

SKYLINE AT LORSON RANCH FILING NO. 1

TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

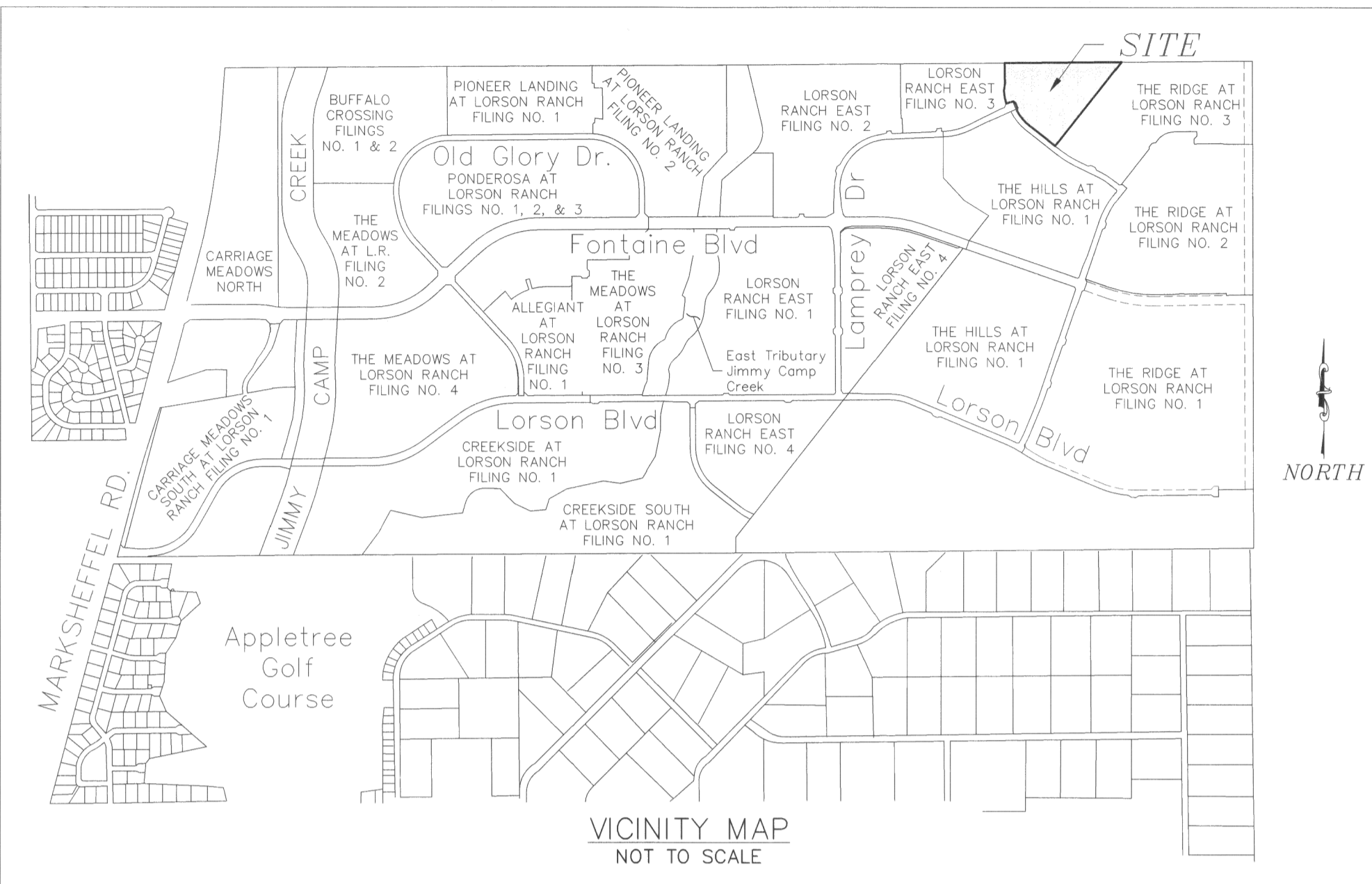
KNOW ALL MEN BY THESE PRESENTS:

THAT MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND LORSON CONSERVATION INVESTMENT 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A REPLAT OF TRACT B, "LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY, COLORADO RECORDS, AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13, SAID POINT BEING ON THE NORTH LINE OF "LORSON RANCH EAST FILING NO. 3"; THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 32.00 FEET TO THE NORTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 3"; THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 1,206.87 FEET TO THE WESTERLY LINE OF THE 225 FOOT WIDE EASEMENT AS RECORDED IN BOOK 2030 AT PAGE 238 OF THE EL PASO COUNTY RECORDS;



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 OCTOBER 15, 2020 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 29th DAY OF November, 2023.

Vernon P. Taylor, Colorado PLS No. 25966, For and on behalf of M&S CIVIL CONSULTANTS, INC.



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.

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

LC2 = LORSON CONSERVATION INVESTMENT 2, LLLP
LRMD = LORSON RANCH METROPOLITAN DISTRICT
WWS = WIDEFIELD WATER AND SANITATION DISTRICT

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.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, E, F, AND G FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "SKYLINE 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 4th DAY OF March, 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION.

SUMMARY:

Summary table with columns: Category, Value, Percentage. Rows: 85 LOTS (7.818 ACRES, 49.60%), 8 TRACTS (4.361 ACRES, 27.66%), RIGHTS-OF-WAY (3.585 ACRES, 22.74%), TOTAL (15.764 ACRES, 100.00%).

SAID PARCEL CONTAINS 686,693 S.F. (15.764 ACRES MORE OR LESS). BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, C1/4 S13, 2005, PLS 23044" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 1/4 S18, 2002, RLS 31161", SAID LINE BEARS N89°31'43"E A DISTANCE OF 2663.24 FEET.

