

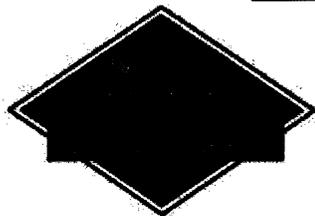
SF. 19. 008

Jeff Mark

From: Brent Johnson <brent@pprbd.org>
Sent: Tuesday, August 18, 2020 9:53 AM
To: Jeff Mark; Amy Vanderbeek
Subject: RE: F4 Swale
Attachments: 43-126 Lorson Ranch East No 4 Final Plat.pdf

Good morning Jeff,
The Enumerations fee due for this project is 246 Lots + 9 Tracts X \$10 per lot/tract = \$2550. Attached is a stamped copy of the plat. Please let me know who your planner is and I will forward this to them as well. Thanks.

Brent Johnson
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2888 E: brent@pprbd.org W: pprbd.org



Chuck Broerman
09/10/2020 03:39:30 PM
Doc \$0.00 3
Rec \$23.00 Pages

El Paso County, CO



220140615

From: Jeff Mark <JMark@landhuisco.com>
Sent: Monday, August 17, 2020 3:39 PM
To: Amy Vanderbeek <amy@pprbd.org>; Brent Johnson <brent@pprbd.org>
Subject: FW: F4 Swale

Brent, I haven't heard back. How much do I owe for addresses on the attached? Can I bring this in tomorrow?

Jeff Mark
President
The Landhuis Company
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200
Cell: (303) 210-7747
Fax: (719) 635-3244
jmark@landhuisco.com

From: Eric Yokom <eric@mscivil.com>
Sent: Wednesday, August 05, 2020 1:45 PM
To: Jeff Mark <JMark@landhuisco.com>
Cc: Richard Schindler <rich@ceg1.com>; Vern Taylor <vern@mscivil.com>
Subject: Re: F4 Swale

Attached is the complete plat of Lorson ranch East Filing No. 4, with the easement in Lots 61 and 62, and Tract B, shown and labeled on sheet 5 as discussed and reviewed earlier today.

EL PASO COUNTY - COLORADO

5500000425
SEC 13-15-65

Total Market Value
\$135,841

OVERVIEW

Owner:	LORSON LLC NOMINEE FOR, MURRAY FOUNTAIN LLC
Mailing Address:	212 N WAHSATCH AVE STE 301 COLORADO SPRINGS CO, 80903-3476
Location:	SEC 13-15-65
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR IN S2 SEC 13, N2 SEC 24 & NE4 SEC 23-15-65 DESC AS FOLS: COM AT THE COMMON COR OF SECS 13, 14, 23, & 24 FROM WHICH THE COMMON COR OF SECS 14, 15, 22 & 23 BEARS S 89<43'15" W 5294.45 FT & THE SE COR OF SEC 13 BEARS N 89<18'33" E 5322.91 FT, TH S 77<15'32" E 1431.33 FT FOR POB, TH S 38<22'41" W 689.46 FT, S 79<36'36" E 368.04 FT, S 38<22'41" W 257.67 FT, N 79<36'36" W 368.04 FT, N 38<22'41" E 48.69 FT, TH NWLY ALG ARC OF CUR TO A PT TANG BEING CONCAVE TO THE S HAVING A RAD OF 1460.0 FT A C/A OF 01<58'06" WHICH CHORD BEARS N 89<00'57" W 50.16 FT, TH N 90<00'00" W 1107.73 FT, N 00<00'00" E 180.22 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 367.50 FT A C/A OF 76<39'36" WHICH CHORD BEARS N 38<19'48" E 455.84 FT, TH N 76<39'36" E 420.38 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 632.50 FT A C/A OF 76<39'36" WHICH CHORD BEARS N 38<19'48" E 784.54 FT, TH N 00<00'00" W 1109.69 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 467.5 FT A C/A OF 87<50'52" WHICH CHORD BEARS N 43<55'26" E 648.61 FT, TH N 87<50'52" E 857.13 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 732.5 FT A C/A OF 28<47'37" WHICH CHORD BEARS N 73<27'04" E 364.25 FT, TH N 59<03'15" E 303.50 FT, TH NWLY ALG ARC OF CUR TO A PT TANG BEING CONCAVE TO THE NE HAVING A RAD OF 460.0 FT A C/A OF 34<31'50" WHICH CHORD BEARS N 17<43'55" W 273.05 FT, TH N 00<28'00" W 299.77 FT, N 89<32'00" E 1070.44 FT ALG N LN OF S2 SD SEC 13, TH S 38<22'41" W 2084.38 FT, S 51<37'19" E 325.0 FT, S 38<22'41" W 457.99 FT, N 71<15'45" W 345.08 FT, S 38<22'41" W 1148.35 FT TO POB, LY W/IN REC #204201653, EX THAT PT CONV BY REC #206041590, EX PT PLATTED TO PIONEER LANDING AT LORSON RANCH FIL NO 2, EX ALL THAT PT LY NELY OF SD PIONEER LANDING AT LORSON RANCH FIL NO 2, EX TH PT PLATTED TO LORSON RANCH EAST FIL NO 1

