

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 water.state.co.us

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED: **Gunners Ridge**

2. LAND USE ACTION: **Minor Subdivision to go from 1 lot to 4 lots.**

3. NAME OF EXISTING PARCEL AS RECORDED: Land Survey Plat: A Portion of the Northeast Quarter of Section 14, Township 12 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado
SUBDIVISION: _____, FILING (UNIT) _____, BLOCK _____, LOT _____

4. TOTAL ACREAGE: **38.83** 5. NUMBER OF LOTS PROPOSED **4** PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.

- A. Was parcel recorded with county prior to June 1, 1972? YES or NO
B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO
If yes, describe the previous action: **This was part of a large subdivision that was divided into 35+ acre lots.**

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

SE 1/4 of the **NE** 1/4, Section **14**, Township **12** N or S, Range **65** E or W
Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units _____ Easting: _____
must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13 Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided. **No wells on site.**

Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS	
	Gallons per Day	Acre-Foot per Year
HOUSEHOLD USE # 5 of units	_____	1.5
COMMERCIAL USE # _____ of S. F <small>Well application through state approved 0.3 for commercial but property is residential so should not be used. Kept on total acre-feet to be consistent.</small>	_____	0.3
IRRIGATION # 1.4 of acres	_____	2.9
STOCK WATERING # 104 of head	_____	1.3
OTHER: _____	_____	_____
TOTAL	_____	6

The Stock Watering was approved through the state for a total of 104 but do not anticipate this will be anywhere close to the actual number of head on site. I would imagine no more than 8 horses per property would be a safe guess.

10. WATER SUPPLY SOURCE

NEW WELLS -
PROPOSED AQUIFERS – (CHECK ONE)
 ALLUVIAL UPPER ARAPAHOE
 UPPER DAWSON LOWER ARAPAHOE
 LOWER DAWSON LARAMIE FOX HILLS
 DENVER DAKOTA
 OTHER: _____

EXISTING DEVELOPED WELL SPRING
WELL PERMIT NUMBERS _____
 MUNICIPAL
 ASSOCIATION
 COMPANY
 DISTRICT
NAME _____
LETTER OF COMMITMENT FOR SERVICE YES or NO

WATER COURT DECREE CASE NUMBERS:
462-BD (DENVER)
463-BD (DAWSON)

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

- SEPTIC TANK/LEACH FIELD CENTRAL SYSTEM
 LAGOON VAULT DISTRICT NAME: _____
 ENGINEERED SYSTEM (Attach a copy of engineering design.) LOCATION SEWAGE HAULED TO: _____
 OTHER:



321 W. Henrietta Ave Suite A • Woodland Park, CO 80863 • (719) 426-2124

To: Andrew Makings
12172 Goodson Road
Colorado Springs, CO 80908

From: David Mijares, PE
Catamount Engineering

Date: February 17, 2023

RE: Water Resources Report, Makings Minor Development (“MMD”)
12172 Goodson Road, Colorado Springs, CO 80908

This Water Resources Report was completed by David Mijares of Catamount Engineering, a Licensed Professional Engineer (PE), on behalf of Andrew Makings (“Applicant”) in accordance with the requirements of the El Paso County Land Development Code described in Section 8.4.7 (B)(1)(c). Mr. Mijares has over 25 years’ experience in drainage and hydrologic analysis. He has been involved in evaluating water supply and drainage for subdivisions in El Paso County for over 20 years. This report presents the data, documentation, and analysis in sufficient detail to determine sufficiency of the proposed subdivision’s water supply in terms of dependability, quantity, and quality.

1.0 Summary of the Proposed Subdivision

The Makings’ property (Attachment 1) consists of a 38.83-acre parcel, located in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 12 South, Range 65 West, of the 6th P.M. The Property is situated within District 3 of the Upper Black Squirrel Creek Designated Groundwater Management District having the address 12172 Goodson Road, Colorado Springs, CO 80908, in El Paso County, Colorado (“Property”). There are no wells or existing homes on the Property.

It is proposed that the 38.83-acre property will be subdivided to create a 4-lot subdivision. Lot 1 is proposed to be 23.80-acres and Lots 2,3, and 4 are proposed to be 5.01-acres each, respectively. The following is a list of the size of each proposed lot.

Proposed Lots Acreages	
1	23.80
2	5.01
3	5.01
4	5.01



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2.0 Information Regarding Sufficient Quantity of Water

2.1 Calculation and Quantity of Water Available and Supply Source

Groundwater underlying the Property will be used as the source of water supply for the subdivision. Determination of Water Rights for the two underlying groundwater aquifers: Denver (462-BD) and Dawson (463-BD) was approved by the Colorado Groundwater Commission (“Commission”) on March 16, 2004. Specific volumes of groundwater were conveyed to Andrew and Emilee Makings (the “Makings”), current owners of the MMD, via a quit claim deed dated August 22, 2022, and recorded on August 22, 2022 at Reception No. 222110915 in the records of the El Paso County Clerk and Recorder. Table 1 quantifies the groundwater underlying the property in each of the two aquifers.

The following volumes were deeded to the Makings and were approved for commercial, domestic, irrigation, industrial, fish and wildlife propagation, aesthetic, and for augmentation purposes on the MMD. The groundwater in the Dawson Aquifer is not-non tributary and requires replacement of actual depletions, and the groundwater in the Denver Aquifer is not-non tributary and requires a 4% replacement. The annual amounts below are based on a 300-year withdrawal period.

