GREAVES PINERY SUBDIVISION

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 65 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

After approval of the report, please indicate the date of approval.

CO NOTES

1. NOTE REGARDING REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT; WATER RESOURCES REPORT; OWTS WASTEWATER STUDY; GEOLOGY & SOILS REPORT; AND FIRE PROTECTION REPORT.
2. 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. 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 DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
4. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

After approval of the report, please indicate the date of approval.

6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
8. 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. 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. APPLICANTS AND ALL FUTURE OWNERS OF 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 ON NON-RENEWABLE AQUIFERS. ALTERNATE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY
9. 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 SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
10. SEPTIC ABSORPTION FIELD MUST BE LOCATED A MINIMUM OF 100 FEET FROM ANY WELL, INCLUDING THOSE ON ADJACENT PROPERTIES. ABSORPTION FIELDS MUST ALSO BE LOCATED A MINIMUM OF 50 FEET FROM ANY DRAINAGES, FLOODPLAINS, OR PONDED AREAS AND 25 FEET FROM DRY GULCHES.
11. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

25-337

No space between the SF and the number.

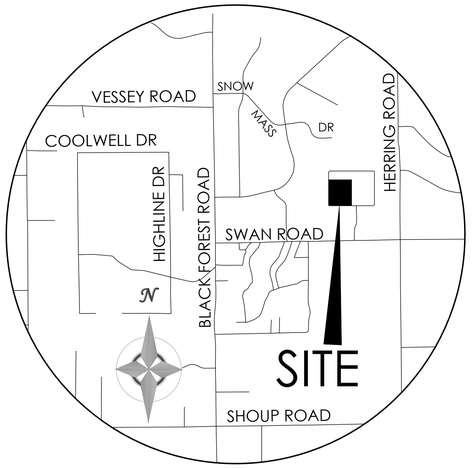
12. SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING, INC. AND DATED NOVEMBER 21, 2025. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDEVPLANREVIEW.COM) UNDER FILE NUMBER SF 269 . THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION. A DESCRIPTION OF THE AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 30% IN GRADE. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 6 FEET OF THE SURFACE, DESIGNED ONSITE WASTEWATER SYSTEMS WILL BE REQUIRED. DESIGNED ONSITE WASTEWATER SYSTEMS ARE ANTICIPATED ON THE LOT DUE TO SEASONAL SHALLOW GROUNDWATER, HIGH ROCK PERCENTAGE, AND RESTRICTIVE CLAY SOILS. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINS OR PONDED AREAS AND 25 FEET FROM DRY GULCHES. NO ELEMENTS OF WASTEWATER TREATMENT SYSTEMS SHOULD BE PLAC IN AREAS OF POTENTIALLY SEASONAL SHALLOW GROUNDWATER OR SEASONAL SHALLOW WATER.
ARTIFICIAL FILL: LOT 3. MITIGATION MEASURES INCLUDE: REMOVAL AND RECOMPACTION.
EXPANSIVE SOILS: ALL LOTS MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, OVEREXCAVATION, REPLACEMENT AND COMPACTION OF SOILS BENEATH FOUNDATIONS.
SEASONAL SHALLOW WATER: LOTS 1 AND 2 (DRAINAGE EASEMENT PROVIDED). MITIGATION MEASURES INCLUDE: EXTENSION OF FOUNDATIONS A MINIMUM OF 30 INCH BELOW GRADE, INSTALLATION OF FOUNDATION PERIMETER DRAINS AND GRADING TO DIRECT SURFACE FLOWS AWAY FROM STRUCTURES. ALL ORGANIC MATERIAL WOULD BE COMPLETELY REMOVED PRIOR TO ANY FILL PLACEMENT.
13. PER ECM SECTION I.7.1.B.5, RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE REFERENCED ECM SECTION. IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
14. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE 6.3.3.C2 AND 6.2.2.C.3. DUE TO THEIR LENGTH SOME OF THE DRIVEWAY MUST BE APPROVED BY THE FIRE DISTRICT.
15. LOT AND DENSITY DATA:
    - GROSS ACREAGE: 9.093 ACRES
    - TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 3
    - GROSS DENSITY: 0.330 LOTS PER ACRE
    - ACREAGE DEDICATED TO PUBLIC STREETS: 0.0 ACRES
    - NET ACREAGE: 9.093 ACRES
    - NET DENSITY: 0.330 LOTS PER ACRE

Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Provide here a table for the Drainage Basin Fees total and Bridge Fees total and indicate they are due prior to recording the Final Plat.

Indicate the RIF is applicable and it is due prior to issuance of the building permit for each lot.



VICINITY MAP

NOT TO SCALE

Please address the following CGS comment:

Entech recommends that buildings be located a minimum of 3 feet above groundwater levels and that septic fields not be placed in areas with potential shallow groundwater (pp. 7–8). CGS is concerned that groundwater conditions have not been adequately characterized to determine the suitability of the proposed building and OWTS locations, particularly on Lot 2. The feasibility of basement construction has also not been addressed.

