

LEGEND:

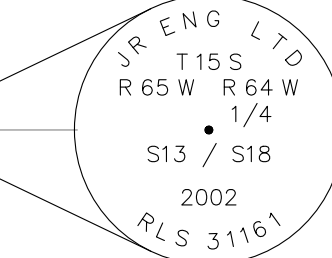
- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE 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

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

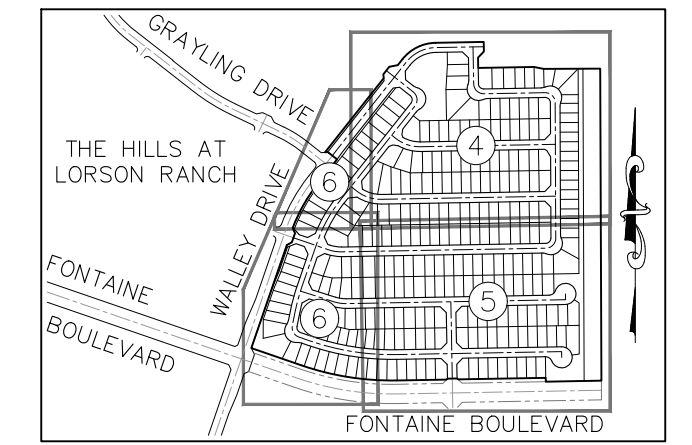
THE RIDGE AT LORSON RANCH FILING NO. 2
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

UNPLATTED
BARGAIN AND SALE DEEDS
REC. NO. 215088324 REC. NO. 215091604
REC. NO. 215091605 REC. NO. 215091606
REC. NO. 215091607 REC. NO. 215091608

UNPLATTED

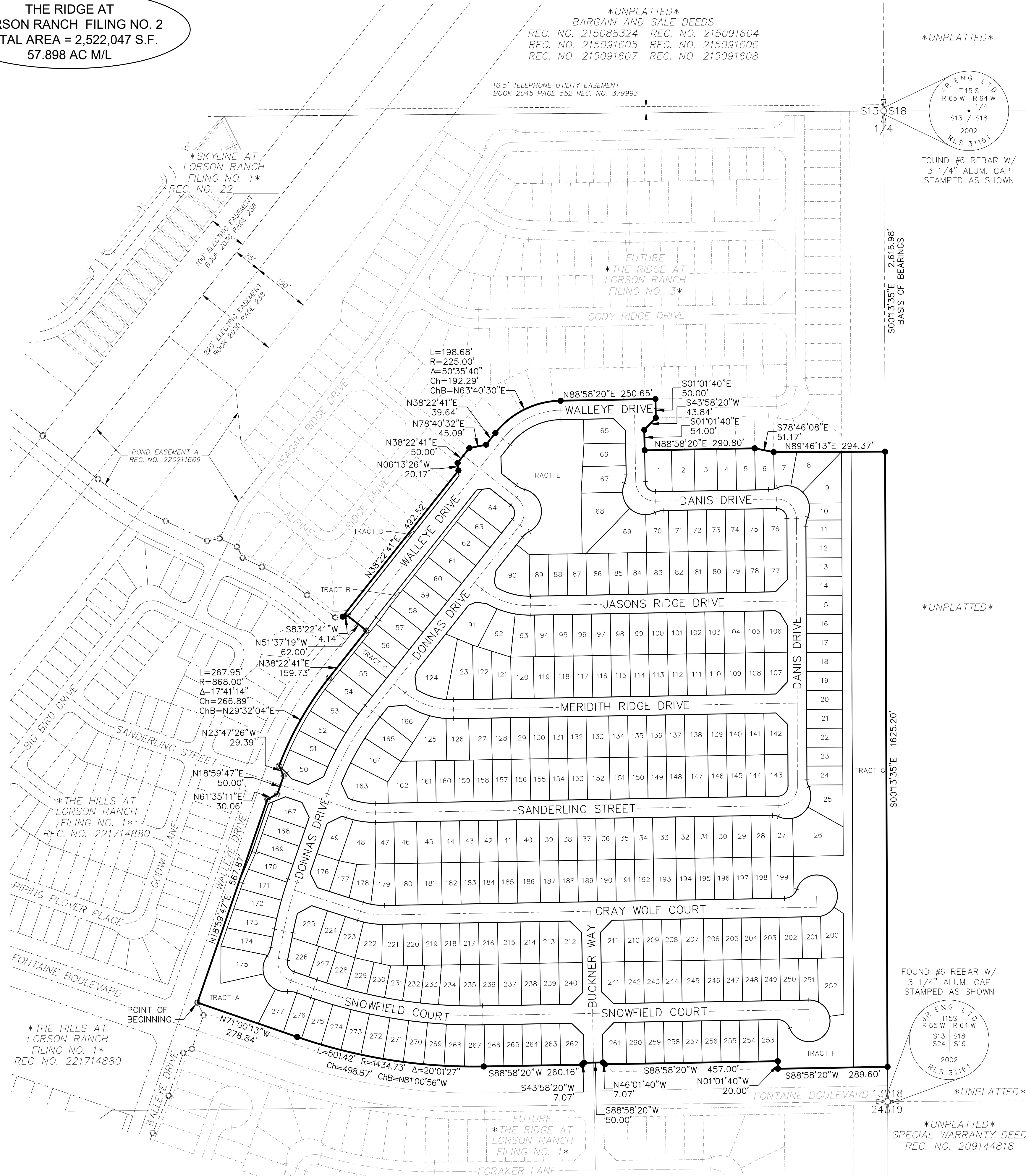
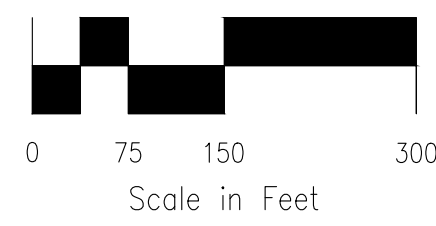


FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN



SHEET INDEX
NOT TO SCALE

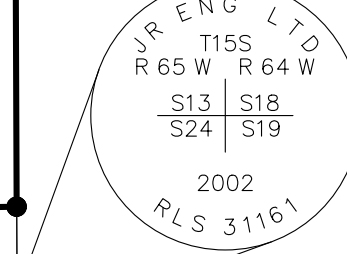
1" = 150'



UNPLATTED

S00°13'35"E 1625.20'

