

THE RIDGE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 24, 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, 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 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EASTERLY RIGHT OF WAY LINE OF WALLEYE 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 ALONG SAID EASTERLY LINE THE FOLLOWING TWENTY (20) COURSES:

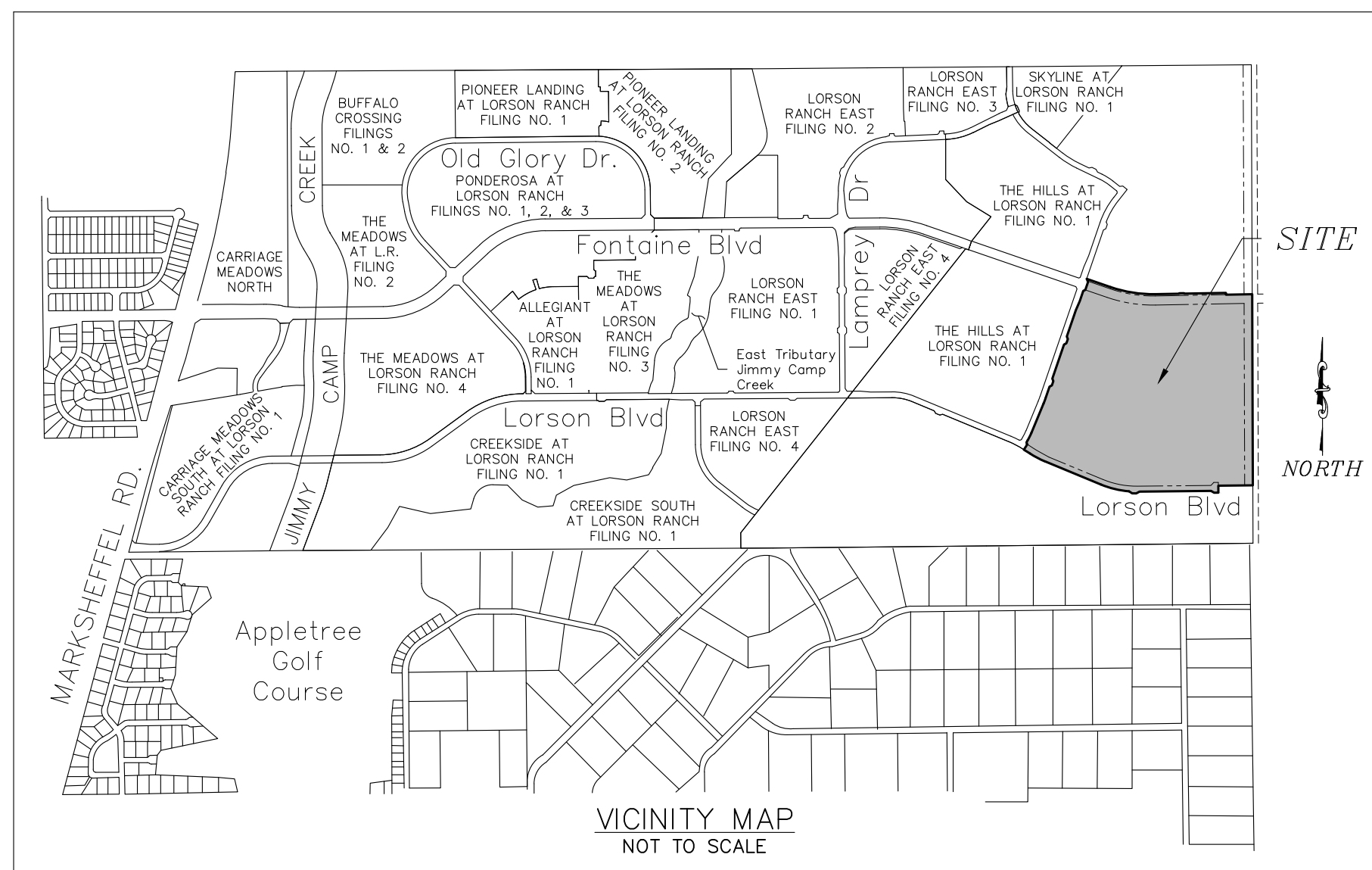
- 1) THENCE N33°01'53"E A DISTANCE OF 64.00 FEET;
2) THENCE N13°07'56"W A DISTANCE OF 27.70 FEET;
3) THENCE N30°42'15"E A DISTANCE OF 26.72 FEET TO A POINT OF CURVE;
4) THENCE 90.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS N26°35'36"E TO A POINT OF TANGENT;
5) THENCE N22°28'57"E A DISTANCE OF 349.86 FEET TO A POINT OF CURVE;
6) THENCE 62.79 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS N20°44'22"E TO A POINT OF TANGENT;
7) THENCE N18°59'47"E A DISTANCE OF 134.57 FEET;
8) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
9) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
10) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
11) THENCE N18°59'47"E A DISTANCE OF 396.74 FEET;
12) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
13) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
14) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
15) THENCE N18°59'47"E A DISTANCE OF 307.87 FEET;
16) THENCE N23°17'08"E A DISTANCE OF 106.97 FEET;
17) THENCE N18°59'47"E A DISTANCE OF 119.41 FEET;
18) THENCE N63°59'47"E A DISTANCE OF 25.46 FEET;
19) THENCE N18°59'47"E A DISTANCE OF 93.91 FEET;
20) THENCE N26°00'13"W A DISTANCE OF 36.77 FEET;

THENCE S71°00'13"E A DISTANCE OF 278.84 FEET TO A POINT OF CURVE; THENCE 501.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,434.73 FEET, A CENTRAL ANGLE OF 20°0'12", THE CHORD OF 498.87 FEET BEARS S81°00'56"E TO A POINT OF TANGENT; THENCE N88°58'20"E A DISTANCE OF 260.16 FEET; THENCE N43°58'20"E A DISTANCE OF 7.07 FEET; THENCE N88°58'20"E A DISTANCE OF 50.00 FEET; THENCE S48°01'40"E A DISTANCE OF 7.07 FEET; THENCE N88°58'20"E A DISTANCE OF 457.00 FEET; THENCE S01°01'40"E A DISTANCE OF 20.00 FEET; THENCE N88°58'20"E A DISTANCE OF 289.60 FEET TO THE EAST LINE THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13; THENCE S00°13'35"E ALONG SAID EAST LINE A DISTANCE OF 91.50 FEET TO 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.; THENCE S00°11'19"E ALONG THE EASTERLY LINE OF AFORESAID NORTHEAST QUARTER (NE 1/4) SECTION 24 A DISTANCE OF 2,011.91 FEET THENCE S89°25'43"W A DISTANCE OF 380.07 FEET; THENCE S00°34'17"E A DISTANCE OF 76.83 FEET; THENCE S89°25'43"W A DISTANCE OF 46.97 FEET; THENCE N60°34'17"W A DISTANCE OF 40.00 FEET; THENCE S89°25'43"W A DISTANCE OF 787.32 FEET; THENCE S61°29'50"W A DISTANCE OF 40.94 FEET; THENCE N88°30'10"W A DISTANCE OF 44.27 FEET THENCE N58°30'10"W A DISTANCE OF 41.38 FEET TO A NON-TANGENT CURVE; THENCE 319.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS N76°23'53"W TO A POINT OF TANGENT; THENCE N67°31'03"W A DISTANCE OF 663.92 FEET TO A POINT OF CURVE; THENCE 189.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS N62°14'35"W; THENCE N58°24'55"W, NON-TANGENT TO THE PREVIOUS COURSE, 79.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,696,623 SQUARE FEET (107.820 ACRES, MORE OR LESS).

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 AND A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE 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.

LOVE IN ACTION OWNER ADDRESS: 212 N. WAHSATCH AVENUE SUITE 201 COLORADO SPRINGS, CO 80903 PHONE: (719) 635-3200
TRALON HOMES, LLC OWNER ADDRESS: 212 N. WAHSATCH AVENUE SUITE 201 COLORADO SPRINGS, CO 80903 PHONE: (719) 282-581

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

MELODY 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 EL PASO } 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

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, AND L FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 1".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO } COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS DAY OF 2022, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES:
NOTARY PUBLIC:

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

SUMMARY:

Summary table showing 535 LOTS, 12 TRACTS, 16.323 ACRES, 28,090 ACRES RIGHTS-OF-WAY, and 107.820 ACRES TOTAL.

FEES:

Fee schedule table listing items like JIMMY CAMP CREEK BASIN DRAINAGE FEE, JIMMY CAMP CREEK SURETY FEE, JIMMY CAMP CREEK BASIN BRIDGE FEE, SCHOOL FEE, REGIONAL PARK FEE, and URBAN PARK FEE with amounts.

FINAL PLAT THE RIDGE AT LORSON RANCH FILING NO. 1 JOB NO. 70-097 DATE PREPARED: 01/11/2022 DATE REVISED: 05/11/2022



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

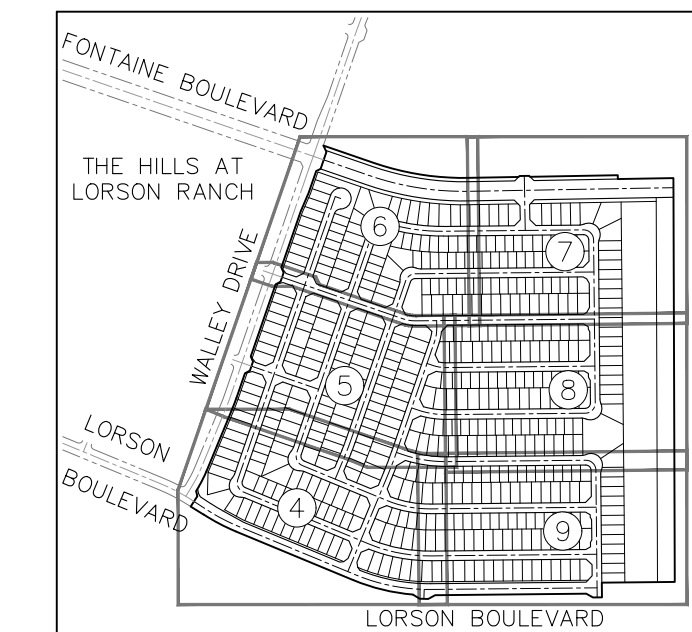
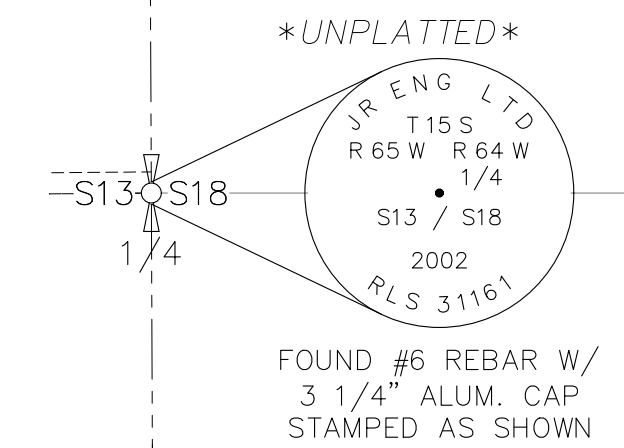
LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
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- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