Determination No.	Aquifer	Annual Amount
462-BD	Denver (4% NNT)	6.675 acre-feet
463-BD	Dawson (NNT)	9.04 acre-feet

The Dawson aquifer is the shallow most aquifer and was determined to have 2,712 acre-feet of available groundwater. Removal of this groundwater over 300 years would allow for 9.04 acre-feet/ year to be used by the subdivision.

2.2 Water Demand

The Makings applied for a Dawson Aquifer Replacement Plan with the Colorado Ground Water Commission on November 15, 2022, and it is still pending. The replacement plan application requests the following uses on the MMD:

- One Well-Lot 1 (23.89 Acres)
 - Up to 2 single-family dwellings or their equivalent
 - 0.3 acre-feet per unit per year
 - 0.6 acre-feet per year total



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- Up to 1 acre of irrigation
 - 2 acre-feet per year
- In-building Commercial Sanitary Use
 - 0.3 acre-feet per year
- Watering of up to 80 large Domestic Animals
 - 1 acre-foot per year
- Total Use = 3.9 acre-feet per year for 300 years

- Three Wells-Lot 2, Lot, 3, Lot 4 (5.01 Acres each)
 - One single-family dwelling
 - 0.3 acre-feet per year per well
 - 0.9 acre-feet per year total
 - 6,000 square-feet of irrigation
 - 0.3 acre-feet per year per well
 - 0.9 acre-feet per year total
 - Watering of up to 8 large domestic animals
 - 0.1 acre-feet per year per well
 - 0.3 acre-feet per year total
 - Each Well = 0.7 acre-feet per year for 300 years
 - Total Use = 2.1 acre-feet per year for 300 years

- MMD TOTAL ANNUAL USE = 6 acre-feet per year for 300 years.

2.3 Meeting Replacement Requirements

The groundwater in the Dawson Aquifer is not-nontributary and requires replacement of actual depletions, and the groundwater in the Denver Aquifer is not-nontributary and requires a 4% replacement. The annual amounts below are based on a 300-year withdrawal period.

Replacement of the depletions will occur from recharge from individual on-site wastewater treatment systems. The onsite wastewater treatment systems will be installed and maintained according to the El Paso County Guidelines and approved by the El Paso County Department of Health.

The Makings applied for a Dawson Aquifer Replacement Plan with the Colorado Ground Water Commission on November 15, 2022, and it is still pending.

3.0 Information Regarding Sufficient Dependability of Water Supply

3.1 Proof of Ownership



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Attachment 1 provides the Warranty Deed for the property and its legal description. Specific volumes of groundwater were conveyed to Andrew and Emilee Makings (the “Makings”), current owners of the MMD, via a quit claim deed dated August 22, 2022, and recorded on August 22, 2022 at Reception No. 222110915 in the records of the El Paso County Clerk and Recorder. The Makings are listed as owner in the Determination of Water Rights and the transfer of water rights for the Denver and Dawson aquifers, the source of water supply, will occur with the sale of each lot such that each lot will be allocated water (based on lot size).

3.2 Water Supply

The proposed 4 new wells for the 4 lots will utilize two aquifers; The groundwater in the Dawson Aquifer is not-non tributary and requires replacement of actual depletions, and the groundwater in the Denver Aquifer is not-non tributary and requires a 4% replacement.

4.0 Information Regarding Sufficient Quality

Water quality samples have not yet been collected and testing is pending.

5.0 Information Regarding Sufficient Quality

The proposed subdivision of 38.83 acres will create 4 new lots. The purpose of the Water Resources Report is to provide the data, documentation, and analysis in sufficient detail to determine sufficiency of the proposed subdivision’s water supply in terms of dependability, quantity and quality. Water delivered by wells completed in the not non tributary Denver and Dawson aquifers underlying the Property will be used to supply each home. The Determination of Water Rights 462-BD and 463-BD were approved by the Colorado Groundwater Commission on March 16, 2004. Based on the proposed uses and quantification of available groundwater, there is sufficient quantity to meet the County required 300 year water supply criteria providing each home/lot. The Denver and Dawson aquifer has successfully been a primary source of water supply for similar homes at sufficient rates and duration to meet similar uses; the source is a dependable supply. The quality of the Denver and Dawson aquifers groundwater underlying the new proposed lot is under evaluation based on the parameters specified in the Land Development Code and will be available shortly.

HAYES POZNAKOVIC KORVER LLC

ATTORNEYS AT LAW

700 17TH STREET, SUITE 1800
DENVER, COLORADO 80202

TELEPHONE (303) 825-1980

FACSIMILE (303) 825-1983

January __, 2023

El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Water Supply for Makings Minor Development
12172 Goodson Road, Colorado Springs, CO, 80908

To Whom It May Concern,

The following provides an overview of the water supplies that will provide service to the 4 lots of the Makings Minor Development (“MMD”). The MMD is on a 38.83-acre parcel, generally located in the SE1/4 of the NE1/4 of Section 14, Township 12 South, Range 65 West of the 6th P. M., also known as 12172 Goodson Road, Colorado Springs, CO, 80908, in El Paso County. This letter is based on amounts of groundwater quantified in Determination Nos. 462-BD (Denver Aquifer) and 463-BD (Dawson Aquifer), issued by the Colorado Ground Water Commission on March 16, 2004. Specific volumes of groundwater were conveyed to Andrew and Emilee Makings (the “Makings”), current owners of the MMD, via a quit claim deed dated August 22, 2022, and recorded on August 22, 2022 at Reception No. 222110915 in the records of the El Paso County Clerk and Recorder. This letter provides no opinion on the actual physical supply of groundwater available. This letter is not a title opinion and makes no conclusion about ownership of the groundwater described below.

