

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:

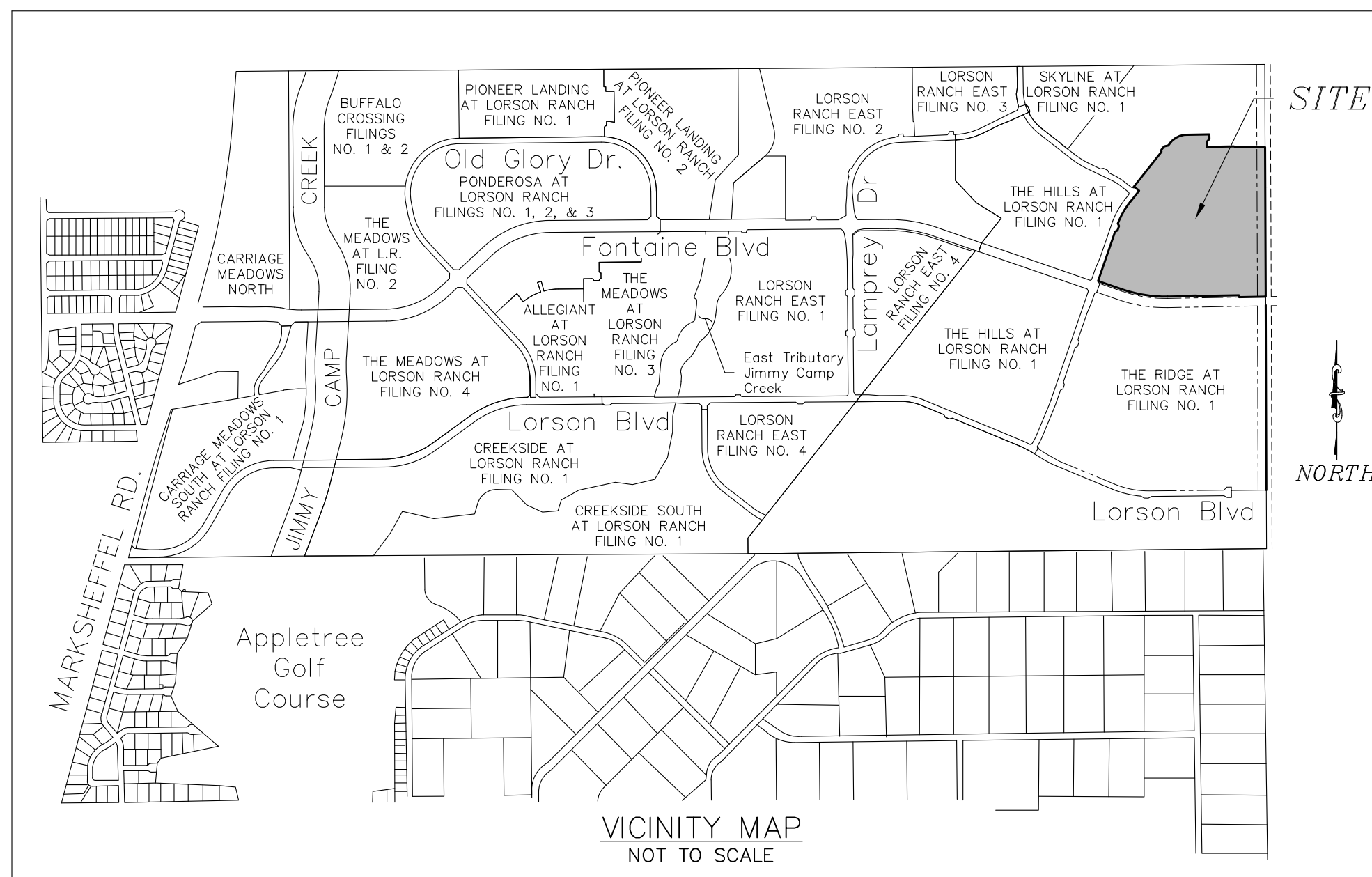
- 1) THENCE N51°37'19"W A DISTANCE OF 62.00 FEET;
- 2) THENCE S83°22'41"W A DISTANCE OF 14.14 FEET;

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 LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC IMPROVEMENT, 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 _____, 2021, 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 _____, 2021, 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 _____

EL PASO COUNTY ASSESSOR _____ DATE _____

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	0.531	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	7.154		

LRMD = LORSON RANCH METROPOLITAN DISTRICT

SUMMARY:

277 LOTS	37.945 ACRES	65.54%
7 TRACTS	7.154 ACRES	12.35%
RIGHTS-OF-WAY	12.799 ACRES	22.11%
TOTAL	57.898 ACRES	100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE:	\$ 513,996.00
JIMMY CAMP CREEK SURETY FEE:	\$ 189,573.00
JIMMY CAMP CREEK BASIN BRIDGE FEE:	CREDITS \$ 24,044.00
SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170
REGIONAL PARK FEE:	\$ 93,400.00 fees are due
URBAN PARK FEE:	CREDITS \$ 59,000.00

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

SF-22-005



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

PCD FILE NUMBER SF-21-xxx

CIVIL CONSULTANTS, INC.

