Steve Schleiker 12/01/2023 09:21:58 AM Doc \$0.00 2 Rec \$23.00

Subdivision

C&R/016 Revised 6/06

Pages

El Paso County, CO

SUBDI	IVISION/CONDOMINI	UM PLAT
Reception Number	Date	Time
Reception Fee	Number of Pages	File Number
Gunners Rid	Name of Plat	
Andrew Maxwell	Makings Emilee Owner's Name	Ann Makings

Condominium

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PRINCIPAL

MERIDIAN

PORTION

NORTHEAS

QUARTER

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BE IT KNOWN BY THESE PRESENTS:

ANDREW MAXWELL MAKINGS LAND, TO WIT: AND EMILEE BEING 유

LEGAL DESCRIPTION

BASIS OF BEARING: A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 219050325 OF THE ELAND RECORDER OFFICE, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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, 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 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 ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE (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 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 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 JOB NO. SLV000012.10. CALCULATED AREA OF 38.826 WITH GALLOWAY & CO., SURVEY DATED DECEMBER

THENCE S01'0053"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 23'0828". 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 S89'0817"E, ON SAID SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 409.15 FEET TO THE POINT OF BEGINNING. 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;

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 SO1'16'02"W, A DISTANCE OF 2640.62 FEET

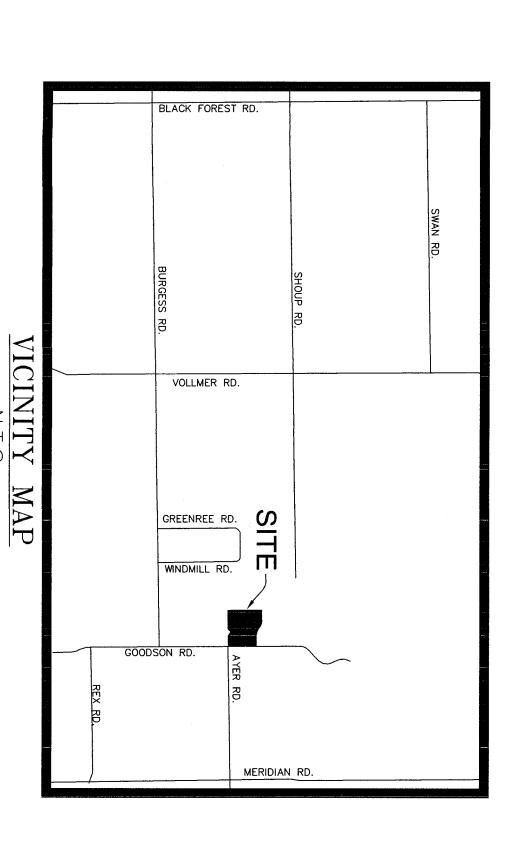
CONTAINING A TOTAL CALCULATED AREA OF 39.11 ACRES

CALCULATED AREA

OF 0.284

GENERAL NOTES:

- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 16,
- DATE OF PREPARATION IS JANUARY 20, 2023.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.
- 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.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO. DOCUMENTS 9
- 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.
- PROJECT ADDRESS: 12172 GOODSON RD, EL PASO COUNTY,
- 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 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."
- 10 FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT THIS SUBDIVISION AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND LS REPORT; FIRE PROTECTION REPORT.
- 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.



GENERAL NOTES (C ONTINUED):

DEDICATION

- SHALL COMPLY WITH FEDERAL AND STATE LAWS, REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFI PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (1)
- 12. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 13. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY REGISTERED IN THE STATE OF COLORADO. A PROFESSIONAL ENGINEER,
- <u>1</u> NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PAS0
- 15. MAILBOXES SHALL BE SERVICE REGULATIONS. IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED
- 16. THE SUBDIVIDERS AGREE ON BEHALF OF HIM/HERSELF ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMP. TRANSPORTATION IMPROVEMENT FEE (RESOLUTION NO. 1 BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, I DOCUMENTED ON ALL SALE DOCUMENT'S AND ON PLAT I THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. F AND ANY DEVELOPER OR BUILDER SUCCESSORS , APACT FEES IN ACCORDANCE WITH THE COUNTYW 19—471) AS AMENDED AT OR PRIOR TO THE TIME IF NOT PAID AT FINAL PLAT RECORDING SHALL NOTES TO ENSURE THAT A TITLE SEARCH WOULD F
- 17. THE TOTAL NUMBER OF ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT STATE STATUTE 18 LOTS BEING PLATTED IS 4 LOTS. SURVEY -4-508, MONUMENTS , C.R.S.
- 9 8 A SITE—SPECIFIC SUBS SURFACE S SOIL INVESTIGATION WILL BE REQUIRED FOR ALL) RESIDENCES AND RETAINING WALLS (IF NEEDED). PROPOSED
- SOIL AND GEOLOGY CONDITIONS: STRUCTURES
- GEOLOGIC HAZARD NOTE-HAZARDS.

