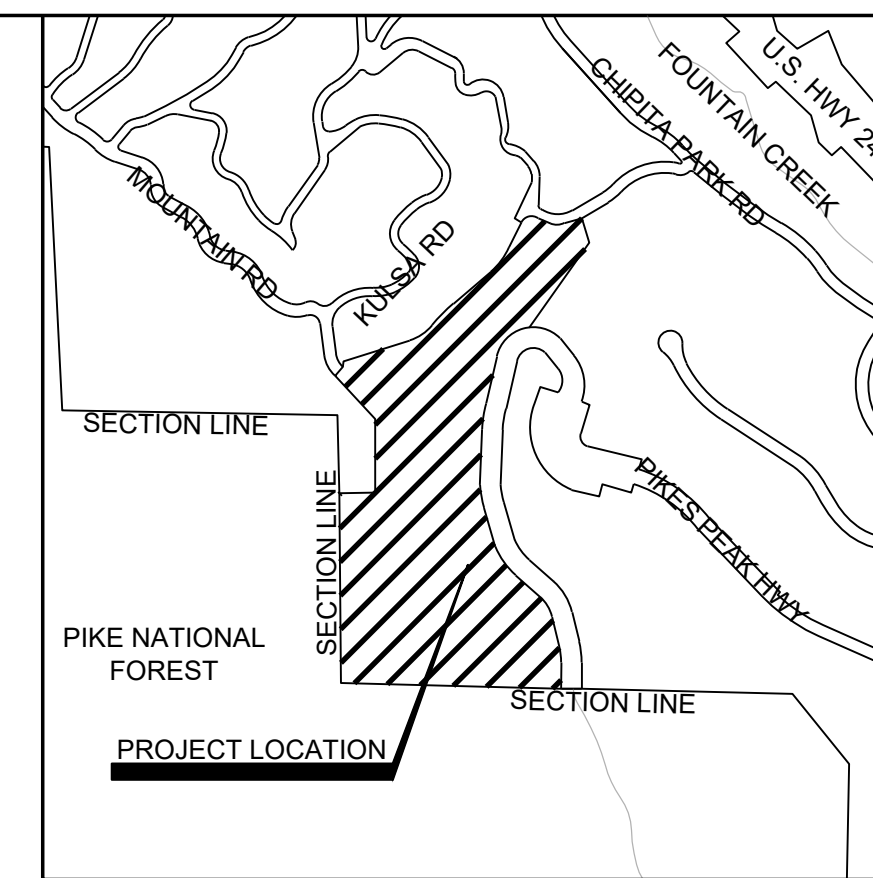


PRELIMINARY PLAN GUNTZELMAN PORCELAIN PINES SUBDIVISION

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



VICINITY MAP
1" = 2000'

Show "no build zones" per the submitted soils and geology report figure 5 in the appendix.

Driveways that are longer than 300' shall have turnarounds that meet approval by the Fire District in the area. Provide correspondence in the next review confirming their requirements.

this property needs to be properly labeled and included in all the required studies.

Is this a shared access point? Shared Access. Flag lots shall be required to share access where inadequate frontage exists in accordance with the access requirements of the ECM. - 8.4.3

The min. pole width is 30' for a flag lot.

indicate the needed easement and where it will be located.

Per 8.4.3 A1 - Show a frontage of a min. of 30' at the frontage - please indicate the width.

Poles of a flag lot can not be calculated as part of the overall lot size. Please indicate if they were.

Update preliminary plan to show typical cross section of road.

Update preliminary plan to show proposed contours. You can provide a grading plan as a separate document or include a grading plan within this document. Clearly label what is existing and what is proposed.

Lots must be 200' wide at the front setback line. Meaning you may not build until the lot is 200ft wide. Please indicate where that line is on each lot and how much area is left that is buildable. 5.4.2

PROPERTY LINE CURVE DATA (M)						
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	039°36'59"	88.55	N 55°16'26" E
C3	303.82	74.43	74.25	014°02'13"	37.40	S 42°04'32" W
C4	364.10	152.45	151.34	023°59'24"	77.36	N 37°31'37" E
C5	59.60	99.60	88.41	095°44'58"	65.90	S 73°25'40" W
C6	96.71	81.76	79.35	048°26'25"	43.50	S 82°50'32" E
C7	96.71	37.25	37.02	022°04'15"	18.86	N 66°40'32" E
C8	193.42	217.52	206.23	064°26'00"	121.88	S 46°06'01" W
C9	1005.40	195.84	195.53	011°09'38"	98.23	S 08°22'53" W
C10	460.30	140.08	139.54	017°26'11"	70.59	S 05°56'13" E
C11	338.00	188.35	185.92	031°55'41"	96.69	S 31°19'00" E
C12	238.00	129.45	127.86	031°09'51"	66.37	N 30°59'04" W
C13	236.00	80.20	79.82	019°28'10"	40.49	N 05°47'46" W
C14	363.70	57.31	57.25	009°01'44"	28.72	S 00°24'16" E
C15	229.02	204.19	197.50	051°05'03"	109.44	S 78°51'30" E
C16	50.52	84.50	79.89	095°50'15"	55.95	N 56°22'46" W
C17	234.68	136.85	134.92	033°24'39"	70.43	S 25°03'40" E
C18	60.00	242.22	108.17	231°18'24"	124.93	N 22°32'39" E
C19	100.00	89.55	86.59	051°18'25"	48.03	S 67°27'21" E