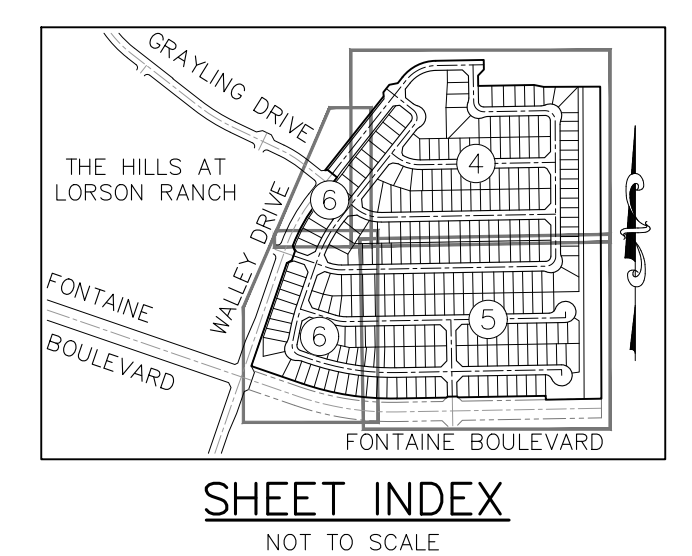
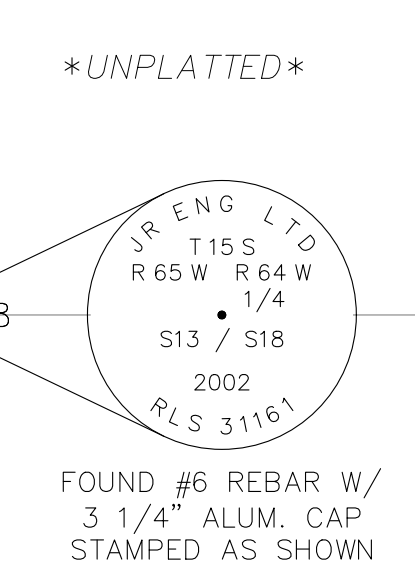
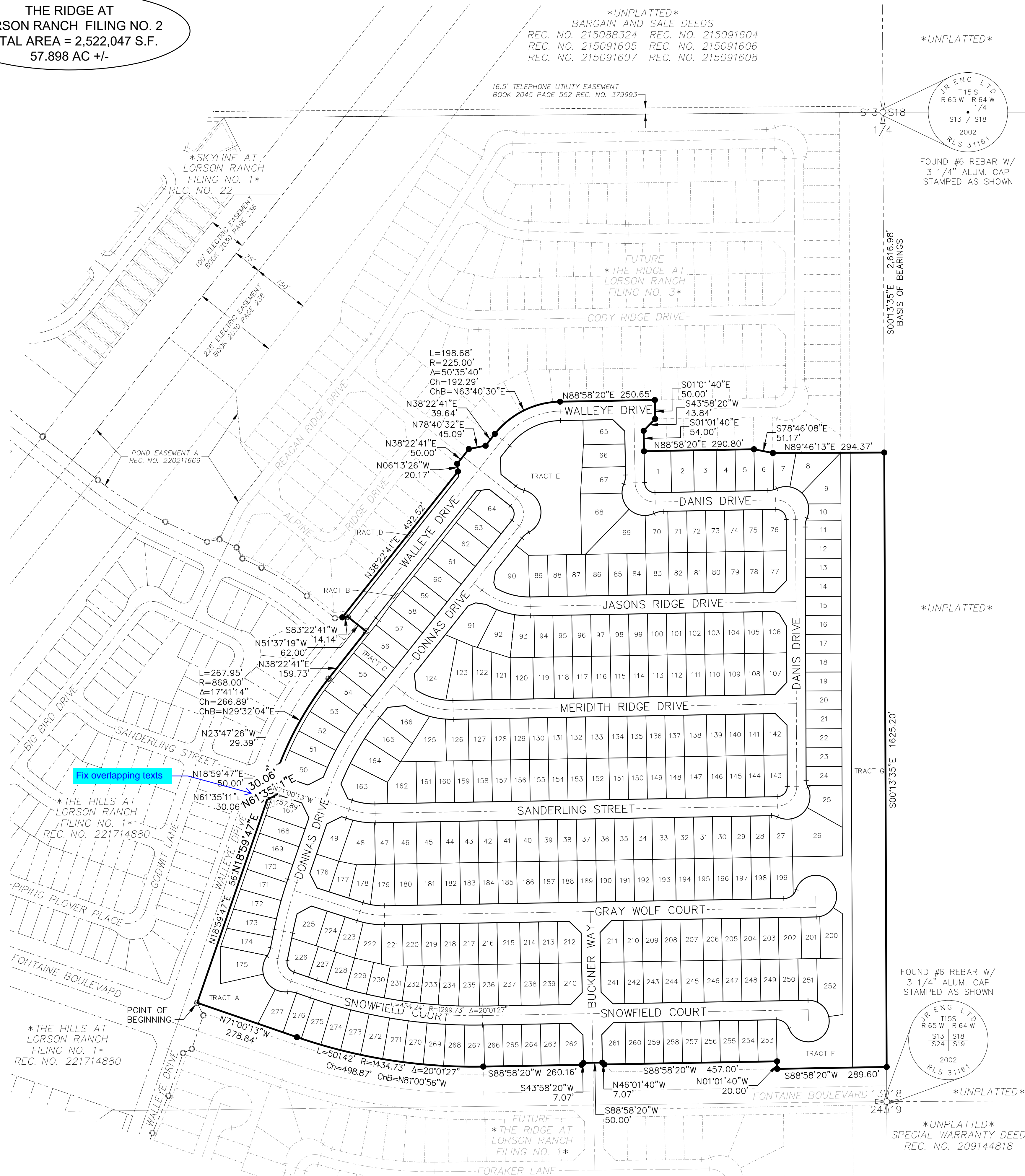
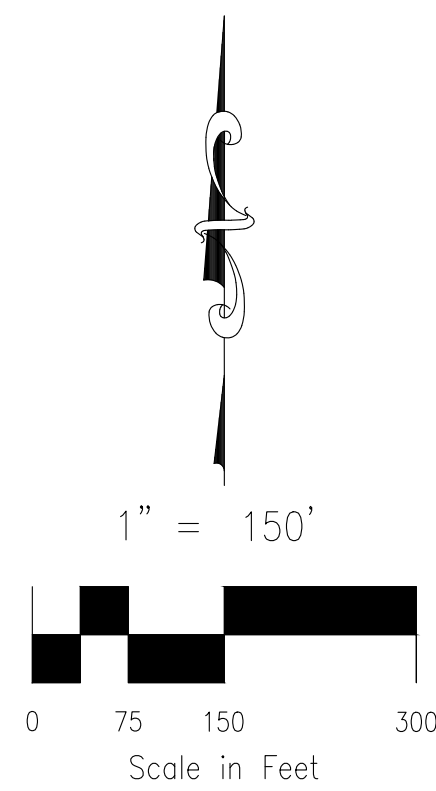
SHEET 1 OF 7

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 +/-

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



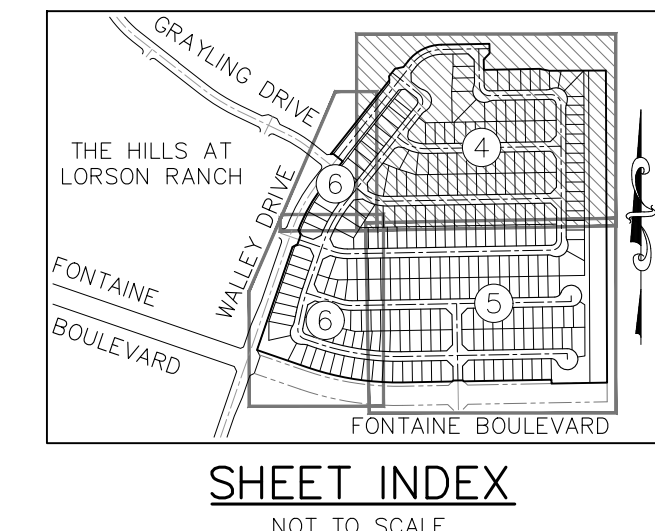
File: 0:\20097A - The Ridge at Lorson Ranch\The Ridge No. 1\Survey\Plot\20-097 The Ridge - 01.R No. 2 Pl.dwg Plotstamp: 1/11/2022 4:11 PM

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



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



- 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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 - ▬ 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

