

LORSON RANCH EAST FILING NO. 3

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

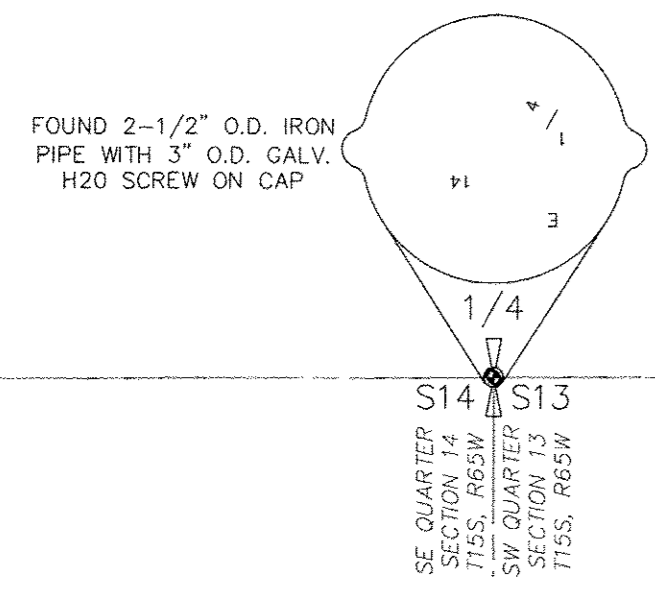
LORSON RANCH EAST FILING NO. 3
TOTAL AREA = 849,292 S.F.
19.497 ACRES +/-

14474

UNPLATTED
REC. NO. 216067718

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

POINT OF COMMENCING/
POINT OF BEGINNING
N89°31'43"E
32.00'



- Sinking Road/Sidewalk
- ADA Ramp/Sidewalk Issues
- Missing Signs, Stop and Street Names
- ▨ Mill and Overlay

HALIFAX DRIVE
N89°32'00"E 24.16'-00"

N00°28'00"W 7.50'	12.08'	12.08'	S00°28'00"E 7.50'
LOT 14 6,994 SF	S89°32'00"W 24.16'	LOT 15 7,064 SF	

**MAIL KIOSK
EASEMENT DETAIL KE-1**
LOTS 14 & 15
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"
 - FOUND 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

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

RIGHT-OF-WAY LINE TABLE

LINE #	DISTANCE	BEARING
RL1	7.24	N87°26'51"E
RL2	7.24	S87°26'51"W
RL3	14.99	S26°26'41"E
RL4	15.20	N26°26'41"W

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C3	225.00	3°03'06"	11.98
RC1	20.00	90°00'00"	31.42
RC2	20.00	90°00'00"	31.42
RC3	20.00	90°00'00"	31.42
RC4	20.00	90°00'00"	31.42
RC5	20.00	91°41'51"	32.01
RC6	20.00	90°00'00"	31.42
RC7	60.00	2°33'23"	24.67
RC8	27.00	90°00'00"	42.41
RC9	60.00	2°33'23"	24.67
RC10	20.00	90°00'00"	31.42
RC11	20.00	90°00'00"	31.42
RC12	60.00	2°33'23"	24.67
RC13	27.00	90°00'00"	42.41
RC14	60.00	2°33'23"	24.67
RC15	395.00	2°05'09"	14.38
RC16	345.00	2°05'09"	12.56
RC17	20.00	90°00'00"	31.42
RC18	20.00	90°00'00"	31.42
RC19	225.00	2°05'09"	8.19
RC20	175.00	2°05'09"	6.37

RADIAL BEARING TABLE

LINE #	BEARING
(R)1	N11°53'28"W
(R)2	N48°10'12"W
(R)3	S78°11'39"E
(R)4	S78°47'52"W
(R)5	S59°36'35"W
(R)6	S17°06'47"E
(R)7	S10°57'02"E
(R)8	S45°02'24"E
(R)9	S80°19'29"E
(R)10	N86°09'59"E

