





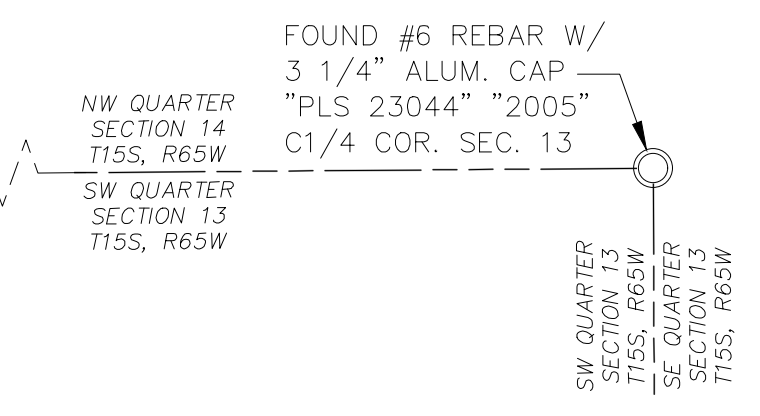
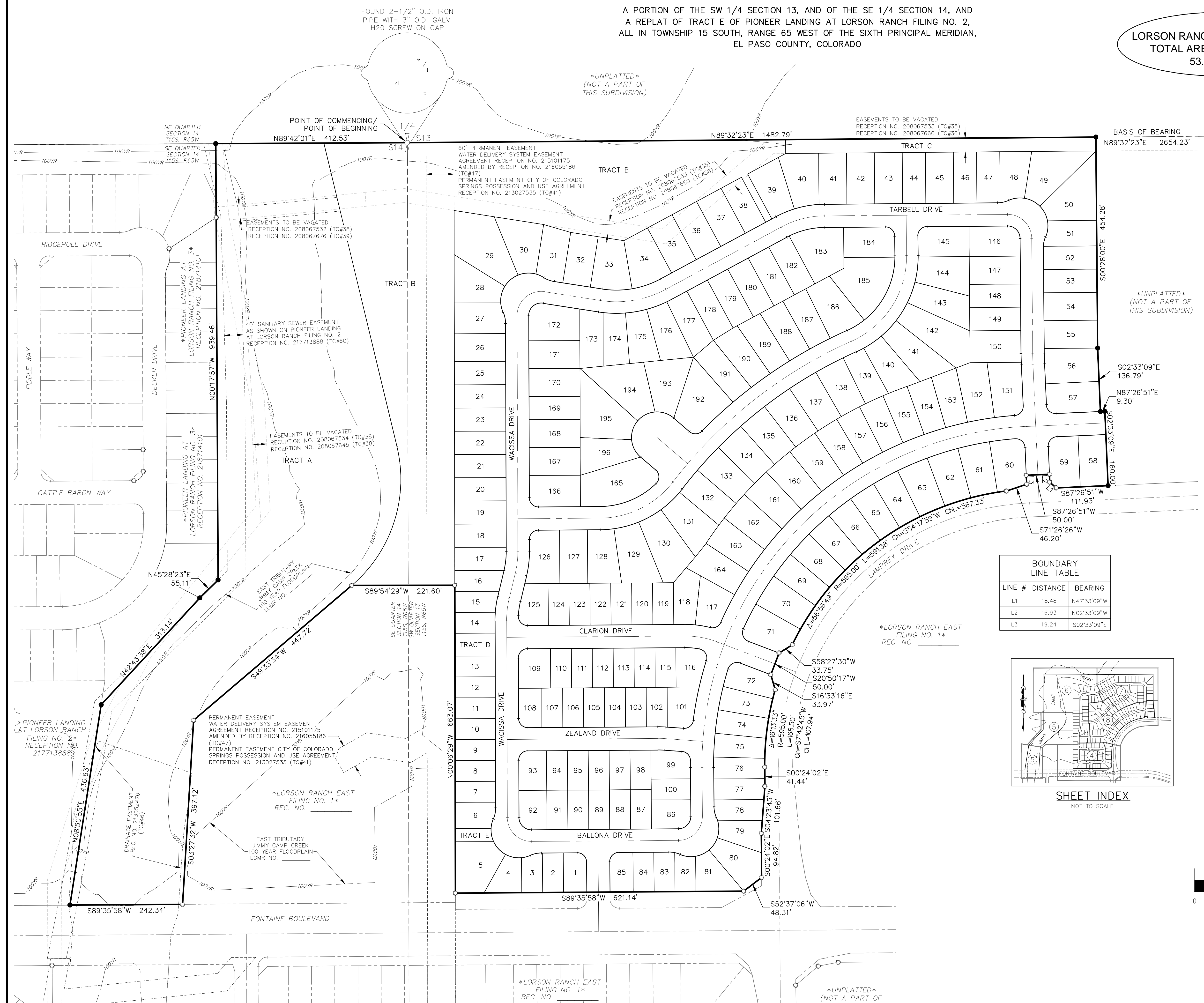