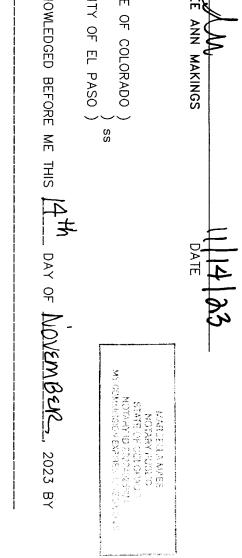
 REPORT SOILS AND GEOL MS 233, AVAILABLE AT T E-FINAL PLAT: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE NLOGY STUDY, BY KELLI ZIGLER, APRIL 11, 2023, FILE SOILS AND GEOLOGY REPORT, THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
- DOWNSLOPE CREEP:
 ROCKFALL SOURCE: I
 ROCKFALL RUNOUT: I
 POTENTIALLY SEASON.
 OTHER HAZARD:
- IN AREAS OF HIGH GRC UNDWATER: DUE TO HIGH GROUNDWATER IN REPORTED DRAINAGE SYSTEM. AREA, FOUNDATIONS
- 20. NO LOT OR INTEREST TH CONTRACT, NOR SHALL B COMMON DEVELOPMENT ACCEPTED IN ACCORD APPLICANT/OWNER AND EIN THE OFFICE OF THE OTHER COLLATERAL IS FACCORDANCE WITH THE ESUCH ALTERNATIVE COLL PERMITTED BY THE SUBDIDEPARTMENT DIRECTOR A TO THE RELEASE BY THE THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY RDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 323018428

 EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 323018428

 EL PASO COUNTY LAND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY LATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF 3DIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR HE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION I PERMITTED BY THE SUBD DEPARTMENT DIRECTOR LEAD PRELIMINARY ACCEPREQUIRED TO BE CONSAGREEMENT. THE PARTIAL ACCORDANCE WITH ANY I AGREEMENT. MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF DIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION TANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS TRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS IN RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS
- WATER IN THE DENVER E EL PASO COUNTY PLANN 300—YEAR AQUIFER LIFE. THE ECONOMIC LIFE OF LESS THAN EITHER THE WATER LEVEL DECLINES. NON—RENEWABLE AQUIFE INCORPORATED IN A PER SUPPLY. JASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR ING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A APPLICANT AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON RS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND AMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER

THE OWNERS HAS CAUSED SAID TRACT STREET, AND EASEMENTS AS SHOWN CHEREBY DEDICATE, GRANT AND CONVEYEASEMENTS AS SHOWN ON THIS PLAT; ALL PUBLIC EASEMENTS TO EL PASO CHOWEVER, THAT THE SOLE RIGHT AND QUIT-CLAIM ALL OR ANY SUCH PUBLIC VEST IN EL PASO COUNTY. ALL PUBLIC PASO COUNTY FOR PUBLIC USE. THIS SHALL BE KNOWN AS "GUNNERS RIDGE" DWN ON THIS PLAT. THE UNDERSIGNED DOES CONVEY TO EL PASO COUNTY THOSE PUBLIC PLAT; AND FURTHER RESTRICTS THE USE OF ASO COUNTY AND/OR ITS ASSIGNS, PROVIDED T AND AUTHORITY TO VACATE, RELEASE OR UBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY UBLIC STREETS ARE HEREBY DEDICATED TO EL THIS TRACT OF LAND AS HEREIN PLATTED TO EL THIS TR

MY COMMISSION EXPIRES ACKNOWLEDGED BEFORE COLORADO PAS0 JUNE ZHS 30,2026 NOTARY PUBLIC DAY 11/14/23 DATE 유 NOVEMBER 2023 BY



IRES JUNE 30

OFFICIAL SEAL MOY OLLO

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 14 DAY OF NOTES SPECIFIED HEREON.







BOARD OF COMMISSIONERS CERTIFICATE



11/30/23

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. 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 TEAN'S FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CLERK AND RECORDER:

STATE OF COLORADO) SS COUNTY OF EL PASO)

AT 9.31 O'CLOCK A.M, THIS DAY OF December 15 20, AND IS DULY RECORDED AT RECEPTION NO.333715330
PASO COUNTY, COLORADO. 1st, 20**a3**, A.D. Ħ RECORDS

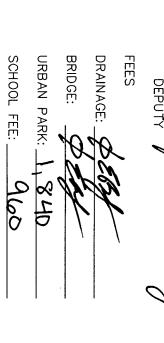
EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

BY Hathya Connelly

DEPUTY

[S



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

2	DATE: 10/ 22/ 2020			
No.	Remarks	Date By	Ву	
2	County comments	5/11/23 RB	RB	O
3	3 County comments	6/7/23 RB	RB	Colorado Springs — Colorado
4	4 County comments	7/17/23 RB	RB	e-mall: raidel@bombacini.com www.bombacini.com
ı				719) 440-3763

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