

# GRANDVIEW RESERVE FILING NO. 1

## A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

THAT MELODY HOMES INC., BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5,285.07 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE S29°17'12"E, A DISTANCE OF 1,315.11 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE), SAID POINT BEING THE POINT OF BEGINNING, THENCE ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900096 THE FOLLOWING TWO (2) COURSES

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N79°27'48"W, HAVING A DELTA OF 18°12'30", A RADIUS OF 1630.00 FEET, A DISTANCE OF 518.00 FEET TO A POINT OF TANGENT;
- N07°40'18"W, A DISTANCE OF 624.33 FEET;

THENCE N80°44'04"E, A DISTANCE OF 210.81 FEET; THENCE N17°20'54"E, A DISTANCE OF 128.74 FEET; THENCE S87°36'59"E, A DISTANCE OF 61.10 FEET; THENCE S63°42'43"E, A DISTANCE OF 67.68 FEET; THENCE S82°28'48"E, A DISTANCE OF 213.83 FEET; THENCE S48°35'24"E, A DISTANCE OF 311.17 FEET; THENCE S65°28'30"E, A DISTANCE OF 197.24 FEET; THENCE S18°20'22"E, A DISTANCE OF 115.90 FEET; THENCE S62°5'22"E, A DISTANCE OF 125.07 FEET; THENCE S57°00'05"E, A DISTANCE OF 371.65 FEET; THENCE S25°18'42"E, A DISTANCE OF 322.01 FEET; THENCE S41°08'15"E, A DISTANCE OF 224.40 FEET; THENCE S70°55'24"E, A DISTANCE OF 288.94 FEET; THENCE S00°12'52"W, A DISTANCE OF 119.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28, THENCE N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF 1,019.14 FEET; THENCE N00°12'52"E, A DISTANCE OF 25.00 FEET; THENCE N89°47'08"W, A DISTANCE OF 679.35 FEET; THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET; THENCE N41°52'38"E, A DISTANCE OF 21.11 FEET; THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET; THENCE S89°58'12"W, A DISTANCE OF 288.62 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID EASTONVILLE ROAD, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,836,306 SQUARE FEET OR 37,564 ACRES, MORE OR LESS.

**DEDICATION:**

THE UNDERSIGNED BEING THE OWNER IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOW SHOWN HEREON SHALL BE KNOWN AS GRANDVIEW RESERVE FILING NO. 1, IN THE COUNTY OF EL PASO, STATE OF COLORADO. ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT THE 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 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.

**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, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GRANDVIEW RESERVE FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR 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 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.

OWNERS (SIGNATURE)

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST: (IF CORPORATION)

SECRETARY/TREASURER

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., BY \_\_\_\_\_ AS \_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_

SIGNATURES OF OFFICERS SIGNING FOR A CORPORATION SHALL BE ACKNOWLEDGED AS FOLLOWS:

(\_\_\_\_\_) AS PRESIDENT/VICE PRESIDENT AND PRINT NAME AS SECRETARY/TREASURER, NAME OF CORPORATION, A STATE CORPORATION.

SIGNATURES OF MANAGERS/MEMBERS FOR A LLC SHALL BE ACKNOWLEDGED AS FOLLOWS:

(\_\_\_\_\_) AS MANAGER/MEMBER OF COMPANY, A STATE LIMITED LIABILITY COMPANY.

**ACCEPTANCE CERTIFICATE FOR TRACTS (ACCEPTING ENTITY IN EXISTENCE):**

THE DEDICATION OF TRACTS A, B, C, D, AND F WITH ANY IMPROVEMENTS THEREON, WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE GRANDVIEW METROPOLITAN DISTRICT.

