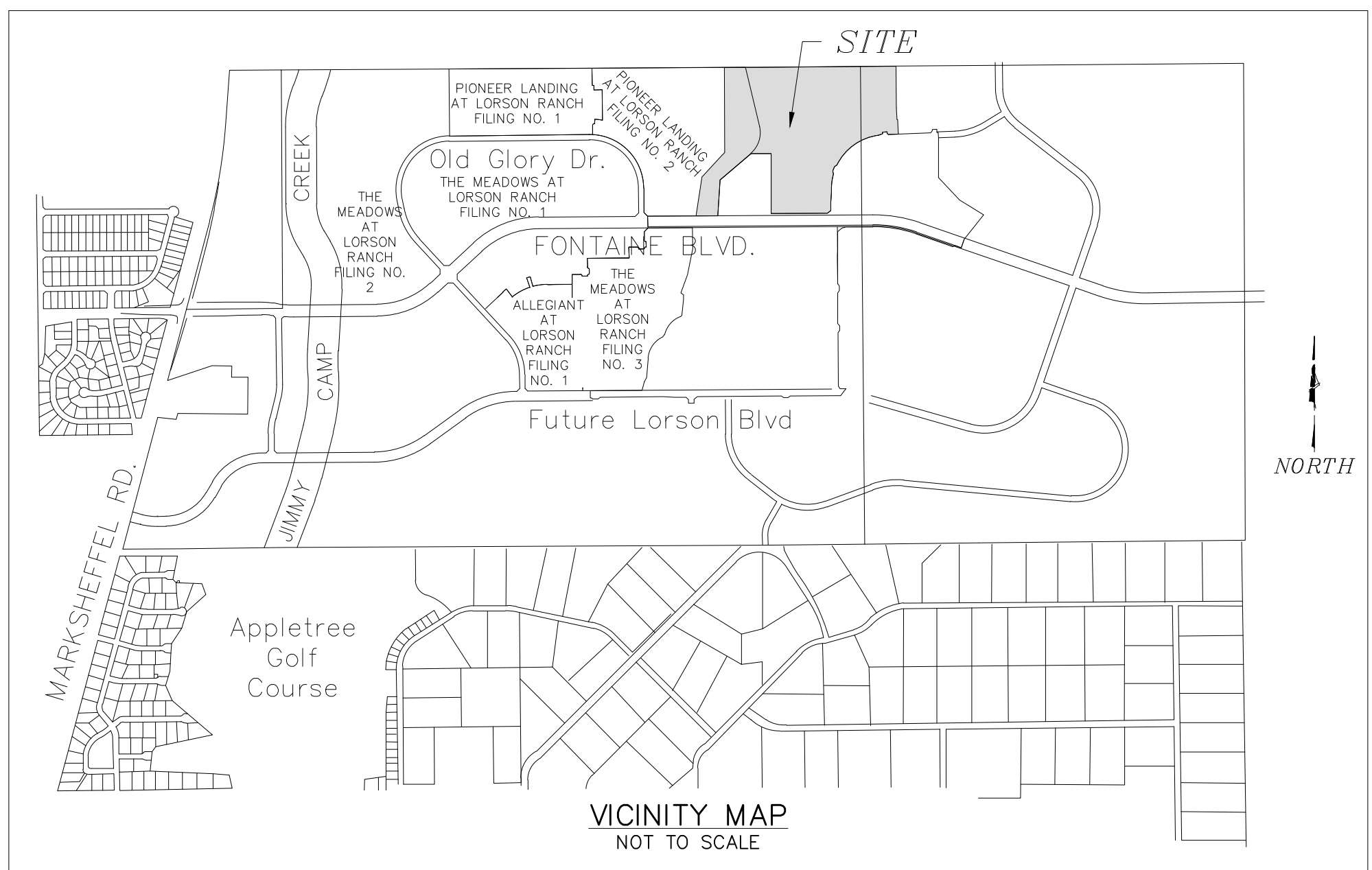


LORSON RANCH EAST FILING NO. 2

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

Please note: A comment on one sheet, may apply to all sheets where applicable.

Please use a varying line type for the plat boundary on all sheets. It is very difficult to delineate what is in this plat and what is not.



KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND EAGLE DEVELOPMENT COMPANY, A COLORADO COPORATION BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, AND OF THE EAST HALF, SOUTHEAST QUARTER (E 1/2, SE 1/4) SECTION 14, AND A REPLAT OF TRACT E OF 'PIONEER LANDING AT LORSON RANCH FILING NO. 2' AS RECORDED UNDER RECEPTION NUMBER 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14; THENCE N89°32'23"E ALONG SAID NORTH LINE, A DISTANCE OF 1482.79 FEET;

- THENCE S00°28'00"E A DISTANCE OF 454.28 FEET;
THENCE S02°33'09"E A DISTANCE OF 136.79 FEET;
THENCE N87°26'51"E A DISTANCE OF 9.30 FEET;
THENCE S02°33'09"E A DISTANCE OF 160.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LAMPREY DRIVE, AS RECORDED IN 'LORSON RANCH EAST FILING NO. 1' UNDER RECEPTION NUMBER ... IN THE RECORDS OF EL PASO COUNTY, COLORADO;

- 1) THENCE S87°26'51"W A DISTANCE OF 111.93 FEET;
2) THENCE N47°33'09"W A DISTANCE OF 18.48 FEET;
3) THENCE N02°33'09"W A DISTANCE OF 16.93 FEET;
4) THENCE S87°26'51"W A DISTANCE OF 50.00 FEET;
5) THENCE S02°33'09"E A DISTANCE OF 19.24 FEET;
6) THENCE S71°26'26"W A DISTANCE OF 46.20 FEET;
7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 56°56'49" (THE CHORD OF WHICH BEARS S54°17'59"W A DISTANCE OF 567.33 FEET), AN ARC DISTANCE OF 591.38 FEET;

SAID PARCEL CONTAINS A CALCULATED AREA OF 53.866 ACRES MORE OR LESS.

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 'LORSON RANCH EAST FILING NO. 2'. 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.

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR: LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND EAGLE DEVELOPMENT COMPANY, A COLORADO COMPANY

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS ... DAY OF ..., 2018, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

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

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 AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957F AND PANEL NO. 08041C01000F, BOTH DATED MARCH 17, 1997 REVISED TO REFLECT CLOMR CASE NO. 06-08-8425R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMC 14-08-053P, EFFECTIVE DATE JANUARY 28, 2015 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, AND E FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF LORSON RANCH EAST FILING NO. 1.

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO }
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS ... DAY OF ..., 2018, A.D. BY JEFF MARK, DIRECTOR, LORSON, LLC

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

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 NOVEMBER 02, 2017 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 ... DAY OF ..., 2018.

