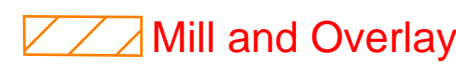
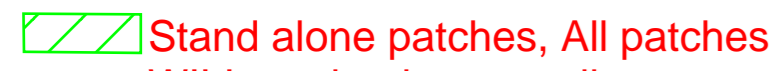
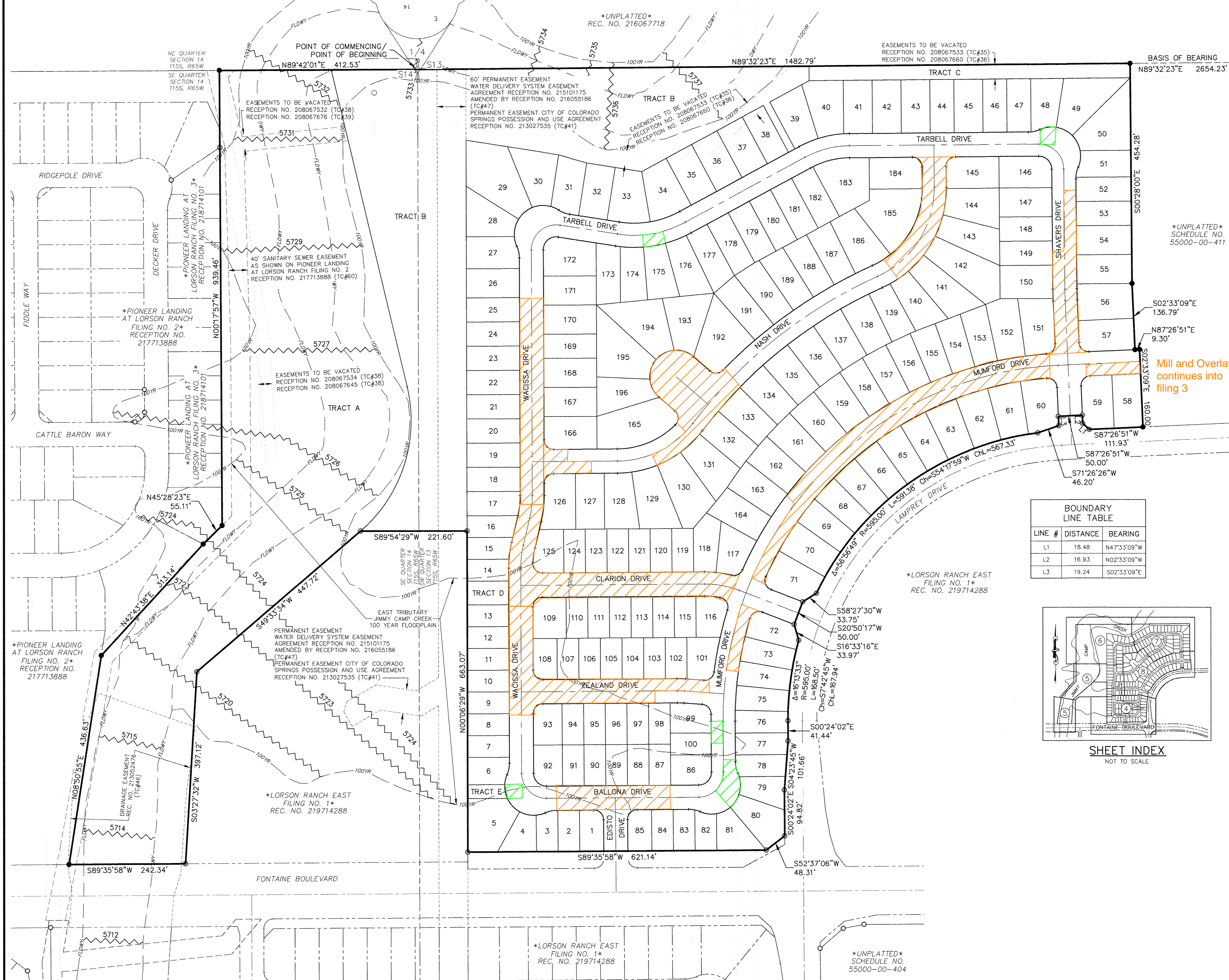


LORSON RANCH EAST FILING NO. 2
 A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND
 A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2,
 ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 EL PASO COUNTY, COLORADO

LORSON RANCH EAST FILING NO. 2
 TOTAL AREA = 2,346,401 S.F.
 53.866 AC +/-

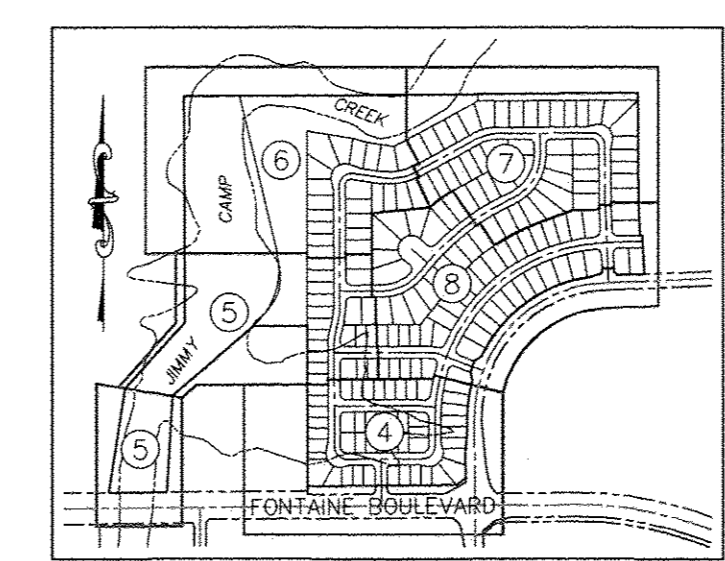
-  Mill and Overlay
-  Stand alone patches, All patches WILL go the the centerline seam