UTILITY SERVICES:

THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT, OR BUILDING SITE. SEE PLAT NOTES 20, 21, AND 22 FOR UTILITY PROVIDERS FOR "SKYLINE AT LORSON RANCH FILING NO. 1".

ACCEPTANCE CERTIFICATE FOR TRACTS:

WIDEFIELD WATER AND SANITATION DISTRICT

THE DEDICATION OF TRACT D FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "SKYLINE AT LORSON RANCH FILING NO. 1".

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED 11/27/2023 AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER Sample on MyLAR

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 HILLS 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.

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 HILLS 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.

WITNESS BY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 01-12-2025. Notary Public: Chasity Mc Morrow.

CLERK AND RECORD'S CERTIFICATE:

STATE OF COLORADO } COUNTY OF EL PASO } I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 12:41 O'CLOCK P.M., THIS 4th DAY OF March, 2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 224715265 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE:

Fee schedule table with columns: Fee Name, Credits, Amount. Includes Basin Drainage Fee, Basin Bridge Fee, School Fee, Regional Park Fee, Urban Park Fee.

OWNER ADDRESS: 212 N. WAHSATCH AVENUE, SUITE 301, COLORADO SPRINGS, CO 80903. PHONE: (719) 635-3200, FAX: (719) 635-3244.

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: LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

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WITNESS BY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 01-12-2025. Notary Public: Chasity Mc Morrow.

STEVE SCHLEIKER, RECORDER, FEE: 60.00. DEPUTY, SURCHARGE: 3.00.

STATE OF COLORADO } COUNTY OF EL PASO } ss

STATE OF COLORADO } COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS 4 DAY OF December, 2023, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, FOR: LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVESTMENT 2, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

ACKNOWLEDGED BEFORE ME THIS 4 DAY OF December, 2023, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, FOR: LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS BY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 01-12-2025. Notary Public: Chasity Mc Morrow.

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FINAL PLAT SKYLINE AT LORSON RANCH FILING NO. 1 JOB NO. 70-095 DATE PREPARED: 03/01/2021 DATE REVISED: 11/27/2023 ISSUED FOR MYLAR

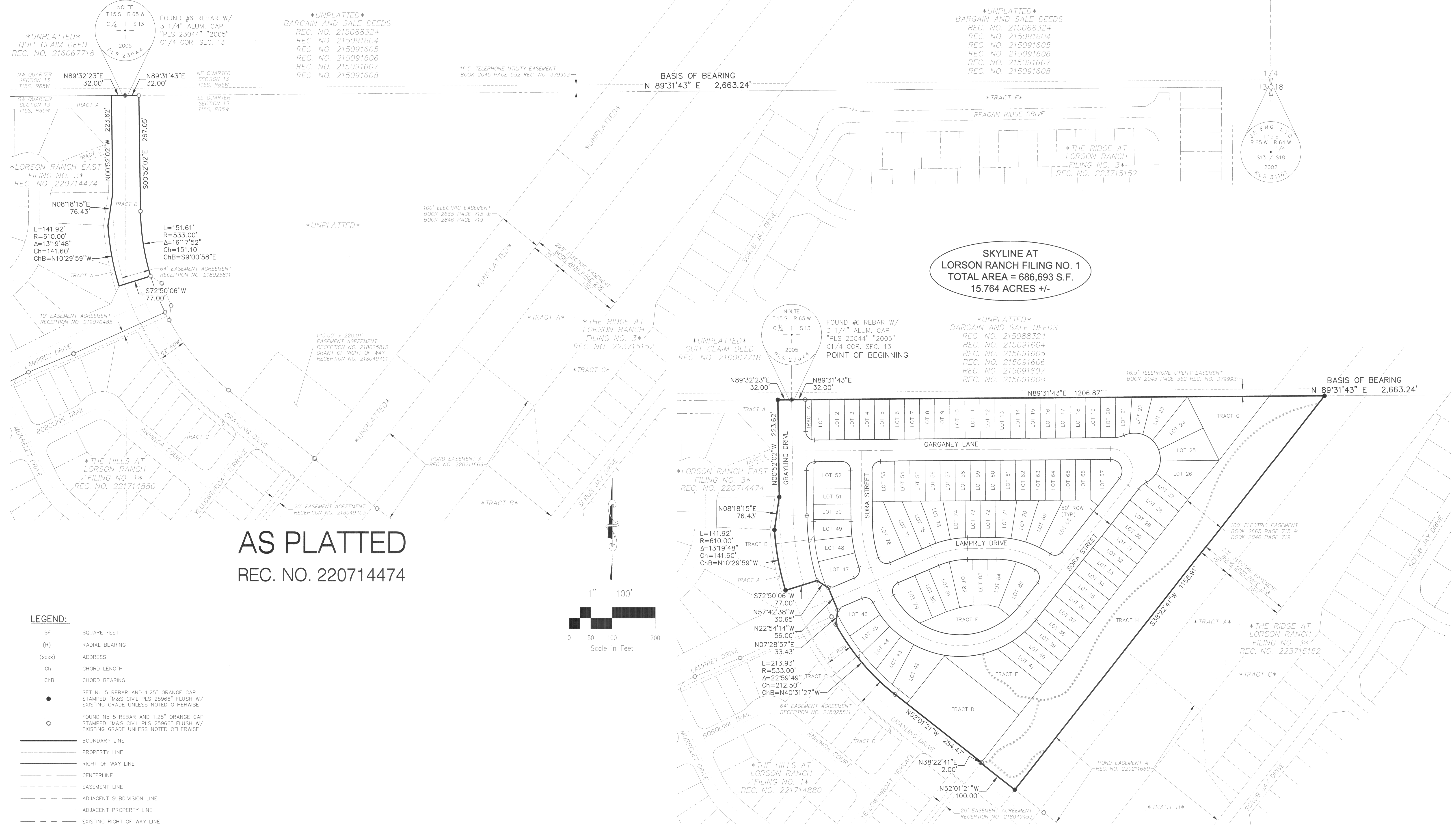


212 N. WAHSATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485



**SKYLINE AT LORSON RANCH FILING NO. 1**  
 TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE  
 NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION 13,  
 T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

