

PONDEROSA AT LORSON RANCH FILING NO. 3  
A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1" , BEING A PORTION  
OF THE N 1/2 SECTION 14, 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 BEING THE OWNER  
OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER  
RECEPTION NO. 207712672 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING  
A PORTION OF THE N 1/2 SECTION 14, T15S, R65W OF THE SIXTH P.M., EL PASO  
COUNTY, COLORADO.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 452,029 SQUARE FEET  
(10.377 ACRES) MORE OR LESS.

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 "PONDEROSA AT LORSON RANCH FILING NO. 3". 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  
FAX: (719) 635-3244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:  
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ATTEST: \_\_\_\_\_

SECRETARY/TREASURER

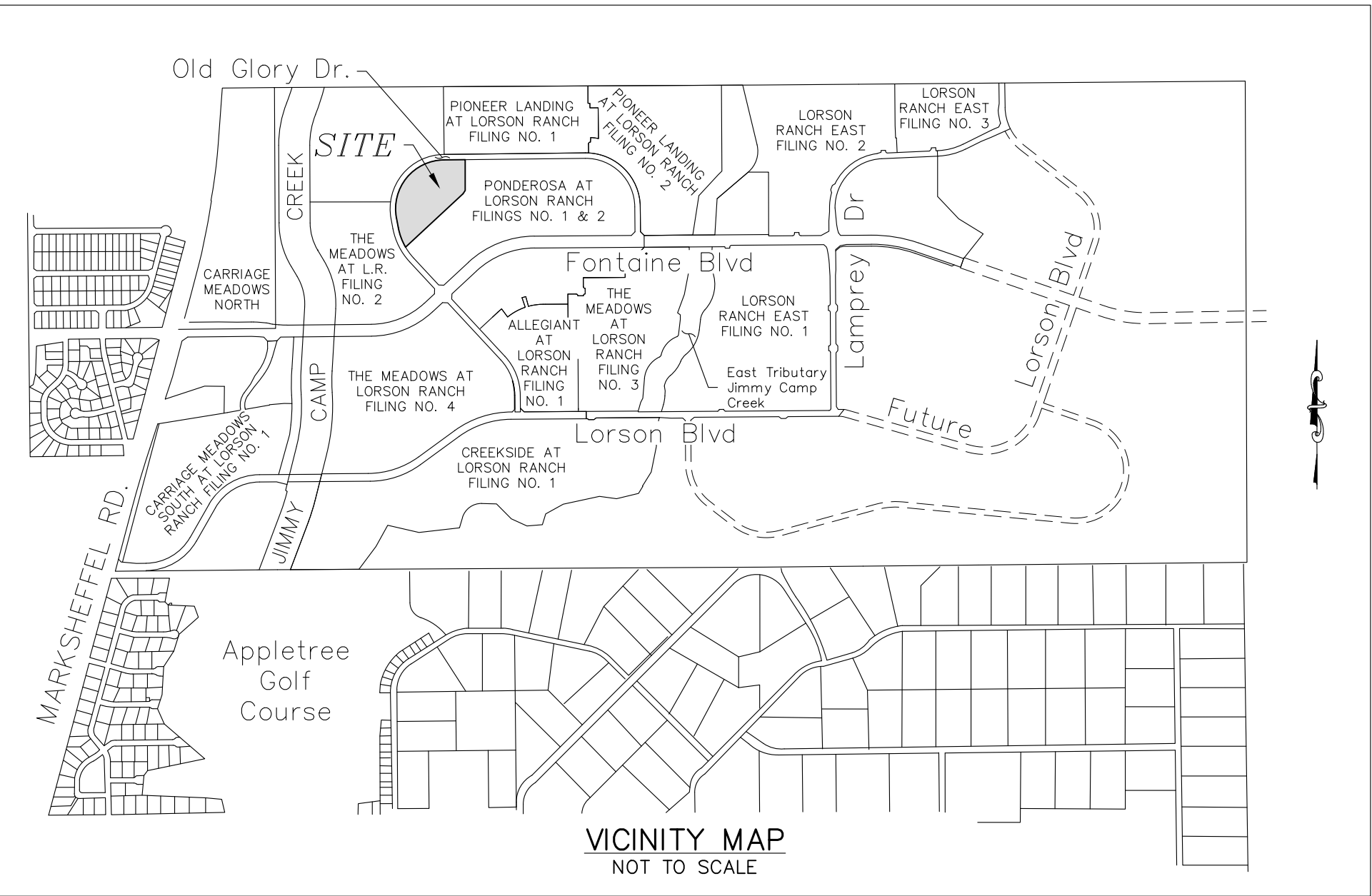
STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. BY  
JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:  
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_



EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10')  
PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF  
ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.  
A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION  
BOUNDARY LINES.  
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.  
SEE NOTE 18 OF THE PLAT NOTES, SHEET 2, FOR REQUIREMENTS AND RESTRICTIONS FOR THE  
SIGHT TRIANGLES AND EASEMENTS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, AND Q FOR THE PURPOSES  
SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY  
THE PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION.  
PRIMARY AND SECONDARY MAINTENANCE RESPONSIBILITIES FOR TRACTS A, B, AND P ARE  
IDENTIFIED IN NOTES SECTION OF THE TRACT TABLE.  
APPROVAL IS GRANTED FOR THIS PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, DIRECTOR, PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. BY  
JEFF MARK, DIRECTOR, PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, AND P FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE  
ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT.  
PRIMARY AND SECONDARY MAINTENANCE RESPONSIBILITIES FOR TRACTS A, B, AND P ARE  
IDENTIFIED IN NOTES SECTION OF THE TRACT TABLE.  
APPROVAL IS GRANTED FOR THIS PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. BY  
JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT

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 JUNE 22, 2019 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 \_\_\_\_\_, 2020.

VERNON P. TAYLOR DATE  
COLORADO PLS NO. 25966, FOR AND  
ON BEHALF OF M&S CIVIL CONSULTANTS, INC  
20 BOULDER CRESCENT, SUITE 110  
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 "PONDEROSA AT LORSON RANCH FILING NO. 3" WAS APPROVED FOR FILING  
BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2020, 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 \_\_\_\_\_.

