

THE RIDGE AT LORSON RANCH FILING NO. 3
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION, AND MELODY HOMES, INC., A DELAWARE 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 THE INTERSECTION OF THE EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2865 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS AND THE NORTHERLY RIGHT OF WAY LINE OF GRAYLING 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;

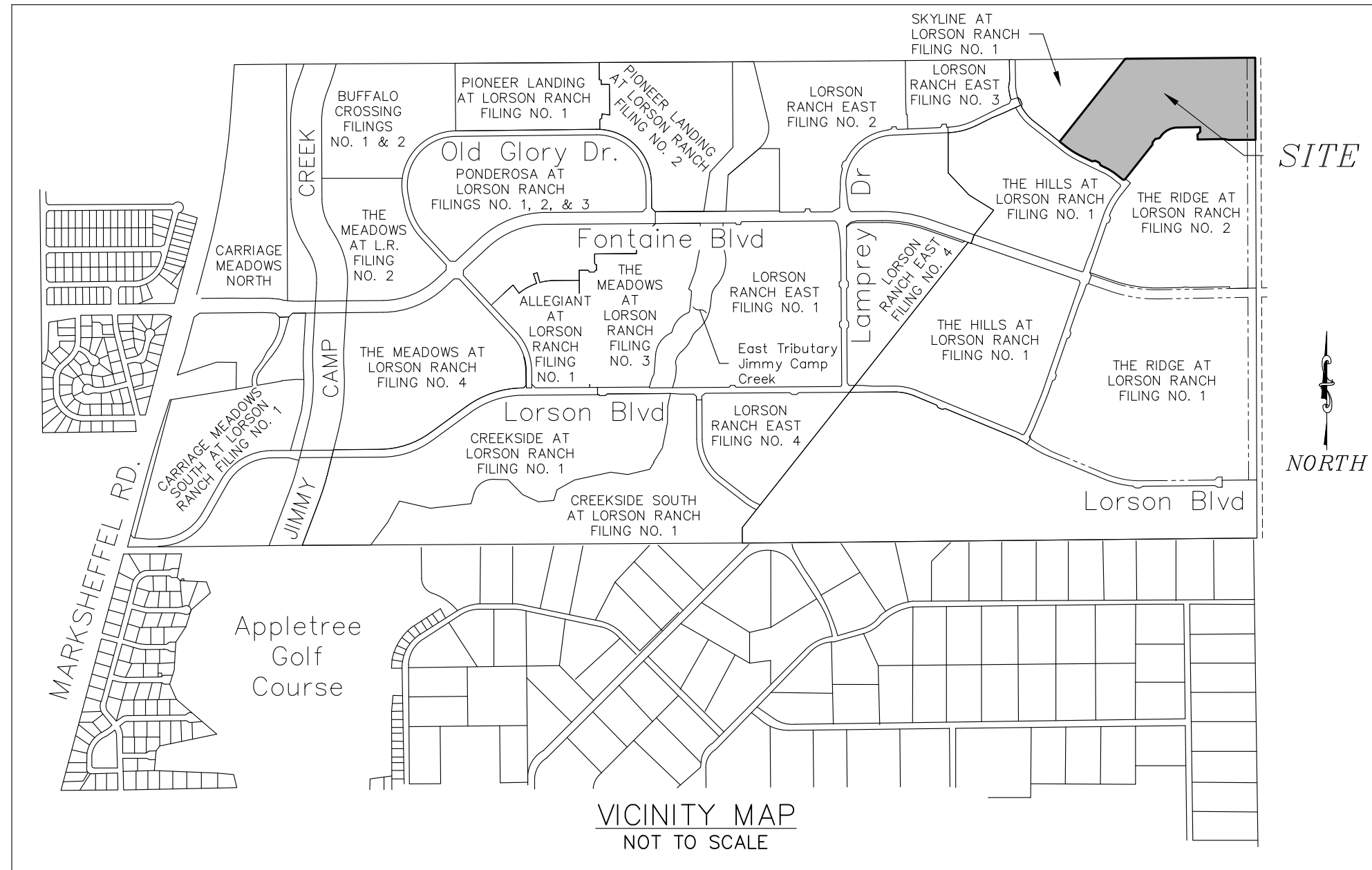
THENCE N38°22'41"E ALONG SAID EASTERLY LINE, 1,158.91 FEET TO THE EAST-WEST CENTERLINE OF SECTION 13;
THENCE N89°31'44"E ALONG SAID CENTERLINE A DISTANCE OF 1,424.38 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 13;
THENCE S00°13'35"E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 900.29 FEET;
THENCE S89°46'13"W A DISTANCE OF 294.37 FEET
THENCE N78°46'08"W A DISTANCE OF 51.17 FEET;
THENCE S88°58'20"W A DISTANCE OF 290.80 FEET;
THENCE N01°01'40"W A DISTANCE OF 54.00 FEET;
THENCE N43°58'20"E A DISTANCE OF 43.84 FEET
THENCE N01°01'40"W A DISTANCE OF 50.00 FEET;
THENCE S88°58'20"W A DISTANCE OF 250.65 FEET TO A POINT OF CURVE;
THENCE 198.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 50°35'40", THE CHORD OF 192.29 FEET BEARS S63°40'30"W TO A POINT OF TANGENT;
THENCE S38°22'41"W A DISTANCE OF 39.64 FEET;
THENCE S78°40'32"W A DISTANCE OF 45.09 FEET;
THENCE S38°22'41"W A DISTANCE OF 50.00 FEET;
THENCE S06°13'26"E A DISTANCE OF 20.17 FEET;
THENCE S38°22'41"W A DISTANCE OF 492.52 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 TEN (10) COURSES:
1) THENCE S83°22'41"W A DISTANCE OF 19.80 FEET;
2) THENCE N51°37'19"W A DISTANCE OF 94.90 FEET TO A POINT OF CURVE;
3) THENCE 141.30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS N58°02'51"W TO A POINT OF TANGENT;
4) THENCE N64°28'23"W A DISTANCE OF 56.25 FEET;
5) THENCE N27°31'10"W A DISTANCE OF 33.27 FEET;
6) THENCE N64°28'23"W A DISTANCE OF 50.00 FEET;
7) THENCE S78°34'24"W A DISTANCE OF 33.27 FEET;
8) THENCE N64°28'23"W A DISTANCE OF 122.30 FEET TO A POINT OF CURVE;
9) THENCE 210.78 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS N58°14'52"W TO A POINT OF TANGENT;
10) THENCE N52°01'21"W A DISTANCE OF 85.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,775,306 SQUARE FEET (40.755 ACRES, MORE OR LESS).
BASIS OF BEARINGS:
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.

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.
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. 1". 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.

LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP
OWNER ADDRESS:
212 N. WAHSATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

ATTEST:
SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
Developer/ Owner:
Lorson, LLC, Love In Action, Tralon Homes, LLC, Melody Homes, Inc
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

AMERICAN HOMES 4 RENT, INC.

OWNER ADDRESS:
AMH DEVELOPMENT, LLC
STREET ADDRESS
CITY & ZIP CODE
PHONE: (XXX) XXX-XXXX

BY: BRENT JOHNSON, VICE PRESIDENT OF LAND DEVELOPMENT, FOR:
AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ATTEST:
SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF _____ } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY BRENT JOHNSON, VICE PRESIDENT OF LAND DEVELOPMENT, FOR:
AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____

LOVE IN ACTION

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: _____
VICINITY MAP
NOT TO SCALE

MELUDY HOMES, INC.

