

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

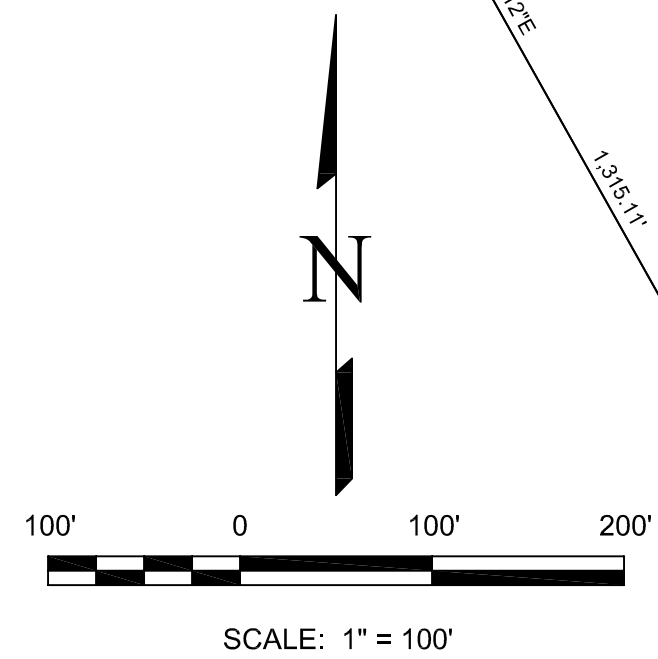
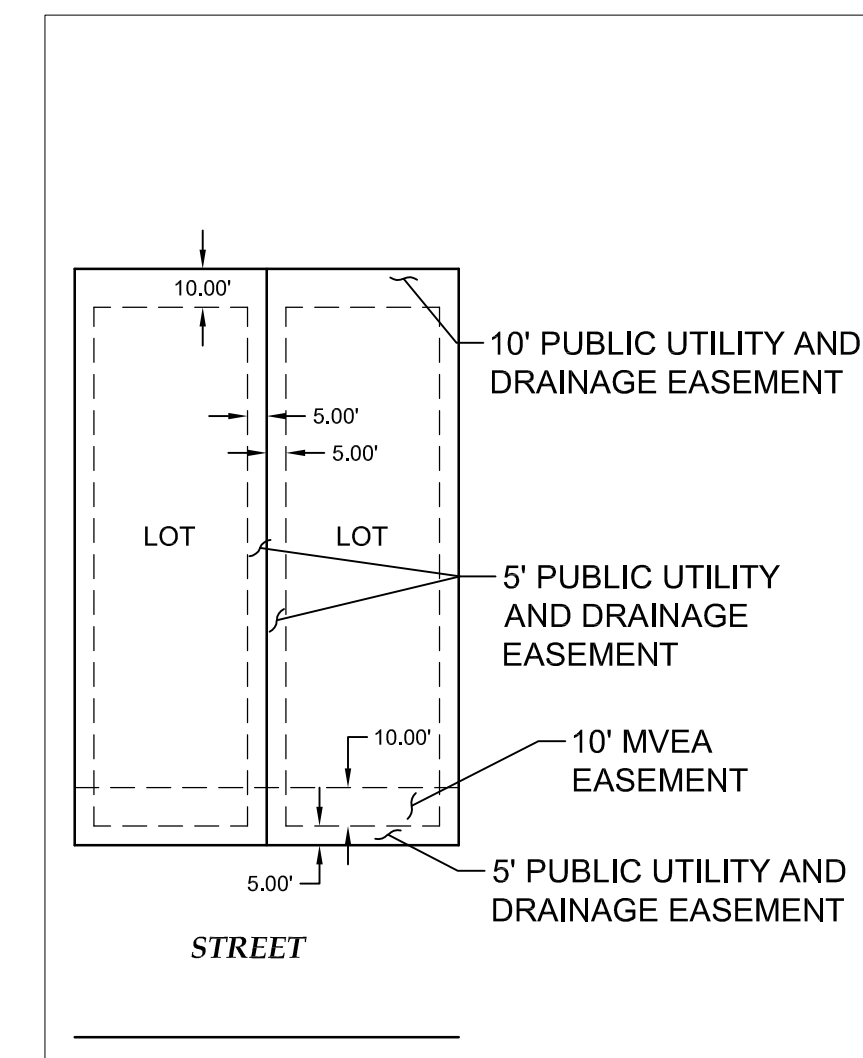
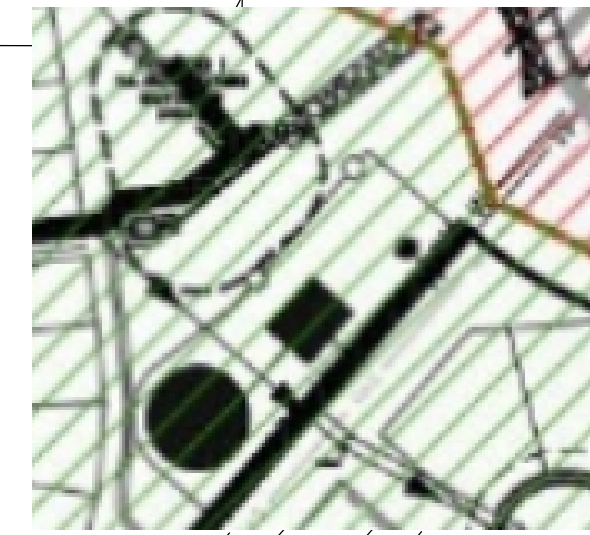
PS INC
T12SR64W
S20 S21
S29 S28
1996
PLS 30081

PS INC
T12SR64W
S21 S22
S28 S27
1996
PLS 30081

POINT OF COMMENCING

Label all easements

If this includes tank sites, lift-pump, treatment stations or other water & wastewater components except lines please note that here. BASIS OF BEARINGS



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
- - - PROPOSED EASEMENT PER THIS PLAT
- - - EXISTING EASEMENT
- BOUNDARY LINE
- () PROPERTY ADDRESS

Where does easement line go? Continue or end at a reasonable location

POINT OF BEGINNING

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
4732 Eagleledge 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