VERNON P. TAYLOR DATE
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80903

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.

Add 2018 LOMC number when available

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "LORSON RANCH EAST FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ... DAY OF ..., 2018, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "LORSON RANCH EAST FILING NO. 2" ON THIS ... DAY OF ..., 2018, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ... O'CLOCK ... M., THIS ... DAY OF ..., 2018, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER ... OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: ... BY: ... DEPUTY

TRACT TABLE with columns: TRACT, SIZE (ACRES), OWNERSHIP/ MAINTENANCE, USE. Includes rows for Tracts A-E and a TOTAL row.



SUMMARY:

Summary table with columns: 196 LOTS, 5 TRACTS, RIGHTS-OF-WAY, TOTAL. Values include 27.566 ACRES, 18.077 ACRES, 8.223 ACRES, 53.866 ACRES.

FEES:

DRAINAGE FEE: CREDITS USED THIS FILING \$ 1,279,917.00
JIMMY CAMP CREEK SURETY FEE:
BRIDGE FEE: CREDITS USED THIS FILING \$ 42,033.00
SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170
PARK FEE:
URBAN PARK FEE:

Please work with Gilbert :aForce on credits. His number may be different. 5207945



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

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 +/-

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

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

EASEMENTS TO BE VACATED
RECEPTION NO. 208067533 (TC#35)
RECEPTION NO. 208067660 (TC#36)

FOUND #6 REBAR W/
3 1/4" ALUM. CAP
"PLS 23044" "2005"
C1/4 COR. SEC. 13

60' PERMANENT EASEMENT
WATER DELIVERY SYSTEM EASEMENT
AGREEMENT RECEPTION NO. 215101175
AMENDED BY RECEPTION NO. 216055186
(TC#47)
PERMANENT EASEMENT CITY OF COLORADO
SPRINGS POSSESSION AND USE AGREEMENT
RECEPTION NO. 213027535 (TC#41)

TRACT B

EASEMENTS TO BE VACATED
RECEPTION NO. 208067533 (TC#35)
RECEPTION NO. 208067660 (TC#36)

BASIS OF BEARING
N89°32'23"E 2654.23'

NW QUARTER SECTION 14
T15S, R65W
SW QUARTER SECTION 13
T15S, R65W

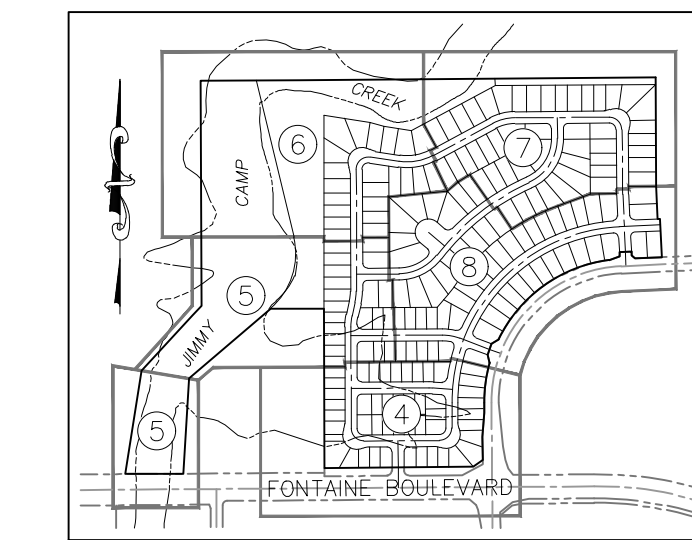
SW QUARTER SECTION 14
T15S, R65W
SW QUARTER SECTION 13
T15S, R65W

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

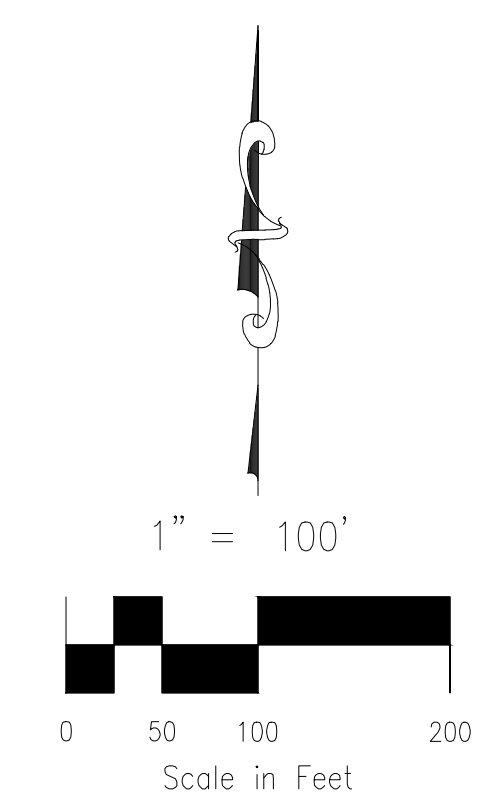
LEGEND:

- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEY 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

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



PRELIMINARY
FOR REVIEW PURPOSES ONLY

Thicken
Subdivision
boundary line

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 07/03/2018
DATE REVISED:

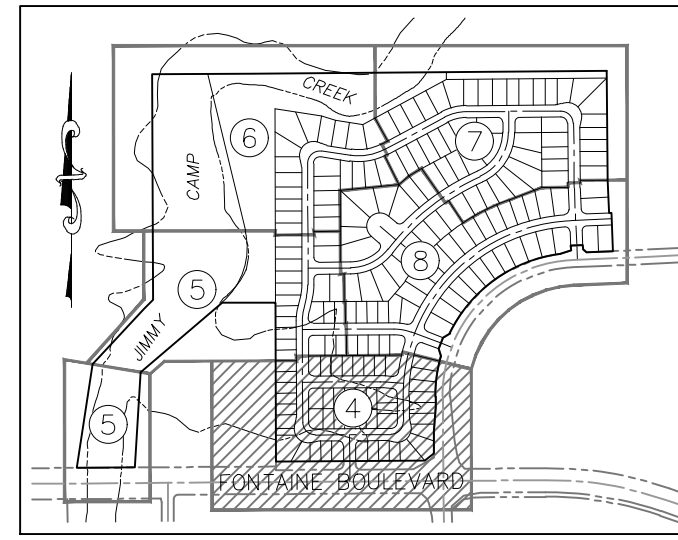


20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

File: C:\100554-Lorson Ranch East Fl 2\Survey\Drawings\70-065 Final Plat.dwg PlotStamp: 7/3/2018 4:24 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

