

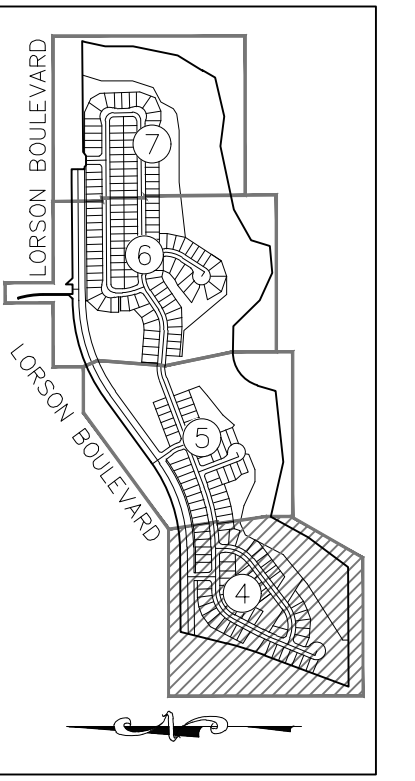




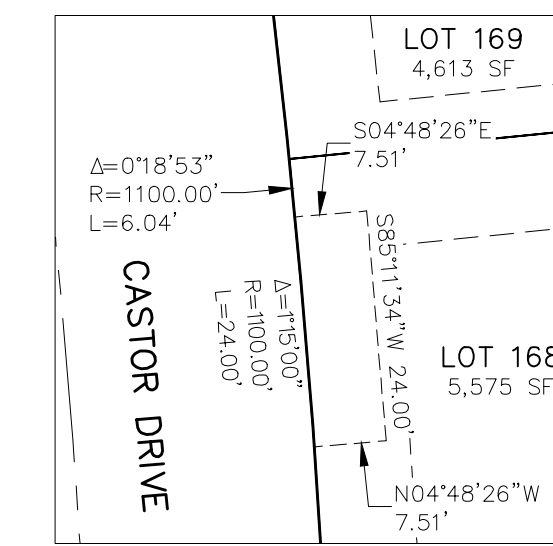


# CREEKSIDE AT LORSON RANCH FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SHEET INDEX  
NOT TO SCALE



MAIL KIOSK  
EASEMENT DETAIL KE-1  
LOT 168  
SCALE: 1" = 20'

LINE #	DISTANCE	BEARING
L1	33.32	S2512'00"W

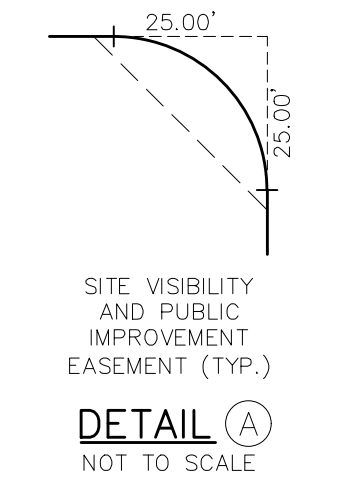
LINE #	DISTANCE	BEARING
RL1	21.03	S0024'02"E
RL2	21.44	S0024'02"E

CURVE #	RADIUS	DELTA	LENGTH
C1	55.00	29°31'03"	28.33
C2	35.00	56°28'43"	34.50
C3	35.00	14°03'00"	8.58
C4	1025.00	1°11'52"	21.43
C5	225.00	1°32'44"	6.07
C6	225.00	8°05'53"	31.80
C7	175.00	9°55'38"	30.32
C8	175.00	1°10'54"	3.61
C9	225.00	7°04'56"	27.81
C10	225.00	5°12'32"	20.46
C11	225.00	5°04'05"	19.90

CURVE #	RADIUS	DELTA	LENGTH
RC1	35.00	70°31'44"	43.08
RC2	15.00	90°20'58"	23.65
RC3	15.00	89°28'33"	23.42
RC4	15.00	90°00'00"	23.56
RC5	15.00	90°00'00"	23.56
RC6	15.00	90°00'00"	23.56
RC7	15.00	88°27'09"	23.16

