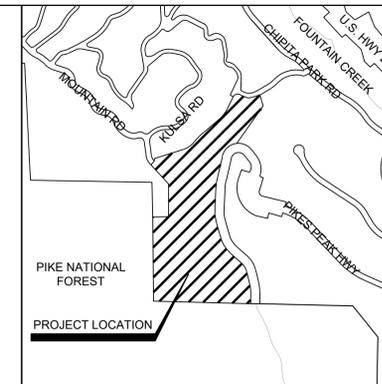


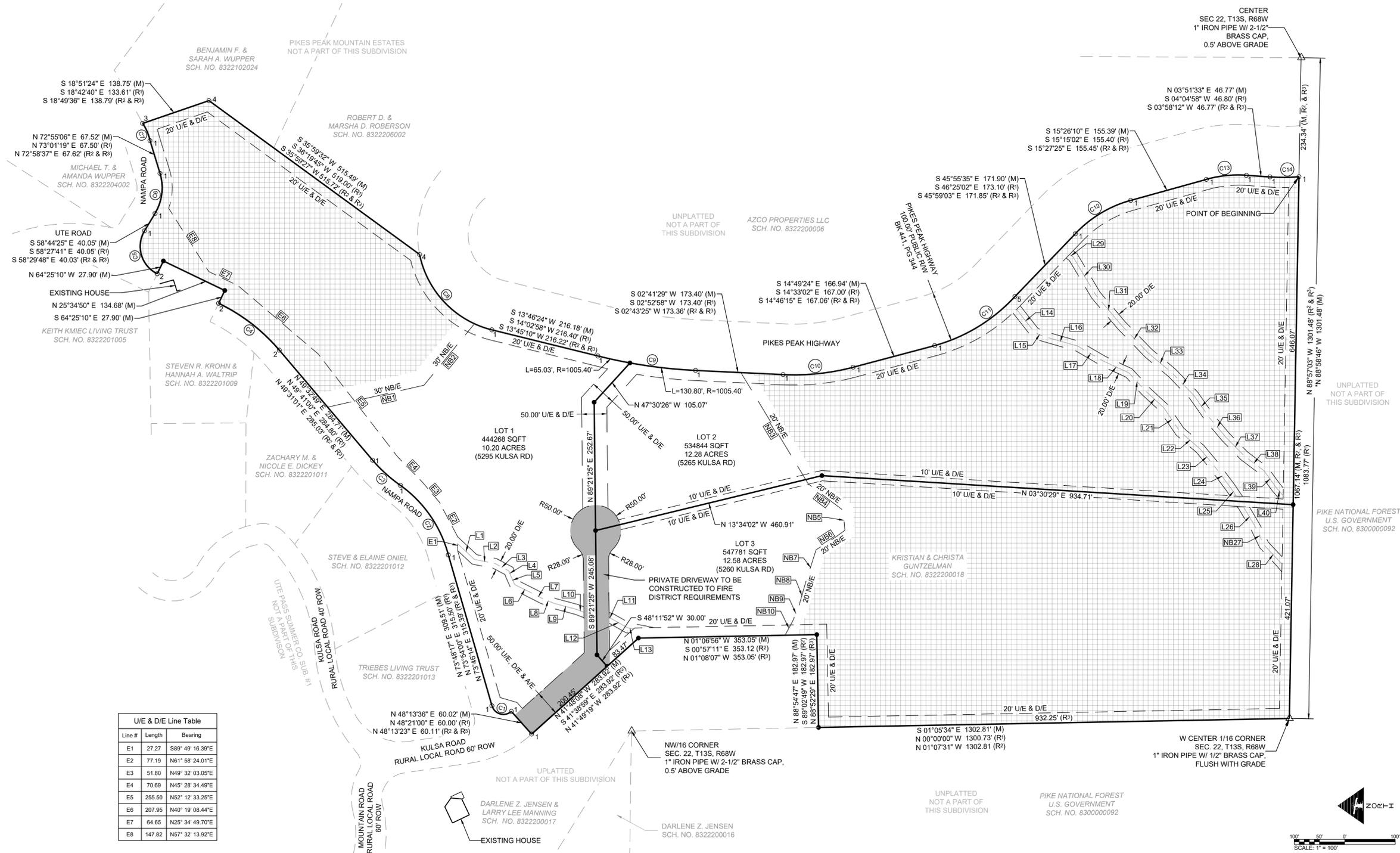
Final Plat

GUNTZELMAN PORCELAIN PINES SUBDIVISION

PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)