OWNER ADDRESS:
MELODY HOMES, INC.
9555 S. KINGSTON COURT #200
ENGLEWOOD, CO 80112
PHONE: (303) 488-0081

BY: BILL CARLISLE, VICE PRESIDENT, FOR:
MELODY HOMES, INC, A DELAWARE CORPORATION

ATTEST:
SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF _____ } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY BILL CARLISLE, VICE PRESIDENT, FOR:
MELODY HOMES, INC, A DELAWARE CORPORATION

WITNESS MY 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 SEPTEMBER 23, 2021 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
212 N. WAHSATCH AVE., STE. 305
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. 1" 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 _____

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

TRALON HOMES, LLC

OWNER ADDRESS:
212 N. WAHSATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 282-881

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: _____

TRACT TABLE with columns: TRACT, SIZE (ACRES), OWNERSHIP/ MAINTENANCE, USE. Includes rows A through I and a TOTAL row.

SEE ACCEPTANCE CERTIFICATES FOR TRACTS ON SHEET 2 FOR ACCEPTANCE AND APPROVAL OF TRACTS BY THE ENTITIES LISTED IN THE TRACT TABLE ABOVE.

SUMMARY:

Summary table with columns: 182 LOTS, 9 TRACTS, RIGHTS-OF-WAY, TOTAL. Values: 20.535 ACRES, 13.186 ACRES, 7.034 ACRES, 40.755 ACRES.

FEES:

Fee schedule table with columns: Fee Name, Amount. Includes items like JIMMY CAMP CREEK BASIN DRAINAGE FEE, JIMMY CAMP CREEK SURETY FEE, etc.

FINAL PLAT THE RIDGE AT LORSON RANCH FILING NO. 3 JOB NO. 70-097 DATE PREPARED: 01/28/2022 DATE REVISED: 04/13/2022



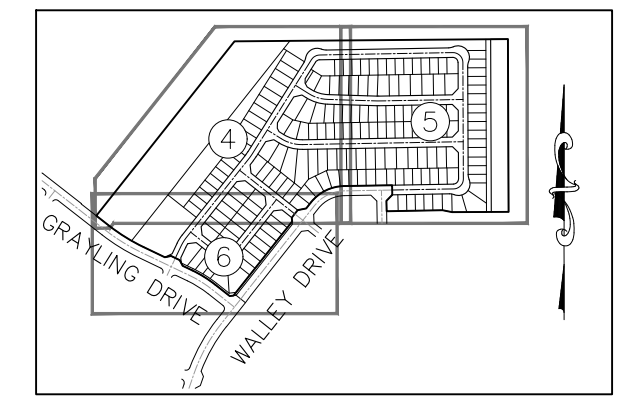
212 N. WAHSATCH AVE., STE. 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

File: 0:\2022\7A - The Ridge at Lorson Ranch\The Ridge No. 3 PFD.dwg PlotStamp: 4/13/2022 9:02 AM

THE RIDGE AT LORSON RANCH FILING NO. 3
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

- LEGEND:**
- SF SQUARE FEET
 - AC M/L ACRES, MORE OR LESS
 - (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
 - ▨ PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669
 - ▨ 5' WIDE TRAIL

THE RIDGE AT LORSON RANCH FILING NO. 3
 TOTAL AREA = 1,775,306 S.F.
 40.755 AC M/L

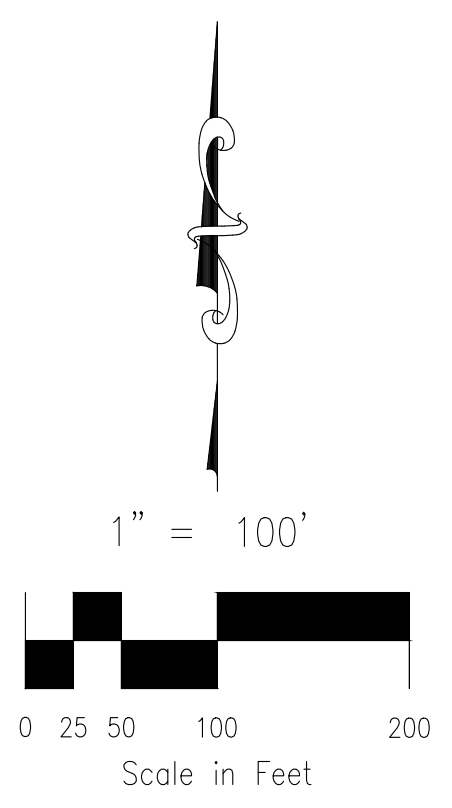
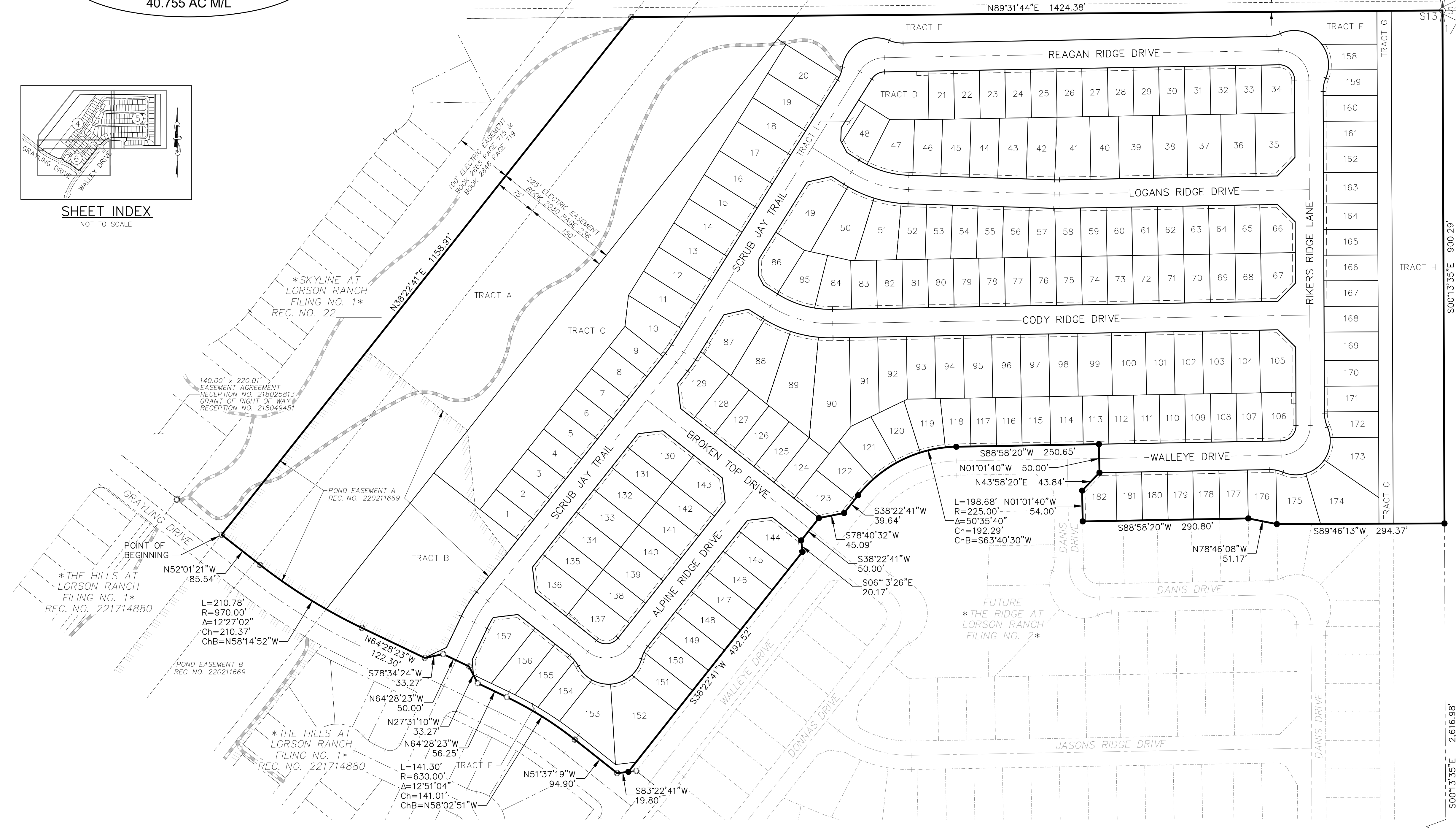
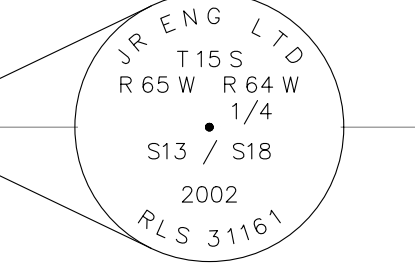


