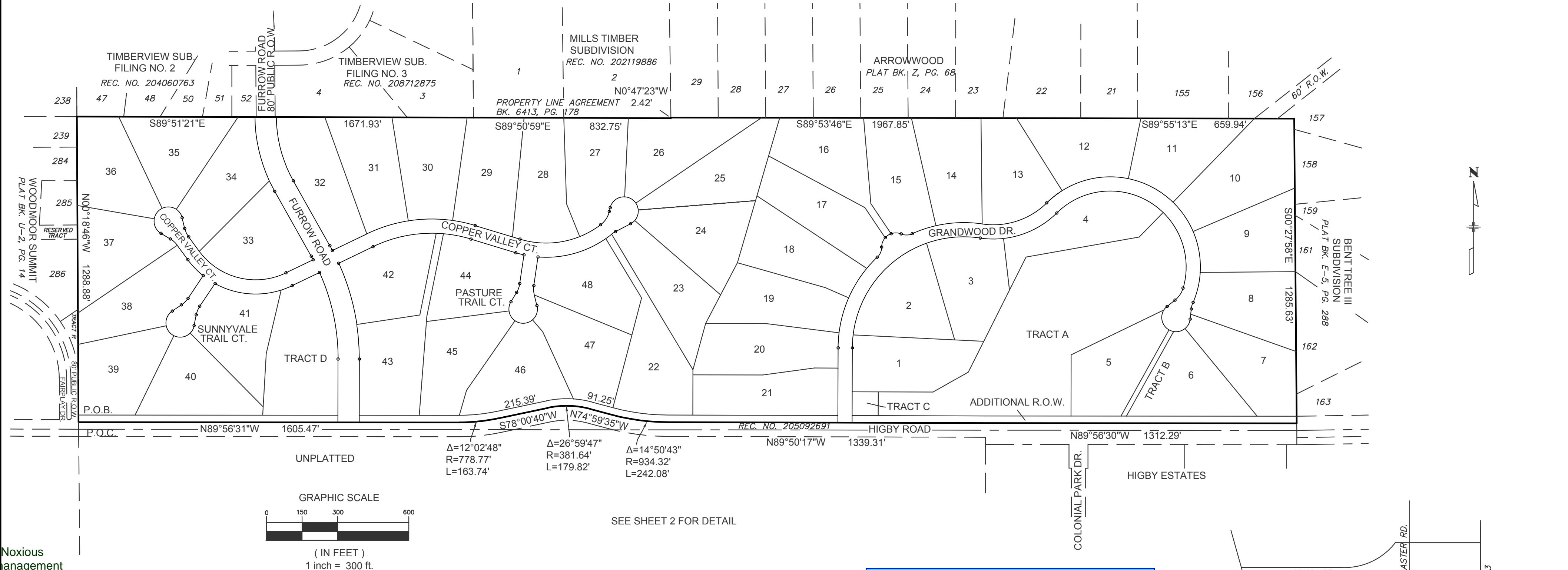


GRANDWOOD RANCH

THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



BE IT KNOWN BY THESE PRESENTS:
THAT SYLVAN VISTA, INC, DANIEL D. RIVERS, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