CURVE #	RADIUS	ARC	CHORD	DELTA	TANGENT	BEARING
C1	23.65	47.79	40.06	115°46'20"	37.68	S 16°00'33" W
C2	245.85	169.99	166.62	39°36'59"	88.55	N 55°16'26" E
C3	303.82	74.43	74.25	14°02'13"	37.40	S 42°04'32" W
C4	364.10	152.45	151.34	23°59'24"	77.38	N 37°31'37" E
C5	59.60	99.60	88.41	95°44'58"	65.90	S 73°25'40" W
C6	96.71	81.76	79.35	48°28'25"	43.50	S 82°50'32" E
C7	96.71	37.25	37.02	22°04'15"	18.86	N 66°40'32" E
C8	193.42	217.52	206.23	64°26'00"	121.88	S 46°06'01" W
C9	1005.40	195.84	195.53	11°09'38"	98.23	S 08°22'53" W
C10	460.30	140.08	139.54	17°28'11"	70.59	S 05°56'13" E
C11	338.00	188.35	185.92	31°55'41"	96.69	S 31°19'00" E
C12	238.00	129.45	127.86	31°09'51"	66.37	N 30°59'04" W
C13	238.00	80.20	79.82	19°28'19"	40.49	N 05°47'46" W
C14	363.70	57.31	57.25	9°01'44"	28.72	S 00°24'16" E

CURVE #	RADIUS	ARC	DELTA	BEARING
C1	23.65	47.70	115°33'00"	N 16°07'30" E
C2	245.85	164.27	38°17'00"	N 54°45'30" E
C3	303.82	74.59	14°04'00"	N 42°39'00" E
C4	364.10	152.09	23°56'00"	N 37°43'00" E
C5	59.60	99.64	95°47'19"	N 73°38'40" E
C6	96.71	81.89	48°31'00"	S 82°43'11" E
C7	174.20	37.29	12°14'00"	N 66°54'19" E
C8	193.42	217.62	64°27'52"	S 46°16'54" W
C9	1005.40	195.95	11°10'00"	S 08°27'58" W
C10	460.30	140.06	17°26'00"	S 05°50'02" E
C11	338.00	187.99	31°52'00"	S 30°29'02" E
C12	238.00	129.46	31°10'00"	S 30°50'02" E
C13	238.00	80.31	19°20'00"	S 05°35'02" E
C14	363.70	31.06	4°53'37"	S 01°38'09" W

CURVE #	RADIUS	ARC	DELTA	BEARING
C1	23.65	47.83	115°53'06"	N 48°07'42" E
C2	245.85	164.28	38°16'52"	N 16°10'04" W
C3	303.82	74.33	14°01'04"	S 54°53'21" E
C4	364.10	152.22	23°57'14"	N 40°28'22" W
C5	59.60	99.76	95°53'57"	S 64°28'18" E
C6	96.71	81.83	48°28'43"	N 31°15'02" E
C7	96.71	37.34	22°07'11"	N 12°19'30" W
C8	193.42	217.73	64°29'48"	S 11°39'01" E
C9	1005.40	196.03	11°10'16"	S 76°02'47" E
C10	460.30	140.05	17°26'00"	S 87°14'50" E
C11	338.00	188.49	31°57'04"	S 74°40'19" E
C12	238.00	129.74	31°14'04"	S 43°26'18" E
C13	238.00	80.21	19°18'37"	S 74°31'58" E
C14	363.70	57.23	09°00'56"	S 86°04'29" E

Line #	Length	Bearing
E1	27.27	S89°49'16.39"E
E2	77.19	N61°58'24.01"E
E3	51.80	N49°32'03.05"E
E4	70.69	N45°28'34.49"E
E5	255.50	N52°12'33.25"E
E6	207.95	N40°19'08.44"E
E7	64.65	N25°34'49.70"E
E8	147.82	N57°32'13.92"E

Line #	Length	Bearing
NB1	195.47	S12°44'37.47"E
NB2	157.05	S50°30'42.37"E
NB3	256.91	N58°39'07.54"E
NB4	86.03	N36°57'54.44"E
NB5	39.54	N85°09'37.51"E
NB6	46.14	S32°58'46.85"E
NB7	73.37	S72°12'28.48"E
NB8	41.83	S73°58'50.50"E
NB9	32.71	S67°44'32.74"E
NB10	31.71	S61°32'16.76"E