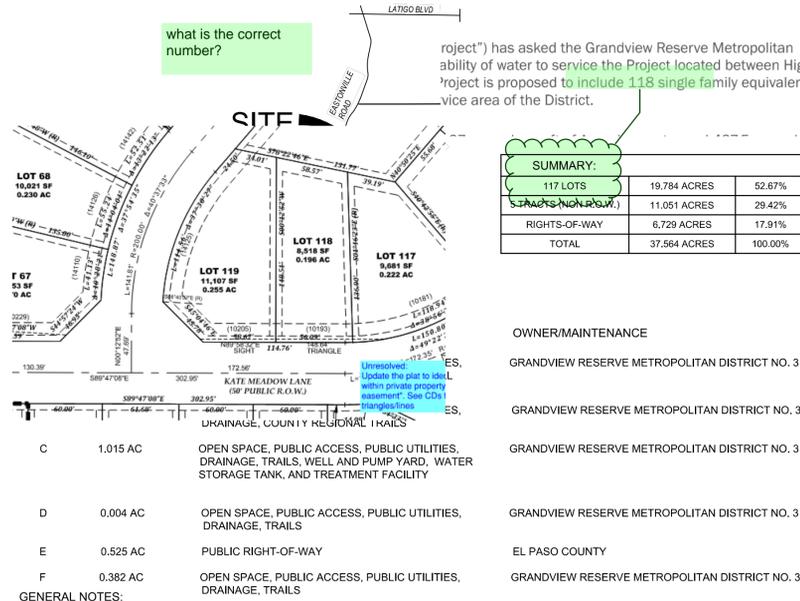
BY: \_\_\_\_\_  
PRESIDENT

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., BY \_\_\_\_\_ AS \_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_



OWNER/MAINTENANCE  
GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3

21. 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 AT 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.

THIS 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 EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE RELEASED OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.

22. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AN OTHER AGENCIES 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 ENDANGERED SPECIES ACT, PARTICULARLY IF IT RELATES TO THE LISTED SPECIES.

23. UTILITY PROVIDERS:  
WATER-GRANDVIEW METROPOLITAN DISTRICT NO. 1, 2, AND 3  
WASTEWATER-WOODMEN HILLS METROPOLITAN DISTRICT  
ELECTRIC-MOUNTAIN VIEW ELECTRIC ASSOCIATION  
GAS-BLACK HILLS ENERGY.

CGS has concerns with this note change that basements are allowed on some lots- now is the time to know if basements are allowed so we have plat notes

24. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT ENTITLED: GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION GRANDVIEW RESERVE, FILING 1 EASTONVILLE ROAD AND U.S. HIGHWAY 24 FALCON, COLORADO BY CTL THOMPSON INC. DATED MAY 9, 2022 IN FILE GRANDVIEW RESERVE PUDSP FILE NUMBER: PUDSP2110 (AND UPDATED PER CTL LETTER SIGNED JUNE 14, 2024 IN FILE GRANDVIEW RESERVE FILING NO. 1 FILE NUMBER: SF2311) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED:

- SHALLOW GROUNDWATER: REFER TO HAZARD AREA MAP IN REPORT FOR LOTS WHERE GROUNDWATER IS EXPECTED TO IMPACT BASEMENTS, AND CRAWL SPACE FOUNDATIONS OR ALTERNATIVE DESIGNS ARE RECOMMENDED. IT SHALL BE NOTED THAT FUTURE LOT SPECIFIC STRATEGIES MAY ALTER THESE RECOMMENDATIONS. AN UNDERDRAIN DETERATERING SYSTEM WILL NOT BE PROPOSED.
- HARD BEDROCK: THE SANDSTONE AND CLAYSTONE OF THE DAWSON FORMATION ARE HARD TO VERY HARD AND PRESENT AT SHALLOW DEPTHS WITHIN THE SITE. THE HARD TO VERY HARD BEDROCK WILL BE DIFFICULT TO EXCAVATE AND WILL REQUIRE HEAVY DUTY EXCAVATION EQUIPMENT. DEEP EXCAVATIONS INTO BEDROCK WILL REQUIRE ROCK TEETH AND ROCK BUCKETS. SHALLOW BEDROCK DOES NOT PRECLUDE BASEMENT CONSTRUCTION. REFER TO NOTE BELOW
- EXPANSIVE SOILS AND BEDROCK: EXPANSIVE SOILS AND BEDROCK ARE PRESENT SPORADICALLY ACROSS THE SITE. ALL LOTS HAVE POTENTIAL TO BE IMPACTED BY EXPANSIVE SOILS AND BEDROCK.