FOUND 2-1/2" O.D. IRON PIPE WITH 3" O.D. GALV. H2O SCREW ON CAP



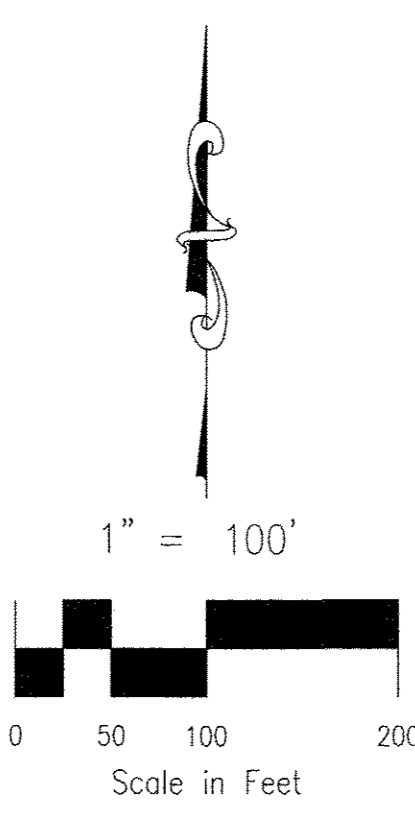
BOUNDARY LINE TABLE

LINE #	DISTANCE	BEARING
L1	18.48	N47°33'09"W
L2	16.93	N02°33'09"W
L3	19.24	S02°33'09"E

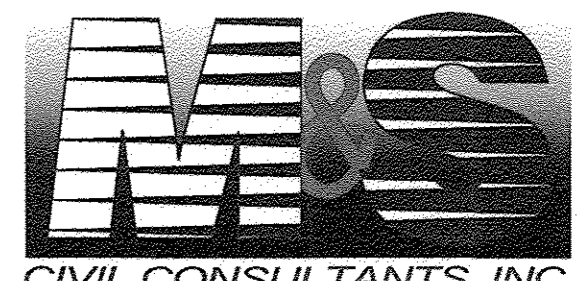


SHEET INDEX
NOT TO SCALE

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - Ch CHORD
 - ChL CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
 - FOUND MONUMENT AS NOTED
 - 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
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 - BASE FLOODPLAIN ELEVATION LINE
 - MATCHLINE
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FINAL PLAT
 LORSON RANCH EAST
 FILING NO. 2
 JOB NO. 70-065
 DATE PREPARED: 11/26/2018
 DATE REVISED: 01/07/2020



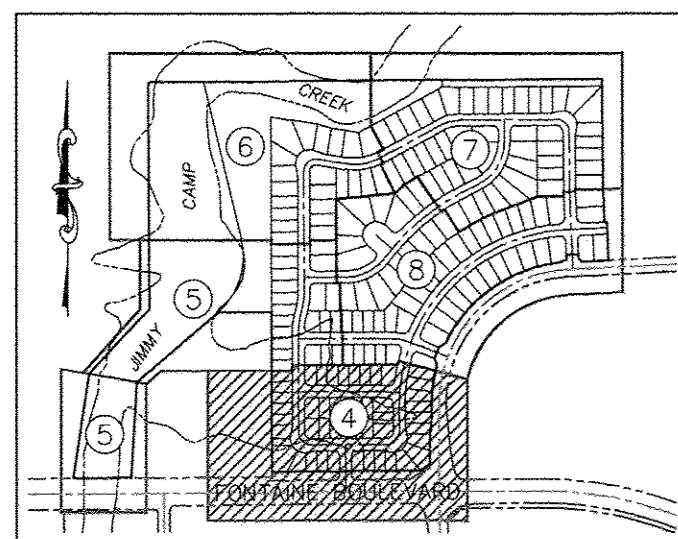
102 E. PIKES PEAK AVE., 5TH FLOOR
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

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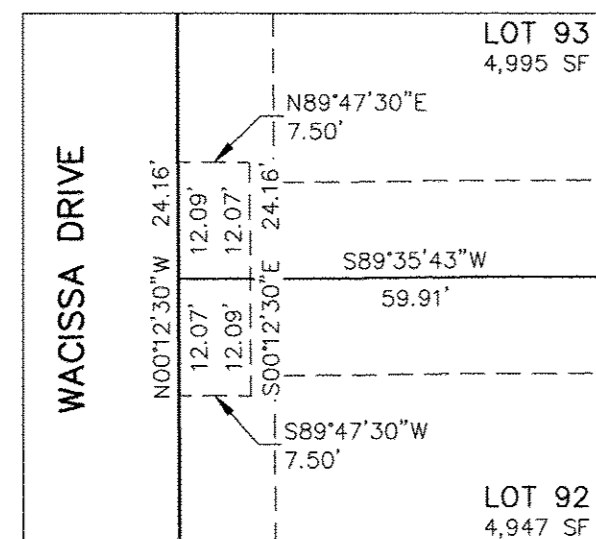
LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14462



SHEET INDEX



MAIL KIOSK EASEMENT DETAIL
LOTS 92 & 93
SCALE: 1" = 20'

- Sinking Road/Sidewalk
- ADA Ramp/Sidewalk Issues
- Missing Signs, Stop and Street Names
- Mill and Overlay
- Stand alone patches, All patches WILL go the the centerline seam

LEGEND:

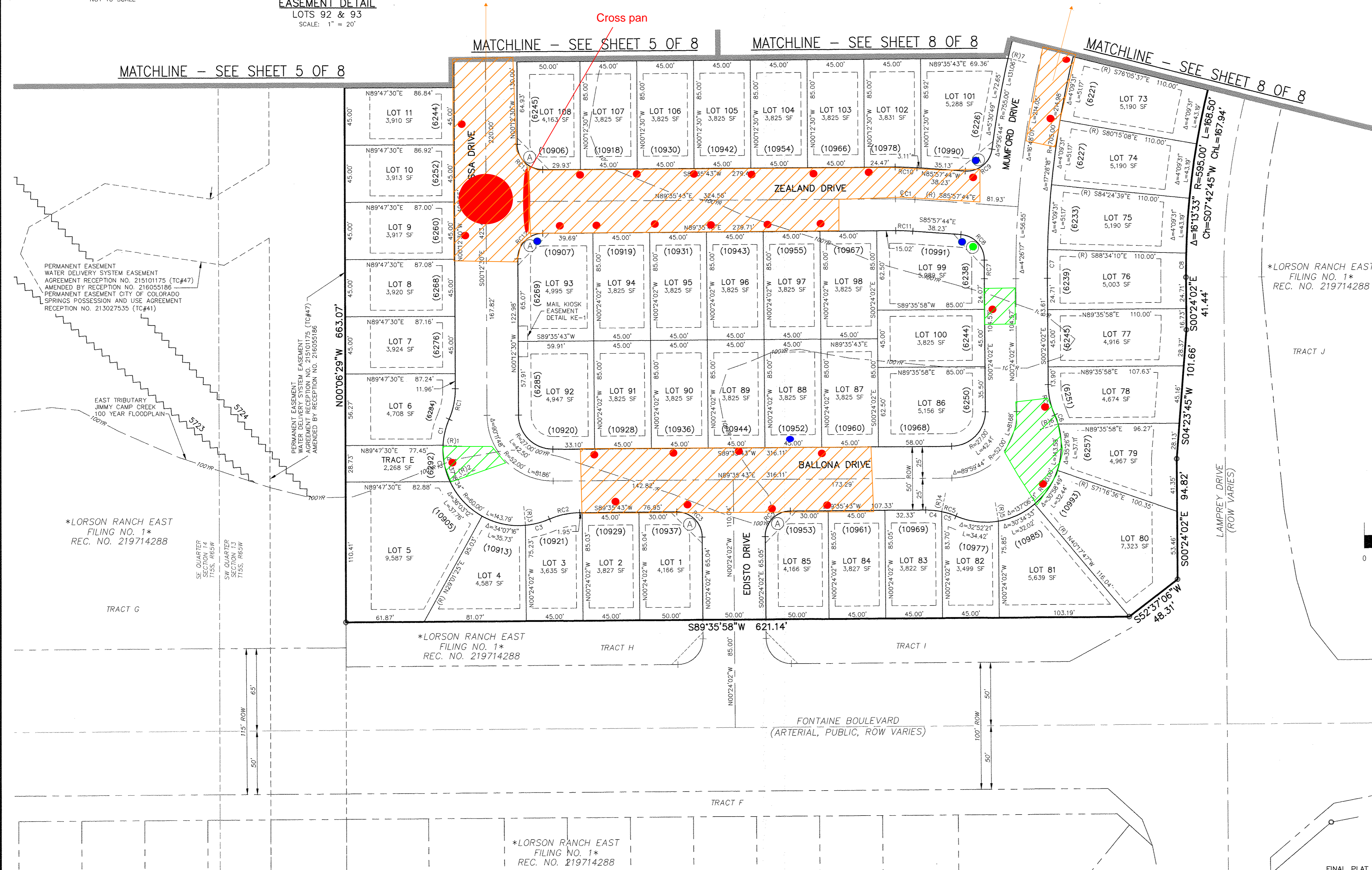
- SF SQUARE FEET
 - (R) RADIAL
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 - MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

MATCHLINE - SEE SHEET 5 OF 8

MATCHLINE - SEE SHEET 5 OF 8

MATCHLINE - SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 8 OF 8



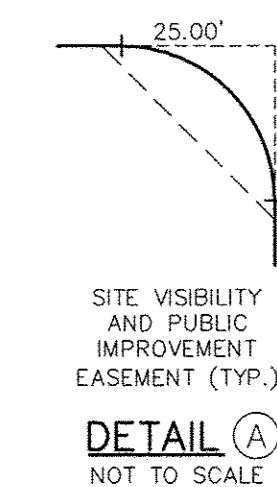
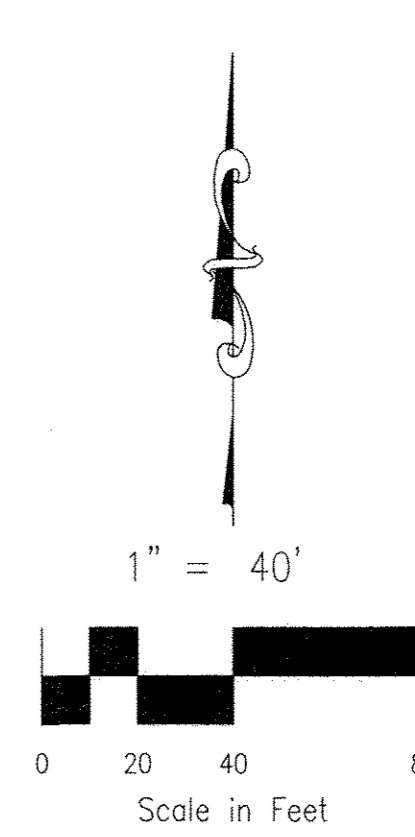
RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	S86°43'39"E
(R)2	N65°04'38"E
(R)3	N05°05'50"W
(R)4	S11°47'15"W
(R)5	N09°43'15"W
(R)6	S73°17'06"W
(R)7	S77°07'13"E

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	200.00	42°6'33"	15.51

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	60.00	23°33'23"	24.67
RC2	60.00	23°33'23"	24.67
RC3	20.00	90°00'16"	31.42
RC4	20.00	89°59'44"	31.41
RC5	60.00	23°33'23"	24.67
RC6	60.00	23°33'23"	24.67
RC7	755.00	1°06'34"	14.62
RC8	20.00	86°40'17"	30.25
RC9	20.00	86°40'17"	30.25
RC10	225.00	4°26'33"	17.45
RC11	175.00	4°26'33"	13.57
RC12	20.00	89°48'12"	31.35
RC13	20.00	90°11'48"	31.48

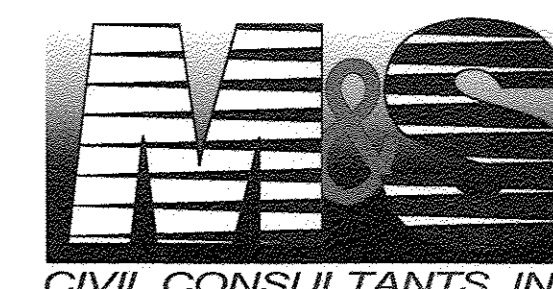
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	60.00	20°04'32"	21.02
C2	60.00	28°11'43"	29.53
C3	60.00	18°51'50"	19.75
C4	60.00	12°11'32"	12.77
C5	60.00	11°21'51"	11.90
C6	60.00	7°14'31"	7.58
C7	705.00	1°49'52"	22.53
C8	595.00	1°49'52"	19.02

LORSON RANCH EAST FILING NO. 1 REC. NO. 219714288



DETAIL A NOT TO SCALE

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 11/26/2018
DATE REVISED: 01/07/2020



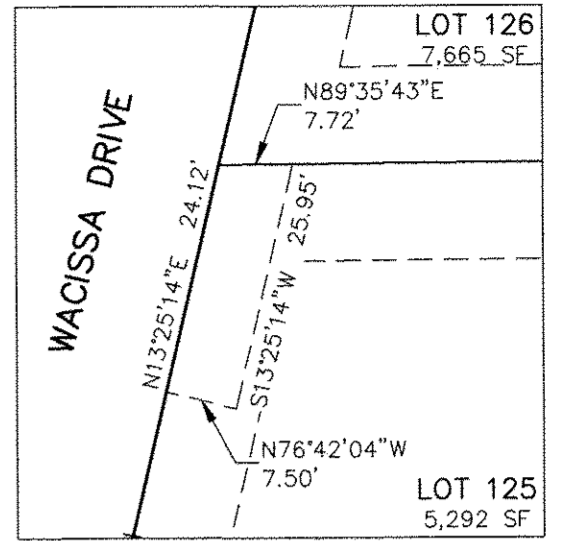
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: G:\70065A-Lorson Ranch East Filing No. 2\Survey\Plot\70-065 Final Plat.dwg Plotstamp: 1/20/2020 12:57 PM

LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14462



MAIL KIOSK EASEMENT DETAIL
LOT 125
SCALE: 1" = 20'

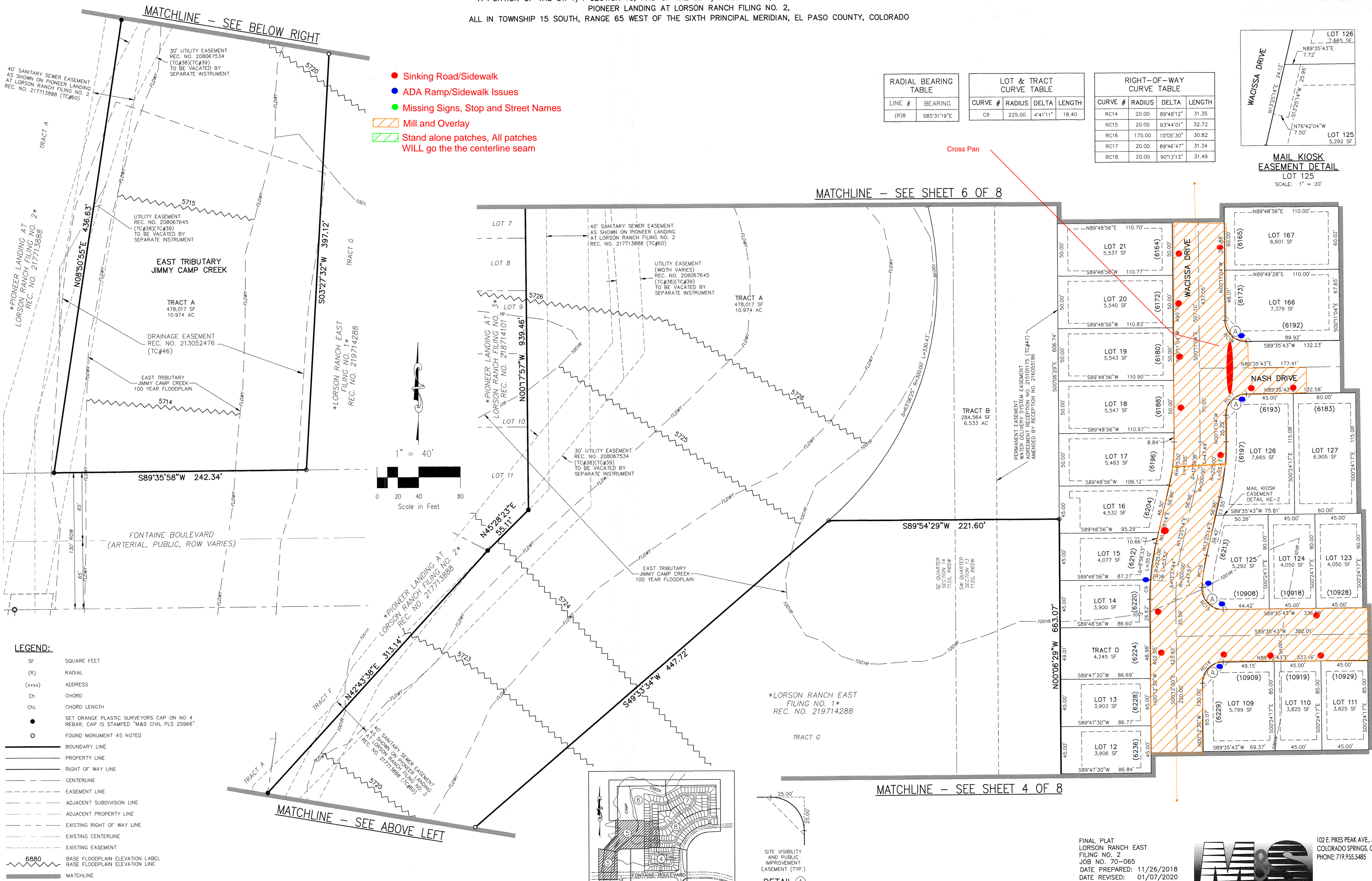
LINE #	BEARING
(R)8	S85°31'19"E

CURVE #	RADIUS	DELTA	LENGTH
C9	225.00	4°41'11"	18.40

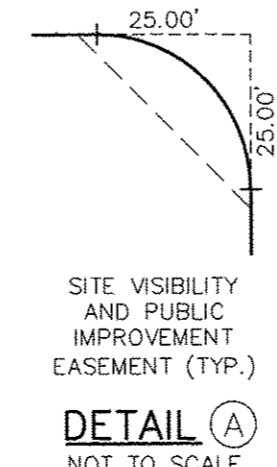
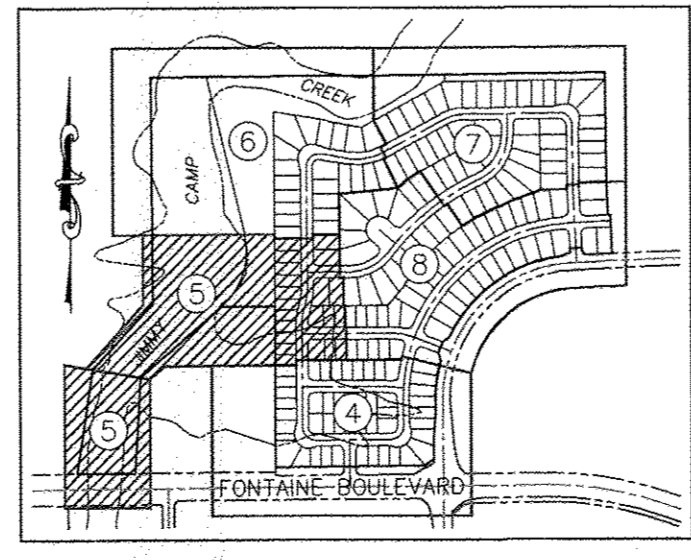
CURVE #	RADIUS	DELTA	LENGTH
RC14	20.00	89°48'12"	31.35
RC15	20.00	93°44'01"	32.72
RC16	175.00	10°05'30"	30.82
RC17	20.00	89°46'47"	31.34
RC18	20.00	90°13'13"	31.49