**THE RIDGE AT
LORSON RANCH FILING NO. 1**
TOTAL AREA = 4,696,623 S.F.
107.820 AC +/-

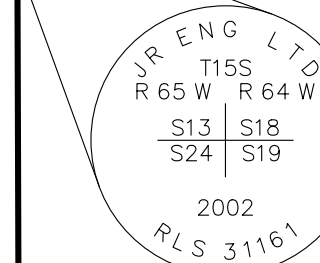
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A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO



UNPLATTED

S0013'35\"/>



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

UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 209144818

S0011'09\"/>

UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 217156940

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISED: 05/11/2022



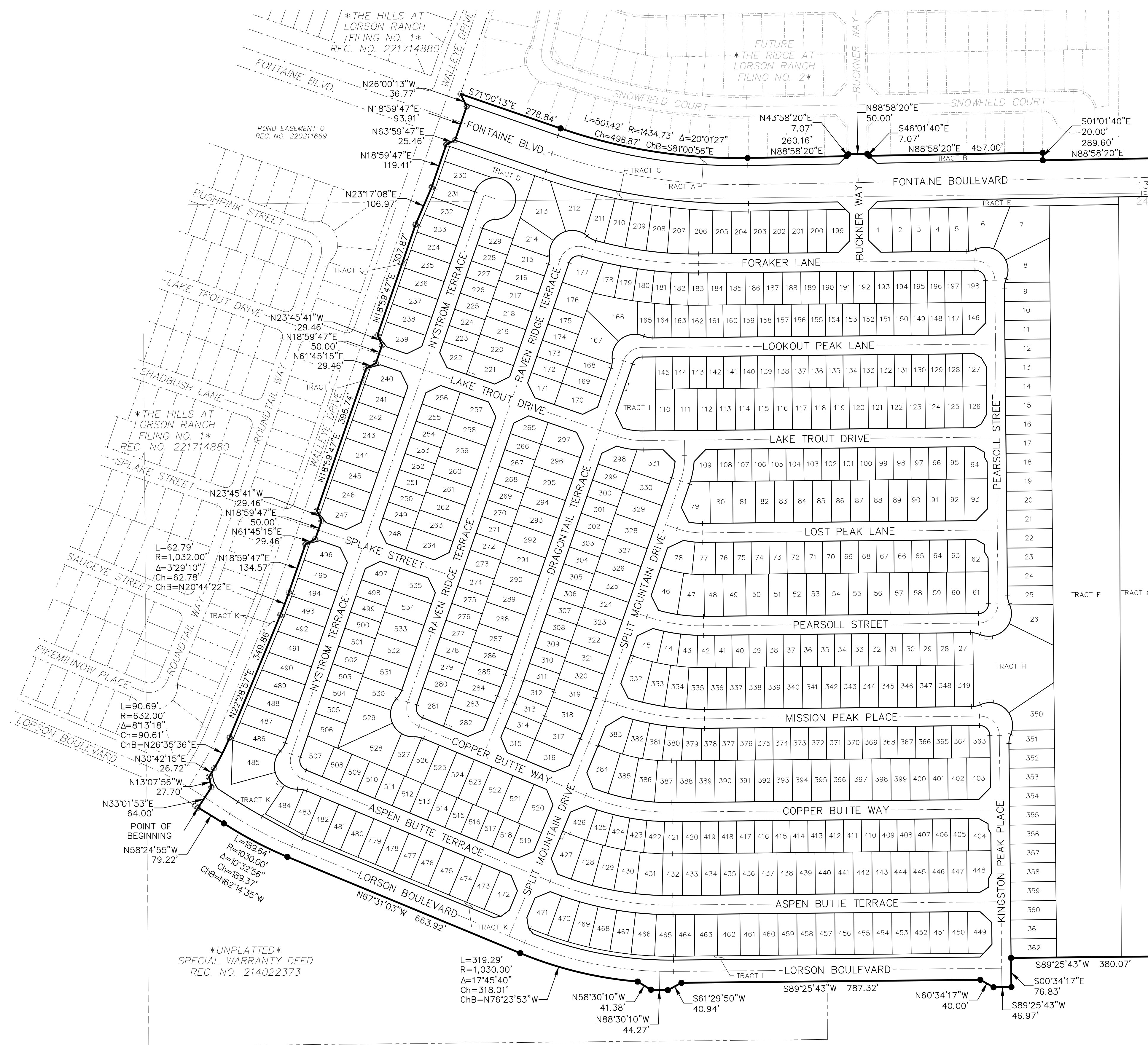
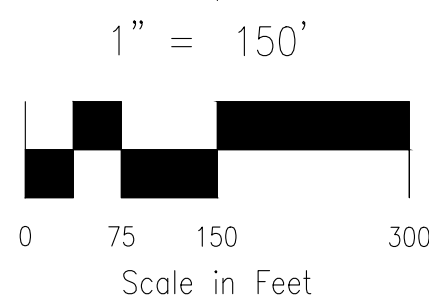
212 N. WAHSATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER SF-22-004

CIVIL CONSULTANTS, INC.

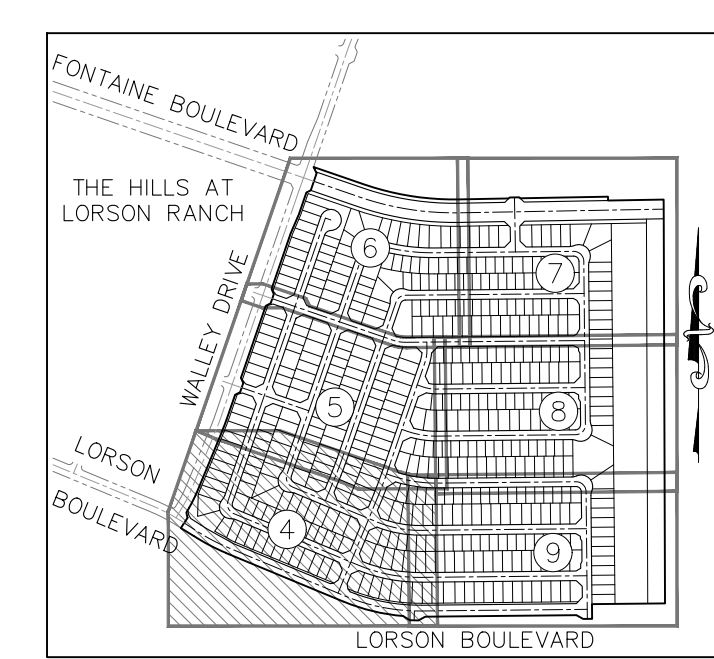
SHEET 3 OF 10

File: 0:\20097A - The Ridge at Lorson Ranch\The Ridge No. 1\Survey\Plot\20-097 The Ridge @ LR No. 1 Pl.dwg Plotstamp: 5/11/2022 6:47 PM



THE RIDGE AT LORSON RANCH FILING NO. 1

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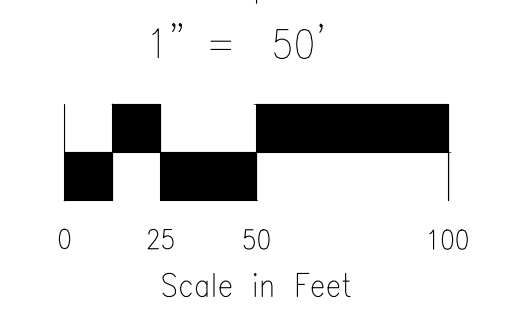
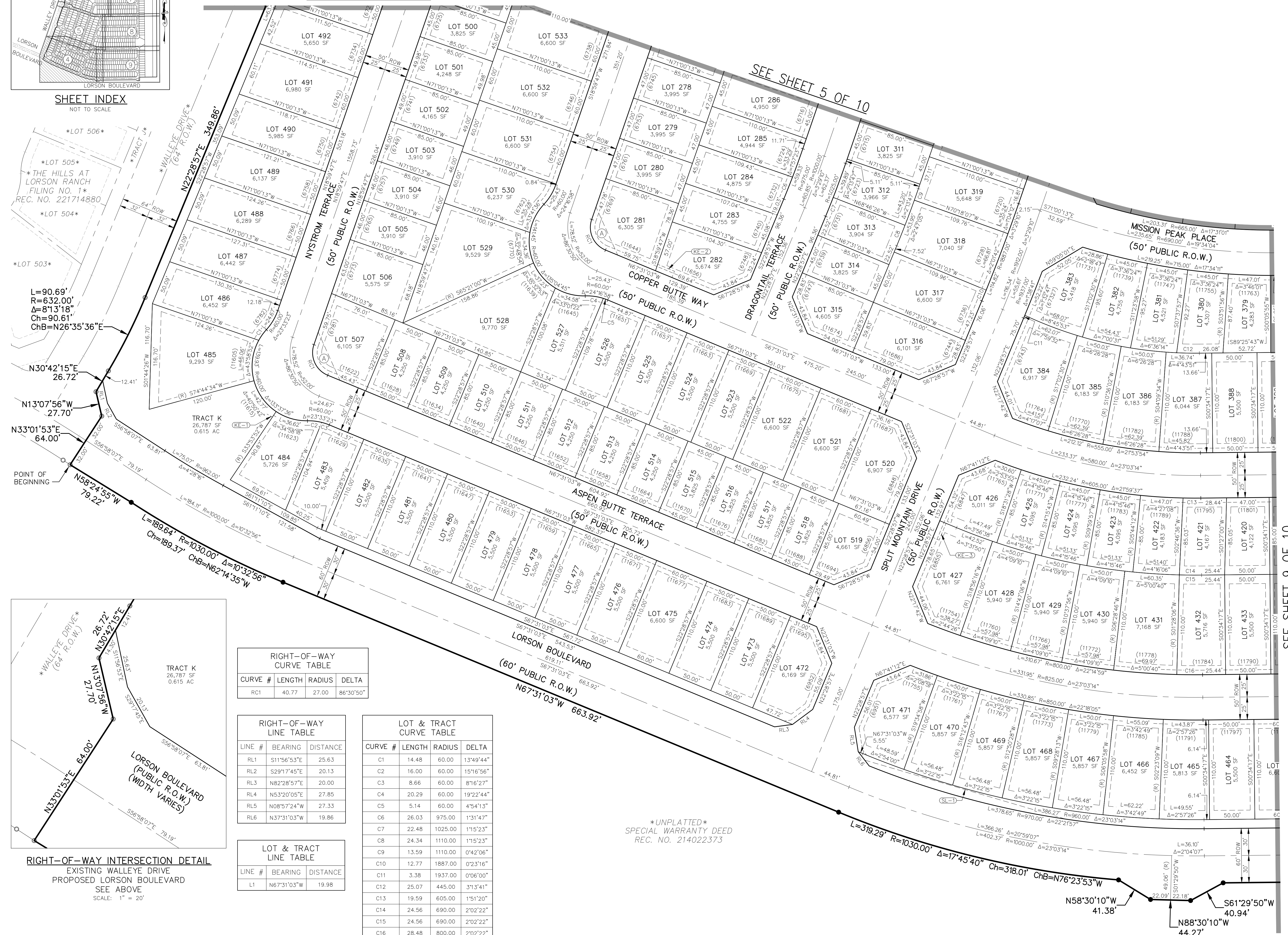
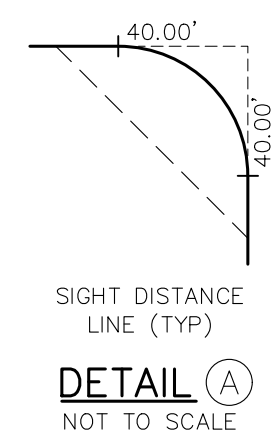
SHEET INDEX
NOT TO SCALE