Deeded Annual Amounts

The following volumes were deeded to the Makings and were approved for commercial, domestic, irrigation, industrial, fish and wildlife propagation, aesthetic, and for augmentation purposes on the MMD. The groundwater in the Dawson Aquifer is not-nontributary and requires replacement of actual depletions, and the groundwater in the Denver Aquifer is not-nontributary and requires a 4% replacement. The annual amounts below are based on a 300-year withdrawal period.

Determination No.	Aquifer	Annual Amount
462-BD	Denver (4% NNT)	6.675 acre-feet
463-BD	Dawson (NNT)	9.04 acre-feet

Proposed Replacement Plan

The Makings applied for a Dawson Aquifer Replacement Plan with the Colorado Ground Water Commission on November 15, 2022, and it is still pending. The replacement plan application requests the following uses on the MMD:

- One Well
 - Up to 2 single-family dwellings or their equivalent
 - 0.3 acre-feet per unit per year
 - 0.6 acre-feet per year total
 - Up to 1 acre of irrigation
 - 2 acre-feet per year
 - In-building Commercial Sanitary Use
 - 0.3 acre-feet per year
 - Watering of up to 80 large Domestic Animals
 - 1 acre-foot per year
 - Total Use = 3.9 acre-feet per year for 300 years

- Three Wells
 - One single-family dwelling
 - 0.3 acre-feet per year per well
 - 0.9 acre-feet per year total
 - 6,000 square-feet of irrigation
 - 0.3 acre-feet per year per well
 - 0.9 acre-feet per year total
 - Watering of up to 8 large domestic animals
 - 0.1 acre-feet per year per well
 - 0.3 acre-feet per year total
 - Each Well = 0.7 acre-feet per year for 300 years
 - Total Use = 2.1 acre-feet per year for 300 years

- MMD TOTAL ANNUAL USE = 6 acre-feet per year for 300 years.

Current Supply

There are currently no wells on the MMD. Well permits will need to be applied for and approved prior to drilling of any wells.

Adequacy of the Water Supply

The proposed replacement plan, as outlined above, along with the available supplies of groundwater, are sufficient to provide water to the MMD for 300 years. Further, if necessary, the Denver Aquifer can be used as a backup supply for each lot. All groundwater underlying each lot of the MMD will be conveyed to the successor in interest.

If you have any questions or comments, please feel free to call.

Sincerely,

HAYES POZNANOVIC KORVER, LLC

Eric K. Trout

LAND SURVEY PLAT

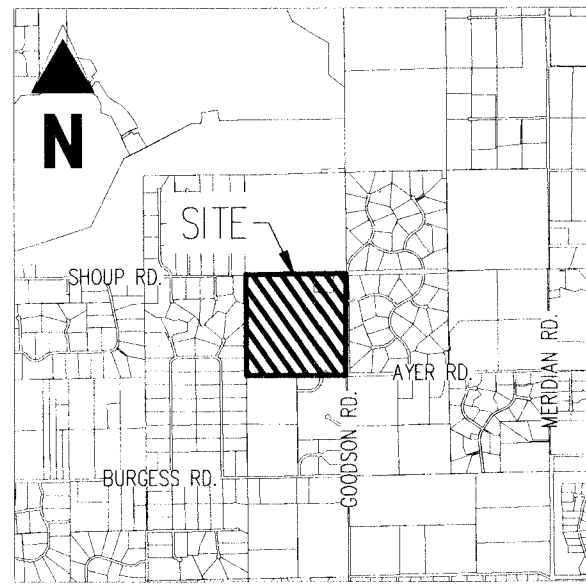
222900039

02/01/2022

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

Galloway

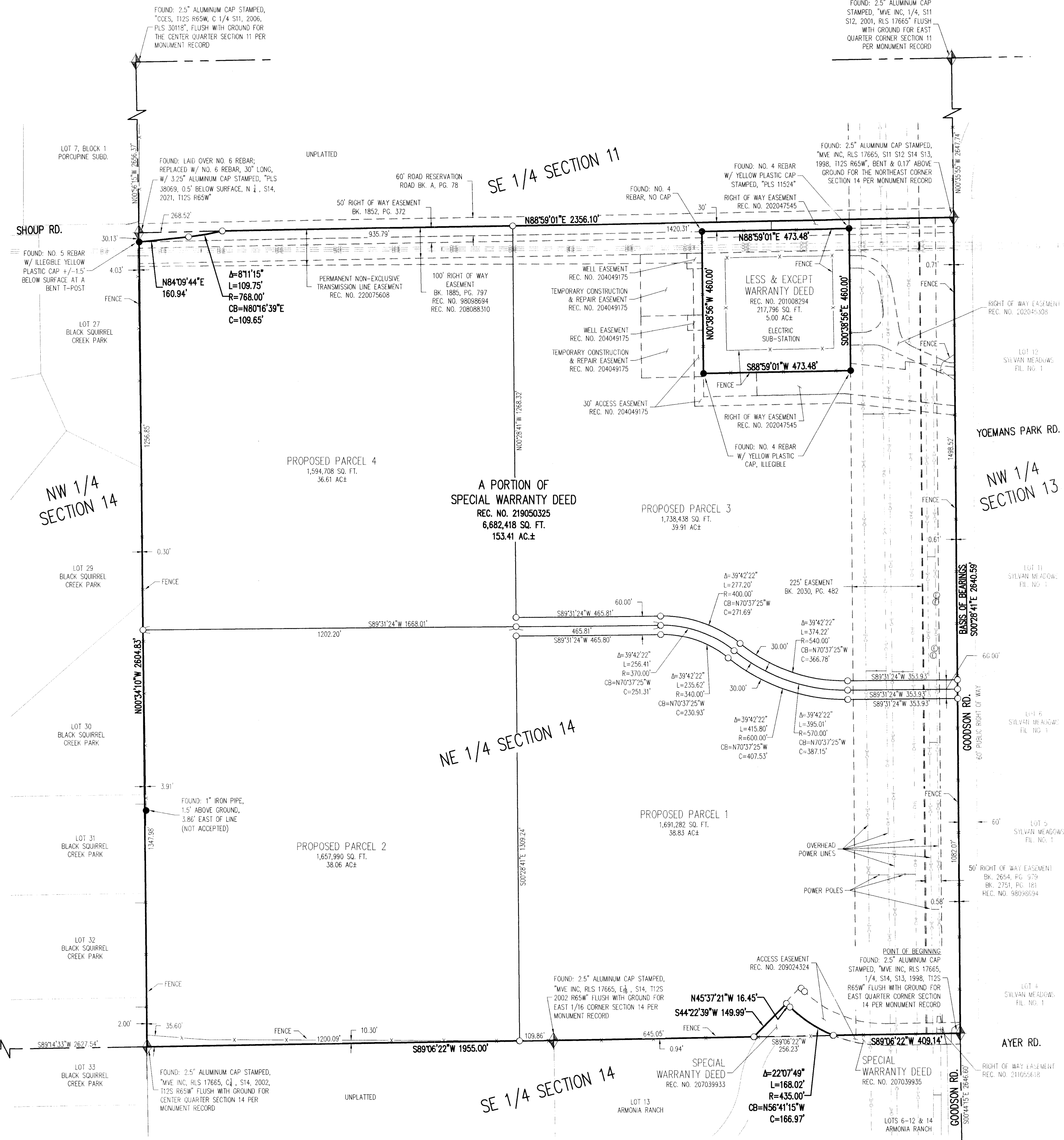
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com