NOTE: NO GEOLOGIC HAZARDS WERE IDENTIFIED THAT PRECLUDE THE PROPOSED DEVELOPMENT. POTENTIAL HAZARDS CAN BE MITIGATED WITH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

LOTS WHERE GROUNDWATER IS EXPECTED TO BE WITHIN 12 FEET OF THE PROPOSED SURFACE BASEMENTS ARE CURRENTLY RESTRICTED. THIS INCLUDES LOTS 3-7, 14-21, 41-54, AND 66-117. IF A FUTURE GROUNDWATER MITIGATION SYSTEM IS APPROVED THAT INDICATES THESE LOTS HAVE ADEQUATE SEPARATION FROM GROUNDWATER, BASEMENT CONSTRUCTION MAY BE CONSIDERED.

25. TRACT C IS FOR A PROPOSED TANK SITE TO BE OWNED AND MAINTAINED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3.

26. SIGHT DISTANCE EASEMENTS - ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, FENCES, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. MAINTENANCE OF A SIGHT EASEMENT SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER OR THE GRANDVIEW METROPOLITAN DISTRICT NO. 2 IF WITHIN A TRACT.

27. THE EASTONVILLE REGIONAL TRAIL LOCATED IN TRACTS B AND C, ARE FOR PUBLIC USE.

**SURVEYOR'S STATEMENT:**

I, \_\_\_\_\_, 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 \_\_\_\_\_ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL 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 \_\_\_\_\_, 20\_\_.

**JONATHAN W. TESSIN**, PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 33196 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

THIS PLAT FOR GRANDVIEW RESERVE FILING NO. 1 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 (STREETS, TRACTS, 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 \_\_\_\_\_

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER:**

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

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 UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY

**FEES:** \_\_\_\_\_ complete these numbers please

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

URBAN PARK FEE: \_\_\_\_\_

REGIONAL PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

**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.

PCD FILE NO. SF2311

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206

4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247



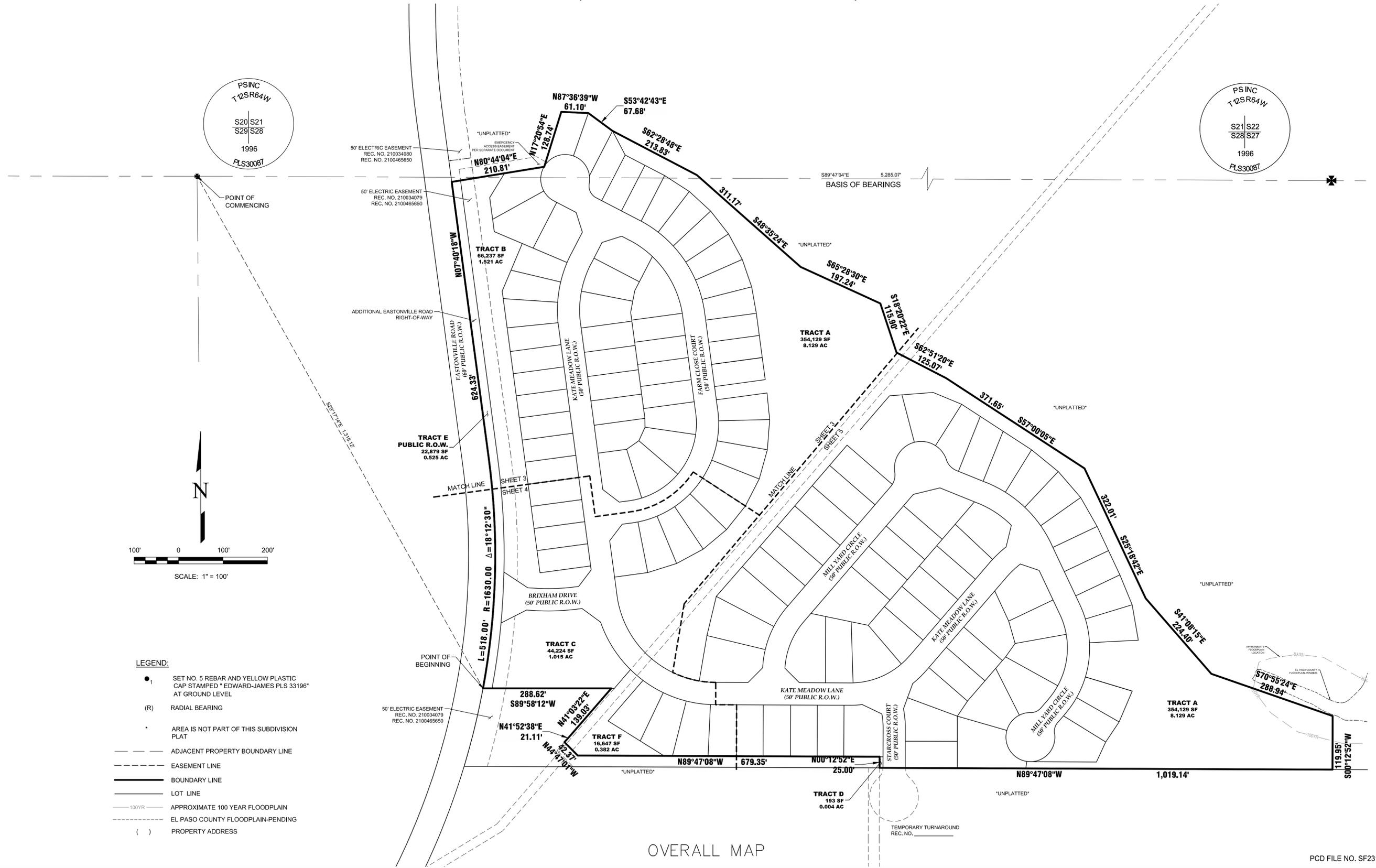
GRANDVIEW RESERVE FILING NO. 1  
FINAL PLAT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	6-18-2024
SHEET NO	1 OF 5

# GRANDVIEW RESERVE FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND:**
- SET NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
  - (R) RADIAL BEARING
  - AREA IS NOT PART OF THIS SUBDIVISION PLAT
  - ADJACENT PROPERTY BOUNDARY LINE
  - - - - EASEMENT LINE
  - BOUNDARY LINE
  - LOT LINE
  - APPROXIMATE 100 YEAR FLOODPLAIN
  - - - - EL PASO COUNTY FLOODPLAIN-PENDING
  - ( ) PROPERTY ADDRESS