SHEET INDEX
 NOT TO SCALE

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

16.5" TELEPHONE UTILITY EASEMENT
 BOOK 2045 PAGE 552 REC. NO. 379993

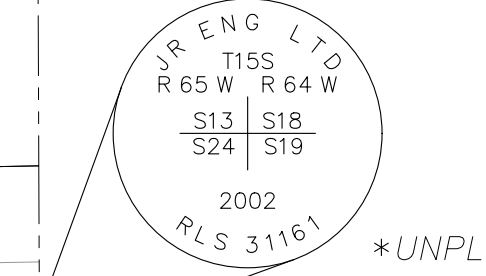
FOUND #6 REBAR W/
 3 1/4" ALUM. CAP
 STAMPED AS SHOWN



File: 0:\20097A - The Ridge at Lorson Ranch\The Ridge - 018 No. 3 Plat.dwg Plotdate: 4/13/2022 9:04 AM

UNPLATTED

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



UNPLATTED
 SPECIAL WARRANTY DEED
 REC. NO. 209144818

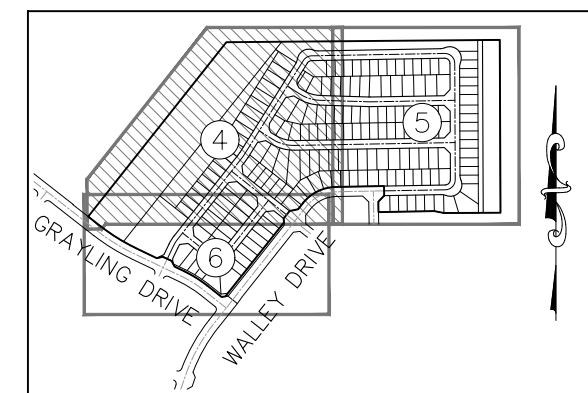
FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 3
 JOB NO. 70-097
 DATE PREPARED: 01/28/2022
 DATE REVISED: 04/13/2022