VICINITY MAP
1" = 5000'

GENERAL NOTES

- ACCESS TO PROPERTY OBTAINED VIA SHOUP ROAD AND GOODSON ROAD.
- FIELD WORK WAS COMPLETED ON: SEPTEMBER 8, 2021.
- BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ARE ASSUMED TO BEAR N00°28'41"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC. RLS 17665, S11 212 S14 S13, 1998, 1125 R65W" AND ON THE SOUTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC. RLS 17665, 1/4, S14, S13, 1998, 1125 R65W."
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08041C0320G, HAVING A REVISION DATE OF DECEMBER 7, 2018, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD) AND ZONE A (WITHOUT BASE FLOOD ELEVATION). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS AND UTILITY LOCATES FROM A UTILITY CONTRACTOR. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 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. C.R.S. 13-80-105(3)(A).
- THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. 48535994036-2, WITH AN EFFECTIVE DATE OF MARCH 2, 2021 AT 5:00 P.M.
- THE PROPERTY IS SUBJECT TO ANY RIGHTS OR INTERESTS OF THIRD PARTIES WHICH EXIST OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATERS OF BLACK SQUIRREL CREEK.
- THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS ENDORSED BY INSTRUMENT RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGES 670 AND 675 AND RECORDED FEBRUARY 17, 1981, IN BOOK 3404 AT PAGES 582 AND 587.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN NOTICE CONCERNING UNDERGROUND FACILITIES RECORDED MAY 09, 1983 IN BOOK 3718 AT PAGE 812.
- THE PROPERTY IS SUBJECT TO THE EFFECT OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDERS RECORDED MARCH 18, 2004, UNDER RECEPTION NOS. 204043706, 204043707, 204043708 AND 204043709, EXCEPT FOR THAT PORTION RECORDED AT RECEPTION NO. 2017008294.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED MAY 23, 2006 AT RECEPTION NO. 206075467.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED NOVEMBER 14, 2006 AT RECEPTION NO. 206167012.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SECLUSION PUD DEVELOPMENT GUIDELINES RECORDED MAY 10, 2007 UNDER RECEPTION NO. 207063551.
- THE PROPERTY IS SUBJECT TO THE EFFECT OF SECLUSION PUD DEVELOPMENT PLAN RECORDED MAY 10, 2007, UNDER RECEPTION NO. 207063552.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED MAY 07, 2014 AT RECEPTION NO. 214038081.
- THE PROPERTY IS SUBJECT TO THE RESERVATION OF ALL APPURTENANT WATER RIGHTS AS RESERVED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 30, 2015 UNDER RECEPTION NO. 215139683.
- THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 19-382, RECORDED OCTOBER 08, 2019, UNDER RECEPTION NO. 219125259.



PROPERTY DESCRIPTION

A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 219050325 AND ALL OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 207039935 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ARE ASSUMED TO BEAR S02°28'41"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC. RLS 17665, S11 212 S14 S13, 1998, 1125 R65W" AND ON THE SOUTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC. RLS 17665, 1/4, S14, S13, 1998, 1125 R65W."