CLERK AND RECORD'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 \_\_\_\_\_, 2020, A.D.,  
AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_  
OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER FEE: \_\_\_\_\_

BY: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_  
DEPUTY

FEES:

DRAINAGE FEE: PAID WITH RECORDING OF THE PLAT OF  
"PONDEROSA AT LORSON RANCH FILING NO. 1"

JIMMY CAMP CREEK  
SURETY FEE: \$ 0.00

BRIDGE FEE: PAID WITH RECORDING OF THE PLAT OF  
"PONDEROSA AT LORSON RANCH FILING NO. 1"

SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT  
AS RECORDED AT RECEPTION NO. 212042170

PARK FEE: \$ 41,400.00

URBAN PARK FEE: \$ 25,920.00

TRACT TABLE				
TRACT	SIZE (ACRES)	OWNERSHIP	MAINTENANCE	USE
A	0.696	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
B	1.522	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
C	0.170	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
D	0.191	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
E	0.114	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
F	0.111	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
G	0.048	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
H	0.111	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
I	0.145	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
J	0.079	P3HOA	P3HOA	PARKING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
K	0.156	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
L	0.647	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
M	0.129	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
N	0.019	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
O	0.320	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
P	1.217	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
Q	1.241	P3HOA	P3HOA	PRIVATE DRIVES/PARKING/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
TOTAL	6.916			
P3HOA = PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION LRMD = LORSON RANCH METROPOLITAN DISTRICT LORSON RANCH METROPOLITAN DISTRICT SHALL HAVE THE PRIMARY RESPONSIBILITY TO MAINTAIN LANDSCAPING ADJACENT TO OLD GLORY DRIVE AND THE DETENTION POND IN TRACTS A, B, AND P. PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION SHALL HAVE THE PRIMARY RESPONSIBILITY TO MAINTAIN THE REMAINING AREAS IN TRACTS A, B, P, AND THE REMAINING TRACTS IN THE EVENT THE PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION BECOMES DEFUNCT.				

SUMMARY:

90 LOTS	3.461 ACRES	33.35%
17 TRACTS:		
9 STANDARD	3.108 ACRES	29.95%
3 OPEN SPACE	1.556 ACRES	15.00%
5 PRIVATE ROADS & PARKING	2.252 ACRES	21.70%
TOTAL	10.377 ACRES	100.00%

FINAL PLAT  
PONDEROSA AT LORSON RANCH  
FILING NO. 3  
JOB NO. 70-083  
DATE PREPARED: 06/19/2020  
DATE REVISED: 09/03/2020



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465



# PONDEROSA AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1" , BEING A PORTION OF THE N 1/2 SECTION 14, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

- BASIS OF BEARING: THE EAST LINE OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 207712672, MONUMENTED AT EACH END BY A No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH WITH EXISTING GRADE. SAID EAST LINE IS ASSUMED TO BEAR S00°00'00"E A DISTANCE OF 337.70 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
- THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957G DATED DECEMBER 7, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JUNE 9, 2020 AT 7:30AM, FILE NO. 67678 UTC, AMENDMENT NO. 2, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
  - (TC#9) THE PROPERTY MAY BE SUBJECT TO RESERVATIONS CONTAINED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
  - (TC#10) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084.
  - (TC#11) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-366 CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7 RECORDED ON SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548 AND AMENDMENT TO SERVICE PLAN BY RESOLUTION NO. 07-223 RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. DECLARATION IN CONNECTION THEREWITH RECORDED MAY 14, 2009 AT RECEPTION NO. 209053517. (ADDITION OF TRACT M)
  - (TC#12) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION AND SERVICE AGREEMENT RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.
  - (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 1 RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925.
  - (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
  - (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NOS. 06-212 AND 06-213 RECORDED AUGUST 10, 2006 AT RECEPTION NOS. 206118540 AND 206118541.
  - (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DITCH RELOCATION, IMPROVEMENT, AND EASEMENT AGREEMENT RECORDED AUGUST 28, 2006 AT RECEPTION NO. 206127024.
  - (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, EASEMENTS AND RESTRICTIONS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED AUGUST 24, 2007 AT RECEPTION NO. 207111329 AND RE-RECORDED SEPTEMBER 18, 2007 AT RECEPTION NO. 207121467.
  - (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116857.
  - (TC#19) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION POND AGREEMENT RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116858.
  - (TC#20) THE PROPERTY MAY BE SUBJECT TO NOTES, NOTICES AND EASEMENTS AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207712672.
  - (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION 12-126 RECORDED APRIL 13, 2012 AT RECEPTION NO. 212042170.
  - (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED APRIL 27, 2012 AT RECEPTION NO. 212047863. DEED OF CONVEYANCE IN CONNECTION THEREWITH RECORDED APRIL 27, 2012 AT RECEPTION NO. 212047875.
  - (TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN ORDER FOR EXCLUSION OF REAL PROPERTY RECORDED APRIL 16, 2014 AT RECEPTION NO. 214031437.
  - (TC#24) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_, AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.
  - (TC#25) THE PROPERTY MAY BE SUBJECT TO NOTES, NOTICES AND EASEMENTS AS SHOWN ON THE PLAT OF SAID PONDEROSA TOWNHOMES RECORDED \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.

GENERAL PLAT NOTES: (CONT.)