# LORSON RANCH EAST FILING NO. 2

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 +/-



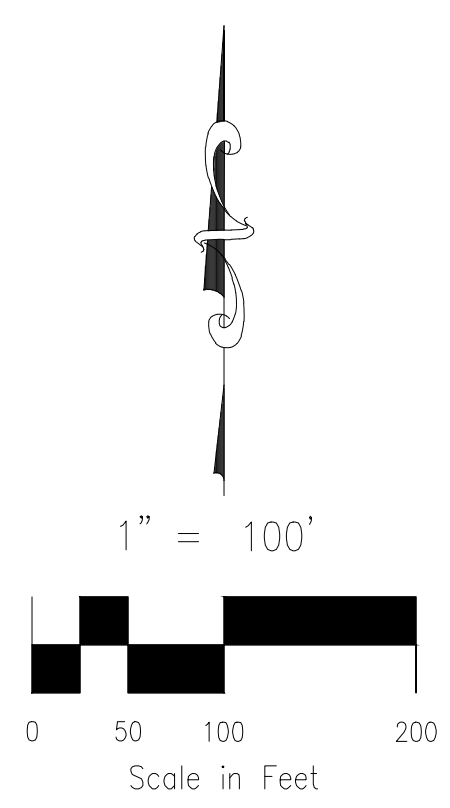
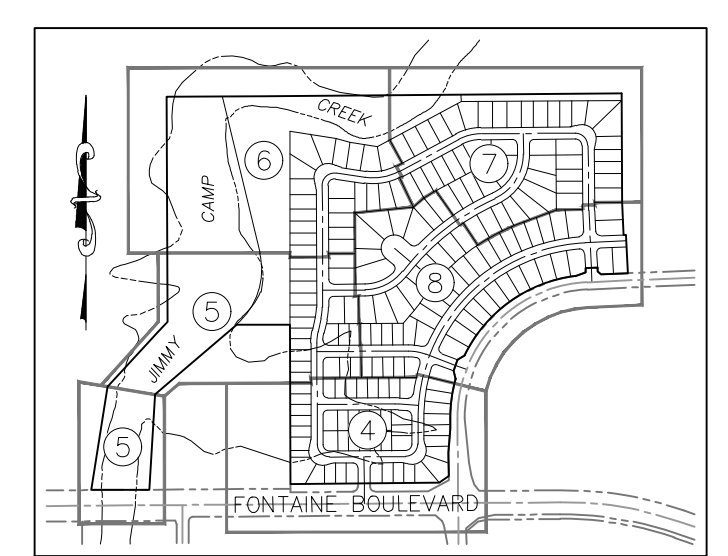
**LEGEND:**

- 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 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
- MATCHLINE

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

**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



FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 2  
JOB NO. 70-065  
DATE PREPARED: 09/12/2018  
DATE REVISED:



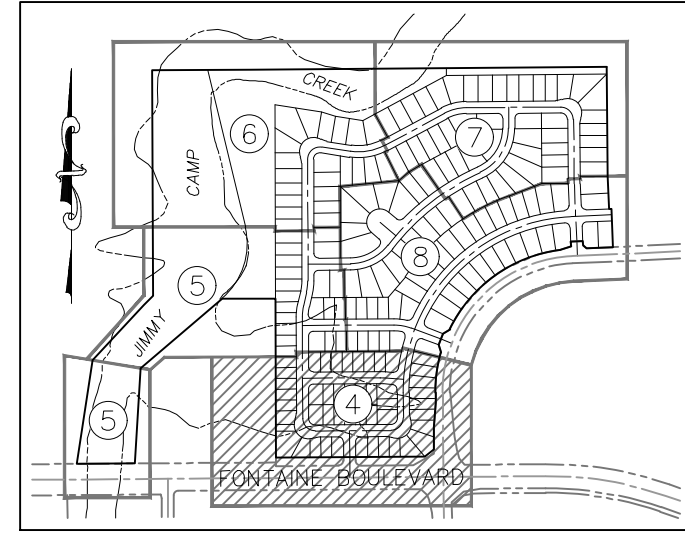
20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465

File: C:\100554-Lorson Ranch East Fl 2\Survey\Survey\Plat\70-065 Final Plat.dwg PlotStamp: 9/13/2018 9:03 AM