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14, BEING A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC. RLS 17665, 1/4, S14, S13, 1998, 1125 R65W" BEING A POINT ON THE WEST RIGHT OF WAY LINE OF GOODSON ROAD AT THE INTERSECTION OF AYER ROAD, AND BEING THE SOUTHWEST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 219050325;

THENCE WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, S00°44'15"E, A DISTANCE OF 35.00 FEET;

THENCE DEPARTING SAID EAST LINE, S89°06'22"W, A DISTANCE OF 238.10 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 434.97 FEET, A CENTRAL ANGLE OF 23°18'27", A DISTANCE OF 175.68 FEET, A CHORD BEARING OF N79°19'23"W WITH A CHORD DISTANCE OF 174.49 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE DEPARTING SAID SOUTH LINE OF THE NORTHEAST QUARTER AND CONTINUING ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 22°07'50", A DISTANCE OF 168.02 FEET, A CHORD BEARING OF N56°41'15"W WITH A CHORD DISTANCE OF 166.98 FEET;

THENCE N45°37'21"W, A DISTANCE OF 16.45 FEET;

THENCE S44°22'39"W, A DISTANCE OF 149.99 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER;

THENCE WITH SAID SOUTH LINE, S89°06'22"W, A DISTANCE OF 1955.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 14;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, N00°34'10"W, A DISTANCE OF 2605.42 FEET;

THENCE N84°22'17"E, A DISTANCE OF 160.89 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 768.00 FEET, A CENTRAL ANGLE OF 08°11'15", A DISTANCE OF 109.75 FEET, A CHORD BEARING OF N80°16'39"E WITH A CHORD DISTANCE OF 109.65 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE, N88°59'01"E, A DISTANCE OF 2356.10 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER AND BEING A POINT ON SAID WEST RIGHT OF WAY LINE OF GOODSON ROAD;

THENCE WITH SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID NORTHEAST QUARTER, S00°28'41"E, A DISTANCE OF 2840.59 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
ALL OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 201008294 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, BEING A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC. RLS 17665, 1/4, S14, S13, 1998, 1125 R65W" BEING A POINT ON THE WEST RIGHT OF WAY LINE OF GOODSON ROAD AT THE INTERSECTION OF AYER ROAD, AND BEING THE SOUTHWEST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 219050325; THENCE WITH SAID WEST RIGHT OF WAY LINE, N00°28'41"W, A DISTANCE OF 2150.58 FEET; THENCE S88°59'01"W, A DISTANCE OF 330.30 FEET TO THE POINT OF BEGINNING OF SAID LESS AND EXCEPT PARCEL;

THENCE S88°59'01"W, A DISTANCE OF 473.48 FEET;

THENCE N00°38'56"W, A DISTANCE OF 460.00 FEET;

THENCE N88°59'01"E, A DISTANCE OF 473.48 FEET;

THENCE S00°38'56"E, A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A NET AREA OF 6,894,775 SQUARE FEET OR 153.69 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

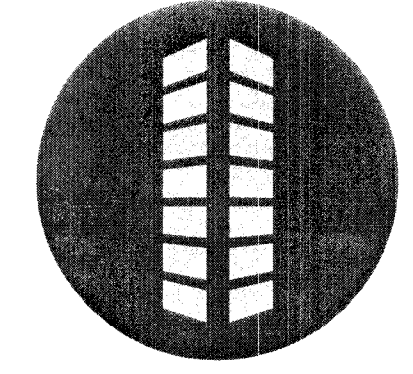
I, BRIAN J. DENNIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP WAS PREPARED FROM THE FIELD NOTES TAKEN DURING AN ACTUAL SURVEY OF THE GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS MAP REFLECTS THE RESULTS OF THAT SURVEY.

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 33069
PROJECT NO. SLV0000210
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

DEPOSITING CERTIFICATE

I HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, AT 12:20 O'CLOCK P.M. ON THIS 1st DAY OF February 2022, AND IS DULY DEPOSITED IN BOOK DEPT AT PAGE(S) 222900039 DEPOSIT NO. 222900039

CHUCK BROEMAN, EL PASO COUNTY CLERK AND RECORDER
By *Kathryn Connelly*
DEPUTY



LAND SURVEY PLAT
A PORTION OF THE NORTHEAST QUARTER OF SECTION 14,
TOWNSHIP 12 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Int.
1	10/29/2021	UPDATE LINEWORK	JGH
2	11/15/2021	UPDATE LINEWORK	JGH
3	11/24/2021	UPDATE LINEWORK	JGH
4	02/01/2022	UPDATE ALIQUOT CORNER	JGH

Project No: SLV0000210
Drawn By: JGH
Checked By: BJD
Date: 09/09/2021

FINAL PLAT GUNNERS RIDGE

PORTION THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

ANDREW MAXWELL MAKINGS AND EMILEE ANN MAKINGS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION

PARCEL 1

A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 219050325 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ARE ASSUMED TO BEAR S00°28'41"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, S11 S12 S14 S13, 1998, T12S R65W AND ON THE SOUTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, 1/4, S14, S13, 1988, T12S R65W."

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 14 AND BEING A POINT ON THE WEST RIGHT OF WAY LINE OF GOODSON ROAD;

THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, S89°06'22"W, A DISTANCE OF 409.14 FEET TO THE SOUTHEAST CORNER OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 207039933 AND BEING A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE DEPARTING SAID SOUTH LINE AND WITH THE NORTH LINE OF SAID SPECIAL WARRANTY DEED AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 22°07'49", A DISTANCE OF 168.02 FEET, A CHORD BEARING OF N56°41'15" W WITH A CHORD DISTANCE OF 166.97 FEET;

THENCE CONTINUING WITH SAID NORTH LINE OF SPECIAL WARRANTY DEED, N45°37'21"W, A DISTANCE OF 16.45 FEET;

THENCE S44°22'39"W, A DISTANCE OF 149.99 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE WITH SAID SOUTH LINE, S89°06'22"W, A DISTANCE OF 754.91 FEET;

THENCE DEPARTING SAID SOUTH LINE, N00°28'41"W, A DISTANCE OF 1309.24 FEET;

