



# 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

Verify the required data is added to the plat please

The exact location and width of all existing or recorded streets, rights-of-way, and easements adjacent to the boundaries of the subdivided tract shall be identified by dashed lines. Adjacent subdivisions shall be identified by official names.

The right-of-way lines, widths, locations, and names of all proposed or existing public or private streets, alleys, greenways, bikeways, paths, trails, and other transportation links dimensioned by lengths, widths, bearings. Centerline data or right-of-way data for all curves shall be indicated on the plat.

All easements (existing or proposed) and utility rights-of-way shall be clearly labeled, identified, dimensioned, and tied to reference points and shall be shown by fine dashed lines. Existing easements must bear notation of dedication or conveyance. If any easement of record cannot be definitely located, a statement of the existence, the nature, and the easement's record reference

Review Comment #1 not addressed. Plus or minus symbols for lot size are not acceptable. Square footage of each lot is also required.

Review Comment #1 not addressed. Provide net acreage for all lots that contain the no-build drainage easements

is developer to design culverts? if so provide details and place costs in FAE, identify in a note on face of plat

Double check, is drainage running over row? should this culvert be included in FAE if impacting ROW?

See review #2 redline comments regarding the sight distance comment on sheet 40 of 40 in the construction drawings.  
Coordinate with the design engineer whether or not the adjusted line of sight encroaches into the lots and a sight distance easement needs to be added to the plat

remove + on final plats; exact closed boundary acreage required.

Label Public ROW and width

is this a setback line? please identify

please note signs are subject to setbacks, chapter 5 & 6 of LDC, and the sight distance requirements of the ECM

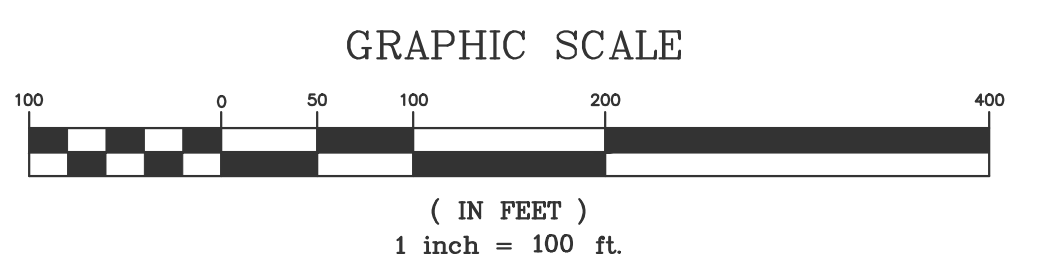
- NOTES:
- FOUND ALIQUOT CORNER AS SHOWN
  - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
  - FOUND MONUMENT AS NOTED
- MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.
- BASIS OF BEARINGS:  
A LINE THAT IS 30° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.94'. 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.

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.