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

PCD FILE NUMBER SF-22-007

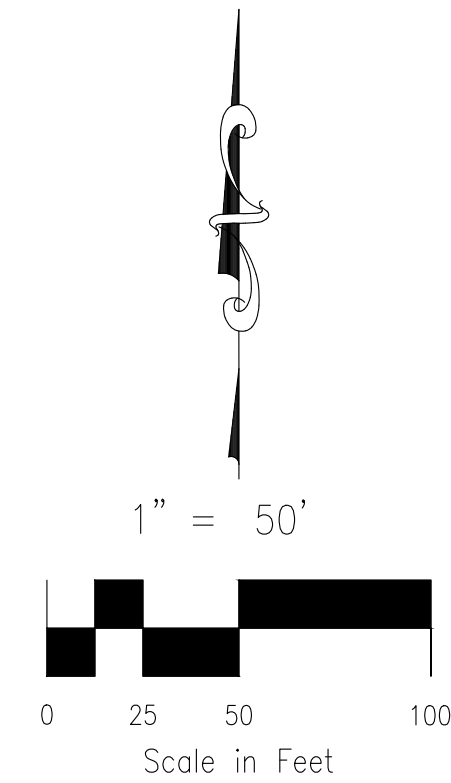
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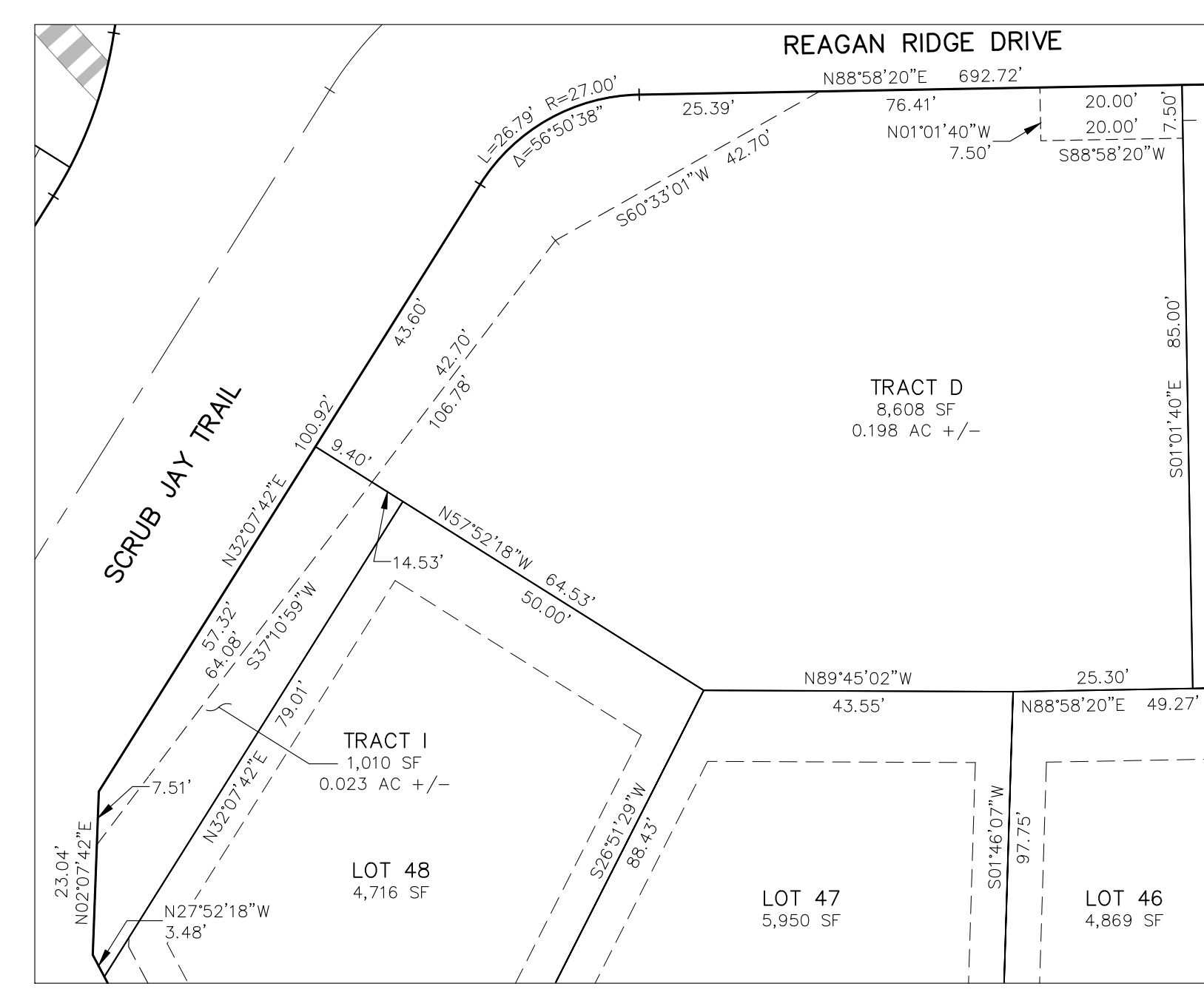
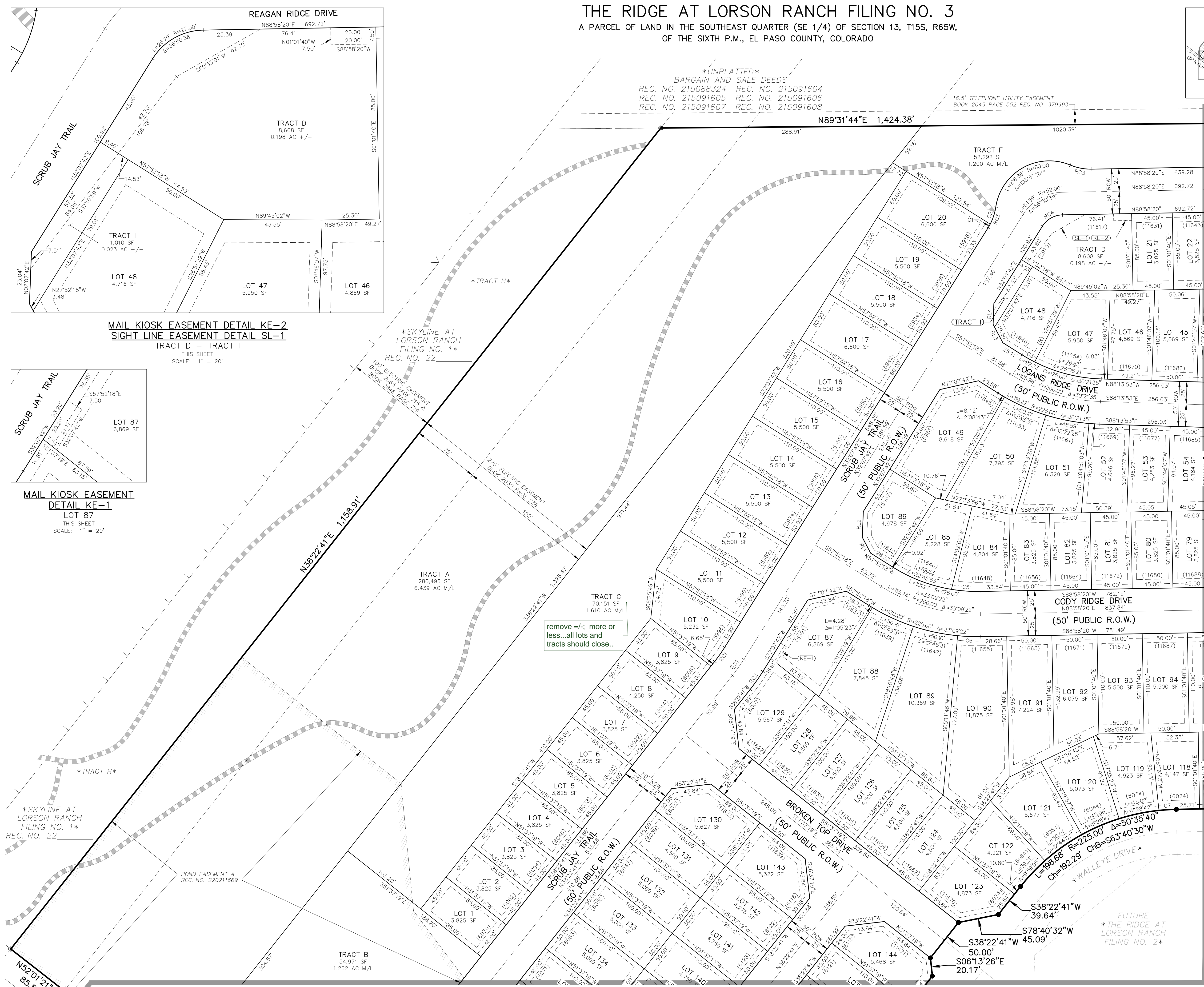


- LEGEND:**
- SF SQUARE FEET
 - AC M/L ACRES, MORE OR LESS
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS. 25986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS. 25986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
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 - 5' WIDE TRAIL
 - SL-D SIGHT LINE EASEMENT SEE DETAIL
 - KE-D MAIL KIOSK EASEMENT SEE DETAIL

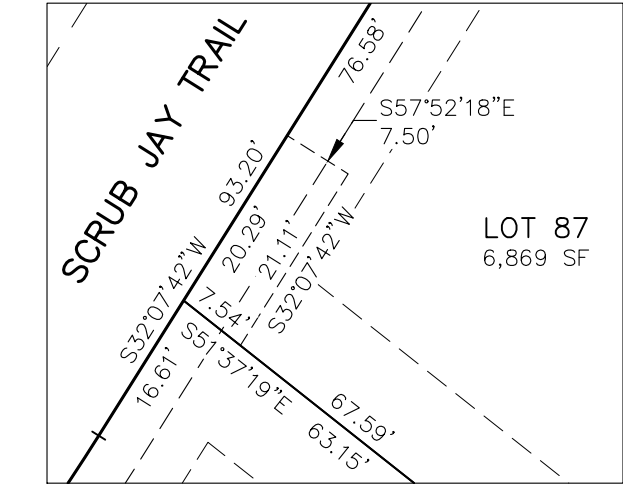
SHEET INDEX
 NOT TO SCALE



SEE SHEET 5 OF 6



MAIL KIOSK EASEMENT DETAIL KE-2
SIGHT LINE EASEMENT DETAIL SL-1
 TRACT D - TRACT I
 THIS SHEET
 SCALE: 1" = 20'



MAIL KIOSK EASEMENT DETAIL KE-1
 LOT 87
 THIS SHEET
 SCALE: 1" = 20'

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

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
CC1	21.82	200.00	61°4'58"

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC1	19.09	175.00	61°4'58"
RC2	24.54	225.00	61°4'58"
RC3	24.67	60.00	23°33'23"
RC4	26.79	27.00	56°50'38"

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
RL1	N27°52'18"W	19.79
RL2	N02°07'42"E	28.66
RL3	N27°52'18"W	23.04
RL4	N02°07'42"E	23.04

LOT & TRACT CURVE TABLE

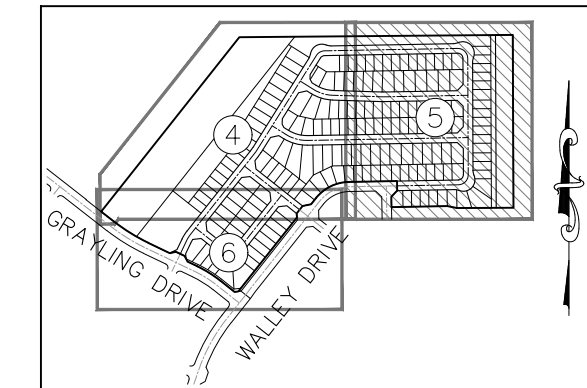
CURVE #	LENGTH	RADIUS	DELTA
C1	4.68	60.00	42°8'06"
C2	19.99	60.00	19°05'17"
C3	16.10	175.00	51°16'14"
C4	12.10	225.00	37°04'56"
C5	31.74	175.00	102°3'29"
C6	25.72	225.00	63°32'56"
C7	19.31	225.00	45°55'03"

FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 3
 JOB NO. 70-097
 DATE PREPARED: 01/28/2022
 DATE REVISED: 04/13/2022

File: 0:70097A - The Ridge at Lorson Ranch (The Ridge No. 3 Filing No. 3) (Survey) (P) (01/28/2022 9:05 AM)

SEE SHEET 6 OF 6

THE RIDGE AT LORSON RANCH FILING NO. 3
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



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 - 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

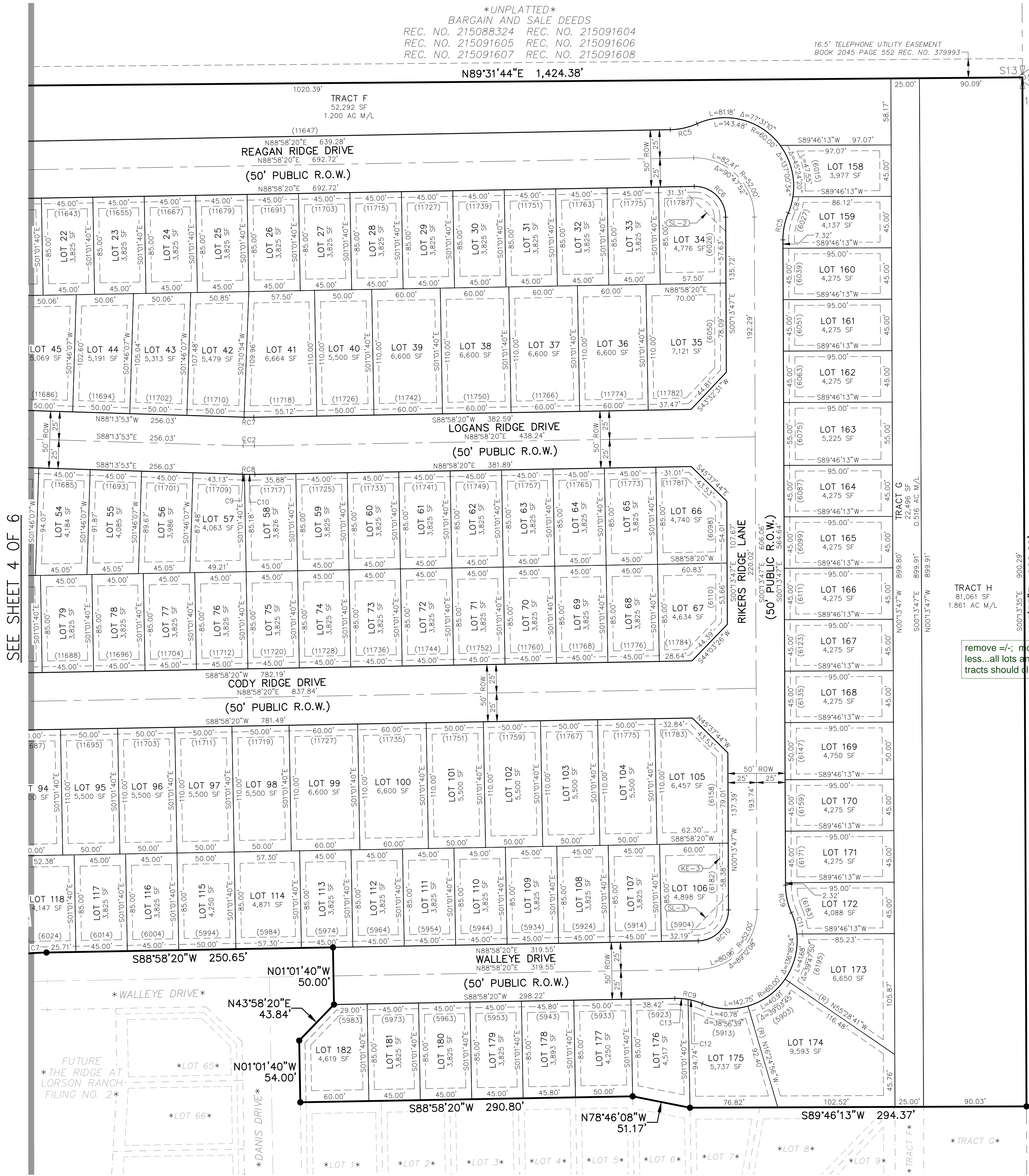
PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 23211669

- 5' WIDE TRAIL
- SL-D SIGHT LINE EASEMENT SEE DETAIL
- KE-D MAIL KIOSK EASEMENT SEE DETAIL

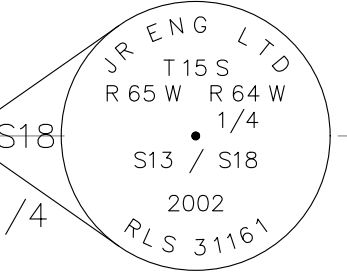
CURVE #	LENGTH	RADIUS	DELTA
QC2	9.76	200.00	2'47"47"

CURVE #	LENGTH	RADIUS	DELTA
RC5	24.20	60.00	23'06"21"
RC6	42.79	27.00	90'47"52"
RC7	8.54	175.00	2'47"47"
RC8	10.98	225.00	2'47"47"
RC9	24.67	60.00	23'33"23"
RC10	42.04	27.00	89'12"08"

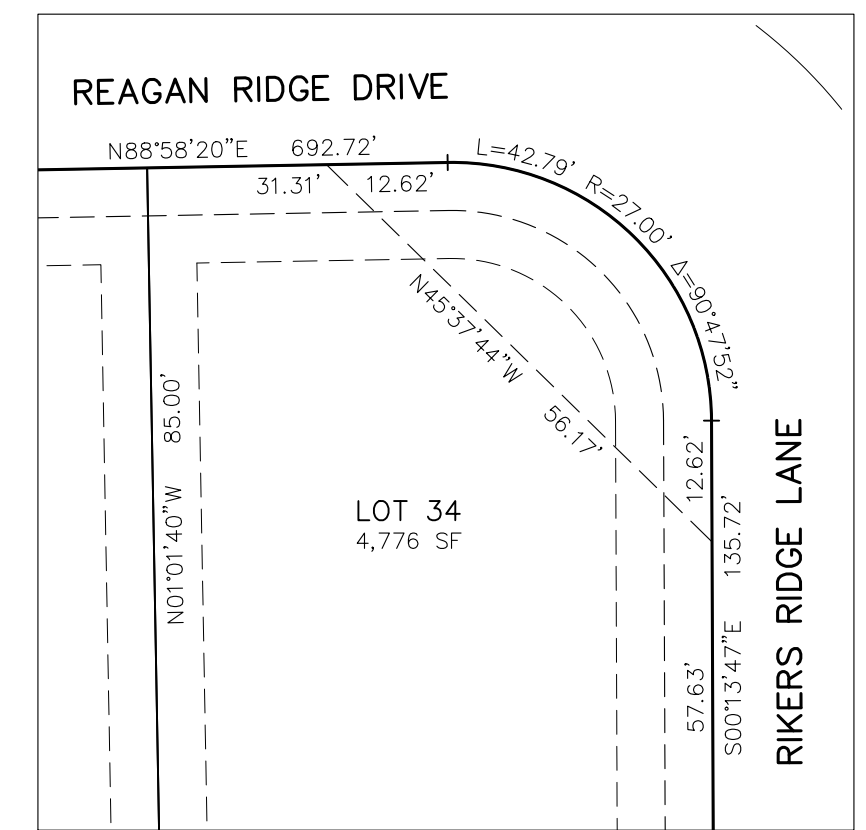
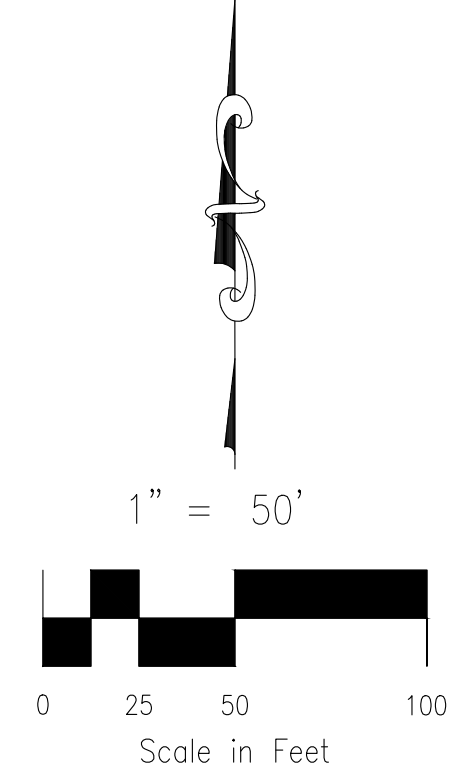
CURVE #	LENGTH	RADIUS	DELTA
C7	19.31	225.00	4'55"03"
C8	14.75	60.00	14'05"04"
C9	1.86	225.00	0'28"22"
C10	9.12	225.00	2'19"25"
C11	19.38	60.00	18'30"40"
C12	13.02	60.00	12'25"44"
C13	11.65	60.00	11'07"40"