THENCE N89°31'24"E, A DISTANCE OF 465.80 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 39°42'22", A DISTANCE OF 235.62 FEET, A CHORD BEARING OF S70°37'25"E WITH A CHORD DISTANCE OF 230.93 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 39°42'22". A DISTANCE OF 415.80 FEET, A CHORD BEARING OF S70°37'25"E WITH A CHORD DISTANCE OF 407.53 FEET;

THENCE N89°31'24"E, A DISTANCE OF 353.93 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 14 AND BEING A POINT ON THE WEST RIGHT OF WAY LINE OF GOODSON ROAD;

THENCE WITH SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, S00°28'41"E, A DISTANCE OF 1082.07 FEET TO THE POINT OF BEGINNING

LEGAL DESCRIPTION PREPARED BY BRIAN J. DENNIS WITH GALLOWAY & CO., SURVEY DATED DECEMBER 3, 2021 AND JOB NO. SLV000012.10.

CONTAINING CALCULATED AREA OF 38.826

PARCEL 2

TOGETHER WITH A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S01°00'53"W, ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 35.00 FEET;

THENCE N89°08'17"W, A DISTANCE OF 238.11 FEET TO A POINT OF CURVE;

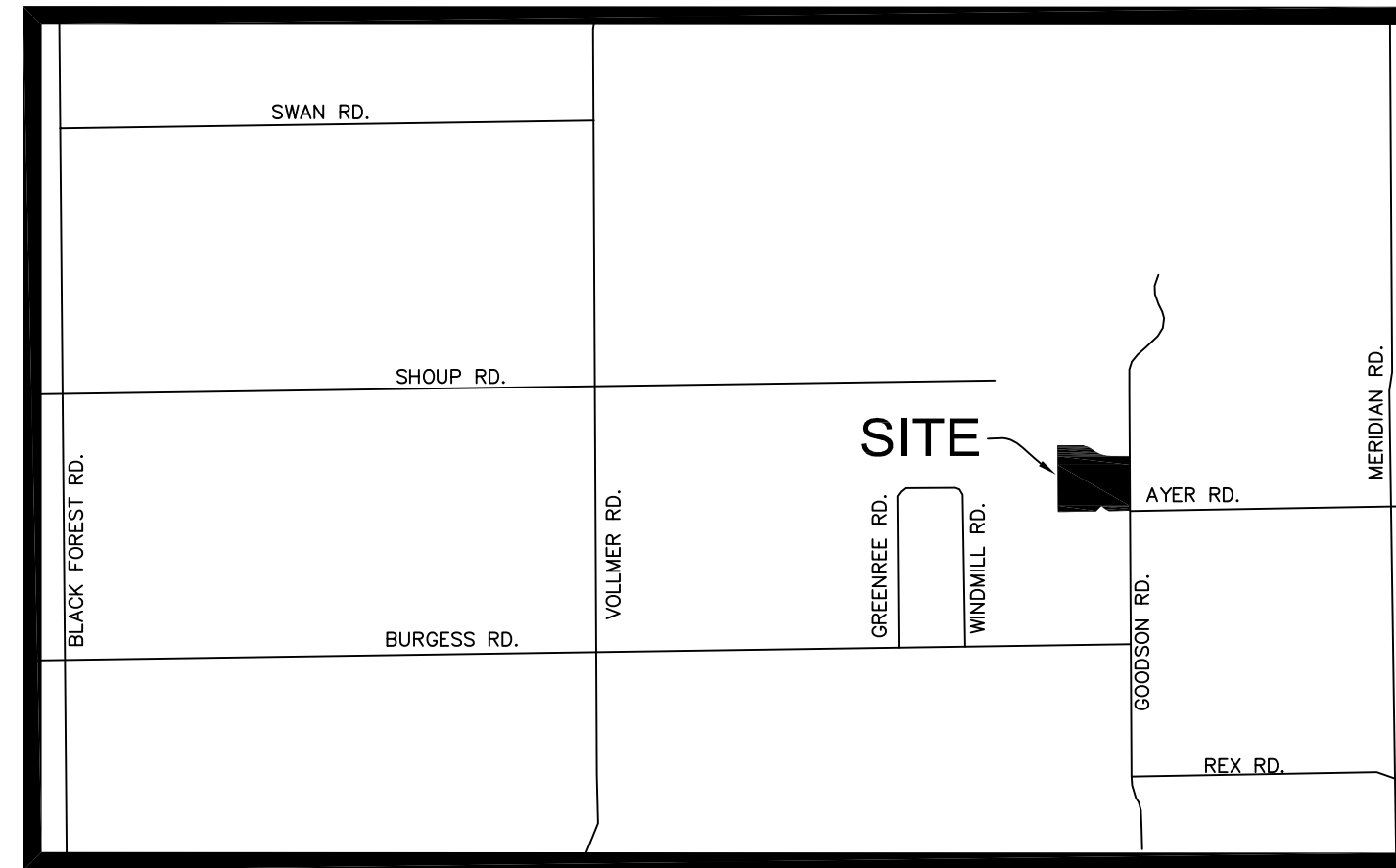
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23°08'28", A RADIUS OF 435.00 FEET, A DISTANCE OF 175.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, SAID POINT ALSO BEING A POINT ON CURVE;

THENCE S89°08'17"E, ON SAID SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 409.15 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING FOR THE ABOVE DESCRIBED PARCEL IS AS FOLLOWS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED "RLS 17665" AND AT THE SOUTH END BY A 2-1/2" STAMPED ALUMINUM CAP STAMPED "RLS 17665", ASSUMED TO BEAR S01°16'02"W, A DISTANCE OF 2640.62 FEET