SEE SHEET 5 OF 10

SEE SHEET 5 OF 10

SEE SHEET 9 OF 10

- LEGEND:**
- SF SQUARE FEET
 - (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
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 - SIGHT LINE EASEMENT SEE DETAILS SHEET 10
 - MAIL KIOSK EASEMENT SEE DETAILS SHEET 10



RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC1	40.77	27.00	86°30'50"

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
RL1	S11°56'53"E	25.63
RL2	S29°17'45"E	20.13
RL3	N82°28'57"E	20.00
RL4	N53°20'05"E	27.85
RL5	N08°57'24"W	27.33
RL6	N37°31'03"W	19.86

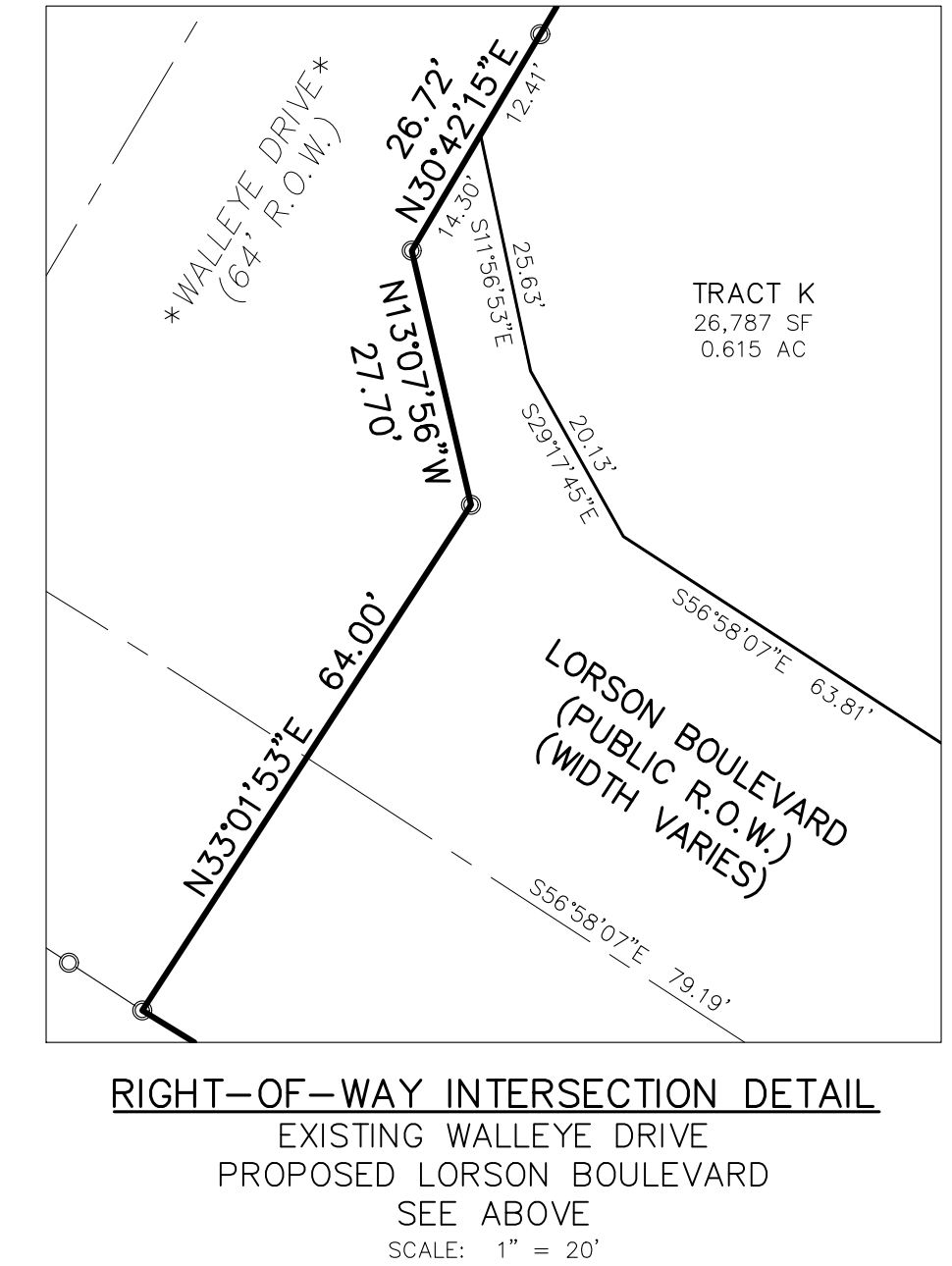
LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	14.48	60.00	13°49'44"
C2	16.00	60.00	15°16'56"
C3	8.66	60.00	8°16'27"
C4	20.29	60.00	19°22'44"
C5	5.14	60.00	4°54'13"
C6	26.03	975.00	1°31'47"
C7	22.48	1025.00	1°15'23"
C8	24.34	1110.00	1°15'23"
C9	13.59	1110.00	0°42'06"
C10	12.77	1887.00	0°23'16"
C11	3.38	1937.00	0°06'00"
C12	25.07	445.00	3°13'41"
C13	19.59	605.00	1°51'20"
C14	24.56	690.00	2°02'22"
C15	24.56	690.00	2°02'22"
C16	28.48	800.00	2°02'22"

LOT & TRACT LINE TABLE

LINE #	BEARING	DISTANCE
L1	N67°31'03"W	19.98

UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 214022373



FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISED: 05/11/2022

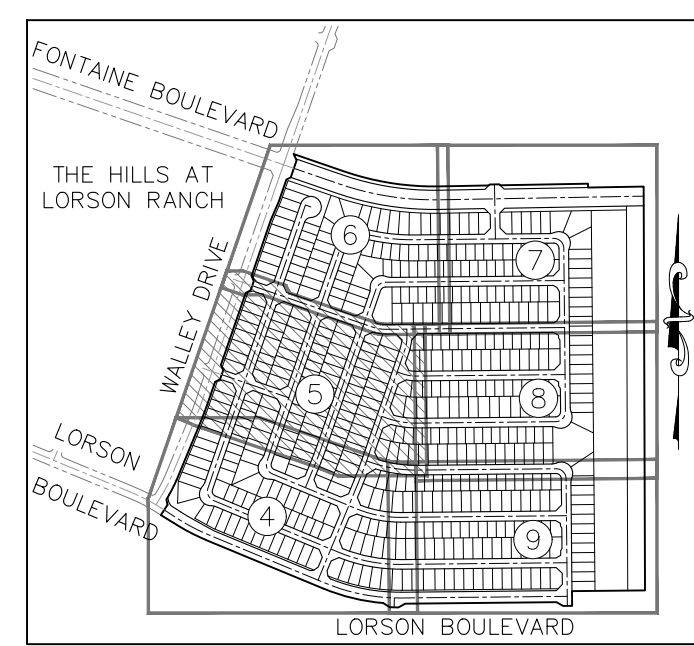
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

File: C:\2007A - The Ridge at Lorson Ranch\The Ridge No. 1\Survey\Plot\70-097 The Ridge 01.R No. 1 Pl.dwg Plotdate: 5/11/2022 6:48 PM

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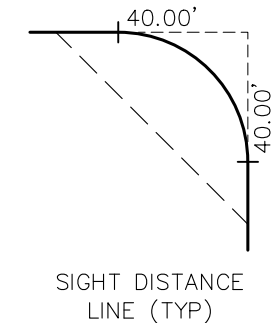


SHEET INDEX
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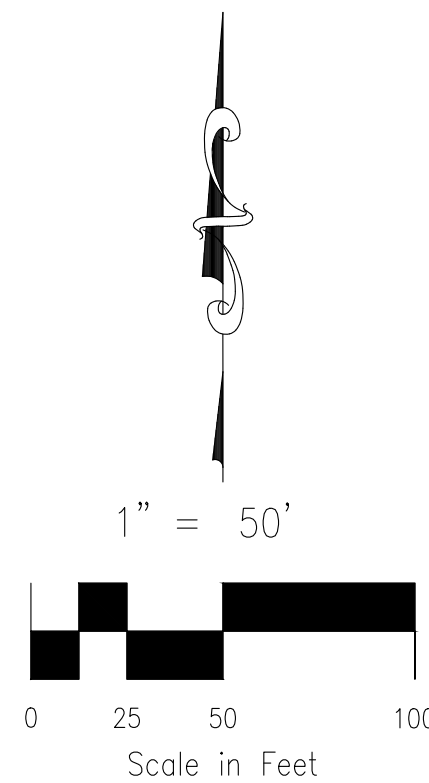
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NOT A PART
PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

- (S-D) SIGHT LINE EASEMENT SEE DETAILS SHEET 10
- (K-E) MAIL KIOSK EASEMENT SEE DETAILS SHEET 10



SIGHT DISTANCE
LINE (TYP)
DETAIL A
NOT TO SCALE



SEE SHEET 6 OF 10

SEE SHEET 8 OF 10

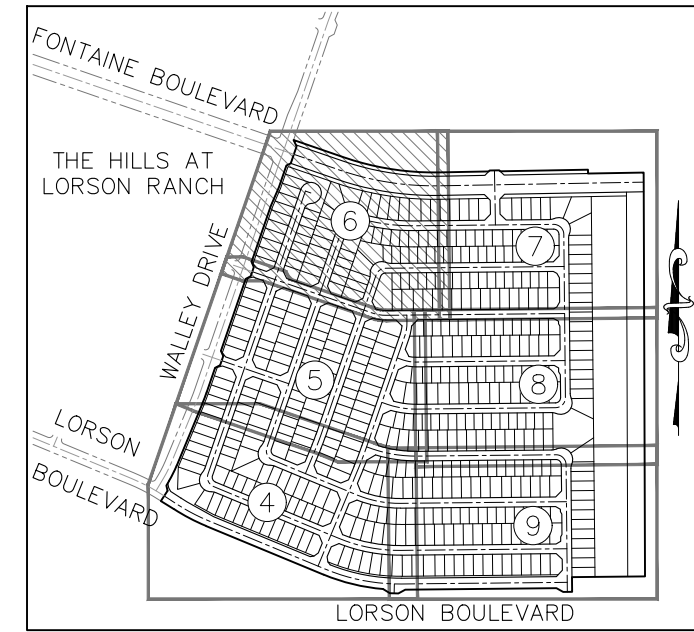
CURVE #	LENGTH	RADIUS	DELTA
C6	26.03	975.00	1°31'47"
C7	22.48	1025.00	1°15'23"
C8	24.34	1110.00	1°15'23"
C9	13.59	1110.00	0°42'06"
C17	7.58	1042.00	0°25'00"
C18	5.80	1042.00	0°19'08"
C19	18.67	555.00	1°55'40"
C20	15.81	470.00	1°55'40"
C21	29.61	310.00	5°28'24"
C22	30.56	225.00	7°47'00"
C23	20.18	225.00	5°08'17"

FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISED: 05/11/2022

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

File: 0:\20097A - The Ridge at Lorson Ranch\20-097 The Ridge - 01.R No. 1 Pl. dwg Plotdate: 5/11/2022 6:49 PM

THE RIDGE AT LORSON RANCH FILING NO. 1
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND
 THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M.,
 EL PASO COUNTY, COLORADO

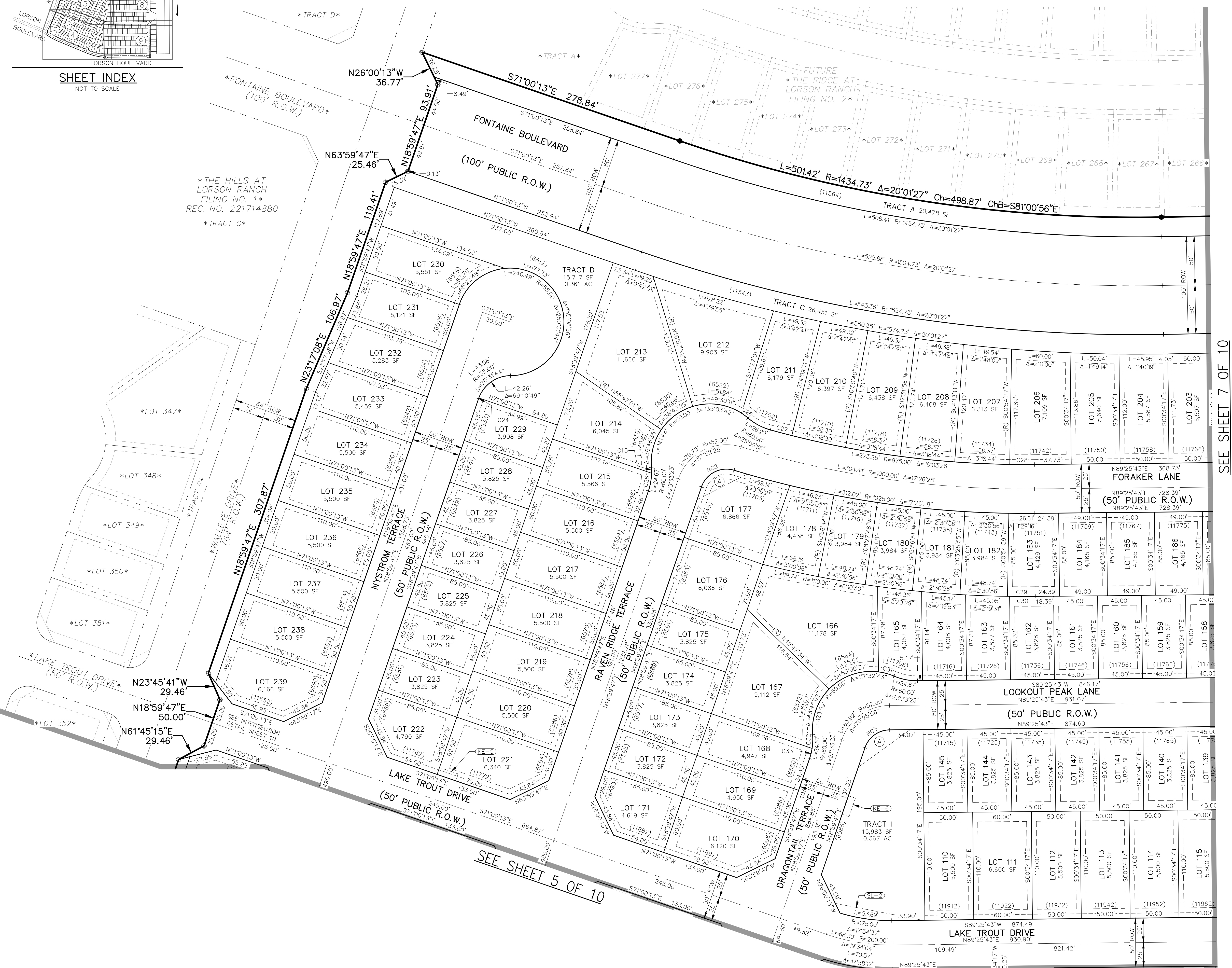
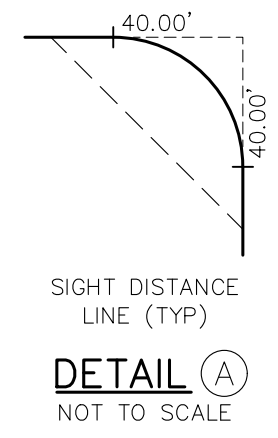
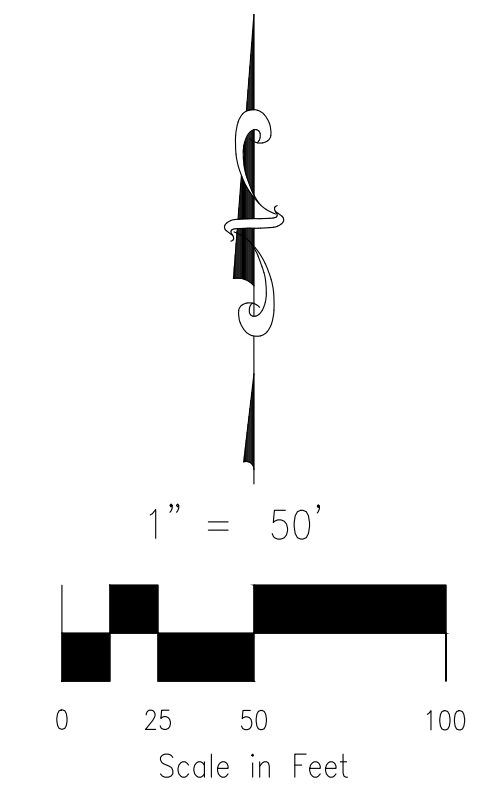


SHEET INDEX
NOT TO SCALE

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
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 - SECTION/QUARTER SECTION LINE
 - MATCHLINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 - SIGHT LINE EASEMENT SEE DETAILS SHEET 10
 - MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C25	18.59	60.00	17°44'53"
C26	8.33	60.00	7°57'26"
C27	22.68	975.00	1°19'59"
C28	25.16	975.00	1°28'43"
C29	28.82	1110.00	1°29'16"
C30	26.61	1110.00	1°22'26"
C31	16.51	60.00	15°46'04"
C32	14.06	60.00	13°25'35"
C33	10.61	60.00	10°07'48"

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC2	41.41	27.00	87°52'25"
RC3	33.19	27.00	70°25'56"



SEE SHEET 7 OF 10

SEE SHEET 5 OF 10

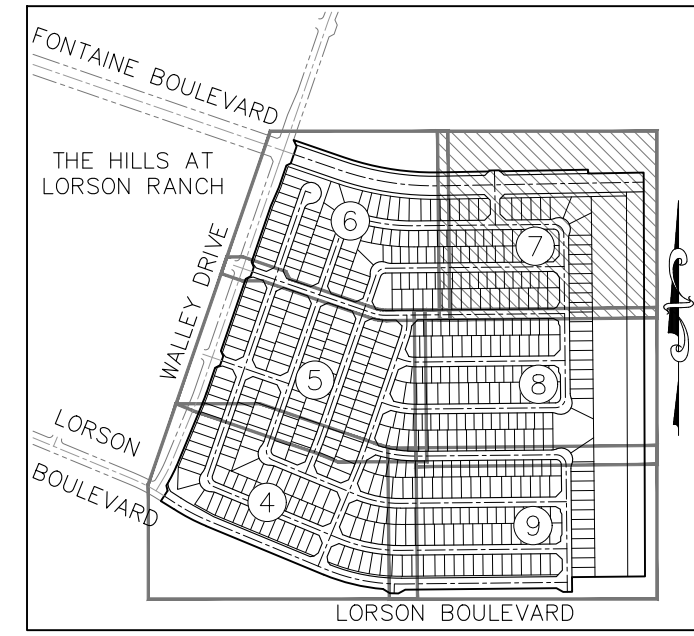
FINAL PLAT
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 JOB NO. 70-097
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 DATE REVISED: 05/11/2022

212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
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File: 0:\20097A - The Ridge at Lorson Ranch\The Ridge No. 1\Survey\Plot\20-097 The Ridge - 018 No. 1 Pl.ans (Revised): 5/11/2022 6:50 PM

THE RIDGE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



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- (KE-D) MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