15265

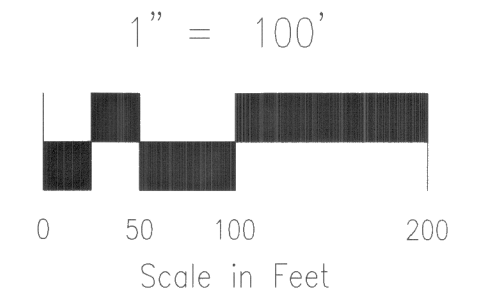


**SKYLINE AT LORSON RANCH FILING NO. 1**  
 TOTAL AREA = 686,693 S.F.  
 15.764 ACRES +/-

**AS PLATTED**  
 REC. NO. 220714474

**AS REPLATTED**

- 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 25986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - 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
  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION
  - 5' WIDE TRAIL



FINAL PLAT  
 SKYLINE AT LORSON RANCH  
 FILING NO. 1  
 JOB NO. 70-095  
 DATE PREPARED: 03/01/2021  
 DATE REVISED: 11/27/2023  
 ISSUED FOR MYLAR



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

PCD FILE NUMBER SF-22-001

SHEET 3 OF 6

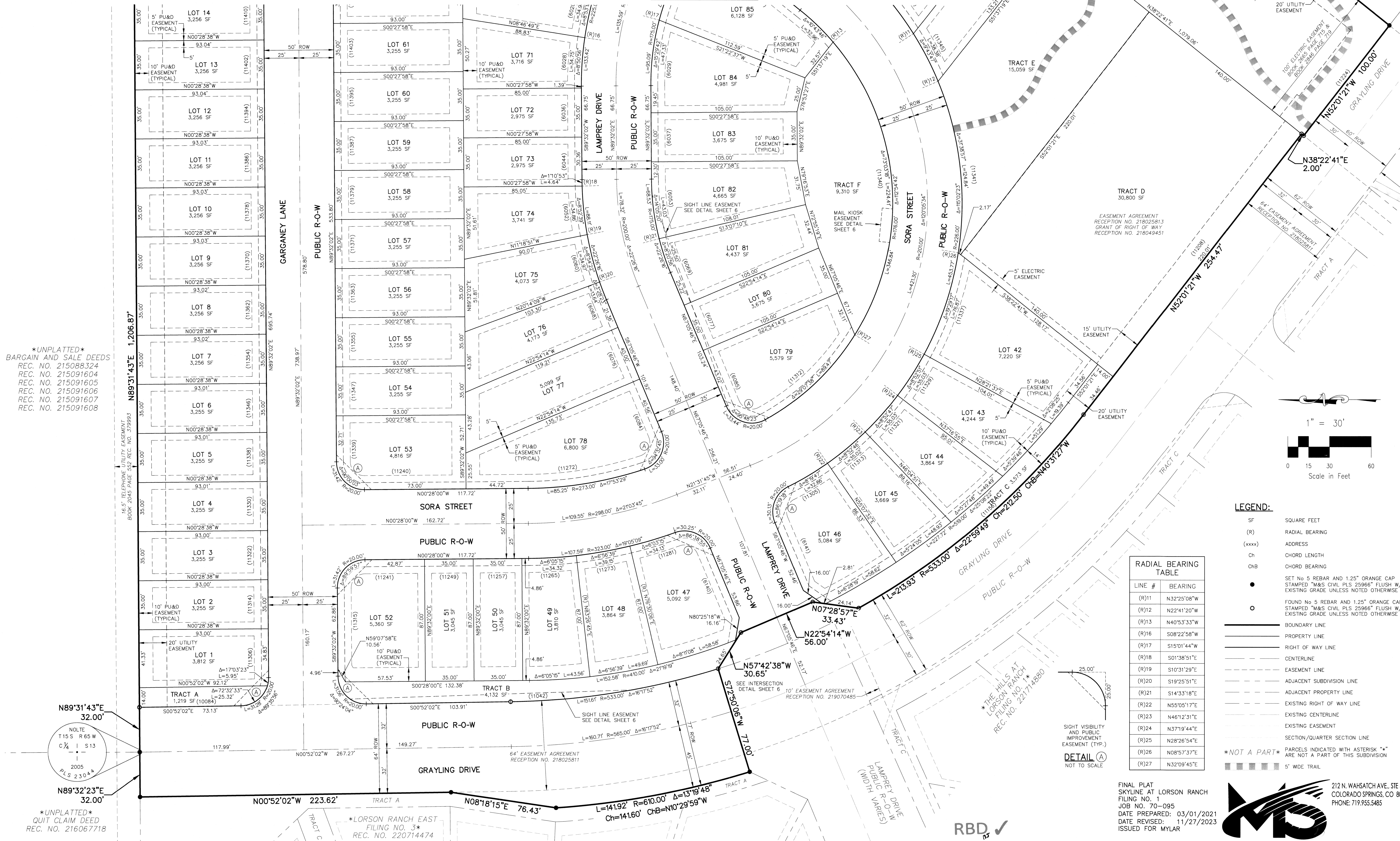
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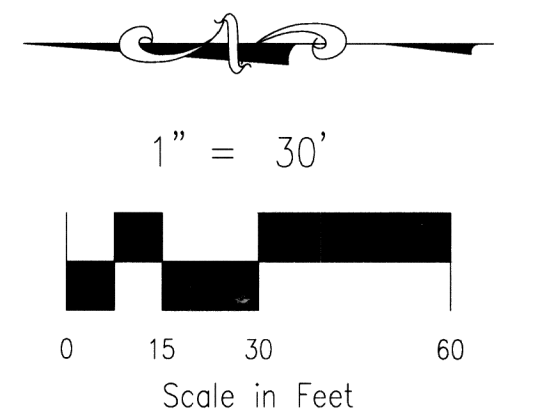
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T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