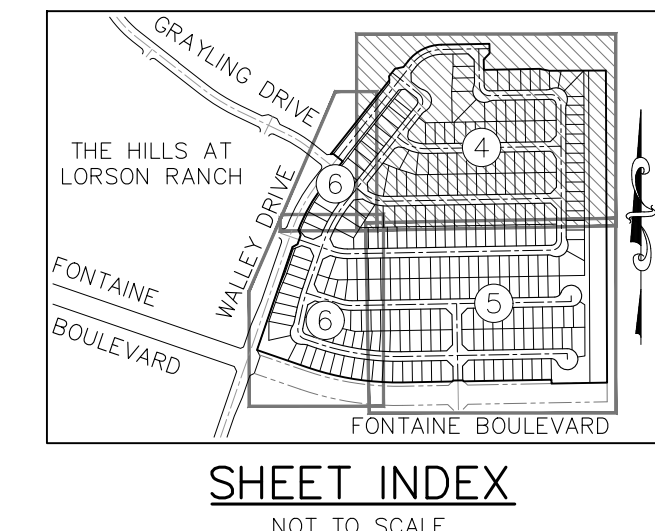
FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN



UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 209144818



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



- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
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 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
 - - - SECTION/QUARTER SECTION LINE
 - MATCHLINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 - (SL-O) SIGHT LINE EASEMENT SEE DETAILS SHEET 7
 - (KE-O) MAIL KIOSK EASEMENT SEE DETAILS SHEET 7

RIGHT-OF-WAY CURVE TABLE

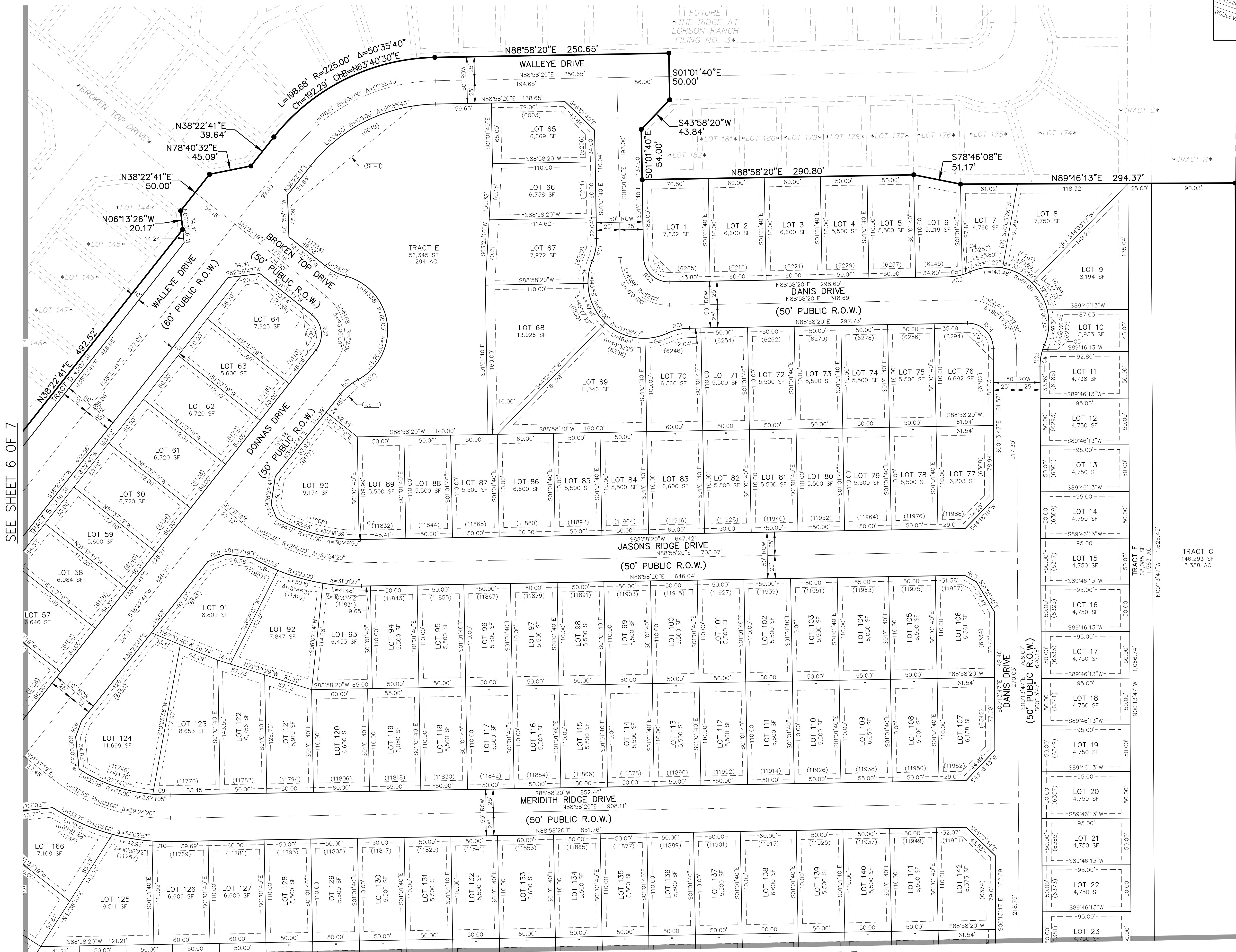
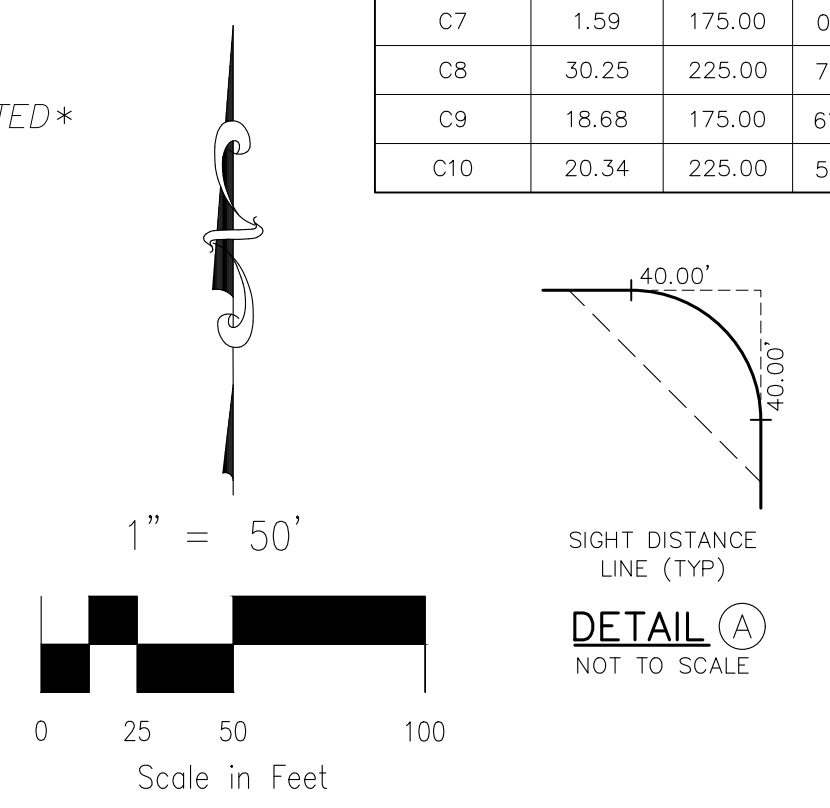
CURVE #	LENGTH	RADIUS	DELTA
RC1	24.67	60.00	23°33'23"
RC2	42.41	27.00	90°00'00"
RC3	24.20	60.00	23°06'21"
RC4	42.79	27.00	90°47'52"