# 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

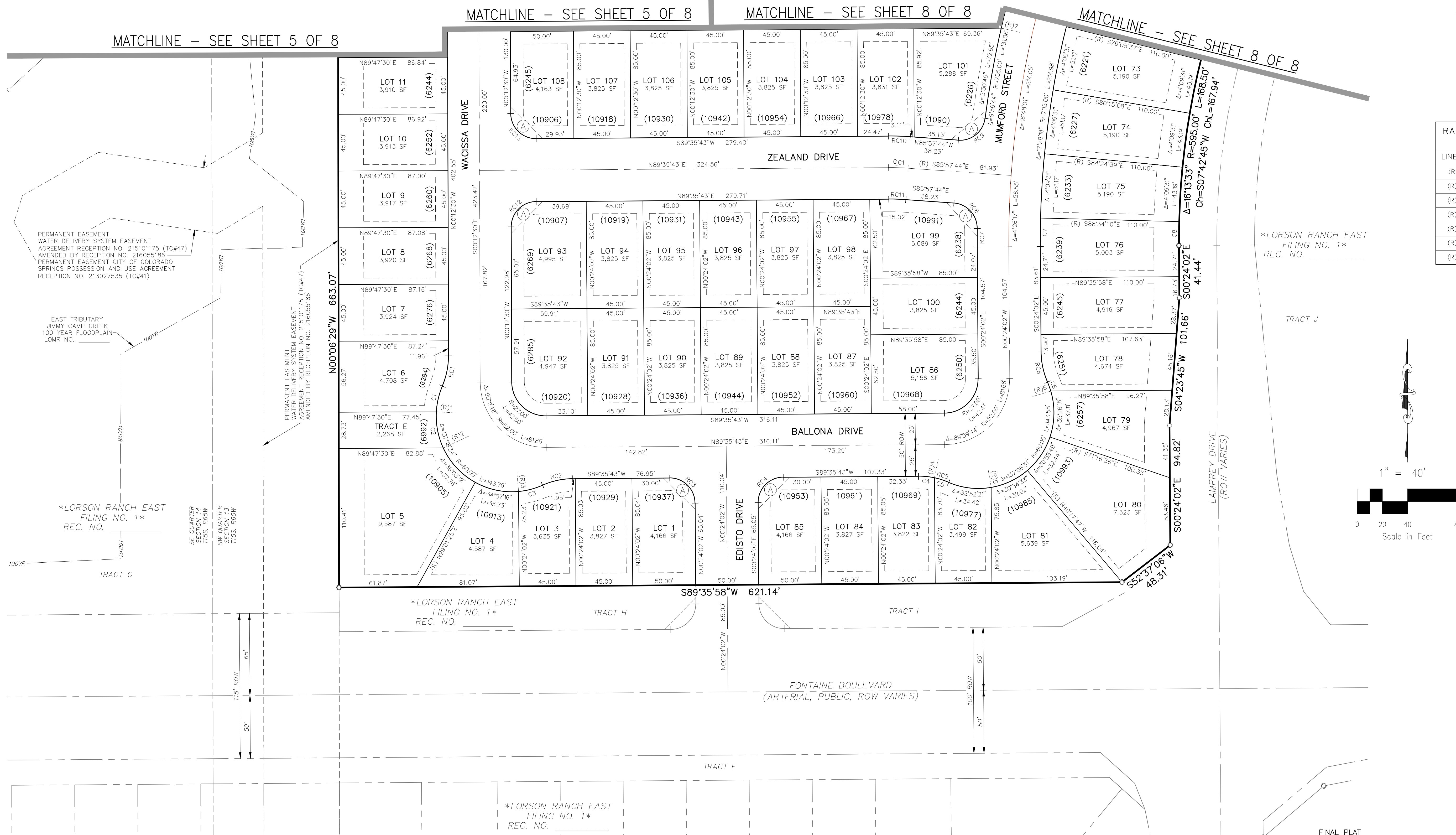


**SHEET INDEX**  
NOT TO SCALE

**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 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
—	MATCHLINE

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



**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**

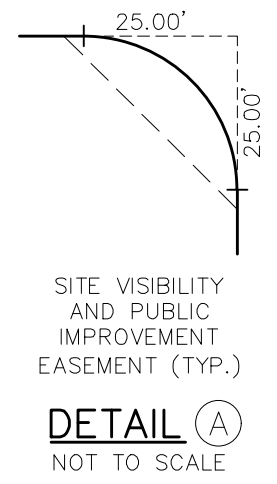
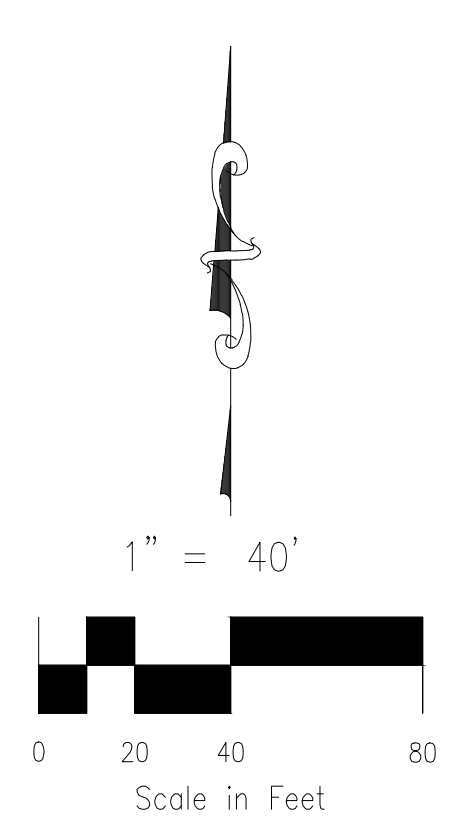
CURVE #	RADIUS	DELTA	LENGTH
©C1	200.00	4'26"33"	15.51

**RIGHT-OF-WAY CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
RC1	60.00	2'33"23"	24.67
RC2	60.00	2'33"23"	24.67
RC3	20.00	90°00'16"	31.42
RC4	20.00	89°59'44"	31.41
RC5	60.00	2'33"23"	24.67
RC6	60.00	2'33"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	2'04"32"	21.02
C2	60.00	2'81"43"	29.53
C3	60.00	1'85"15"	19.75
C4	60.00	1'21"32"	12.77
C5	60.00	1'12"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



FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 2  
JOB NO. 70-065  
DATE PREPARED: 09/12/2018  
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