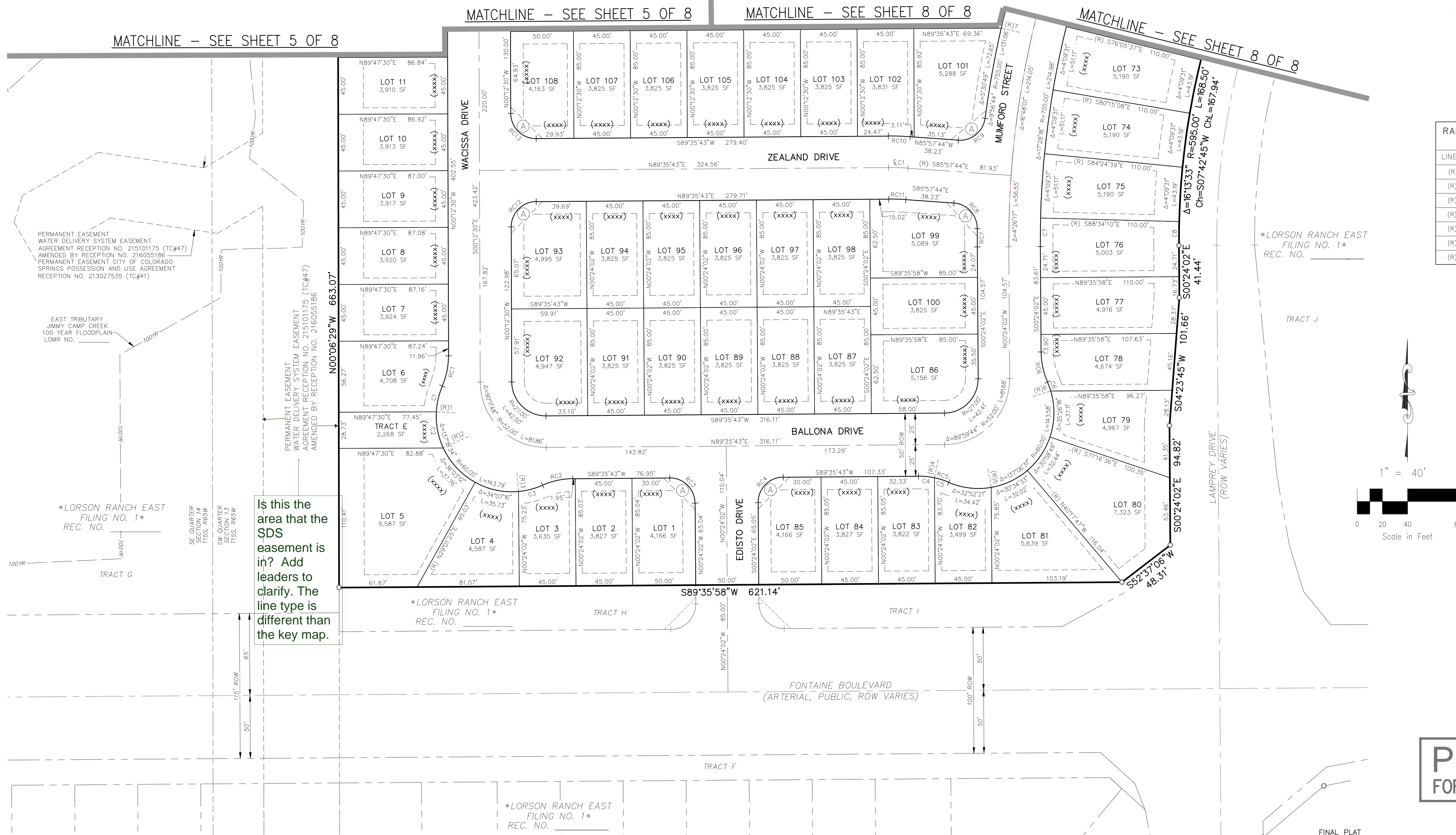


SHEET INDEX
NOT TO SCALE

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

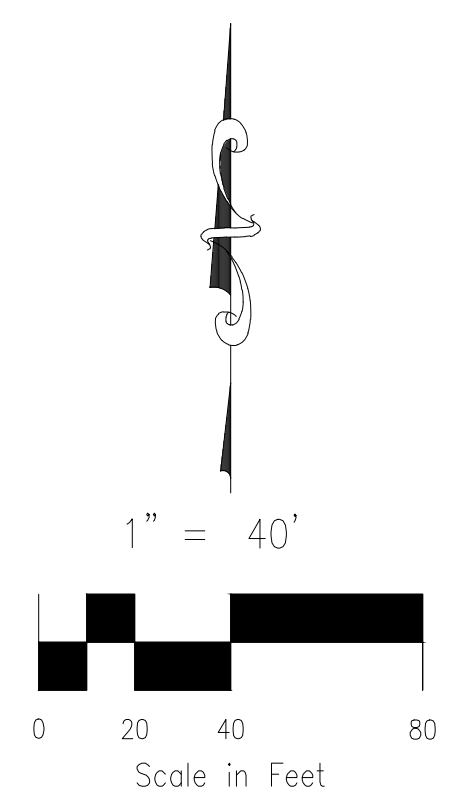
CURVE #	RADIUS	DELTA	LENGTH
QC1	200.00	4'26"33"	15.51

RIGHT-OF-WAY CURVE TABLE

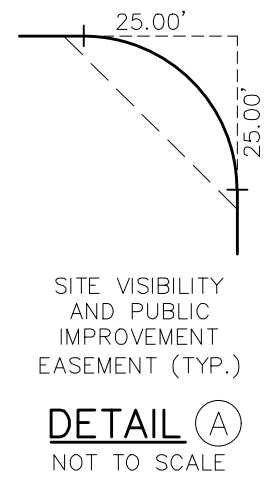
CURVE #	RADIUS	DELTA	LENGTH
RC1	60.00	2'33"23"	24.67
RC2	60.00	2'33"23"	24.67
RC3	20.00	90°00'16"	31.42
RC4	20.00	89°59'44"	31.41
RC5	60.00	2'33"23"	24.67
RC6	60.00	2'33"23"	24.67
RC7	755.00	1'06"34"	14.62
RC8	20.00	86°40'17"	30.25
RC9	20.00	86°40'17"	30.25
RC10	225.00	4'26"33"	17.45
RC11	175.00	4'26"33"	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	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



Is this the area that the SDS easement is in? Add leaders to clarify. The line type is different than the key map.