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

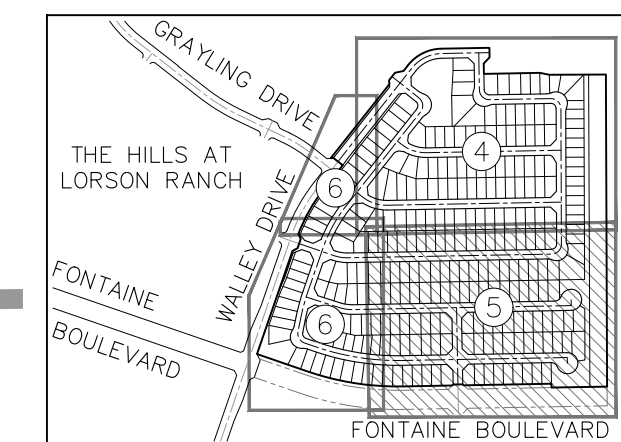
FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 2
 JOB NO. 70-091
 DATE PREPARED: 01/11/2022
 DATE REVISED: 08/03/2022



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

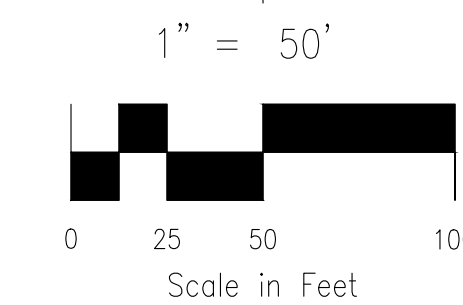
SEE SHEET 4 OF 7



SHEET INDEX
 NOT TO SCALE

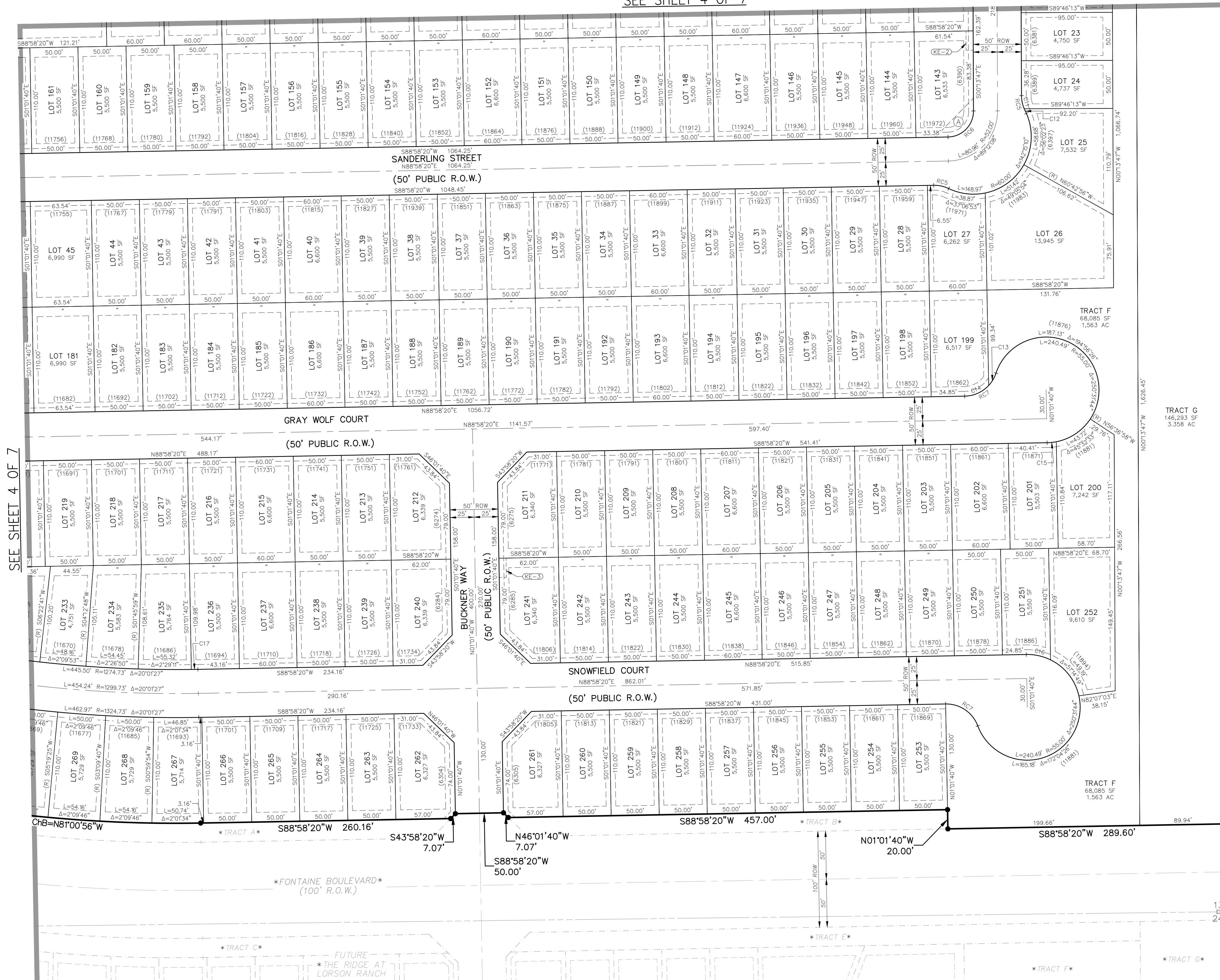
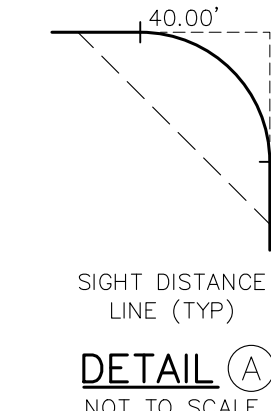
LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
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- ChB CHORD BEARING
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- (S) SIGHT LINE EASEMENT SEE DETAILS SHEET 7
- (KE) MAIL KIOSK EASEMENT SEE DETAILS SHEET 7