- ALL DEVELOPMENT WITHIN "PONDEROSA AT LORSON RANCH FILING NO. 3" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR PONDEROSA AT LORSON RANCH FILING NO. 3 PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. \_\_\_\_\_, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
- NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- SIGHT LINE EASEMENTS/SIGHT TRIANGLES/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION AND THE LORSON RANCH METROPOLITAN DISTRICT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "PONDERESO AT LORSON RANCH FILING NO. 3" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. \_\_\_\_\_.
- THERE SHALL BE NO DIRECT LOT ACCESS TO OLD GLORY DRIVE.
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- SIGHT LINE/SIGHT TRIANGLE REQUIREMENTS AND RESTRICTIONS:
  - SIGHT DISTANCE TRIANGLE WITHIN EASEMENTS:  
THERE SHALL BE AN UNOBSTRUCTED SIGHT DISTANCE ALONG BOTH APPROACHES AND BOTH SIDES AT AN INTERSECTION (WITHIN THE RIGHT-OF-WAY) FOR DISTANCES SUFFICIENT TO ALLOW THE OPERATORS OF VEHICLES, APPROACHING SIMULTANEOUSLY, TO SEE EACH OTHER IN TIME TO PREVENT COLLISIONS AT THE INTERSECTION.  
ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATE TO PROVIDE THE REQUIRED SIGHT DISTANCE. THE EASEMENT OR RIGHT-OF-WAY SHALL BE DEDICATED TO THE COUNTY. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION UNLESS OTHERWISE APPROVED BY THE COUNTY.
  - ENCROACHMENT INTO SIGHT DISTANCE TRIANGLE OR EASEMENTS:  
ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS, OR TALL CROPS. TREES MAY BE PERMITTED AT THE INTERSECTION AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
- EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
  - DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
  - DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO. 210036301.
  - DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
  - DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-196, RECEPTION NO. 212090407.
  - DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
  - DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
  - SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
- PURSUANT TO RESOLUTION NO. \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "PONDERESO AT LORSON RANCH FILING NO. 3" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

GENERAL PLAT NOTES: (CONT.)

- A "GEOLOGY AND SOILS STUDY FOR LOTS 1-90, TOWNHOMES AT PONDEROSA NORTH AT LORSON RANCH, FILING NO. 3, EL PASO COUNTY, COLORADO", WAS COMPLETED BY RMG - ROCKY MOUNTAIN GROUP, LAST AMENDED ON JANUARY 20, 2020, JOB NO. 172414. NO LOTS HAVE BEEN IDENTIFIED BY THE REFERENCED RMG REPORT WHICH ARE ADVERSELY IMPACTED BY GEOLOGIC HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE GEOLOGIC CONSTRAINTS LISTED BELOW.
  - EXPANSIVE SOILS AND BEDROCK
  - HYDROCOMPACTIVE SOILS (MOISTURE SENSITIVE SOILS)
  - FAULTS AND SEISMICITY
  - RADON
- THE CONSTRAINTS LISTED ARE NOT CONSIDERED HAZARDS, NOR ARE THEY CONSIDERED UNUSUAL FOR THE FRONT RANGE REGION OF COLORADO. MITIGATION OF THE IDENTIFIED CONSTRAINTS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES. ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FOUNDATIONS CONSISTING OF A STANDARD/SPREAD FOOTING/STEMWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. IF BASEMENT FOUNDATIONS ARE CONSTRUCTED, A PERIMETER DRAIN IS RECOMMENDED AROUND PORTIONS OF THE STRUCTURES WHICH WILL HAVE BELOW HABITABLE SPACE OR STORAGE SPACE LOCATED BELOW THE FINISH GROUND SURFACE. THIS INCLUDES CRAWLSPACE AREAS BUT NOT THE WALKOUT TRENCH, IF APPLICABLE. EACH PERIMETER DRAIN SHOULD TIE INTO THE UNDERDRAIN SYSTEM. APPROPRIATE SURFACE GRADING AND DRAINAGE SHOULD BE ESTABLISHED DURING CONSTRUCTION AND MAINTAINED (OVER THE LIFE OF THE STRUCTURE) BY THE HOMEOWNER. ADDITIONAL MITIGATION MEASURES CAN BE FOUND IN SAID REPORT, FILE PUDSP - (INSERT CORRECT FILE #), AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

FINAL PLAT  
PONDEROSA AT LORSON RANCH  
FILING NO. 3  
JOB NO. 70-083  
DATE PREPARED: 06/19/2020  
DATE REVISED: 09/03/2020



