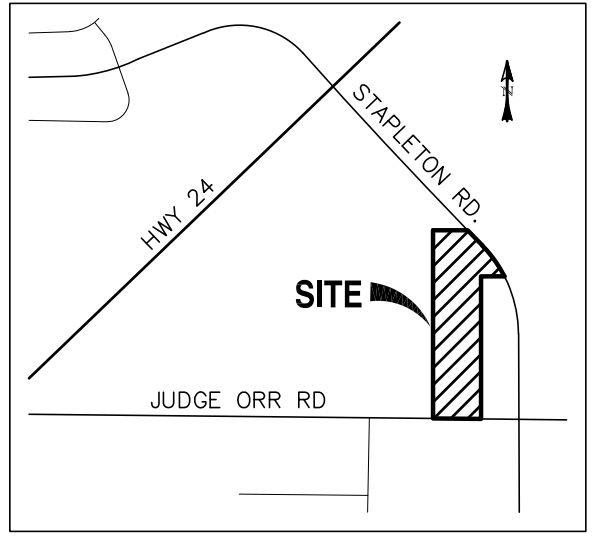


# JUDGE ORR RANCHETTES

## PRELIMINARY PLAN

### SECTION 33, TWP 12 S, R 64 W OF 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO



VICINITY MAP  
SCALE: N.T.S.

ADJACENT OWNERS LIST			
ID NO.	OWNER	POINT OF CONTACT	MAILING ADDRESS
1	PETER J. HAGEN	PETER J. HAGEN	704 SILVER OAK GROVE COLORADO SPRINGS, CO 80906
2	ANDREW K. MANIATIS TRUST	GEORGE & LINDA TASOULIS	227 W. SYLVESTER PLACE LITTLETON, CO 80129
3	ANDREW K. MANIATIS TRUST	GEORGE & LINDA TASOULIS	227 W. SYLVESTER PLACE LITTLETON, CO 80129
4	STATIC LINE, LLC	RUSTY R. RUNZELMAN	14980 STAPLETON DRIVE CALHAN, CO 80809
5	JANE DAVIS LIVING TRUST	JANE DAVIS	9060 ELBERT ROAD PEYTON, CO 80831
6	J. D. ENGHAS	J. D. ENGHAS	14775 JUDGE ORR ROAD PEYTON, CO 80831
7	WILLIAM R. BUNN	WILLIAM R. BUNN	26531 SARATOGA AVENUE BIG PINE KEY, FL 33043
8	DANIEL R. & TAMMY J. FIELDS	DANIEL R. & TAMMY J. FIELDS	14400 JUDGE ORR ROAD PEYTON, CO 80831
9	STEVENS P. & MICHELLE LAZOR	STEVENS P. & MICHELLE LAZOR	13975 E. US HIGHWAY 24 PEYTON, CO 80831

NET AREA ACREAGE CALCULATIONS			
LOT NO.	TOTAL AREA	NO BUILD AREA	NET BUILDABLE AREA
4	5.25 ACRES	0.92 ACRE	4.33 ACRES
5	5.30 ACRES	3.20 ACRES	2.10 ACRES
6	5.04 ACRES	1.01 ACRES	4.03 ACRES