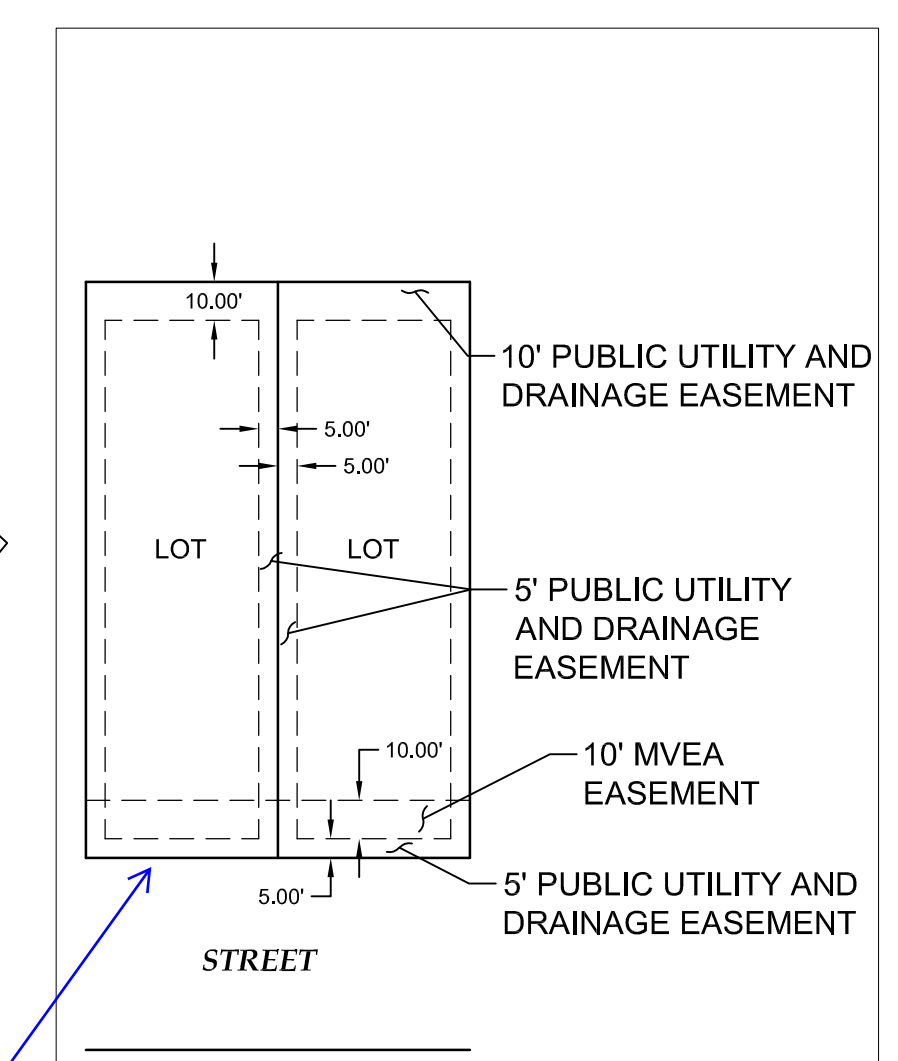
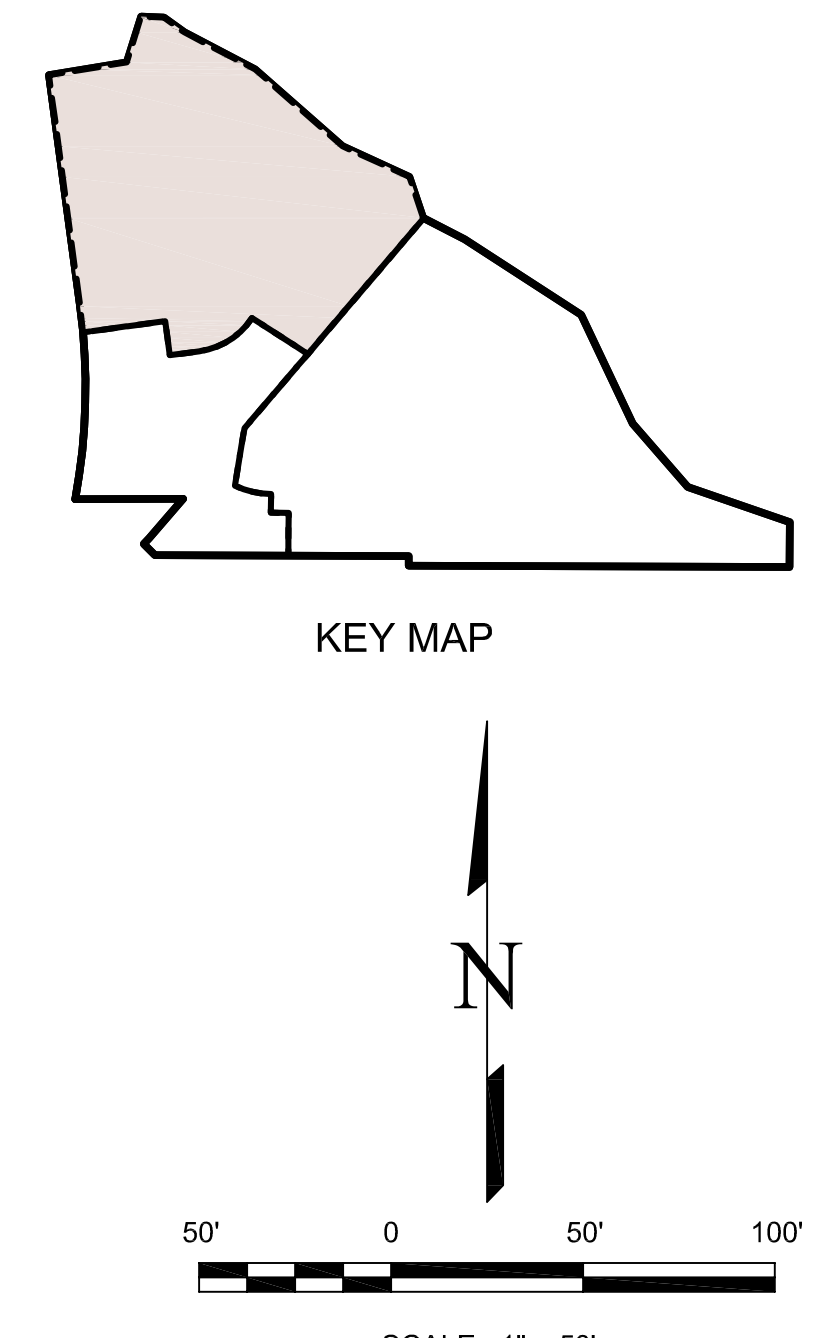
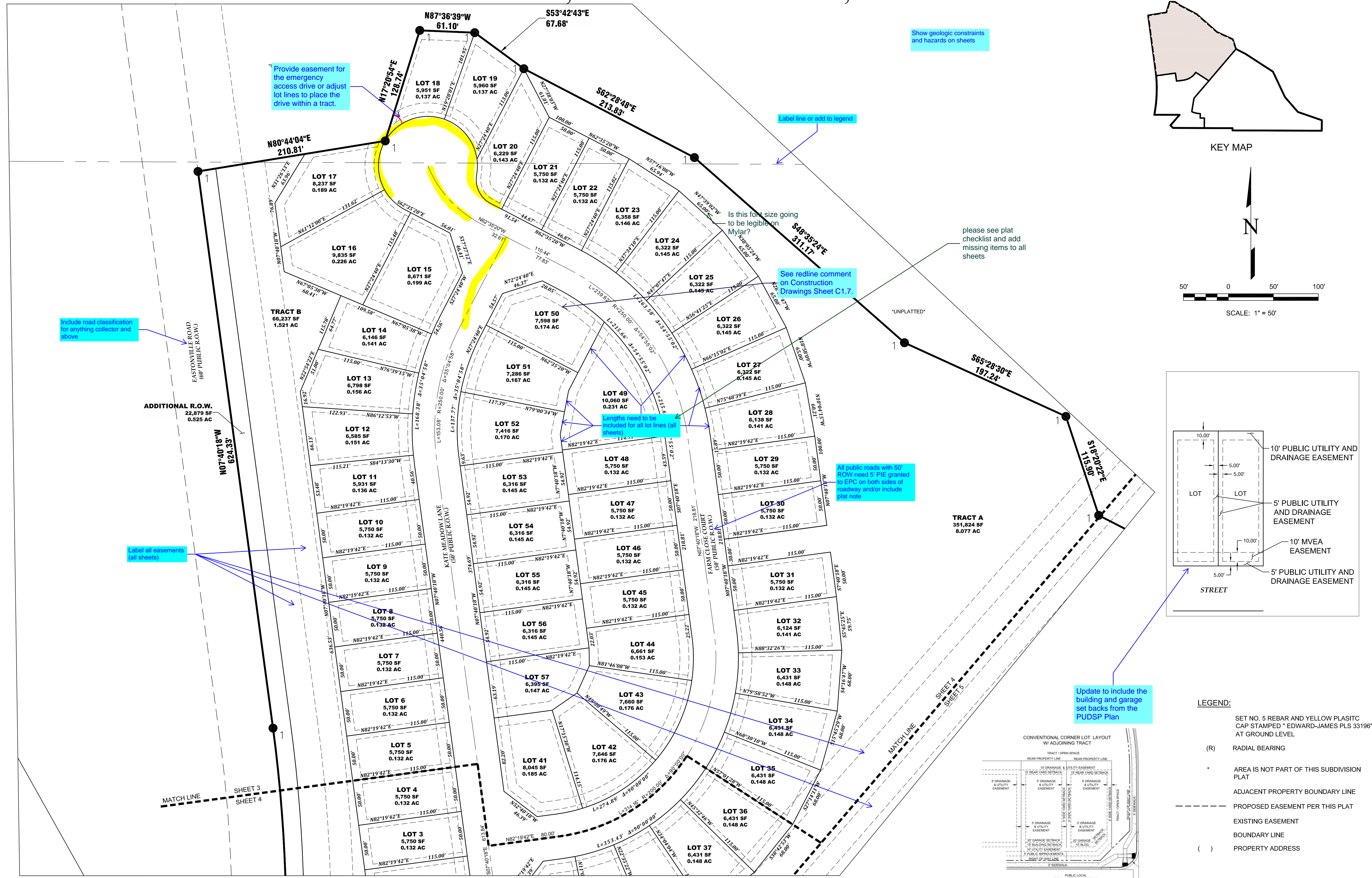
H-SCALE: 1" = 100'