General Planning Comments V1
Planner Matt Fitzsimmons - 8/2022

1. Show in a table the R-T zone dimensional requirements and what is being proposed for each lot. see standards below.
2. Show in a table the buildable area (less than 30% slope and within the setback area for each lot. 8.4.3A.)
3. Please label the lot numbers on the drawing.
4. include current property addresses and TSNs
5. include a brief description of the project.
6. Indicate where the existing structure(s) are located.
7. Include legal descriptions
8. Indicate if there are any hazardous areas
9. Indicate where wooded areas are and if there are any rock outcroppings.
10. Include a note that the whole project is within a wildfire area.
11. All the required reports must include all of the properties that are in the plan. 9005 Mountain Rd. is not included in the reports and must be. Please amend or remove the property and update the drawing and LOI.

Zoning District	Maximum Density (DU/ac)	Minimum Lot Size			Minimum Setbacks Principal(Accessory)...			Maximum Lot Coverage	Maximum Height
		Area	Width (at front)	Depth	Front	Rear	Side		
R-T		5 acres	200 ft		25 ft	25 (5) ft	25 ft	30%	30 ft

LEGEND

● 1/2"x24" Rebar w/PLS38374 Cap Set	○ ₁ Found 1-1/4" Orange Plastic Cap, PLS 25955, Flush w/grade
△ Found GLO Monument (As Noted)	○ ₂ Found #5 Rebar w/ broken Orange Cap, Illegible, Flush w/ grade
+ Assumed Bearing	○ ₃ Found 1/2" Rebar w/ Cap, Illegible, Flush w/ grade
○ Curve Number	○ ₄ Found 1-1/2" Aluminum Cap, PLS 28658, Flush w/ grade
(C) Calculated Dimension	○ ₅ Found 1/2" Disc w/ Mag. Nail, PLS 25955, In Rock
(M) Measured Dimension	
(R) Recorded Dimension - Quitclaim Deed dated January 17, 2020 recorded under Rec. No. 220009194	
(R ²) Recorded Dimension - Land Survey Plat by Clark Land Surveying, Inc. dated May 25, 2021	
(R ³) Recorded Dimension - Warranty Deed dated June 11, 2021 recorded under Rec. No. 221114676	
Public Right-of-Way to be Dedicated with this Plat	
Proposed Asphalt Pavement	
Slopes exceeding 30%	

are there any "no build" areas? Please include if there are (besides the 30% slope areas).

OWNERS:
KRISTIAN & CHRISTA GUNTZELMAN
5381 SUGAR CAMP ROAD
MILFORD, OH 45150
513-722-4343

DARLENE Z. JENSEN & LARRY LEE MANNING
9005 MOUNTAIN ROAD
CASCADE, CO 80809
719-332-0560

SURVEYOR:
TIM SLOAN, VICE-PRESIDENT
SMH CONSULTANTS, P.A.
411 SOUTH TEJON STREET, SUITE 1
COLORADO SPRINGS, CO 80903
785-776-0541

ENGINEER:
BRETT LOKK
SMH CONSULTANTS, P.A.
411 SOUTH TEJON STREET, SUITE 1
COLORADO SPRINGS, CO 80903
719-465-2145

REVISIONS:

TOTAL ACREAGE:
LOT 1 = 5.00 ACRES
LOT 2 = 6.15 ACRES
LOT 3 = 6.16 ACRES
LOT 4 = 6.15 ACRES
LOT 5 = 6.16 ACRES
LOT 6 = 5.00 ACRES
LOT 7 = 5.01 ACRES
DEDICATION ACRES = 0.51 ACRES
TOTAL = 40.14 ACRES

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

include square feet.

