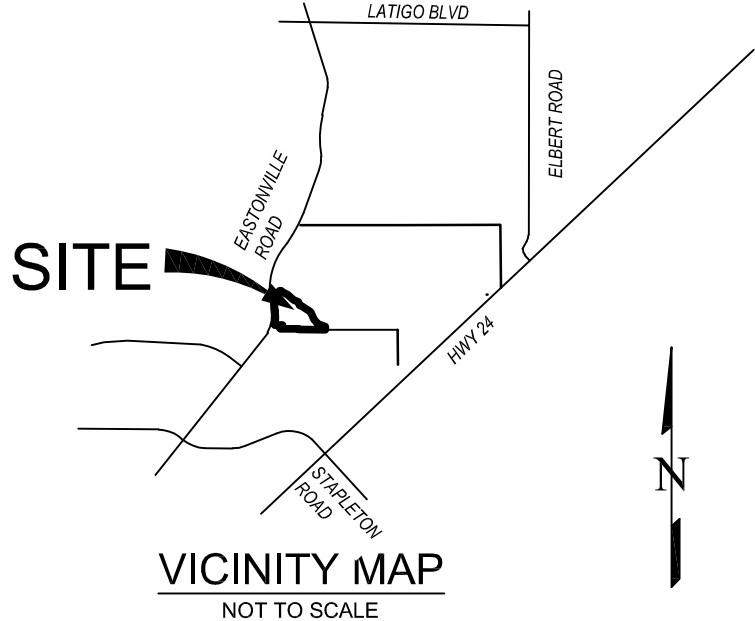


GRANDVIEW RESERVE FILING NO. 1

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 _____, 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°36'39"E, A DISTANCE OF 61.10 FEET; THENCE S53°42'43"E, A DISTANCE OF 67.68 FEET; THENCE S62°28'48"E, A DISTANCE OF 213.83 FEET; THENCE S48°35'24"E, A DISTANCE OF 311.17 FEET; THENCE S85°28'30"E, A DISTANCE OF 197.24 FEET; THENCE S18°20'22"E, A DISTANCE OF 115.90 FEET; THENCE S82°51'20"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 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 1,636,306 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 PLATED 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:

THE AFOREMENTIONED, _____, BY _____ MANAGER HAS EXECUTED THIS DOCUMENT ON THIS _____ DAY OF _____, 202_, A.D.

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202_, A.D., BY _____,

_____ TITLE OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT A, B, C AND D WITH ANY IMPROVEMENTS THEREON, WITH USES STATED IN THE TRACT TABLE, WILL BE CONVEYED FOR OWNERSHIP AND MAINTENANCE TO THE GRANDVIEW RESERVE METROPOLITAN DISTRICT BY SEPARATE DOCUMENT.

BY: _____

AS _____
OF _____

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.

TRACT TABLE:

TRACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	8.077 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE	GRANDVIEW RESERVE METROPOLITAN DISTRICT
B	1.521 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE	GRANDVIEW RESERVE METROPOLITAN DISTRICT
C	1.102 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE	GRANDVIEW RESERVE METROPOLITAN DISTRICT
D	0.004 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE	GRANDVIEW RESERVE METROPOLITAN DISTRICT

GENERAL NOTES:

- THE DATE OF PREPARATION IS OCTOBER 6, 2022.
- 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.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER _____, PREPARED BY _____ WITH AN EFFECTIVE DATE OF _____.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ADDRESS(ES) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- FLOODPLAIN STATEMENT: THIS PROPERTY, IS LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FEMA PER FIRM PANEL 08041C055G AND 08041C0552G, EFFECTIVE DATE DECEMBER 7, 2018.
- UNLESS OTHERWISE INDICATED, FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT WIDE PUBLIC UTILITY, AND DRAINAGE EASEMENT AND AN ADJACENT 10 FOOT WIDE, 1/4" EASEMENT. ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS, UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT, AND OTHER AGENCY REQUIREMENTS, IF ANY 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 & WILDLIFE SERVICE AND/OR REGARDING THE ENDANGERED SPECIES ACT.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND GRANTED BY EL PASO COUNTY PRIOR TO ALL ESTABLISHMENT OF ANY DRIVEWAY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- TRACTS A, B, C, AND D ARE TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORM WATER FACILITIES, OPEN SPACE TRACTS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTER, AN OTHER USES.
- THERE SHALL BE NO DIRECT ACCESS TO EASTONVILLE ROAD.
- THE _____ METROPOLITAN DISTRICT NO. _____ IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER _____, RECORDS OF EL PASO COUNTY, COLORADO.