OVERALL MAP

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206



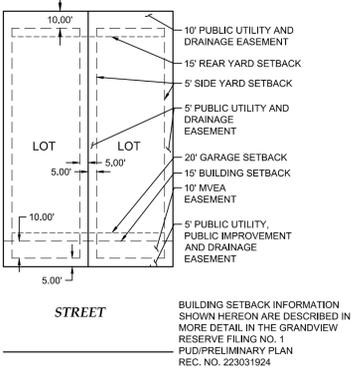
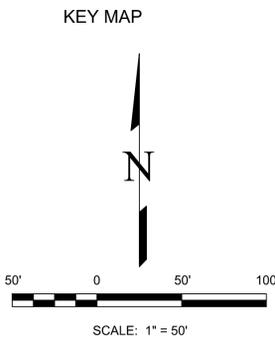
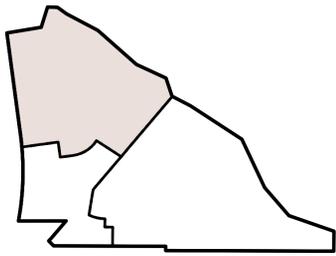
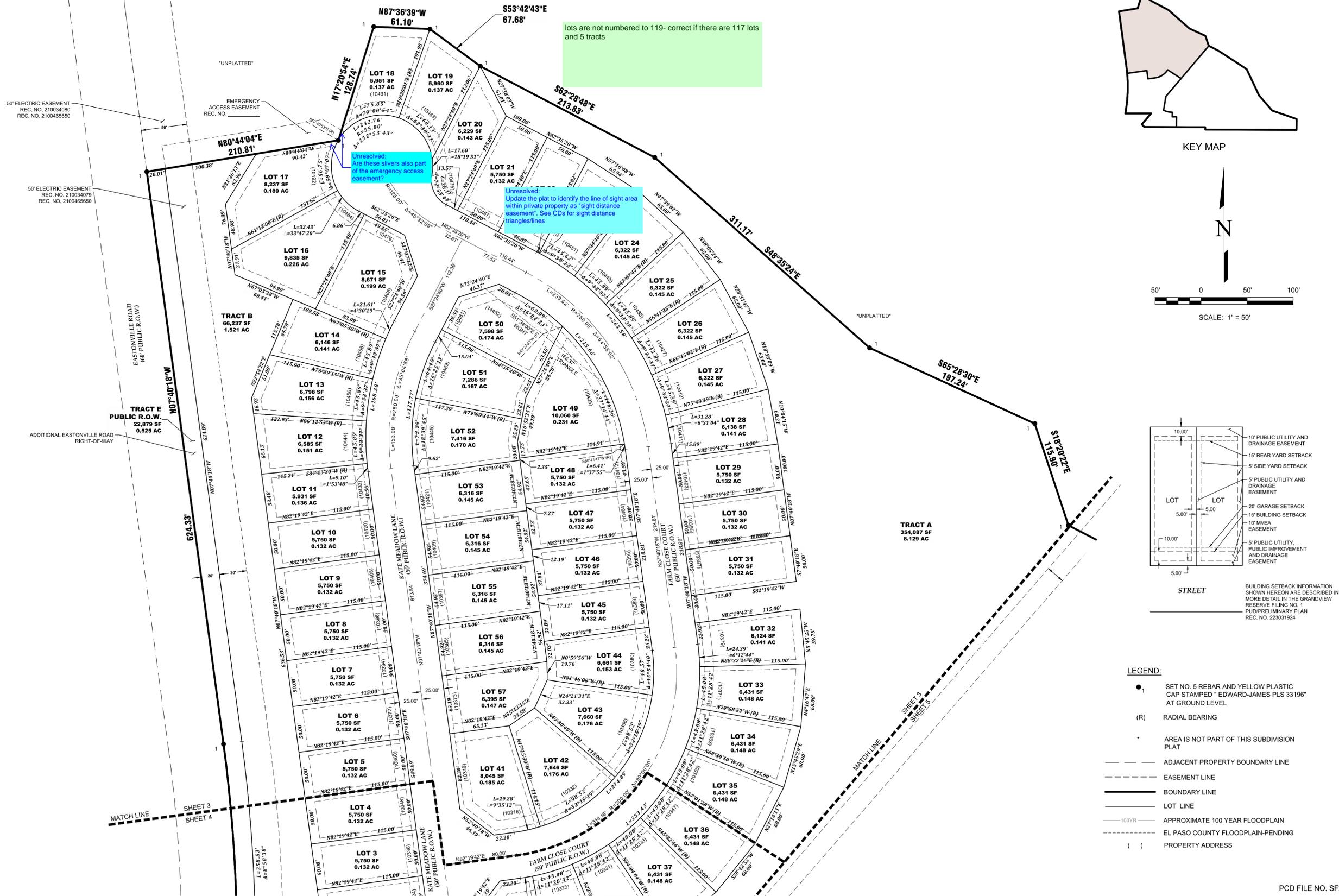
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 FINAL PLAT**

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DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	6-18-2024
SHEET NO.	2 OF 5

# GRANDVIEW RESERVE FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND:**
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  - APPROXIMATE 100 YEAR FLOODPLAIN
  - EL PASO COUNTY FLOODPLAIN-PENDING
  - ( ) PROPERTY ADDRESS