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465

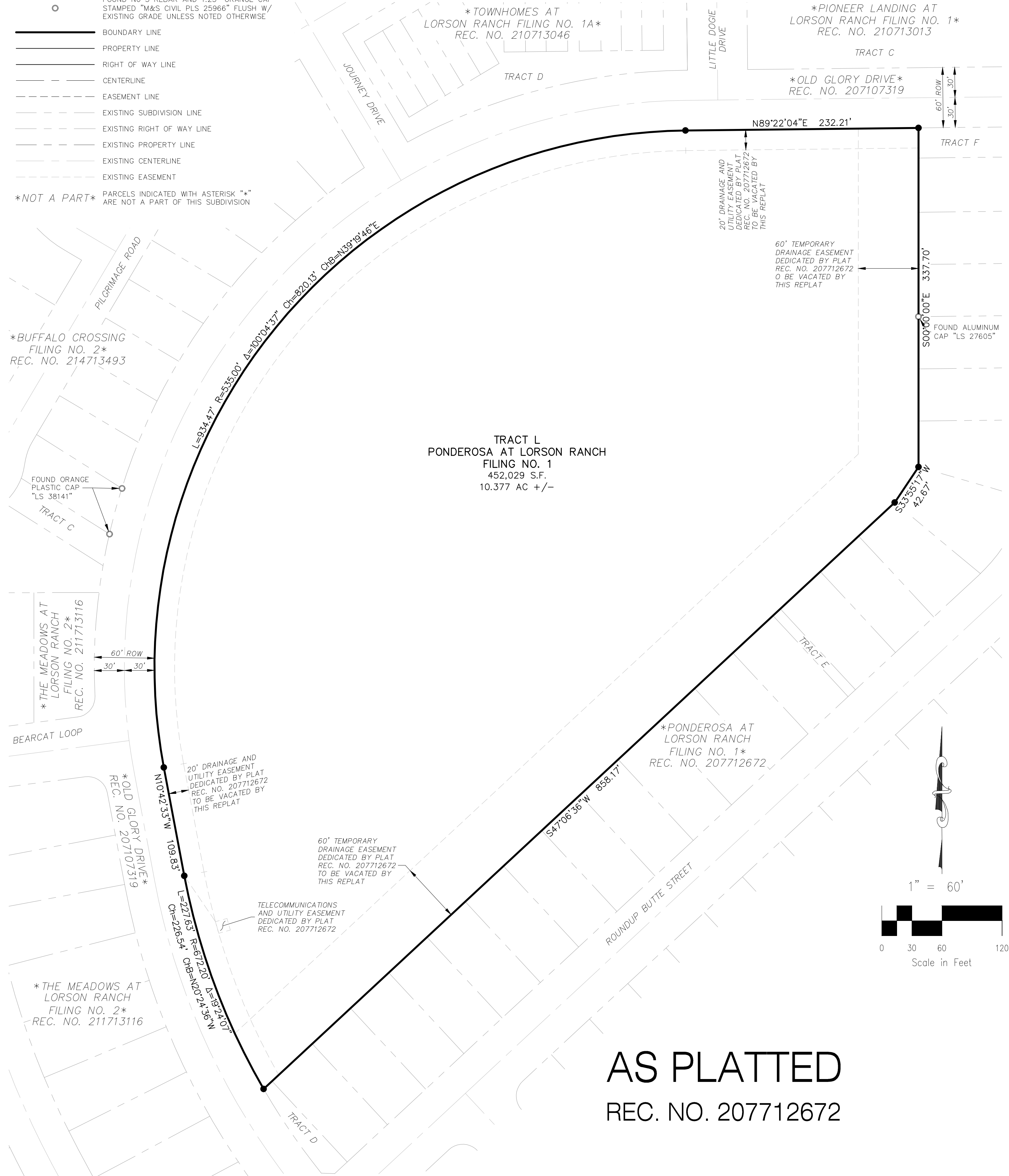
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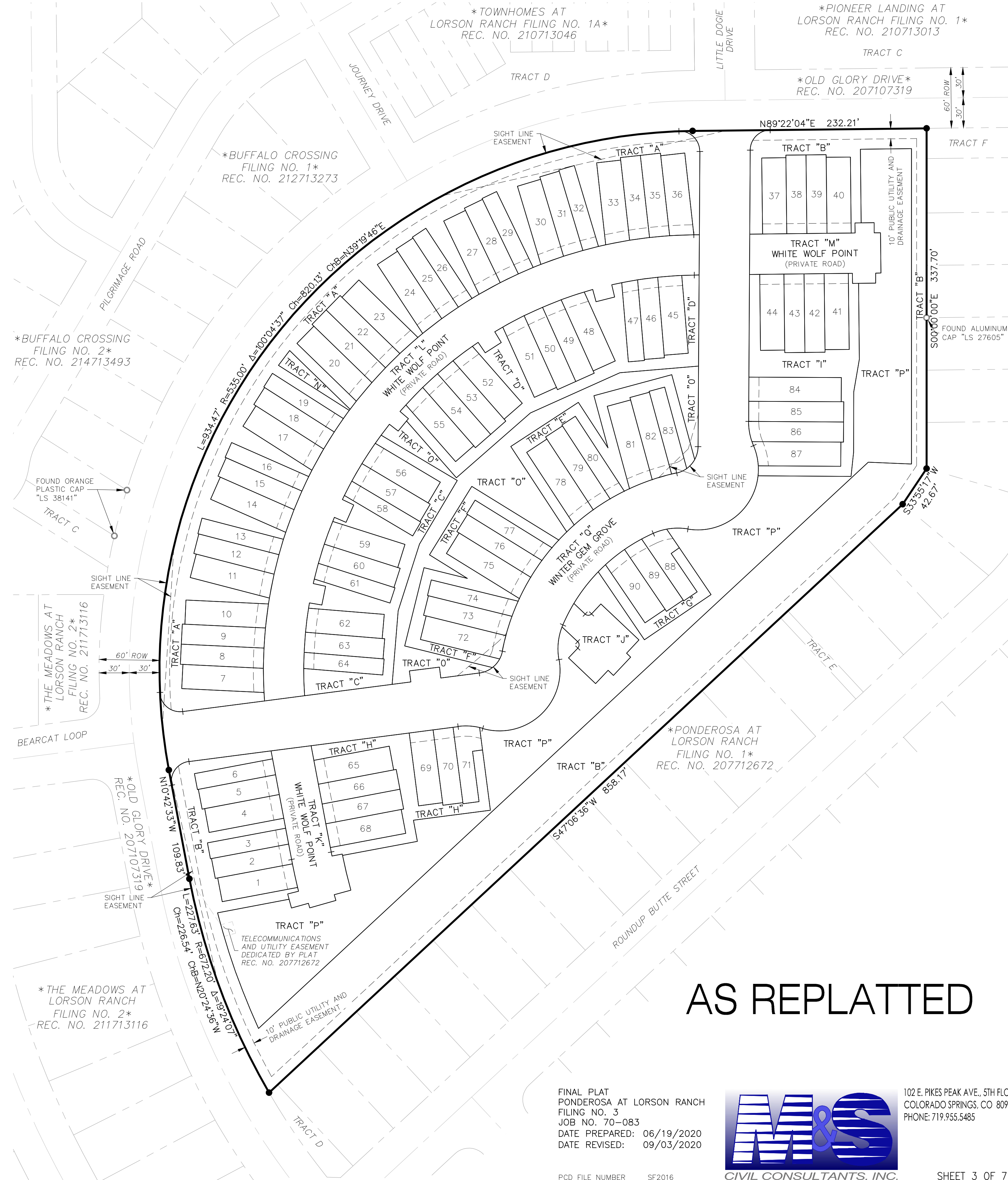
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LEGEND:

- SF SQUARE FEET  
(R) RADIAL BEARING  
(xxxx) ADDRESS  
Ch CHORD LENGTH  
ChB CHORD BEARING  
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PONDEROSA AT LORSON RANCH FILING NO. 3  
A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION  
OF THE N 1/2 SECTION 14, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