LINE #	BEARING
(R)1	N82°19'08"E
(R)2	S07°14'57"W
(R)3	N42°30'30"W
(R)4	N68°57'36"W

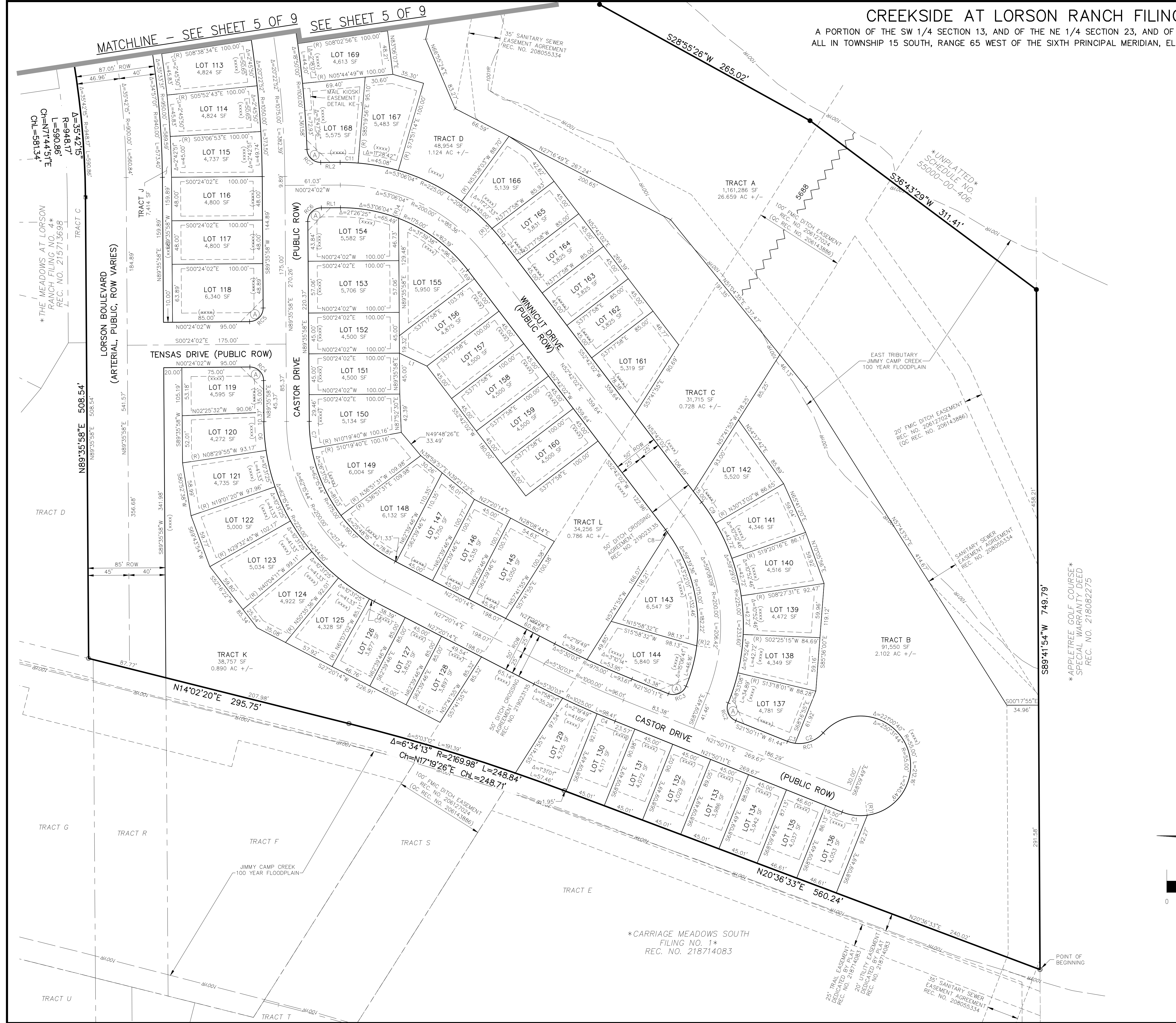
- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL
  - (xxxx) ADDRESS
  - CH CHORD
  - CH L CHORD LENGTH
  - SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
  - FOUND ORANGE PLASTIC SURVEYORS CAP ON NO 5 REBAR, CAP IS STAMPED "PLS 25966"
  - ▲ FOUND MONUMENT AS NOTED
  - 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
  - - - SECTION/QUARTER SECTION LINE
  - 5688 FEMA FIRM FLOODPLAIN ELEVATION LABEL
  - 5688 FEMA FIRM FLOODPLAIN ELEVATION
  - - - MATCHLINE
  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