File: C:\100654-Lorson Ranch East Fl 2\Map\Survey\Plot\70-065 Final Plat.dwg PlotStamp: 9/24/2018 2:00 PM



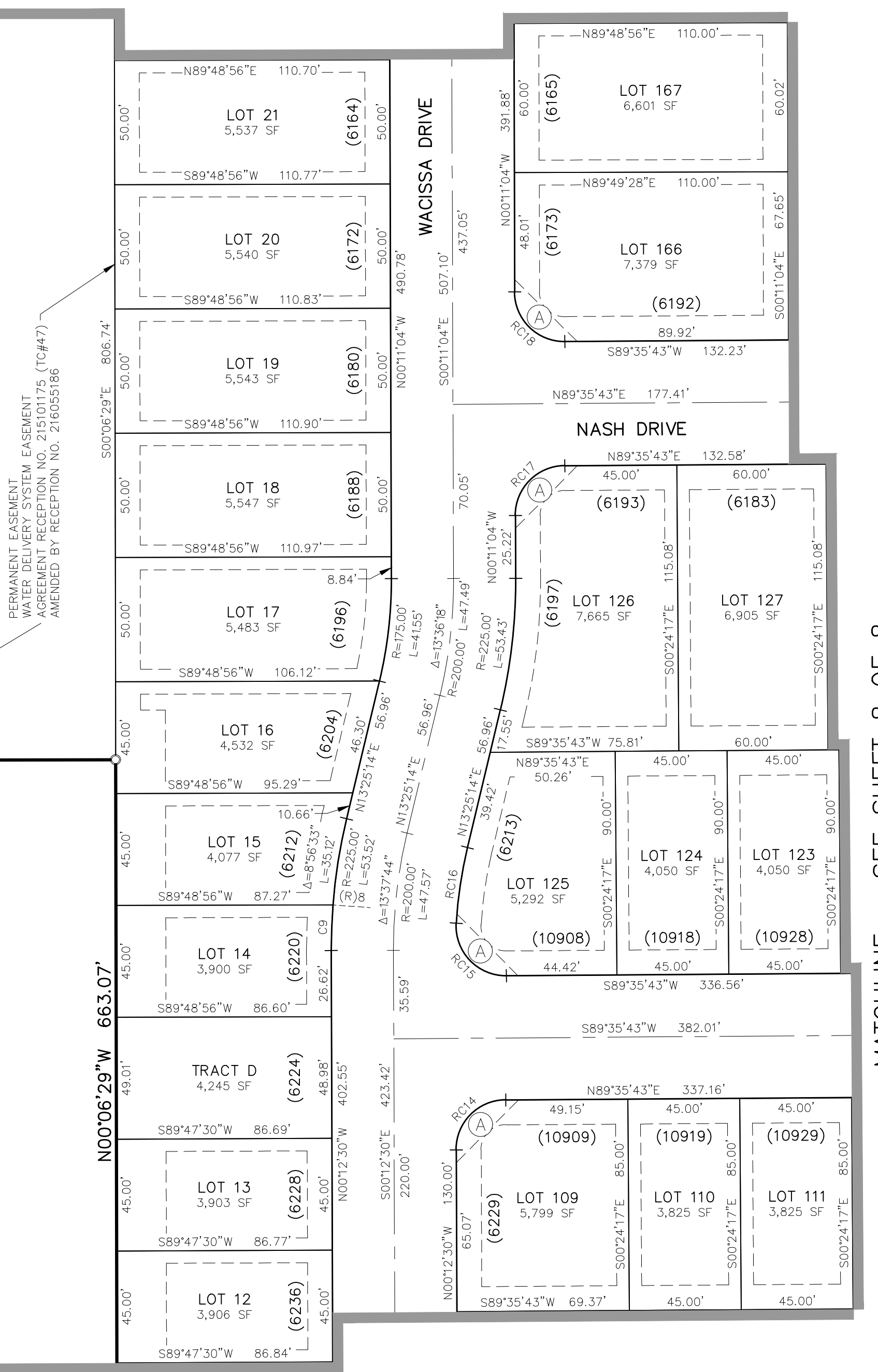