PRELIMINARY FOR REVIEW PURPOSES ONLY

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 07/03/2018
DATE REVISED:



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

File: C:\100654-Lorson Ranch East Fl 2\Map\Survey\Plot\70-065 Final Plat.dwg PlotStamp: 7/3/2018 4:26 PM

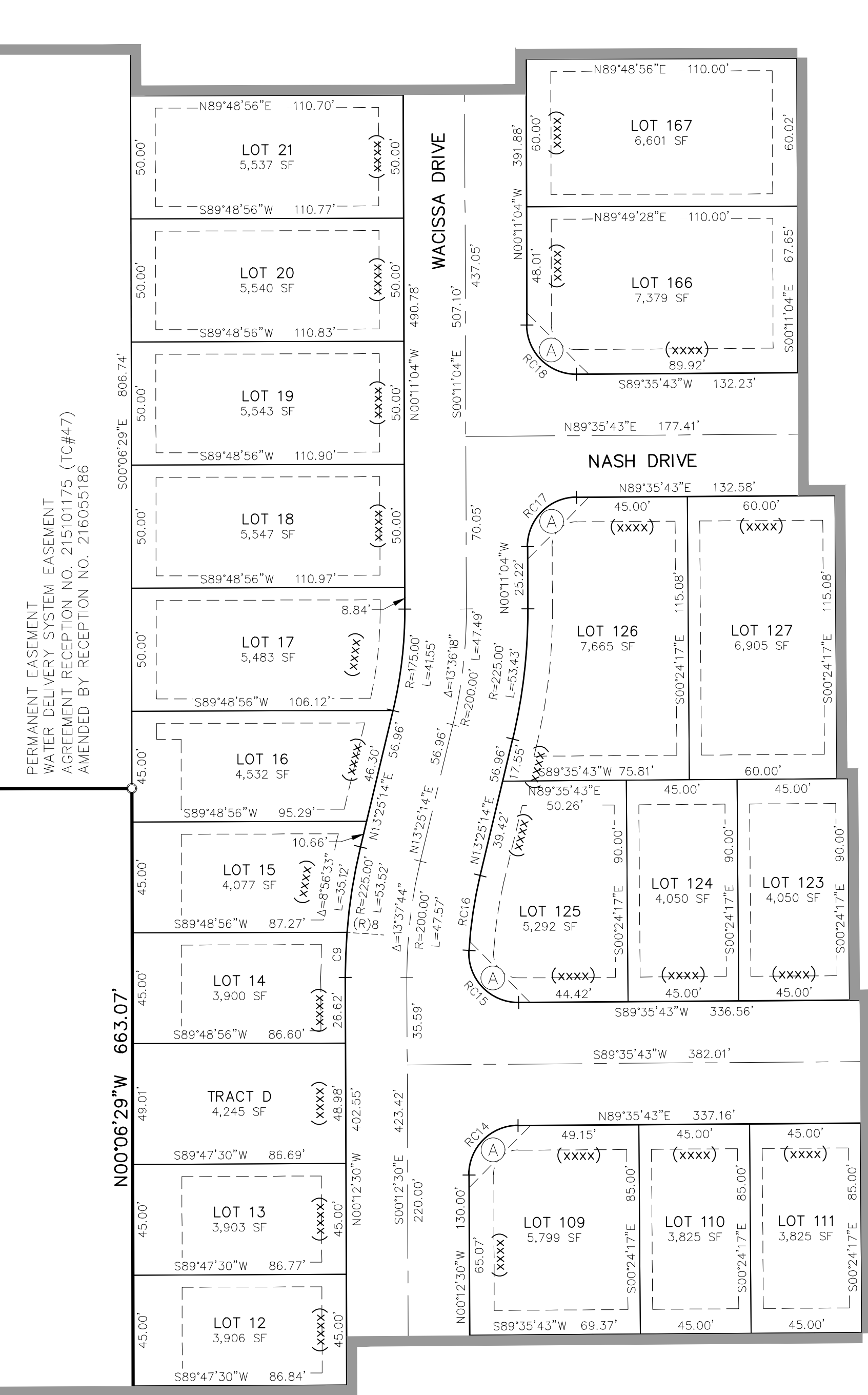
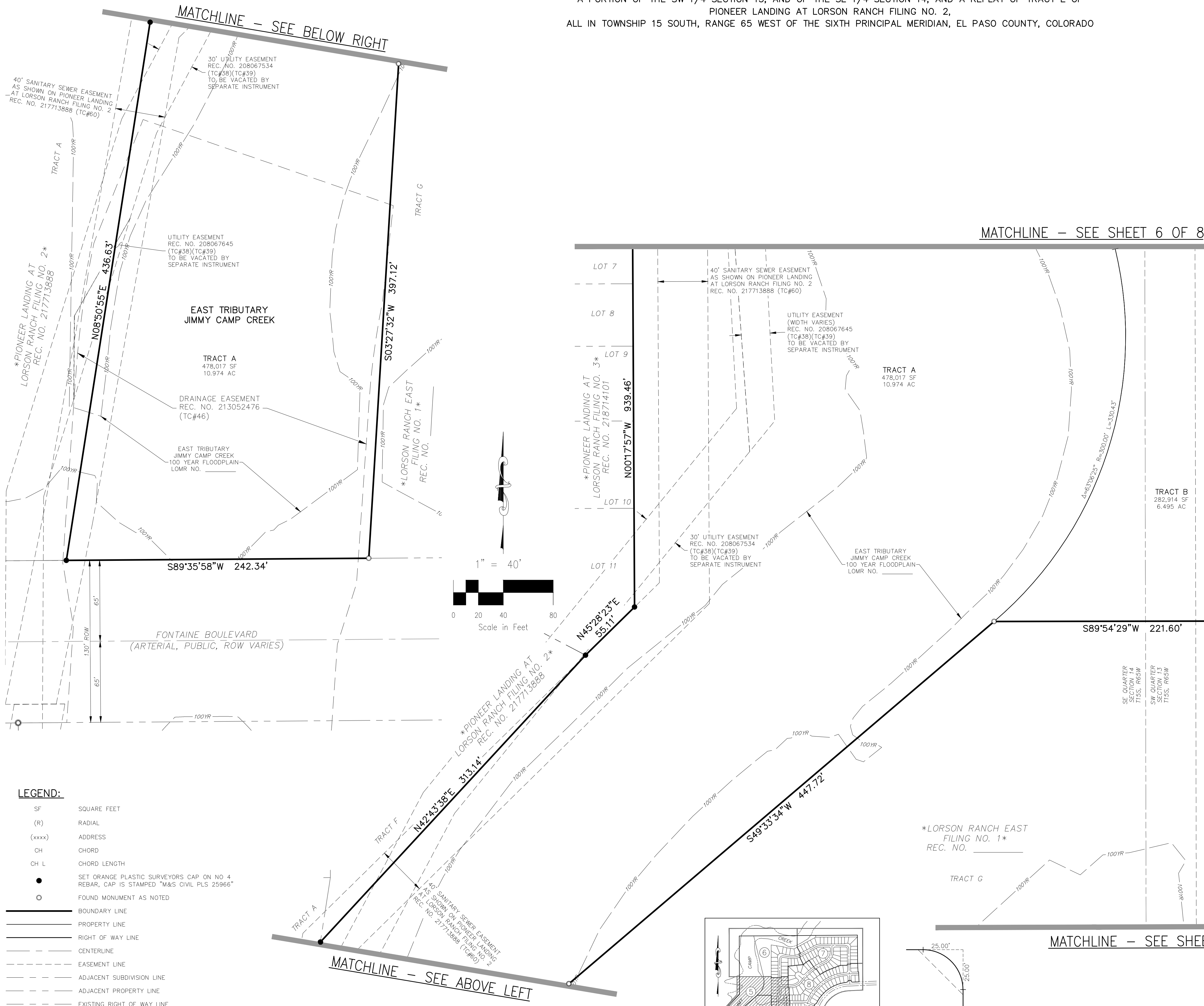
LORSON RANCH EAST FILING NO. 2