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

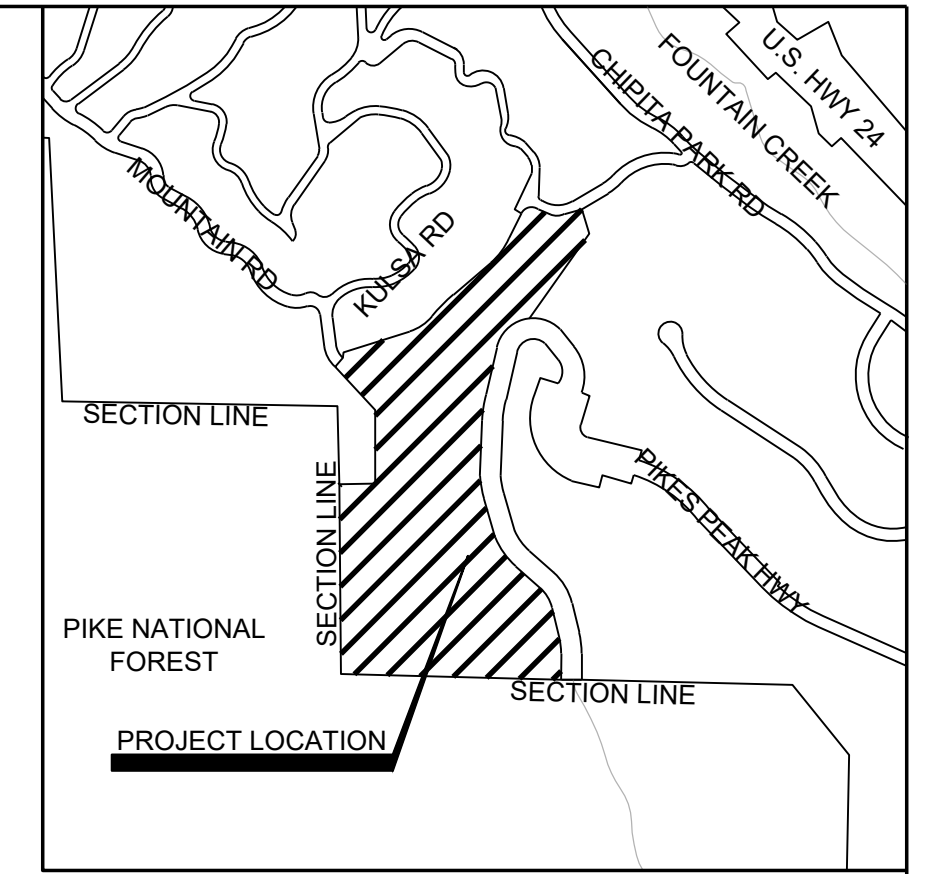
Drawn By: KMM Project #2107-0307 TDS #87

JULY 2022

Add PCD File No. SP-225

PRELIMINARY PLAN
GUNTZELMAN PORCELAIN PINES SUBDIVISION

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



VICINITY MAP
1" = 2000'

NOTES:

- 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.
- G.L.O. RECORDS OBTAINED AND USED ON THIS SURVEY WERE RECORDED IN BOOK #, PAGE #.
- NO GAPS OR OVERLAPS EXIST.
- THERE ARE NO LINES OF POSSESSION THAT AFFECT THIS SURVEY.
- PARENT TRACT IS RECORDED AS RECEPTION NO. 220009194, CLERK AND RECORDERS OFFICE, EL PASO COUNTY, COLORADO.
- THERE IS AN EXISTING SINGLE-FAMILY RESIDENCE ON THE SUBJECT PROPERTY.
- ALL BUILDING SETBACK REQUIREMENTS SHALL BE DETERMINED BY THE ZONING DISTRICT, UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SMH CONSULTANTS, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS, RIGHT OF WAY, SMH CONSULTANTS RELIED UPON THE TITLE POLICY PREPARED BY (LAND TITLE GUARANTEE COMPANY), (SR551066050), DATED [06/23/2022] AND BY (STEWART TITLE GUARANTY COMPANY), [1737329], DATED [06/24/2022]
- 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 INDIVIDUAL 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 DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING DEVELOPMENT. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE CASCADE FIRE PROTECTION DISTRICT.
- NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING 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.
- PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION 12-38) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
- THE ADDRESSES EXHIBITED ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE DEPARTMENT OF DEVELOPMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, AND FIRE PROTECTION REPORT.
- THE SITE IS LOCATED WITHIN A WOODED AREA AND IS CONSIDERED AN AREA OF SIGNIFICANT POTENTIAL WILDFIRE HAZARD.
- CONTOURS ARE DERIVED FROM TOPOGRAPHIC SURVEY PERFORMED BY SMH CONSULTANTS.

Revise to 19-471

Add the following to the notes:

"There shall be no direct access to Pikes Peak Highway."

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Kristian & Christa Guntzelman, Darlene Z. Jensen & Larry Lee Manning being the owners of the following described tract of land:

TO WIT (DEED DESCRIPTION):
GUNTZELMAN PROPERTY.