GENERAL NOTES: CONTINUED

17. 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 RELEASE 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.

18. 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 BEGINNERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING ENDANGERED SPECIES ACT, PARTICULARLY IF IT RELATES TO THE LISTED SPECIES.

19. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE _____ DISTRICT.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, 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_____.

DRAFT

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:

THIS PLAT FOR GRANDVIEW RESERVE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 202_, A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON AND THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTRY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

COUNTY ASSESSOR _____ 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 _____, 202_, A.D., AND

IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

FEES:

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

REVISIONS	NO.	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

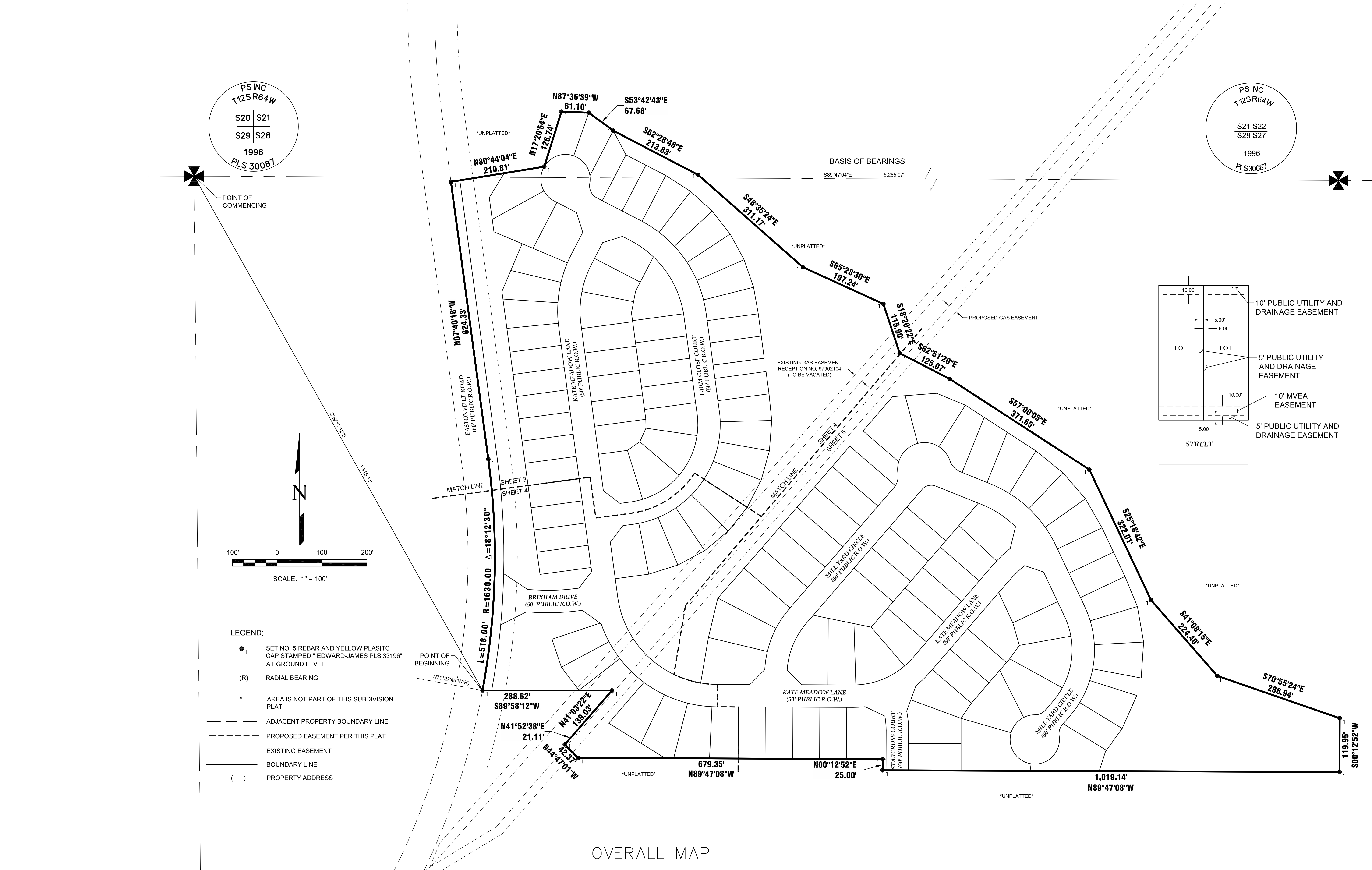
DRAWN BY JWT
CHECKED BY ERF

H-SCALE N/A

JOB NO. 2217-01
DATE CREATED 9-27-2022
DATE ISSUED 10-14-2022
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