\*THE RIDGE AT LORSON RANCH FILING NO. 3\*  
REC. NO. 223715152  
\*TRACT A\*

SEE SHEET 5 OF 6



\*UNPLATTED\*  
BARGAIN AND SALE DEEDS  
REC. NO. 215088324  
REC. NO. 215091604  
REC. NO. 215091605  
REC. NO. 215091606  
REC. NO. 215091607  
REC. NO. 215091608



**LEGEND:**

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- - - EXISTING EASEMENT
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- \*NOT A PART\*
- ▨ PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION
- ▨ 5' WIDE TRAIL

**RADIAL BEARING TABLE**

LINE #	BEARING
(R)11	N32°25'08"W
(R)12	N22°41'20"W
(R)13	N40°53'33"W
(R)16	S08°22'58"W
(R)17	S15°01'44"W
(R)18	S01°38'51"E
(R)19	S10°31'29"E
(R)20	S19°25'51"E
(R)21	S14°33'18"E
(R)22	N55°05'17"E
(R)23	N46°12'31"E
(R)24	N37°19'44"E
(R)25	N28°26'54"E
(R)26	N08°57'37"E
(R)27	N32°09'45"E

DETAIL A  
NOT TO SCALE

FINAL PLAT  
SKYLINE AT LORSON RANCH  
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DATE PREPARED: 03/01/2021  
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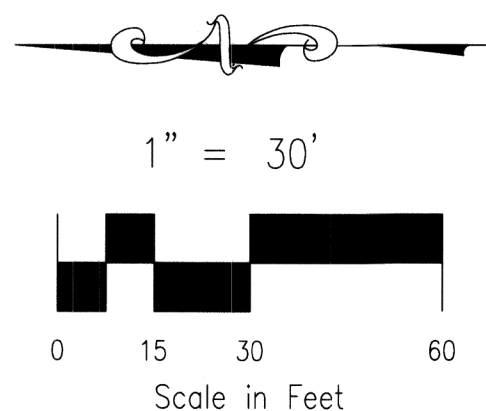
SHEET 4 OF 6

CONTINUED TO THE RIGHT

15265

# SKYLINE AT LORSON RANCH FILING NO. 1

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\*UNPLATTED\*  
BARGAIN AND SALE DEEDS  
REC. NO. 215088324 REC. NO. 215091604  
REC. NO. 215091605 REC. NO. 215091606  
REC. NO. 215091607 REC. NO. 215091608

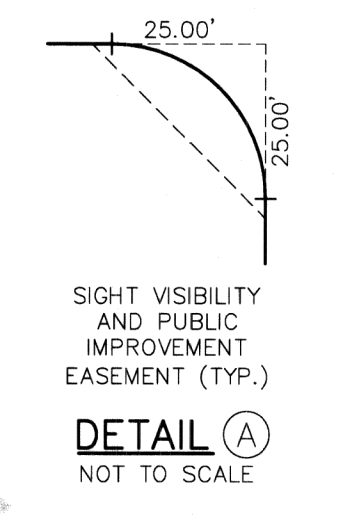
\*TRACT A\*  
\*THE RIDGE AT LORSON RANCH FILING NO. 3\*  
REC. NO. 223715152

CONTINUED FROM AT LEFT

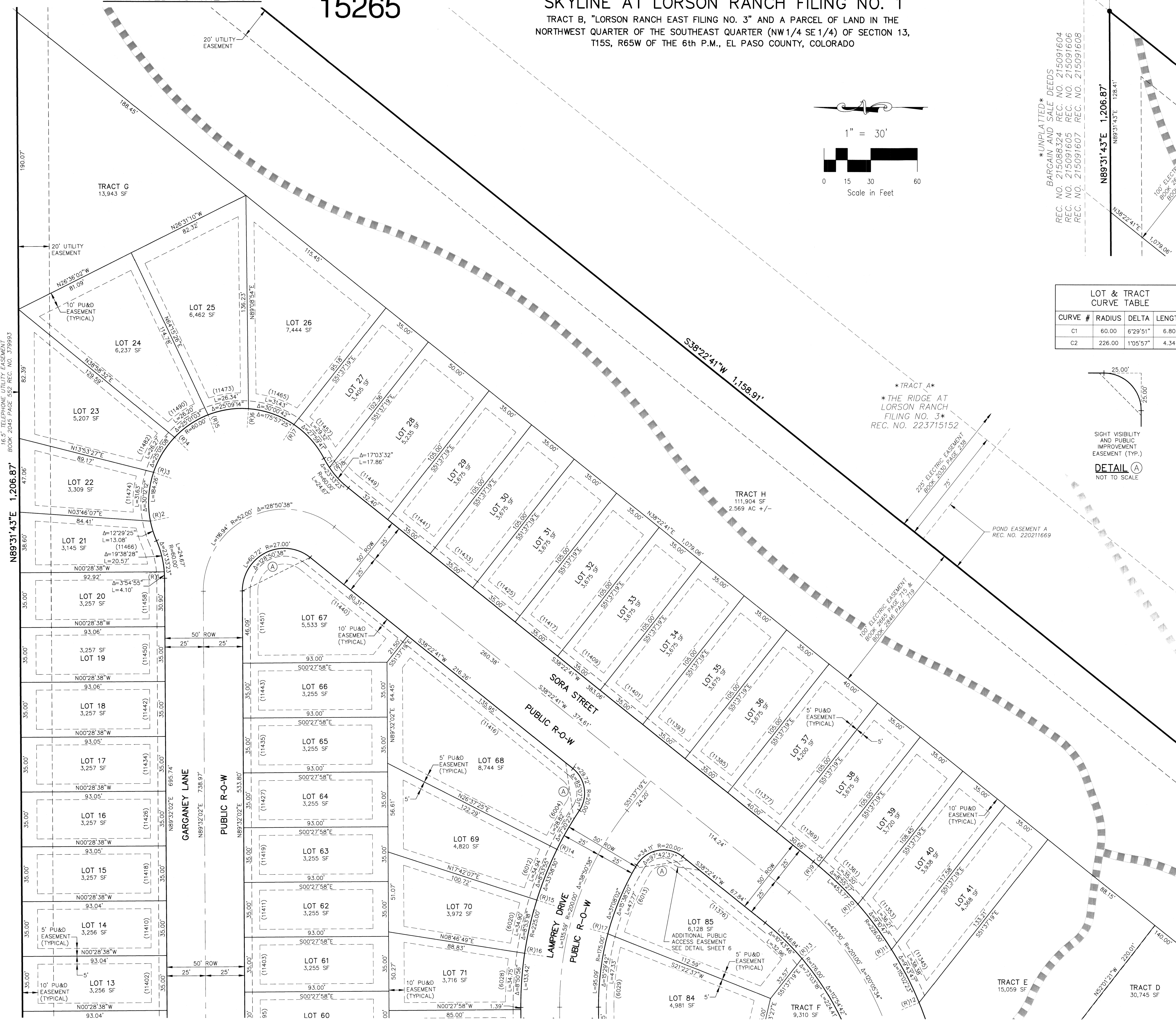
CURVE #	RADIUS	DELTA	LENGTH
C1	60.00	6°29'51"	6.80
C2	228.00	1°05'57"	4.34