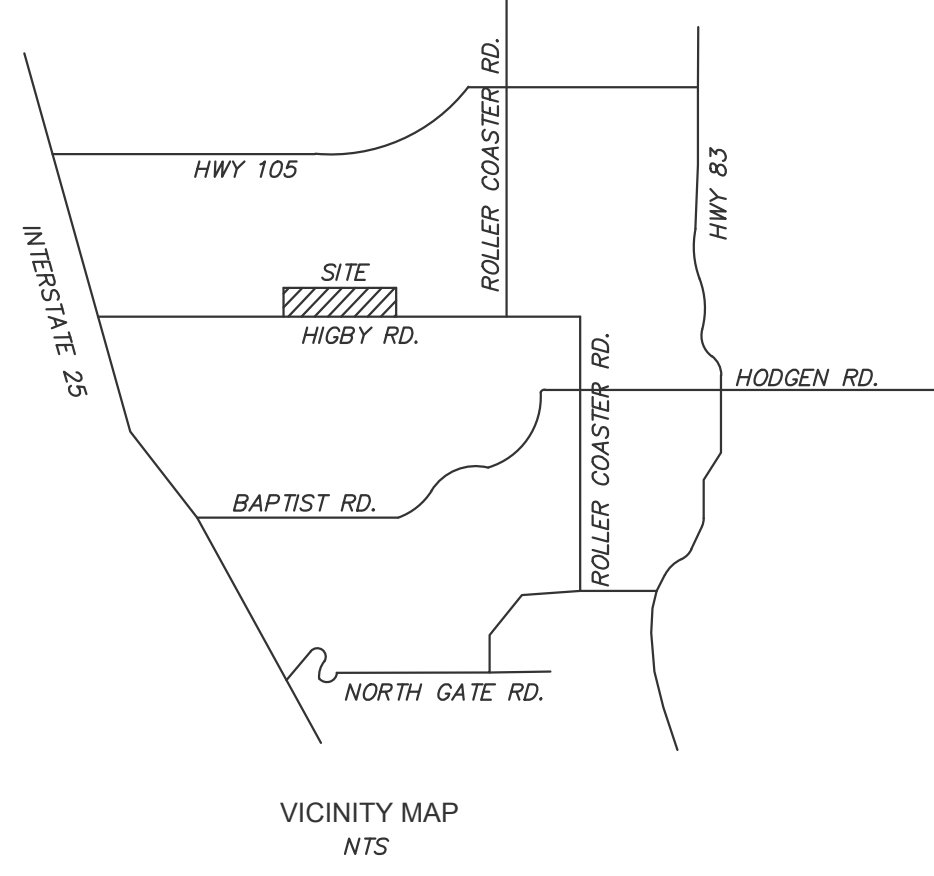
A PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19;
THENCE N0°18'46"W ON THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;
THENCE CONTINUE N0°18'46"W ON SAID WEST LINE A DISTANCE OF 1288.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19 AS ESTABLISHED BY TIMBERVIEW SUBDIVISION FILING NO. 2, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 204060763 OF THE EL PASO COUNTY RECORDS;
THENCE S89°51'21"E ON THE SOUTH LINE OF SAID TIMBERVIEW SUBDIVISION FILING NO. 2 AND THE SOUTH LINE OF TIMBERVIEW SUBDIVISION FILING NO. 3, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 208712875 OF SAID EL PASO COUNTY RECORDS;
THENCE S89°50'59"E ON THE SOUTH LINE OF MILLS TIMBER SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 202119886 OF SAID EL PASO COUNTY RECORDS, SAID LINE ALSO REFERENCED BY THE PROPERTY LINE AGREEMENT RECORDED IN BOOK 6143 AT PAGE 178, A DISTANCE OF 832.75 FEET TO THE SOUTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19 AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, PLS 19586;
THENCE N0°47'23"W ON THE EAST LINE OF SAID MILLS TIMBER SUBDIVISION A DISTANCE OF 2.42 FEET TO THE SOUTH LINE OF ARROWWOOD SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK Z AT PAGE 68 OF SAID EL PASO COUNTY RECORDS;
THENCE S89°53'46"E ON THE SOUTH LINE OF ARROWWOOD SUBDIVISION A DISTANCE OF 1967.85 FEET TO THE SOUTHWEST CORNER OF SAID ARROWWOOD SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 155 OF BENT TREE III SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK E-5 AT PAGE 288 OF SAID EL PASO COUNTY RECORDS;
THENCE S89°55'13"E ON THE SOUTH LINE OF SAID BENT TREE III SUBDIVISION A DISTANCE OF 659.94 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19;
THENCE S00°27'58"E ON THE EAST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID BENT TREE III SUBDIVISION A DISTANCE OF 1285.63 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19 AND A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGBY ROAD AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NO. 205092691 OF SAID EL PASO COUNTY RECORDS;
THE FOLLOWING EIGHT (8) COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY OF HIGBY ROAD AS DESCRIBED BY SAID DOCUMENT:
1.) THENCE N89°56'30"W A DISTANCE OF 1312.29 FEET;
2.) THENCE N89°50'17"W A DISTANCE OF 1339.31 FEET TO A POINT OF CURVE;
3.) THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 934.32 FEET, THROUGH A CENTRAL ANGLE OF 14°30'43" AN ARC DISTANCE OF 242.08 FEET;
4.) THENCE N74°59'35"W A DISTANCE OF 91.25 FEET TO A POINT OF CURVE;
5.) THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 381.64 FEET, THROUGH A CENTRAL ANGLE OF 26°59'47" AN ARC DISTANCE OF 179.82 FEET;
6.) THENCE S78°00'40"W A DISTANCE OF 215.39 FEET TO A POINT OF CURVE;
7.) THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 778.77 FEET, THROUGH A CENTRAL ANGLE OF 12°02'48" AN ARC DISTANCE OF 163.74 FEET;
8.) THENCE N89°56'32"W A DISTANCE OF 1605.47 FEET TO THE POINT OF BEGINNING.
THE DESCRIBED TRACT CONTAINS 150.96 ACRES, MORE OR LESS.