OVERALL MAP

NO.	REVISIONS	DESCRIPTION	DATE

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

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Pueblo, CO 81008
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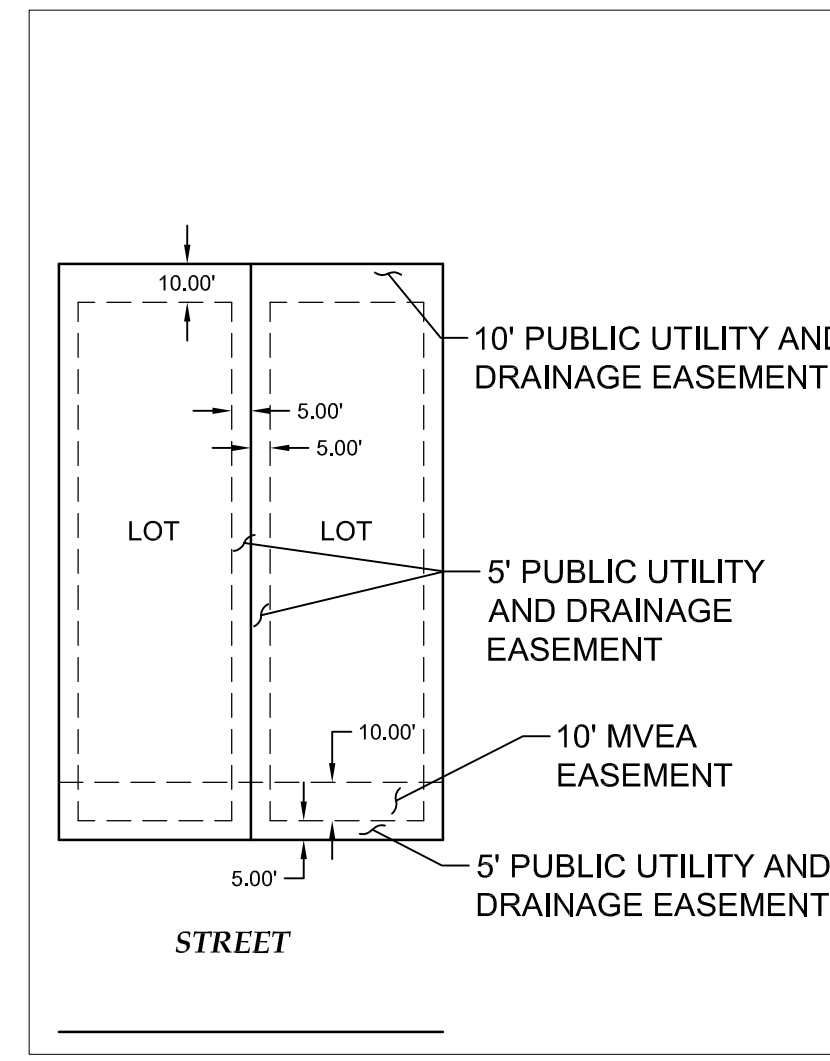
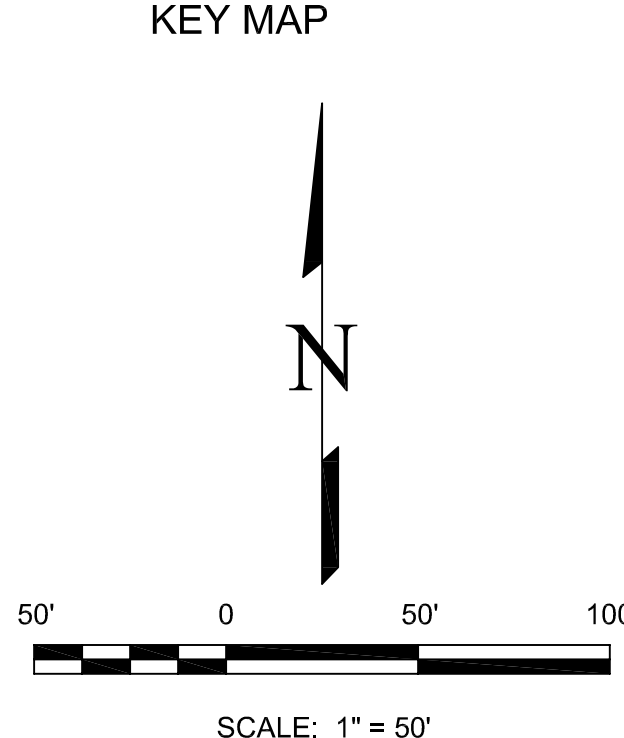
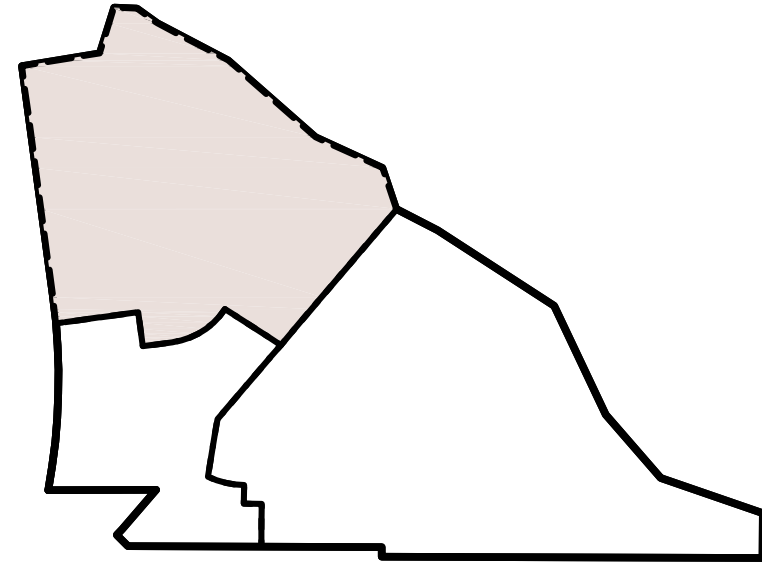
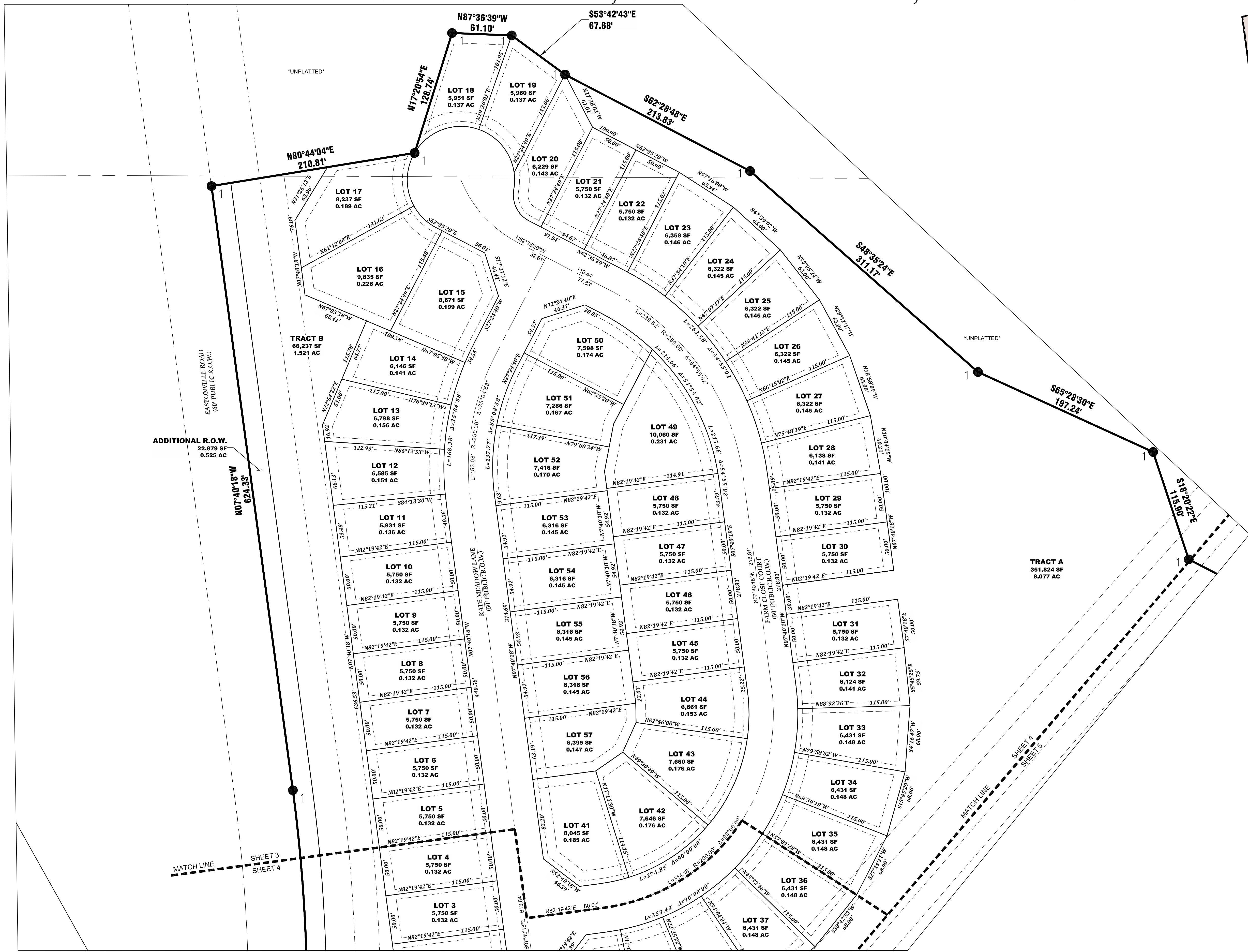
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FINAL PLAT**