FINAL PLAT  
CREEKSIDE AT LORSON RANCH  
FILING NO. 1  
JOB NO. 70-068  
DATE PREPARED: 05/15/2019  
DATE REVISED: 07/11/2019



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

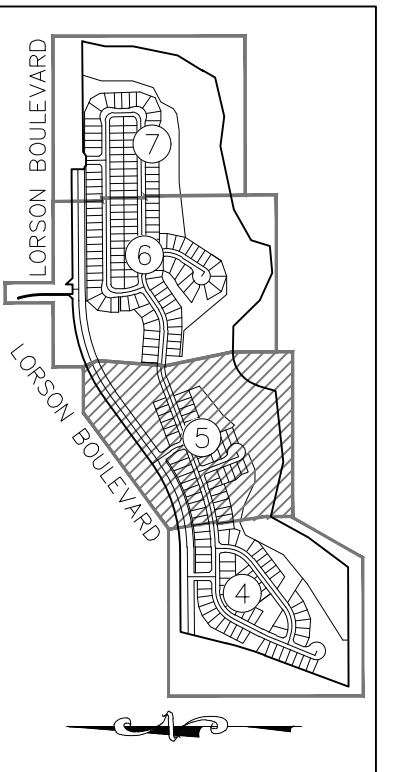


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# CREEKSIDE AT LORSON RANCH FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,  
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MATCHLINE - SEE SHEET 6 OF 7



SHEET INDEX  
NOT TO SCALE



**RADIAL BEARING TABLE**

LINE #	BEARING
(R)5	N45°05'38"E
(R)6	N76°39'52"W
(R)7	S54°18'32"W
(R)8	N21°58'06"E
(R)9	S57°13'29"W

**LOT & TRACT LINE TABLE**

LINE #	DISTANCE	BEARING
L2	12.73	S20°46'53"E

**RIGHT-OF-WAY LINE TABLE**

LINE #	DISTANCE	BEARING
RL3	23.24	S20°46'53"E
RL4	23.24	S20°46'53"E
RL5	14.17	S80°45'14"E
RL6	14.17	S09°01'16"W

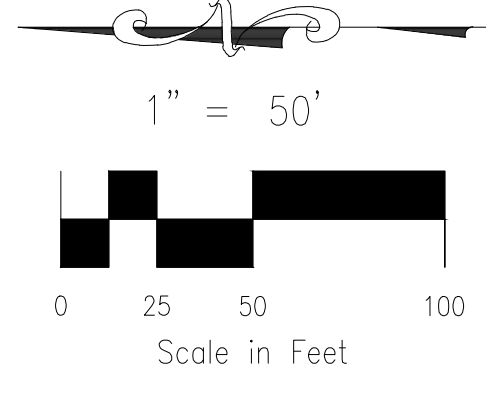
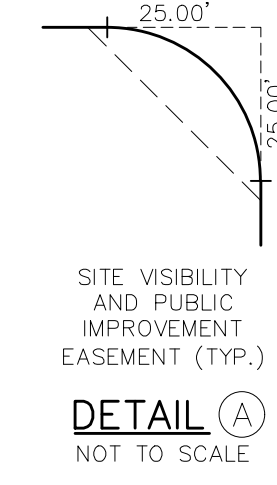
**LOT & TRACT CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
C12	1050.00	1°04'57"	19.84
C13	1100.00	1°13'20"	23.46
C14	55.00	24°07'29"	23.16
C15	35.00	23°16'43"	14.22
C16	35.00	47°15'01"	28.86
C17	225.00	3°04'38"	12.08