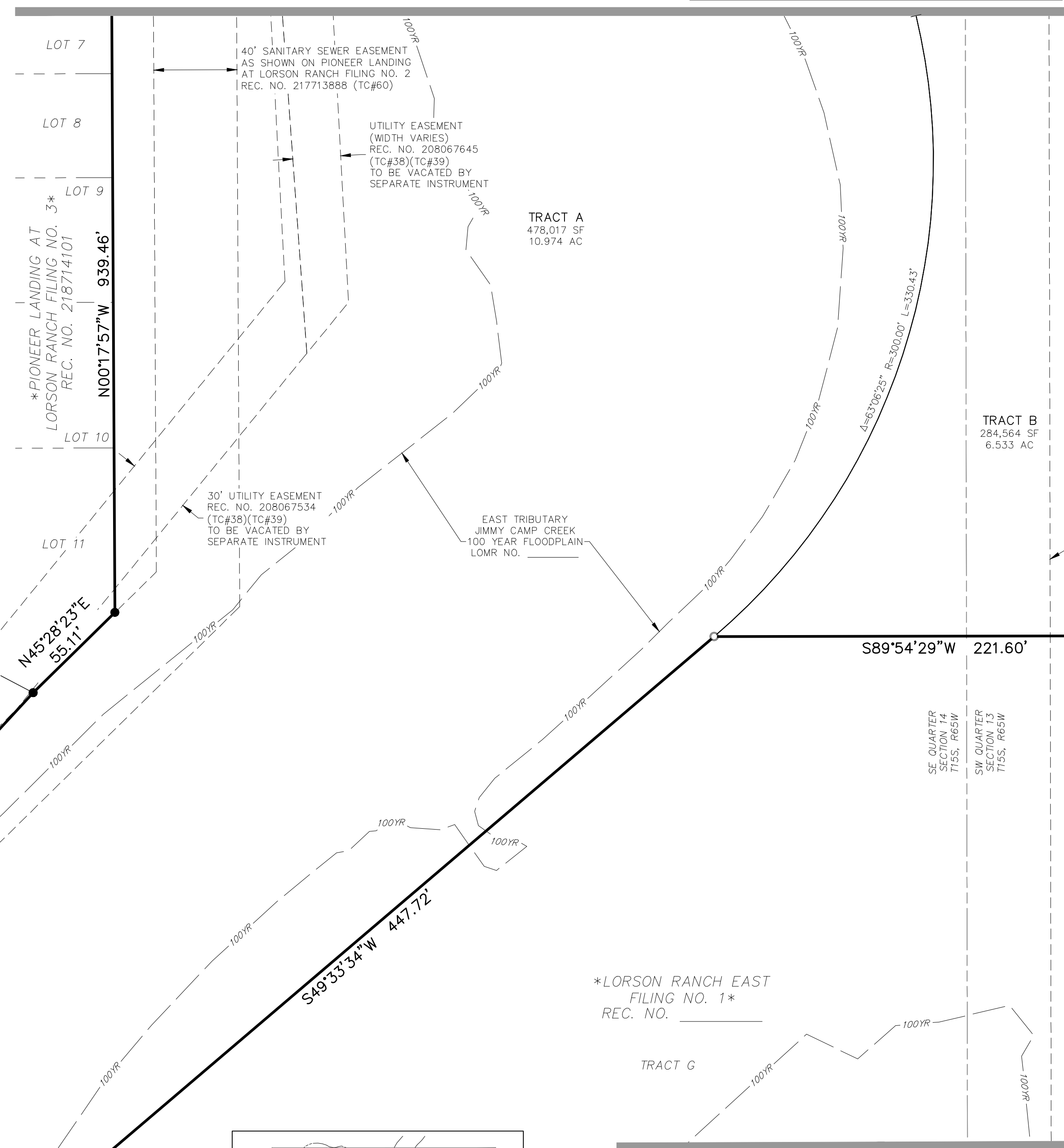
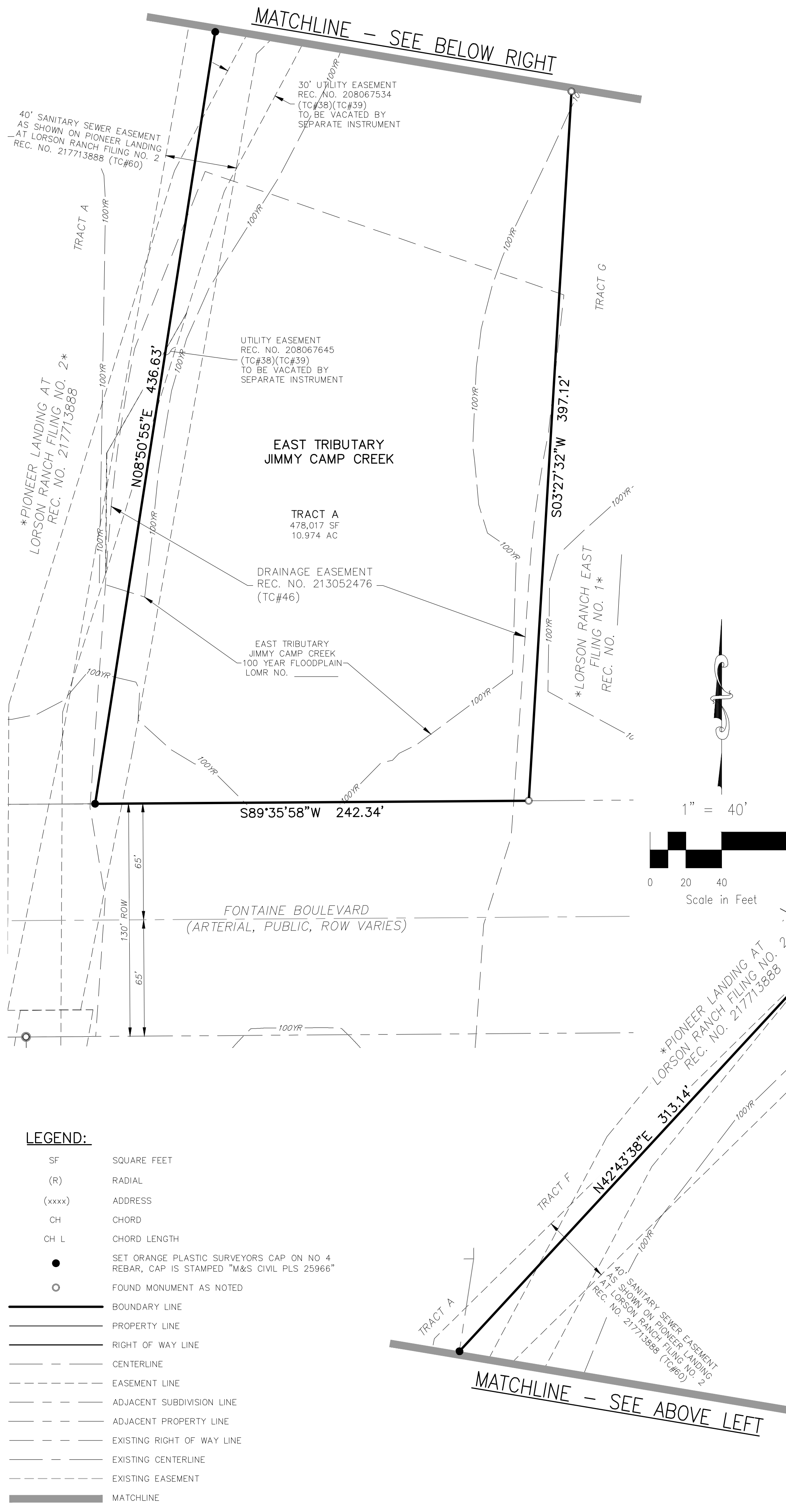
# LORSON RANCH EAST FILING NO. 2