LINE #	BEARING
(R)1	N04°22'53"W
(R)2	S11°31'56"E
(R)3	S18°40'16"W
(R)4	S43°45'24"W
(R)5	S68°46'27"W
(R)6	N86°04'19"W
(R)7	N56°03'37"W
(R)8	S34°33'47"E
(R)9	N50°31'22"W
(R)10	N41°35'55"W
(R)11	N32°25'08"W
(R)12	N22°41'20"W
(R)13	N40°53'33"W
(R)14	S26°10'11"W
(R)15	S17°16'16"W
(R)16	S08°22'58"W
(R)17	S15°01'44"W

- LEGEND:**
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  - ▬ 5' WIDE TRAIL



\*UNPLATTED\*  
BARGAIN AND SALE DEEDS  
REC. NO. 215088324 REC. NO. 215091604  
REC. NO. 215091605 REC. NO. 215091606  
REC. NO. 215091607 REC. NO. 215091608



FINAL PLAT  
SKYLINE AT LORSON RANCH  
FILING NO. 1  
JOB NO. 70-095  
DATE PREPARED: 03/01/2021  
DATE REVISED: 11/27/2023  
ISSUED FOR MYLAR



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

SEE SHEET 4 OF 6

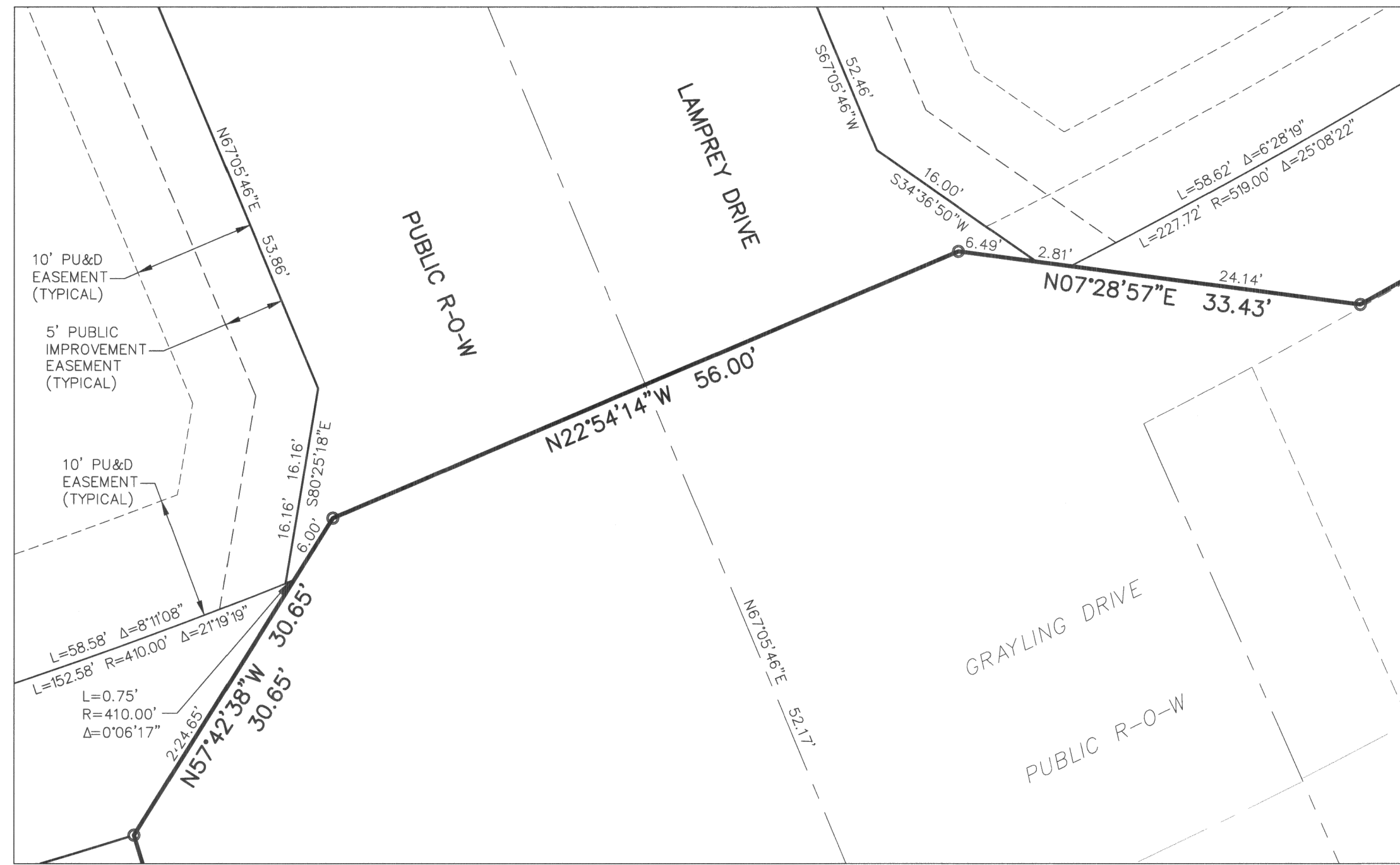
