



# STRUTHERS RANCH SUBDIVISION FILING NO.2A

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36,  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO  
SHEET 1 OF 2

Please include 'A' replat of Tract A, Struthers Ranch Subdivision Filing No. 2'

This sheet 2 of 2

Identify point of beginning.

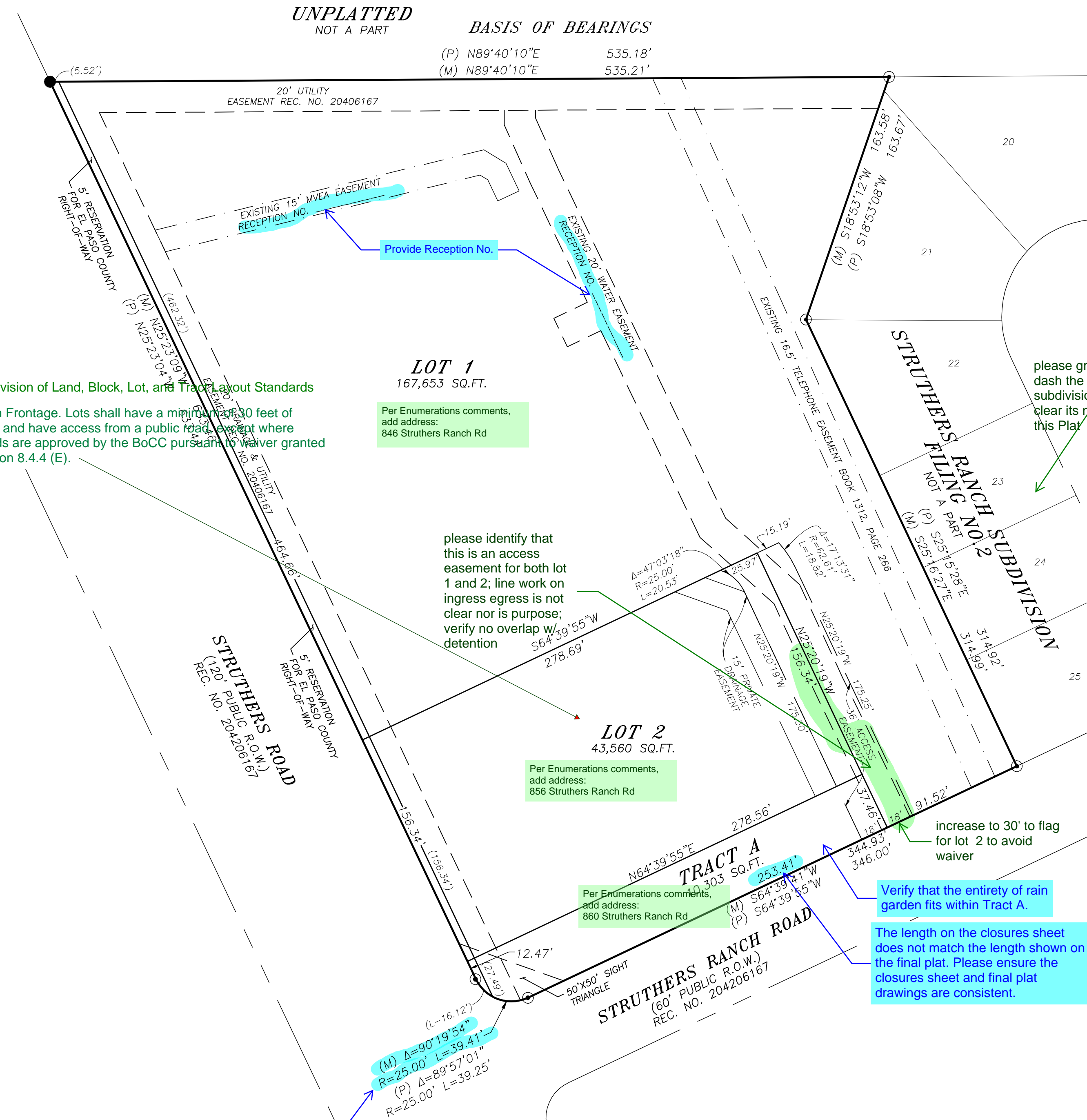
Include the name and ownership of all adjoining properties.

- Please depict the location of all proposed and existing fire hydrants as mentioned in the Fire Protection Report



**CURRENTLY EXISTING**

Change to "As Platted"



8.4.3. Division of Land, Block, Lot, and Tract Layout Standards  
Add waiver to LOI for lot 2

(e) Minimum Frontage. Lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to a waiver granted under Section 8.4.4 (E).

Provide Reception No.

Per Enumerations comments, add address: 846 Struthers Ranch Rd

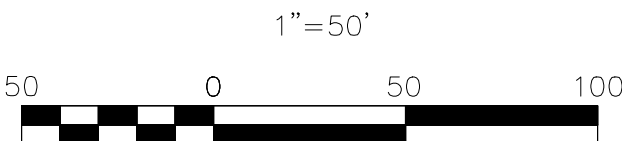
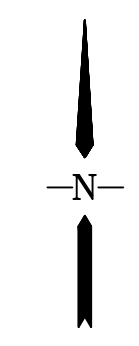
please identify that this is an access easement for both lot 1 and 2; line work on ingress egress is not clear nor is purpose; verify no overlap w/ detention

Per Enumerations comments, add address: 856 Struthers Ranch Rd

increase to 30' to flag for lot 2 to avoid waiver

Verify that the entirety of rain garden fits within Tract A.

The length on the closures sheet does not match the length shown on the final plat. Please ensure the closures sheet and final plat drawings are consistent.



### LEGEND

- FOUND NO.5 PIN WITH ALUMINUM CAP PLS 26965
- FOUND NO.5 PIN WITH ALUMINUM CAP PLS 9853

Include line types used in legend.

(-0.0) TOP OF MONUMENT BELOW GRADE  
(+0.0) TOP OF MONUMENT ABOVE GRADE

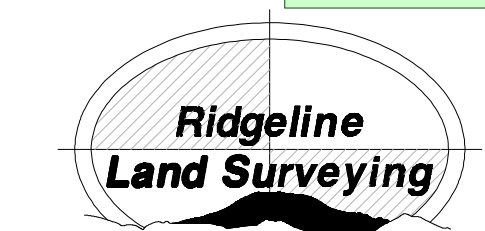
Curve length (L), radius (R), and delta (Δ) values on the closures sheet do not match those shown on the final plat. Please ensure that the closures sheet and final plat drawings are consistent.

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 CERTIFICATION SHOWN HEREON.

**SURVEYED**  
FEBRUARY 2015/OCTOBER 2025

**DATE OF PREPARATION**  
OCTOBER 2025

Page 1 says 2024, please check for accuracy



575 VALLEY STREET, SUITE 3  
COLORADO SPRINGS, CO 80915  
TEL: 719.238.2917

This is sheet 2 of 2