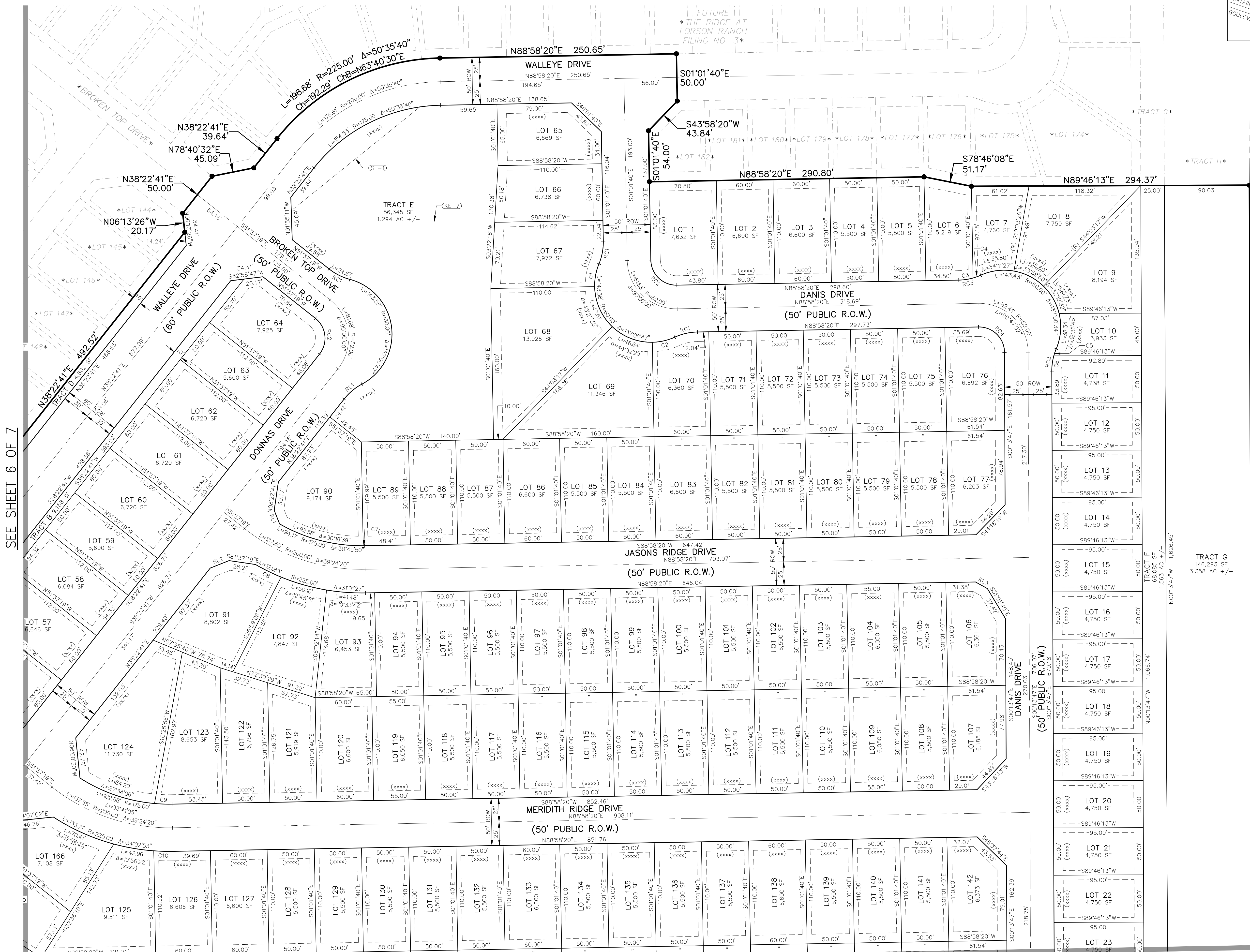
CURVE #	LENGTH	RADIUS	DELTA
RC1	24.67	60.00	23°33'23"
RC2	42.41	27.00	90°00'00"
RC3	24.20	60.00	23°06'21"
RC4	42.79	27.00	90°47'52"

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"



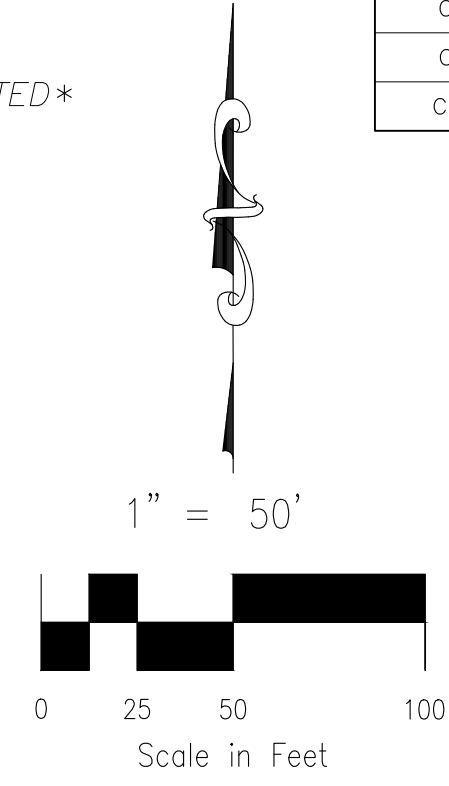
SEE SHEET 6 OF 7

SEE SHEET 5 OF 7

2 616.98'
 BASIS OF BEARINGS

3 001.35'E 1,625.20'

UNPLATTED



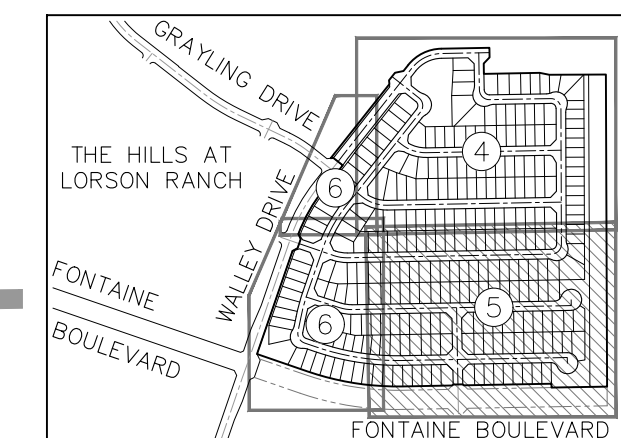
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SEE SHEET 4 OF 7

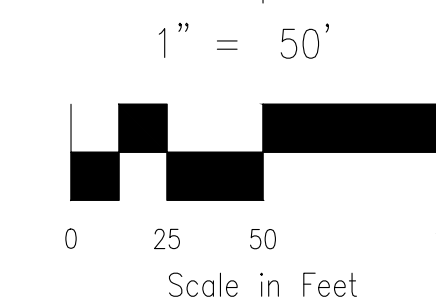


SHEET INDEX

NOT TO SCALE

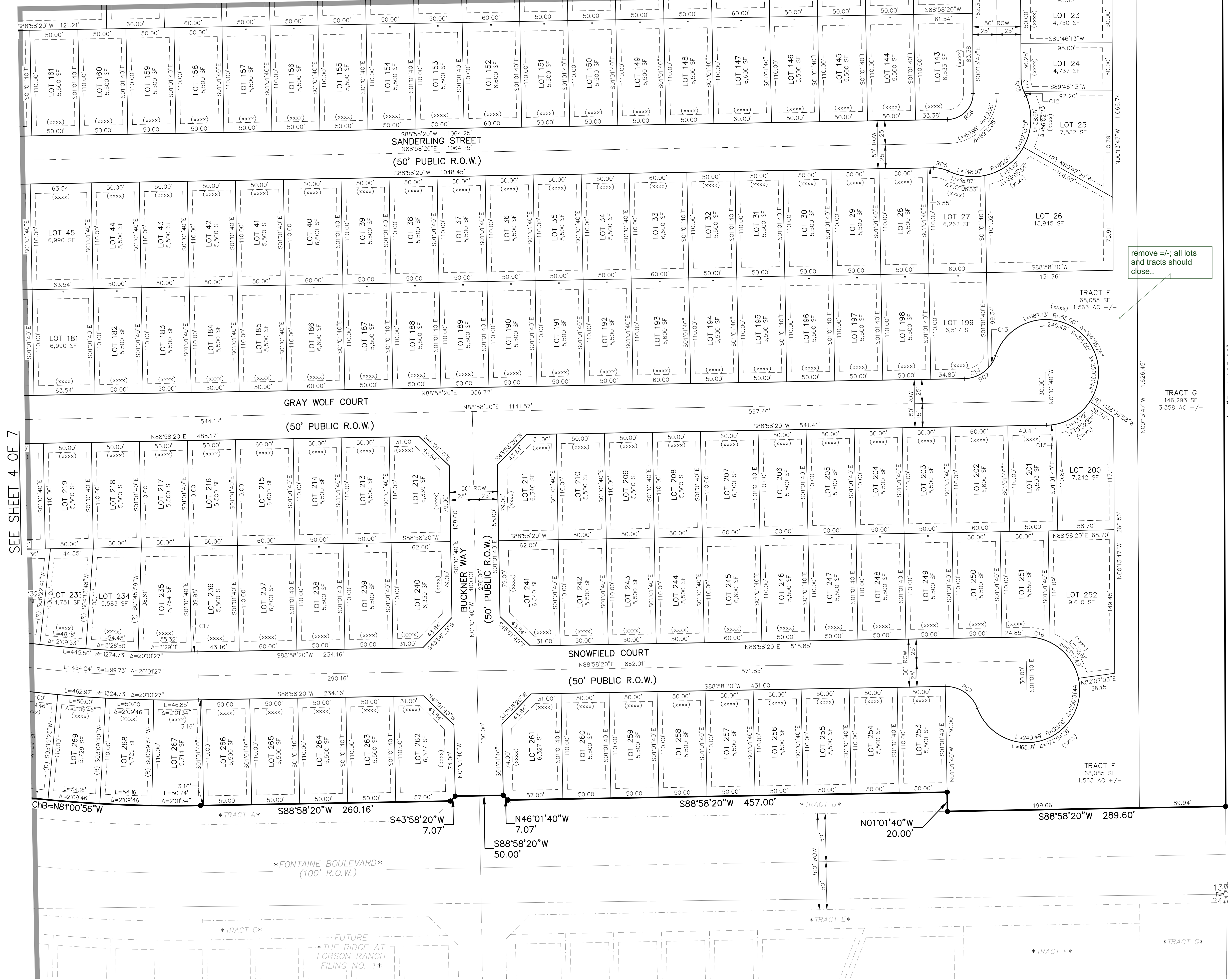
LEGEND:

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- (S) SIGHT LINE EASEMENT SEE DETAILS SHEET 7
- (K) 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"

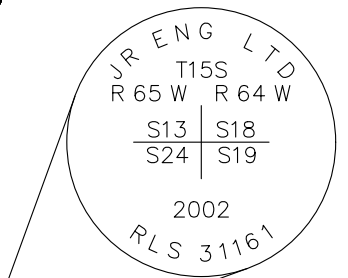


remove +/-; all lots and tracts should close..

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

PCD FILE NUMBER SF-21-xxx

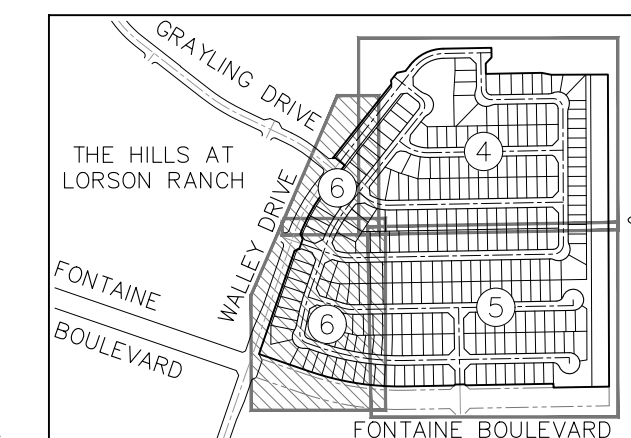
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 JOB NO. 70-091
 DATE PREPARED: 01/11/2022
 DATE REVISED:



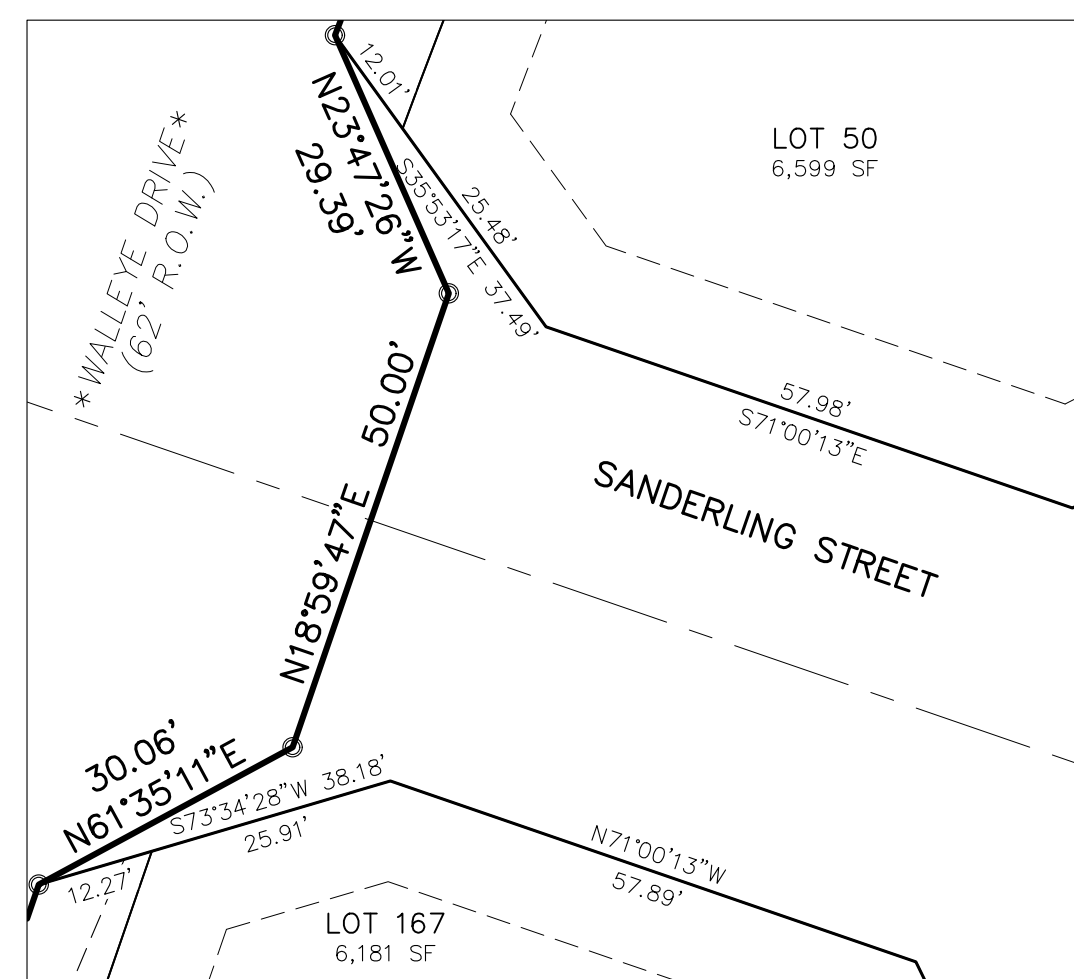
212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

File: 0:\20097A - The Ridge at Lorson Ranch\The Ridge No. 2\Survey\Plot\20-097 The Ridge @ 1/8 No. 2 Plat.dwg PlotName: 1/11/2022 4:13 PM

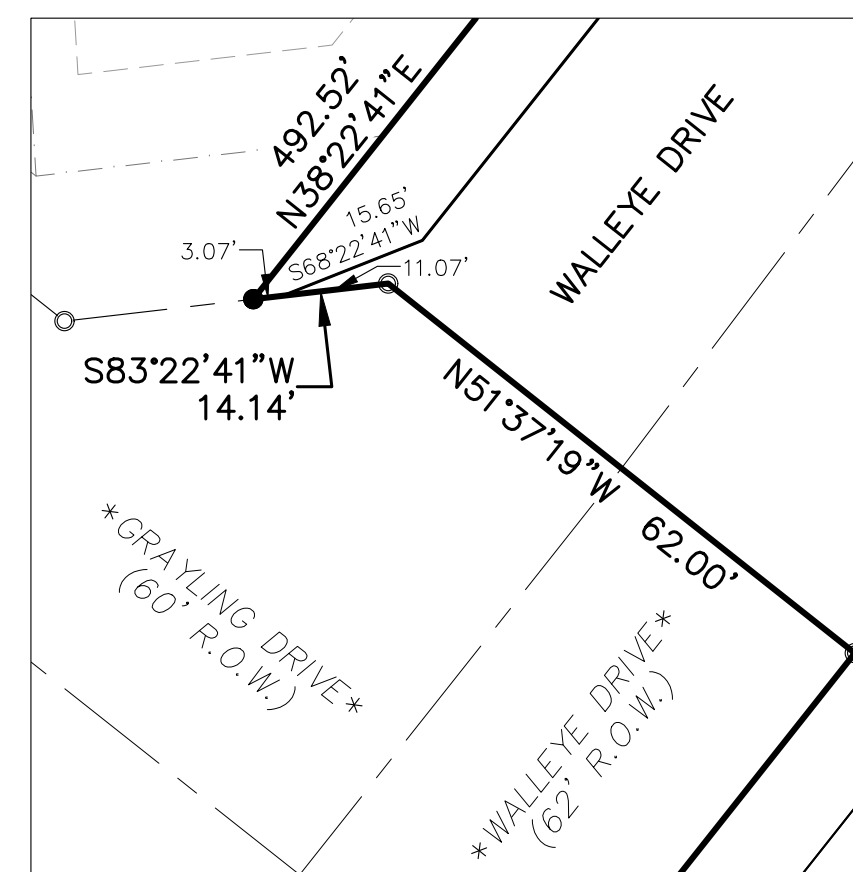
THE RIDGE AT LORSON RANCH FILING NO. 2
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13, T15S, R65W,
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