PCD FILE NUMBER SF-22-001

SHEET 5 OF 6

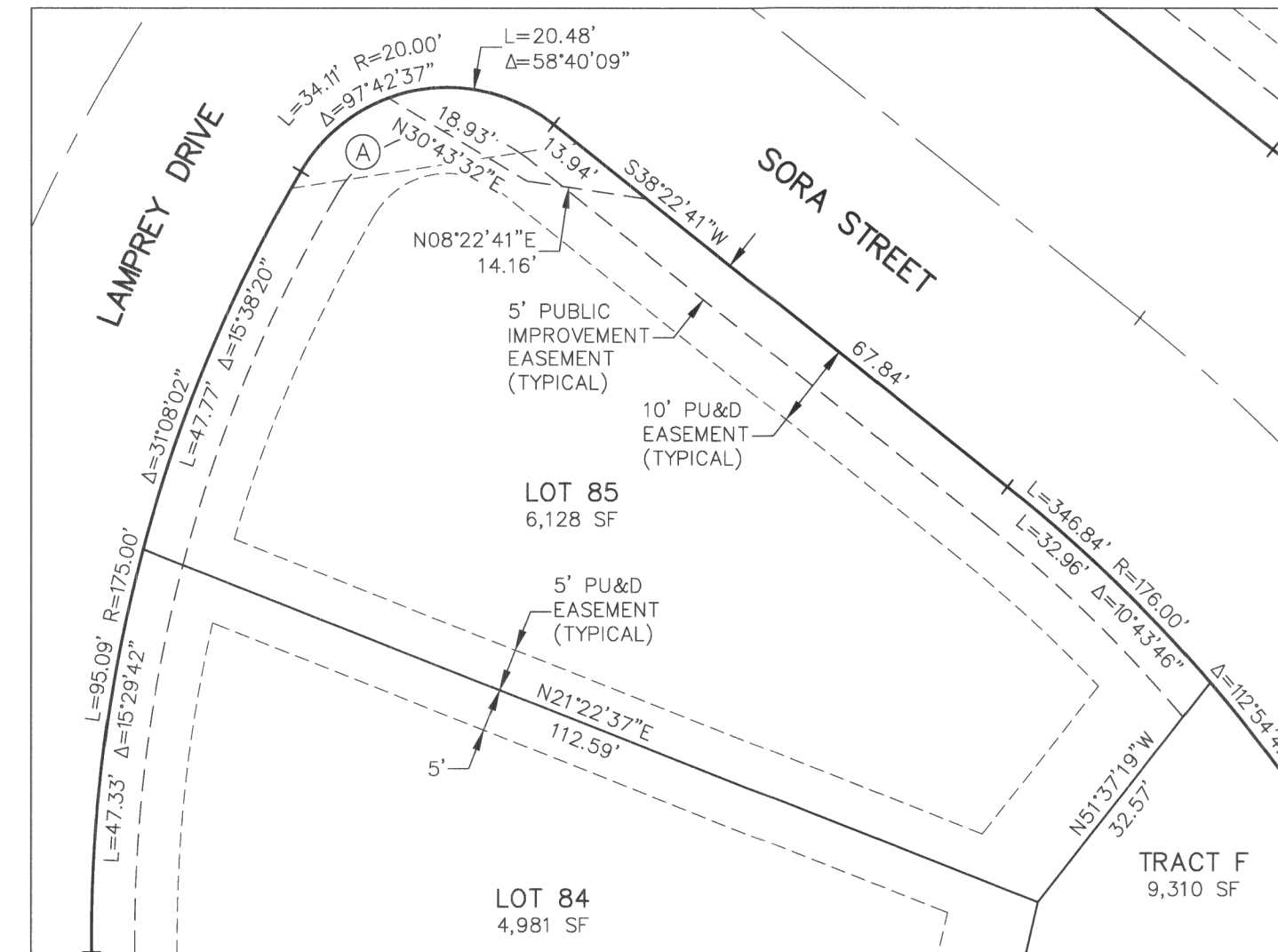
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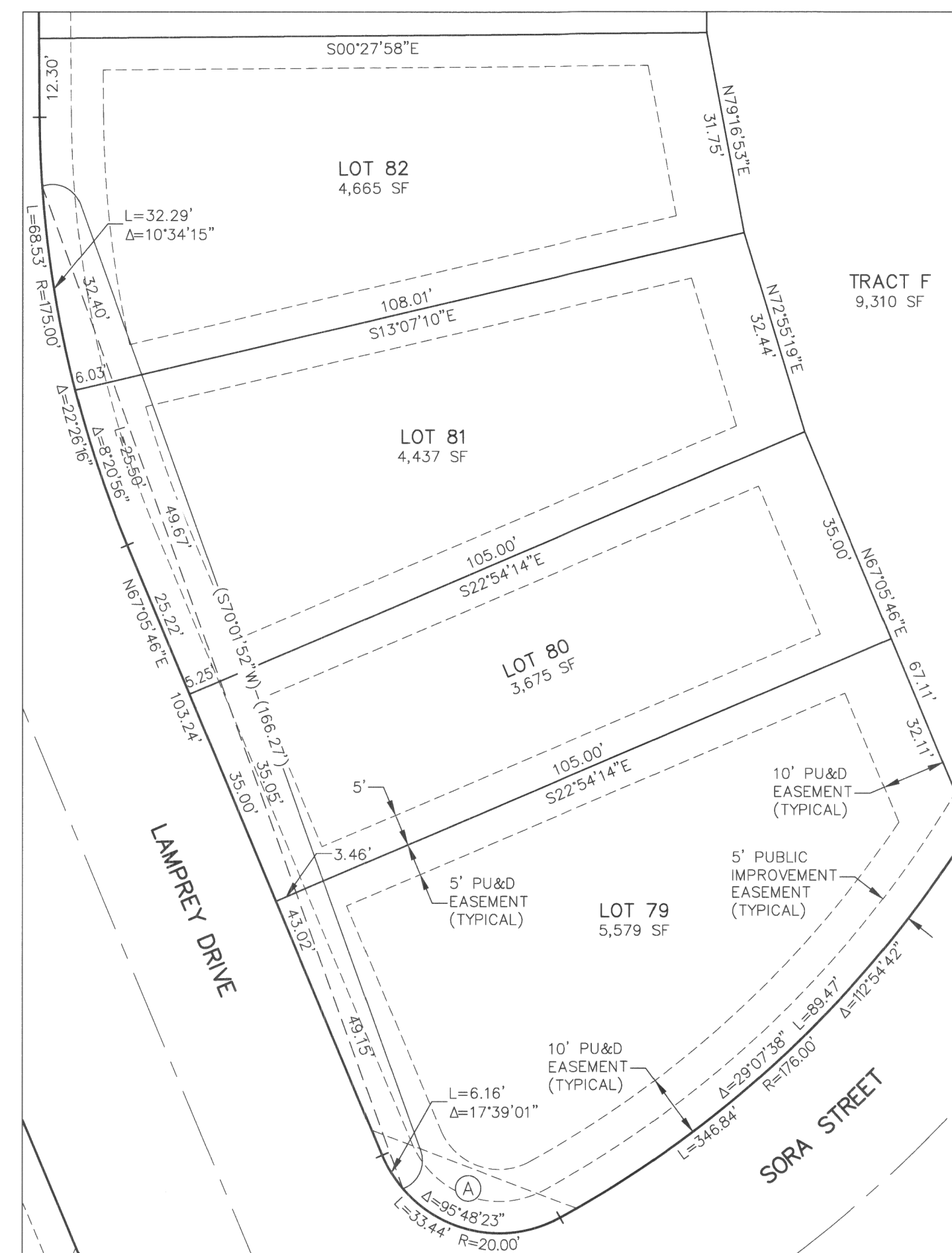
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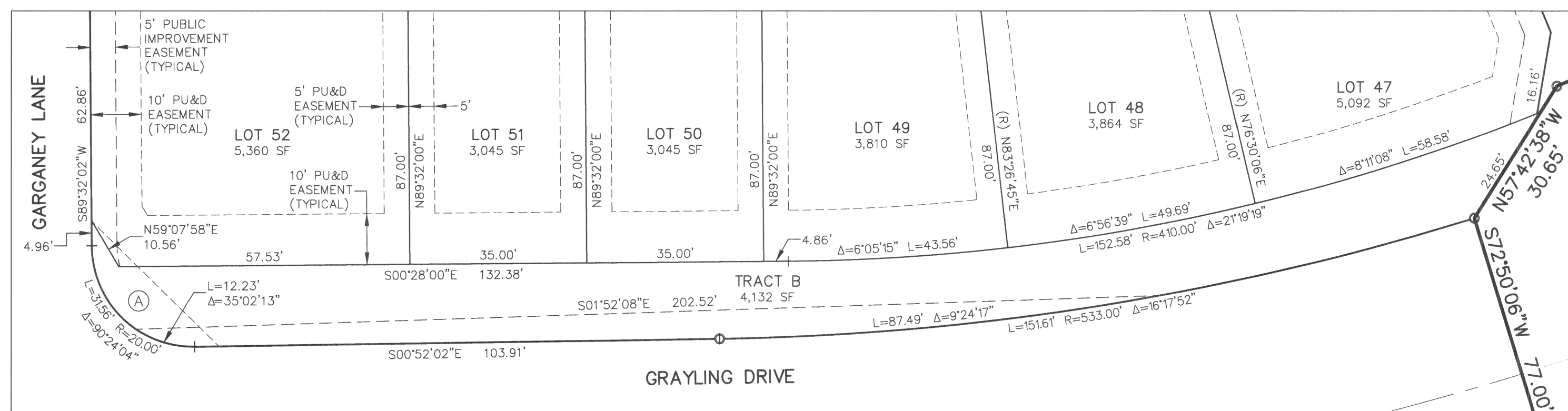
GRAYLING DRIVE - LAMPREY DRIVE INTERSECTION  
 RIGHT-OF-WAY, TRACTS, AND LOTS  
 METES AND BOUNDS DETAIL  
 SEE SHEET 4  
 SCALE: 1" = 10'