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

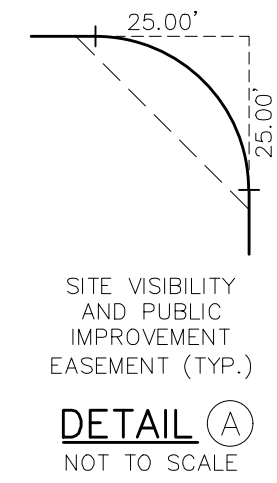
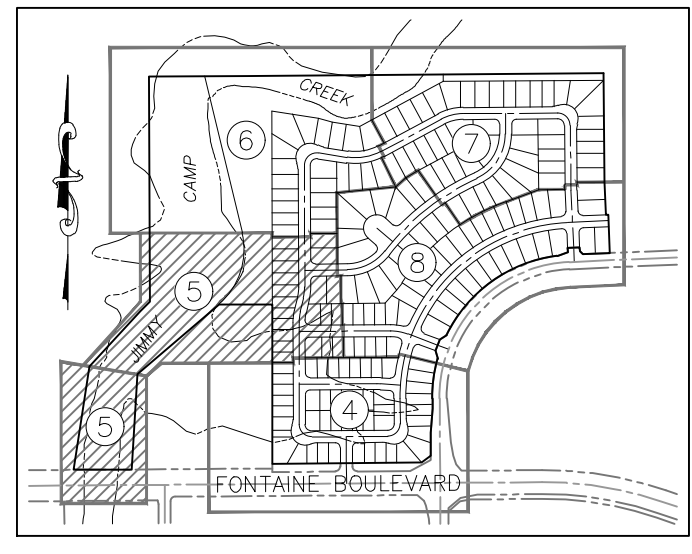
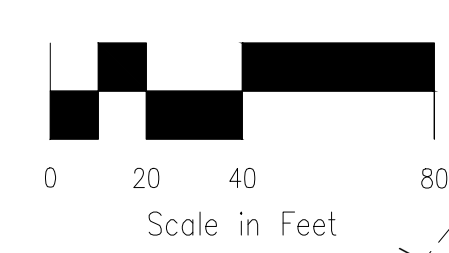
RADIAL BEARING TABLE	
LINE #	BEARING
(R)8	S85°31'19"E

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C9	225.00	4'41"11"	18.40

RIGHT-OF-WAY CURVE TABLE			
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



- 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 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
  - 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: 09/12/2018  
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

MATCHLINE - SEE SHEET 8 OF 8

File: C:\10055A-Lorson Ranch East Fl 2\Map\Survey\Plot\70-065 Final Plat.dwg PlotStamp: 9/24/2018 2:02 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

\*UNPLATTED\*  
(NOT A PART OF THIS SUBDIVISION)  
REC. NO. 216067718

### 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 MONUMENT AS NOTED
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
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  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING CENTERLINE
  - - - EXISTING EASEMENT
  - MATCHLINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