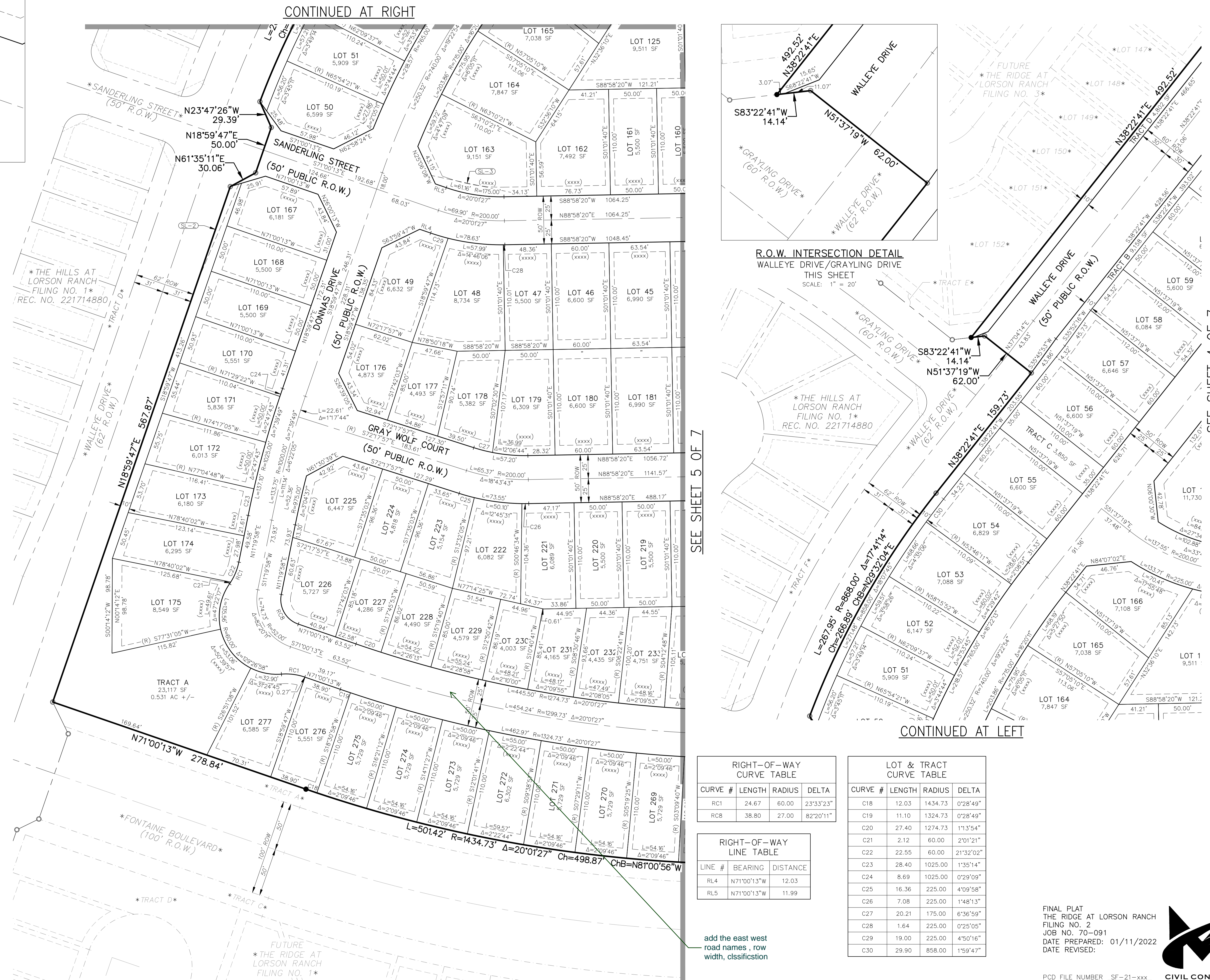
SHEET INDEX
 NOT TO SCALE



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

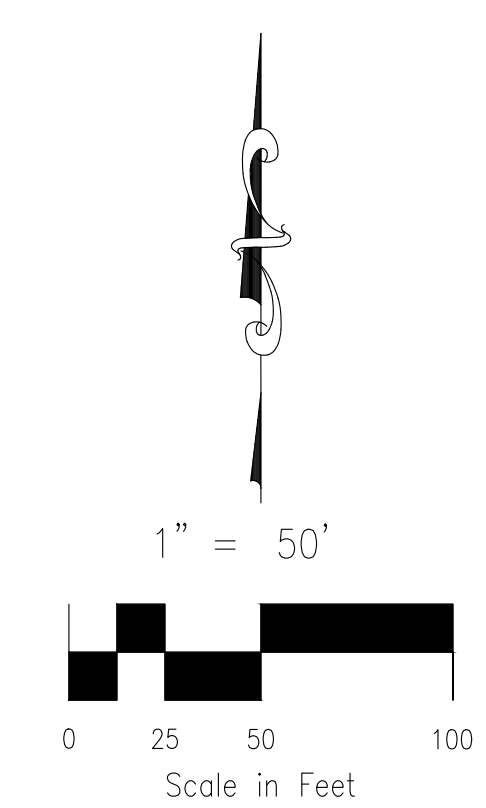


R.O.W. INTERSECTION DETAIL
 WALLEYE DRIVE/GRAYLING DRIVE
 THIS SHEET
 SCALE: 1" = 20'



SEE SHEET 4 OF 7

SEE SHEET 5 OF 7



- 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— SIGHT LINE EASEMENT SEE DETAILS SHEET 7
 - KE— 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

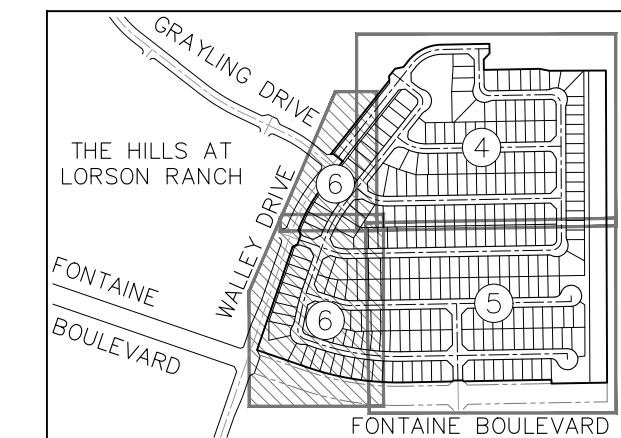
CURVE #	LENGTH	RADIUS	DELTA
C18	12.03	1434.73	0°28'49"
C19	11.10	1324.73	0°28'49"
C20	27.40	1274.73	1°13'54"
C21	2.12	60.00	2°01'21"
C22	22.55	60.00	21°32'02"
C23	28.40	1025.00	1°35'14"
C24	8.69	1025.00	0°29'09"
C25	16.36	225.00	4°09'58"
C26	7.08	225.00	1°48'13"
C27	20.21	175.00	6°36'59"
C28	1.64	225.00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