- Sinking Road/Sidewalk
- ADA Ramp/Sidewalk Issues
- Missing Signs, Stop and Street Names
- ▨ Mill and Overlay
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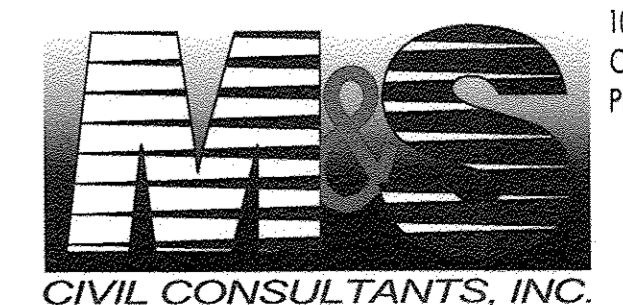
Cross Pan



- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - Ch CHORD
 - ChL CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
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FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 11/26/2018
DATE REVISED: 01/07/2020



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER SE-18-019

SHEET 5 OF 8

File: C:\700654-Lorson Ranch East Plat 2\Drawings\Survey\Plat 2\70-065 Final Plat.dwg Plotstamp: 1/20/2020 1:00 PM

LORSON RANCH EAST FILING NO. 2

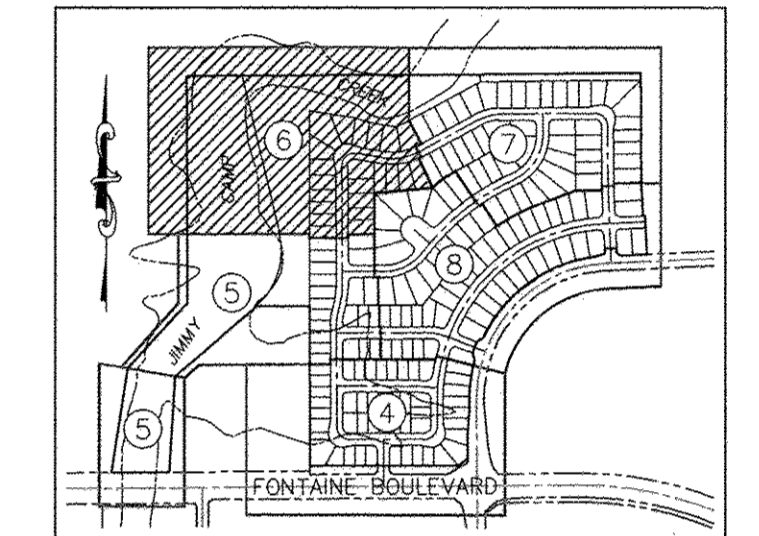
A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14462

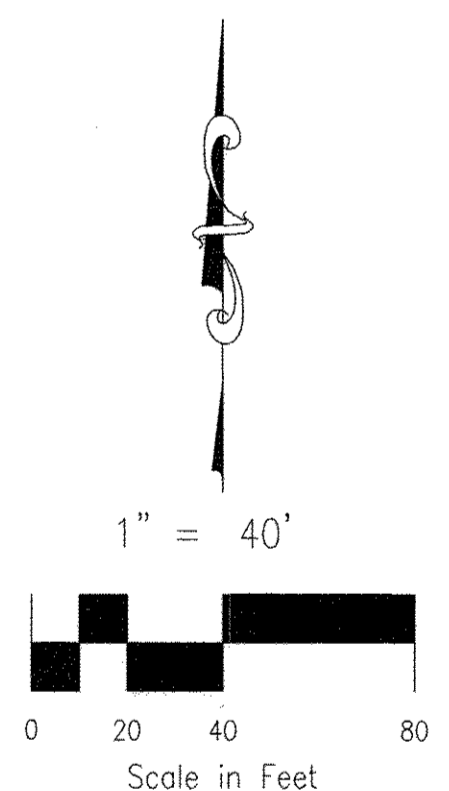
RADIAL BEARING TABLE		RIGHT-OF-WAY CURVE TABLE				LOT & TRACT CURVE TABLE			
LINE #	BEARING	CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
(R)9	N86°06'04"E	RC19	60.00	23°33'23"	24.67	C10	60.00	19°50'31"	20.78
(R)10	S15°05'31"W	RC20	60.00	23°33'23"	24.67	C11	60.00	17°19'40"	18.15
(R)11	N06°36'54"E					C12	250.00	2°14'53"	9.81