JOB NO. 2217-01
DATE CREATED 9-27-2022
DATE ISSUED 10-14-2022
SHEET NO 2 OF 5

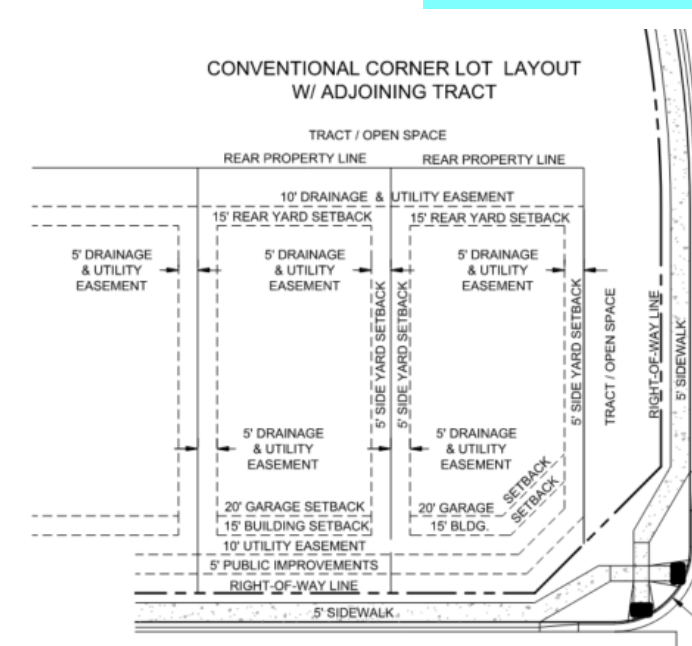
Label Tracts

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
 - PROPOSED EASEMENT PER THIS PLAT
 - EXISTING EASEMENT
 - BOUNDARY LINE
 - () PROPERTY ADDRESS



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 576-6247

4732 Eagleledge 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

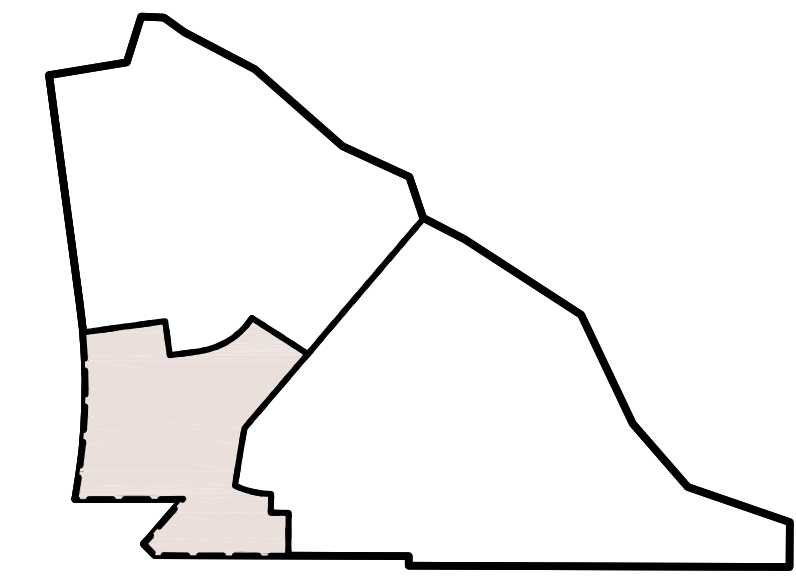
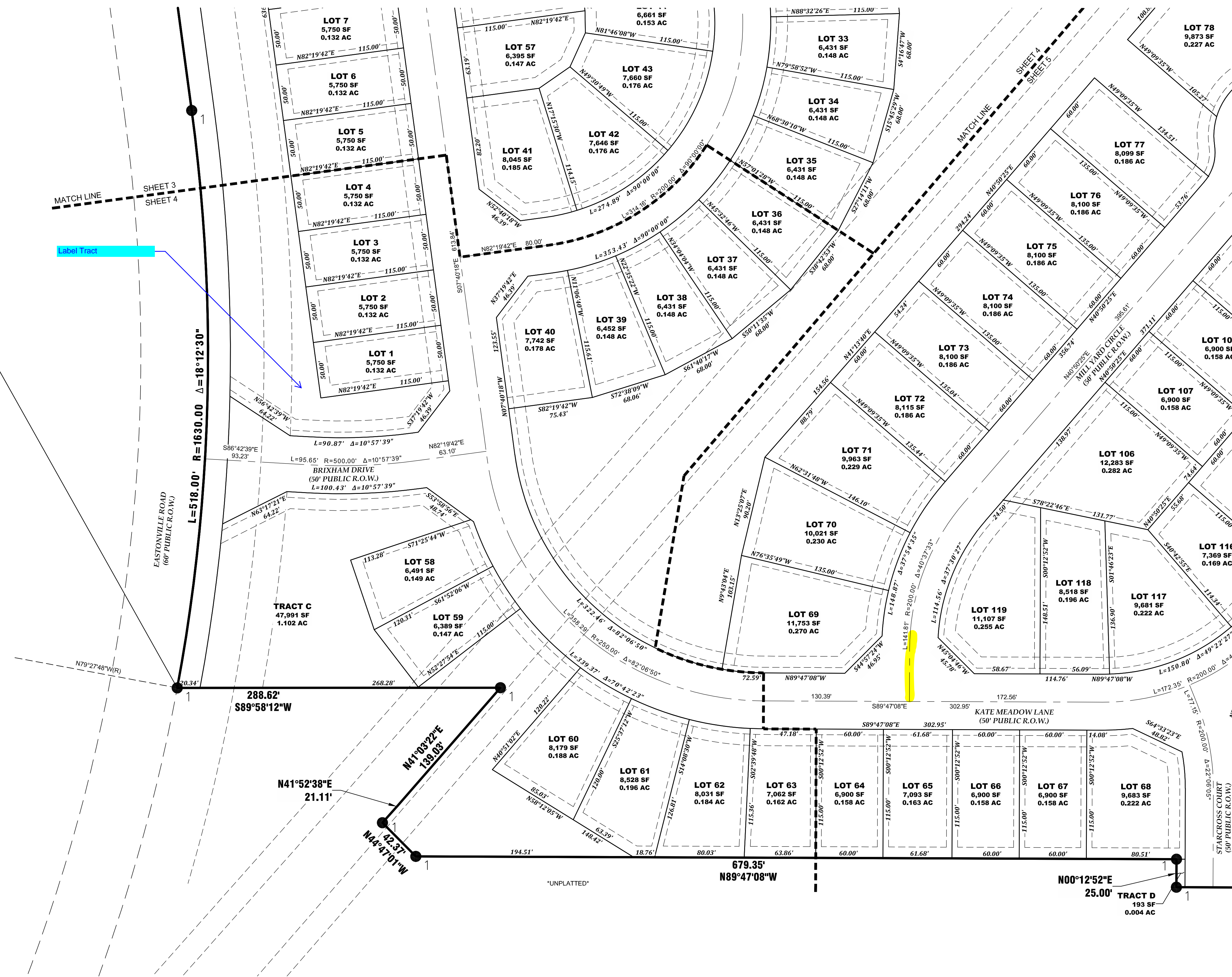
DRAWN BY: **JWT**
 CHECKED BY: **ERF**