RIGHT-OF-WAY LINE TABLE

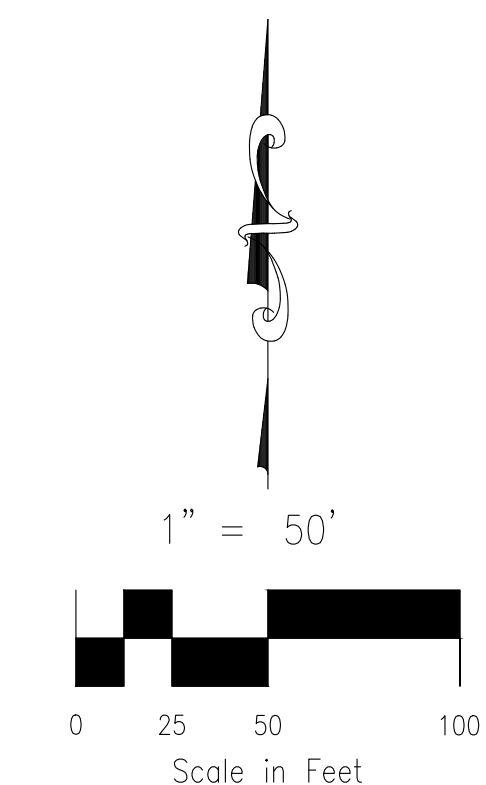
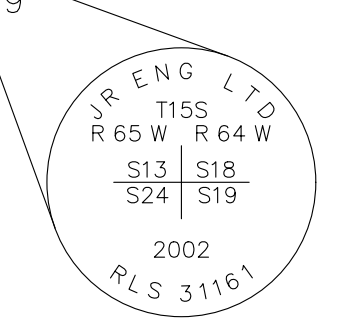
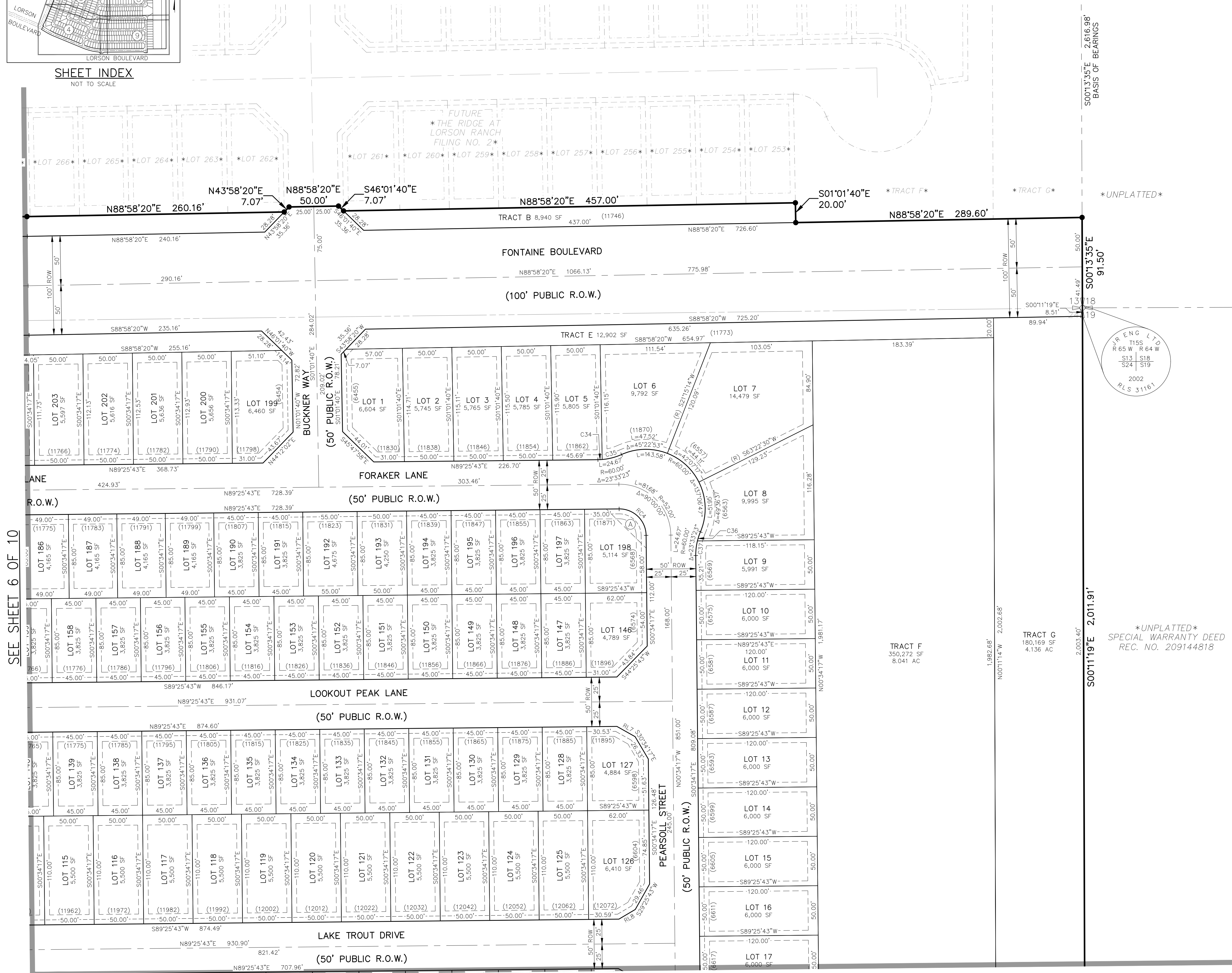
LINE #	BEARING	DISTANCE
RL7	S60°34'17"E	21.14
RL8	S59°25'43"W	19.26

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC4	42.41	27.00	90°00'00"

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C34	4.31	60.00	4°06'57"
C35	20.36	60.00	19°26'26"
C36	9.72	60.00	91°7'02"
C37	14.95	60.00	141°6'21"



UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 209144818

SEE SHEET 6 OF 10

SEE SHEET 8 OF 10

File: 0:\20097A - The Ridge at Lorson Ranch\The Ridge No. 1\Survey\Plot\20-097 The Ridge 01.R No. 1 Pl.dwg PlotName: 5/11/2022 6:51 PM

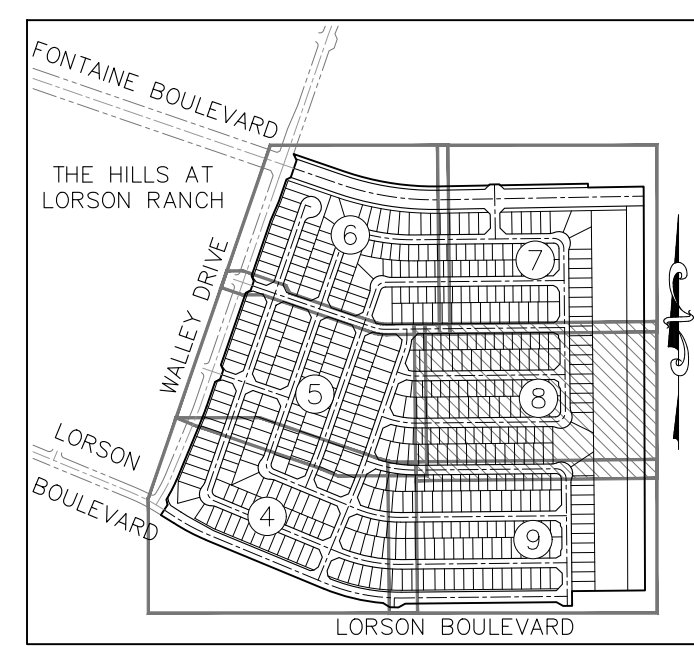
FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISED: 05/11/2022



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

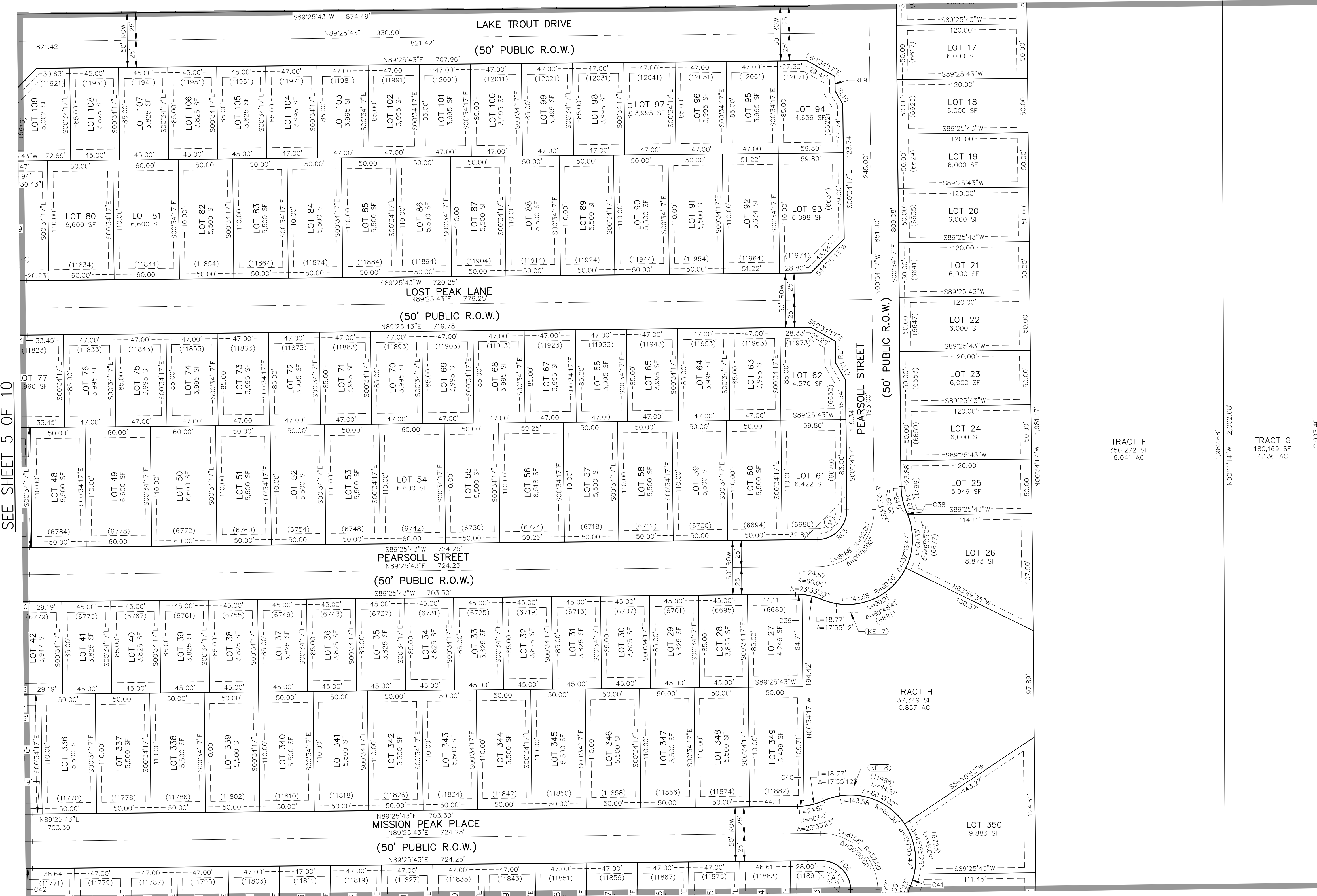
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A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE

SEE SHEET 7 OF 10



SEE SHEET 9 OF 10

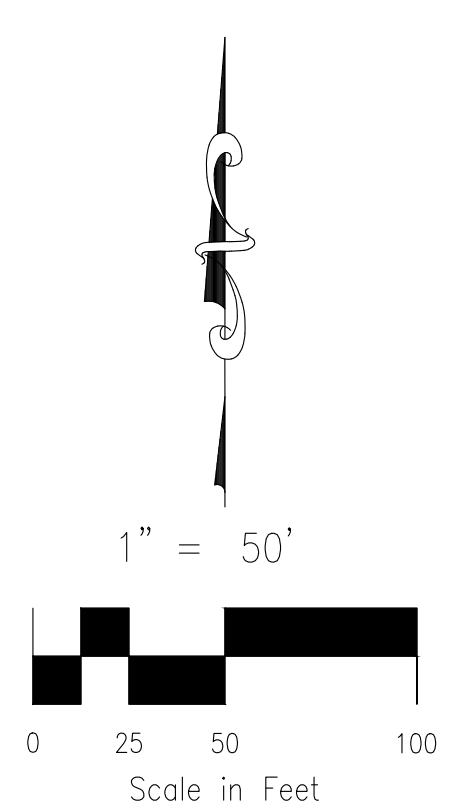
LEGEND:

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- (K)-0 MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

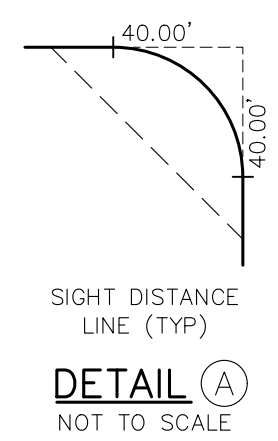
RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL9	S00°34'17"E	13.43
RL10	S30°34'17"E	14.00
RL11	S00°34'17"E	20.13
RL12	S30°34'17"E	17.93

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC5	42.41	27.00	90°00'00"
RC6	42.41	27.00	90°00'00"

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C38	2.32	60.00	2°13'01"
C39	5.90	60.00	5°38'12"
C40	5.90	60.00	5°38'12"
C41	11.39	60.00	10°52'50"



UNPLATTED
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FINAL PLAT
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FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
DATE REVISED: 05/11/2022