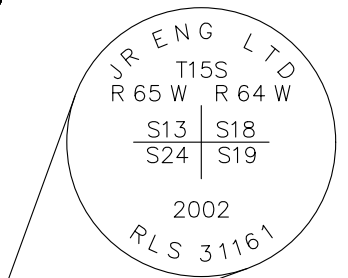
RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC5	16.20	35.00	26°31'31"
RC6	42.04	27.00	89°12'08"
RC7	43.08	35.00	70°31'44"

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"



UNPLATTED

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



FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 2
 JOB NO. 70-091
 DATE PREPARED: 01/11/2022
 DATE REVISED: 08/03/2022

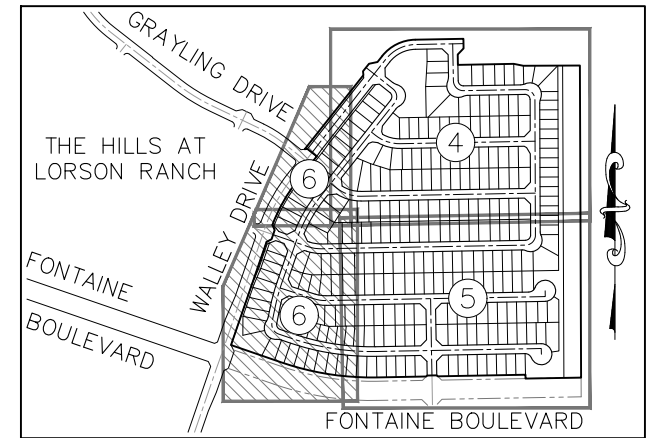
M&S CIVIL ENGINEERS LTD
 212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

UNPLATTED
 SPECIAL WARRANTY DEED
 REC. NO. 209144818

File: 0:\20097A - The Ridge at Lorson Ranch\The Ridge No. 2\Survey\Plot\20-091 The Ridge 018 No 2 Plat.dwg Plotname: 8/3/2022 8:41 AM

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

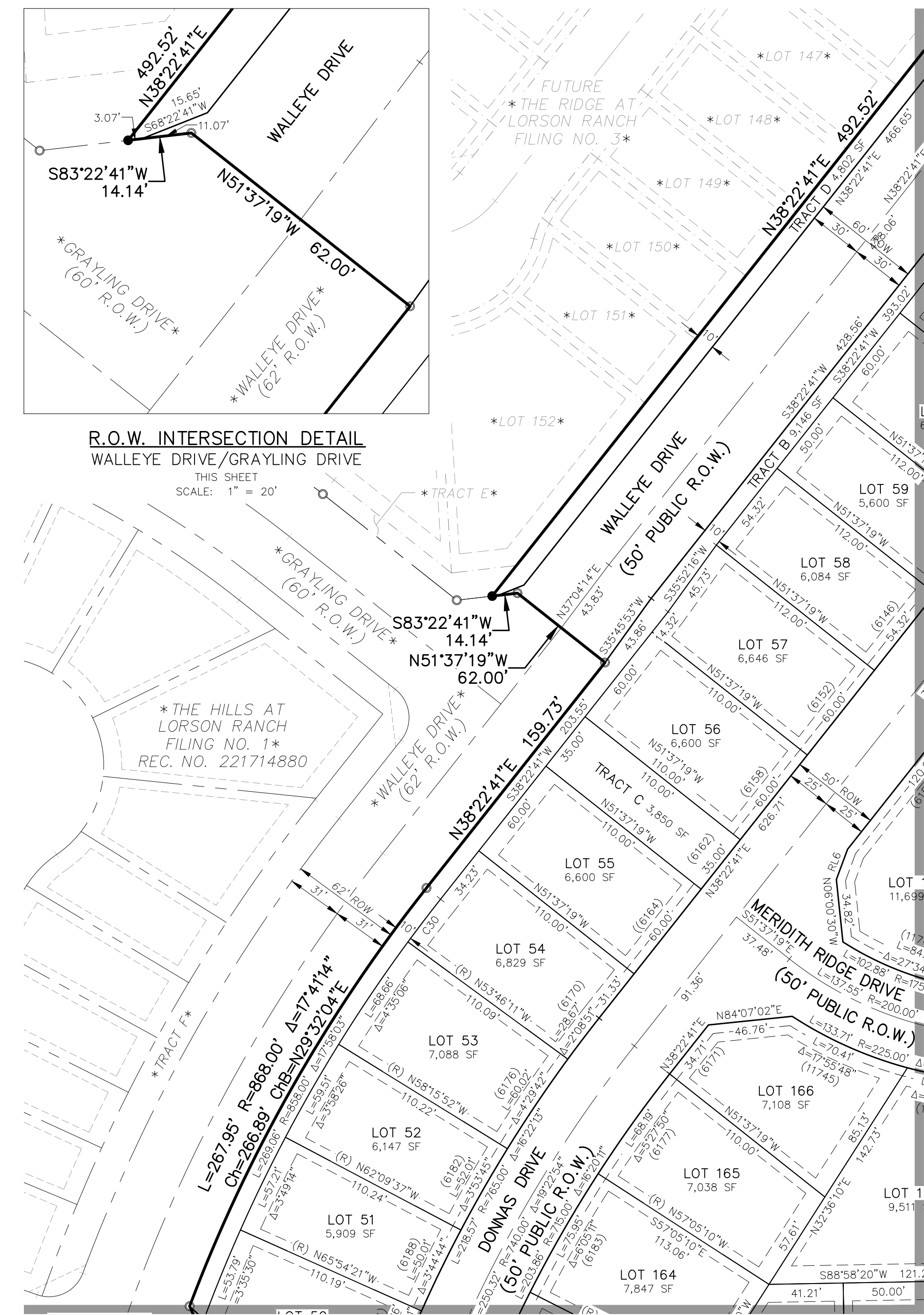
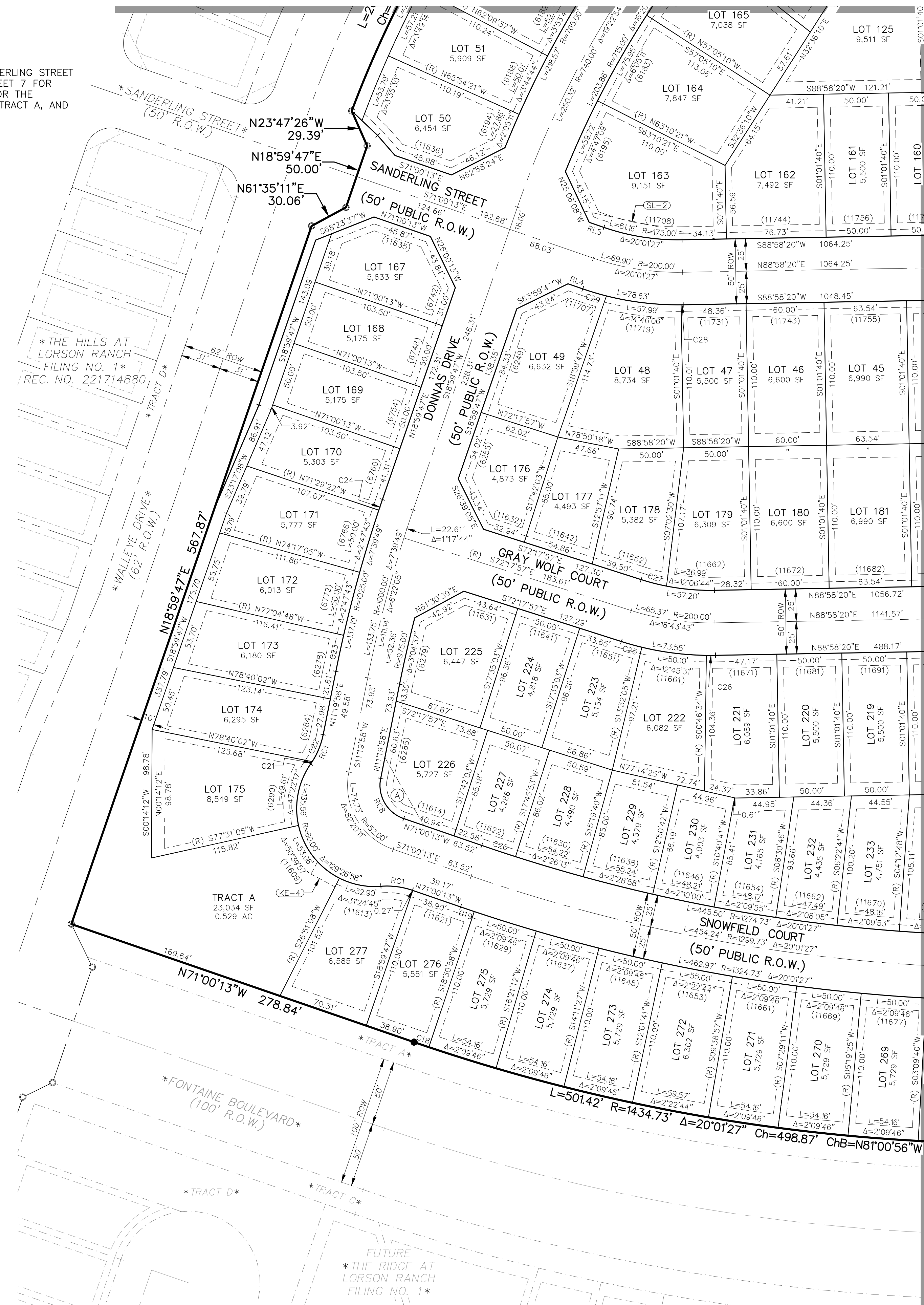


