

Steve Schleiker

El Paso County, CO

08/21/2026 10:02:49 AM

Doc \$0.00

2

Rec \$43.00

Pages



226715704

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

POWERS RANCH SUBDIVISION

Name of Plat

MARK POWERS

POWROY FAMILY LIVING TRUST c/o

LISA POWERS

Owner's Name

Subdivision



Condominium



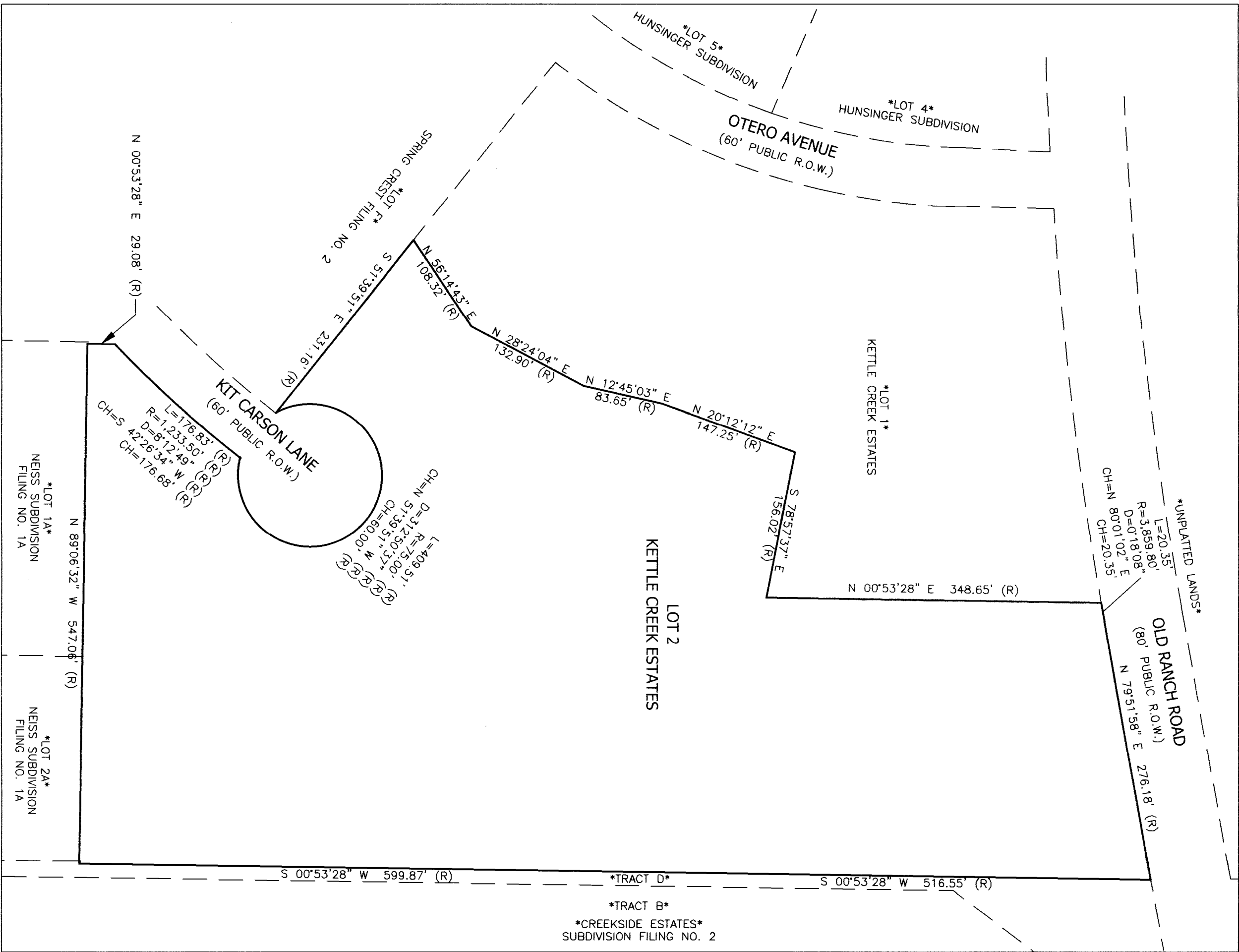
C&R/016 Revised 6/06

POWERS RANCH SUBDIVISION

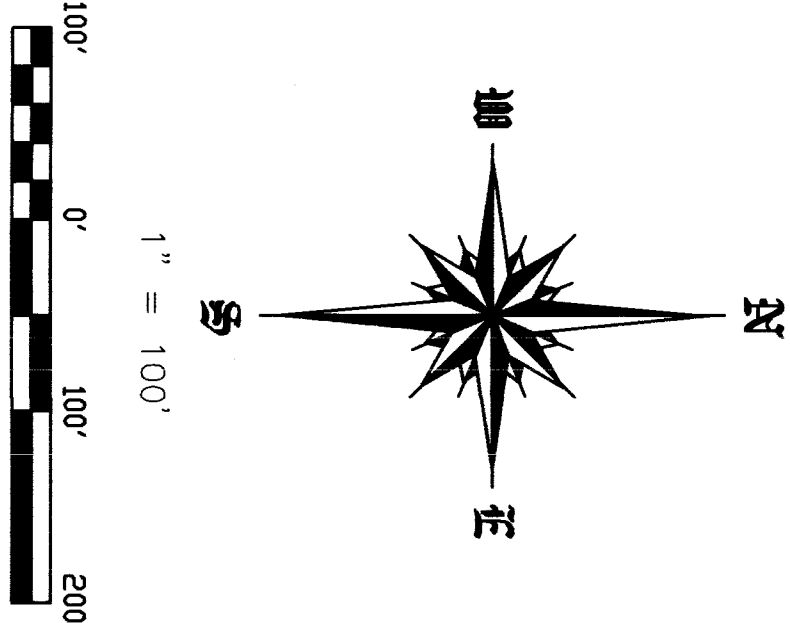
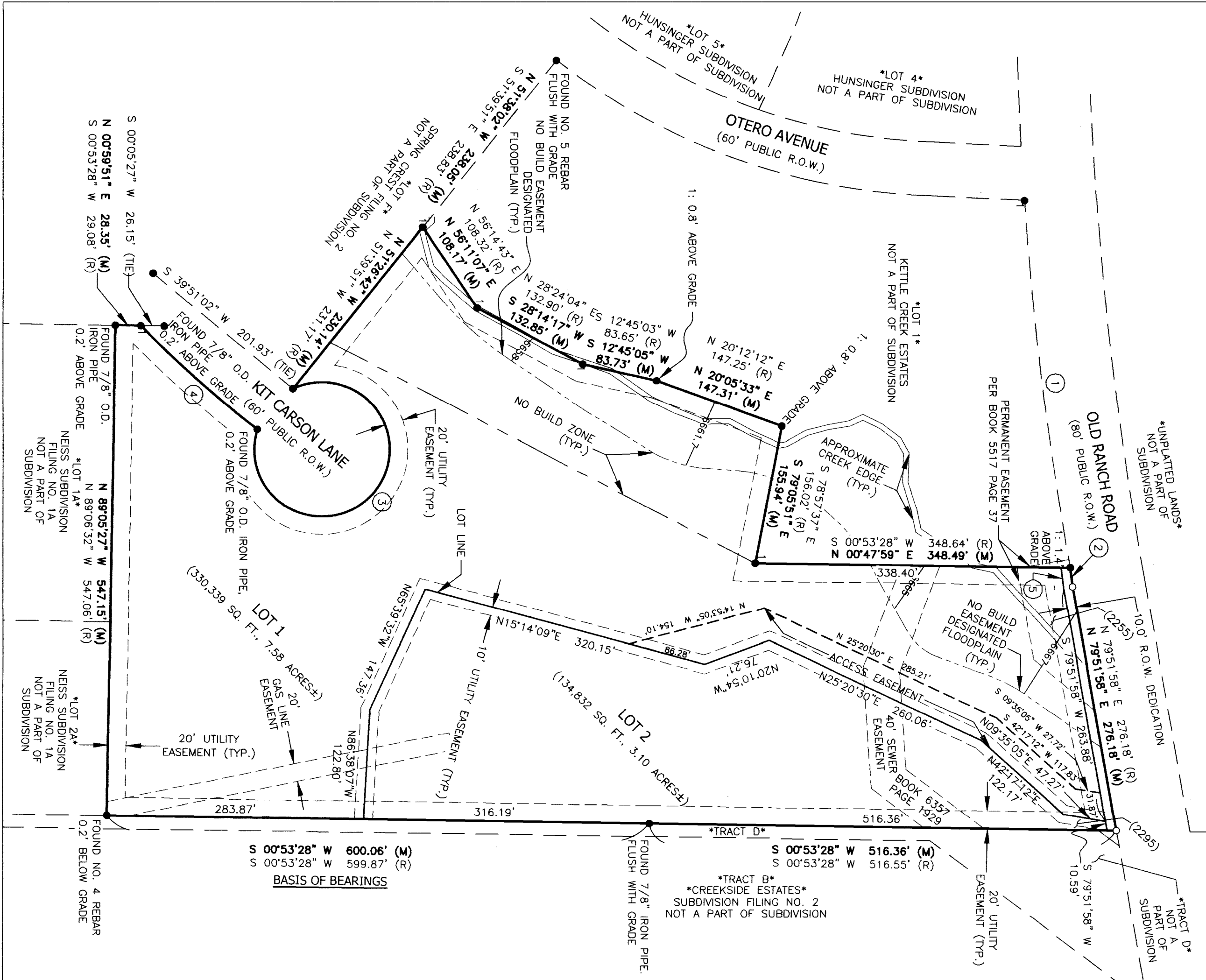
REPLAT OF LOT 2, KETTLE CREEK ESTATES
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