Include Noxious Weed management Plan

- NOTES:**
- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
 - INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
 - SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY BE RESPONSIVE TO DESIGN, INSTALL AND MAINTAIN.
 - THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT AND NATURAL FEATURES REPORT.
 - ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER 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 OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
 - MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
 - NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
 - THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT RECORDED AT RECEPTION NO. _____.
 - WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
 - THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDWOOD RANCH AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE BYLAWS OF GRANDWOOD RANCH OWNERS ASSOCIATION RECORDED AT RECEPTION NO. _____ OF SAID EL PASO COUNTY RECORDS.
 - THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
 - THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
 - NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
 - PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 19-471) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT, LEWIS PLAMER SCHOOL DISTRICT NO. 38 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
 - DRAINAGE EASEMENTS: NO PERMANENT DWELLING UNIT, TEMPORARY STRUCTURES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND FENCES THAT DO NOT BLOCK OR IMPED STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.
 - SOILS, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY FOR GRANDWOOD RANCH DATED _____, PREPARED BY _____ ENGINEERING FOUNDED IN DSD FILE # SP- _____.
 - TRACT A, B, C AND D ARE DEDICATED AS SHOWN ON THE TRACT TABLE. OWNERSHIP SHALL BE DEDICATED TO THE GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC. WITH OWNERSHIP AND MAINTENANCE VESTED WITH THE OWNER. NO STRUCTURES, STORAGE OF MATERIAL OR FENCING WILL BE ALLOWED WITHIN TRACT B, UNLESS APPROVED BY THE TRI-LAKES FIRE DEPARTMENT.
 - THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041002789, EFFECTIVE DATE DECEMBER 7, 2018.
 - A PRIVATE DETENTION POND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.

Please revise to add the following notes:
-THERE SHALL BE NO DIRECT LOT ACCESS TO HIGBY ROAD OR FURROW ROAD.

Engineered site plan is required for lots 1, 4, 9, 13, 29, 31, and 35 through 40 if the proposed driveway crosses the drainage easement shown on the easement detail in sheet 2.



TRACT	AREA	USE	OWNERSHIP/MAINTENANCE
A	10.588 ac.	OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT.	GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC.
B	0.189 ac.	PUBLIC UTILITY, PUBLIC DRAINAGE EASEMENT AND EMERGENCY ACCESS FOR TRI-LAKES FIRE DEPARTMENT	GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC.
C	0.253 ac.	OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT	GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC.
D	3.564 ac.	OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT	GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC.

Identify that Tract B is for the cistern use.

"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

SURVEYOR'S CERTIFICATION:
I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ___ DAY OF _____, 2020.

OWNERS CERTIFICATE
THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, 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, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GRANDWOOD RANCH; ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF 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, 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.

IN WITNESS WHEREOF:
THE AFOREMENTIONED SYLVAN VISTA, INC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020.