SHEET INDEX

NOT TO SCALE

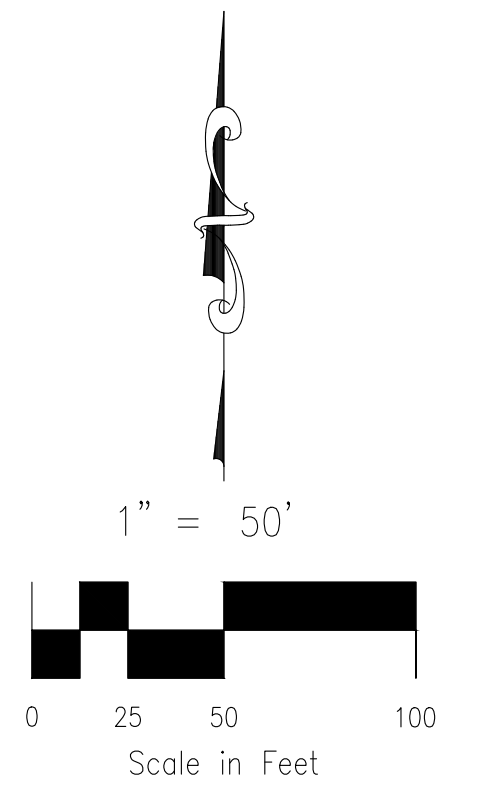
NOTE:
 SEE WALLEYE DRIVE - SANDERLING STREET
 INTERSECTION DETAIL ON SHEET 7 FOR
 BEARINGS-OF-WAY, ADJOINING TRACT A, AND
 LOTS 50 AND 167.

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
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLUS 25986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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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

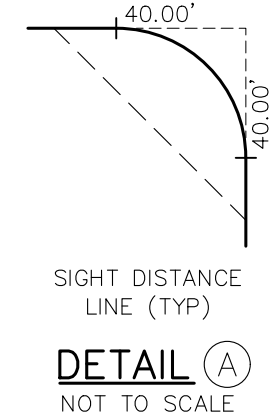
CURVE #	LENGTH	RADIUS	DELTA
RC1	24.67	60.00	23°33'23"
RC8	38.80	27.00	82°20'11"

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"