**RIGHT-OF-WAY CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
RC8	15.00	90°00'00"	23.56
RC9	15.00	90°00'00"	23.56
RC10	35.00	70°31'44"	43.08
RC11	15.00	90°00'00"	23.56
RC12	15.00	90°00'00"	23.56

- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL
  - (xxxx) ADDRESS
  - CH CHORD
  - CH L CHORD LENGTH
  - SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
  - FOUND ORANGE PLASTIC SURVEYORS CAP ON NO 5 REBAR, CAP IS STAMPED "PLS 25966"
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  - ADJACENT SUBDIVISION LINE
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  - 5688 FEMA FIRM FLOODPLAIN ELEVATION LABEL
  - 5688 FEMA FIRM FLOODPLAIN ELEVATION
  - MATCHLINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



FINAL PLAT  
CREEKSIDE AT LORSON RANCH  
FILING NO. 1  
JOB NO. 70-068  
DATE PREPARED: 05/15/2019  
DATE REVISED: 07/11/2019



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

File: C:\10068A\Creekside\Creekside at Lorson F1 (1.dwg) Survey Plot Date: 7/26/2019 1:50 PM

# CREEKSIDE AT LORSON RANCH FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MATCHLINE - SEE SHEET 7 OF 7

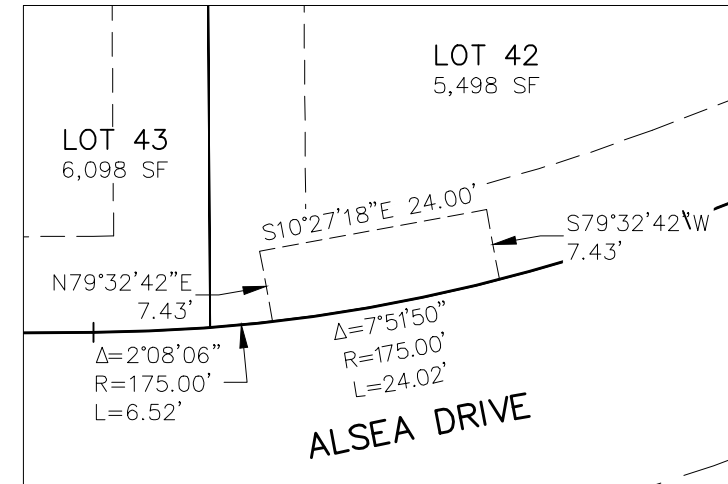
LINE #	DISTANCE	BEARING
L3	11.11	S00°24'02"E
L4	10.00	N00°31'00"W
L5	31.90	S69°50'08"W
L6	20.66	N76°32'28"W

LINE #	DISTANCE	BEARING
RL7	32.20	N21°05'21"W
RL8	32.20	N21°05'21"W
RL9	24.87	N00°24'02"W

CURVE #	RADIUS	DELTA	LENGTH
RC13	225.00	3°06'04"	12.18
RC14	15.00	80°24'21"	21.05
RC15	15.00	80°24'21"	21.05
RC16	225.00	11°05'40"	43.57
RC17	60.00	23°33'23"	24.67
RC18	27.00	90°00'00"	42.41
RC19	60.00	23°33'24"	24.67
RC20	15.00	90°00'00"	23.56
RC21	15.00	90°00'00"	23.56
RC22	35.00	70°31'44"	43.08