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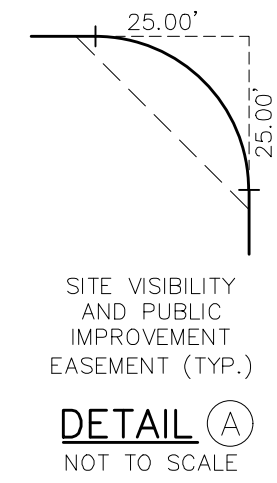
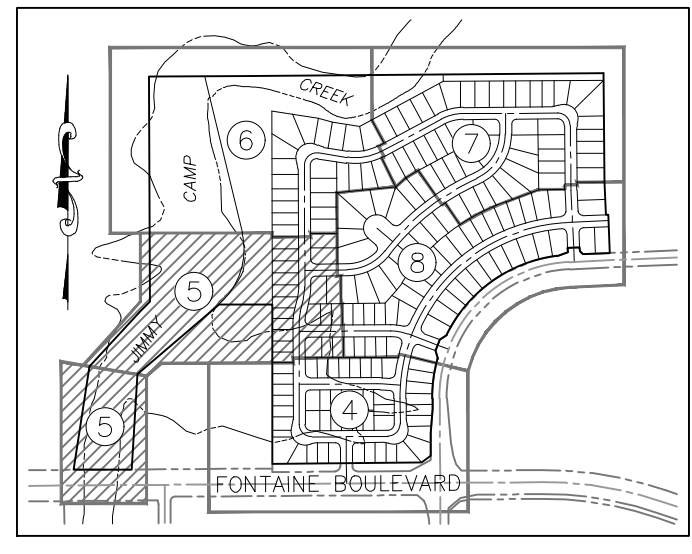
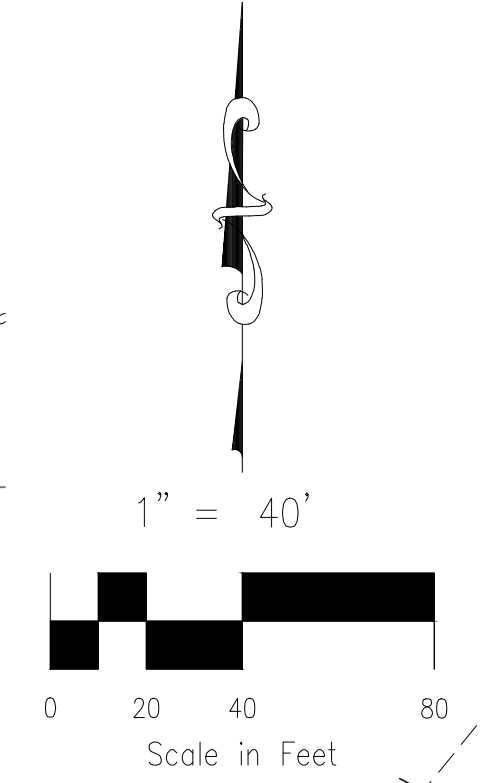
RADIAL BEARING TABLE	
LINE #	BEARING
(R)8	S85°31'19"E

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
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PRELIMINARY FOR REVIEW PURPOSES ONLY

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 07/03/2018
DATE REVISED:



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

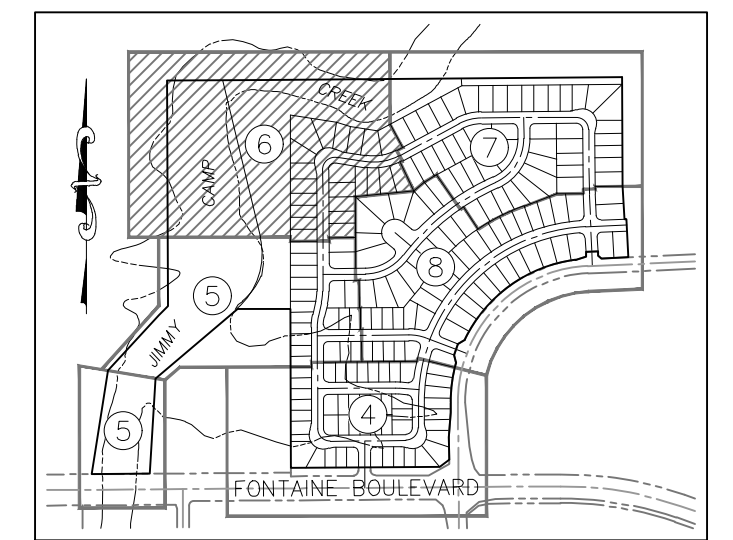
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LORSON RANCH EAST FILING NO. 2

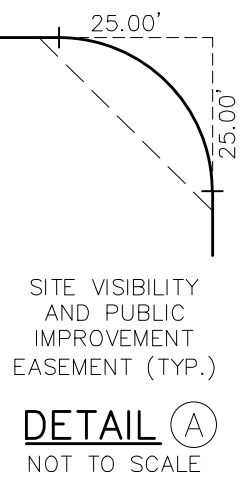
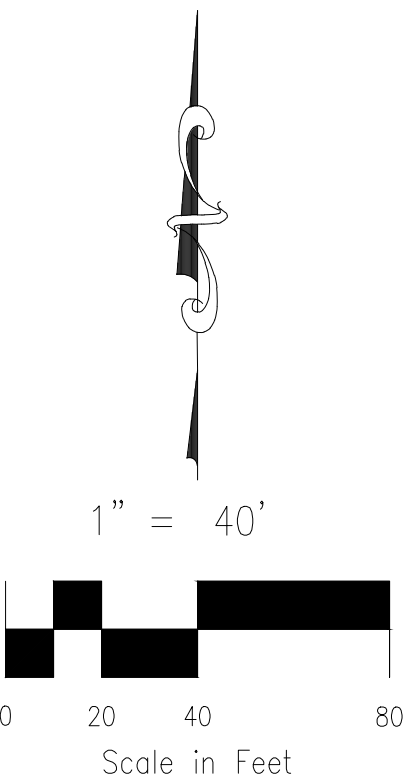
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ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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