FINAL PLAT  
PONDEROSA AT LORSON RANCH  
FILING NO. 3  
JOB NO. 70-083  
DATE PREPARED: 06/19/2020  
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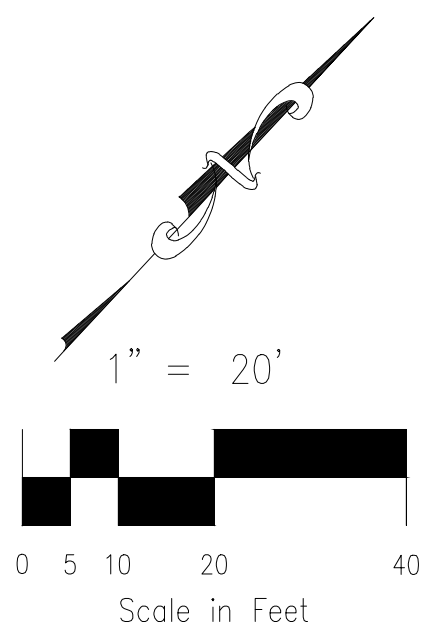
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SHEET 3 OF 7



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\*THE MEADOWS AT LORSON RANCH  
FILING NO. 2\*  
REC. NO. 211713116

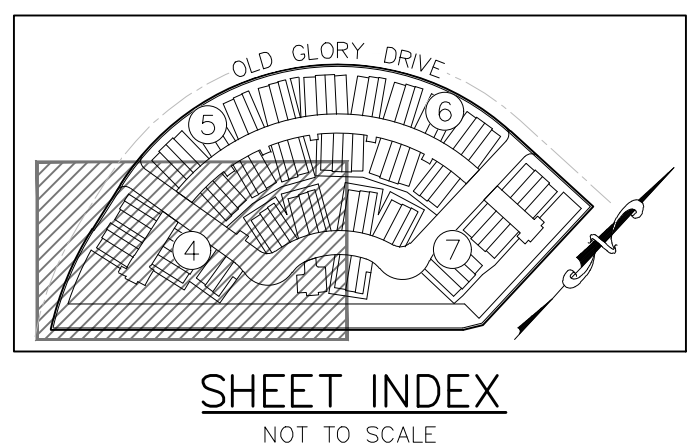
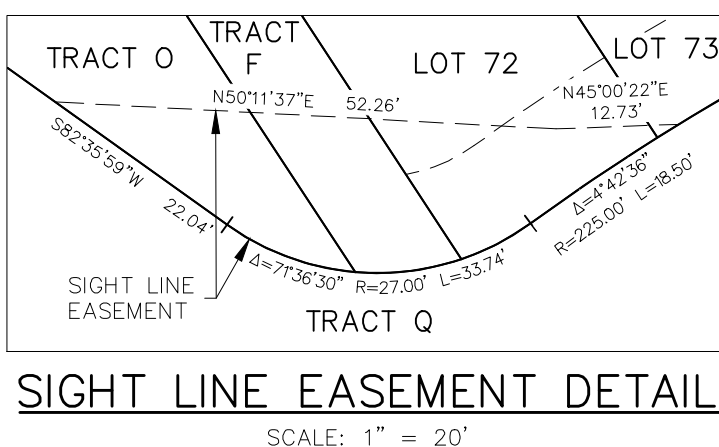
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	580.10	1°25'36"	14.45

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L1	11.00	N07°24'01"W
L2	11.00	S07°24'01"E
L3(R)	12.50	N80°13'42"W
L4(R)	12.50	S77°22'15"E
L13	5.68	S46°40'03"E
L14	7.28	N46°40'03"W