CURVE #	RADIUS	DELTA	LENGTH
C18	225.00	5°52'04"	23.04
C19	225.00	0°48'59"	3.21
C20	175.00	1°20'36"	4.10
C21	225.00	1°14'38"	4.88
C22	225.00	7°57'59"	31.28
C23	60.00	23°34'26"	24.69
C24	60.00	34°28'40"	36.11
C25	60.00	14°36'07"	15.29
C26	175.00	3°59'14"	12.18
C27	225.00	2°21'41"	9.27
C28	175.00	7°29'07"	22.86
C29	175.00	11°00'32"	33.62
C30	35.00	49°41'57"	30.36
C31	35.00	20°49'46"	12.72
C32	55.00	27°00'56"	25.93
C33	55.00	18°51'47"	18.11
C34	225.00	2°24'48"	9.48

LINE #	BEARING
(R)10	N85°36'44"E
(R)11	S08°33'15"W
(R)12	S02°45'44"E
(R)13	N07°18'44"W
(R)14	S32°45'18"E

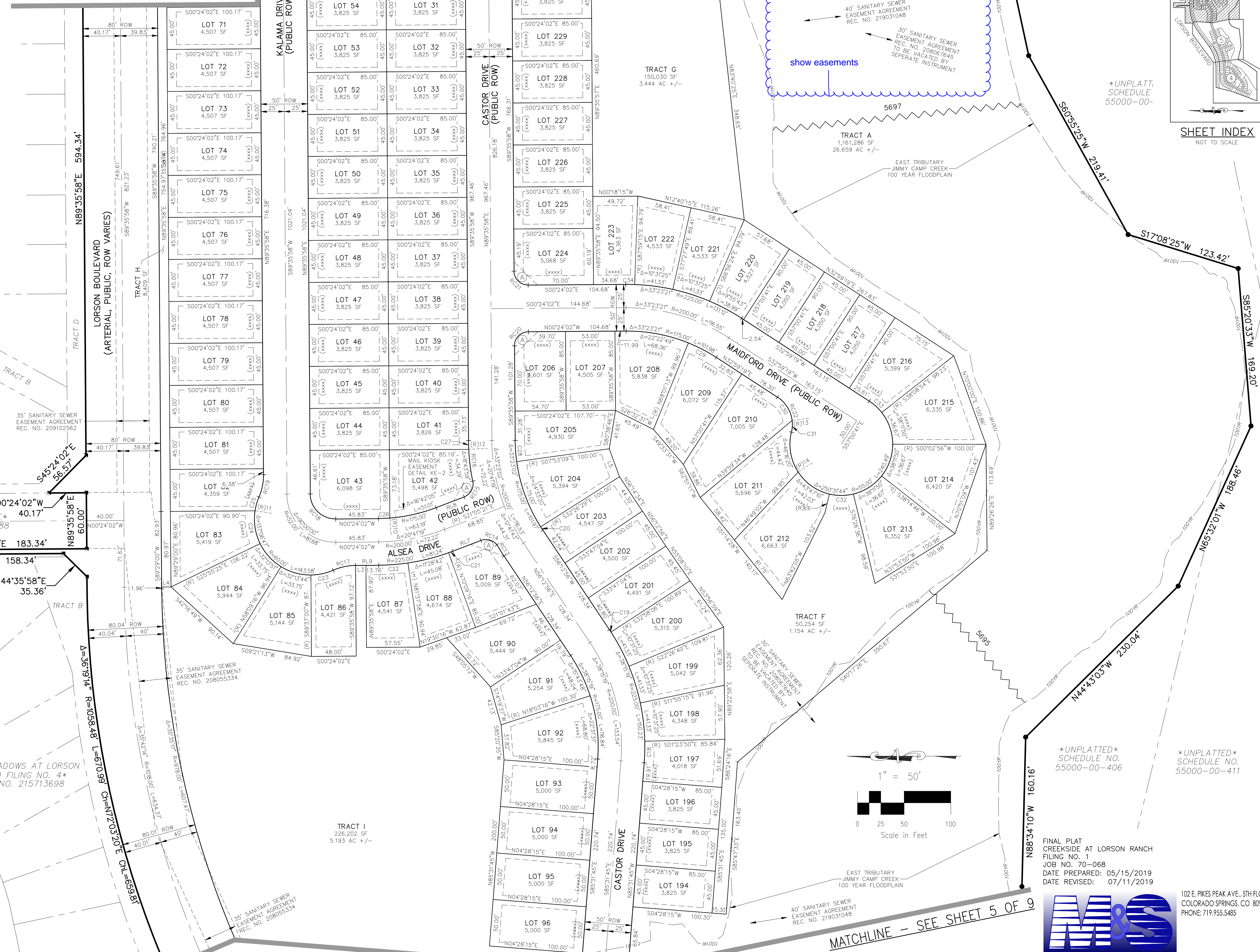


MAIL KIOSK EASEMENT DETAIL KE-2 LOTS 42 SCALE: 1" = 20'

- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL
  - (xxxx) ADDRESS
  - CH CHORD
  - CH L CHORD LENGTH
  - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
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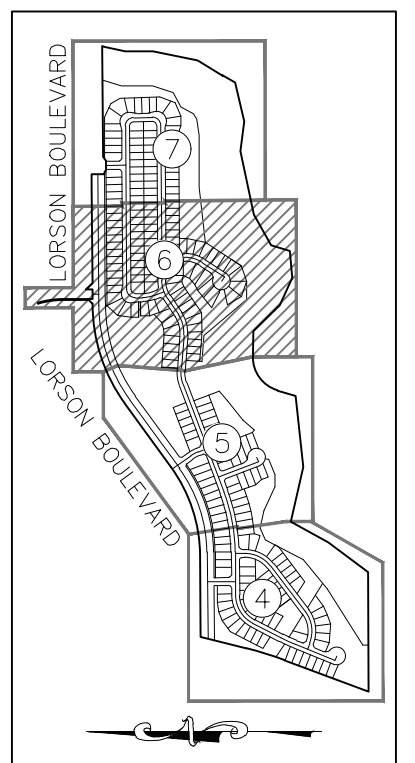
\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