SYLVAN VISTA, INC
DANIEL D. RIVERS, PRESIDENT

NOTARIAL:
STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY DANIEL D. RIVERS, PRESIDENT SYLVAN VISTA, INC
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL:
THIS PLAT FOR GRANDWOOD RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Planning and Community Development Director

RECORDING:
STATE OF COLORADO) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS _____ DAY OF _____, 2020, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN
BY: _____
COUNTY CLERK AND RECORDER

FREE: _____
SURCHARGE: _____
FEES:
DRAINAGE FEES: _____
BRIDGE FEES: _____
SCHOOL FEES: _____
PARK FEES: _____

PREPARED BY
LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179
GRANDWOOD.DWG
SEPTEMBER 18, 2020
PROJECT 18062
SHEET 1 OF 2

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC. DATE

Add plat note regarding findings from OWTS report for engineered systems

Include Sp File #

EASEMENTS:
UNLESS SHOWN GREATER IN WIDTH; SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FEET EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE SUBDIVISION BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; TRACTS A AND B ARE HEREBY DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT IN THEIR ENTIRETY; THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.
This statement should be a separate note.

GRANDWOOD RANCH

THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

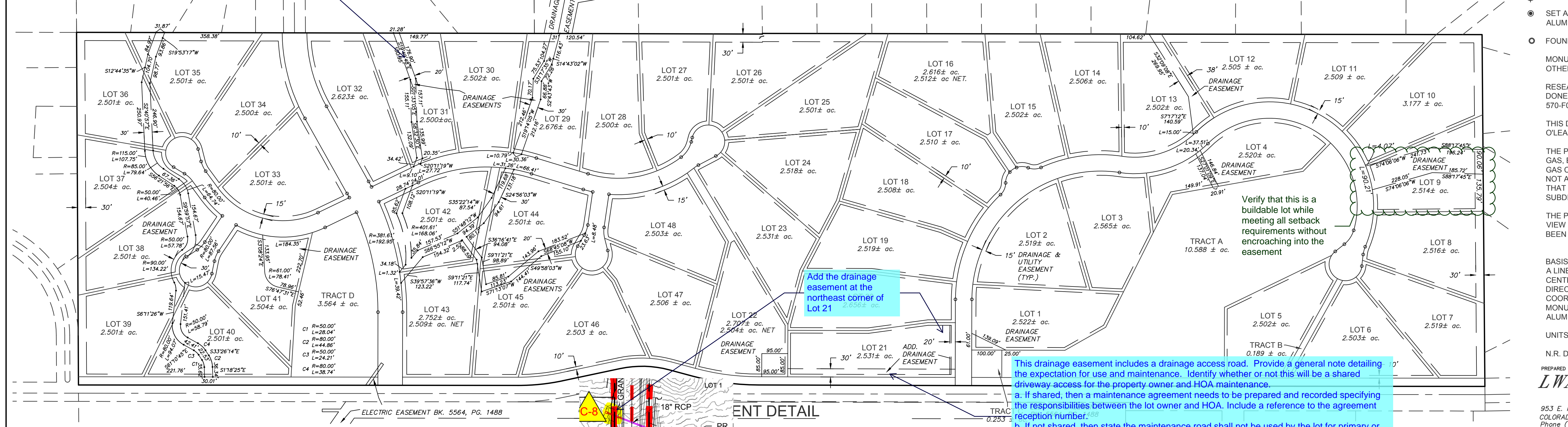
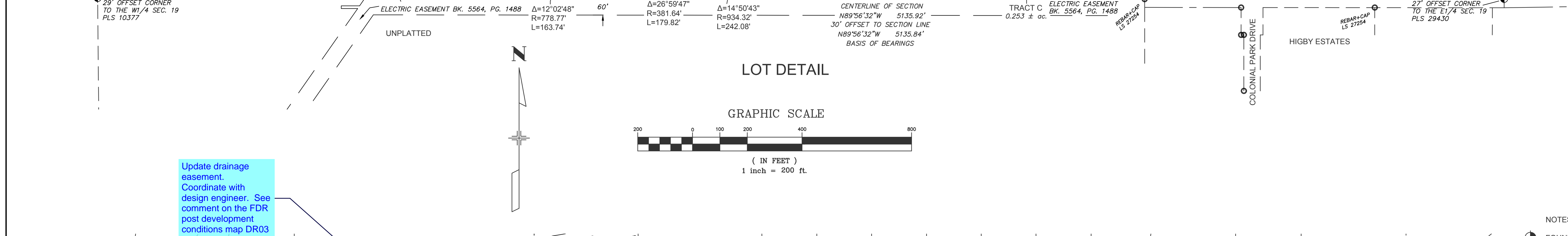
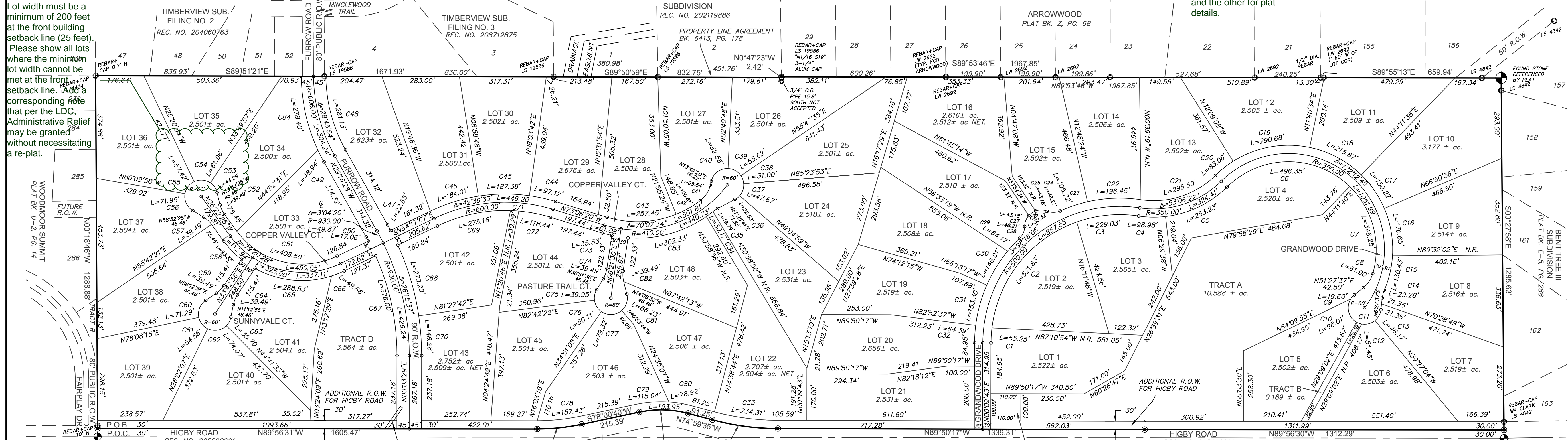
CURVE	DELTA	RADIUS	LENGTH	CHD BEAR	CHORD
C1	6°44'05"	470.00	55.25	N31°46'E	55.21
C2	6°33'49"	470.00	521.83	N38°42'13"E	495.43
C3	27°55'11"	470.00	229.03	N84°28'13"E	226.77
C4	14°55'27"	380.00	98.98	N89°01'55"W	98.70
C5	38°10'54"	380.00	253.23	N64°24'54"E	248.57