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	670.00	0°24'19"	4.74
C2	560.00	0°24'19"	3.96
C3	225.00	3°03'06"	11.98
C4	60.00	14°16'21"	14.95
C5	60.00	9°17'02"	9.72
C6	60.00	19°11'17"	20.09
C7	60.00	6°54'37"	7.24
C8	60.00	16°38'47"	17.43
C9	60.00	20°11'23"	21.14
C10	60.00	3°22'00"	3.53

CENTERLINE CURVE TABLE

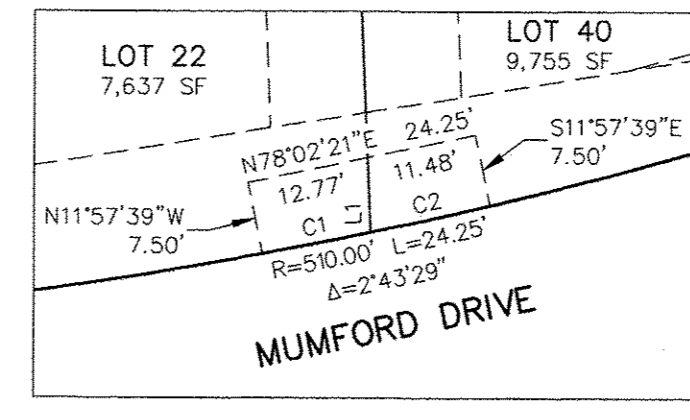
CURVE #	RADIUS	DELTA	LENGTH
©C1	37.00	2°05'09"	13.47
©C2	21.00	2°05'09"	7.28

EASEMENT LINE TABLE

LINE #	DISTANCE	BEARING
L1	7.75	S02°33'09"E

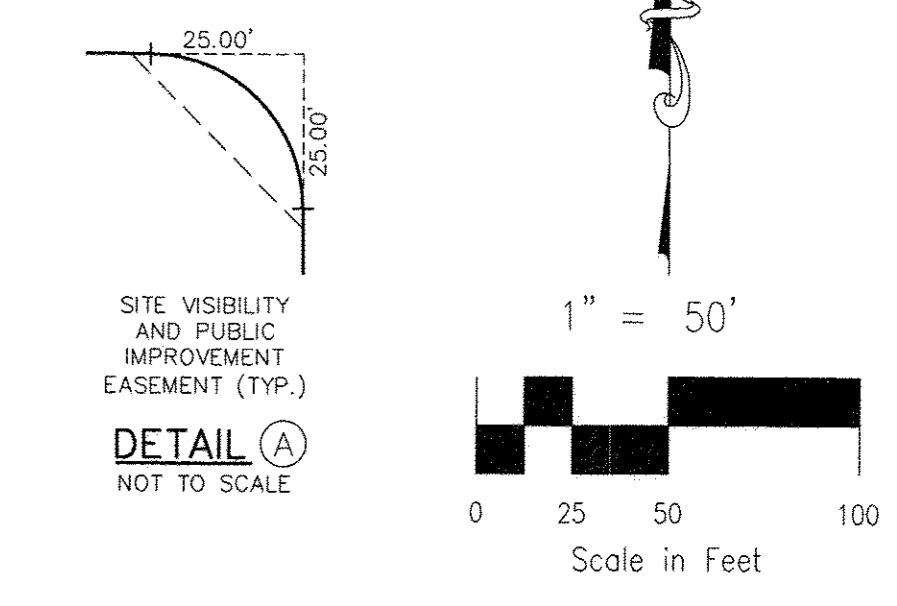
EASEMENT CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH
C1	510.00	1°17'33"	11.50
C2	510.00	1°25'56"	12.75



**MAIL KIOSK
EASEMENT DETAIL KE-2**
LOTS 22 & 40
SCALE: 1" = 20'

FINAL PLAT
LORSON RANCH EAST
FILING NO. 3
JOB NO. 43-127
DATE PREPARED: 03/05/2019
DATE REVISED: 12/30/2019



1" = 50'

NOT TO SCALE

DETAIL A

SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)



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

SHEET 3 OF 3