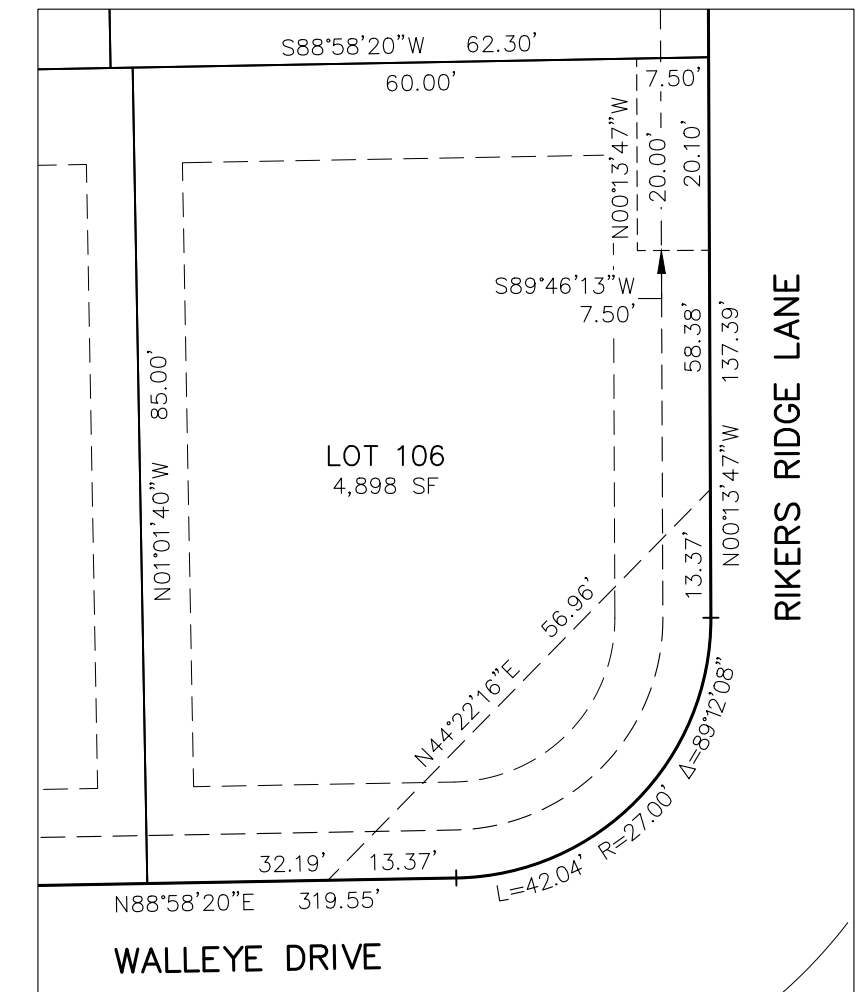
FOUND #6 REBAR W/
3 1/4" ALUM. CAP
STAMPED AS SHOWN



remove +/- one or less...all lots and tracts should close..



SIGHT LINE EASEMENT DETAIL SL-2
LOT 34
THIS SHEET
SCALE: 1" = 20"

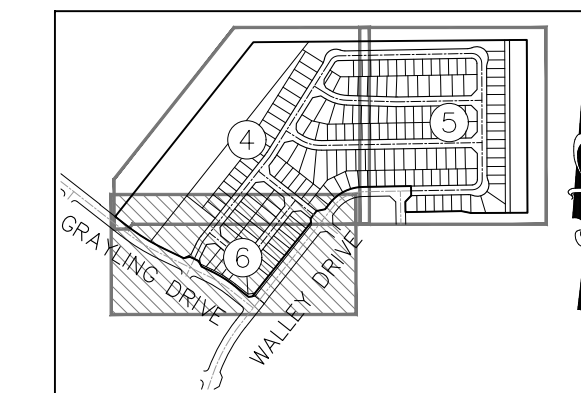


MAIL KIOSK EASEMENT DETAIL KE-3
SIGHT LINE EASEMENT DETAIL SL-3
LOT 106
THIS SHEET
SCALE: 1" = 20"

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 3
JOB NO. 70-097
DATE PREPARED: 01/28/2022
DATE REVISED: 04/13/2022

File: 0:\2007A - The Ridge at Lorson Ranch\The Ridge No. 3\Survey\Plot\20-097 The Ridge 01.R No. 3 P1.dwg Plotname: 4/13/2022 9:06 AM

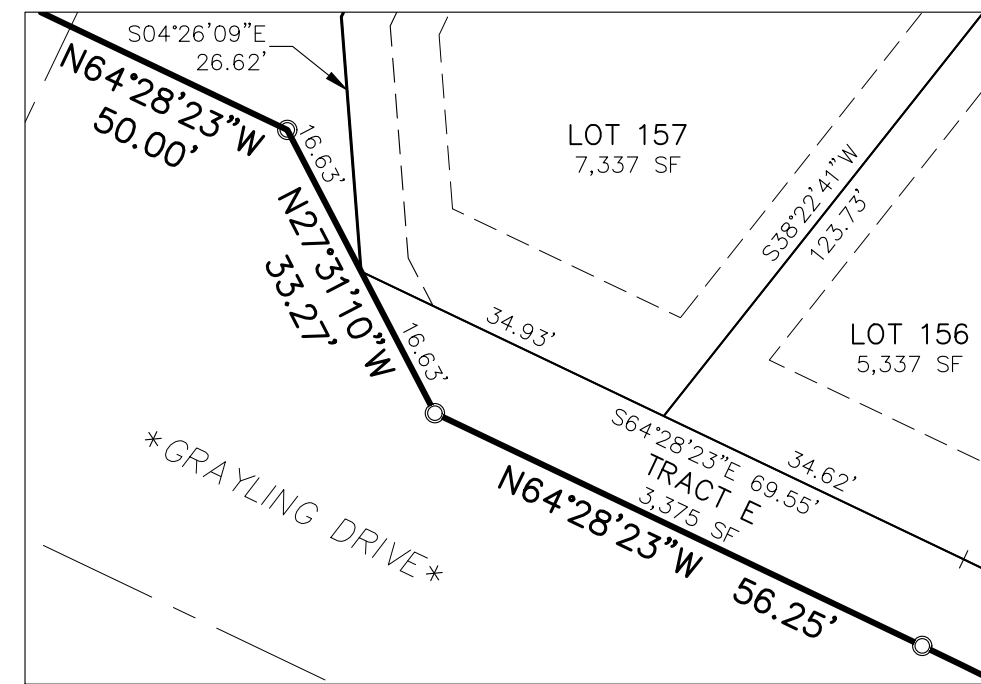
THE RIDGE AT LORSON RANCH FILING NO. 3
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W,
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



