



# ELK VIEW ESTATES

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER  
OF SECTION 23, T 12 S, R 66 W OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

\*not a part of this subdivision\*  
TERRY C. WILSON  
unplatted, aliquot tract

\*not a part of this subdivision\*  
GAIL MACK FAMILY TRUST  
unplatted, aliquot tract

EASEMENT FOR ROAD PURPOSES  
BOOK 1675, PG. 352

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BOOK 1675, PG. 352

EASEMENT FOR ROAD PURPOSES  
BOOK 6646, PG. 1124

ACCEPTED WK CLARK YELLOW CAP/REBAR MONUMENT  
LOCATED 0.1', S 11°54'W OF ALIQUOT LOCATION

660.42'

ACCEPTED BOSTROM MONUMENT  
LOCATED 0.9', S 54°52'E OF ALIQUOT LOCATION

JUAN J. CUELLAR  
unplatted, aliquot tract

LOT 4  
108,900 SF

LOT 3  
108,900 SF

LOT 2  
108,900 SF

LOT 1  
200,368 SF

LOT 5  
108,900 SF

LOT 6  
108,900 SF

exception  
\*not a part of this subdivision\*

MELANIE A. KNAPP  
unplatted, aliquot tract

ELISA E. COELUS  
unplatted, aliquot tract

LARRY G. POWELL  
unplatted, aliquot tract

\*not a part of this subdivision\*  
LARRY B. POWELL  
unplatted, aliquot tract

\*not a part of this subdivision\*  
FABRICIO R. COLELLA  
unplatted, aliquot tract

## LEGEND:

- FOUND 3.25" ALUMINUM CAP NO. 10376
- FOUND 3/4" IRON PIPE
- FOUND REBAR WITH YELLOW CAP "BOSTROM LS 9477"
- △ FOUND NO. 4 REBAR WITH NO. CAP
- FOUND NO. 4 REBAR WITH YELLOW CAP "WK CLARK PLS 4842"
- FOUND NO. 4 REBAR WITH YELLOW CAP "PLS 13830"
- ◆ SET REBAR WITH PLASTIC CAP STAMPED "RMLS NO. 19625"
- ( ) INDICATES ADDRESS NUMBER

## FLOODPLAIN STATEMENT:

BASED ON FEMA FLOOD PLAIN MAP 08041 CO 526 G, DATED DECEMBER 7, 2018, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF BOUNDS OF THE 0.2% ANNUAL CHANCE OF FLOOD

0' 50' 100'  
SCALE: 1" = 50'

JOB NO.: 43116  
OCTOBER 1, 2026  
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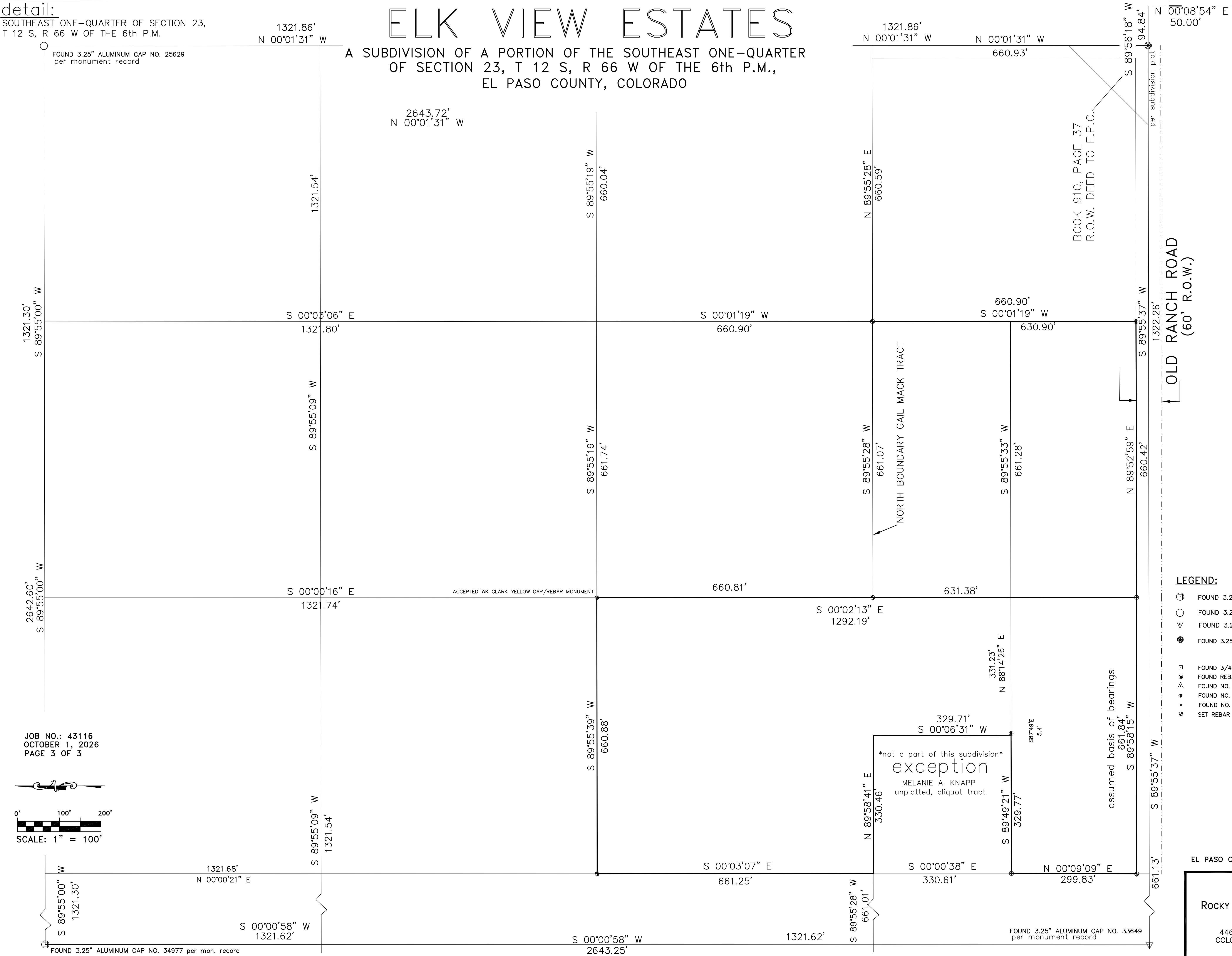
4465 NORTH PARK DRIVE, SUITE 303  
COLORADO SPRINGS, COLORADO 80907  
719-630-0559

EL PASO COUNTY PLANNING FILE NUMBER: SF266

detail:  
SOUTHEAST ONE-QUARTER OF SECTION 23,  
T 12 S, R 66 W OF THE 6th P.M.

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EL PASO COUNTY, COLORADO



## LEGEND:

- FOUND 3.25" ALUMINUM CAP NO. 34977 robert meadows
- FOUND 3.25" ALUMINUM CAP NO. 25629 hannigan
- FOUND 3.25" ALUMINUM CAP NO. 33649 a.b. swart
- FOUND 3.25" ALUMINUM CAP NO. 10376 burnett
- FOUND 3/4" IRON PIPE
- FOUND REBAR WITH YELLOW CAP "BOSTROM LS 9477"
- FOUND NO. 4 REBAR WITH NO. CAP
- FOUND NO. 4 REBAR WITH YELLOW CAP "WK CLARK PLS 4842"
- FOUND NO. 4 REBAR WITH YELLOW CAP "PLS 13830"
- SET REBAR WITH PLASTIC CAP STAMPED "RMLS NO. 19625"