H-SCALE: **1" = 50'**

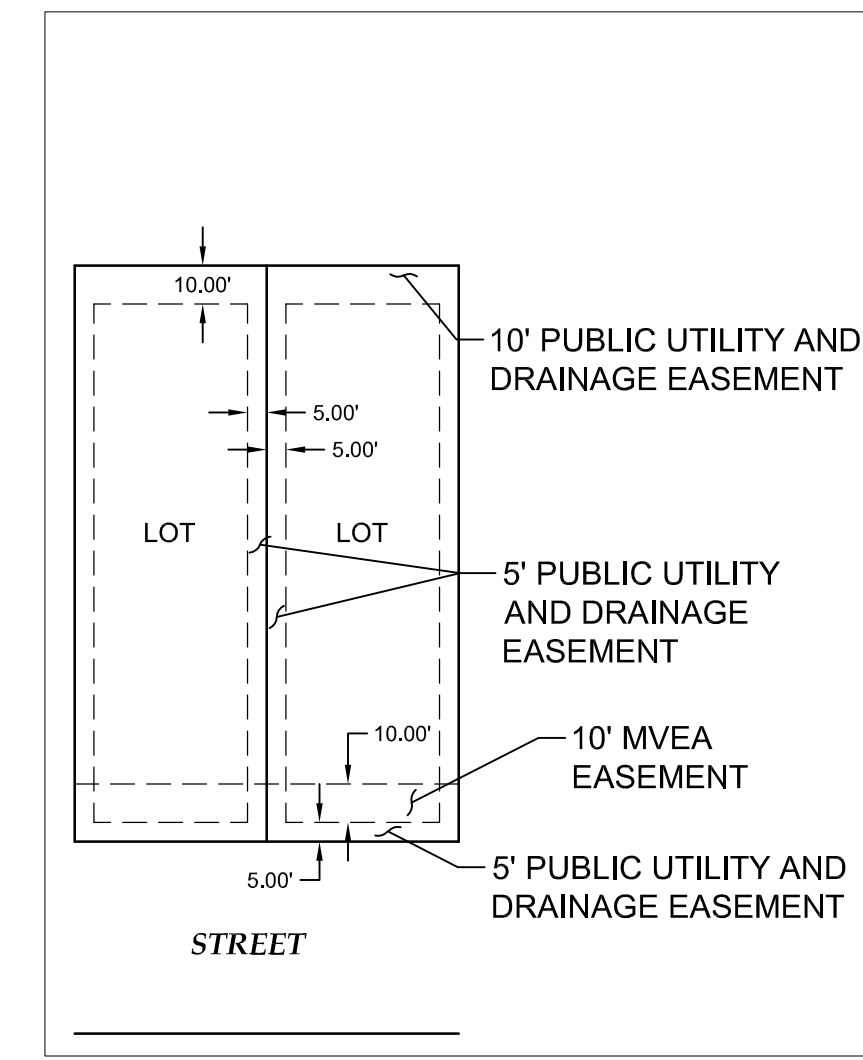
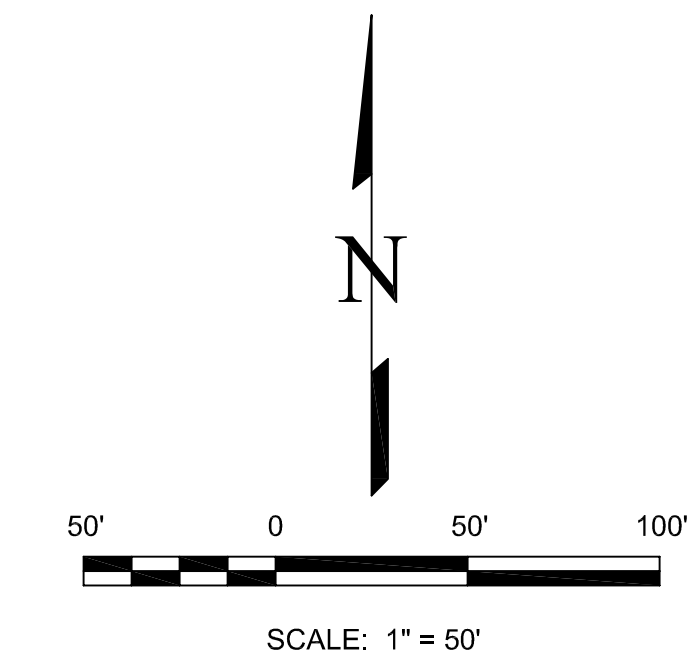
JOB NO.: **2217-01**
 DATE CREATED: **9-27-2022**
 DATE ISSUED: **10-14-2022**
 SHEET NO: **3** OF **5**