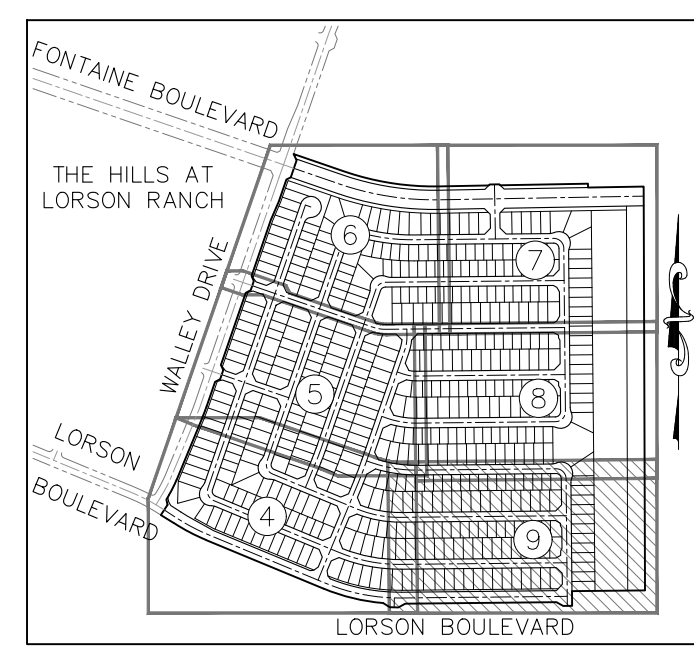


212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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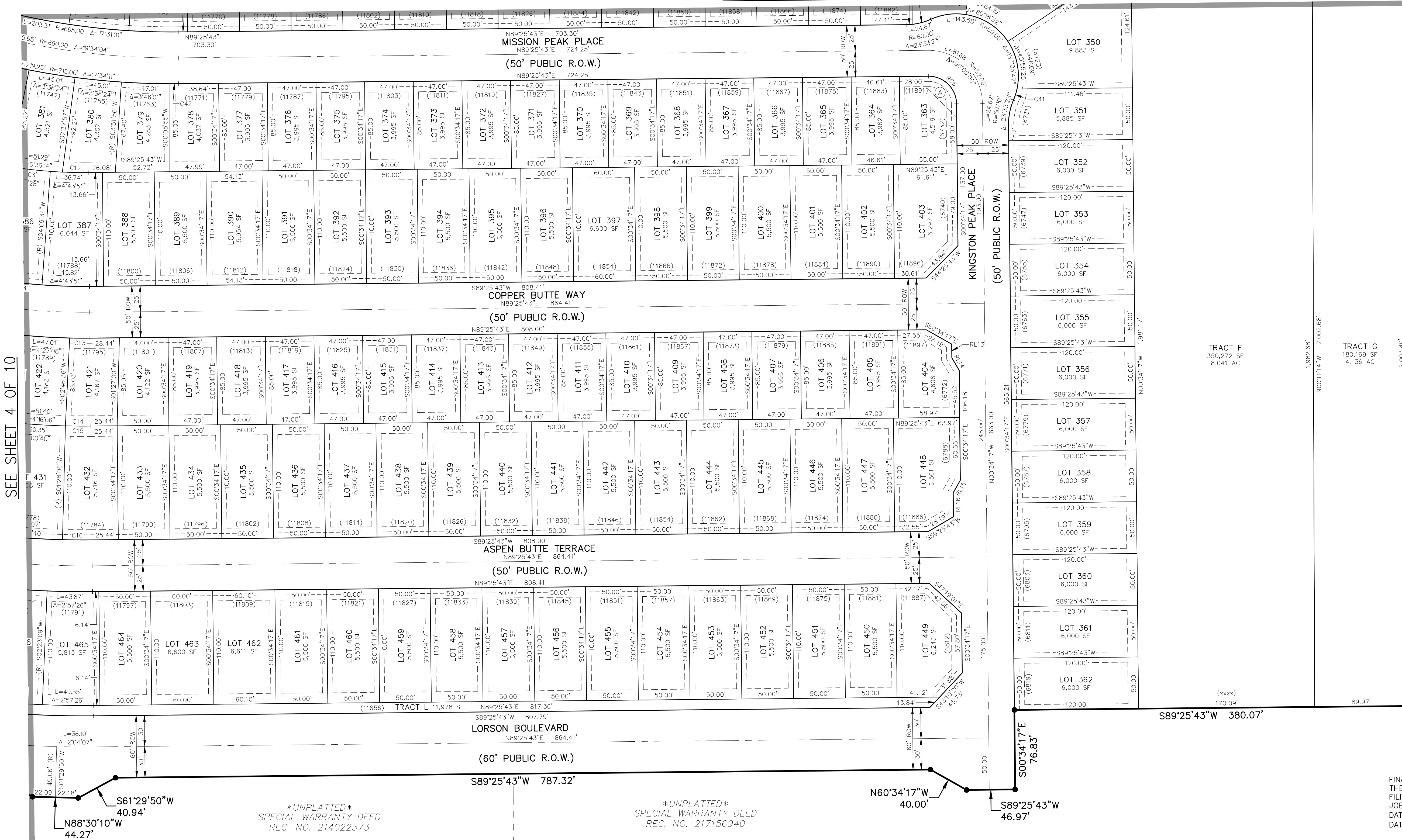
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SHEET INDEX
NOT TO SCALE

SEE SHEET 8 OF 10



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 - KE-O MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
RL13	S00°34'17"E	13.26
RL14	S30°34'17"E	14.00
RL15	S29°25'43"W	14.00
RL16	S00°34'17"E	23.12

RIGHT-OF-WAY CURVE TABLE

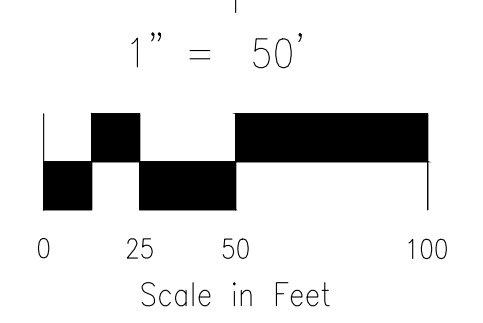
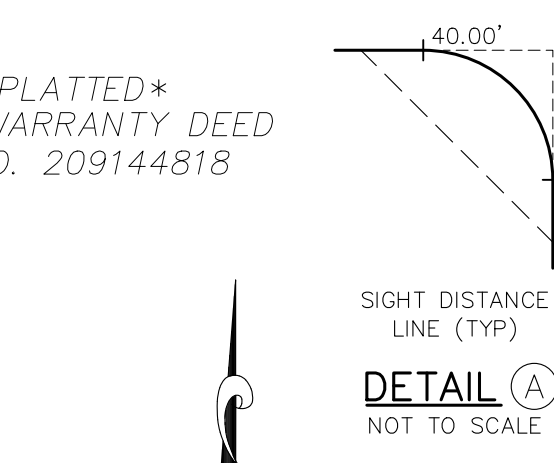
CURVE #	LENGTH	RADIUS	DELTA
RC6	42.41	27.00	90°00'00"

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C12	25.07	445.00	3°13'41"
C13	19.59	605.00	1°51'20"
C14	24.56	690.00	2°02'22"
C15	24.56	690.00	2°02'22"
C16	28.48	800.00	2°02'22"
C41	11.39	60.00	10°52'50"
C42	8.36	715.00	0°40'12"