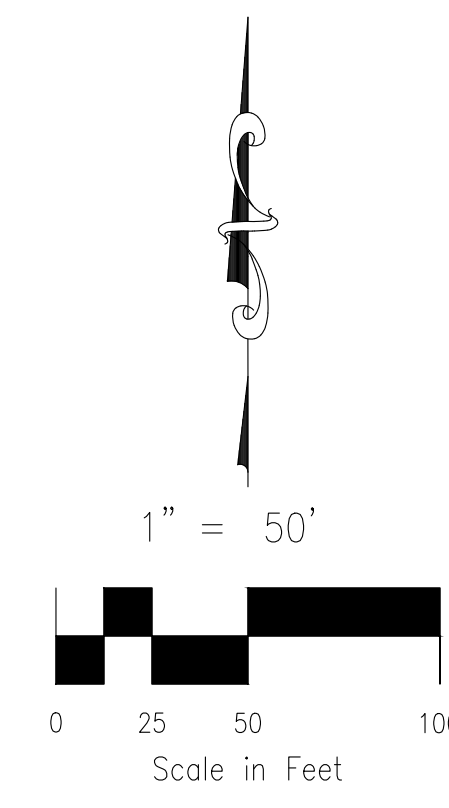
212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

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

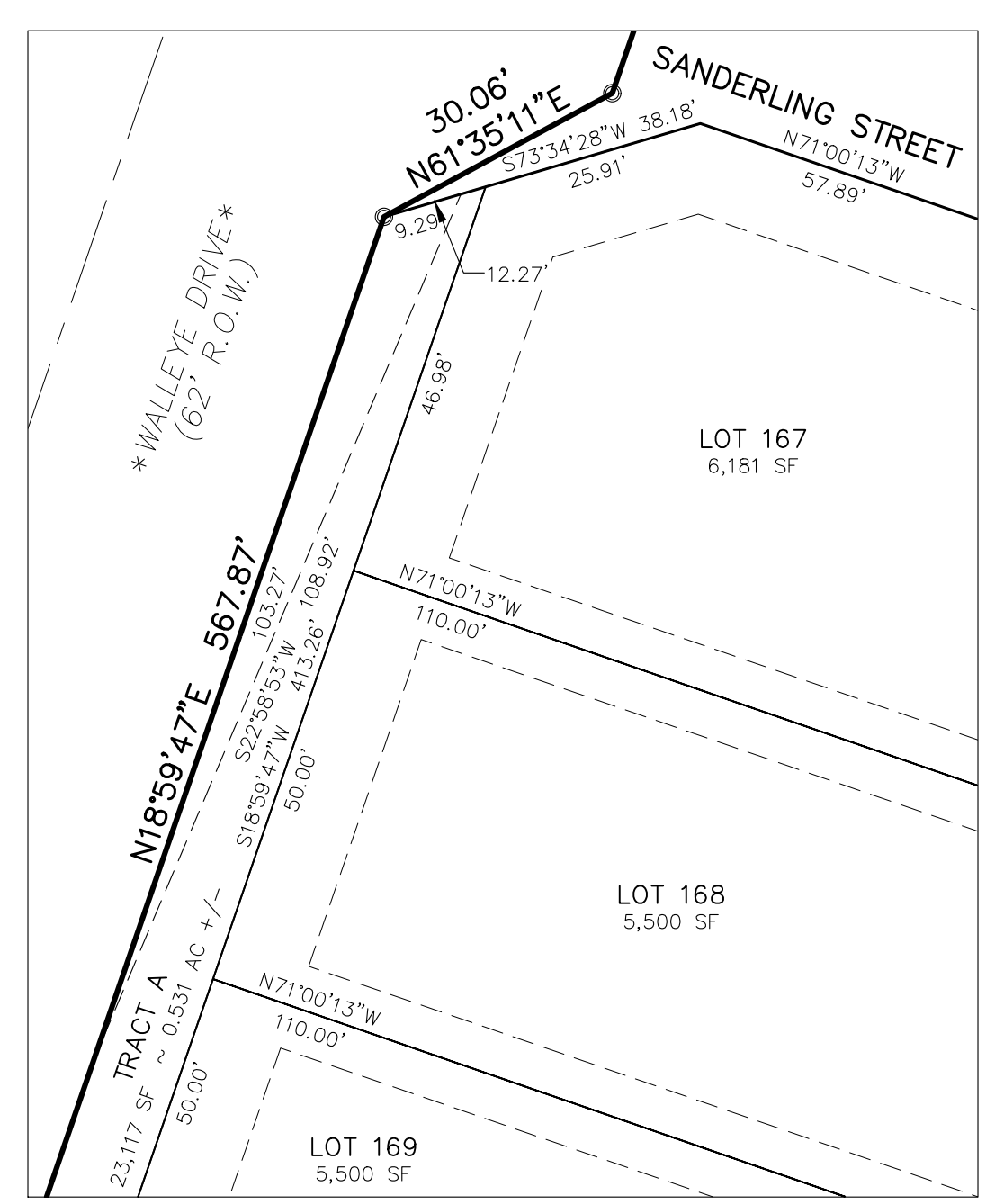
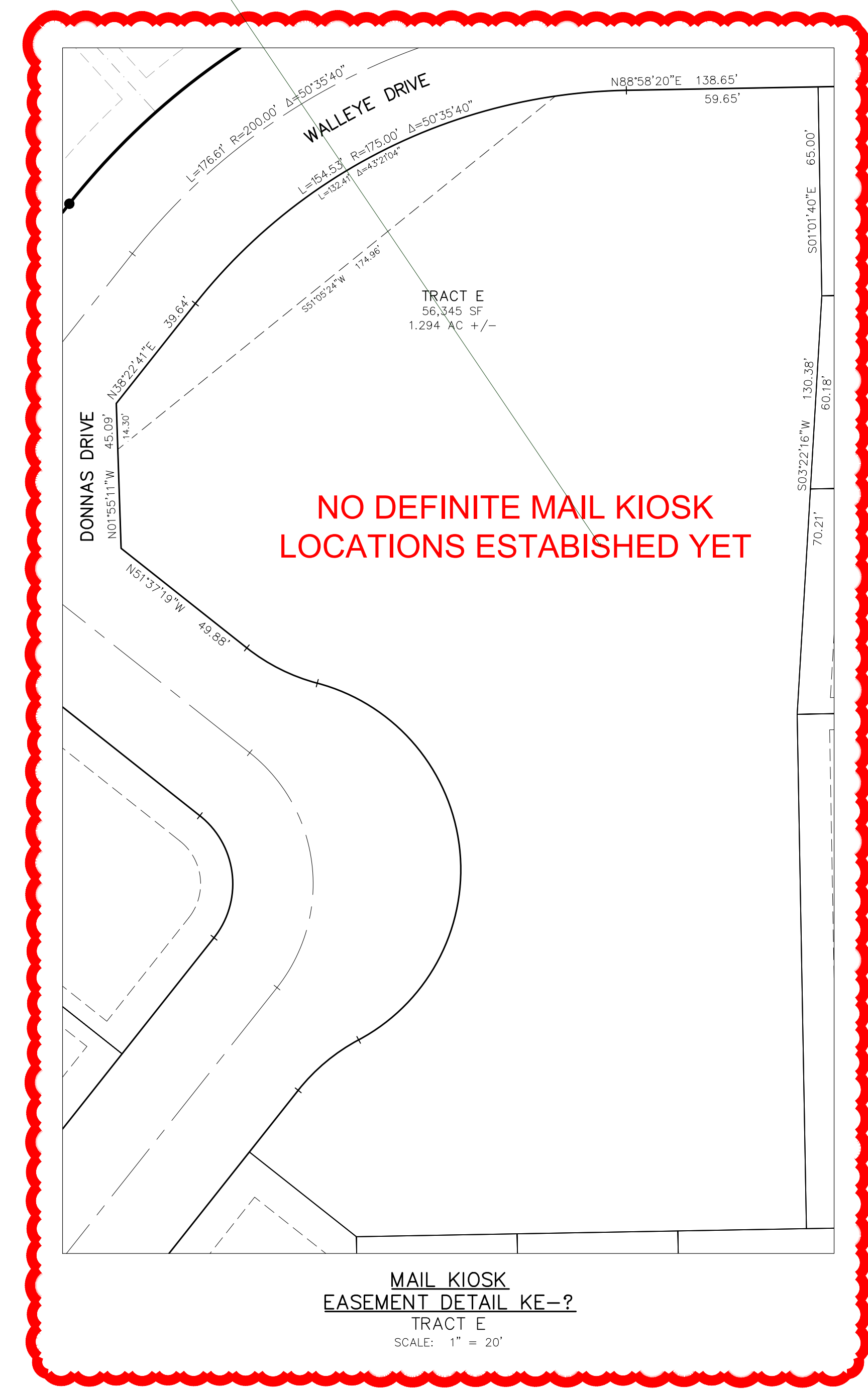