- Sinking Road/Sidewalk
- ADA Ramp/Sidewalk Issues
- Missing Signs, Stop and Street Names
- ▨ Mill and Overlay
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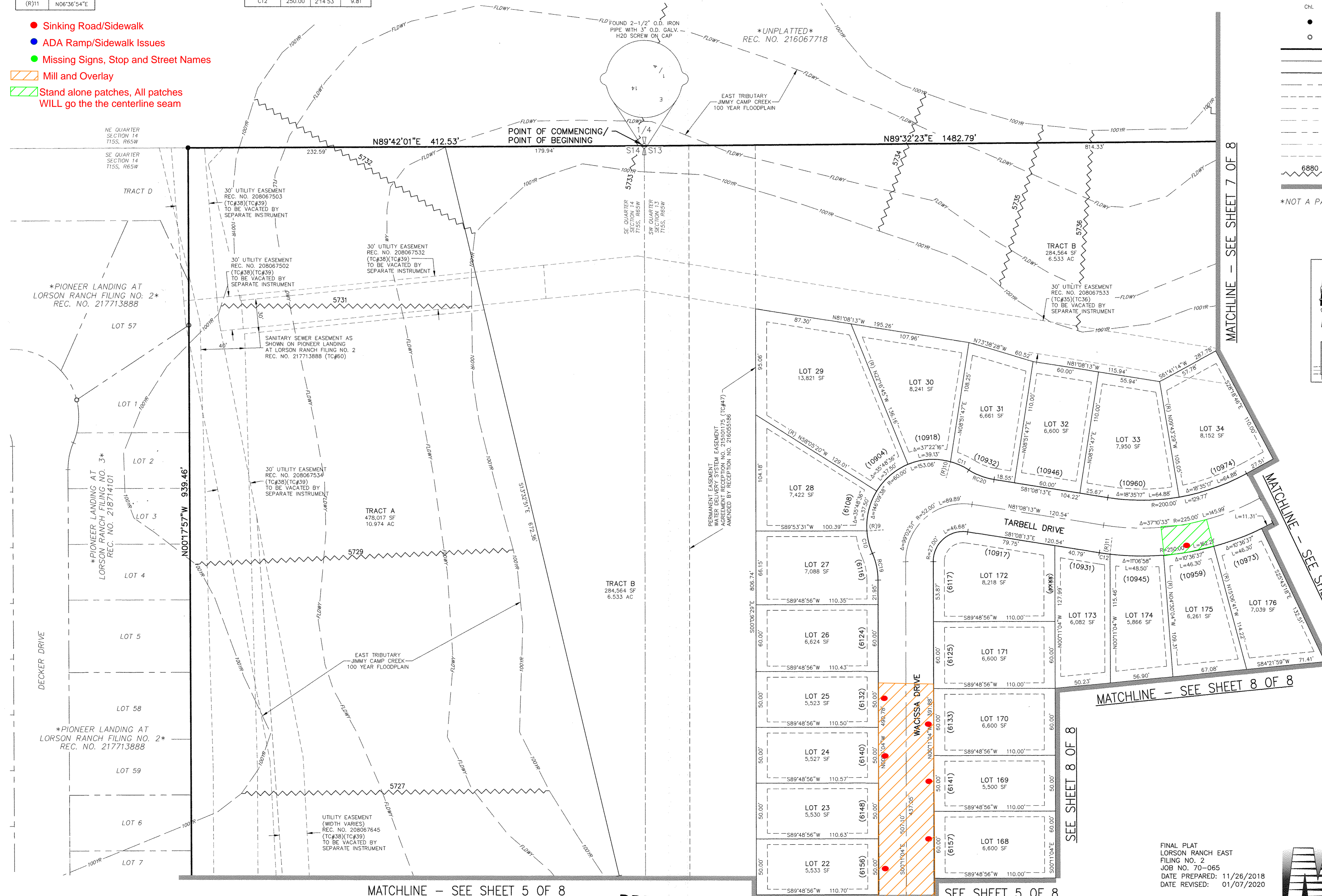
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - Ch CHORD
 - ChL CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
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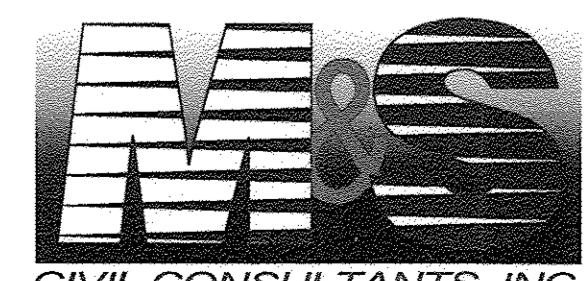
SHEET INDEX
NOT TO SCALE



SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
DETAIL A
NOT TO SCALE



FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 11/26/2018
DATE REVISED: 01/07/2020



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

PCD FILE NUMBER SF-18-019

SHEET 6 OF 8

File: C:\700654-Lorson Ranch East Fil 2\dwg\Survey\Plan\70-065 Final Plat.dwg PlotStamp: 1/7/2020 8:56 AM

RBD ✓

LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14462

- Sinking Road/Sidewalk
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- Missing Signs, Stop and Street Names
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- LEGEND:**
- SF SQUARE FEET
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 - (xxxx) ADDRESS
 - Ch CHORD
 - CHL CHORD LENGTH
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 - MATCHLINE
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PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



LINE #	BEARING
RC12	S26°33'45"E
RC13	S03°31'29"E
RC14	N05°46'12"W
RC15	S79°23'28"W
RC16	S87°06'00"E
RC17	N89°43'47"W
RC18	N63°44'11"W
RC19	N52°02'36"W

CURVE #	RADIUS	DELTA	LENGTH
RC21	20.00	90°00'00"	31.42
RC22	20.00	90°00'00"	31.42
RC23	60.00	23°33'23"	24.67
RC24	60.00	23°33'23"	24.67

CURVE #	RADIUS	DELTA	LENGTH
C13	250.00	2°35'27"	11.31
C14	175.00	1°45'01"	5.35
C15	225.00	3°03'29"	12.01
C16	60.00	5°18'11"	5.55
C17	60.00	18°15'12"	19.11
C18	60.00	20°11'23"	21.14
C19	60.00	3°22'00"	3.53
C20	675.00	1°37'52"	19.22
C21	225.00	0°44'14"	2.89
C22	175.00	0°56'52"	2.89
C23	225.00	4°33'48"	17.92