MATCHLINE - SEE SHEET 6 OF 8

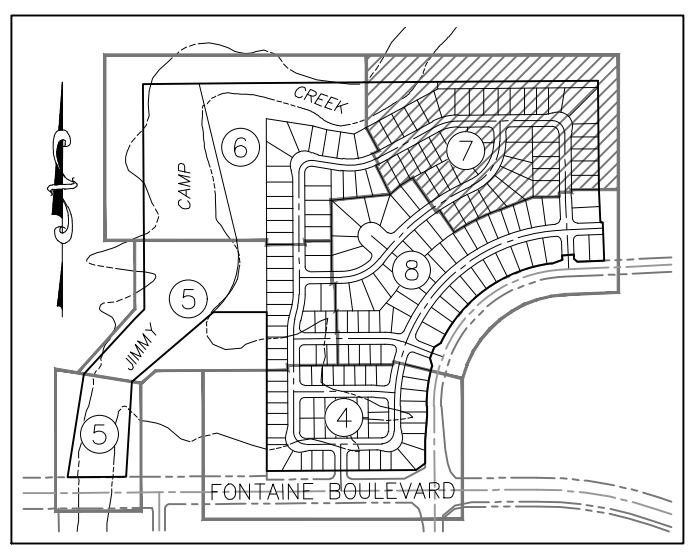
MATCHLINE - SEE SHEET 6 OF 8

SEE SHEET 8 OF 8

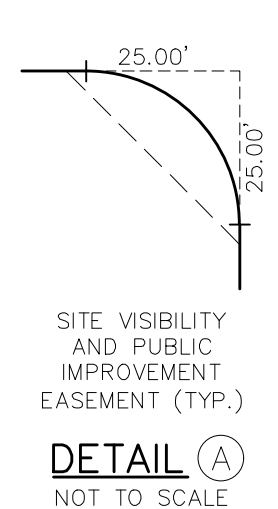
MATCHLINE - SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 8 OF 8

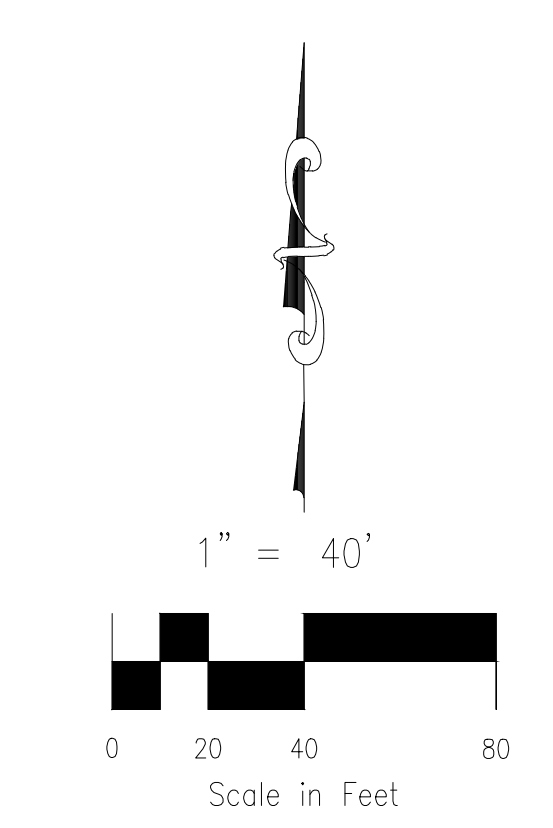
MATCHLINE - SEE SHEET 8 OF 8



SHEET INDEX  
NOT TO SCALE



DETAIL (A)  
NOT TO SCALE



1" = 40'  
Scale in Feet

LINE #	BEARING
(R)12	S26°33'45"E
(R)13	S03°31'29"E
(R)14	N05°46'12"W
(R)15	S79°23'28"W
(R)16	S87°06'00"E
(R)17	N89°43'47"W
(R)18	N63°44'11"W
(R)19	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

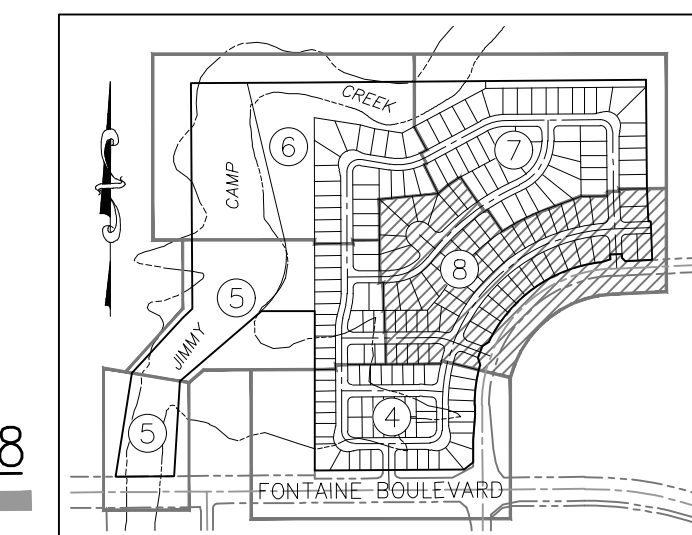
LINE #	DISTANCE	BEARING
L1	9.94	S61°41'14"W

\*UNPLATTED\*  
(NOT A PART OF THIS SUBDIVISION)



# LORSON RANCH EAST FILING NO. 2

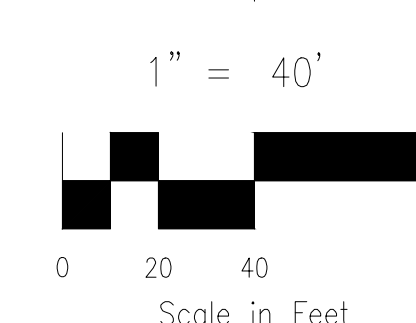
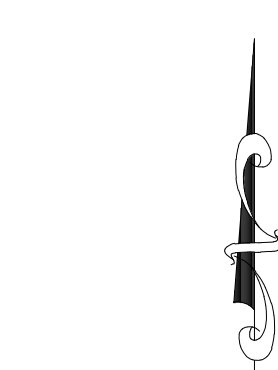
A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