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



KEY MAP



- 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
 - PROPOSED EASEMENT PER THIS PLAT
 - EXISTING EASEMENT
 - BOUNDARY LINE
 - () PROPERTY ADDRESS

NO.	REVISIONS	DESCRIPTION	DATE

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

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



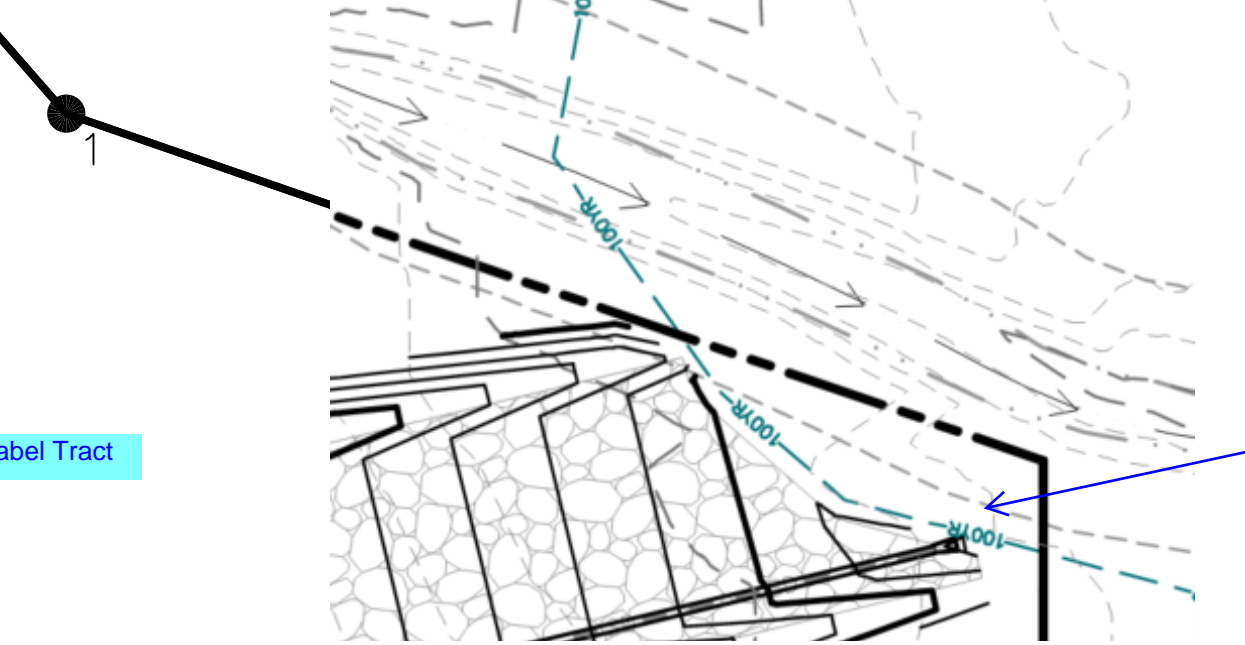
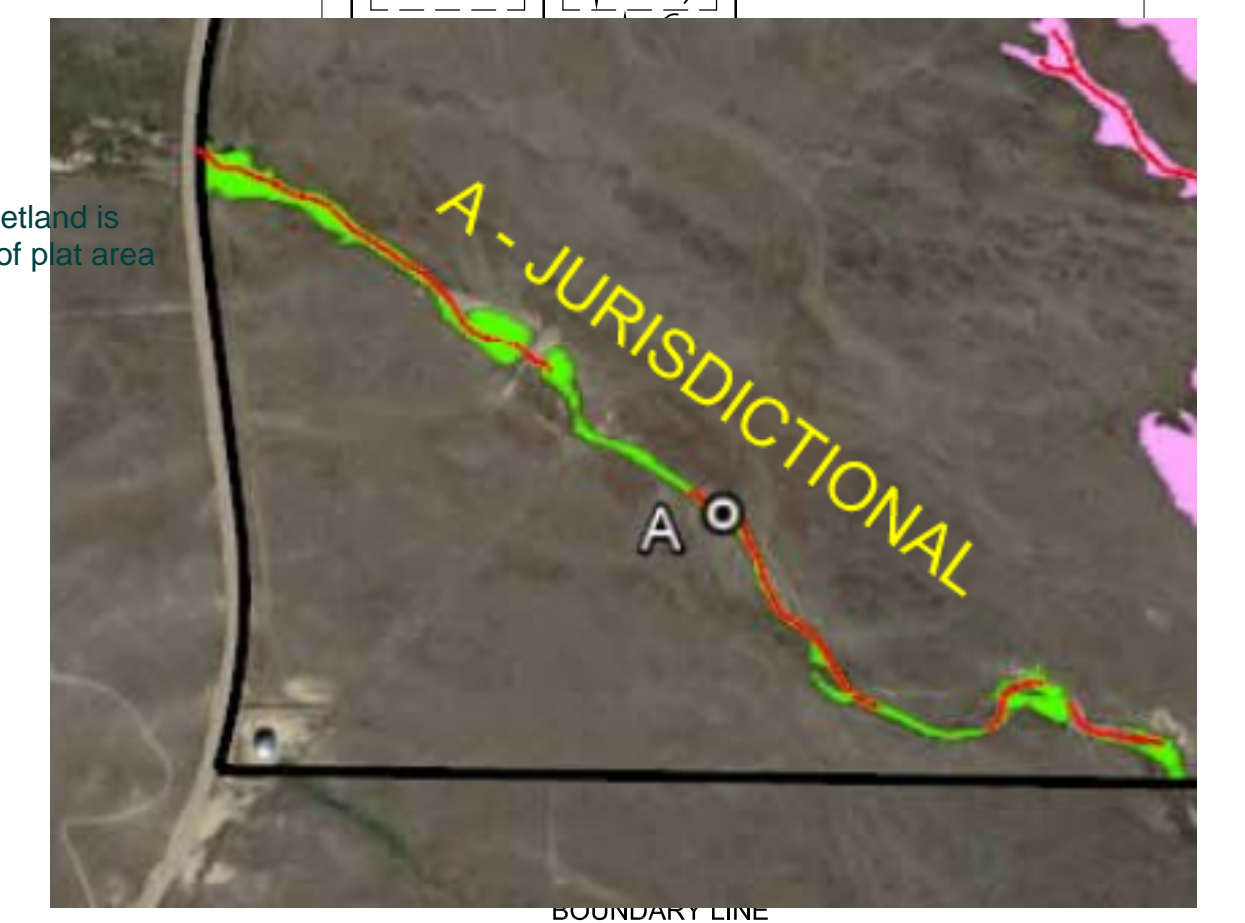
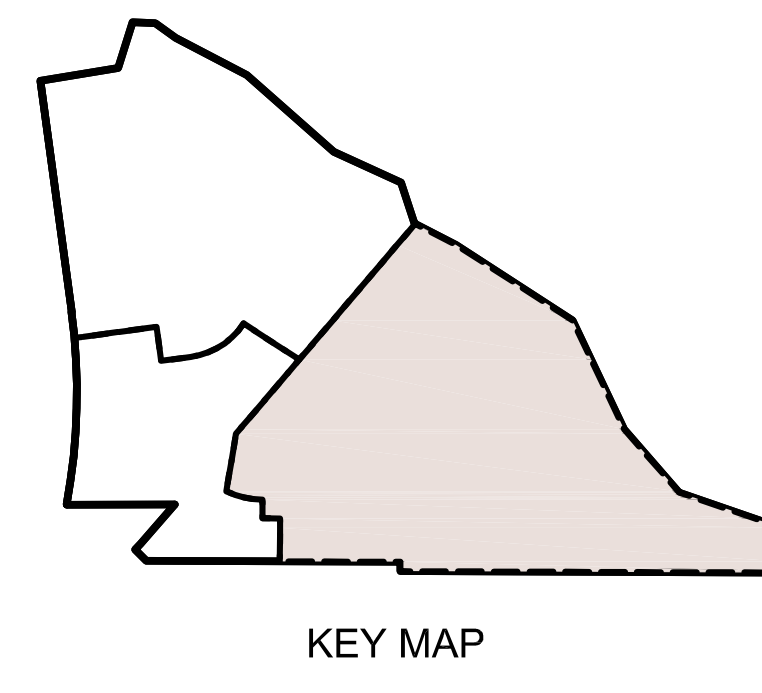
**GRANDVIEW RESERVE FILING NO. 1
FINAL PLAT**