MATCHLINE - SEE SHEET 7 OF 7

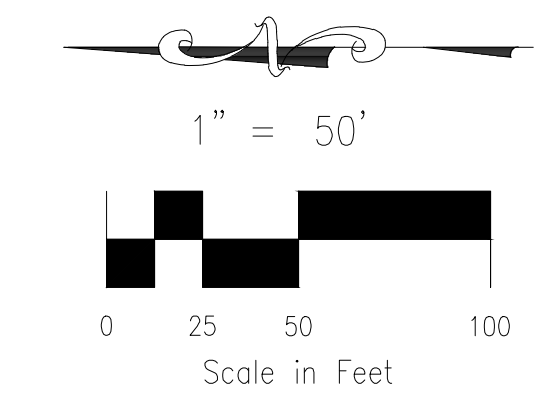


MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - SEE SHEET 5 OF 9



SHEET INDEX NOT TO SCALE



\*UNPLATTED\* SCHEDULE NO. 55000-00-406

\*UNPLATTED\* SCHEDULE NO. 55000-00-411

FINAL PLAT CREEKSIDE AT LORSON RANCH FILING NO. 1 JOB NO. 70-068 DATE PREPARED: 05/15/2019 DATE REVISED: 07/11/2019

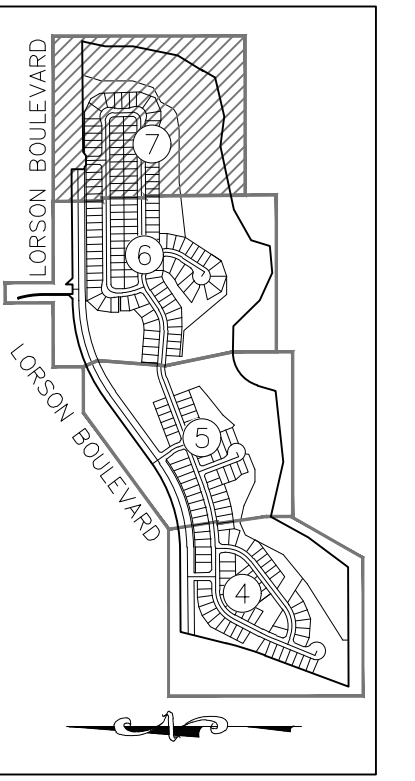


102 E. PIKES PEAK AVE., 5TH FLOOR COLORADO SPRINGS, CO 80903 PHONE: 719.955.5465

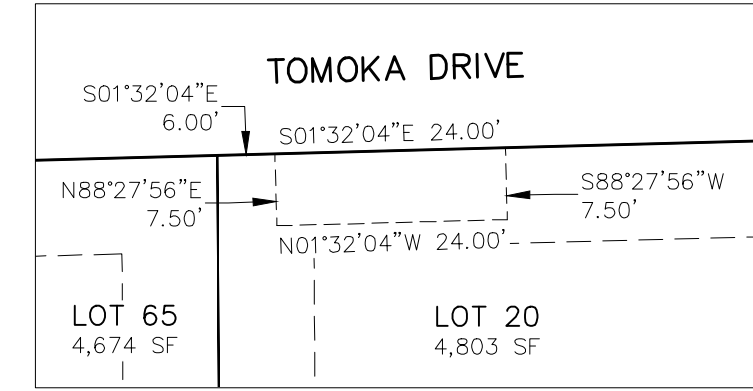
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# CREEKSIDE AT LORSON RANCH FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SHEET INDEX  
NOT TO SCALE



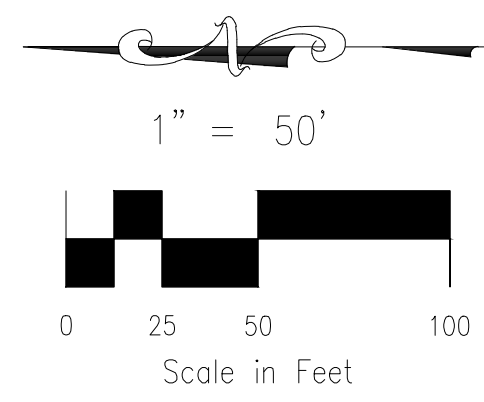
MAIL KIOSK  
EASEMENT DETAIL KE-3  
LOTS 164  
SCALE: 1" = 20'

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C35	60.00	13°47'41"	14.45
C36	60.00	9°17'02"	9.72
C37	60.00	14°16'21"	14.95
C38	60.00	2°25'41"	2.54
C39	60.00	20°18'07"	21.26
C40	60.26	23°45'04"	24.98
C41	60.00	4°23'16"	4.59
C42	60.00	18°20'31"	19.21

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC25	60.00	23°33'23"	24.67
RC26	27.00	88°51'59"	41.88
RC27	60.00	23°33'23"	24.67
RC28	60.00	22°43'47"	23.80
RC29	27.00	91°08'01"	42.95
RC30	60.00	22°43'47"	23.80

RADIAL BEARING TABLE	
LINE #	BEARING
(R)15	N10°09'45"W
(R)16	S77°15'43"E
(R)17	N86°02'16"E
(R)18	S89°29'13"W
(R)19	N17°41'17"W
(R)20	S17°56'29"W