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
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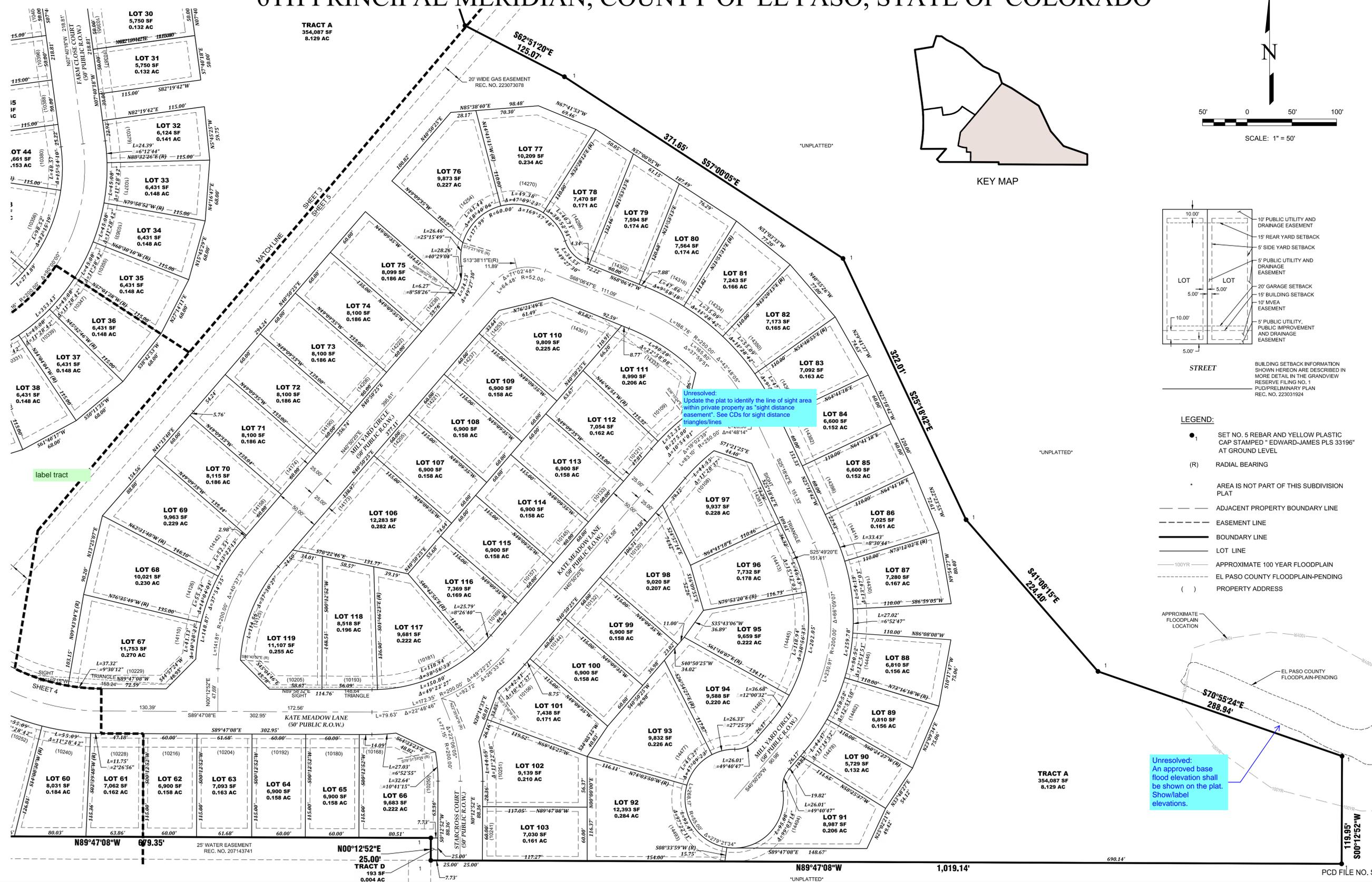
**GRANDVIEW RESERVE FILING NO. 1 FINAL PLAT**  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	3-18-2024
SHEET NO	3 OF 5



# GRANDVIEW RESERVE FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**

926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206

4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247

**GRANDVIEW RESERVE FILING NO. 1**  
**FINAL PLAT**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	3-18-2024
SHEET NO	5 OF 5

# V3\_Final Plat Drawings.pdf Markup Summary

CDurham (7)



**Subject:** Callout  
**Page Label:** [3] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P3  
**Author:** CDurham  
**Date:** 7/15/2024 8:40:19 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
Are these slivers also part of the emergency access easement?