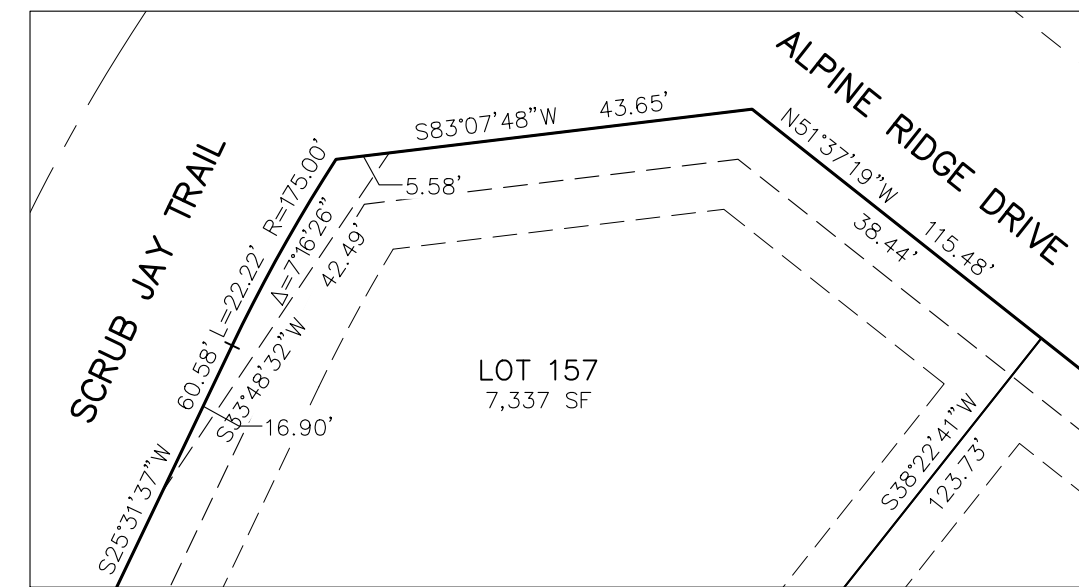
SHEET INDEX
NOT TO SCALE

- LEGEND:**
- SF SQUARE FEET
 - AC M/L ACRES, MORE OR LESS
 - (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. 25986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS. 25986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

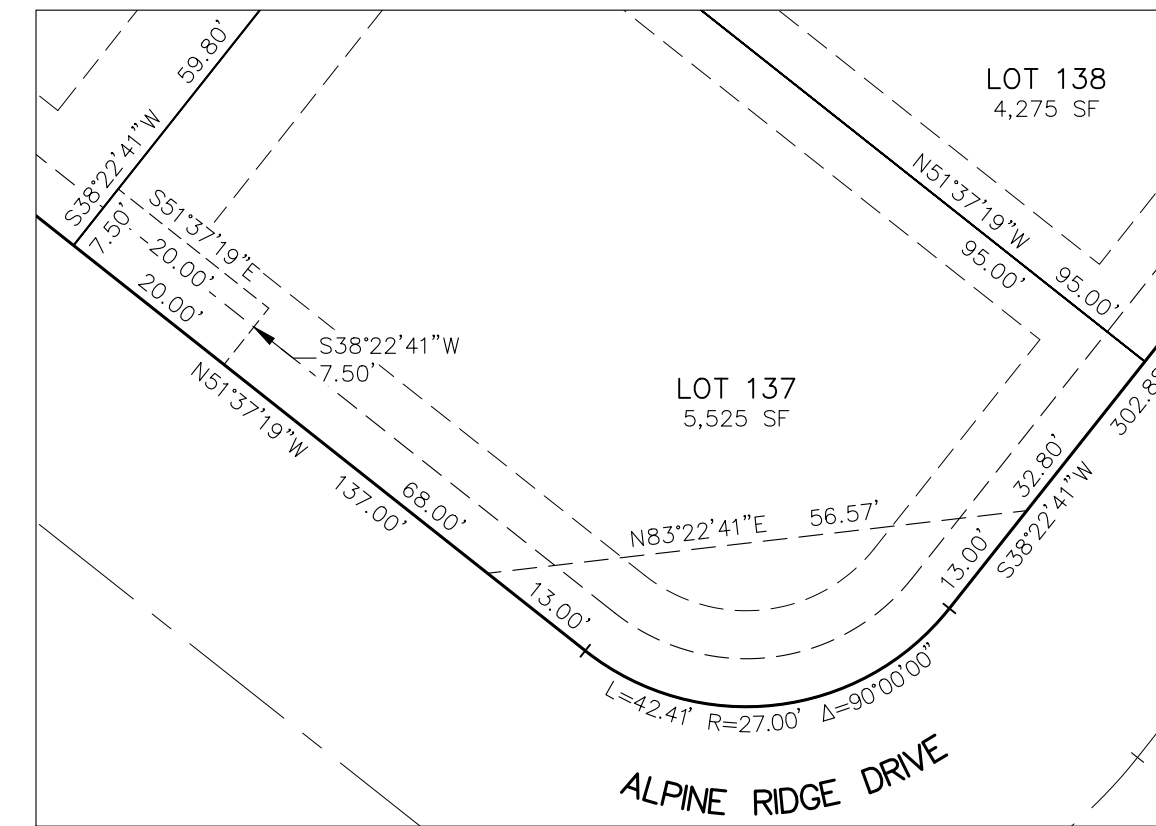
- BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - - - EASEMENT LINE
 - - - ADJACENT SUBDIVISION LINE
 - - - ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
 - - - SECTION/QUARTER SECTION LINE
 - MATCHLINE
- *NOT A PART*** PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- ▨▨▨▨▨▨▨▨▨▨ PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 22021669
- ▨▨▨▨▨▨▨▨▨▨ 5' WIDE TRAIL
- (SL-D) SIGHT LINE EASEMENT SEE DETAIL
- (KE-D) MAIL KIOSK EASEMENT SEE DETAIL



R.O.W. INTERSECTION/TRACT E DETAIL
GRAYLING DRIVE/SCRUB JAY TRAIL
THIS SHEET
SCALE: 1" = 20'