**NOTES:**

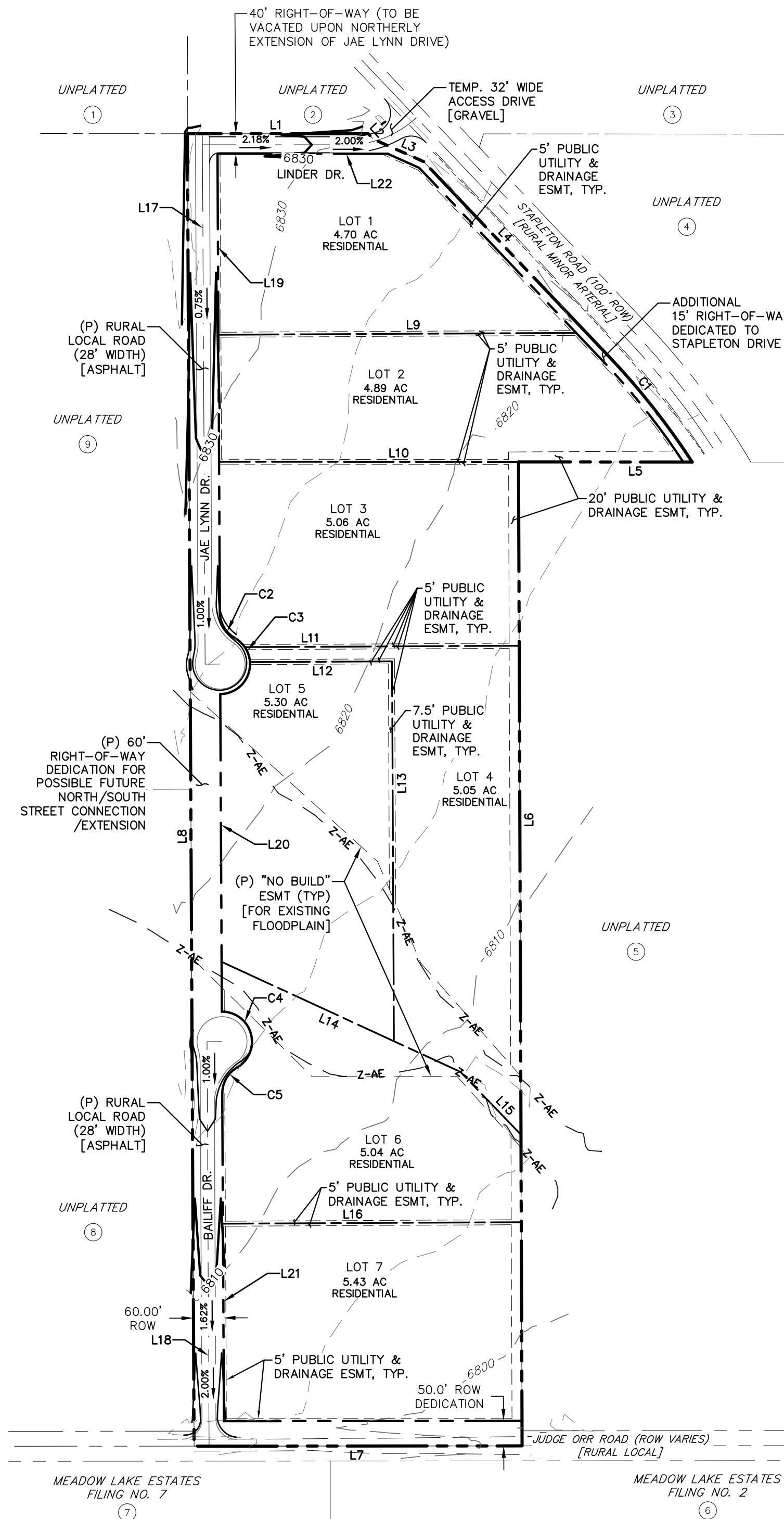
SERVICE FEES TO BE PAID AS FOLLOWS:  
 PARK \$2,849  
 SCHOOL \$1,680

DRAINAGE FEES (HAESLER BASIN):  
 DRAINAGE \$18,884.15  
 BRIDGE \$2,786.50

TRAFFIC IMPACT FEES:  
 THE JUDGE ORR RANCHETTES SUBDIVISION PROPOSES INCLUSION INTO THE 10 MIL PID.

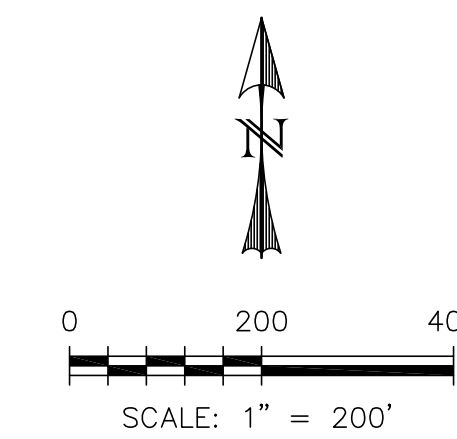
**LEGEND**

EXISTING	(E)
PROPOSED	(P)
ADJACENT OWNER TABLE ID NUMBER	(1)
BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
EASEMENT	---
(E) CONTOUR, INDEX	--- 6820 ---
(E) CONTOUR	---
(P) CONTOUR, INDEX	--- 6820 ---
(P) CONTOUR	---



