

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

El Paso County, CO



2
Pages 223715230

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
------------------	------	------

Reception Fee	Number of Pages	File Number
---------------	-----------------	-------------

Gunners Ridge

Name of Plat

Andrew Maxwell Makings, Emilee Ann Makings

Owner's Name

Subdivision

Condominium

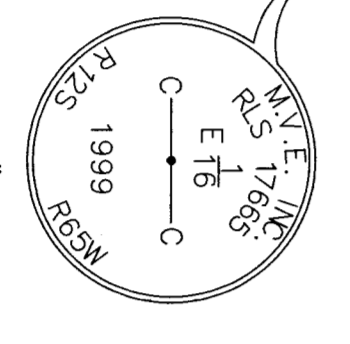
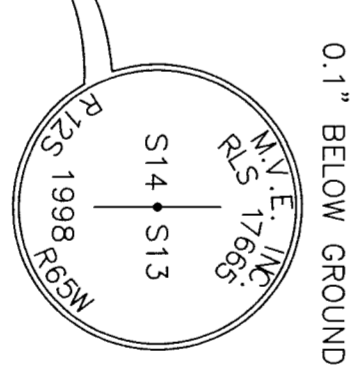
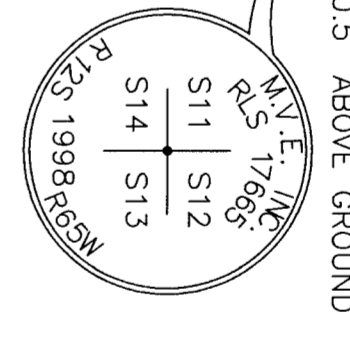
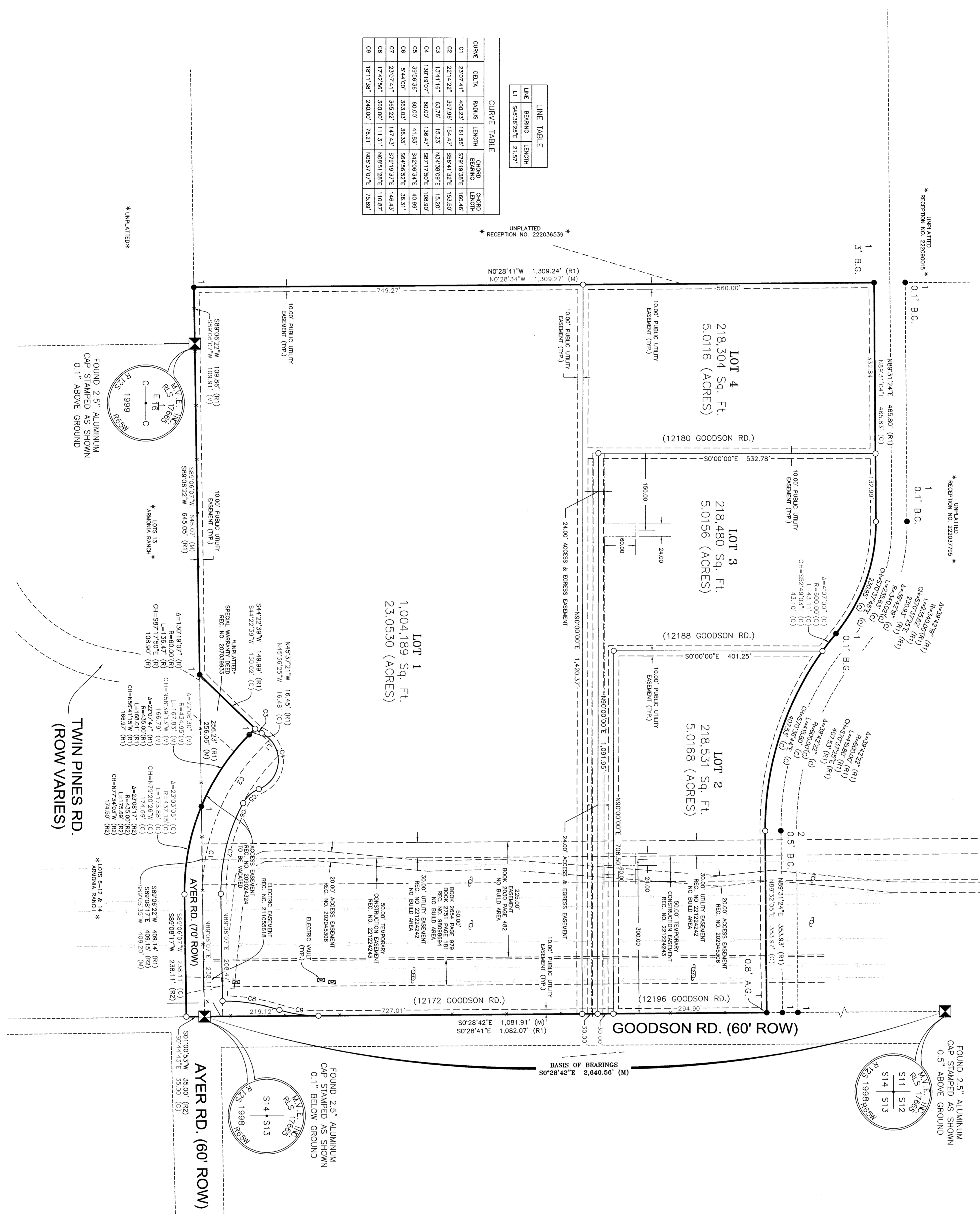
C&R/016 Revised 6/06