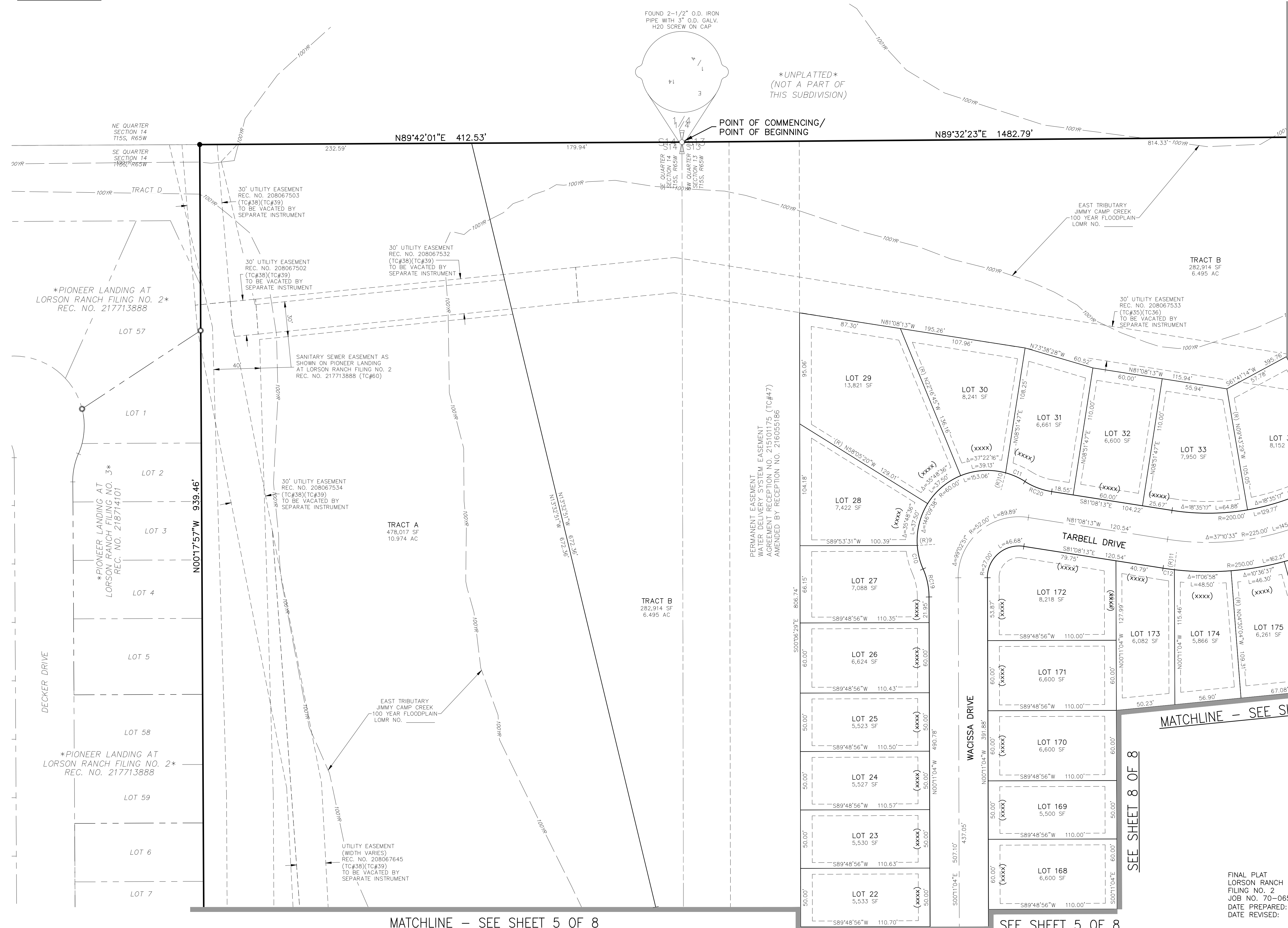
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 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - MATCHLINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



SHEET INDEX
NOT TO SCALE



DETAIL A
NOT TO SCALE



MATCHLINE - SEE SHEET 7 OF 8

MATCHLINE - SEE SHEET 7 OF 8

MATCHLINE - SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 5 OF 8

SEE SHEET 5 OF 8

SEE SHEET 8 OF 8

PRELIMINARY
FOR REVIEW PURPOSES ONLY

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 07/03/2018
DATE REVISED:



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

PCD FILE NUMBER SF-18-XXX

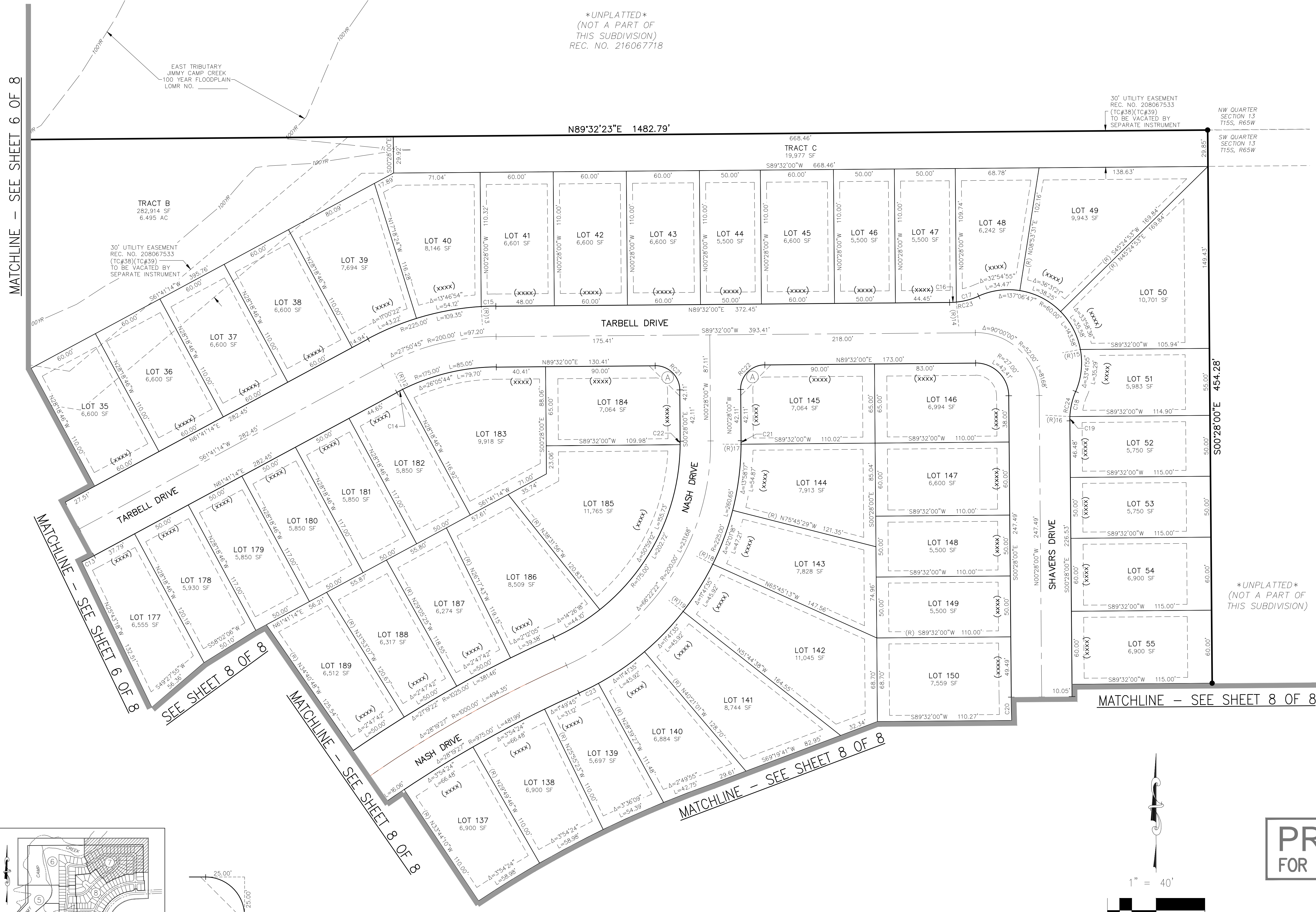
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LORSON RANCH EAST FILING NO. 2

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

- 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

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



RADIAL BEARING TABLE

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

RIGHT-OF-WAY CURVE TABLE

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

LOT & TRACT CURVE TABLE

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

MATCHLINE - SEE SHEET 6 OF 8

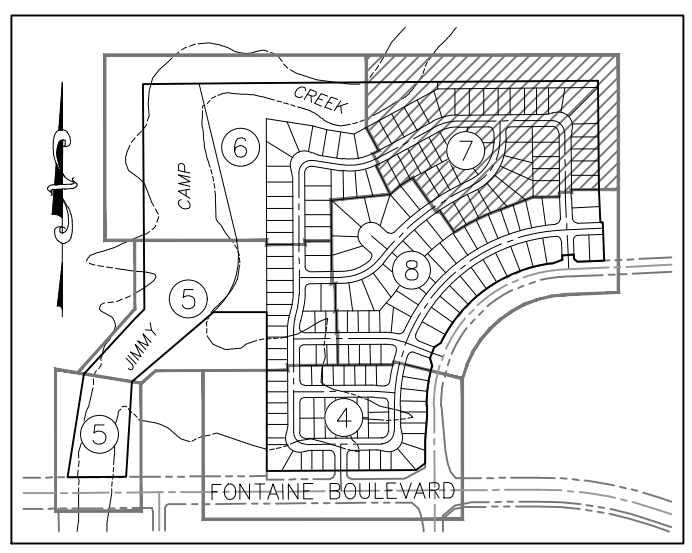
MATCHLINE - SEE SHEET 6 OF 8

SEE SHEET 8 OF 8

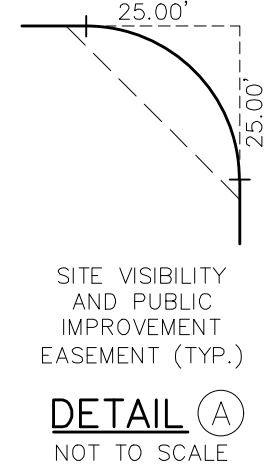
MATCHLINE - SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 8 OF 8

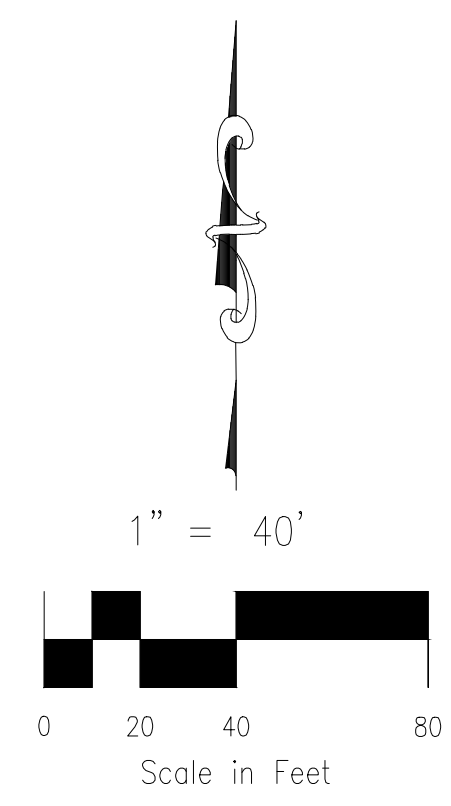
UNPLATTED
(NOT A PART OF THIS SUBDIVISION)



SHEET INDEX
NOT TO SCALE



DETAIL (A)
NOT TO SCALE



PRELIMINARY
FOR REVIEW PURPOSES ONLY

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 07/03/2018
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

PCD FILE NUMBER SF-18-XXX

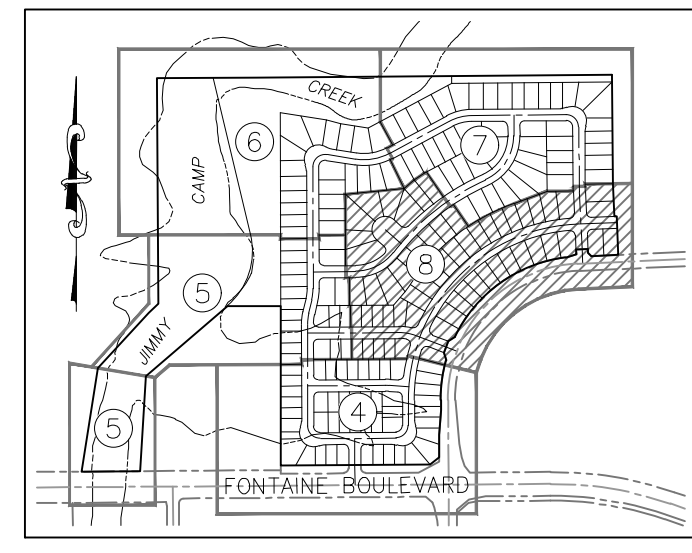
SHEET 7 OF 8

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LORSON RANCH EAST FILING NO. 2