C6	88°52'08"	320.00	496.35	N89°45'31"E	448.07
C7	81°59'43"	320.00	346.25	N14°48'29"W	329.80
C8	35°18'15"	100.55	61.90	N13°42'30"E	60.92
C9	18°43'03"	60.00	19.60	N42°06'06"E	19.51
C10	93°35'32"	60.00	98.01	N14°03'12"W	87.47
C11	19°28'22"	60.00	20.39	N70°35'03"W	20.29
C12	49°07'57"	60.00	51.45	N75°06'51"E	49.89
C13	44°05'12"	60.00	46.17	N29°30'13"E	45.04
C14	16°18'08"	100.55	29.29	N14°48'10"E	29.18
C15	19°19'59"	380.00	130.43	N13°78'43"E	128.79
C16	26°38'08"	380.00	176.65	N9°50'20"W	175.07
C17	22°38'58"	380.00	150.22	N34°28'53"E	148.24
C18	32°31'04"	380.00	215.67	N62°03'54"W	212.78
C19	43°49'41"	380.00	290.68	N79°45'43"E	283.64
C20	12°31'25"	380.00	63.08	N51°35'10"E	62.89
C21	63°08'22"	380.00	488.21	N71°52'35"E	488.10
C22	21°44'13"	530.00	196.45	N8°28'43"E	195.32
C23	11°25'45"	530.00	105.72	N71°28'44"E	105.55
C24	46°02'01"	60.00	48.21	N88°46'52"E	46.92
C25	41°34'46"	60.00	43.18	N88°49'01"W	42.25
C26	28°57'18"	60.00	30.32	N56°05'26"E	30.00
C27	41°34'46"	60.00	43.18	N20°59'54"E	42.25
C28	46°02'01"	60.00	48.21	N12°32'01"E	46.92
C29	63°56'15"	530.00	64.17	N42°56'54"E	64.13
C30	15°47'03"	530.00	146.01	N31°35'15"E	145.55
C31	16°34'21"	530.00	153.30	N15°24'33"E	152.76
C32	63°57'40"	530.00	64.39	N33°38'33"E	64.35
C33	14°50'43"	904.32	234.31	N82°24'57"W	233.65
C34	35°54'41"	440.00	301.77	N53°08'59"E	301.26
C35	11°18'33"	100.55	19.79	N84°28'13"E	19.76
C36	21°30'40"	60.00	22.53	N51°40'21"E	22.39
C37	45°31'08"	60.00	47.67	N18°09'27"E	46.42
C38	29°36'18"	60.00	51.00	N19°24'16"W	30.66
C39	53°06'47"	60.00	35.62	N60°45'49"W	53.65
C40	78°51'28"	60.00	82.58	N53°15'04"E	76.21
C41	39°03'14"	100.55	68.44	N53°08'59"E	67.20
C42	15°12'02"	380.00	100.81	N80°28'53"E	100.52
C43	38°49'03"	380.00	257.45	N87°29'08"E	255.55
C44	8°49'58"	630.00	97.12	N71°31'19"W	97.03