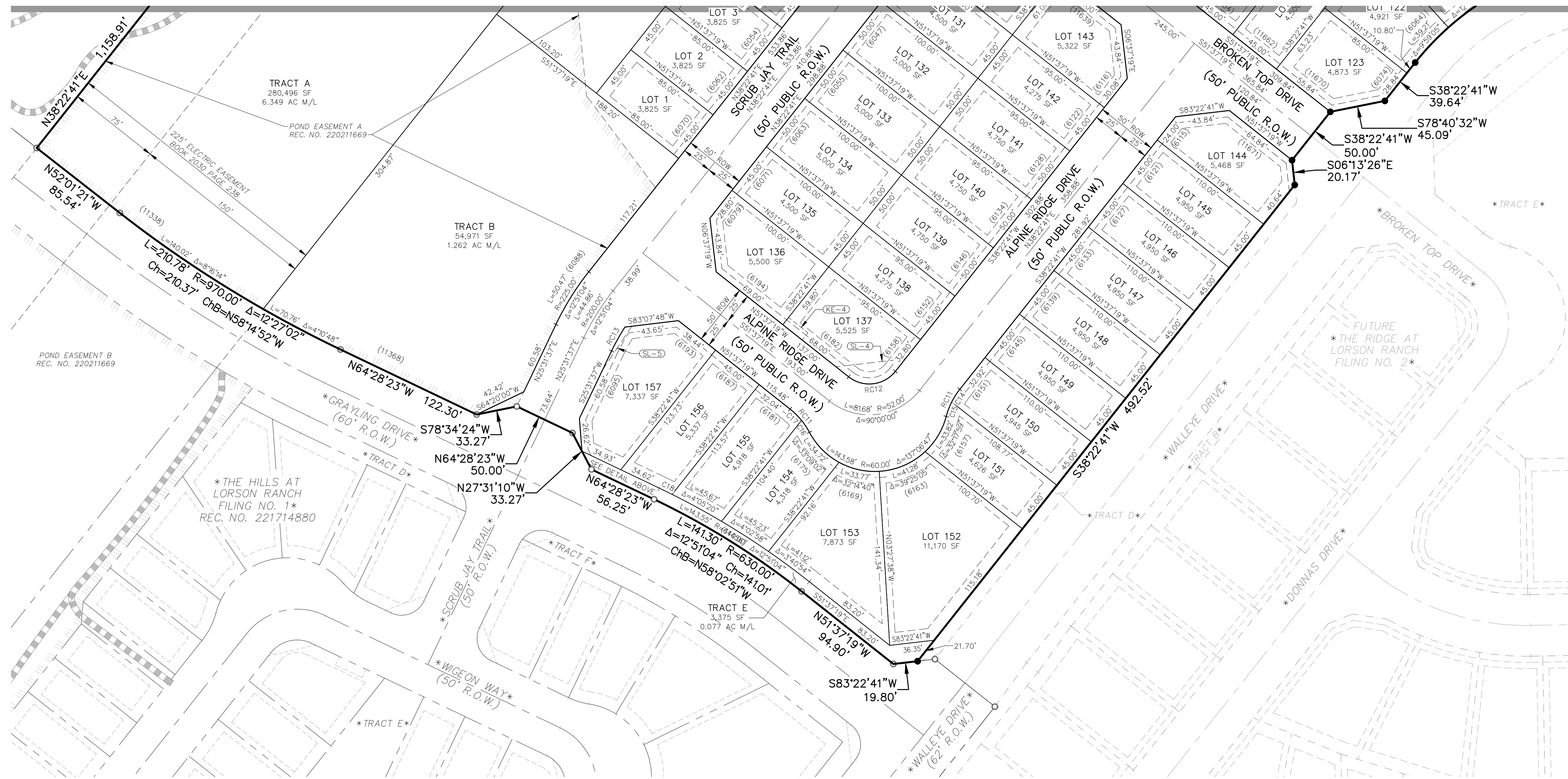


SIGHT LINE EASEMENT DETAIL SL-5
LOT 157
THIS SHEET
SCALE: 1" = 20'



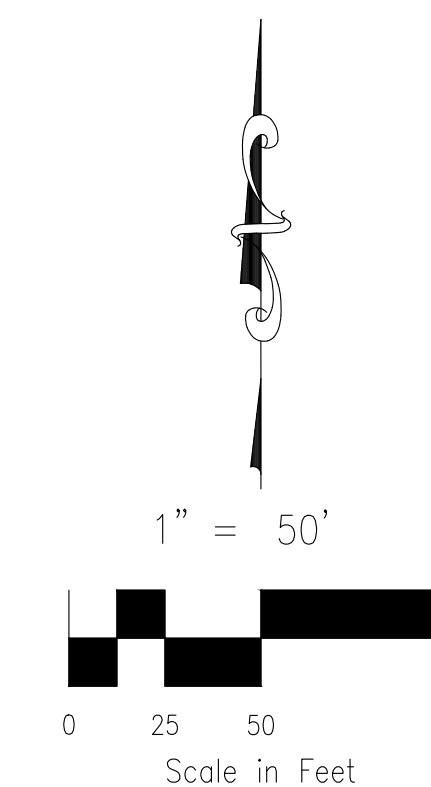
MAIL KIOSK EASEMENT DETAIL KE-4
SIGHT LINE EASEMENT DETAIL SL-4
LOT 137
THIS SHEET
SCALE: 1" = 20'

SEE SHEET 4 OF 6



RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC11	24.67	60.00	23°33'23"
RC12	42.41	27.00	90°00'00"
RC13	22.22	175.00	7°16'26"

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C14	12.16	60.00	11°36'49"
C15	12.51	60.00	11°56'34"
C16	11.61	60.00	11°05'02"
C17	13.06	60.00	12°28'21"
C18	11.52	640.00	1°01'51"



FINAL PLAT
 THE RIDGE AT LORSON RANCH
 FILING NO. 3
 JOB NO. 70-097
 DATE PREPARED: 01/28/2022
 DATE REVISED: 04/13/2022

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. 3\Survey\Plan\70-097 The Ridge 018 No. 3 Final.dwg Plotname: 4/13/2022 9:08 AM

Final Plat Drawings_v3.pdf Markup Summary 5-10-2022

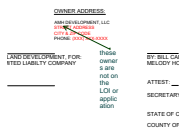
CDurham (1)



Subject: Callout
Page Label: Sheet 2 - Notes
Author: CDurham
Date: 5/9/2022 3:24:35 PM
Status:
Color: ■
Layer:
Space:

Tract A, Tract F acceptance is already shown

dsdparsons (8)



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 5/10/2022 3:18:13 PM
Status:
Color: ■
Layer:
Space:

these owners are not on the LOI or application



Subject: Image
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 5/10/2022 3:11:43 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 5/10/2022 3:24:06 PM
Status:
Color: ■
Layer:
Space:

Detention Pond Maintenance Agreement note for this filing (it wasn't recorded w pudsp because language was wrong- CAO said i could get with this plat since it was back to back)



Subject: Image
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 5/10/2022 3:22:09 PM
Status:
Color: ■
Layer:
Space:



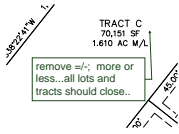
Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 5/10/2022 3:22:05 PM
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Color: ■
Layer:
Space:

add the GEO note from the prelim plan to this please- See CGS comments and add to note as requested (Note will become lengthy)



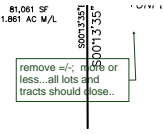
Subject: Callout
Page Label: Sheet 2 - Notes
Author: dsdparsons
Date: 5/10/2022 3:24:18 PM
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Color: ■
Layer:
Space:

Add a Note that includes the reception number please for this Parks Lands Agreement



Subject: Callout
Page Label: Sheet 4
Author: dsdparsons
Date: 5/10/2022 3:25:18 PM
Status:
Color: ■
Layer:
Space:

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



Subject: Callout
Page Label: Sheet 5
Author: dsdparsons
Date: 5/10/2022 3:25:37 PM
Status:
Color: ■
Layer:
Space:

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