SEE SHEET 4 OF 10

UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 209144818



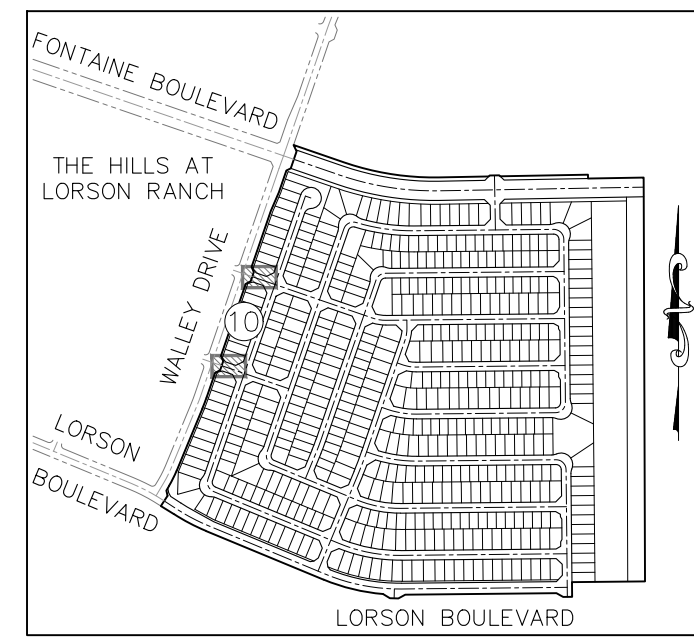
FINAL PLAT
THE RIDGE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-097
DATE PREPARED: 01/11/2022
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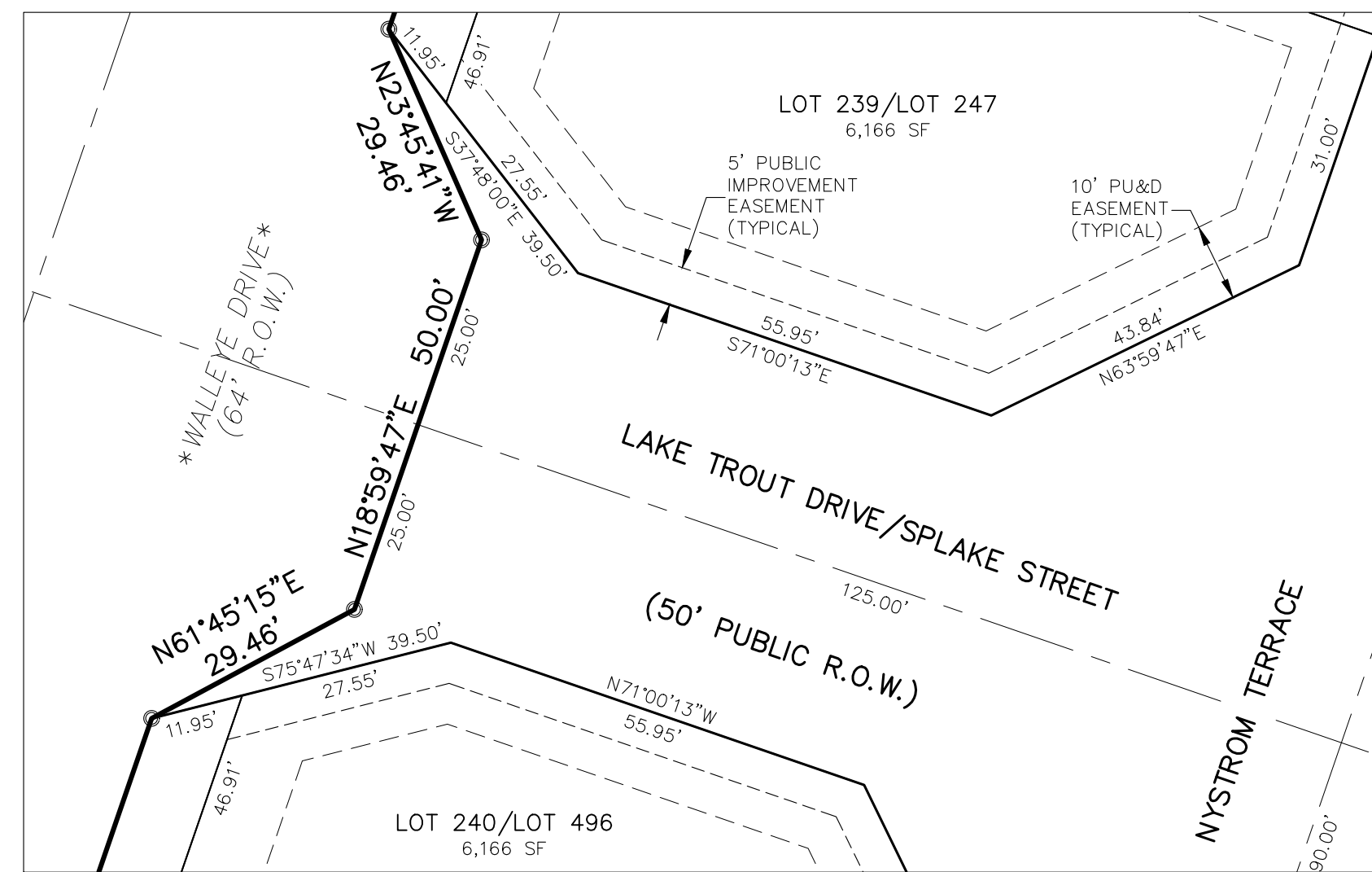
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
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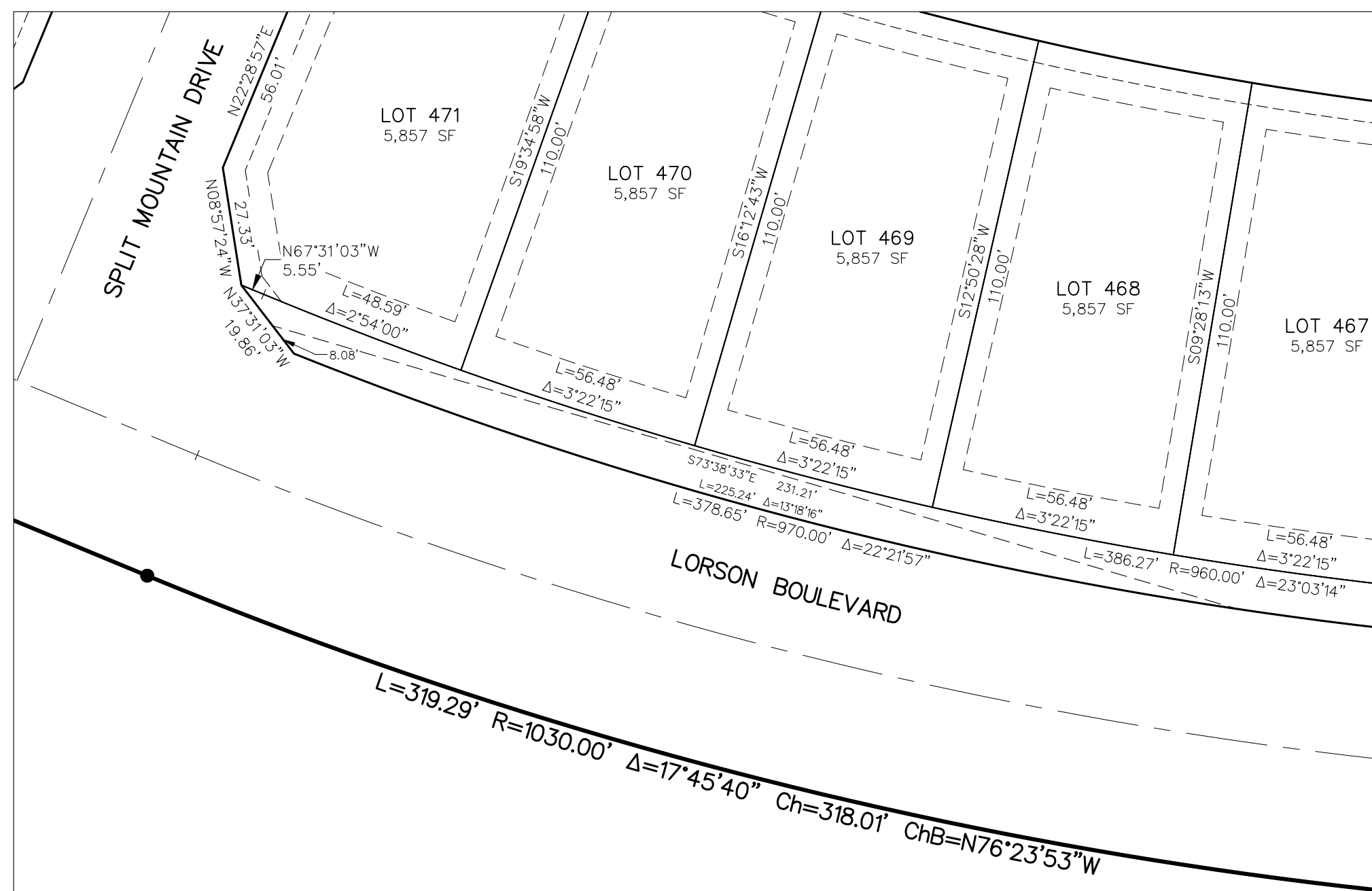
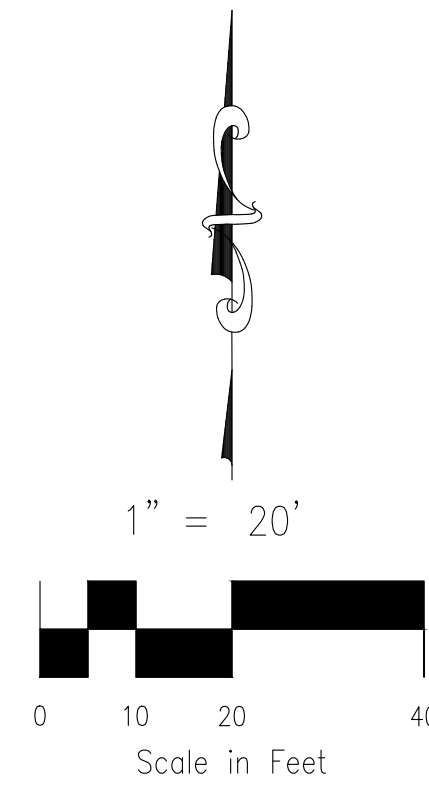
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 24, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



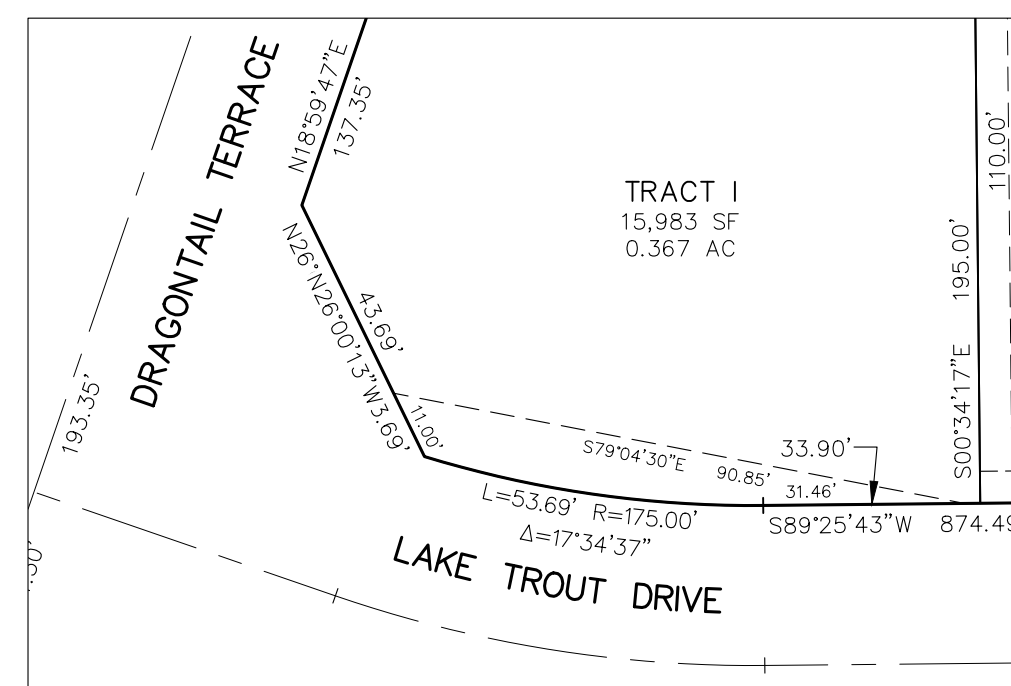
SHEET INDEX
NOT TO SCALE



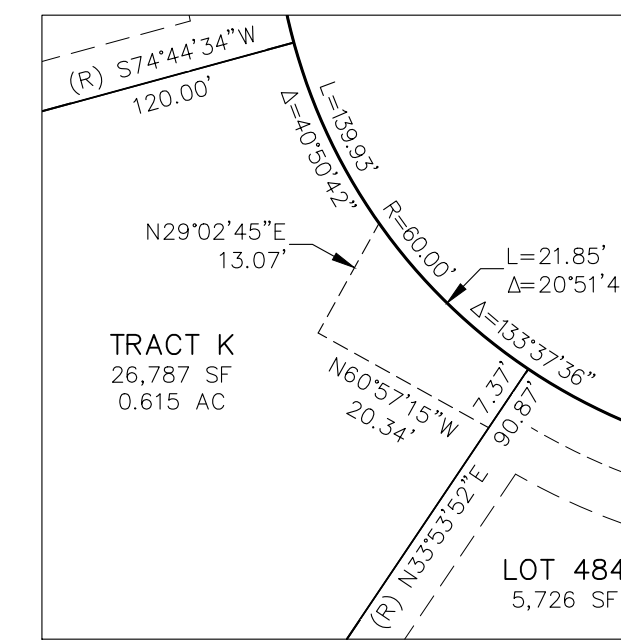
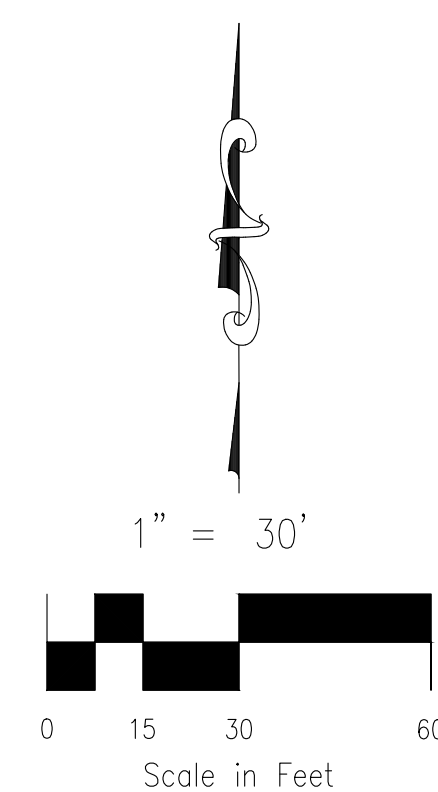
RIGHT-OF-WAY INTERSECTION DETAIL
EXISTING WALLEYE DRIVE - PROPOSED LAKE TROUT DRIVE
(ADJOINING LOTS 239 & 240)
SEE SHEET 6
EXISTING WALLEYE DRIVE - PROPOSED SPLAKE STREET
(ADJOINING LOTS 247 & 496)
SEE SHEET 5
SCALE: 1" = 20'