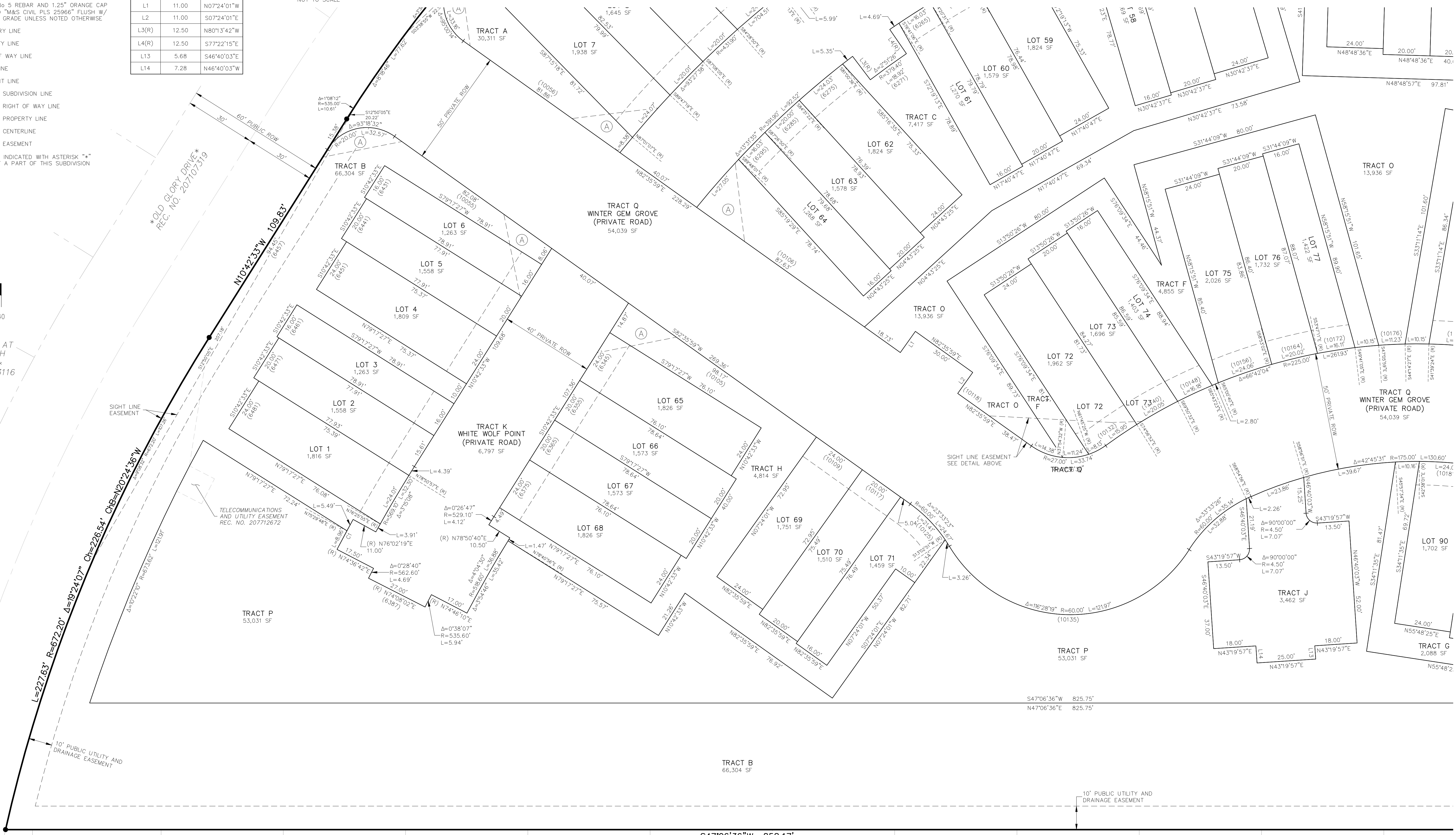


PONDEROSA AT LORSON RANCH FILING NO. 3  
A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION  
OF THE N 1/2 SECTION 14, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

SEE SHEET 5 OF 7



SEE SHEET 7 OF 7



\*PONDEROSA AT LORSON RANCH  
FILING NO. 1\*  
REC. NO. 207712672

S47°06'36"W 858.17'

FINAL PLAT  
PONDEROSA AT LORSON RANCH  
FILING NO. 3  
JOB NO. 70-083  
DATE PREPARED: 06/19/2020  
DATE REVISED: 09/03/2020



102 E. PIKES PEAK AVE., 5TH FLOOR  
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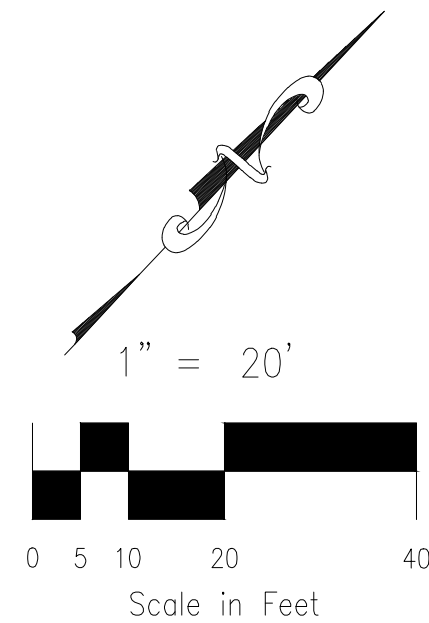
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SHEET 4 OF 7



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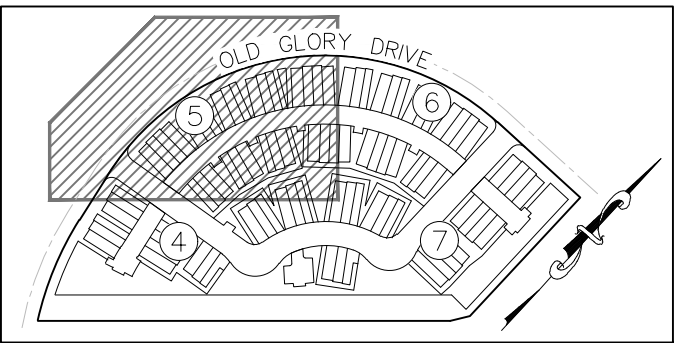
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LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L3(R)	12.50	N80°13'42"W
L4(R)	12.50	S77°22'15"E
L5(R)	12.50	N67°17'05"W
L6(R)	12.50	S64°25'39"E
L7(R)	11.00	N51°31'21"W
L8(R)	11.00	S49°06'57"E



PONDEROSA AT LORSON RANCH FILING NO. 3  
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SHEET INDEX  
NOT TO SCALE

\*BUFFALO CROSSING  
FILING NO. 1\*  
REC. NO. 212713273

\*OLD GLORY DRIVE\*  
REC. NO. 207107319

\*BUFFALO CROSSING  
FILING NO. 2\*  
REC. NO. 214713493

\*THE MEADOWS AT  
LORSON RANCH  
FILING NO. 2\*  
REC. NO. 211713116

\*THE MEADOWS AT  
LORSON RANCH  
FILING NO. 2\*  
REC. NO. 211713116

TRACT Q  
WINTER GEM GROVE  
(PRIVATE ROAD)  
54,039 SF

TRACT L  
WHITE WOLF POINT  
(PRIVATE ROAD)  
28,176 SF



FINAL PLAT  
PONDEROSA AT LORSON RANCH  
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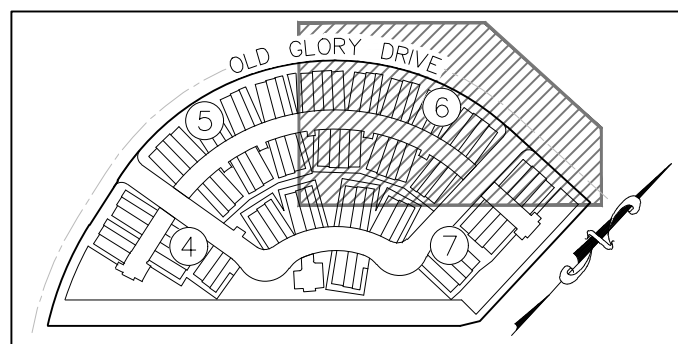
SEE SHEET 4 OF 7

