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El Paso County, CO

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SUBDIVISION/CONDOMINIUM PLAT		
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	Owner's Name	
Subdivision 🔀	Condominium	n
C&R/016 Revised 6/06		

Final Plat

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, The Guntzelman Family Irrevocable Trust, being the described tract of land:

DEED DESCRIPTION (WARRANTY DEED RECEPTION #221114676 AND TITLE COMMITMENT ORDER NUMBER SR55106050-2 FROM LAND TITLE GUARANTEE COMPANY):

A portion of the parcel described in that Quitclaim Deed, recorded January 22, 2020 under Reception No. 220009194, in the Official Public Records of El Paso County, Colorado, located in the Northwest 1/4 of Section 22, Township 13 South, Range 68 West, of the 6th P.M., being more particularly described as follows,

COMMENCING at the Center 1/4 Corner of said Section 22; thence along the south line of the Southeast 1/4 of the Northwest 1/4 of said Section 22, N88°57'03"W, (Bearings are based on the south line of the Southeast 1/4 of the Northwest 1/4 of said Section 22, monumented at the Center 1/4 Corner of said Section 22 by a 1" iron pipe with a 2-1/2" brass cap stamped "1938 U.S. GENERAL LAND OFFICE SURVEY", 0.5' above grade and monumented at the West Center 1/16 Corner by a 1" iron pipe with a 2-1/2" brass cap stamped 1938 U.S. GENERAL LAND OFFICE SURVEY", flush with grade, having a measured bearing of N88°57'03"W, a distance of 1301.48 feet), a distance of 234.34 feet to the southeast corner of said parcel, being the POINT OF BEGINNING; thence continuing along said south line of the Southeast 1/4 of the Northwest 1/4 of said Section 22, N88°57'03"W, a distance of 1067.14 feet to the West 1/16 Corner of said Section 22, N01°07'31"W, a distance of 932.25 feet; thence leaving said North-South Center line, N88°52'29"E, a distance of 182.97 feet; thence leaving said North-South Center line, N41°49'19"W, a distance of 283.92 feet to a point on south right-of-way line of Nampa Road; thence along the south right-of-way line of said Nampa Road, the following seven (7) courses:

- N48°13'23"E, a distance of 60.11 feet;
 along the arc of a non-tangent curve to the right, whose center bears N48°07'42"E, having a radius of 23.65 feet, a central angle of 115°53'06", a distance of 47.83 feet;
 N73°46'14"E, a distance of 315.39 feet;
 along the arc of a non-tangent curve to the left, whose center bears N16°10'04"W, having a radius of 245.85 feet, a central angle of 38°16'52", a distance of 164.26 feet;
 along the arc of a reverse curve to the right, whose center bears S54°53'21"E, having a radius of 303.82 feet, a central angle 14°01'04", a distance of 74.33 feet;
 N49°31'01"E, a distance of 285.03 feet;
 along the arc of a non-tangent curve to the left, whose center bears N40°28'22"W, having a radius of 364.10 feet, a central angle of 23°57'14", a distance of 152.22 feet, to a point on the southeast line of that Right-of-Way Vacation recorded under Book 3122 Page 824 in the Official Public Records of El Paso County, Colorado;

Thence continuing along said southeast line of said Right-of-Way Vacation, N25°35'01"E, a distance of 134.87 feet to a point on the south right-of-way line of Nampa Road; thence alor south right-of-way line, the following five (5) courses:

- along the arc of a non-tangent curve to the right, whose center bears \$64°28'18"E, having a radius of 59.60 feet, a central angle of 95°53'57", a distance of 99.76 feet; \$58°29'48"E, a distance of 40.03 feet; along the arc of a non-tangent curve to the left, whose center bears N31°15'02"E, having a radius of 96.71 feet, a central angle of 48°28'43", a distance of 81.83 feet; N72°58'37"E, a distance of 67.62 feet; along the arc of a non-tangent curve to the left, whose center bears N12°19'30"W, having a radius of 96.71 feet, a central angle of 22°07'11", a distance of 37.34 feet, to a point on the west line of Pikes Peak Mountain Estates, recorded November 5, 2001 under Reception No. 201161507;

Thence continuing along said west line of Pikes Peak Mountain Estates, the following two (2)

\$18°49'36"E, a distance of 138.79 feet; \$35°59'27"W, a distance of 515.72 feet, to a point on the west right-of-way Toll Road;

Thence continuing along said west right-of-way line of Pikes Peak Toll Road, thirteen (13) courses:

- radius of 193.42 feet, a central angle of 64°29'48", a distance of 217.73 feet; S13°45'10"W, a distance of 216.22 feet;
 3. Along the arc of a non-tangent curve to the left, whose center bears \$76°02'47"E, having a radius of 1005.40 feet, a central angle of 11°10'16", a distance of 196.03 feet;
 4. \$02°43'25"W, a distance of 173.36 feet;
 5. Along the arc of a non-tangent curve to the left, whose center bears \$87°14'50"E, having a radius of 460.30 feet, a central angle of 17°26'00", a distance of 190.05 feet;
 6. \$14°46'15"E, a distance of 167.06 feet;
 7. Along the arc of a non-tangent curve to the left, whose center bears \$74°40'19"E, having a radius of 338.00 feet, a central angle of 31°57'04", a distance of 188.49 feet;
 9. Along the arc of a non-tangent curve to the right, whose center bears \$43°26'18"E, having a radius of 238.00 feet, a central angle of 31°14'04", a distance of 129.74 feet;
 10. \$15°27'25"E, a distance of 155.45 feet;
 11. Along the arc of a non-tangent curve to the right, whose center bears \$74°31'58"E, having a radius of 238.00 feet, a central angle of 19°18'37", a distance of 80.21 feet;
 12. \$03°58'12"W, a distance of 46.77 feet;
 13. Along the arc of a non-tangent curve to the left, whose center bears \$88°04'29"E, having a radius of 363.70 feet, a central angle of 9°00'56", a distance of 57.23 feet, to the POINT OF BEGINNING.

- A tract of land in Northwe P.M., County of El Paso, uarter of Section 22, Trado described as foll Township 13 South, 68 West of the 6th
- Beginning at a point that is \$ 64°26'49" E 40.00 feet from the Northwest Corner of Lot 112, The UTE Pass Summer Homes Co Subdivision No. 1, El Paso County, Colorado, said point being on the Northwest Corner of the Right of Way Vacation recorded under Book 3122, Page 824 in the Official Public Records of El Passo County, Colorado; thence \$ 64°25'10" E 27.90 feet; thence \$ 25°34'50" W 134.69 feet; thence N 64°25'10" W 27.90 feet to the Northeast Corner of said Right of Way Vacation; thence N 64°25'10" W 27.90 feet to the point of beginning, containing 3,758 square feet.

For a total of 35.06 acres

SURVEYOR'S CERTIFICATE:

|, Tim Sloan, a duly registered Professional La

Tim Sloan, Professional Lar Colorado Registered PLS # attest on this

7/26

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ENVIRONMENTAL:

DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGISEVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, BUT NOT LIMITED TO, THE COLOMPLICABLE AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE COLOMILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARITHE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED IN TRELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUNE 1987).

ASEMENTS:

NLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON THER SIDE WITH A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR UBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20-FOOT PUBLIC UTILITY AND DRAINAGE ASEMENT. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF THESE EASEMENTS IS HEREBY ESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

2024 by Kristian

RECORDINGS: STATE OF COLORADO) COUNTY OF EL PASO)

_.M. this 74 day of __

By: El Paso Coulmy Grerk and Recorder

08-27-2024 Date

provements ir iteria Manual. ounty, Colorado Board of County Commissioners

24 subject to any notes specified hereon and a se dedications of land to the public easements are come the maintenance responsibility of El Paso provements in accordance with the requirements

IF ANY, OF
PARTMENT OF
OF ENGINEERS, A

PUBLIC UTILITY EASEMENTS, DEDICATED VIA THIS PLAT, ARE SUBJECT TO COLORADO INGS UTILITIES' TERMS AND CONDITIONS RECORDED AT RECEPTION NO. 212112548 OF THE ORDS OF EL PASO COUNTY CLERK AND RECORDER.

The undersigned, being all the Owners, Mortgages, Beneficiaries of Deeds of Trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, and easements as shown hereon under the name and subdivision of "GUNTZELMAN PORCELAIN PINES SUBDIVISION". 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 provide at said Owner's expense, all to the satisfaction of the Board of County Commissioners 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. All PINES SUBDIVISION. All public use and said Owner does atted to public use and said Owner does improvements will be constructed to El Paso je and erosion control for same will be provided action of the Board of County Commissioners of nce by resolution, all public improvements so nce by resolution, all public improvements so Deeds of Trust subdivided, and

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CHAD STEVEN LEVIN

(Commission Expiration)

2:28 certify that this instr O'clock P DWQUST

of June or tiling by the El Paso of June isolution of approval.
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e and Engineering