Line #	Length	Bearing
L1	45.23	N43°00'32.80"E
L2	41.70	N11°19'04.03"E
L3	31.16	N27°49'38.29"E
L4	10.08	N69°28'14.09"E
L5	19.15	N65°52'10.99"E
L6	44.05	N26°24'22.11"E
L7	17.24	N27°01'45.03"E
L8	25.21	N22°32'46.53"E
L9	46.75	N14°58'29.75"E
L10	14.66	N21°06'42.53"E

Line #	Length	Bearing
L11	2.54	N9°28'08.28"E
L12	38.80	N29°19'08.78"E
L13	12.16	N10°30'44.62"E
L14	57.67	N51°45'08.99"E
L15	18.62	N24°19'11.62"E
L16	71.03	N15°49'22.60"E
L17	58.79	N30°14'00.97"E
L18	55.83	N24°33'07.37"E
L19	47.33	N47°30'05.67"E
L20	50.08	N42°28'58.47"E

Line #	Length	Bearing
L21	56.35	N55°42'40.53"E
L22	52.48	N40°37'43.02"E
L23	41.62	N49°48'16.85"E
L24	55.32	N53°03'27.40"E
L25	20.70	N55°49'58.34"E
L26	46.52	N69°12'28.17"E
L28	51.50	N46°38'44.40"E
L29	8.40	N33°11'02.36"E
L30	87.83	N59°06'31.85"E
L31	78.01	N49°33'15.90"E

Line #	Length	Bearing
L32	77.27	N45°49'00.53"E
L33	60.37	N39°41'09.49"E
L34	61.71	N45°47'27.06"E
L35	52.52	N54°59'32.89"E
L36	51.12	N49°47'42.46"E
L37	52.34	N45°15'06.77"E
L38	48.12	N36°42'05.97"E
L39	40.96	N53°43'36.77"E
L40	22.02	N49°55'27.80"E

—	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
---	SECTION LINE
- · - · -	PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT LINE
- · - · -	UTILITY & DRAINAGE EASEMENT LINE
- · - · -	NO BUILD EASEMENT LINE

●	1/2"x24" Rebar w/PLS38374 Cap Set
△	Found GLO Monument (As Noted)
*	Basis of Bearing
⊙	Curve Number
(M)	Measured Dimension
(R)	Recorded Dimension - Quitclaim Deed dated January 17, 2020 recorded under Rec. No. 220009194
(R')	Recorded Dimension - Land Survey Plat by Clark Land Surveying, Inc. dated May 25, 2021
(R'')	Recorded Dimension - Warranty Deed dated June 11, 2021 recorded under Rec. No. 221114676
■	Public Utility, Public Drainage & Private Access Easement
□	No Build Area
□	No Build Easement

○	Found 1-1/4" Orange Plastic Cap, PLS 25955, Flush w/grade
○	Found #5 Rebar w/ broken Orange Cap, Illegible, Flush w/grade
○	Found 1/2" Rebar w/ Cap, Illegible, Flush w/grade
○	Found 1-1/2" Aluminum Cap, PLS 28658, Flush w/grade
○	Found 1/2" Disc w/ Mag. Nail, PLS 25955, In Rock
○	Found 1/2" Disc w/ Mag. Nail, PLS 25955, In Rock
○	Public Utility Easement
○	Drainage Easement
○	Access Easement

TOTAL ACREAGE:
LOT 1 = 10.20 ACRES
LOT 2 = 12.28 ACRES
LOT 3 = 12.58 ACRES
TOTAL = 35.06 ACRES

SERVICE PROVIDERS:
CASCADE FIRE PROTECTION DISTRICT
COLORADO SPRINGS UTILITIES
BLACK HILLS ENERGY
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

FEES:
PARK FEE: \$1840
SCHOOL FEE: _____
DRAINAGE FEE: N/A
BRIDGE FEE: N/A

DATE SUBMITTED: 01/04/2024
REVISIONS:

SMH CONSULTANTS
Civil Engineering • Land Surveying • Landscape Architecture
www.smhconsultants.com

Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Kansas City, KS P: (913) 444-9615 • Colorado Springs, CO P: (719) 465-2145

SURVEYOR: TIM SLOAN, VICE-PRESIDENT
SMH CONSULTANTS, P.A.
620 NORTH TEJON STREET, STE 201
COLORADO SPRINGS, CO 80903
719-465-2145

ENGINEER: BRETT LOUK
SMH CONSULTANTS, P.A.
620 NORTH TEJON STREET, STE 201
COLORADO SPRINGS, CO 80903
719-465-2145

Drawn By: JAM Project #2107-0307 DD #IDS87 PCD File # MS234
JANUARY 2024