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; thence along the North-South Center line of the Northwest 1/4 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 N01°08'07"W, a distance of 353.05 feet; thence 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 along said south right-of-way line, the following five (5) courses:

- along the arc of a non-tangent curve to the right, whose center bears S64°28'18"E, having a radius of 59.60 feet, a central angle of 95°53'57", a distance of 99.76 feet;
- S58°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) courses:

- S18°49'36"E, a distance of 138.79 feet;
- S35°59'27"W, a distance of 515.72 feet, to a point on the west right-of-way line of Pikes Peak Toll Road;

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

- Along the arc of a non-tangent curve to the left, whose center bears S11°39'01"E, having a 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;
- Along the arc of a non-tangent curve to the left, whose center bears S76°02'47"E, having a radius of 1005.40 feet, a central angle of 11°10'16", a distance of 196.03 feet;
- S02°43'25"W, a distance of 173.36 feet;
- Along the arc of a non-tangent curve to the left, whose center bears S87°14'50"E, having a radius of 460.30 feet, a central angle of 17°26'00", a distance of 140.06 feet;
- S14°46'15"E, a distance of 167.06 feet;
- Along the arc of a non-tangent curve to the left, whose center bears S74°40'19"E, having a radius of 338.00 feet, a central angle of 31°57'04", a distance of 188.49 feet;
- S45°59'03"E, a distance of 171.85 feet;
- Along the arc of a non-tangent curve to the right, whose center bears S43°26'18"E, having a radius of 238.00 feet, a central angle of 31°14'04", a distance of 129.74 feet;
- S15°27'25"E, a distance of 155.45 feet;
- Along the arc of a non-tangent curve to the right, whose center bears S74°31'58"E, having a radius of 238.00 feet, a central angle of 19°18'37", a distance of 80.21 feet;
- S43°26'18"E, a distance of 46.77 feet;
- Along the arc of a non-tangent curve to the left, whose center bears S86°04'29"E, having a radius of 363.70 feet, a central angle of 09°00'56", a distance of 57.23 feet, to the POINT OF BEGINNING.

JENSEN/MANNING PROPERTY.

A tract of land located in the Northwest one-quarter of Section 22, Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado said tract being more particularly described as follows:

Beginning at the Southeast corner of the Northwest one-quarter of the Northwest one-quarter (NW 1/4 NW 1/4) of said Section 22; thence North 57 degrees 51 minutes 53 seconds West, a distance of 526.33 feet; thence North 16 degrees 07 minutes 53 seconds East, a distance of 208.50 feet, thence North 44 degrees 00 minutes 48 seconds East, a distance of 72.44 feet to a point on the Southerly line of Mountain Road as monumented by a No. 4 rebar with cap no. 19625 and as shown on the plat of Ute Pass Summer Homes Company Subdivision No. 1 as recorded in Plat Book O at Pages 54 and 55 of the records of the Clerk and Recorder of El Paso County; thence along said Southerly line, the following five courses:

- Thence Easterly along the arc of a 229.02 foot radius curve to the left through a central angle of 51 degrees 04 minutes 55 seconds (the long chord of which bears South 78 degrees 40 minutes 32 seconds East, a long chord distance of 197.49 feet), an arc length of 204.18 feet;
- thence Southeasterly along the arc of a 50.52 foot radius curve to the right through a central angle of 96 degrees 00 minutes 00 seconds (the long chord of which bears South 56 degrees 13 minutes 00 seconds East, a long chord distance of 75.09 feet, an arc length of 84.65 feet);
- thence South 08 degrees 13 minutes 00 seconds East, a distance of 133.00 feet;
- thence Southerly along the arc of a 234.68 foot radius curve to the left through a central angle of 33 degrees 26 minutes 00 seconds (the long chord of which bears South 24 degrees 56 minutes 00 seconds East, a long chord distance of 135.01 feet), and arc length of 136.94 feet;
- thence North 48 degrees 21 minutes 00 seconds East, a distance of 60.00 feet to a point on the Southeasterly line of Nampa Road as shown on said subdivision plat; thence along said line, the following twelve courses:

- thence Northerly along the arc of a 23.65 foot radius curve to the right through a central angle of 115 degrees 33 minutes 00 seconds (the long chord of which bears North 16 degrees 07 minutes 30 seconds East, a long chord distance of 40.01 feet), an arc length of 47.70 feet;
- thence North 73 degrees 54 minutes 00 seconds East, a distance of 315.50 feet;
- thence Northeasterly along the arc of a 245.85 foot radius curve to the left through a central angle of 38 degrees 17 minutes 00 seconds (the long chord of which bears North 54 degrees 45 minutes 30 seconds East, a long chord distance of 161.23 feet), an arc length of 164.27 feet;
- thence Northeasterly along the arc of a 303.82 foot radius curve to the right through a central angle of 14 degrees 04 minutes 00 seconds (the long chord of which bears North 42 degrees 39 minutes 00 seconds East, a long chord distance of 74.40 feet), an arc length of 74.59 feet;
- thence North 49 degrees 41 minutes 00 seconds East, a distance of 284.80 feet;
- thence Northeasterly along the arc of a 364.10 foot radius curve to the left through a central angle of 23 degrees 56 minutes 00 seconds (the long chord of which bears North 37 degrees 43 minutes 00 seconds East, a long chord distance of 150.99 feet), an arc length of 152.09 feet;
- thence North 25 degrees 45 minutes 00 seconds East, a distance of 134.76 feet;
- thence Northeasterly along the arc of a 59.60 foot radius curve to the right through a central angle of 95 degrees 47 minutes 19 seconds (the long chord of which bears North 73 degrees 38 minutes 40 seconds East, a long chord distance of 88.44 feet), an arc length of 99.64 feet;
- thence South 58 degrees 27 minutes 41 seconds East, a distance of 40.05 feet;
- thence Easterly along the arc of a 96.71 foot radius curve to the left through a central angle of 48 degrees 31 minutes 00 seconds (the long chord of which bears South 82 degrees 43 minutes 11 seconds East, a long chord distance of 79.47 feet), an arc length of 81.89 feet
- thence North 73 degrees 01 minutes 19 seconds East, a distance of 67.50 feet;
- thence Northeasterly along the arc of a 174.20 foot radius curve to the left through a central angle of 12 degrees 14 minutes 00 seconds (the long chord of which bears North 66 degrees 54 minutes 19 seconds East, a long chord distance of 37.12 feet), an arc length of 37.29 feet;
- thence South 18 degrees 42 minutes 40 seconds East, a distance of 133.61 feet thence South 36 degrees 19 minutes 45 seconds West, a distance of 519.00 feet to a point on the Westerly line of the 100 foot wide right of way for the Pikes Peak Toll Road as described in instrument recorded in Book 441 at Page 344 of said County records; thence along said Westerly line, the following thirteen courses:

- thence Southwesterly along the arc of a 193.42 foot radius curve to the left through a central angle of 64 degrees 27 minutes 52 seconds (the long chord of which bears South 46 degrees 16 minutes 54 seconds West, along chord distance of 206.32 feet), an arc length of 217.62 feet;
- thence South 14 degrees 02 minutes 55 seconds West, a distance of 216.40 feet;
- thence Southerly along the arc of a 1005.40 foot radius curve to the left through a central angle of 11 degrees 10 minutes 00 seconds (the long chord of which bears South 08 degrees 27 minutes 58 seconds West, along chord distance of 195.54 feet), an arc length of 195.95 feet;
- thence South 02 degrees 52 minutes 58 seconds West, a distance of 173.40 feet;
- thence Southerly along the arc of a 460.30 foot radius curve to the left through a central angle of 17 degrees 26 minutes 00 seconds (the long chord of which bears South 05 degrees 50 minutes 02 seconds East, a long chord distance of 139.52 feet), an arc length of 140.06 feet;
- thence South 14 degrees 33 minutes 02 seconds East, a distance of 167.00 feet;
- thence Southeasterly along the arc of a 338.00 foot radius curve to the left through a central angle of 31 degrees 52 minutes 00 seconds (the long chord of which bears South 30 degrees 29 minutes 02 seconds East, a long chord distance of 185.57 feet), an arc length of 187.99 feet;
- thence South 46 degrees 25 minutes 02 seconds East, a distance of 173.10 feet;
- thence Southeasterly along the arc of a 238.00 foot radius curve to the right through a central angle of 31 degrees 10 minutes 00 seconds (the long chord of which bears South 30 degrees 50 minutes 02 seconds East, a long chord distance of 127.87 feet), an arc length of 129.46 feet;
- thence South 15 degrees 15 minutes 02 seconds East, a distance of 155.40 feet;
- thence Southerly along the arc of a 238.00 foot radius curve to the right through a central angle of 19 degrees 20 minutes 00 seconds (the long chord of which bears South 05 degrees 35 minutes 02 seconds East, a long chord distance of 79.93 feet), an arc length of 80.31 feet;
- thence South 04 degrees 04 minutes 58 seconds West, a distance of 46.80 feet;
- thence Southerly along the arc of a 363.70 foot radius curve to the left through a central angle of 04 degrees 53 minutes 37 seconds (the long chord of which bears South 01 degrees 38 minutes 09 seconds West, a long chord distance of 31.05 feet), an arc length of 31.06 feet to a point on the South line of the Southeast one-quarter of the Northwest one-quarter (SE 1/4 NW

1/4) of said Section 22; thence West along said line, a distance of 1083.77 feet to the Southwest corner thereof; thence North along the West line of SE 1/4 NW 1/4, a distance of 1300.73 feet to the point of beginning EXCEPT that portion as conveyed in Warranty Deed recorded June 14, 2021 at Reception No. 221114676 more particularly described as follows:

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; thence along the North-South Center line of the Northwest 1/4 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 N01°08'07"W, a distance of 353.05 feet; thence 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 along said south right-of-way line, the following five (5) courses:

- along the arc of a non-tangent curve to the right, whose center bears S64°28'18"E, having a radius of 59.60 feet, a central angle of 95°53'57", a distance of 99.76 feet;
- S58°29'48", 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) courses:

- S18°49'36"E, a distance of 138.79 feet;
- S35°59'27"W, a distance of 515.72 feet, to a point on the west right-of-way line of Pikes Peak Toll Road;

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

- Along the arc of a non-tangent curve to the left, whose center bears S11°39'01"E, having a 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;
- Along the arc of a non-tangent curve to the left, whose center bears S76°02'47"E, having a radius of 1005.40 feet, a central angle of 11°10'16", a distance of 196.03 feet;
- S02°43'25"W, a distance of 173.36 feet;
- Along the arc of a non-tangent curve to the left, whose center bears S87°14'50"E, having a radius of 460.30 feet, a central angle of 17°26'00", a distance of 140.06 feet;
- S14°46'15"E, a distance of 167.06 feet;
- Along the arc of a non-tangent curve to the left, whose center bears S74°40'19"E, having a radius of 338.00 feet, a central angle of 31°57'04", a distance of 188.49 feet;
- S45°59'03"E, a distance of 171.85 feet;
- Along the arc of a non-tangent curve to the right, whose center bears S43°26'18"E, having a radius of 238.00 feet, a central angle of 31° 14'04", a distance of 129.74 feet;
- S15°27'25"E, a distance of 155.45 feet;
- Along the arc of a non-tangent curve to the right, whose center bears S74°31'58"E, having a radius of 238.00 feet, a central angle of 19° 18'37", a distance of 80.21 feet;
- S43°26 18"E, a distance of 46.77 feet;
- Along the arc of a non-tangent curve to the left, whose center bears S86°04'29"E, having a radius of 363.70 feet, a central angle of 09°00'56", a distance of 57.23 feet, to the POINT OF BEGINNING.

OWNERS:

KRISTIAN & CHRISTA GUNTZELMAN
5381 SUGAR CAMP ROAD
MILFORD, OH 45150
513-722-4343

DARLENE Z. JENSEN & LARRY LEE MANNING
9005 MOUNTAIN ROAD
CASCADE, CO 80809
719-332-0560

SURVEYOR:

TIM SLOAN, VICE-PRESIDENT
SMH CONSULTANTS, P.A.
411 SOUTH TEJON STREET, SUITE I
COLORADO SPRINGS, CO 80903
785-776-0541

ENGINEER:

BRETT LOUK
SMH CONSULTANTS, P.A.
411 SOUTH TEJON STREET, SUITE I
COLORADO SPRINGS, CO 80903
719-465-2145

REVISIONS:

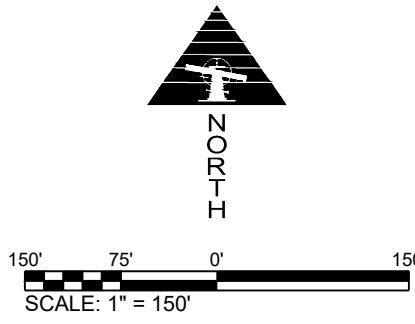
NO.	DESCRIPTION

TOTAL ACREAGE:

LOT 1 = 5.00 ACRES
LOT 2 = 6.15 ACRES
LOT 3 = 6.16 ACRES
LOT 4 = 6.15 ACRES
LOT 5 = 6.16 ACRES
LOT 6 = 5.01 ACRES
LOT 7 = 5.01 ACRES
DEDICATION ACRES = 0.51 ACRES
TOTAL = 40.14 ACRES

SERVICE PROVIDERS:

CASCADE FIRE PROTECTION DISTRICT
COLORADO SPRINGS UTILITIES
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS



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

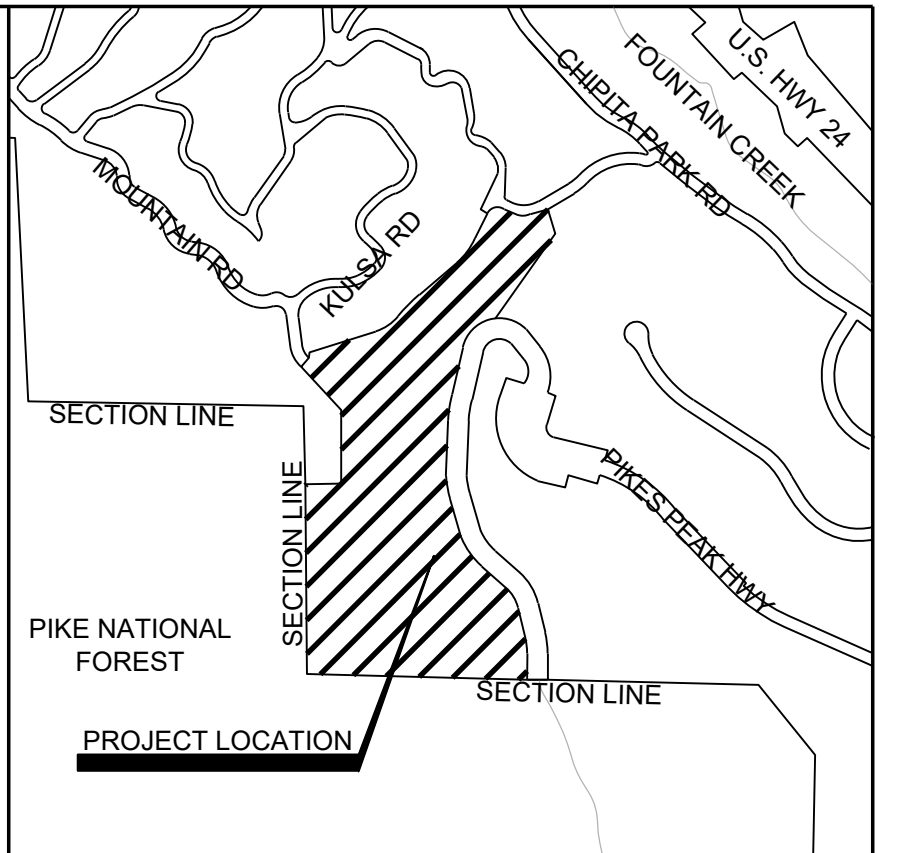
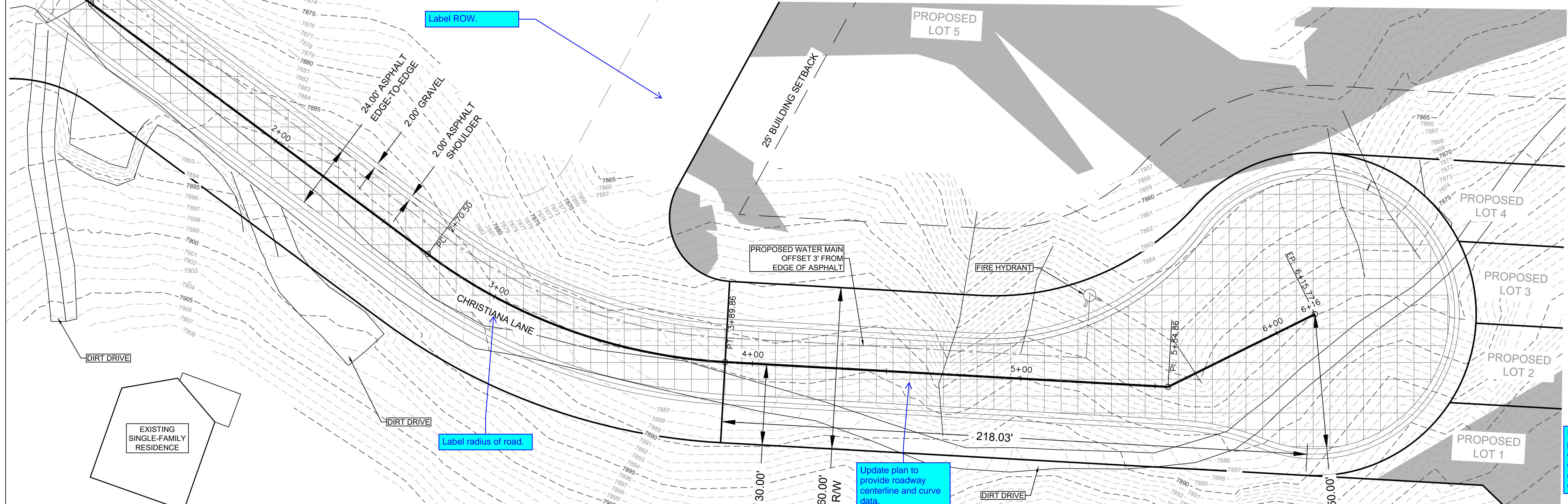
Drawn By:KMM Project #2107-0307 TDS #87

