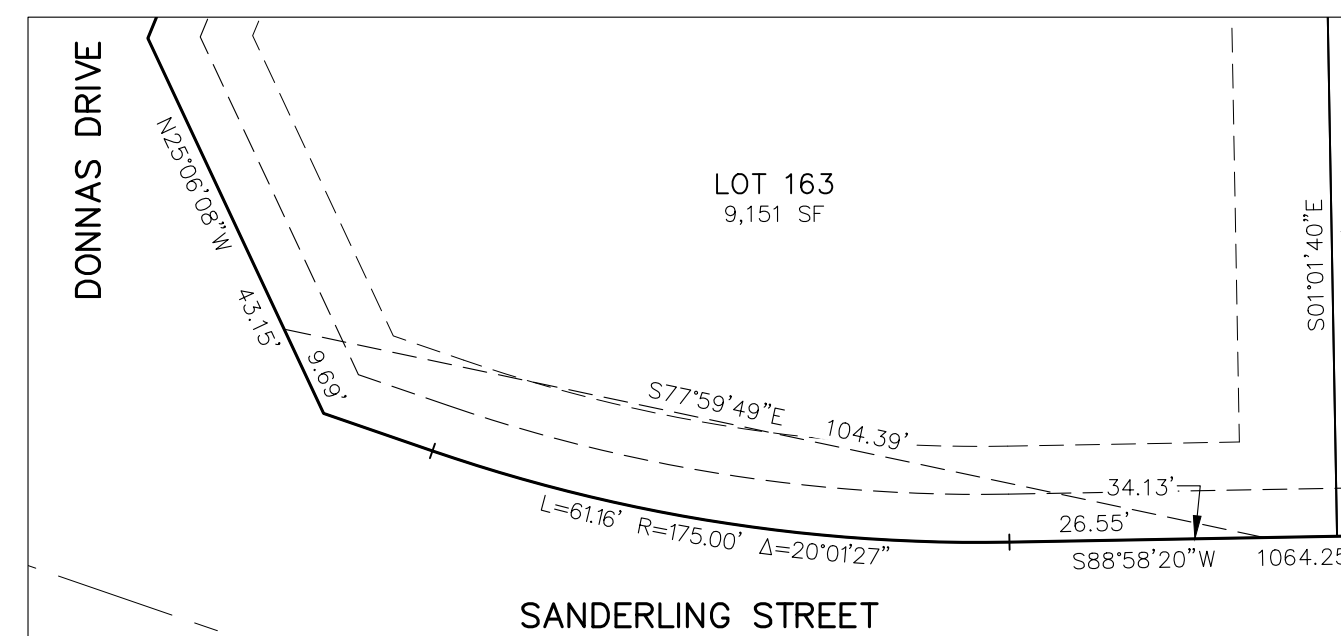
- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (xxxx) ADDRESS
  - Ch CHORD LENGTH
  - ChB CHORD BEARING
  - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
  - EASEMENT LINE
  - ADJACENT SUBDIVISION LINE
  - ADJACENT PROPERTY LINE
  - EXISTING RIGHT OF WAY LINE
  - EXISTING CENTERLINE
  - EXISTING EASEMENT
  - SECTION/QUARTER SECTION LINE
  - MATCHLINE
  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION
  - SL-0 SIGHT LINE EASEMENT SEE DETAILS SHEET 7
  - KE-0 MAIL KIOSK EASEMENT SEE DETAILS SHEET 7



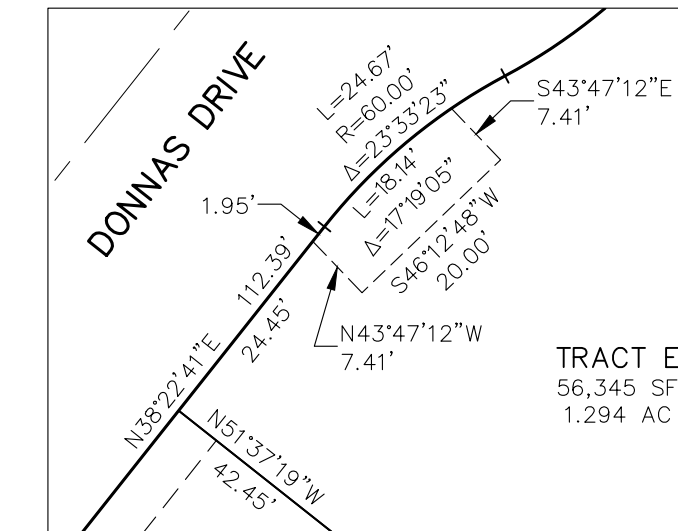
R.O.W. INTERSECTION DETAIL  
 WALLEYE DRIVE/SANDERLING STREET  
 SEE SHEET 6  
 SCALE: 1" = 20'



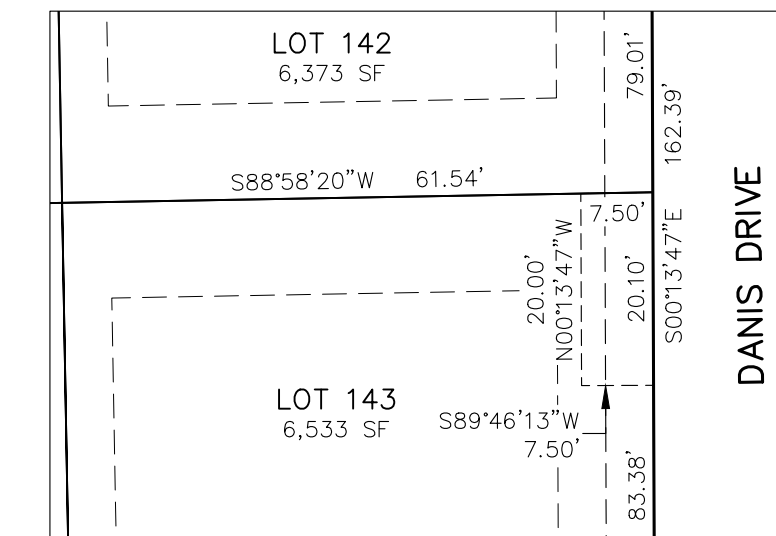
SIGHT LINE EASEMENT SL-1  
 TRACT E  
 SEE SHEET 4  
 SCALE: 1" = 30'



