# 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:

(PER SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 222110914 EL PASO COUNTY, COLORADO)

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

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 SOO°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

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

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

THENCE DEPARTING SAID SOUTH LINE, NOO'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.

> evise to El Paso County Planni d Community Development

pordinate with engineer and plicant. A TIS was not submitted, ase revise.

# 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.

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado SWAN RD. Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, subject to any notes or conditions specified hereon. Planning and Community Development Director SHOUP RD. **Board of County Commissioners Certificate** This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements BURGESS RD. thereon will not become the maintenance responsibility of El Paso County until preliminary Add smaller tract to acceptance of the public improvements in accordance with the requirements of the Land Development the south, see page 2 <sup>5</sup> Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement. Chair, Board of County Commissioners

VICINITY MAP

N.T.S.

vise to "19-471'

GENERAL NOTES:

- 1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 16, 2023.
- 2. DATE OF PREPARATION IS JANUARY 20, 2023.

— Remove

- 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
- 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, DR 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. \_\_\_\_\_\_, DATED \_\_\_\_, DATED \_\_\_\_ \_\_, 20XX, X:XX 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. SAID LINE BEARS S00°28'42"E, MONUMENTED AS SHOWN.
- 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 COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY: 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 5 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
- 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).

vise to "10 feet". Proposed lots are eater than 2.5 acres.

GENERAL NOTES (CONTINUED)

- 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.

Remove not needed

15. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL

16. NO LOT, OR INTEREST THEREIN. SHALL BE SOLD, CONVEYED OR TRANSFERRED, WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS. TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

- ZX MAILIBOXES SHALLX BRUNSTALILED IN LACCORDANGE WITH LALL ELX PASOL COLINITY AND LINITED XXXX STATES POSTAL SERVICE REGULATIONS.
- 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. <mark>16-454)</mark> 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 DOCUMENT'S AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 19. BURSUANT TO RESOLUTION \_\_\_\_\_ APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT \_\_\_\_\_ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER \_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF (SUBDIVISION) ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT \_\_\_\_\_ AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- 20. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE: HOWEVER. FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS. RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED IN RECEPTION NO \_\_\_\_\_ OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN.
- 21. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT STATE
- 22. TOTAL ACREAGE OF SUBDIVISION (IS XXXXXXX AND TOTAL OF LOTS IS 4.

Please provide amount Insert total acreage

Should say El Paso County Clerk and Recorder

PCD FILE NO: \_\_\_\_\_

### COUNTY APPROVAL CERTIFICATE

THIS PLAT FOR <u>GUNNERS RIDGE</u> 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 RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

#### 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.

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\_\_.

Are you in a public improvement district? if not remove

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.

Are you proposing covenants if not remove

# CLERK AND RECORDER:

STATE OF COLORADO COUNTY OF EL PASO )

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. ----- Remove  $\succ$  STEVE SCHLEIKER, RECORDER  $\prec$ 

BY DEPUTY	OWNER OF RECORD			
FEES	ANDREW MAXWELL MAKINGS &			
DRAINAGE:	EMILEE ANN MAKINGS 9630 ARROYA LANE			
BRIDGE:	COLORADO SPRINGS, COLORADO, 80908			
URBAN PARK:	(719) 482-6050			
SCHOOL FEE:				

DATE:2/16/2023 REVISIONS				BOMBACINI		
No.	Remarks		Date	Ву	LAND SURVEYING	
					825 Tyco Colorado Springs E—mail: rafael@b	o Ct. — Colorado
					www.bombacini.com	
					(719) 440	–3763 
Field:	: RB Drawn: RB	Checked:	RB		PROJECT No.: 02311	SHEET 1 OF 2

EMILEE ANN MAKINGS ANDREW MAXWELL MAKINGS STATE OF COLORADO ) STATE OF COLORADO COUNTY OF EL PASO ) COUNTY OF EL PASO ) ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY MY COMMISSION EXPIRES \_\_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_\_NOTARY PUBLIC WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_\_NOTARY PUBLIC

# 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