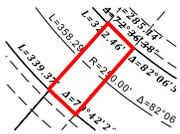
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**Page Label:** [3] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P3  
**Author:** CDurham  
**Date:** 7/16/2024 12:49:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
Update the plat to identify the line of sight area within private property as "sight distance easement". See CDs for sight distance triangles/lines



**Subject:** Text Box  
**Page Label:** [4] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P4  
**Author:** CDurham  
**Date:** 7/16/2024 12:50:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
Update the plat to identify the line of sight area within private property as "sight distance easement". See CDs for sight distance triangles/lines

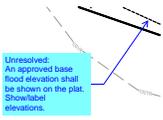


**Subject:** PolyLine  
**Page Label:** [4] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P4  
**Author:** CDurham  
**Date:** 7/16/2024 5:25:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Gas easement will need to be vacated as it crosses ROW



**Subject:** Callout  
**Page Label:** [4] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P4  
**Author:** CDurham  
**Date:** 7/16/2024 5:26:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [5] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P5  
**Author:** CDurham  
**Date:** 7/15/2024 8:56:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
 An approved base flood elevation shall be shown on the plat.  
 Show/label elevations.



**Subject:** Text Box  
**Page Label:** [5] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P5  
**Author:** CDurham  
**Date:** 7/16/2024 12:50:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
 Update the plat to identify the line of sight area within private property as "sight distance easement". See CDs for sight distance triangles/lines

**dsdparsons (10)**



**Subject:** Text Box  
**Page Label:** [1] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P1  
**Author:** dsdparsons  
**Date:** 7/16/2024 3:40:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

CGS has concerns with this note change that basements are allowed on some lots- now is the time to know if basements are allowed so we have plat notes

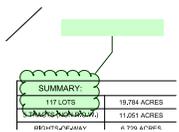


**Subject:** Callout  
**Page Label:** [1] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P1  
**Author:** dsdparsons  
**Date:** 7/16/2024 3:31:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

complete these numbers please



**Subject:** Image  
**Page Label:** [1] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P1  
**Author:** dsdparsons  
**Date:** 7/16/2024 3:47:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Planner  
**Page Label:** [1] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P1  
**Author:** dsdparsons  
**Date:** 7/16/2024 3:47:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Category	Count	Percentage
117 LOTS	15,784 ACRES	100%
117 LOTS	11,051 ACRES	100%
117 LOTS	8,790 ACRES	100%

what is the correct number?

**Subject:** Planner  
**Page Label:** [1] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P1  
**Author:** dsdparsons  
**Date:** 7/16/2024 3:49:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what is the correct number?



**Subject:** Image  
**Page Label:** [1] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P1  
**Author:** dsdparsons  
**Date:** 7/16/2024 3:50:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

COUNTY OF EL PASO

lots are not numbered to 119 correct if there are 117 lots and 5 tracts



**Subject:** Planner  
**Page Label:** [3] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P3  
**Author:** dsdparsons  
**Date:** 7/16/2024 4:09:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

lots are not numbered to 119- correct if there are 117 lots and 5 tracts



**Subject:** Planner  
**Page Label:** [4] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P4  
**Author:** dsdparsons  
**Date:** 7/16/2024 3:35:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

tracts need to close show the dimensions and distances bearings

label tract



**Subject:** Planner  
**Page Label:** [4] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P4  
**Author:** dsdparsons  
**Date:** 7/16/2024 3:36:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label tract

label tract



**Subject:** Planner  
**Page Label:** [5] 2217-01 Plat 06-24-2024 EF cleanup for submittal-PLAT P5  
**Author:** dsdparsons  
**Date:** 7/16/2024 3:36:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label tract