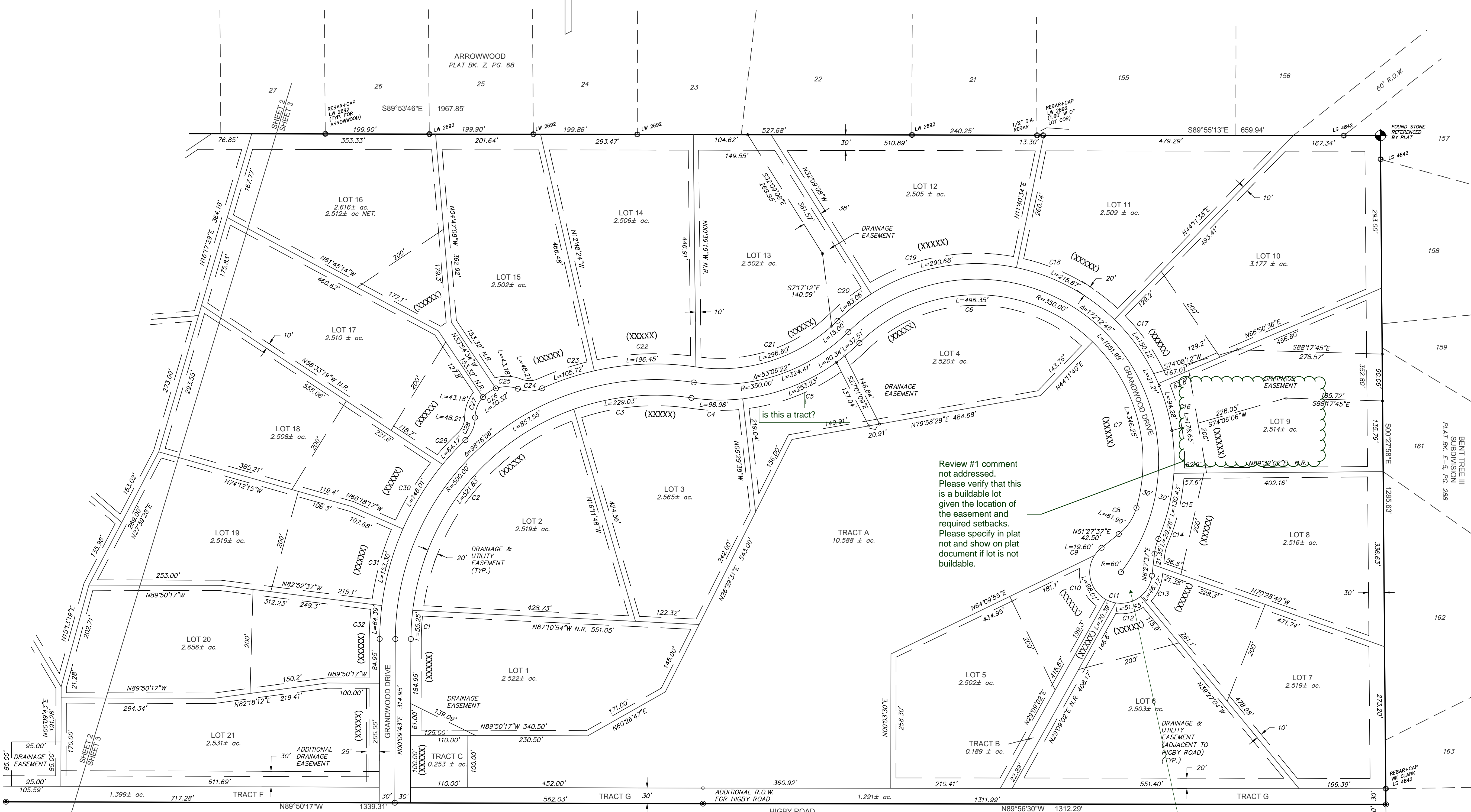
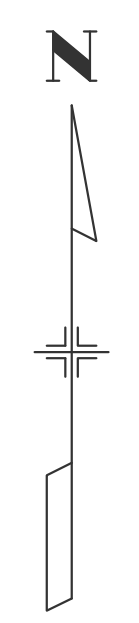
THE PROPERTY IS SUBJECT TO THE 20' R.O.W. TO PLATEAU NATURAL GAS, BOOK 1980, PAGE 739 AND CONVEYED TO NORTHERN NATURAL GAS COMPANY, BOOK 2336, PAGE 636. THE LOCATION DESCRIBED IS NOT ACCURATE AND THE AGREEMENT CONTAINS THE STIPULATION THAT THE COMPANY WILL MOVE THE PIPELINE WHEN THE PROPERTY IS SUBDIVIDED.

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.