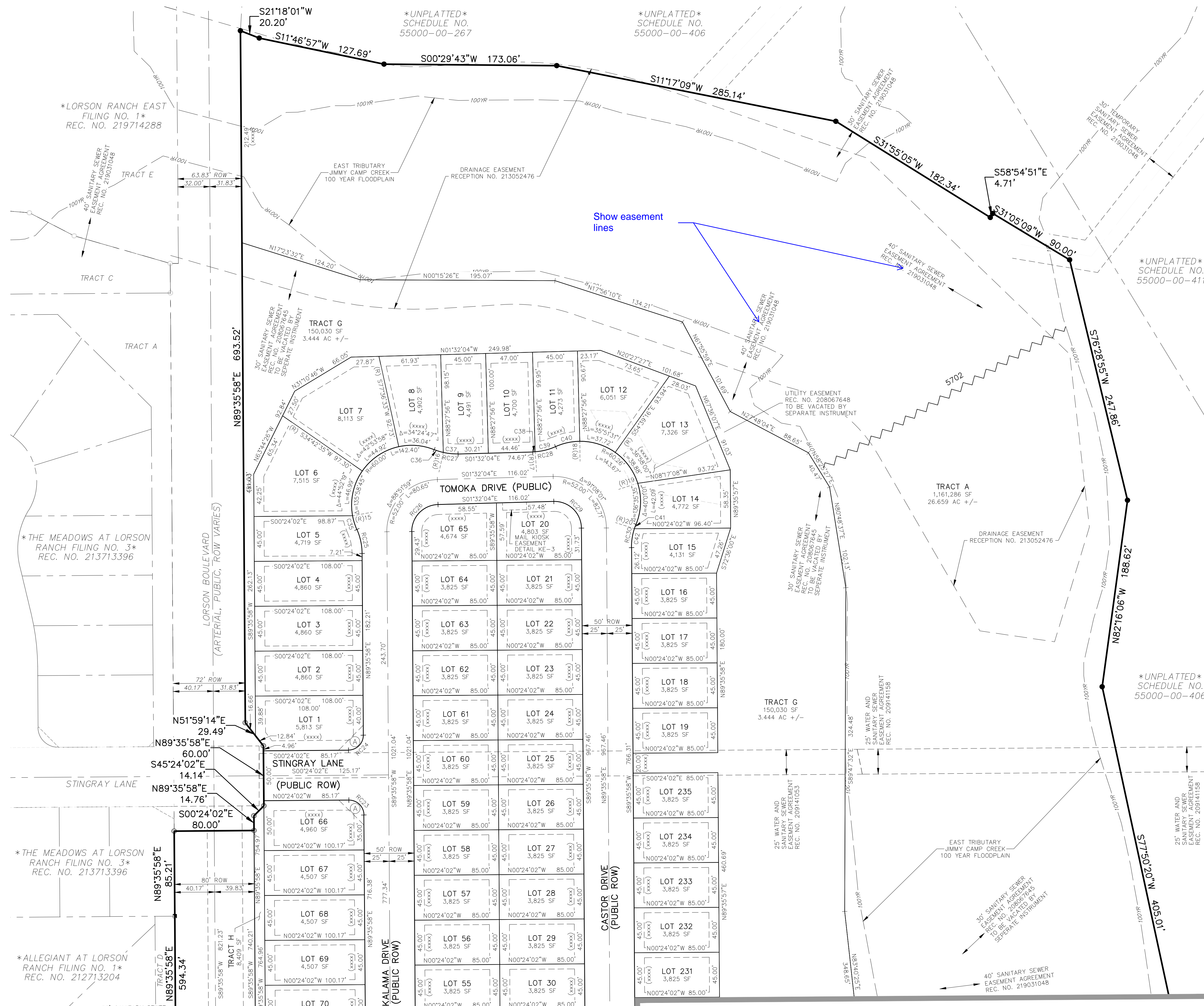
- LEGEND:**
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FINAL PLAT  
CREEKSIDE AT LORSON RANCH  
FILING NO. 1  
JOB NO. 70-068  
DATE PREPARED: 05/15/2019  
DATE REVISED: 07/11/2019



102 E. Pikes Peak Ave., 5th Floor  
Colorado Springs, CO 80903  
PHONE: 719.555.5465



MATCHLINE - SEE SHEET 6 OF 7

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