JULY 2022

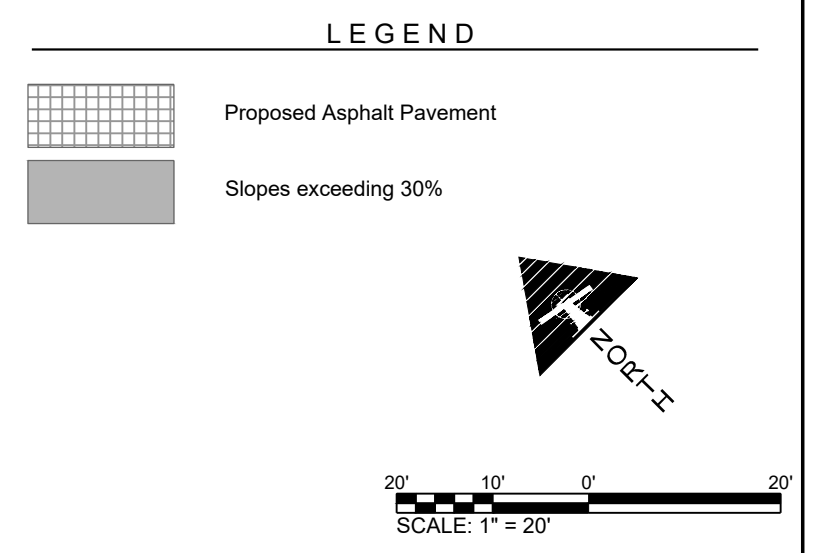
PRELIMINARY PLAN

GUNTZELMAN PORCELAIN PINES SUBDIVISION

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

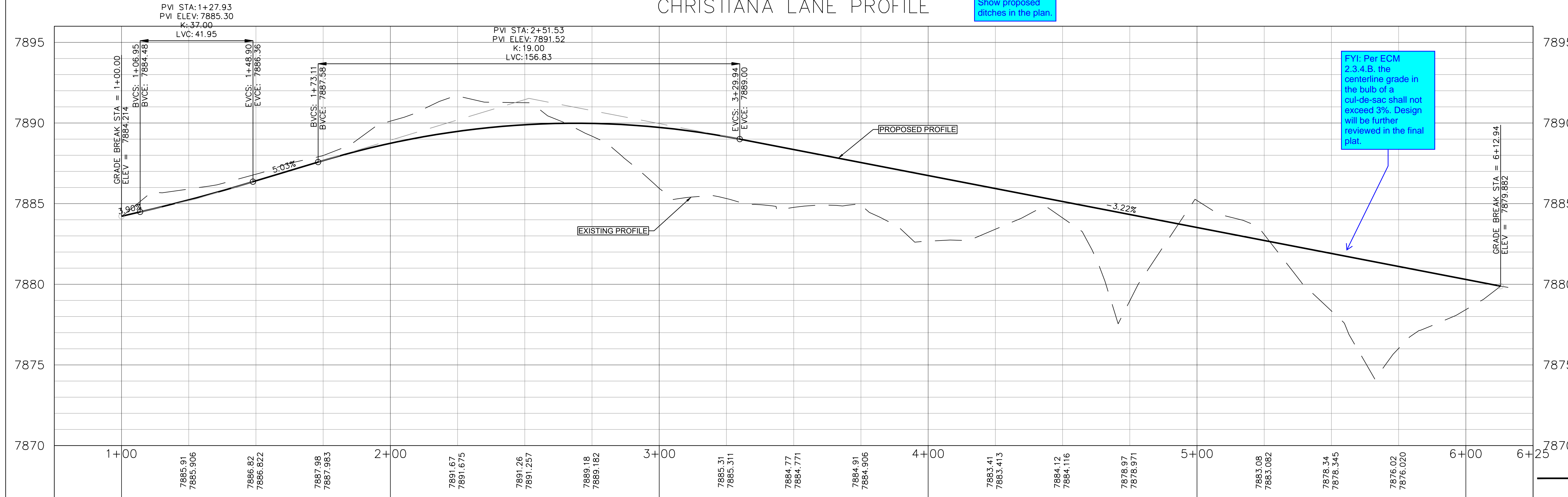


VICINITY MAP
1" = 2000'



Update preliminary plan to show proposed contours. You can provide a grading plan as a separate document or include a grading plan within this document. Clearly label what is existing and what is proposed.

CHRISTIANA LANE PROFILE



FYI: Per ECM 2.3.4.B, the centerline grade in the bulb of a cul-de-sac shall not exceed 3%. Design will be further reviewed in the final plat.

Show proposed ditches in the plan.

OWNERS:
KRISTIAN & CHRISTA GUNTZELMAN
5381 SUGAR CAMP ROAD
MILFORD, OH 45150
513-722-4343

DARLENE Z. JENSEN & LARRY LEE MANNING
9005 MOUNTAIN ROAD
CASCADE, CO 80809
719-332-0560

SURVEYOR:
TIM SLOAN, VICE-PRESIDENT
SMH CONSULTANTS, P.A.
411 SOUTH TEJON STREET, SUITE I
COLORADO SPRINGS, CO 80903
785-776-0541

ENGINEER:
BRETT LOUK
SMH CONSULTANTS, P.A.
411 SOUTH TEJON STREET, SUITE I
COLORADO SPRINGS, CO 80903
719-465-2145

REVISIONS:

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



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

Drawn By: KMM Project #2107-0307 TDS #87

JULY 2022