C45	17°02'29"	630.00	187.38	N89°32'27"E	186.69
C46	16°44'05"	630.00	184.01	N72°39'10"E	183.36
C47	11°52'52"	975.00	22.65	N28°36'32"W	22.65
C48	28°42'45"	561.00	281.13	N14°50'56"W	278.20
C49	41°18'22"	651.00	48.94	N27°02'15"W	48.93
C50	10°16'16"	885.00	17.06	N28°43'00"W	17.06
C51	79°20'28"	295.00	408.50	N76°02'39"W	376.64
C52	22°30'00"	100.55	39.49	N25°01'34"W	39.23
C53	42°17'38"	60.00	44.29	N35°01'14"W	43.29
C54	59°10'01"	60.00	61.98	N85°42'04"W	59.24
C55	54°49'53"	60.00	67.42	N37°14'59"E	55.25
C56	68°42'28"	60.00	71.95	N24°11'12"W	67.72
C57	22°30'00"	100.55	39.49	N47°32'25"W	39.23
C58	15°31'47"	355.00	93.33	N43°54'19"W	93.06
C59	22°30'00"	100.55	39.49	N44°57'56"E	39.23
C60	66°04'41"	60.00	71.29	N22°10'35"E	67.17
C61	52°08'08"	60.00	54.58	N37°44'44"W	52.70
C62	70°34'01"	60.00	74.07	N80°40'17"E	69.45
C63	34°05'31"	60.00	35.70	N28°15'41"E	35.18
C64	22°30'00"	100.55	39.49	N22°27'56"E	39.23
C65	46°34'06"	355.00	288.53	N84°24'59"W	280.66
C66	8°00'51"	355.00	49.66	N88°17'32"E	49.61
C67	24°20'33"	885.00	376.00	N12°06'48"W	373.18
C68	15°52'42"	975.00	270.20	N18°28'39"W	269.34
C69	17°02'52"	570.00	275.16	N82°15'41"E	272.49
C70	8°35'47"	975.00	146.28	N47°42'25"W	146.15
C71	302°41'	570.00	30.29	N86°32'02"W	30.29
C72	11°54'21"	570.00	118.44	N79°03'31"W	118.23
C73	43°37'36"	440.00	35.53	N75°25'08"W	35.52
C74	22°30'00"	100.55	39.49	N19°36'30"E	39.23
C75	38°09'08"	60.00	39.95	N11°46'56"E	39.22
C76	47°11'14"	60.00	50.11	N11°11'15"W	48.61
C77	75°44'52"	60.00	79.32	N86°58'42"E	73.67
C78	12°02'48"	748.77	157.43	N84°02'04"E	157.14
C79	16°00'47"	411.64	115.04	N86°01'03"E	114.67
C80	10°59'00"	411.64	78.91	N80°29'03"W	78.79
C81	63°14'47"	60.00	66.23	N17°28'53"E	62.92
C82	22°30'00"	100.55	39.49	N25°33'30"W	39.23
C83	39°22'06"	440.00	302.33	N74°42'59"E	296.41
C84	24°30'10"	651.00	278.40	N12°42'56"W	276.29