CGS recommends that basements be prohibited unless a minimum one-year groundwater monitoring study is completed and demonstrates that seasonal groundwater levels can be adequately accommodated. Monitoring should extend through winter, spring, summer, and fall to characterize seasonal groundwater fluctuations, as groundwater observations obtained during a single geotechnical investigation may not represent seasonal high groundwater conditions. Groundwater conditions and their potential impacts on proposed building sites and OWTS locations should be evaluated prior to final plat approval.

NOTES

1. BASIS OF BEARING: BEARINGS REFERRED TO HEREON ARE RELATIVE TO THE EAST LINE THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 65 WEST BEARING S 01°10'27" E.

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

No space between the number and the G.

ALU THE GROUND,

M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF S. RIGHTS-OF-WAY AND TITLE OF RECORD, M.V.E., INC. RELIED GROUP LLC. FILE NO. 4837C OR WITH EFFECTIVE DATE OF APRIL 12, 2025.

No space between the number and the G.

4. FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 08041C0529 G, DATED DECEMBER 7, 2018, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ~~ANNUAL CHANCE FLOODPLAIN~~).
5. LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
6. PROPERTY IS SUBJECT TO TERMS THEREFORE GRANTED IN DECREE IN THE DISTRICT COURT, WATER DIVISION 1, STATE OF COLORADO RECORDED _____ AT RECEPTION NO. _____.
7. PROPERTY IS SUBJECT TO THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT OF WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MAY 31, 1960 IN BOOK 1808 AT PAGE 554. (SPECIFIC LOCATION NOT DEFINED.)
8. 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. (SECTION 13-80-105 C.R.S.).
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.

EASEMENTS

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

LEGAL DESCRIPTION:

BE IT KNOWN BY THESE PRESENTS:

THAT ALAN GREAVES AND JUDITH ANN GREAVES ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO
AND
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 IN T OF THE 6TH P.M.,

D TO EL PASO COUNTY IN DEED RECORDED NOVEMBER 16, 1959 IN BOOK 1778 AT PAGE 330, NTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE S 01°10'27" E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (BASIS OF BEARING) A DISTANCE OF 629.67 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINERY CIRCLE AS RECORDED IN BOOK 1778 AT PAGE 330 OF SAID RECORDS OF EL PASO COUNTY;

THENCE S 88°53'10" W ALONG A NORTH LINE OF SAID PINERY CIRCLE, A DISTANCE OF 629.45 FEET;

THENCE N 01°06'12" W ALONG A EAST LINE OF SAID PINERY CIRCLE, A DISTANCE OF 299.79 FEET;

THENCE CONTINUING N 01°06'12" W ALONG A EAST LINE OF SAID PINERY CIRCLE, A DISTANCE OF 329.79 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER;

THENCE N 88°52'38" E ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 628.67 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 396,072 SF (9.093 ACRES), MORE OR LESS.

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "GREAVES PINERY SUBDIVISION" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 7/21/2025, 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 AND IS NOT A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

RANDALL D. HENCY
COLORADO REGISTERED PLS #27605
FOR AND ON BEHALF OF M.V.E., INC.

PCD FILE # SF269

OWNER'S 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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GREAVES PINERY SUBDIVISION. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND 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.

_____
ALAN GREAVES, OWNER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___ BY ALAN GREAVES AS OWNER.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

_____
JUDITH A. GREAVES, OWNER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___ BY JUDITH A. GREAVES AS OWNER.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "GREAVES PINERY SUBDIVISION" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (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.

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

_____
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR DATE

CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __.M. THIS _____ DAY OF _____, 20___, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

N

NOT TO SCALE

SUBMITTAL:

REVISIONS:

CONSULTANT
MVE, INC.
DAVID GORMAN, P.E.
1903 LELARAY STREET
COLORADO SPRINGS CO 80909
PH (719) 635-5736
FAX (719) 635-5450
DAVEG@MVECIVIL.COM

SURVEYOR
RANDALL D. HENCY
CO PLS NO. 27605
POLARIS SURVEYING, INC.
1903 LELARAY ST, STE 100
COLORADO SPRINGS, CO 80909
(719) 448-0844
JOB#: 250609
DATE OF PREPARATION: 8/18/2026
DATE OF SURVEY: 7/21/2025

OWNERS OF RECORD
AT TIME OF PLATTING:

ALAN GREAVES
JUDITH A. GREAVES
3880 INSPIRATION DR
COLORADO SPRINGS, CO 80917

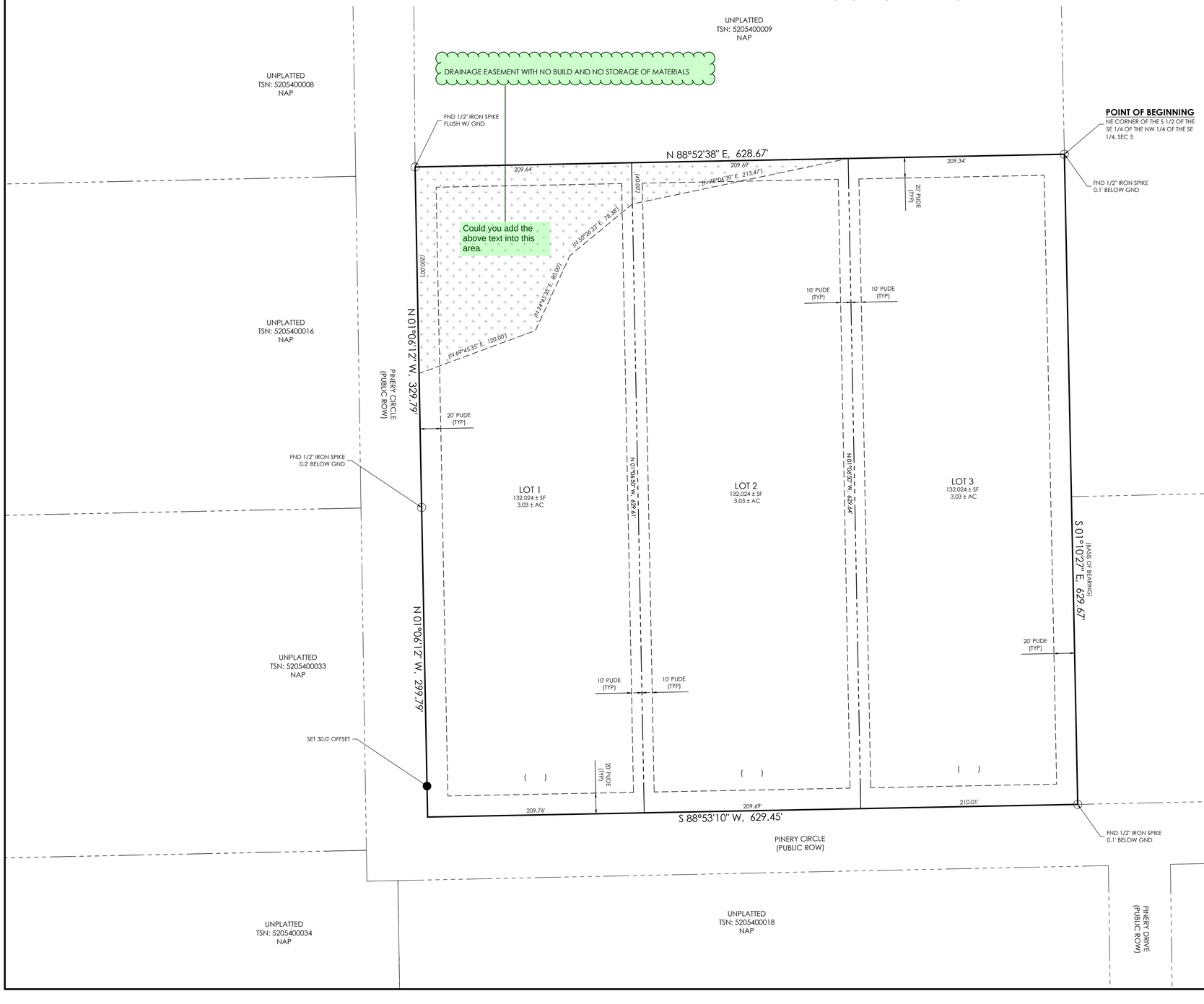
MINOR SUBDIVISION PLAT
GREAVES PINERY SUBDIVISION

MVE, INC.
ENGINEERS SURVEYORS
1903 Lelaray Street, Suite 200
Colorado Springs CO 80909
719.635.5736 www.mvecivil.com

MVE PROJECT: 61233
MVE DRAWING: 61233-PLAT-CS
DATE: AUGUST 18, 2026
SHEET: 1 OF 2

GREAVES PINERY SUBDIVISION

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 65 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



N

10 0 20 50 100

1" = 50' 1:600

LEGEND

———	PROPOSED SUBDIVISION BOUNDARY LINE
— — —	PROPOSED LOT LINE
— — —	ADJACENT BOUNDARIES
○	FOUND CORNER AS SHOWN
●	SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND (UNLESS SHOWN OTHERWEISE)
(15980)	ADDRESS NUMBER
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
	DRAINAGE EASEMENT WITH NO BUILD AND NO STORAGE OF MATERIALS
NAP	NOT A PART OF THIS SUBDIVISION (NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS SUBDIVISION)

MINOR SUBDIVISION PLAT
GREAVES PINERY SUBDIVISION

MVE, INC.
ENGINEERS SURVEYORS
1903 Lelaray Street, Suite 200
Colorado Springs CO 80909
719.635.5736 www.mvecivil.com

MVE PROJECT: 61233
MVE DRAWING: 61233-PLAT-PS1
DATE: AUGUST 18, 2026
SHEET: 2 OF 2