PCD FILE NUMBER SE2016

SHEET 5 OF 7

SEE SHEET 6 OF 7



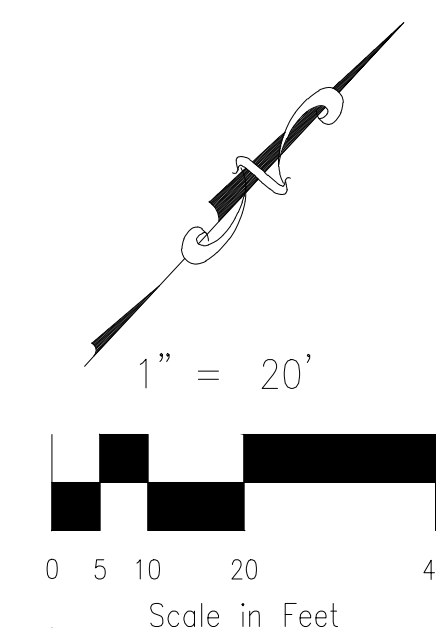


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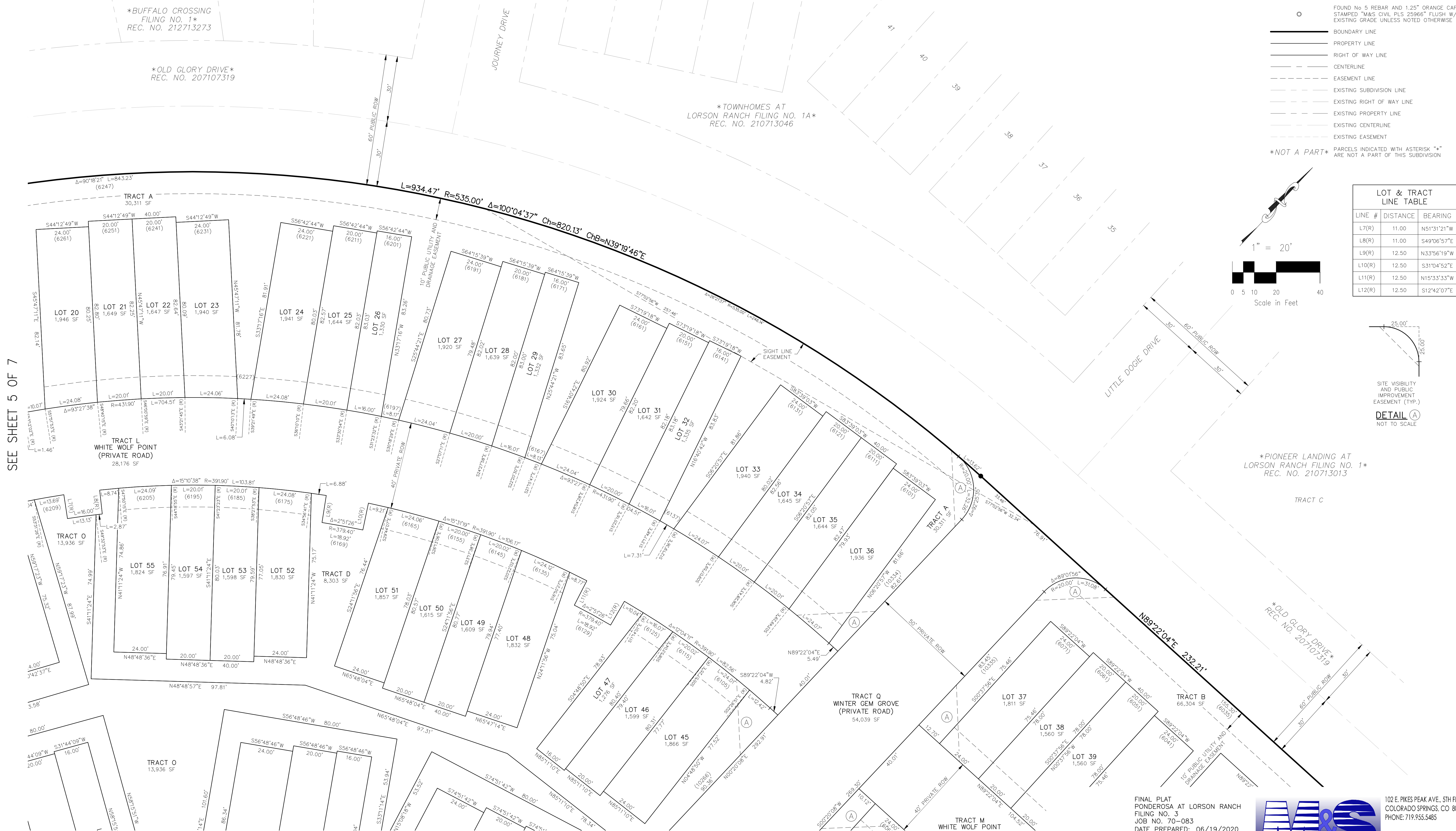
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LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L7(R)	11.00	N51°31'21"W
L8(R)	11.00	S49°06'57"E
L9(R)	12.50	N33°56'19"W
L10(R)	12.50	S31°04'52"E
L11(R)	12.50	N15°33'33"W
L12(R)	12.50	S12°42'07"E