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	10-14-2022
SHEET NO.	4 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

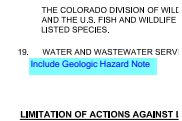


DATE	
Basement Constructible	
Basement Recommendation	
4732 Eagle Ridge Circle Pueblo, CO 81008 Office: (719) 545-6240 Fax: (719) 545-6247	
926 Elkton Drive Colorado Springs, CO 80907 Office: (719) 576-1216 Fax: (719) 576-1206	
GRANDVIEW RESERVE FILING NO. 1 FINAL PLAT	
PORTION OF THE SOUTHWEST QUARTER 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	
Show and label the FEMA floodplain located in Tract A. See LDC Section 8.4.2.B.1.e.ii for additional requirements. An approved base flood elevation shall be shown on the plat.	
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	10-14-2022
SHEET NO	5 OF 5

- (e) Base Flood Elevations and Floodplain Boundaries.
- (i) Floodplain Boundaries to be Shown on Plat.
Approved Base Flood Elevation (BFE) data and 100 year floodplain boundaries shall be shown on the plat.
- (ii) Located within 300 Feet of a Zone A Floodplain.
If any portion of a division of land is located within 300 feet of a Zone A Floodplain, approved base flood elevations and boundaries are required to be determined and shown on the plat, or the applicant may provide a Floodplain Certification Letter stating that the 100-year floodplain would not be shown to enter the property in question if studied, in accordance with the Pikes Peak Regional Building Code, as may be amended from time to time.

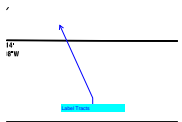
V1_Final Plat Drawings.pdf Markup Summary 5-9-2023

CDurham (12)



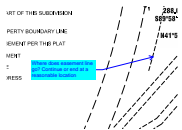
Subject: Text Box
Page Label: 1
Author: CDurham
Date: 5/8/2023 9:52:19 AM
Status:
Color: ■
Layer:
Space:

Include Geologic Hazard Note



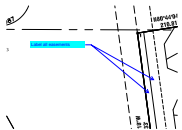
Subject: Callout
Page Label: 2
Author: CDurham
Date: 5/8/2023 9:37:04 AM
Status:
Color: ■
Layer:
Space:

Label Tracts



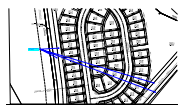
Subject: Callout
Page Label: 2
Author: CDurham
Date: 5/8/2023 9:38:10 AM
Status:
Color: ■
Layer:
Space:

Where does easement line go? Continue or end at a reasonable location



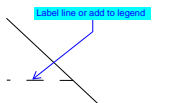
Subject: Callout
Page Label: 2
Author: CDurham
Date: 5/8/2023 9:38:39 AM
Status:
Color: ■
Layer:
Space:

Label all easements



Subject: Callout
Page Label: 3
Author: CDurham
Date: 5/8/2023 9:35:38 AM
Status:
Color: ■
Layer:
Space:

Label all easements (all sheets)



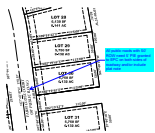
Subject: Callout
Page Label: 3
Author: CDurham
Date: 5/8/2023 9:33:09 AM
Status:
Color: ■
Layer:
Space:

Label line or add to legend



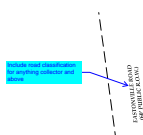
Subject: Callout
Page Label: 3
Author: CDurham
Date: 5/8/2023 9:34:36 AM
Status:
Color: ■
Layer:
Space:

Lengths need to be included for all lot lines (all sheets)



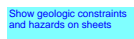
Subject: Callout
Page Label: 3
Author: CDurham
Date: 5/8/2023 9:56:20 AM
Status:
Color: ■
Layer:
Space:

All public roads with 50' ROW need 5' PIE granted to EPC on both sides of roadway and/or include plat note



Subject: Callout
Page Label: 3
Author: CDurham
Date: 5/8/2023 9:56:59 AM
Status:
Color: ■
Layer:
Space:

Include road classification for anything collector and above



Subject: Text Box
Page Label: 3
Author: CDurham
Date: 5/8/2023 10:32:33 AM
Status:
Color: ■
Layer:
Space:

Show geologic constraints and hazards on sheets



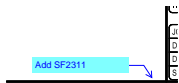
Subject: Callout
Page Label: 4
Author: CDurham
Date: 5/8/2023 9:36:40 AM
Status:
Color: ■
Layer:
Space:

Label Tract



Subject: Text Box
Page Label: 5
Author: CDurham
Date: 5/8/2023 9:39:15 AM
Status:
Color: ■
Layer:
Space:

Label Tract



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 5/4/2023 4:39:15 PM
Status:
Color: ■
Layer:
Space:

Add SF2311



Subject: Text Box
Page Label: 1
Author: dsdlaforce
Date: 5/4/2023 4:53:53 PM
Status:
Color: ■
Layer:
Space:

Add the following notes:

1. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assignees shall be required to pay traffic impact fees in accordance with the 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.

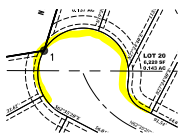
2. Lot ___ (or Tract ___) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.