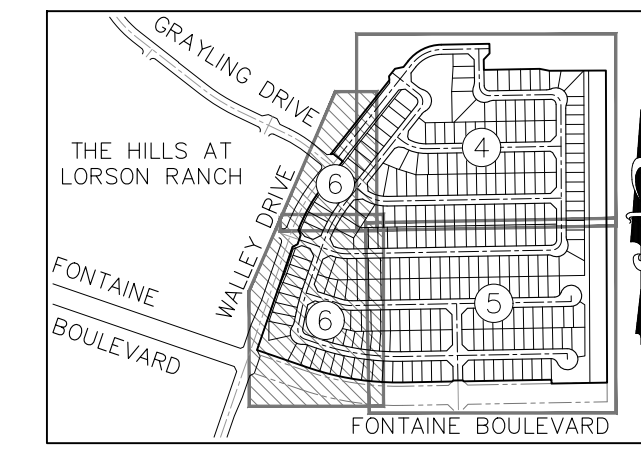
FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 2
 JOB NO. 70-091
 DATE PREPARED: 01/11/2022
 DATE REVISED: 08/03/2022



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

File: 0: \20097A - The Ridge at Lorson Ranch\Drawings\The Ridge - 018 No. 2 Plat.dwg PlotDate: 8/3/2022 8:42 AM

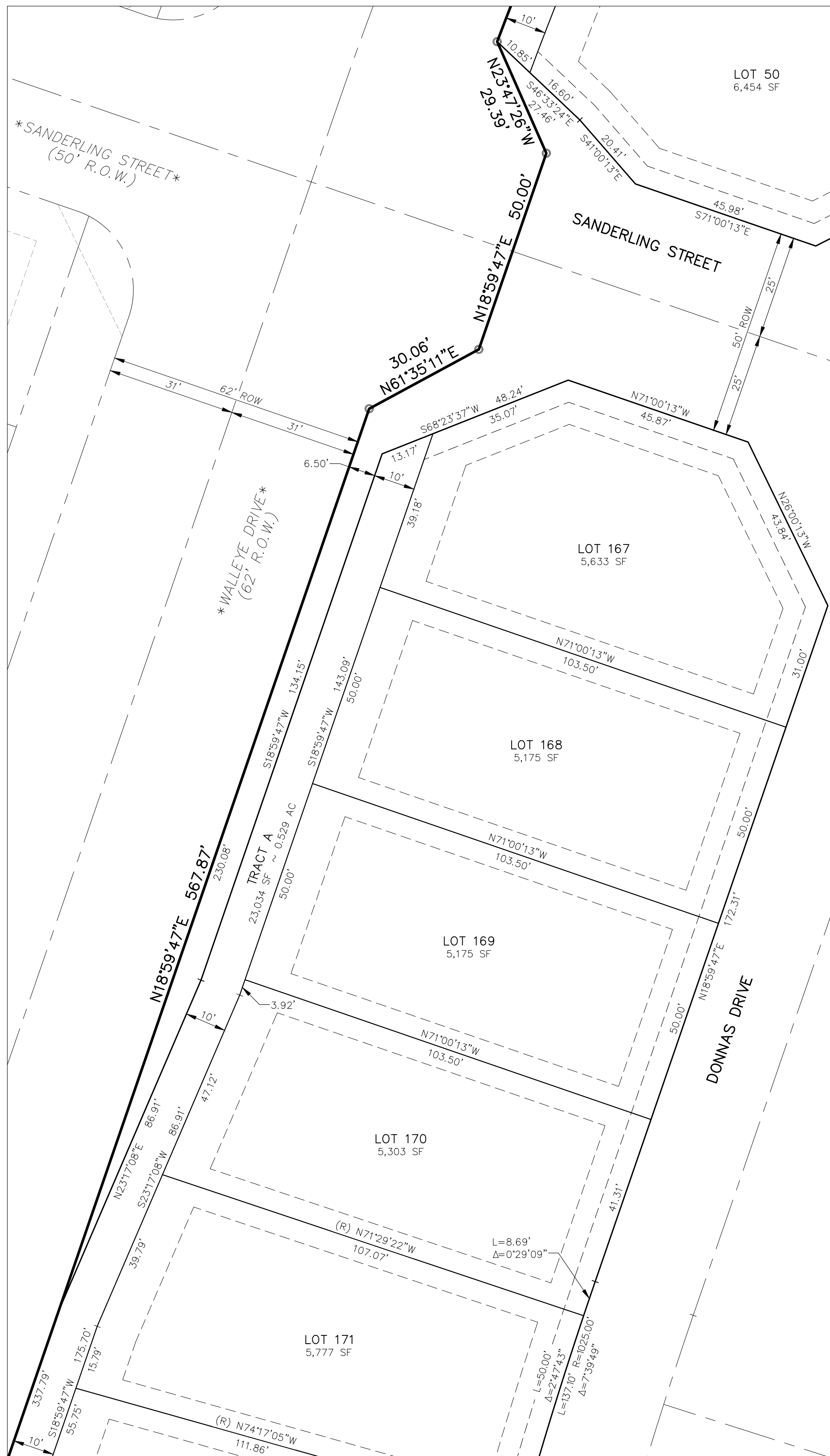
THE RIDGE AT LORSON RANCH FILING NO. 2
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,
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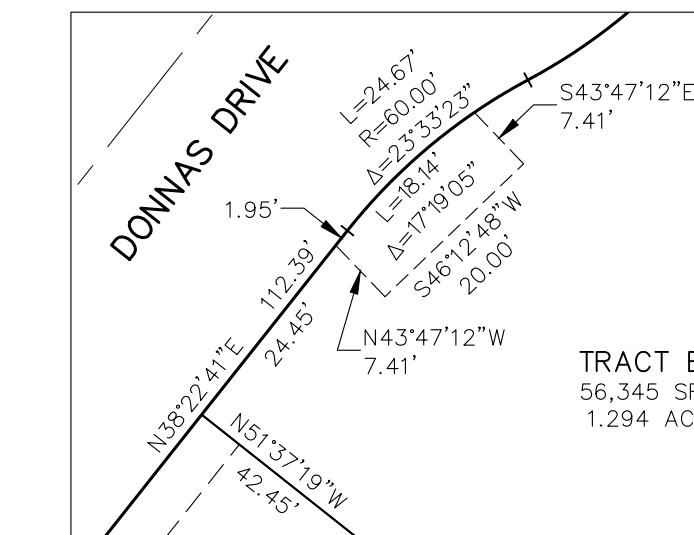
SHEET INDEX
 NOT TO SCALE

LEGEND:

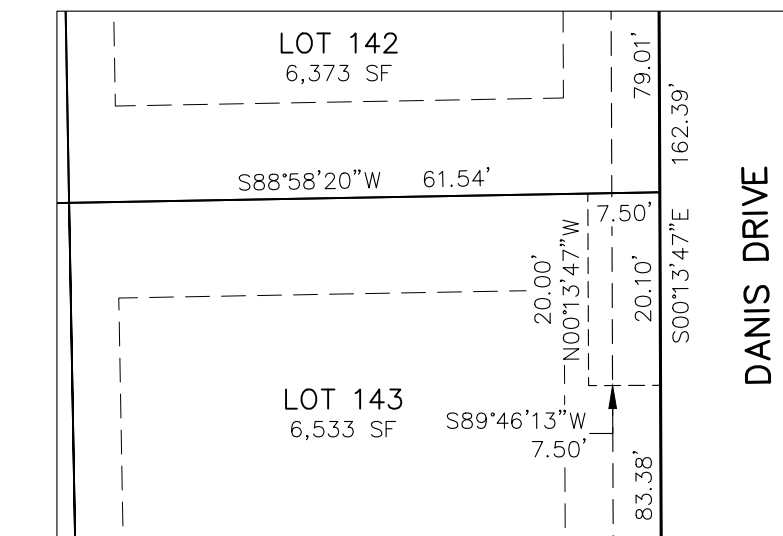
SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE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



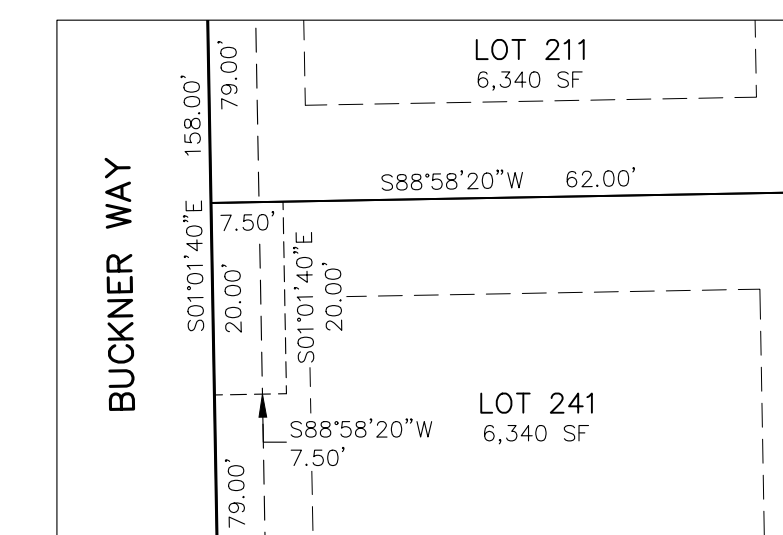
R.O.W. INTERSECTION DETAIL
 WALLEYE DRIVE/SANDERLING STREET
 SEE SHEET 6
 SCALE: 1" = 20'



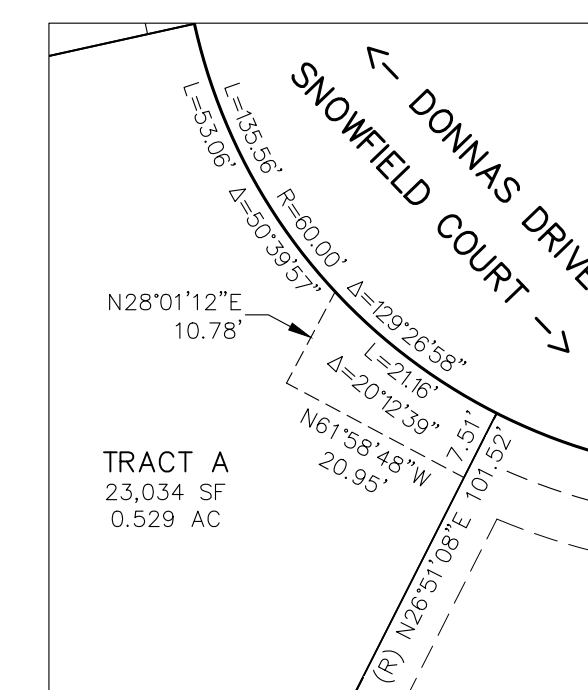
MAIL KIOSK EASEMENT
 DETAIL KE-1
 TRACT E
 SEE SHEET 4
 SCALE: 1" = 20'



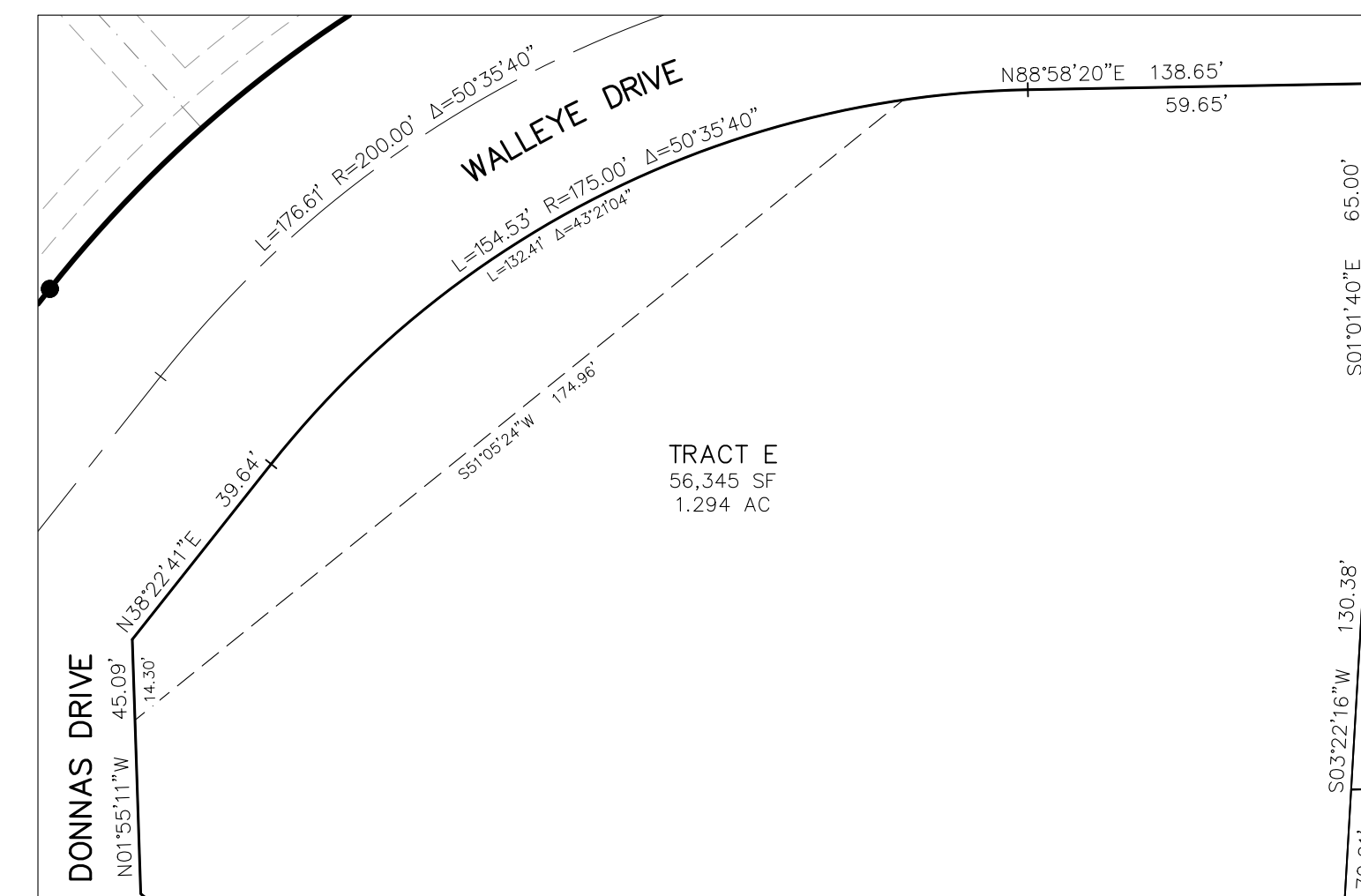
MAIL KIOSK EASEMENT
 DETAIL KE-2
 LOT 143
 SEE SHEET 5
 SCALE: 1" = 20'