LINE #	DISTANCE	BEARING
L1	9.94	S61°41'14"W

MATCHLINE - SEE SHEET 6 OF 8

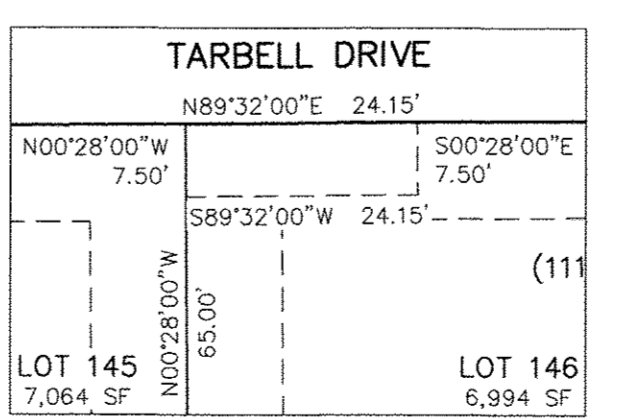
MATCHLINE - SEE SHEET 6 OF 8

SEE SHEET 8 OF 8

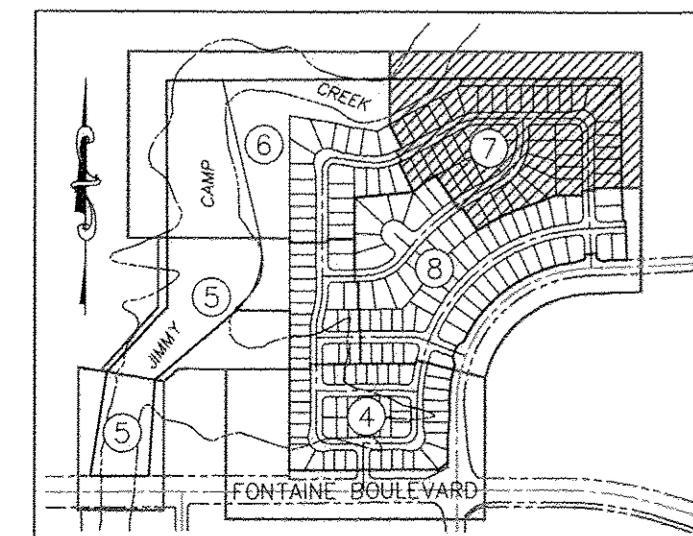
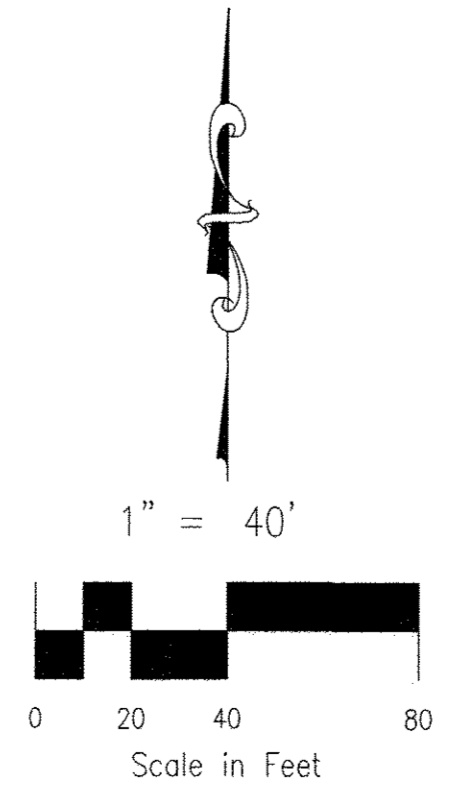
MATCHLINE - SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 8 OF 8



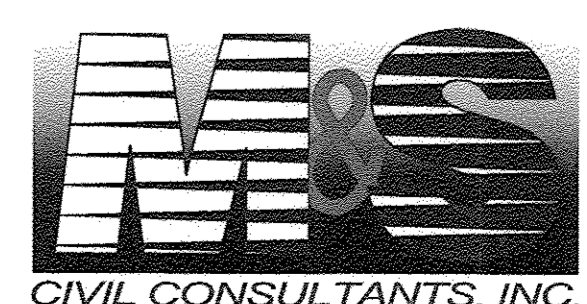
MAIL KIOSK EASEMENT DETAIL
LOT 146
SCALE: 1" = 20'



DETAIL A
SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
NOT TO SCALE

RBD ✓

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 11/26/2018
DATE REVISED: 01/07/2020



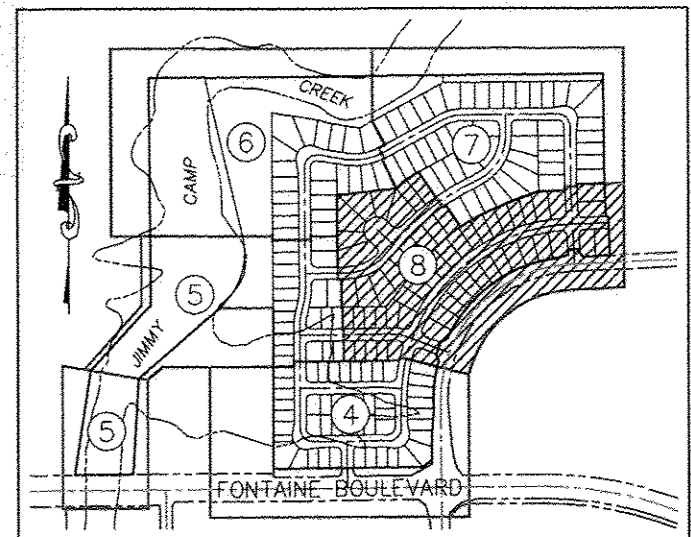
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

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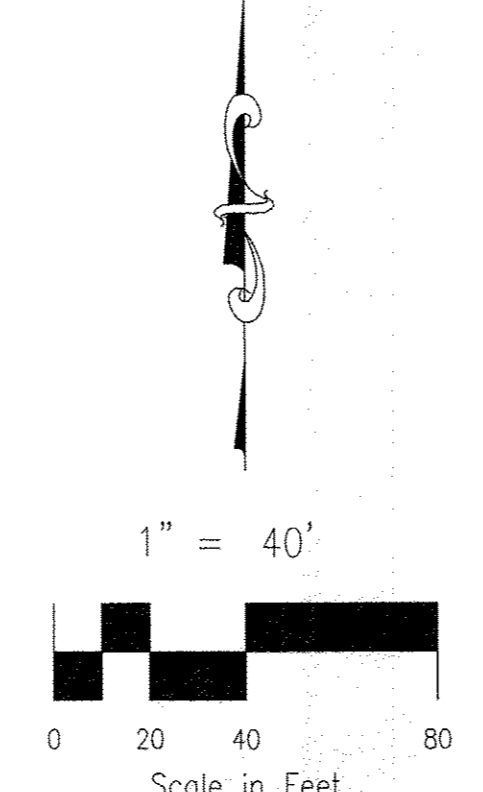
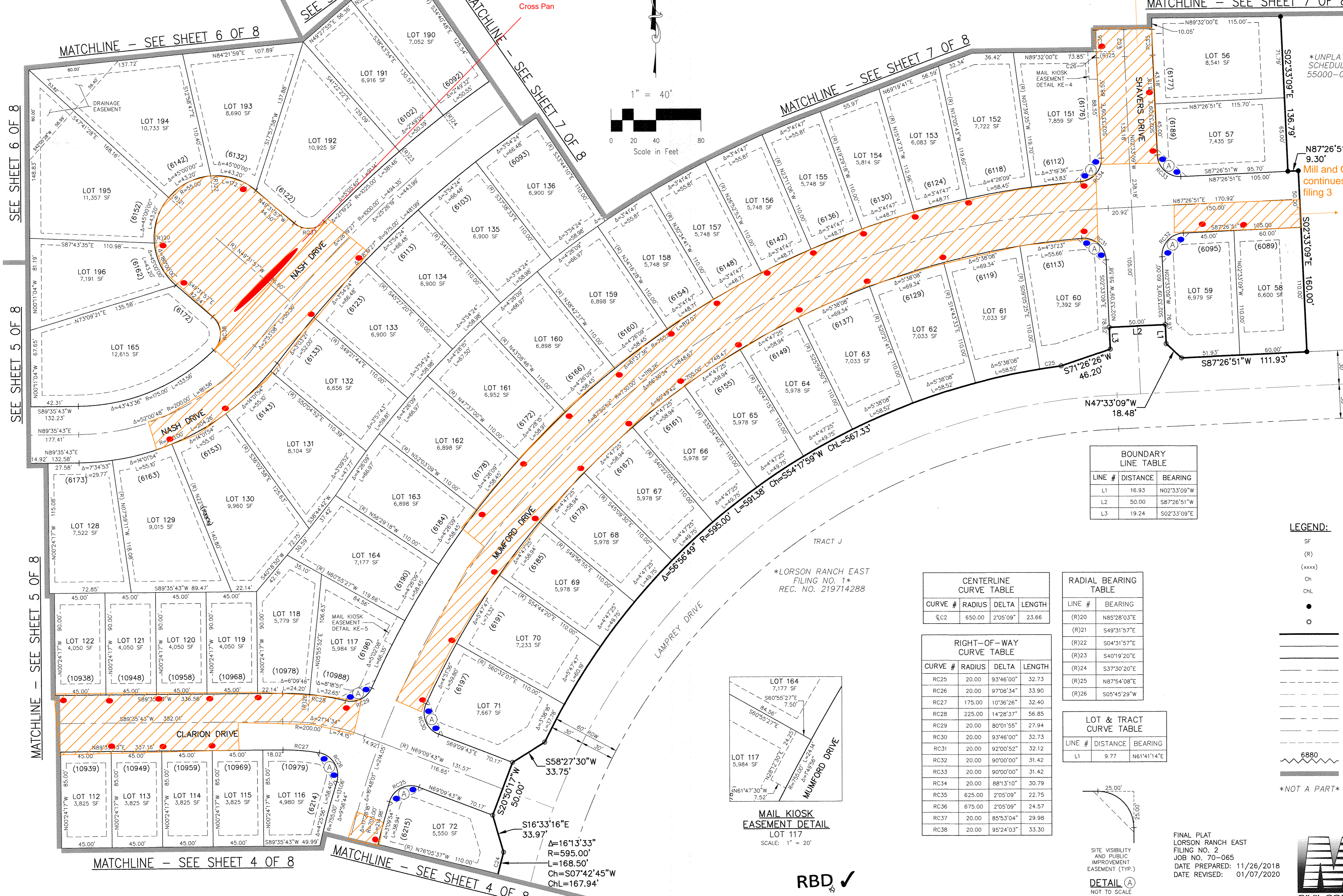
LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