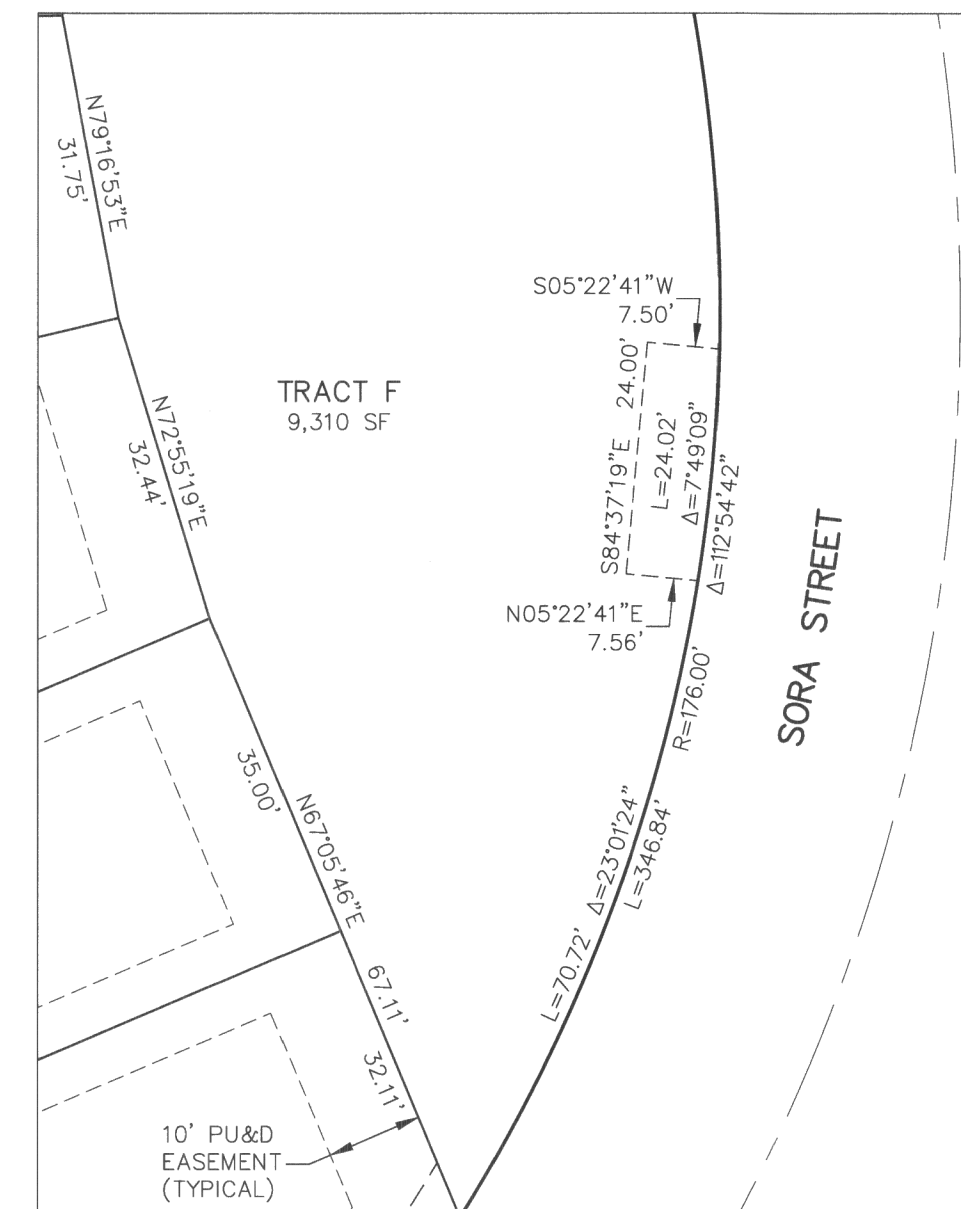
ADDITIONAL PUBLIC ACCESS EASEMENT DETAIL  
 SEE SHEET 5  
 LOT 85  
 SCALE: 1" = 20'



SIGHT LINE EASEMENT DETAIL  
 SEE SHEET 4  
 LOTS 79, 80, 81, & 82  
 SCALE: 1" = 20'



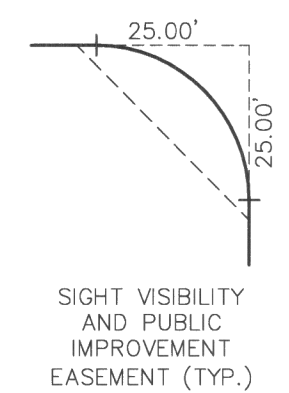
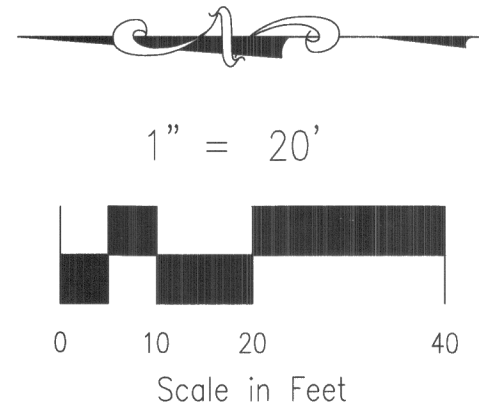
SIGHT LINE EASEMENT DETAIL  
 SEE SHEET 4  
 TRACT B  
 SCALE: 1" = 20'



MAIL KIOSK EASEMENT DETAIL  
 SEE SHEET 4  
 TRACT F  
 SCALE: 1" = 20'

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
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- ChB CHORD BEARING
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- ■ ■ ■ ■ 5' WIDE TRAIL



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

FINAL PLAT  
 SKYLINE AT LORSON RANCH  
 FILING NO. 1  
 JOB NO. 70-095  
 DATE PREPARED: 03/01/2021  
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 ISSUED FOR MYLAR



212 N. WAHSATCH AVE., STE 305  
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PCD FILE NUMBER SF-22-001

CIVIL CONSULTANTS, INC.

SHEET 6 OF 6