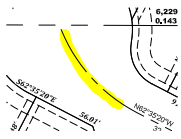
Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 5/4/2023 4:50:34 PM
Status:
Color: ■
Layer:
Space:

Replace note #9 with:

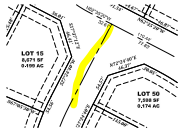
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage 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



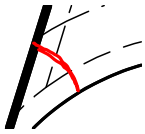
Subject: Highlight
Page Label: 3
Author: dsdlaforce
Date: 5/4/2023 5:11:44 PM
Status:
Color: ■
Layer:
Space:



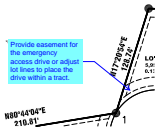
Subject: Highlight
Page Label: 3
Author: dsdlaforce
Date: 5/4/2023 5:11:46 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 3
Author: dsdlaforce
Date: 5/4/2023 5:11:49 PM
Status:
Color: ■
Layer:
Space:

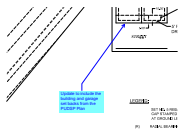


Subject: Pen
Page Label: 3
Author: dsdlaforce
Date: 5/4/2023 5:13:31 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 3
Author: dsdlaforce
Date: 5/4/2023 5:16:15 PM
Status:
Color: ■
Layer:
Space:

Provide easement for the emergency access drive or adjust lot lines to place the drive within a tract.



Subject: Callout
Page Label: 3
Author: dsdlaforce
Date: 5/4/2023 5:29:42 PM
Status:
Color: ■
Layer:
Space:

Update to include the building and garage set backs from the PUDSP Plan

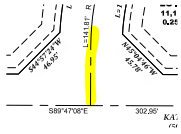


Subject: Image
Page Label: 3
Author: dsdlaforce
Date: 5/4/2023 5:30:31 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 3
Author: dsdlaforce
Date: 5/8/2023 1:05:39 PM
Status:
Color: ■
Layer:
Space:

See redline comment on Construction Drawings Sheet C1.7.



Subject: Highlight
Page Label: 4
Author: dsdlaforce
Date: 5/4/2023 5:07:02 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 5
Author: dsdlaforce
Date: 5/4/2023 5:00:08 PM
Status:
Color: ■
Layer:
Space:



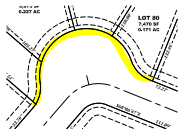
Subject: Callout
Page Label: 5
Author: dsdlaforce
Date: 5/4/2023 5:01:55 PM
Status:
Color: ■
Layer:
Space:

Update the ROW and easement to include the chamfer for the sight distance triangle per ECM detail SD_2-77.

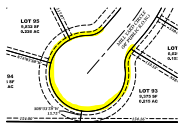


Subject: Callout
Page Label: 5
Author: dsdlaforce
Date: 5/4/2023 5:09:59 PM
Status:
Color: ■
Layer:
Space:

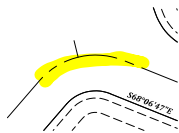
Provide the curve data for all knuckles and cul-de-sac bulbs (highlighted in yellow). Double check to make sure all necessary line/curve data is provided, not all ROW and Centerlines that are missing the information may have been highlighted.



Subject: Highlight
Page Label: 5
Author: dsdlaforce
Date: 5/4/2023 5:03:34 PM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: 5
Author: dsdlaforce
Date: 5/4/2023 5:03:45 PM
Status:
Color: ■
Layer:
Space:

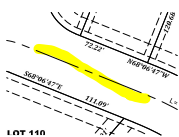


Subject: Highlight
Page Label: 5
Author: dsdlaforce
Date: 5/4/2023 5:04:12 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 5
Author: dsdlaforce
Date: 5/4/2023 5:10:33 PM
Status:
Color: ■
Layer:
Space:

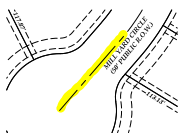
Provide line bearing and distance (highlighted in yellow). Double check to make sure all necessary line/curve data is provided, not all ROW and Centerlines that are missing the information may have been highlighted.



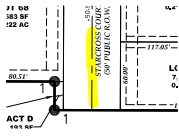
Subject: Highlight
Page Label: 5
Author: dsdlaforce
Date: 5/4/2023 5:05:36 PM
Status:
Color: ■
Layer:
Space:



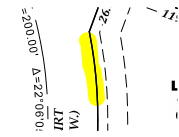
Subject: Highlight
Page Label: 5
Author: dsdlaforce
Date: 5/4/2023 5:05:45 PM
Status:
Color: ■
Layer:
Space:



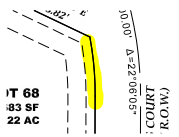
Subject: Highlight
Page Label: 5
Author: dsdlaforce
Date: 5/4/2023 5:05:52 PM
Status:
Color: ■
Layer:
Space:



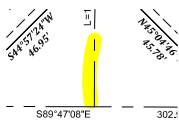
Subject: Highlight
 Page Label: 5
 Author: dsdlaforce
 Date: 5/4/2023 5:06:03 PM
 Status:
 Color: ■
 Layer:
 Space:



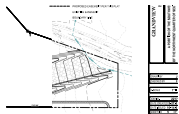
Subject: Highlight
 Page Label: 5
 Author: dsdlaforce
 Date: 5/4/2023 5:06:12 PM
 Status:
 Color: ■
 Layer:
 Space:



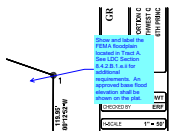
Subject: Highlight
 Page Label: 5
 Author: dsdlaforce
 Date: 5/4/2023 5:06:14 PM
 Status:
 Color: ■
 Layer:
 Space:



Subject: Highlight
 Page Label: 5
 Author: dsdlaforce
 Date: 5/4/2023 5:06:38 PM
 Status:
 Color: ■
 Layer:
 Space:



Subject: Image
 Page Label: 5
 Author: dsdlaforce
 Date: 5/9/2023 10:38:25 AM
 Status:
 Color: ■
 Layer:
 Space:



Subject: Callout
 Page Label: 5
 Author: dsdlaforce
 Date: 5/9/2023 10:48:16 AM
 Status:
 Color: ■
 Layer:
 Space:

Show and label the FEMA floodplain located in Tract A. See LDC Section 8.4.2.B.1.e.ii for additional requirements. An approved base flood elevation shall be shown on the plat.

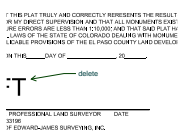


Subject: Image
Page Label: 5
Author: dsdlaforce
Date: 5/9/2023 10:46:07 AM
Status:
Color: ■
Layer:
Space:

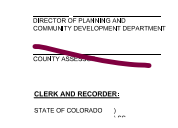
dsdparsons (43)



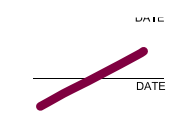
Subject: Pen
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:53:01 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:53:16 AM
Status:
Color: ■
Layer:
Space: delete



Subject: Pen
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:53:20 AM
Status:
Color: ■
Layer:
Space:



Subject: Pen
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:53:21 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:53:29 AM
Status:
Color: ■
Layer:
Space:



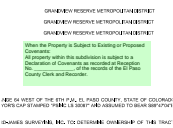
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:54:25 AM
Status:
Color: ■
Layer:
Space:

complete this note



Subject: Soils & Geology
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:56:03 AM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 ■Downslope Creep: (name lots or location of area)
 ■Rockfall Source:(name lots or location of area)
 ■Rockfall Runout Zone:(name lots or location of area)
 ■Potentially Seasonally High Groundwater:(name lots or location of area)
 ■Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



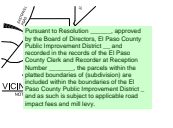
Subject: Covenants
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:56:15 AM
Status:
Color: ■
Layer:
Space:

When the Property is Subject to Existing or Proposed Covenants:
 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.