SHEET INDEX
 NOT TO SCALE

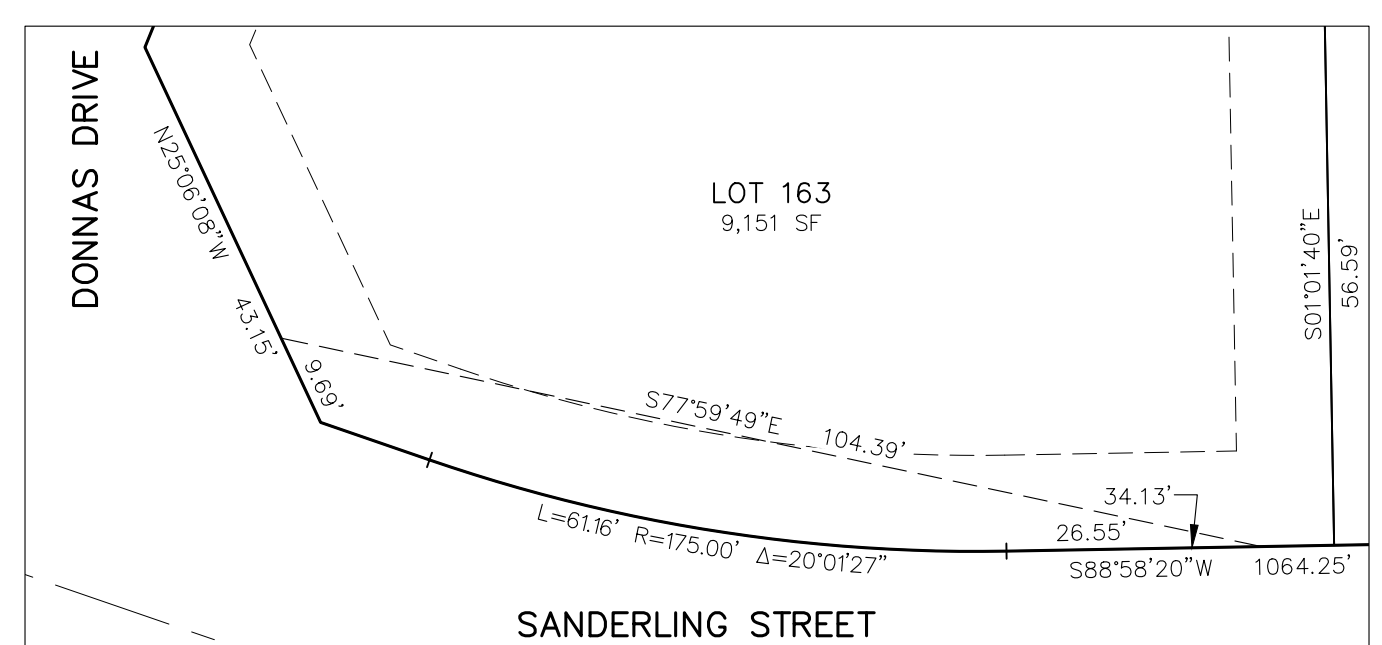
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
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 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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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



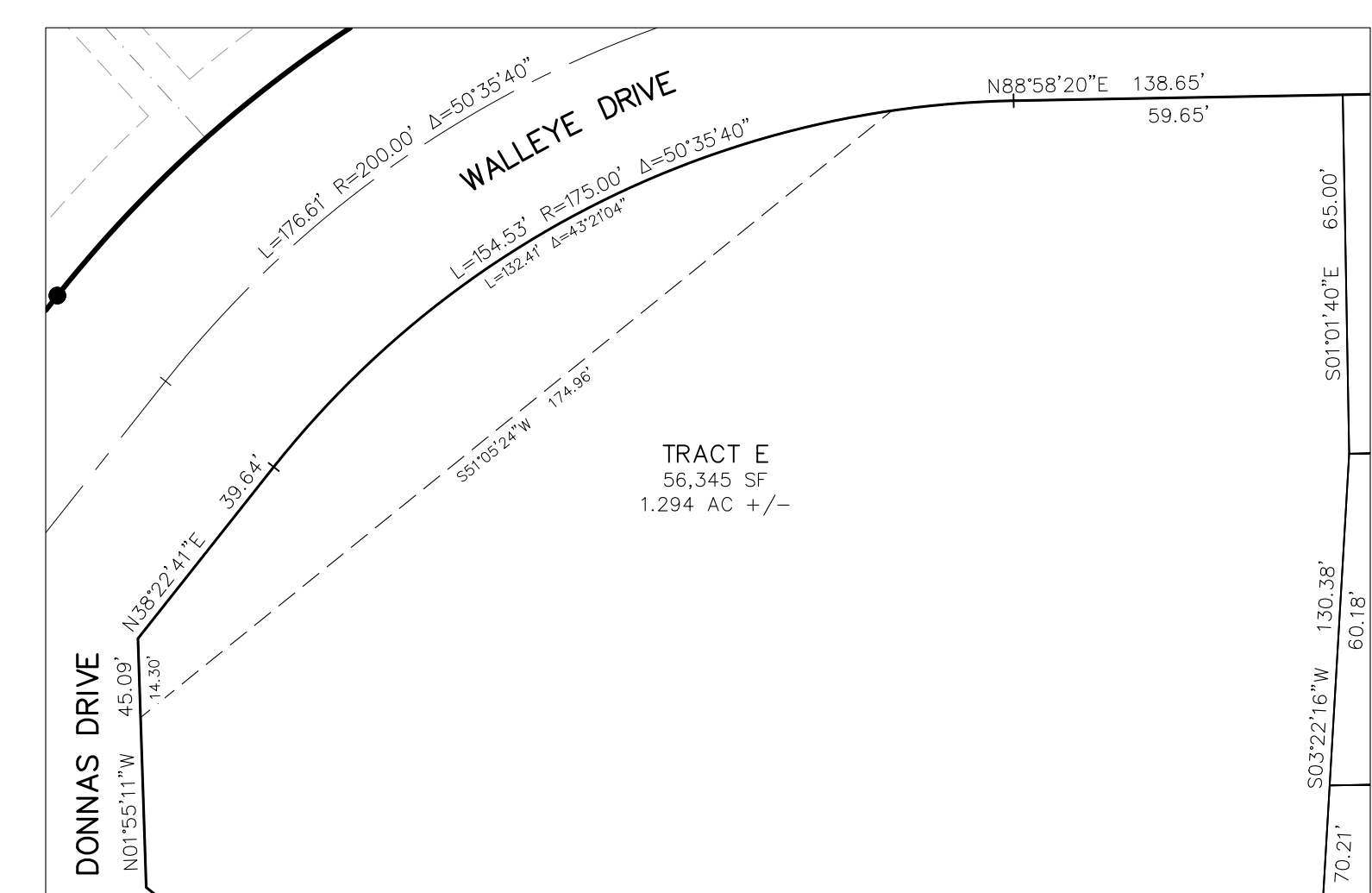
this must be resolved to record plat please work with US post office before next submittal