# GRANDWOOD RANCH

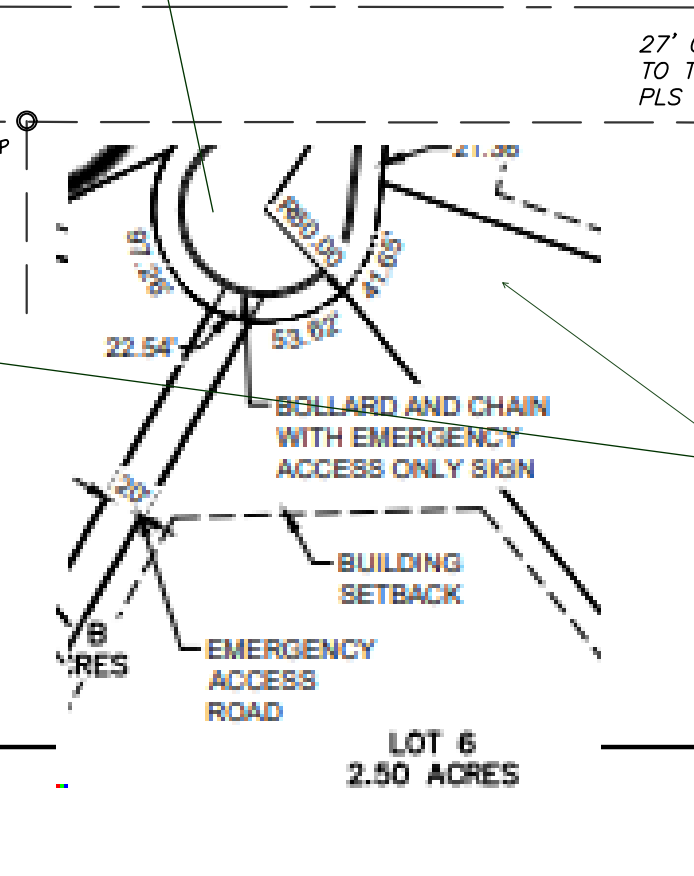
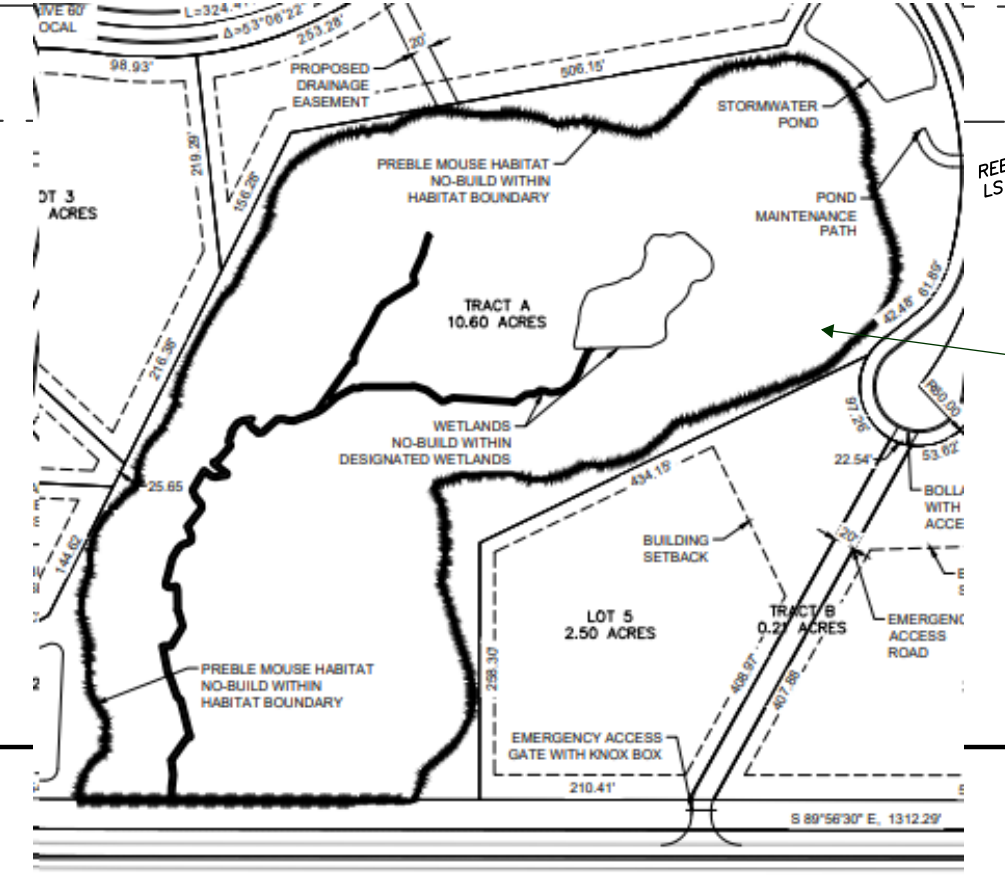
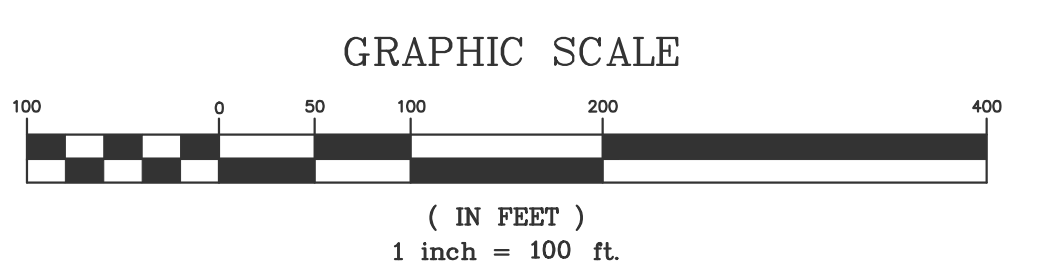
THE SOUTH HALF OF THE NORTH HALF OF SECTION 19  
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BEAR	CHORD
C1	6°44'05"	470.00	55.25	N3°31'46"E	55.21
C2	6°33'49"	470.00	52.63	N38°42'13"E	495.43
C3	2°25'11"	470.00	229.03	N8°22'13"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	61°59'43"	320.00	346.25	N14°48'29"W	329.60
C8	35°16'15"	100.55	61.90	N33°49'30"E	60.92
C9	18°43'03"	60.00	19.60	N42°06'06"E	19.51
C10	8°33'52"	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	N28°30'13"E	45.04
C14	16°41'06"	100.55	29.28	N14°48'10"E	29.18
C15	19°39'59"	380.00	130.43	N33°49'30"E	129.79
C16	26°38'08"	380.00	150.22	N34°28'53"W	149.24
C17	22°38'58"	380.00	150.22	N34°28'53"W	149.24
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	83.06	N51°36'10"E	82.89
C21	53°06'22"	320.00	296.60	N71°52'38"E	286.10
C22	21°14'13"	530.00	196.45	N87°48'43"E	195.32
C23	11°28'03"	530.00	105.72	N17°28'44"E	105.53
C24	46°02'01"	60.00	48.21	N88°46'58"E	46.92
C25	41°13'46"	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°13'46"	60.00	43.18	N20°59'54"E	42.25
C28	46°02'01"	60.00	48.21	N23°24'01"E	46.92
C29	6°56'15"	530.00	64.17	N42°36'54"E	64.13
C30	15°47'03"	530.00	146.01	N31°55'15"E	145.55
C31	16°34'21"	530.00	153.30	N15°24'33"E	152.76
C32	6°57'40"	530.00	64.39	N31°38'33"E	64.35
C33	14°50'43"	904.32	234.31	N82°24'57"W	233.65
C34	3°55'41"	440.00	30.17	N53°06'59"E	30.16
C35	11°16'33"	100.55	19.79	N56°42'25"E	19.76
C36	21°30'40"	60.00	22.53	N51°40'21"E	22.39
C37	45°19'08"	60.00	47.67	N18°09'27"E	45.43
C38	29°36'18"	60.00	31.00	N19°24'16"W	30.66
C39	53°06'47"	60.00	55.62	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	68.54	N33°20'57"E	67.22
C42	15°12'02"	380.00	100.81	N60°28'35"E	100.52
C43	38°49'03"	380.00	287.45	N87°29'08"E	252.53