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$135,841	\$39,390
Improvement	\$0	\$0
Total	\$135,841	\$39,390

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT LAND = 10 AND < 35 ACRES	29.000	27.25 Acres	\$135,841

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: DFD Levy Year: 2019 Mill Levy: 151.647

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
WIDEFIELD SCHOOL NO 3	56.396	TERRY KIMBER	(719) 391-3026
SECURITY FIRE PROTECTION	10.002	RICH BUTLER	(719) 392-3271
SOUTHEASTERN COLO WATER CONSERVANCY	0.902	JAMES BRODERICK	(719) 948-2400
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598
LORSON RANCH METRO #4	66.795	DAVID O'LEARY	(303) 839-3800
EL PASO COUNTY PID #2	10.000	NIKKI SIMMONS	(719) 520-6400



EL PASO COUNTY - COLORADO

5523000003
 SEC 23-24-15, SEC 24-15-65

Total Market Value
\$608,600

OVERVIEW

Owner:	EAGLE DEVELOPMENT CORP
Mailing Address:	212 N WAHSATCH AVE STE 301 COLORADO SPRINGS CO, 80903-3476
Location:	SEC 23-24-15, SEC 24-15-65
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR OF LAND IN THE SE4 SEC 23 AND SW4 SEC 24-15-65, DESC AS FOLS: COM AT SE COR OF NE4 SEC 23; TH N28-47-34W 414.39 FT TO THE NWLY LN OF 100 FT WIDE ELECTRICAL EASEMENT DESC IN BK 2665 PG 715, TO THE POB; TH ALG THE ARC OF CUR TO THE R, HAVING A RAD OF 780.00 FT, A C/A OF 11-45-40, AND AN ARC DIST 160.11 FT WHICH CHORD BEARS N58-05-27W A DIST OFG 159.83 FT, TH N52-12-37W 365.17 FT, TH ALG ARC OF CUR TO THE R, HAVING A RAD OF 595.00 FT, A C/A OF 51-48-35, AND AN ARC DIST OF 538.03 FT, WHICH CHORD BEARS N26-18-20W A DIST OF 159.83 FT, TH N00-24-02W 473.91 FT, TH N00-24-02W 28.00 FT, TH N89-35-58E 750.24 FT TO THE W LN OF SEC 24; TH N89-35-58E 847.95 FT TO THE NWLY LN OF SD EASEMENT; TH S38-22-41W, ALG NWLY LN, 1352.25 FT TO THE W LN OF SD SEC 24, TH S38-22-41W ALG SD EASEMENT LN, 290.66 FT TO THE POB

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$608,600	\$176,490
Improvement	\$0	\$0
Total	\$608,600	\$176,490

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT LAND = 10 AND < 35 ACRES	29.000	30.43 Acres	\$608,600

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	12/21/2017	\$0	-	217154370

TAX ENTITY AND LEVY INFORMATION

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EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
WIDEFIELD SCHOOL NO 3	56.396	TERRY KIMBER	(719) 391-3026
SECURITY FIRE PROTECTION	10.002	RICH BUTLER	(719) 392-3271
SOUTHEASTERN COLO WATER CONSERVANCY	0.902	JAMES BRODERICK	(719) 948-2400
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598
LORSON RANCH METRO #4	66.795	DAVID O'LEARY	(303) 839-3800
EL PASO COUNTY PID #2	10.000	NIKKI SIMMONS	(719) 520-6400