FINAL PLAT
GUNNERS RIDGE
 PORTION THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO, STATE OF COLORADO

CURVE	BELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD	LENGTH
C1	22°14'22"	397.96'	154.47'	569.4132'E	153.50'	160.46'	
C2	22°14'22"	400.23'	161.56'	579°19'38"E	160.46'		
C3	13°11'16"	63.70'	15.23'	134.838997'E	15.20'		
C4	13°11'16"	60.00'	13.47'	89°17'30"E	10.89'		
C5	39°56'36"	60.00'	41.83'	54°20'54"E	40.99'		
C6	5°44'00"	363.03'	36.33'	54°46'52"E	36.31'		
C7	23°07'41"	365.22'	147.43'	57°19'37"E	146.43'		
C8	17°42'56"	360.00'	111.31'	108°51'28"E	110.87'		
C9	18°11'38"	240.00'	78.21'	108°37'07"E	75.89'		

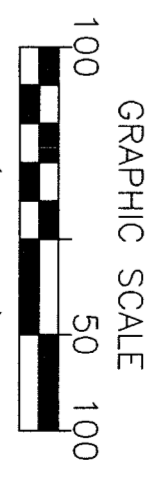
LINE	BEARING	LENGTH
L1	S45°39'25"E	21.97'

UNPLATTED
 * RECEPTION NO. 222036539 *



LEGEND

- SET 5 REBAR WITH 1.5" YELLOW PLASTIC CAP STAMPED "PLS 38794" 0.1" BELOW GROUND
- FOUND ALIQUOT CORNER STAMPED AS SHOWN
- FOUND NO. 5 REBAR WITH 1.5" ORANGE PLASTIC CAP STAMPED 38089 FLUSH WITH GROUND OR AS NOTED
- FOUND NO. 5 REBAR WITH 1.5" ORANGE PLASTIC CAP STAMPED 38089 FLUSH WITH GROUND OR AS NOTED
- FOUND NO. 5 REBAR WITH BROKEN 1.5" ORANGE PLASTIC CAP STAMPED 38089 FLUSH WITH GROUND OR AS NOTED
- RECORD VALUE (R)
- MEASURED VALUE (M)
- CALCULATED VALUE (C)
- POINT OF BEGINNING P.O.B.
- BOUNDARY LINE
- ADJACENT LINES
- BARBED-WIRE FENCE
- OVERHEAD ELECTRIC LINE
- A.G. ABOVE GROUND
- B.G. BELOW GROUND
- RECORD BEARINGS AND DISTANCES SHOWN ON SPECIAL WARRANTY DEED - RECEPTION NO. 222110914
- R2 RECORD BEARINGS AND DISTANCES SHOWN ON QUIT CLAIM DEED - RECEPTION NO. 222128915
- (xxxxx) NUMBER ADDRESS
- * AREA NOT INCLUDED IN THIS SUBDIVISION



No.	DATE	REVISIONS	By
1	10/22/2023	Remarks	RB
2	5/11/23	County comments	RB
3	6/7/23	County comments	RB
4	7/17/23	County comments	RB
5	10/22/23	County comments	RB

REVISIONS
 DATE: 10/22/2023
 No. 1
 2
 3
 4
 5
 REMARKS
 County comments
 County comments
 County comments
 County comments
 County comments
 By
 RB
 RB
 RB
 RB
 RB
 PROJECT No.: 02311
 SHEET 2 OF 2

POD FILE NO. MS-23-003