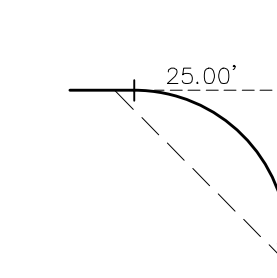
SHEET INDEX

NOT TO SCALE

\*UNPLATTED\*  
(NOT A PART OF THIS SUBDIVISION)



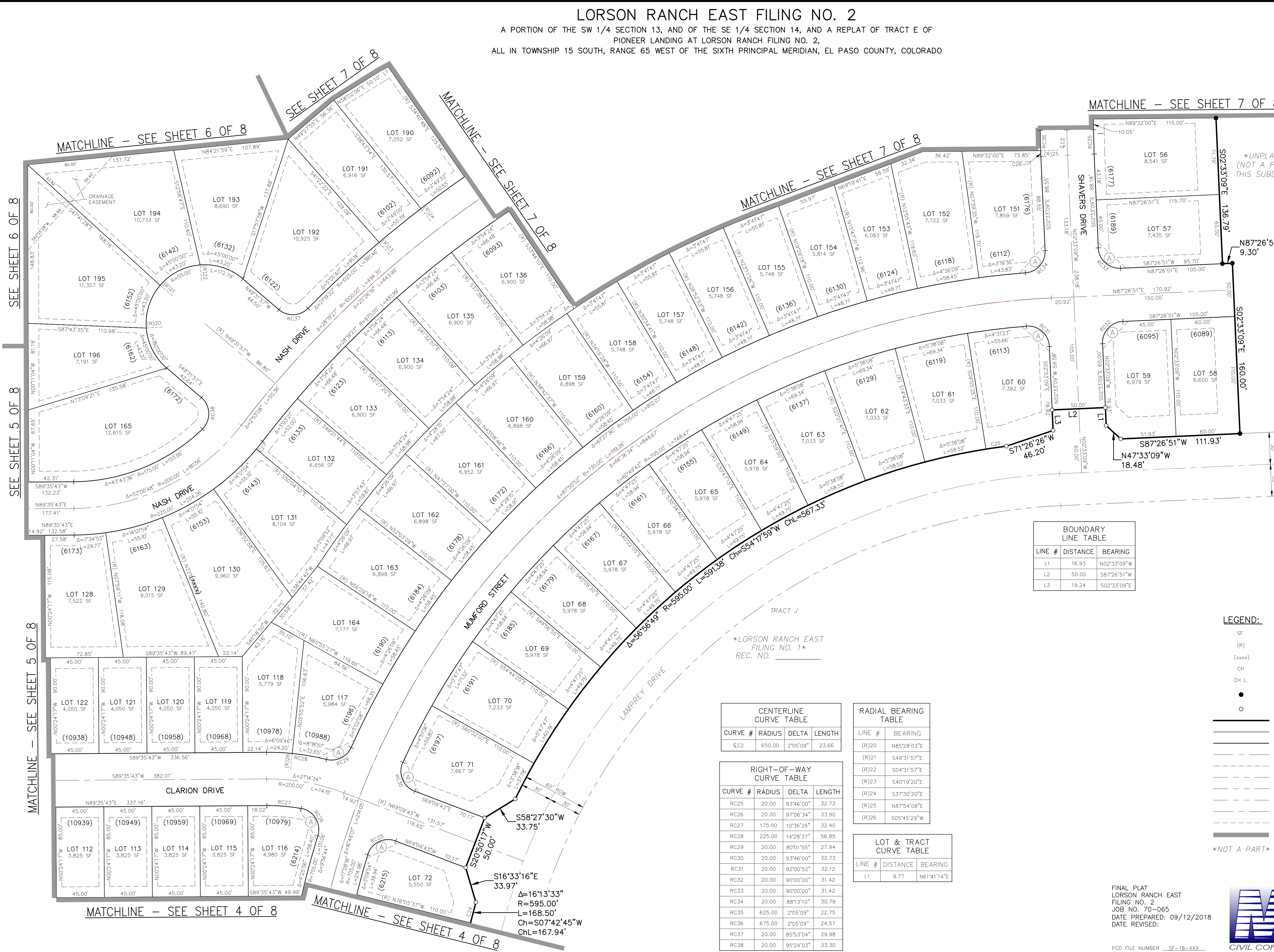
Scale in Feet



Scale in Feet

25.00'  
30'  
30'  
25.00'

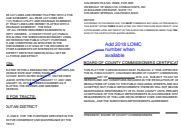
DETAIL A  
NOT TO SCALE





# Markup Summary

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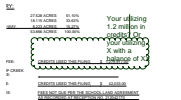
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dspdparsons (7)



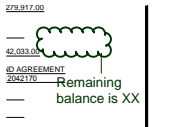
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Your utilizing 1.2 million in credits? Or your utilizing X with a balance of XX



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Remaining balance is XX



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Area 4 \$53,312.00



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Add \$



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complete please