SEE SHEET 5 OF 7



SEE SHEET 7 OF 7

FINAL PLAT  
PONDEROSA AT LORSON RANCH  
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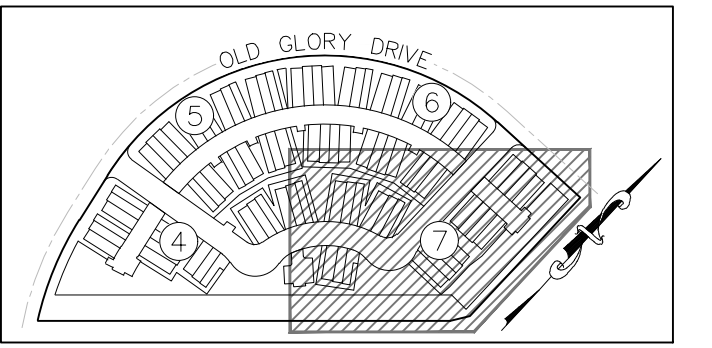
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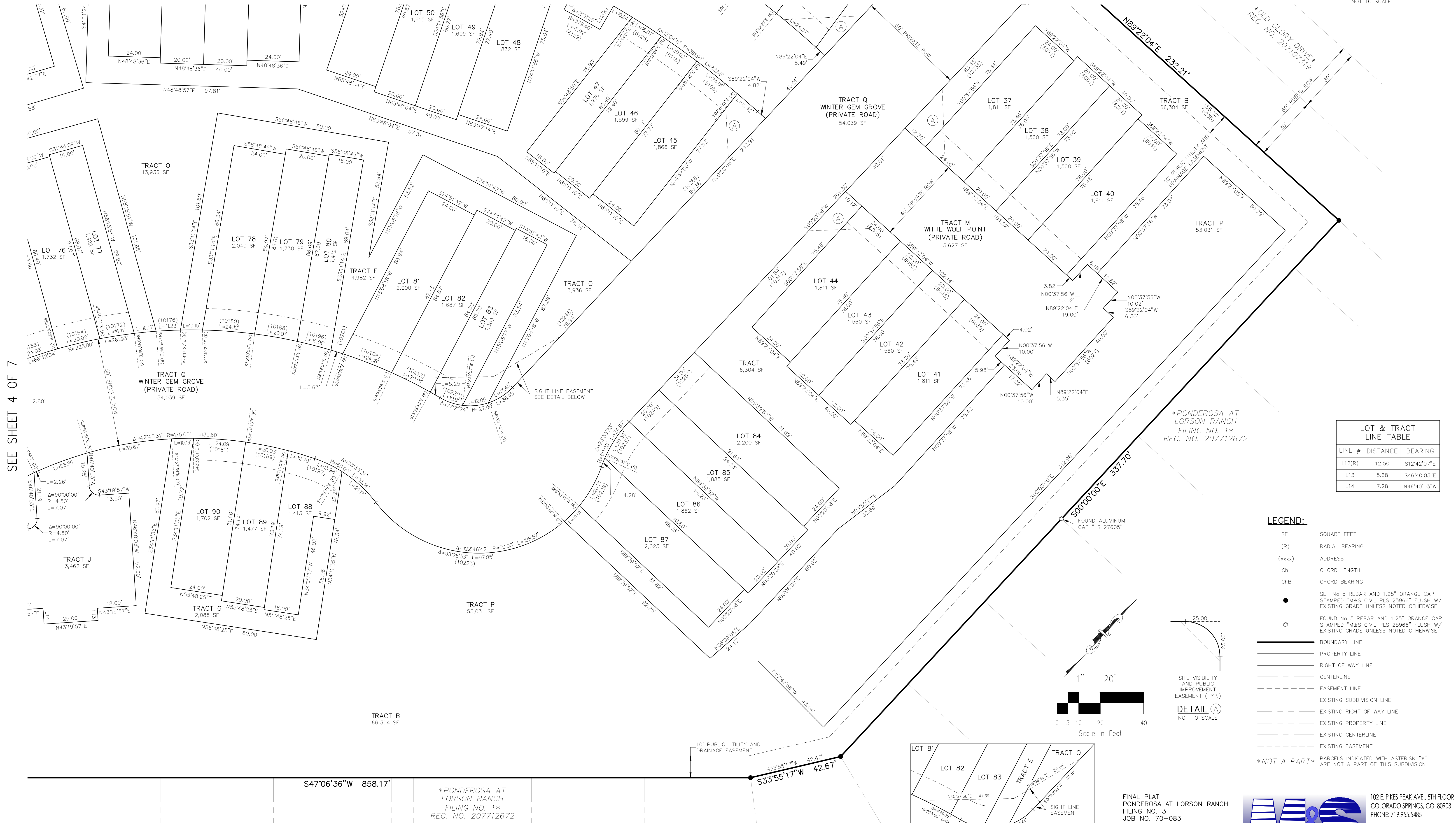


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SEE SHEET 6 OF 7

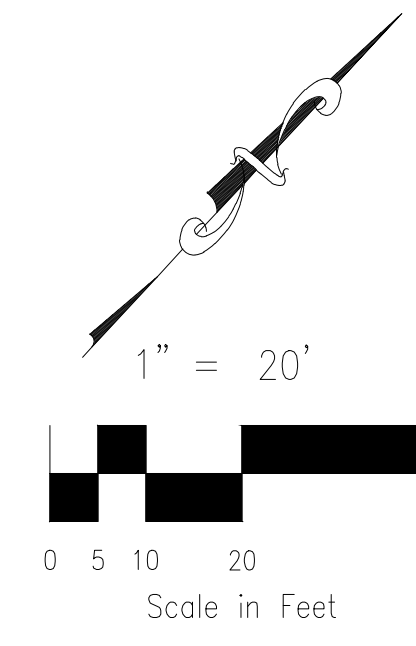


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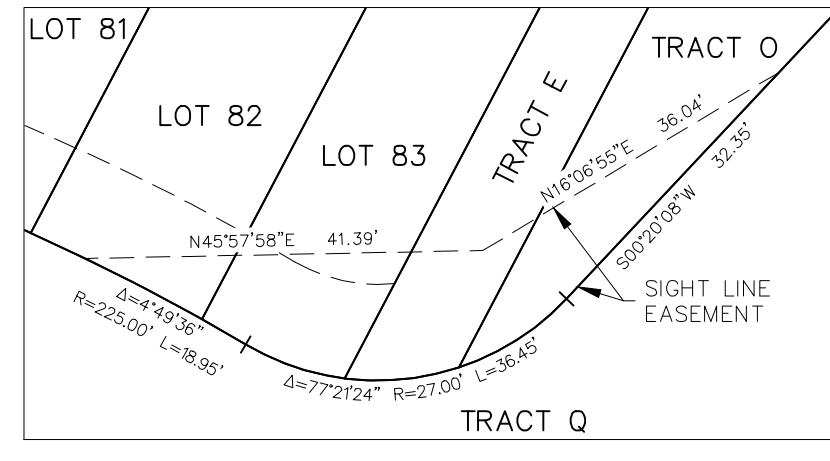


LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L12(R)	12.50	S12°42'07"E
L13	5.68	S46°40'03"E
L14	7.28	N46°40'03"W

- LEGEND:**
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25.00'  
25.00'  
SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)  
DETAIL (A)  
NOT TO SCALE



SIGHT LINE EASEMENT DETAIL  
SCALE: 1" = 20'

FINAL PLAT  
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