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89° 58' 12"W	362.17
L2	N43° 20' 31"W	15.01
L3	N66° 01' 31"W	110.00
L4	N43° 33' 49"W	539.12
L5	S89° 57' 45"E	347.60
L6	N0° 12' 22"W	1968.89
L7	N89° 57' 26"E	656.66
L8	S0° 17' 32"E	2626.21
L9	N89° 42' 28"E	716.29
L10	S89° 57' 45"E	599.64
L11	N89° 42' 28"E	549.39
L12	N89° 42' 28"E	284.31
L13	N0° 17' 32"W	760.06
L14	N65° 16' 30"W	526.41
L15	N43° 59' 14"W	174.53
L16	N89° 42' 27"E	597.33
L19	N0° 17' 32"W	957.38
L20	N0° 17' 32"W	635.44
L21	N0° 17' 32"W	655.49
L22	S89° 58' 12"E	377.76
L23	S47° 49' 53"E	505.78
L24	S23° 05' 58"E	221.38
L25	S41° 31' 51"E	301.51
L26	S45° 21' 51"E	339.21
L27	N89° 47' 23"E	289.96
L28	S41° 55' 20"E	191.74

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°34'41"	1455.00	268.62
C2	59°59'12"	60.00	62.82
C3	149°57'47"	60.00	157.04
C4	149°58'11"	60.00	157.05
C5	59°59'21"	60.00	62.82



**OWNER:**

JOHN JENNINGS  
 2030 TABOR COURT  
 COLORADO SPRINGS, CO 80919  
 (719) 440-2824

**UTILITY PROVIDERS**

ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.  
 11140 WOODMEN ROAD  
 FALCON, CO 80831  
 (719) 494-2636

WATER: PERMITTED WELLS

SANITARY: SEPTIC SYSTEM & DRAINFIELD

GAS: PROPANE

**CIVIL ENGINEER:**

CATAMOUNT ENGINEERING  
 P.O. BOX 221  
 WOODLAND PARK, CO 80866  
 CONTACT: DAVID MIJARES, PE  
 (719) 426-2124

**LEGAL DESCRIPTION:**

THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, BOTH OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO EXCEPT THOSE TRACTS OF LAND DESCRIBED IN INSTRUMENTS AT RECEPTION NUMBERS 215067235 AND 216044524, BOTH OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE S 89°58'12" E, ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 362.17 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NO. 215067235 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S 43°20'31" E, ALONG THE SOUTHERLY LINE THEREOF, SAID LINE BEING ALSO THE SOUTHERLY RIGHT OF WAY LINE OF STAPLETON DRIVE, 15.01 FEET; THENCE S 66°01'31" E, ALONG SAID SOUTHERLY LINE, 110.00 FEET; THENCE S 43°33'49" E, (BASIS OF BEARING) ALONG SAID SOUTHERLY LINE, 539.12 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, ALONG SAID SOUTHERLY LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1455.00 FEET AND A CENTRAL ANGLE OF 10°34'41"; AN ARC DISTANCE OF 268.62 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 33; THENCE N 89°57'45" W, ALONG SAID SOUTHERLY LINE, 347.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1968.89 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE S 89°57'26" E, ALONG THE SOUTHERLY LINE THEREOF, 656.66 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 00°17'32" W, ALONG THE WESTERLY LINE THEREOF, 2626.22 FEET TO THE POINT OF BEGINNING.

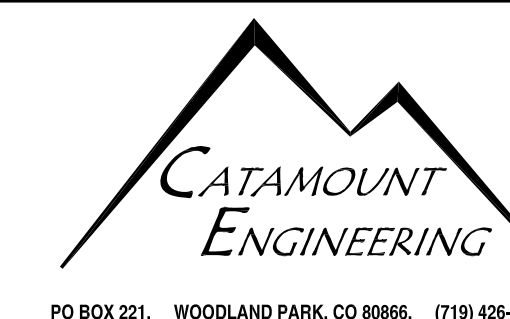
CONTAINING 1,771,394 SQUARE FEET (40.6656 ACRES), MORE OR LESS.

PCD FILE NO: SP-17-011

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	10/23/18



PREPARED FOR:  
**JOHN JENNINGS**  
 2030 TABOR CT.  
 COLORADO SPRINGS, CO 80919



**JUDGE ORR RANCHETTES**  
**PRELIMINARY PLAN**

DESIGNED BY: MGP	DRAWN BY: DBM
SCALE: 1"=200'	DATE: 04/04/18
JOB NUMBER: 16-093	SHEET: 1 OF 1