CONTAINING A CALCULATED AREA OF 0.284 ACRES

CONTAINING A TOTAL CALCULATED AREA OF 39.11 ACRES



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 16, 2023.
2. DATE OF PREPARATION IS JANUARY 20, 2023.
3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.
4. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO.
6. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BOMBACINI LAND SURVEYING, LLC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, BOMBACINI LAND SURVEYING, LLC RELIED UPON TITLE COMMITMENT NO. SR55109762. PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 02/11/2023 AT 5:00 PM.
7. **PROJECT ADDRESS:** 12172 GOODSON RD, EL PASO COUNTY, COLORADO 80908.
8. **BASIS OF BEARINGS:** ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ARE ASSUMED TO BEAR S00°28'41"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, S11 S12 S14 S13, 1998, T12S R65W AND ON THE SOUTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, 1/4, S14, S13, 1988, T12S R65W."
9. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
11. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
12. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
13. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
14. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
15. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
16. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
17. THE SUBDIVIDERS AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE (RESOLUTION NO. 19-471) AS AMENDED AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALE DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT STATE STATUTE 18-4-508, C.R.S.
19. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 4 LOTS.
20. A SITE-SPECIFIC SUBSURFACE SOIL INVESTIGATION WILL BE REQUIRED FOR ALL PROPOSED STRUCTURES INCLUDING RESIDENCES AND RETAINING WALLS.

SOIL AND GEOLOGY CONDITIONS:

GEOLOGIC HAZARD NOTE-FINAL PLAT: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS AND GEOLOGY STUDY, BY KELLI ZIGLER, APRIL 11, 2023, FILE SOILS AND GEOLOGY REPORT, MS 233, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

- DOWNSLOPE CREEP: NO DOWNSLOPE CREEP
- ROCKFALL SOURCE: NO ROCKFALL SOURCE
- ROCKFALL RUNOUT: NO ROCKFALL RUNOUT
- POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 1-4
- OTHER HAZARD:

IN AREAS OF HIGH GROUNDWATER:
DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

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 (4) LOTS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GUNNERS RIDGE. 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. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

ANDREW MAXWELL MAKINGS _____ DATE _____

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

EMILEE ANN MAKINGS _____ DATE _____

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

COUNTY APPROVAL CERTIFICATE

THIS PLAT FOR GUNNERS RIDGE WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (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.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

BOARD OF COMMISSIONERS CERTIFICATE

THIS PLAT FOR GUNNERS RIDGE WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (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.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

SURVEYOR'S STATEMENT

I, RAFAEL BOMBACINI, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

RAFAEL BOMBACINI, PROFESSIONAL LAND SURVEYOR.
COLORADO P.L.S. NO. 38794
FOR AND ON BEHALF OF BOMBACINI LAND SURVEYING, LLC

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.

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT _____ O'CLOCK __M, THIS DAY OF _____, 20____A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

BY _____ DEPUTY

FEES: _____
DRAINAGE: _____
BRIDGE: _____
URBAN PARK: _____
SCHOOL FEE: _____

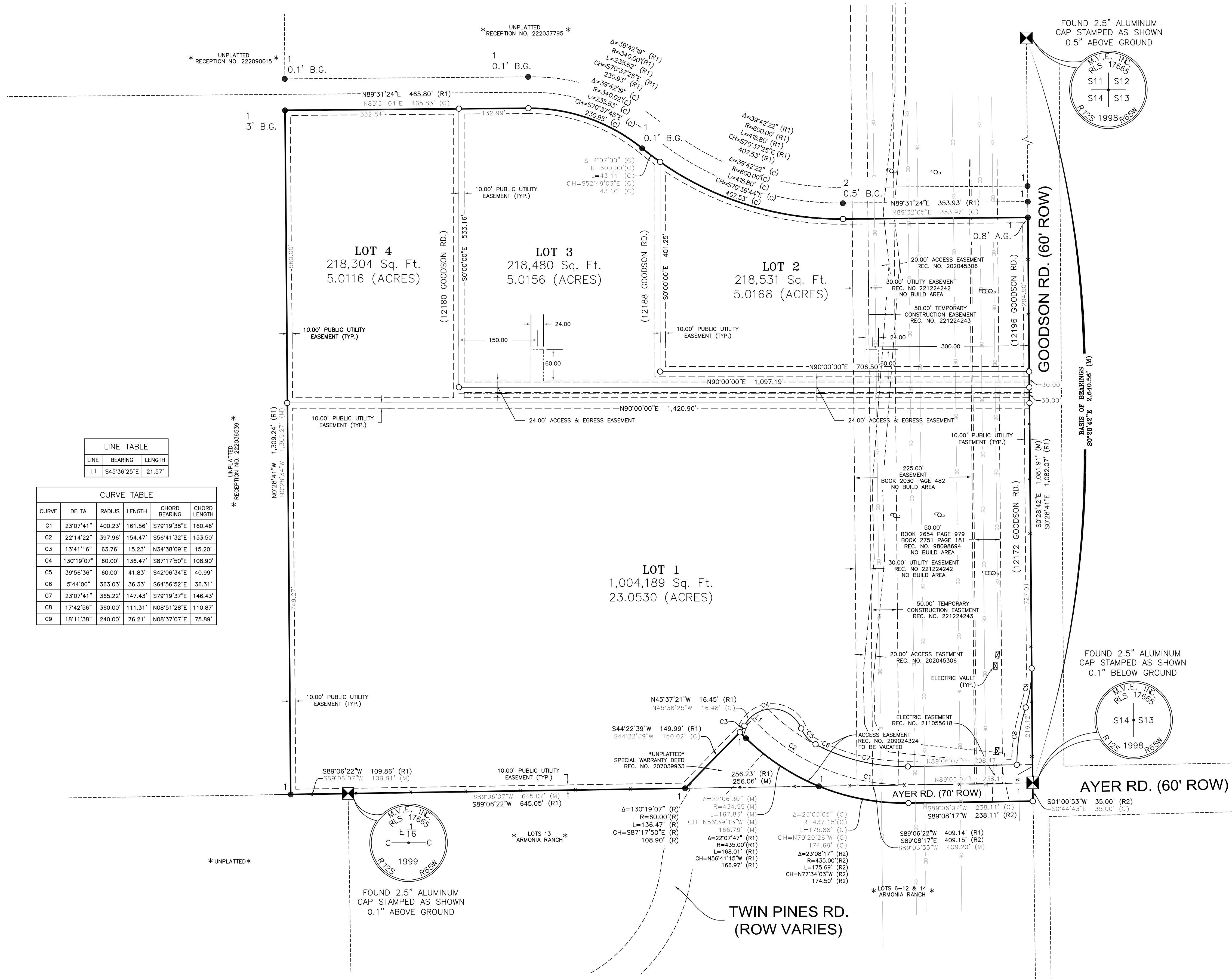
OWNER OF RECORD
ANDREW MAXWELL MAKINGS &
EMILEE ANN MAKINGS
9630 ARROYA LANE
COLORADO SPRINGS, COLORADO, 80908
(719) 482-6050