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



SIGHT LINE EASEMENT SL-3
 LOT 163
 SEE SHEET 6
 SCALE: 1" = 20'



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

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

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\Plot\70-091 The Ridge - 01.11.2022 4:16 PM

Plat V_1 redlines.pdf Markup Summary 2-23-2022

dspdparsons (13)



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 2/22/2022 11:47:47 AM
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fees are due



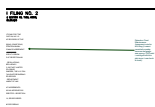
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Page Label: Sheet 2 - Notes
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Date: 2/23/2022 2:43:44 PM
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change color, add file PUDSP 21 6



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/23/2022 2:44:11 PM
Status:
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Note 7 and note 16 are one in same combine



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/23/2022 2:44:42 PM
Status:
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Detention Pond Maintenance Agreement note for this filing (it wasnt recorded w pudsp because language was wrong- CAO said i could get with this plat since it was back to back)



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/23/2022 2:44:59 PM
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add the GEO note from the prelim plan to this please- See CGS comments and add to note as requested (Note will become lengthy)



Subject: Image
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/23/2022 2:53:26 PM
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Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/23/2022 2:45:20 PM
Status:
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PUDSP- 21-6



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/23/2022 2:45:57 PM
Status:
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add the reception number please for this Parks
Lands Agreement



Subject: Text Box
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/23/2022 2:53:28 PM
Status:
Color: ■
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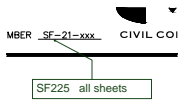
Colorado Geological Survey CGS previously reviewed the planned unit development and preliminary plan referral (PUDSP216) for 994 single-family units on approximately 206.473 acres located east of Marksheffel Road and Fontaine Blvd. We understand that Filing No. 2 will consist of 277 single-family lots and 7 tracts within 57.898 acres. Rocky Mountain Group's (RMG, July 2, 2021) response to CGS's comments for PUDSP216 satisfactorily addresses our previous concerns.

The site does not contain steep slopes or mapped floodplains, nor is it exposed to any geologic hazards that preclude the proposed development. As noted on page 14 of RMG's Soils and Geology Study (RMG, July 2, 2021), geologic constraints are present and include expansive soils and bedrock, faults, seismicity, radon, and erosion. We offer the following comments.

1. As noted on page 16 of RMG's report, "The subexcavation should extend to minimum depths of 5 to 10 feet (as indicated on Figure 3, Subexcavation Recommendations) below the bottom of all proposed foundations components, and at least those same distances (laterally) beyond the proposed "buildable" area on each lot." CGS agrees with RMG that "the subexcavation and replacement process does not guarantee that the swell potential will be reduced to acceptable levels." The earthwork contractor should be made aware that additional "overexcavation and replacement of some or all of the previously placed fill material may be required," as stated by RMG on page 13.

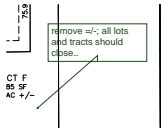
2. As noted on page 13 of RMG's report, "lot-specific subsurface soil investigations are still required at the time of construction to verify that the expansive potential of the claystone has been reduced to acceptable levels by the recommended moisture-conditioning and replacement operations." CGS recommends a note be added to the plans stating that prior to residential construction, lot-specific subsurface soil investigations are required for site-specific foundation design and other engineering aspects related to development. Also, the geologic constraints listed in Note 21 of the Final Plat (MS Civil Consultants, Inc., January 11, 2022) and Item 6 of the Final Plat Criteria in the Letter of Intent (Matrix Design Group, undated) should be updated to include the constraints listed in RMG's report (page 14). Hydrocompactive soils, steep slopes, and fill soils were indicated in the Final Plat and Letter of Intent, however, these hazards/constraints were not identified in RMG's investigation.

3. As noted on page 19 of RMG's report, "A subsurface perimeter drain is recommended around portions of the structures which will have habitable or storage space located below the finished ground surface." RMG did not encounter groundwater in their borings during drilling. As noted by RMG (page 19), "depending on the conditions encountered during site-specific subsurface soil investigations and the conditions observed at the time of the open excavation observations, additional subsurface drainage



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 2/23/2022 2:53:53 PM
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SF225 all sheets



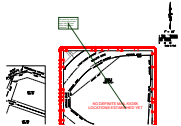
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Page Label: Sheet 5
Author: dsdparsons
Date: 2/23/2022 2:48:05 PM
Status:
Color: ■
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remove =/-; all lots and tracts should close..



Subject: Callout
Page Label: Sheet 6
Author: dsdparsons
Date: 2/23/2022 2:49:18 PM
Status:
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add the east west road names , row width, classfication



Subject: Callout
Page Label: Sheet 7
Author: dsdparsons
Date: 2/23/2022 2:50:14 PM
Status:
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this must be resolved to record plat please work with US post office before next submittal

CDurham (6)

D: 01/11/2022
 SF-22-005
 R SF-21-xxx

Subject: Text Box
Page Label: Sheet 1 - Cover
Author: CDurham
Date: 2/22/2022 10:00:23 AM
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SF-22-005

, 2021.

2022

Subject: Text Box
Page Label: Sheet 1 - Cover
Author: CDurham
Date: 2/22/2022 11:35:18 AM
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2022

PLANNING AND COMMUNITY DEVELOPMENT
EXECUTIVE DIRECTOR
2022
THIS PLAN FOR THE RIDGE AT LORSON RANCH IS BEING FILED BY THE EXECUTIVE DIRECTOR OF THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE CONDITIONS INCLUDED IN THE DEDICATIONS OF LAND TO THE ACCEPTED, BUT PUBLIC IMPROVEMENTS ARE NOT GUARANTEED.

Subject: Callout
Page Label: Sheet 1 - Cover
Author: CDurham
Date: 2/22/2022 11:35:34 AM
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2022

... SUPERVISOR PERMITS...
... PLAN FILE NUMBER PUD01...
... STUDY DRAINAGE REPORT, WATER RESOURCES...
... REPORT NATURAL FEATURES REPORT, PERCOLATION...
... REPORT LAND TRAFFIC IMPACT ANALYSIS...
... PLANNING WITHIN THE RIDGE AT LORSON RANCH...
... THE PLD DEVELOPMENT GUIDELINES ON FILE FOR...
... FOR PLANNED UNIT DEVELOPMENT GUIDELINES...
... NO... OF THE RECORDS OF THE EL PASO...
... DEPT. OR OTHERWISE AMENDED BY EL PASO COUNTY...
... PUBLIC HEARINGS...
... RES WITH PERMANENT FOUNDATIONS OR MATERIALS...
... ARE PERMITTED WITHIN DESIGNATED DRAINAGE BASINS.

Subject: Callout
Page Label: Sheet 2 - Notes
Author: CDurham
Date: 2/22/2022 10:20:56 AM
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Preliminary

INT, FINE
TEST RESULTS
2
D. 1" SHALL

Subject: Callout
Page Label: Sheet 2 - Notes
Author: CDurham
Date: 2/22/2022 11:36:57 AM
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2



Subject: Callout
Page Label: Sheet 3 - Overall
Author: CDurham
Date: 2/22/2022 11:39:22 AM
Status:
Color: ■
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Fix overlapping texts