15704

AS CURRENTLY PLATTED



AS REPLATTED

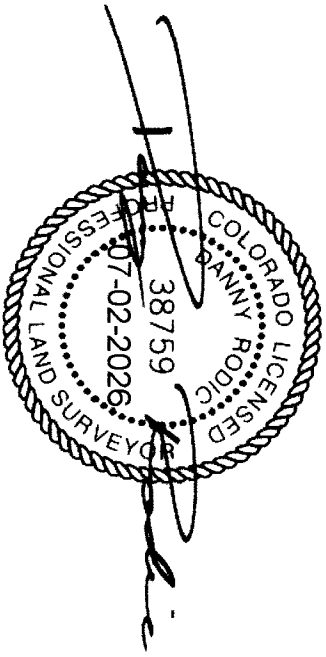


LEGEND

- MONUMENT FOUND AS NOTED
- FOUND NO. 4 REBAR WITH 1" BLUE PLASTIC CAP MARKED "KCH PLS 37907". 0.6' ABOVE GRADE, OR AS NOTED
- PURPLE PLASTIC CAP MARKED "PLS 39759". FLUSH WITH GRADE
- (R) RECORD VALUE
- (M) MEASURED VALUE
- (CALC) CALCULATED VALUE
- (TYP) TYPICAL
- D. OUTSIDE DIAMETER
- NOT A PART OF SUBDIVISION
- BREAK SYMBOL
- NO BUILD AREAS
- NO BUILD ZONE
- BASE FLOOD ELEVATIONS SEE NOTE 7

CURVE TABLE

- | | |
|---|--|
| 1 | L=417.04' (R)
R=3,859.80' (R)
CH=N 83°15'49" E
L=413.45' (M)
D=808.150' (M)
CH=N 82°55'26" E
CH=413.25' (M) |
| 2 | L=20.35' (R)
R=3,859.80' (R)
CH=N 80°01'02" E
D=0'18.08" (R)
L=21.97' (M)
R=3,859.80' (M)
CH=N 82°43'02" E
CH=21.97' (M) |
| 3 | L=09.24' (R)
R=75.00' (M)
D=312.90'37" (R)
CH=S 48°07'56" E (M)
CH=60.00' (R)
CH=60.25' (M) |
| 4 | L=176.83' (R)
R=1,233.50' (R)
D=8°12'49" (R)
CH=S 42°26'34" W (R)
L=173.44' (M)
R=1,233.50' (M)
D=8°03'50" (M)
CH=N 12°00'25" E (M)
CH=173.54' (M) |
| 5 | L=23.66' (M)
R=3,859.80' (M)
D=2°23'13" (M)
CH=N62°43'33"E (M)
CH=23.66' (M) |



DATE: December 02, 2024			REVISIONS	
No.	Remarks	Date	By	
1	County Comments	06-22-2025	DDR	
2	County Comments	08-16-2025	DDR	
3	County Comments	10-20-2025	DDR	
4	County Comments	11-20-2025	TJM	
5	County Comments	12-19-2025	DDR	

APEX

Land Surveying and Mapping LLC

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Colorado Springs, CO 80918
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E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com

PDC File No.: VR 253

SHEET 2 OF 2