



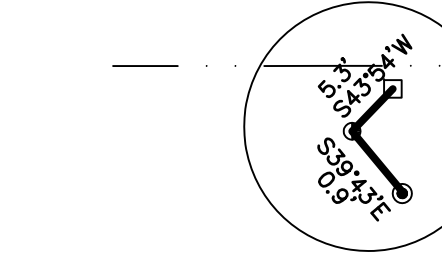


# ELK RIDGE ESTATES

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

**UNRESOLVED:**  
These are not on the  
Title Commitment.  
Please provide copies  
of these documents  
for review.

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



JUAN J. CUELLAR  
unplatted, aliquot tract

Per other drawings, it  
appears existing gravel  
road extends out of  
easement. Easement  
should be  
extended/revised to  
encompass existing road.

EASEMENT FOR ROAD PURPOSES  
BOOK 1675, PG. 352

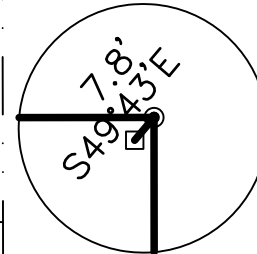
EASEMENT FOR ROAD PURPOSES  
BOOK 6646, PG 1124

correct the spelling of  
POINT

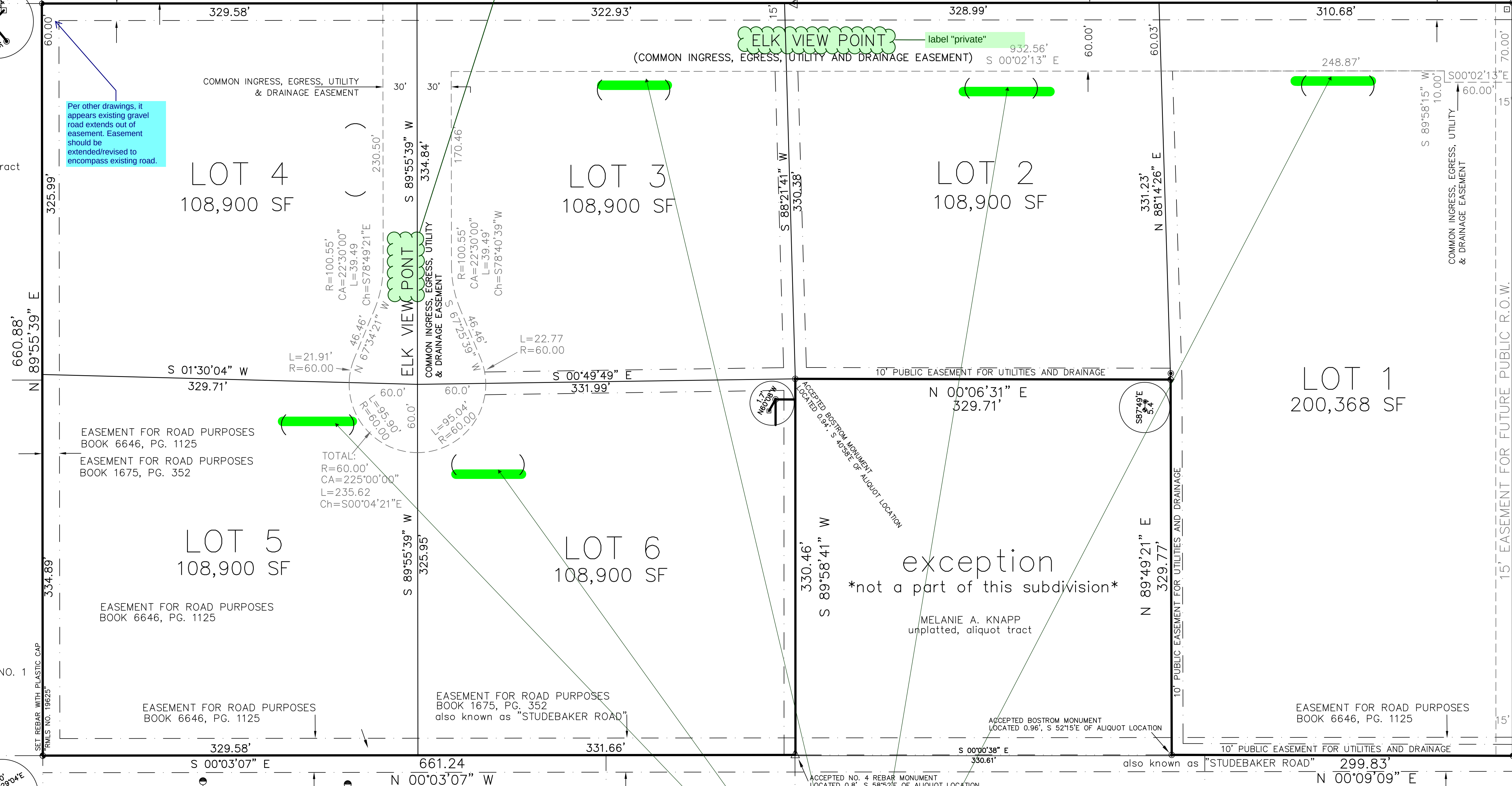
\*not a part of this subdivision\*  
TERRY C. WILSON  
unplatted, aliquot tract

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

EASEMENT FOR ROAD PURPOSES  
BOOK 1675, PG. 352



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



LOT 2,  
MABE SUB. FILING NO. 1

EASEMENT FOR ROAD PURPOSES  
BOOK 6646, PG. 1125

LOT 5  
108,900 SF

EASEMENT FOR ROAD PURPOSES  
BOOK 6646, PG. 1125

EASEMENT FOR ROAD PURPOSES  
BOOK 6646, PG. 1125

LOT 6  
108,900 SF

EASEMENT FOR ROAD PURPOSES  
BOOK 1675, PG. 352  
also known as "STUDEBAKER ROAD"

exception  
\*not a part of this subdivision\*  
MELANIE A. KNAPP  
unplatted, aliquot tract

ACCEPTED BOSTROM MONUMENT  
LOCATED 0.96', S 52°15'E OF ALIQUOT LOCATION

EASEMENT FOR ROAD PURPOSES  
BOOK 6646, PG. 1125

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

ELISA E. COELUS  
unplatted, aliquot tract

LARRY G. POWELL  
unplatted, aliquot tract

\*not a part of this subdivision\*

\*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

EL PASO COUNTY PLANNING FILE NUMBER: \_\_\_\_\_

JOB NO.: 43116  
JUNE 29, 2026  
PAGE 2 OF 3



4465 NORTHPARK DRIVE, SUITE 303  
COLORADO SPRINGS, COLORADO 80907  
719-630-0559



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



