Chuck Broerman
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El Paso County, CO
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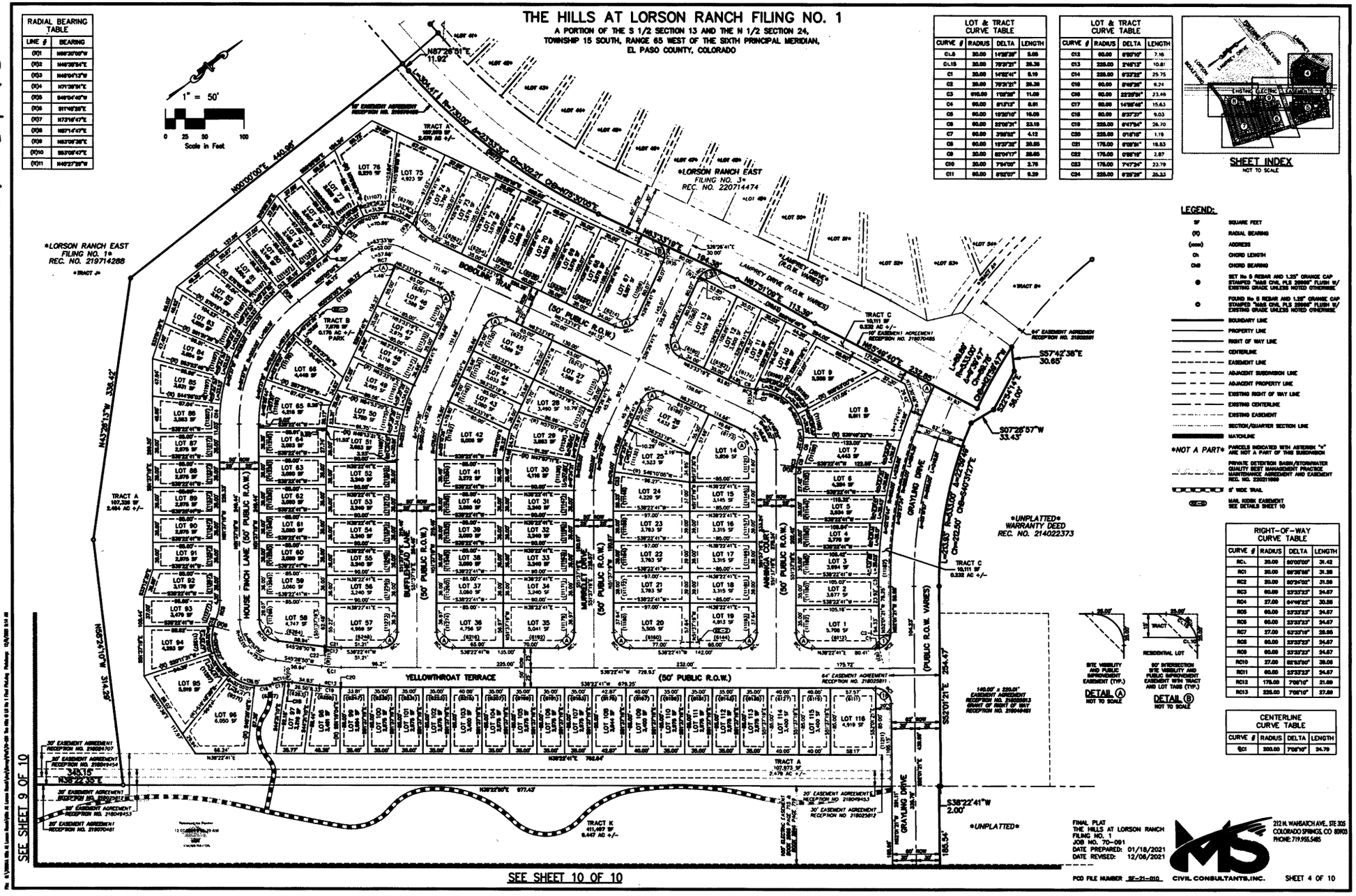
SF-21-10

THE HILLS AT LORSON RANCH FILING NO. 1

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	N89°30'00"W
(R)2	N46°38'54"E
(R)3	N46°04'13"W
(R)4	N71°28'34"E
(R)5	S49°04'40"W
(R)6	S11°46'28"E
(R)7	N73°16'47"E
(R)8	N87°14'47"E
(R)9	N83°06'28"E
(R)10	S83°06'47"E
(R)11	N40°27'38"W

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1.5	20.00	14°28'28"	5.05
C1.10	20.00	78°31'21"	28.38
C1	20.00	14°52'41"	5.19
C2	20.00	78°31'21"	28.38
C3	510.00	1°02'28"	11.09
C4	60.00	8°13'13"	8.61
C5	60.00	15°20'10"	16.05
C6	60.00	22°06'31"	23.15
C7	60.00	3°56'52"	4.12
C8	60.00	19°37'38"	20.55
C9	20.00	82°04'17"	28.65
C10	20.00	7°54'05"	2.76
C11	60.00	8°52'07"	9.39

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C12	60.00	6°52'10"	7.16
C13	225.00	2°46'13"	10.81
C14	225.00	6°33'22"	25.75
C15	60.00	8°49'28"	9.24
C16	60.00	22°29'54"	23.49
C17	60.00	14°56'46"	15.63
C18	60.00	8°37'37"	9.03
C19	225.00	6°47'54"	26.70
C20	225.00	0°18'15"	1.19
C21	175.00	10°37'38"	18.53
C22	175.00	0°58'18"	2.87
C23	175.00	7°47'24"	23.79
C24	225.00	6°28'28"	25.33

SHEET INDEX
NOT TO SCALE

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 "MAS CIVIL PLS 25995" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "MAS CIVIL PLS 25995" 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
- MATCHLINE
- *NOT A PART* — PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220231069
- 5' WIDE TRAIL
- MAIL KIOSK EASEMENT SEE DETAILS SHEET 10

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	20.00	90°00'00"	31.42
RC1	20.00	89°39'59"	31.28
RC2	20.00	90°24'02"	31.56
RC3	60.00	23°33'23"	24.67
RC4	27.00	64°46'22"	30.52
RC5	60.00	23°33'23"	24.67
RC6	60.00	23°33'23"	24.67
RC7	27.00	63°33'16"	29.95
RC8	60.00	23°33'23"	24.67
RC9	60.00	23°33'23"	24.67
RC10	27.00	82°53'50"	39.05
RC11	60.00	23°33'23"	24.67
RC12	175.00	7°06'10"	21.68
RC13	225.00	7°06'10"	27.88

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
℄C1	200.00	7°06'10"	24.79

DETAIL (A)
NOT TO SCALE

50' INTERSECTION SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT WITH TRACT AND LOT TAKE (TYP.)

DETAIL (B)
NOT TO SCALE

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED: 12/06/2021

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

MS CIVIL CONSULTANTS, INC.

PCD FILE NUMBER SF-21-010

SHEET 4 OF 10