IN WITNESS WHEREOF

The aforementioned Guntzelman Fam

STATE OF OTHE COUNTY OF HUNGEN NOTARIAL

Witness my hand and official ily Irrevocable Trust

20 14 A.D., and is duly recorded under Rec 224715392 of the records of El Pas ate of Co

.. ANY PERSON WHO KNOWING SURVEY MONUMENT OR LANI CLASS TWO (2) MISDEMEANO THERE SHALL BE NO DIRECT GLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND ND BOUNDARY MONUMENT OR ACCESSORY COMMITS A OR PURSUANT TO C.R.S. § 18-4-508. LOT ACCESS TO PIKES PEAK HIGHWAY.

CESS TO ALL LOTS SHALL BE THROUGH THE SHOWN ACCESS EASEMENT. THE SPONSIBILITY AND MAINTENANCE OF SAID EASEMENT IS SUBJECT TO THE INTENANCE AGREEMENT AND ALL COVENANTS AND RESTRICTIONS CONTAINED EREIN, AS RECORDED AT RECEPTION NO **222406594** OF THE RECORDS EL PASO COUNTY CLERK AND RECORDER.

1. THE SUBDIVIDER(S) AGREES OF BUILDER SUCCESSORS AND ASSIGNS SYSUCCESSORS AND ASSIGNS OF A TIME OF BUILDING PERMIT SUBPLAT RECORDING, SHALL BE DONOTES TO ENSURE THAT A TITL SALE OF THE PROPERTY. ES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR ND ASSIGNEES THAT SUBDIVIDER AND/OR SAID ND ASSIGNEES THAT SUBDIVIDER AND/OR SAID NS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION OF OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE T SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL BE DOCUMENTED ON ALL SALES DOCUMENTS AND PLAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE

-3 ARE RESPONSIBLE FOR OBTAINING A WETLANDS ERMIT IF REQUIRED FROM THE U.S. CORPS OF ENGINEERS

EASEMENT DESCRIBED IN BOOK 3113, PAGE 392 IS A NON-PLOTTABLE ITEM THAT COULD AFFECT THE SUBJECT PROPERTY.

GAS SERVICE FOR THIS SUB TO THE PROVIDERS' RULES, IDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT REGULATIONS AND SPECIFICATIONS. VICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO TO THE PROVIDERS' RULES, REGULATIONS AND

NOTES:

1. NO EASEMENTS, RESTRICTIONS, RESERVATIONS, SETBACKS, OR OTHER MATTER OF RECORD, IF ANY, AFFECTING THE TITLE OF THIS PROPERTY ARE SHOWN, EXCEPT AS PLATTED, AS PER AGREEMENT WITH THE LANDOWNER. NO GAPS OR OVERLAPS EXIST. THERE ARE NO LINES OF PO SSESSION THAT AFFECT THIS SURVEY

PARENT TRACT IS RECORDED AS RECEPTION NO. 221114676, CLERK AND RECORDER'S OFFICE, EL PASO COUNTY, COLORADO.

ALL BUILDING SETBACK REC RUIREMENTS SHALL BE DETERMINED BY THE ZONING ISE NOTED.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SMH CONSULTANTS, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY, SMH CONSULTANTS RELIED UPON THE TITLE POLICY PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER # SR55106050, DATED JUNE 9, 2022.

BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 68 WEST, MONUMENTED AT THE CENTER 1/4 CORNER BY A 1" IRON PIPE WITH A 2-1/2" BRASS CAP STAMPED "1938 U.S. GENERAL LAND OFFICE SURVEY", 0.5' ABOVE GRADE AND AT THE WEST 1/16 CENTER CORNER BY A 1" IRON PIPE WITH A 2-1/2" BRASS CAP STAMPED "1938 U.S. GENERAL LAND OFFICE SURVEY AND ASSUMED TO BEAR NORTH 88 DEGREES 58 MINUTES 46 SECONDS WEST, 1301 48 FEET.

SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH AND ENVIRONMENT DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER-DESIGNED SYSTEM PRIOR TO PERMITTING APPROVAL.

ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE NDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

DUE TO WILDFIRE CONCERNS, THE PROPERTY OWNER IS ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.

NO STRUCTURES OR MAJOR THE DESIGNATED DRAINAGE IMPEDE RUNOFF FROM REAV STABLISHED UNLESS AN ACCESS PERMIT HAS BEEN UNTY PLANNING AND DEVELOPMENT. INDIVIDUAL LOT INSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING JLVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 SIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE BY THE CASCADE FIRE PROTECTION DISTRICT. MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN EASEMENTS, EXCEPT FENCES; FENCES SHALL NOT HING DRAINAGE SWALES.

ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO. NATURAL DRAINAGE LOCATIONS SHALL BE AVOIDED BY CONSTRUCTION AND SITE-SPECIFIC FOUNDATION/SEPTIC INVESTIGATIONS SHALL BE REQUIRED.

MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND THE UNITED STATES POSTAL SERVICE REGULATIONS.

THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

HE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO OUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE EPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY ND SOILS REPORT, FIRE PROTECTION REPORT, WILDLAND FIRE & HAZARD ITIGATION REPORT, FORESTRY MANAGEMENT REPORT, NATURAL FEATURES EPORT, AND WILDLIFE REPORT.

INDIVIDUAL LOTS SHALL SUBMIT AN ENGINEERED SITE PLAN AT THE TIME OF BUILDING PERMIT APPLICATION.

THIS SUBDIVISION HAS BEEN FOUND TO BE PARTIALLY IMPACTED BY GEOLOGIC CONSTRAINS DUE TO POTENTIALLY UNSTABLE SLOPES AND SLOPES GREATER THAN 30%. NO BUILDING, NO SEPTIC SYSTEM AND NO CONSTRUCTION DISTURBANCE IS PERMITTED WITHIN THE AREAS OF IDENTIFIED GEOLOGIC CONSTRAINTS. SEE THE FINAL PLAT DRAWING AND THE SOILS AND GEOLOGY STUDY PREPARED BY RMGROCKY MOUNTAIN GROUP ENGINEER DATED DECEMBER 15, 2023.

FUTURE OWNERS OF LOTS 1.
DETERMINATION, AND 404 PE
AT TIME OF BUILDING PERMI

THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING ACCESS AND UTILITIES TO EACH LOT, TRACT OR BUILDING SITE

THE RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT IDY IS PREPARED IN COMPLIANCE WITH THE N THE ABOVE ECM SECTION AND THE IMPERVIOUS AREA S IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE

5392 PIKE NATIONAL FOREST A THE PERSON NAMED IN THE YEE AND MYLLING ! Trans ST

VICINITY MAP
(NOT TO SCALE)

SOIL AND GEOLOGY CONDITIONS:

GEOLOGIC HAZARD NOTE:
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 SOILS & GEOLOGY REPORT BY RMG - ROCKY MOUNTAIN GROUP DATED DECEMBER 15,2023 IN FILE MS234 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

STEEP SLOPES: LOTS 1-3

DEBRIS FLOWS AND DEBRIS FANS: LOTS 1 & 3

FAULTS AND SEISMICITY: LOTS 1-3

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

LONG TERM CUT SLOPES IN THE UPPER SOIL SHALL BE LIMITED TO NO STEEPER THAN $3:1\,$ (HORIZONTAL TO VERTICAL) FOR ALL LOTS.

FLOODPLAIN NOTE:
FLOOD INSURANCE RATE MAP, MAP NUMBER 0841C0486G EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THAT THE AREA WITHIN THE SURVEYED PROPERTY TO BE LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AND ZONE D (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE).

ANY UTILITY NOTES:

ANY UTILITY COMPANY THAT LOCATES FACILITIES IN ANY EASEMENT SHALL HAVE THE RIGHT TO PRUNE, REMOVE, ERADICATE, CUT AND CLEAR AWAY ANY TREES, LIMBS, VINES, AND BRUSH ON THE UTILITY EASEMENT NOW OR AT ANY FUTURE TIME AND PRUNE AND CLEAR AWAY ANY TREE LIMBS, VINES, AND BRUSH ON LANDS ADJACENT TO THE UTILITY EASEMENT WHENEVER, IN THE UTILITY COMPANIES JUDGMENT, SUCH MAY INTERFERE WITH OR ENDANGER THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF ITS FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE UTILITY EASEMENT AND CONTIGUOUS LAND SUBJECT TO THIS PLAT FOR THE PURPOSE OF SURVEYING, ERECTING, CONSTRUCTING, MAINTAINING, INSPECTING, REBUILDING, REPLACING, AND WITH OR ENDANGERING THE CONSTRUCTION, OPERATION OR MAINTENANCE OF SAID FACILITIES.



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

Survey Prepared July 6, 2022

Drawn By:JAM Project #2107-0307 DD #TDS87 PCD File #MS234

JULY 2024

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