DATE: 6/7/2023		REVISIONS	
No.	Remarks	Date	By
1	County comments	4/6/23	RB
2	County comments	5/11/23	RB
3	County comments	6/7/23	RB
Field: RB	Drawn: RB	Checked: RB	PROJECT No.: 02311 SHEET 1 OF 2

BOMBACINI
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Colorado Springs - Colorado
E-mail: rafael@bombacini.com
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(719) 440-3763

FINAL PLAT GUNNERS RIDGE

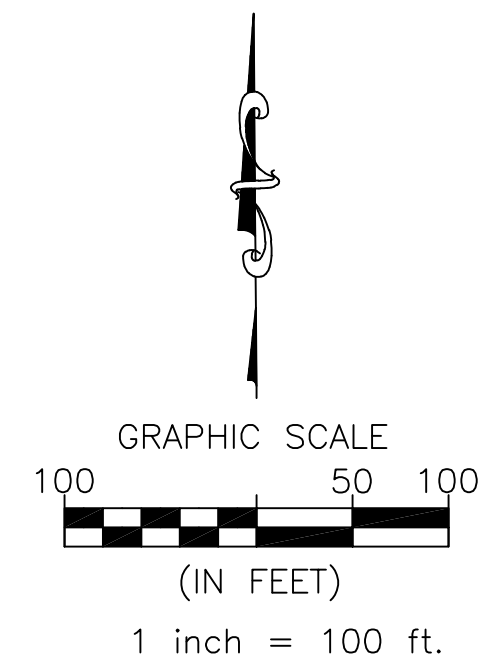
PORTION THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°36'25"E	21.57'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	23°07'41"	400.23'	161.56'	S79°19'38"E	160.46'
C2	22°14'22"	397.96'	154.47'	S56°41'32"E	153.50'
C3	13°41'16"	63.76'	15.23'	N34°38'09"E	15.20'
C4	13°19'07"	60.00'	136.47'	S87°17'50"E	108.90'
C5	39°56'36"	60.00'	41.83'	S42°06'34"E	40.99'
C6	5°44'00"	363.03'	36.33'	S64°56'52"E	36.31'
C7	23°07'41"	365.22'	147.43'	S79°19'37"E	146.43'
C8	17°42'56"	360.00'	111.31'	N08°51'28"E	110.87'
C9	18°11'38"	240.00'	76.21'	N08°37'07"E	75.89'

- LEGEND**
- SET 5 REBAR WITH 1.5" YELLOW PLASTIC CAP STAMPED "PLS 38794" 0.1' BELOW GROUND
 - ⊠ FOUND ALIQUOT CORNER STAMPED AS SHOWN
 - FOUND NO. 5 REBAR WITH 1.5" ORANGE PLASTIC CAP STAMPED 38069 FLUSH WITH GROUND OR AS NOTED
 - FOUND NO. 5 REBAR WITH BROKEN 1.5" ORANGE PLASTIC CAP STAMPED 38069 FLUSH WITH GROUND OR AS NOTED
 - (R) RECORD VALUE
 - (M) MEASURED VALUE
 - (C) CALCULATED VALUE
 - P.O.B. POINT OF BEGINNING
 - BOUNDARY LINE
 - - - ADJOINER LINES
 - - - BARBED-WIRE FENCE
 - - - OHE OVERHEAD ELECTRIC LINE
 - A.G. ABOVE GROUND
 - B.G. BELOW GROUND
 - R1 RECORD BEARINGS AND DISTANCES SHOWN ON SPECIAL WARRANTY DEED - RECEPTION NO. 222110914
 - R2 RECORD BEARINGS AND DISTANCES SHOWN ON QUIT CLAIM DEED - RECEPTION NO. 222128915
 - (XXXX) NUMBER ADDRESS
 - * AREA NOT INCLUDED IN THIS SUBDIVISION



REVISIONS			
No.	Remarks	Date	By
1	County comments	4/6/23	RB
2	County comments	5/11/23	RB
3	County comments	6/7/23	RB

BOMBACINI
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PCD FILE NO: MS-23-003