C44	8°49'58"	630.00	97.12	N73°11'09"W	97.03
C45	17°02'29"	630.00	187.38	N89°32'27"E	186.69
C46	13°58'26"	630.00	153.65	N74°01'59"E	153.27
C47	11°9'52"	975.00	22.65	N28°36'32"W	22.65
C48	28°52'13"	555.00	279.65	N14°50'22"W	276.70
C49	41°12'25"	645.00	47.17	N27°10'45"W	47.16
C50	106°16"	885.00	17.06	N28°43'20"W	17.06
C51	29°20'28"	295.00	408.50	N23°02'39"W	376.64
C52	22°30'00"	100.55	39.49	N25°07'25"W	39.23
C53	42°17'38"	60.00	44.29	N35°01'14"W	43.29
C54	59°10'01"	60.00	61.96	N85°45'04"W	59.24
C55	54°49'53"	60.00	57.42	N37°14'59"E	55.25
C56	68°42'28"	60.00	71.95	N24°31'12"W	67.72
C57	22°30'00"	100.55	39.49	N42°32'25"W	39.23
C58	15°34'21"	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	68°04'41"	60.00	71.29	N22°10'35"E	67.17
C61	52°06'08"	60.00	54.56	N37°54'49"W	52.70
C62	70°43'40"	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	N42°32'25"W	39.23
C65	40°14'06"	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	N16°28'39"W	269.34
C69	27°39'30"	570.00	275.16	N78°06'52"E	272.49
C70	8°35'47"	975.00	146.28	N41°14'25"W	146.15
C71	12°02'48"	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°17'36"	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°51'14"	60.00	50.11	N31°13'15"W	48.67
C77	75°44'52"	60.00	79.32	N86°56'42"E	73.67
C78	12°02'48"	748.17	157.43	N84°32'04"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°30'30"W	39.23
C83	39°22'06"	440.00	302.33	N74°45'52"E	296.41
C84	24°45'23"	645.00	278.69	N12°42'21"W	276.53
C85	2°45'39"	630.00	30.36	N65°39'56"E	30.35

Review #1 comment not addressed. Please verify that this is a buildable lot given the location of the easement and required setbacks. Please specify in plat note and show on plat document if lot is not buildable.

CENTERLINE OF SECTION N89°56'32"W 5135.92'  
30' OFFSET TO SECTION LINE N89°56'32"W 5135.84'  
BASIS OF BEARINGS



please carry forward preliminary plan notes as applicable...