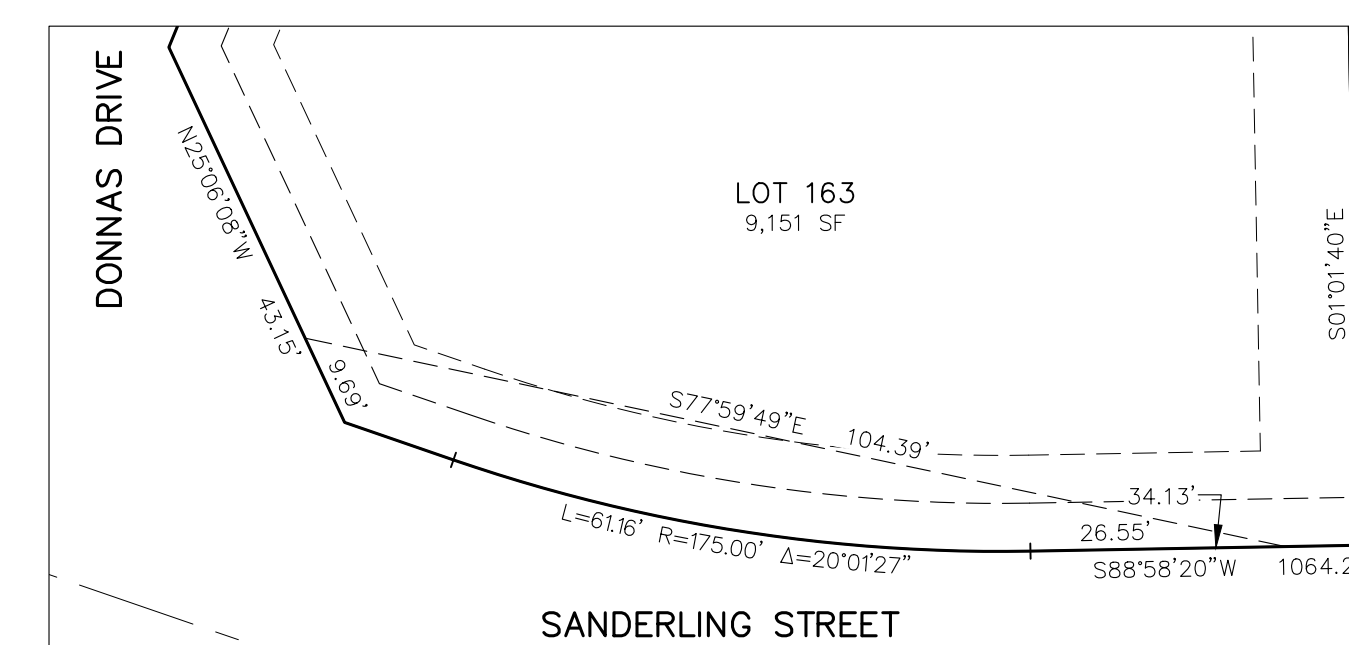
MAIL KIOSK EASEMENT
 DETAIL KE-3
 LOT 241
 SEE SHEET 5
 SCALE: 1" = 20'



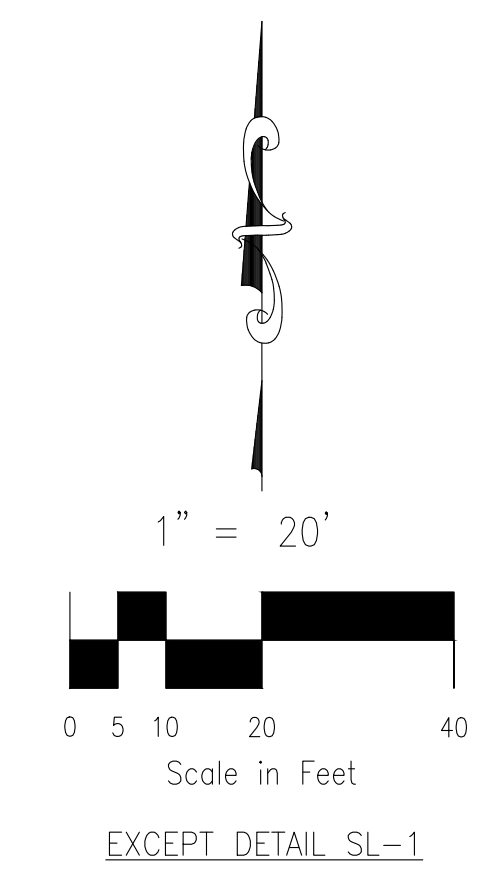
MAIL KIOSK EASEMENT
 DETAIL KE-4
 TRACT A
 SEE SHEET 6
 SCALE: 1" = 20'



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'



FINAL PLAT
 THE RIDGE AT LORSON RANCH
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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. 1\Survey\Plan\70-091 The Ridge - 018 No. 2 P.dwg PlotDate: 8/3/2022 8:43 AM