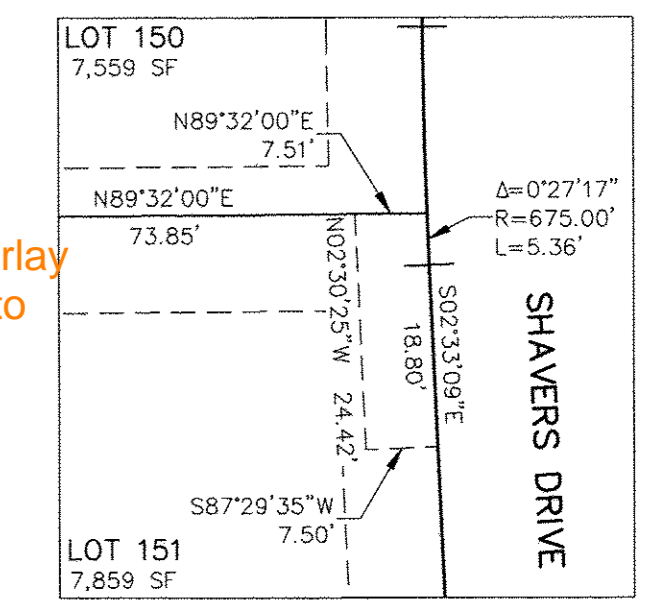
14462



- Sinking Road/Sidewalk
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UNPLATTED
SCHEDULE NO.
55000-00-411



Mill and Overlay continues into filing 3

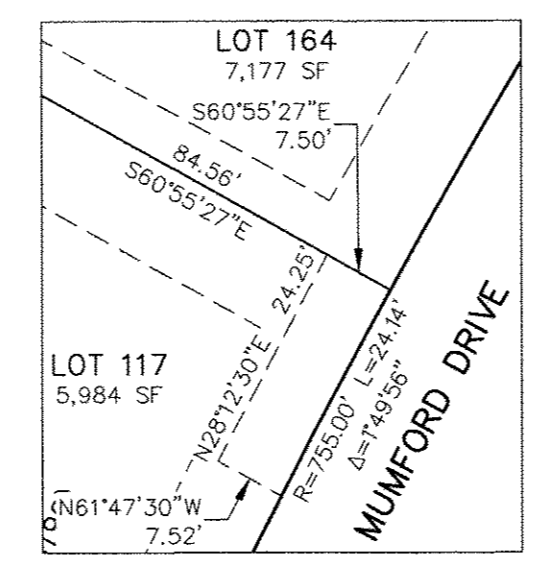
LINE #	DISTANCE	BEARING
L1	16.93	N02°33'09"W
L2	50.00	S87°26'51"W
L3	19.24	S02°33'09"E

CURVE #	RADIUS	DELTA	LENGTH
CC2	650.00	2°05'09"	23.86

LINE #	BEARING
(R)20	N85°28'03"E
(R)21	S49°31'57"E
(R)22	S04°31'57"E
(R)23	S40°19'20"E
(R)24	S37°30'20"E
(R)25	N87°54'08"E
(R)26	S05°45'29"W

CURVE #	RADIUS	DELTA	LENGTH
RC25	20.00	93°46'00"	32.73
RC26	20.00	97°06'34"	33.90
RC27	175.00	10°36'26"	32.40
RC28	225.00	14°28'37"	56.85
RC29	20.00	80°01'55"	27.94
RC30	20.00	93°46'00"	32.73
RC31	20.00	92°00'52"	32.12
RC32	20.00	90°00'00"	31.42
RC33	20.00	90°00'00"	31.42
RC34	20.00	88°13'10"	30.79
RC35	625.00	2°05'09"	22.75
RC36	675.00	2°05'09"	24.57
RC37	20.00	85°53'04"	29.98
RC38	20.00	95°24'03"	33.30

LINE #	DISTANCE	BEARING
L1	9.77	N61°41'14"E



- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
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 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - 6880 BASE FLOODPLAIN ELEVATION LABEL
 - BASE FLOODPLAIN ELEVATION LINE
 - MATCHLINE
 - *NOT A PART*
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 11/26/2018
DATE REVISID: 01/07/2020



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER SF-18-019

SHEET 8 OF 8

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