Lot width must be a minimum of 200 feet at the front building setback line (25 feet). Please show all lots where the minimum lot width cannot be met at the front building setback line. Add a corresponding note that per the LDC, Administrative Relief may be granted without necessitating a re-plot.

Plus or minus symbols for lot size are not acceptable. Square footage of each lot is also required.

Provide net acreage for all lots that contain the no-build drainage easements

Existing plat document is difficult to read. Staff recommends making plat drawings two separate pages, one for the easement drawings and layout, and the other for plat details.



NOTES:

- FOUND ALIQUOT CORNER AS SHOWN
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- FOUND MONUMENT AS NOTED

MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE COMPANY, FILE NO. 570-F0658361-370-CSG, COMMITMENT DATE 8/27/20.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING, INC.

THE PROPERTY IS SUBJECT TO THE 20' R.O.W. TO PLATEAU NATURAL GAS, BOOK 1980, PAGE 739 AND CONVEYED TO NORTHERN NATURAL GAS COMPANY, BOOK 2336, PAGE 638. THE LOCATION DESCRIBED IS NOT ACCURATE AND THE AGREEMENT CONTAINS THE STIPULATION THAT THE COMPANY WILL MOVE THE PIPELINE WHEN THE PROPERTY IS SUBDIVIDED.

THE PROPERTY IS SUBJECT TO THE R.O.W. GRANTED TO MOUNTAIN VIEW ELECTRIC IN BOOK 2599 AT PAGE 451. IT APPEARS THIS LINE HAS BEEN REMOVED AND NO LONGER IN SERVICE.

BASIS OF BEARINGS:
A LINE THAT IS 30' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

UNITS OF MEASURE ARE U.S. SURVEY FEET

N.R. DENOTES A NON-RADIAL LINE

PREPARED BY
LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

FILE NO. SF-
GRANDWOOD.DWG
SEPTEMBER 18, 2020
PROJECT 18062
SHEET 2 OF 2

Update drainage easement. Coordinate with design engineer. See comment on the FDR post development conditions map DR03

Add the drainage easement at the northeast corner of Lot 21

This drainage easement includes a drainage access road. Provide a general note detailing the expectation for use and maintenance. Identify whether or not this will be a shared driveway access for the property owner and HOA maintenance.
a. If shared, then a maintenance agreement needs to be prepared and recorded specifying the responsibilities between the lot owner and HOA. Include a reference to the agreement reception number.
b. If not shared, then state the maintenance road shall not be used by the lot for primary or secondary access and at the end of note 13 identify that only a single driveway access is permitted for Lot 21.

Similar comment regarding the pond access located in Lot 41