Subject: Special Districts
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:56:36 AM
Status:
Color: ■
Layer:
Space:

Special District Notes:
 Special District Disclosure (when the plat is located in a special district):
 A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat



Subject: PID
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:56:45 AM
Status:
Color: ■
Layer:
Space:

Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District __ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _ and as such is subject to applicable road impact fees and mill levy.

The Subdivider(s) agrees on behalf of him/herself and his/her successors and assigns to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), 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.

Subject: Road Impact
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:57:10 AM
Status:
Color: ■
Layer:
Space:

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 the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), 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.

add notes; customize and complete

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:58:46 AM
Status:
Color: ■
Layer:
Space:

add notes; customize and complete

RED SPECIES ACT, PARTICULARLY IF IT R
 PROVIDED BY THE DIST
 complete; add other gas and electric providers

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:59:03 AM
Status:
Color: ■
Layer:
Space:

complete; add other gas and electric providers

ROW acreage; Lot Acreage; all should add up to 100 % 35.564 acres-samples provided

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:22:11 AM
Status:
Color: ■
Layer:
Space:

ROW acreage; Lot Acreage; all should add up to 100 % 35.564 acres-samples provided

Complete table

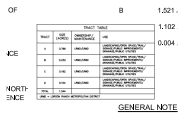
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 10:59:39 AM
Status:
Color: ■
Layer:
Space:

Complete table

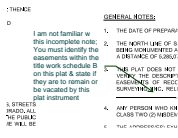
8,077 AC OPEN SPACE PUBLIC TRAIL, OPENWGE
 1,521 AC OPEN SPACE PUBLIC TRAIL, OPENWGE
 1,521 AC OPEN SPACE PUBLIC TRAIL, OPENWGE
 5,028 AC
 SUMMARY
 11,147 ACRES 0.24%
 11,147 ACRES 0.24%
 11,147 ACRES 0.24%
 11,147 ACRES 0.24%

Subject: Image
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:01:40 AM
Status:
Color: ■
Layer:
Space:

NOTE OF PREPARATIONS OCTOBER 6, 2023.
 EXHIBIT B OF CASE OCTOBER 20, 2023. TABLE
 CONTAINING THE DATA FOR THE 2023 PLAT RECORDING

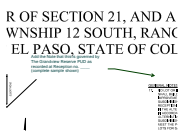


Subject: Image
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:21:56 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:22:24 AM
Status:
Color: ■
Layer:
Space:

I am not familiar w this incomplete note; You must identify the easements within the title work schedule B on this plat & state if they are to remain or be vacated by this plat instrument



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:09:39 AM
Status:
Color: ■
Layer:
Space:

Add the Note that this is governed by The Grandview Reserve PUD as recorded at Reception no. ____ (complete sample shown)



Subject: Image
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:06:34 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:07:37 AM
Status:
Color: ■
Layer:
Space:

Add: No direct lot access to Eastonville Road.



Subject: Image
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:09:35 AM
Status:
Color: ■
Layer:
Space:

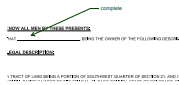
OF THE File is from the PUD, you need to translate the title and include with Plat

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:10:11 AM
Status:
Color: ■
Layer:
Space:

this is from the PUD; you need to translate the lots and include with Plat

TRACT NO.	AREA	CI
A	8.077 AC	CI
B	1.521 AC	CI
C	.162 AC	CI
D	0.084 AC	CI

Subject: Arrow
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:22:02 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:22:45 AM
Status:
Color: ■
Layer:
Space:

complete

MY COMMENTS
ACCEPTAN
THE DEDICA
FOR OWNER
BY: _____
AS _____
OR _____

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:24:45 AM
Status:
Color: ■
Layer:
Space:

Please use template



Subject: Tract Acceptance
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:24:25 AM
Status:
Color: ■
Layer:
Space:

Acceptance Certificate for Tracts (accepting entity in existence)

The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)

BY: (notarized signature)

President
STATE OF COLORADO)
ss.
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20__ by _____ as _____.

My commission expires: _____
Witness my hand and official seal

Notary Public



Subject: Owner Certification
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:26:19 AM
Status:
Color: ■
Layer:
Space:

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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of

_____. 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/Mortgagee (Signature)

By:
 Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
 COUNTY OF _____)

Acknowledged before me this ____ day of _____, 200__ by _____ as _____.

My commission expires _____

Witness my hand and official seal _____

Notary Public

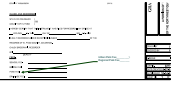
Signatures of officers signing for a corporation shall be acknowledged as follows:
 (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
 (print name) as Manager/Member of company, a state limited liability company.
 (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:26:07 AM
Status:
Color: ■
Layer:
Space:

Please use template



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:26:59 AM
Status:
Color: ■
Layer:
Space:

Urban Park Fee _____\
 Regional Park Fee _____



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:27:25 AM
Status:
Color: ■
Layer:
Space:

Fill in prior to Mylar print

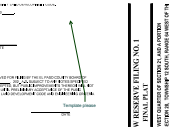


Subject: BoCC Certification
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:27:50 AM
Status:
Color: ■
Layer:
Space:

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, 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: list those applicable) 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



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:28:09 AM
Status:
Color: ■
Layer:
Space:

Template please

Please add the note stating who will be installing the fencing and who the maintenance responsibility is with (it may be District for fencing along roadways).

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:46:47 AM
Status:
Color: ■
Layer:
Space:

Please add the note stating who will be installing the fencing and who the maintenance responsibility is with (it may be District for fencing along roadways).

tank sites, pump stations, etc...
↓
TRACT TABLE:
USE ALLOWED STRUCTURES

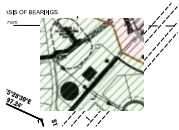
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/8/2023 11:57:08 AM
Status:
Color: ■
Layer:
Space:

tank sites, pump stations, etc...

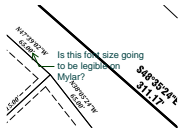


Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 5/8/2023 11:56:42 AM
Status:
Color: ■
Layer:
Space:

If this includes tank sites, lift-pump, treatment stations or other water & wastewater components except lines please note that here.



Subject: Image
Page Label: 2
Author: dsdparsons
Date: 5/8/2023 11:58:22 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 5/8/2023 11:29:53 AM
Status:
Color: ■
Layer:
Space:

Is this font size going to be legible on Mylar?



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 5/8/2023 11:30:31 AM
Status:
Color: ■
Layer:
Space:

please see plat checklist and add missing items to all sheets

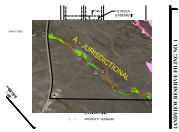


Subject: Image
Page Label: 5
Author: dsdparsons
Date: 5/8/2023 12:53:54 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 5/8/2023 12:54:05 PM
Status:
Color: ■
Layer:
Space:

no basements; pink area



Subject: Image
Page Label: 5
Author: dsdparsons
Date: 5/8/2023 1:03:04 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 5/8/2023 1:03:31 PM
Status:
Color: ■
Layer:
Space:

Note- Wetland is outside of plat area