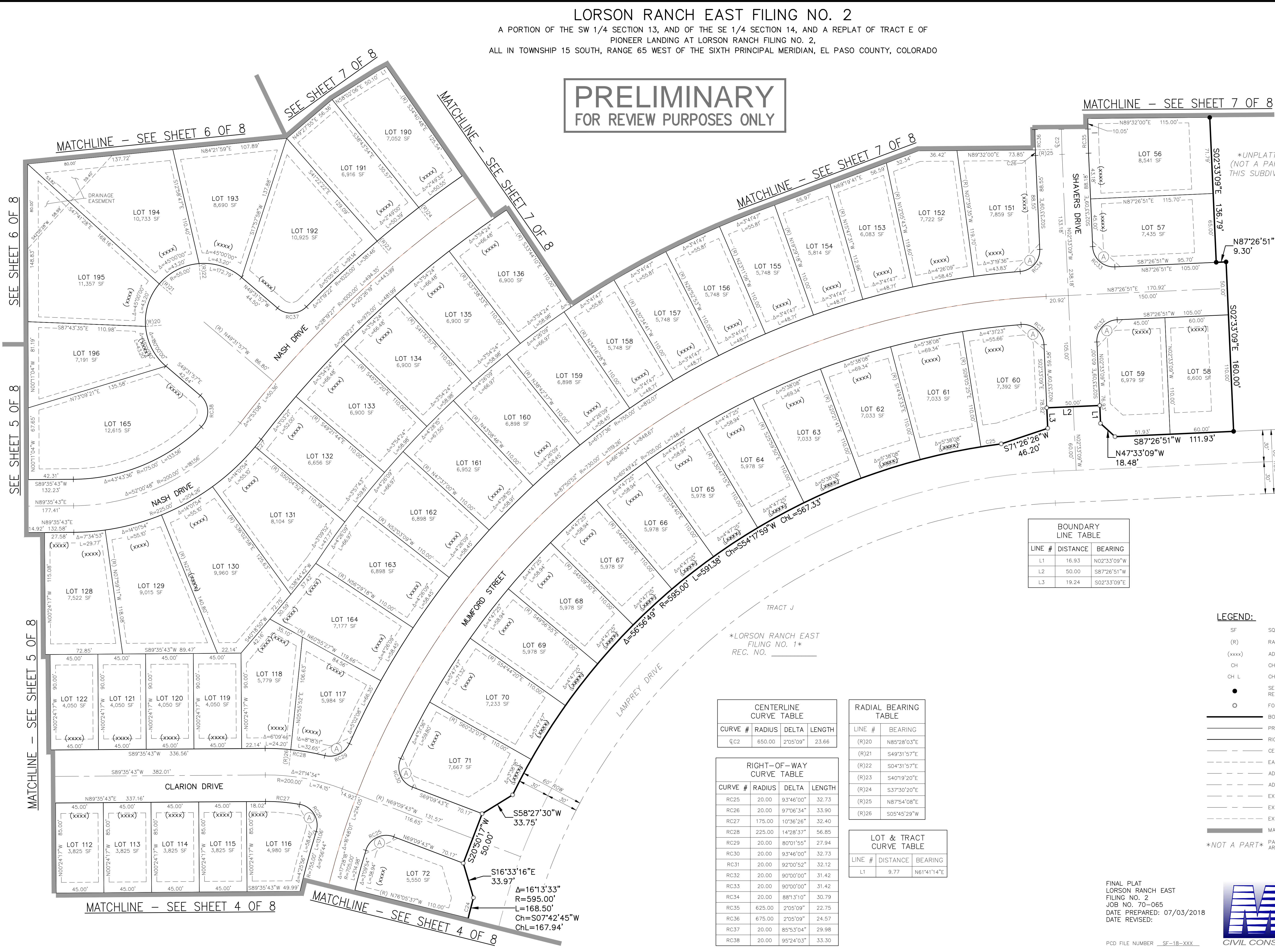
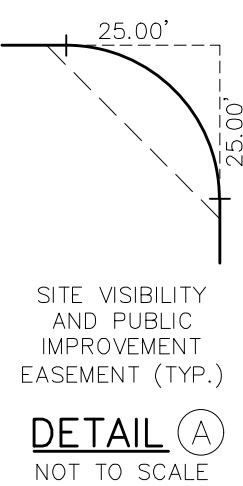
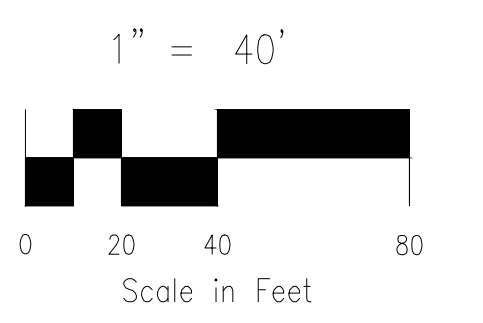
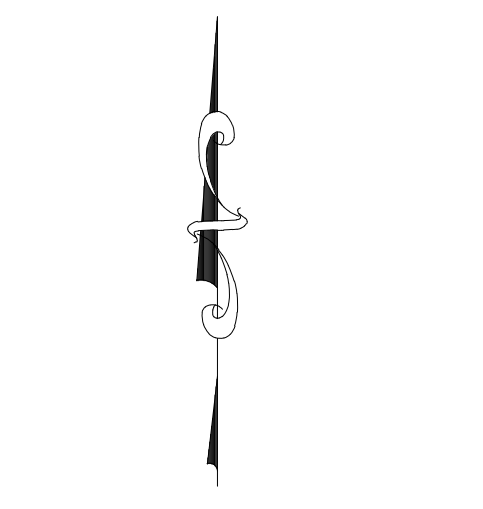
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**PRELIMINARY
FOR REVIEW PURPOSES ONLY**



SHEET INDEX
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BOUNDARY LINE TABLE

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

CENTERLINE CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
€C2	650.00	2°05'09"	23.66

RIGHT-OF-WAY CURVE TABLE

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"	31.12
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

RADIAL BEARING TABLE

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

LOT & TRACT CURVE TABLE

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

- LEGEND:**
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 - (R) RADIAL
 - (xxxx) ADDRESS
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 - CH L CHORD LENGTH
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FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 07/03/2018
DATE REVISED:



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

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