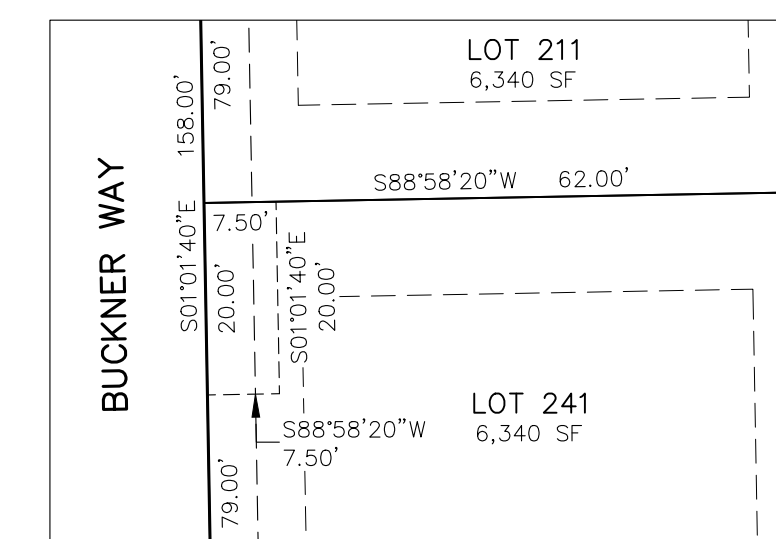
SIGHT LINE EASEMENT SL-2  
 LOT 163  
 SEE SHEET 6  
 SCALE: 1" = 20'



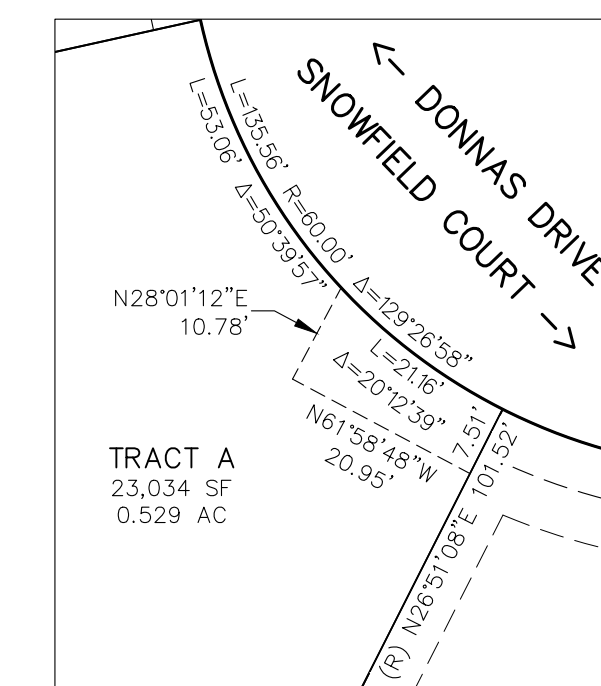
MAIL KIOSK EASEMENT  
 DETAIL KE-1  
 TRACT E  
 SEE SHEET 4  
 SCALE: 1" = 20'



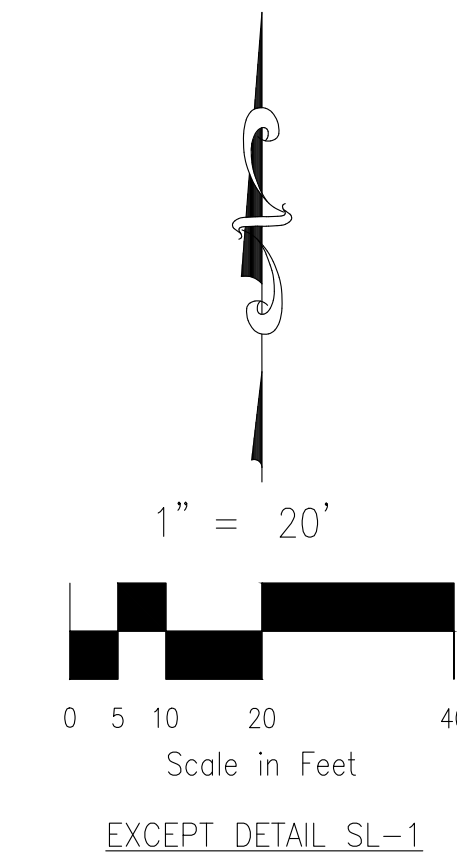
MAIL KIOSK EASEMENT  
 DETAIL KE-2  
 LOT 143  
 SEE SHEET 5  
 SCALE: 1" = 20'



MAIL KIOSK EASEMENT  
 DETAIL KE-3  
 LOT 241  
 SEE SHEET 5  
 SCALE: 1" = 20'



MAIL KIOSK EASEMENT  
 DETAIL KE-4  
 TRACT A  
 SEE SHEET 6  
 SCALE: 1" = 20'



FINAL PLAT  
 THE RIDGE AT LORSON RANCH  
 FILING NO. 2  
 JOB NO. 70-091  
 DATE PREPARED: 01/11/2022  
 DATE REVISED: 08/19/2022



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