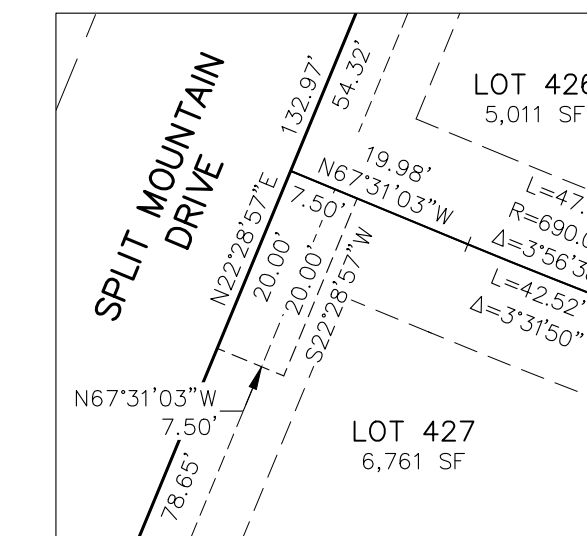
SIGHT LINE EASEMENT DETAIL SL-1
TRACT L
SEE SHEET 4
SCALE: 1" = 30'



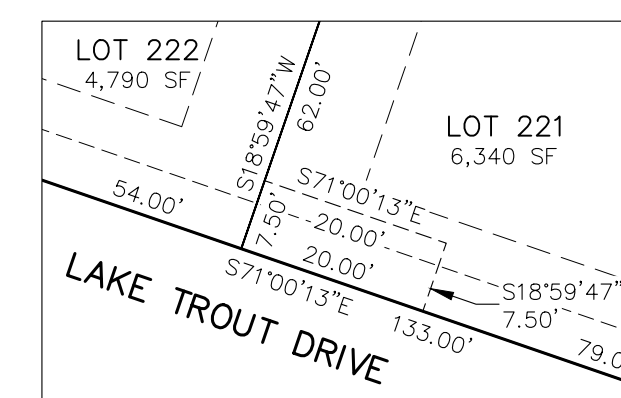
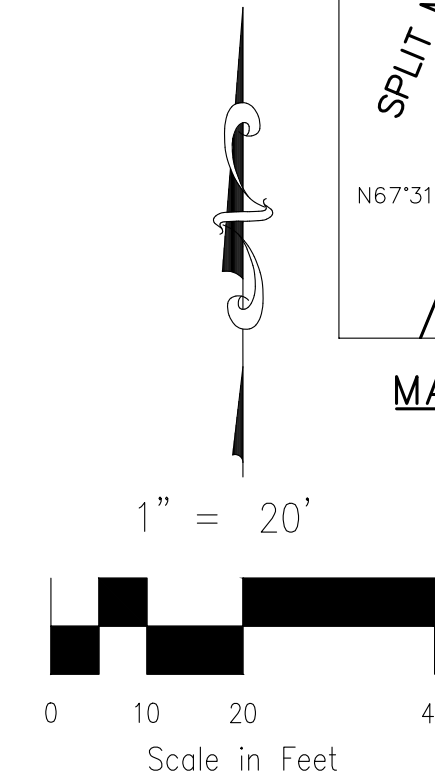
SIGHT LINE EASEMENT DETAIL SL-2
TRACT I
SEE SHEET 4
SCALE: 1" = 30'



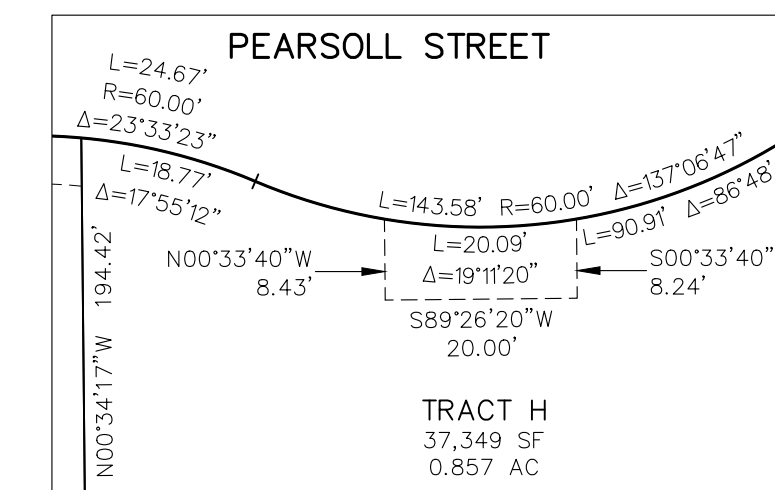
MAIL KIOSK EASEMENT DETAIL KE-1
TRACT K
SEE SHEET 4
SCALE: 1" = 20'



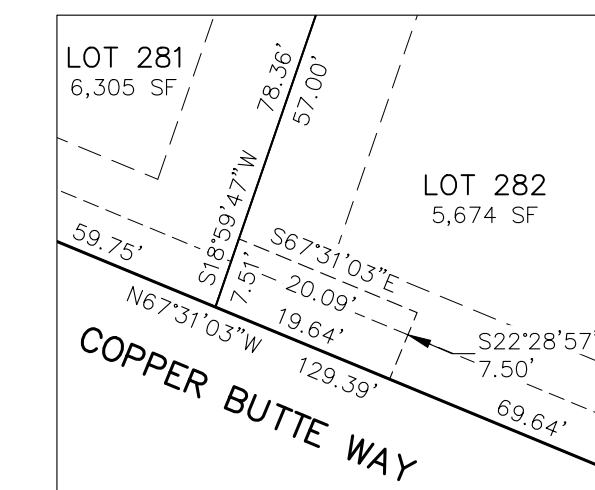
MAIL KIOSK EASEMENT DETAIL KE-3
LOT 427
SEE SHEET 4
SCALE: 1" = 20'



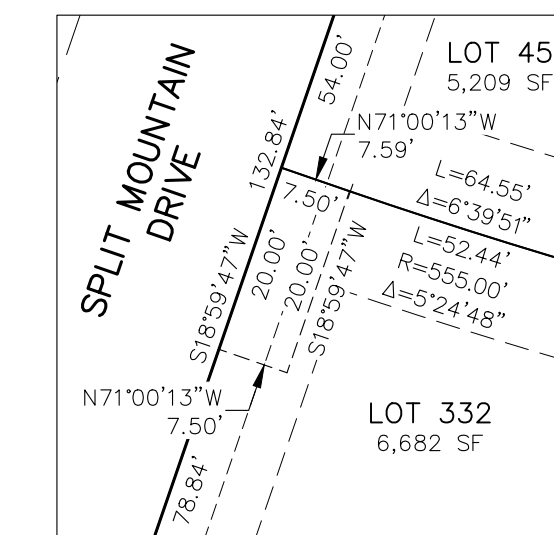
MAIL KIOSK EASEMENT DETAIL KE-5
LOT 221
SEE SHEET 6
SCALE: 1" = 20'



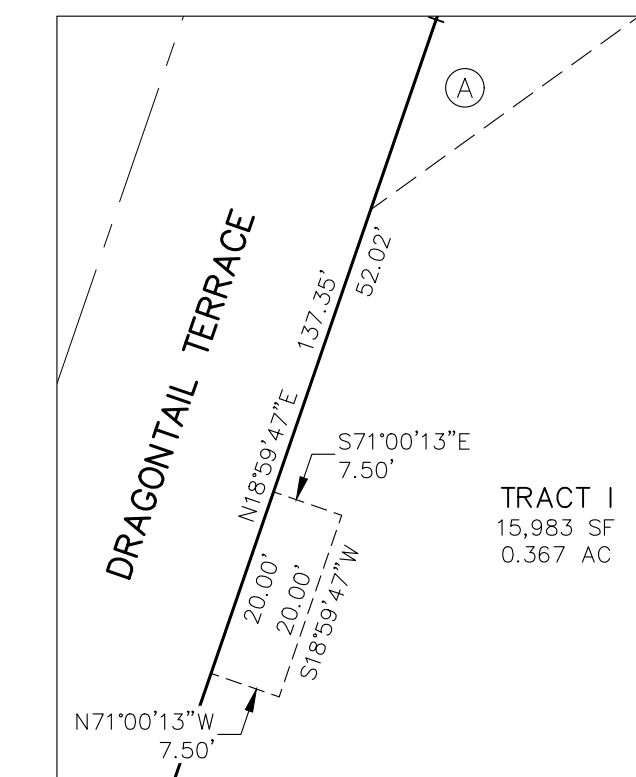
MAIL KIOSK EASEMENT DETAIL KE-7
TRACT H - NORTH
SEE SHEET 8
SCALE: 1" = 20'



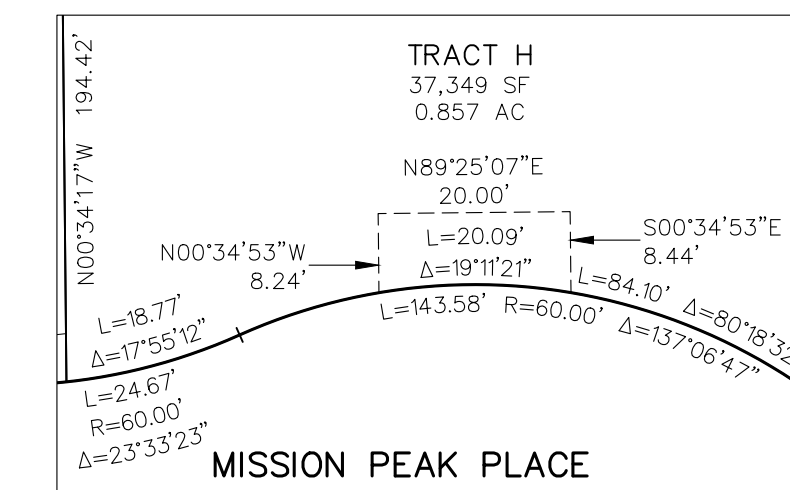
MAIL KIOSK EASEMENT DETAIL KE-2
LOT 282
SEE SHEET 4
SCALE: 1" = 20'



MAIL KIOSK EASEMENT DETAIL KE-4
LOT 332
SEE SHEET 5
SCALE: 1" = 20'



MAIL KIOSK EASEMENT DETAIL KE-6
TRACT I
SEE SHEET 6
SCALE: 1" = 20'



MAIL KIOSK EASEMENT DETAIL KE-8
TRACT H - SOUTH
SEE SHEET 8
SCALE: 1" = 20'

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File: 0:\20097A - The Ridge at Lorson Ranch\The Ridge No. 1\Survey\Plan\10-097 The Ridge - 01.11.2022 7:00 PM