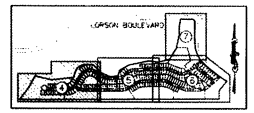
CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTH HALF (N 1/2) SECTION 23, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO



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 "MGS CIVIL PLS 25998" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "MGS CIVIL PLS 25998" 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
5688	FEMA FIRM FLOODPLAIN ELEVATION LABEL FEMA FIRM FLOODPLAIN ELEVATION
	MATCHLINE
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

RADIAL BEARING TABLE

LINE #	BEARING
(R1)	N23°56'54"E

RIGHT-OF-WAY LINE TABLE

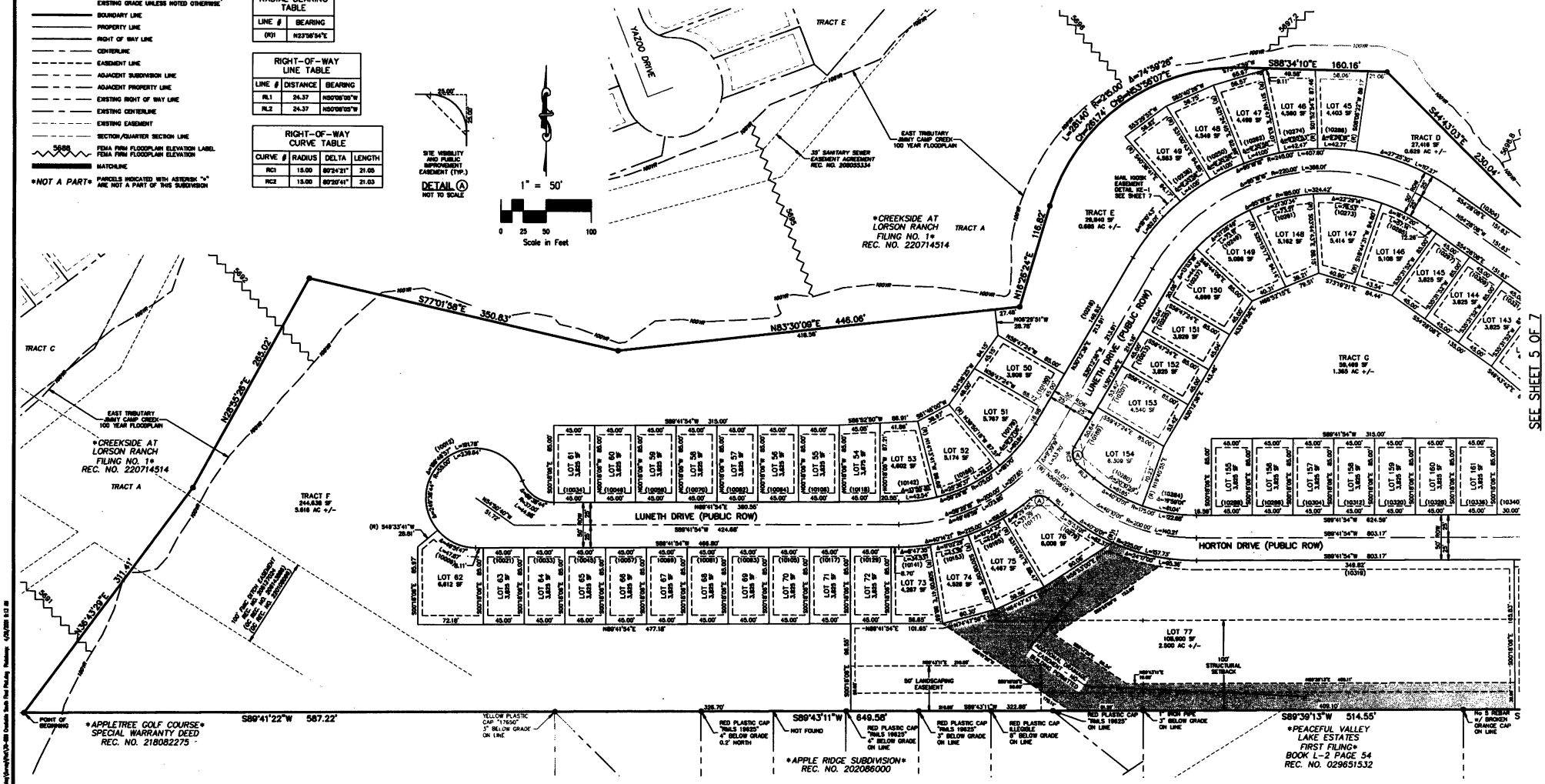
LINE #	DISTANCE	BEARING
RL1	24.37	N50°08'05"W
RL2	24.37	N50°08'05"W

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC1	15.00	80°24'21"	21.05
RC2	15.00	80°26'41"	21.03

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

1" = 50'
0 25 50 100
Scale in Feet



SEE SHEET 5 OF 7

Released for Permit
04/30/2021 7:28 AM
ENUMERATION

FINAL PLAT
CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1
JOB NO. 70-089
DATE PREPARED: 05/11/2020
DATE REVISED: 04/30/2021
PCD FILE NUMBER SF-20-017

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

SHEET 4 OF 7

Chuck Broerman
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El Paso County, CO
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