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

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 PLASITC 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

REVISIONS		NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.

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

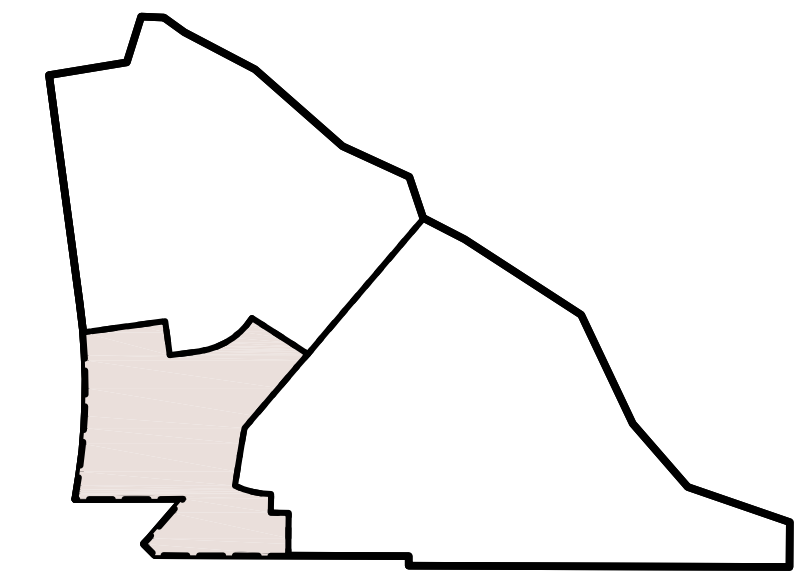
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**GRANDVIEW RESERVE FILING NO. 1
FINAL PLAT**

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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

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



The diagram illustrates a proposed subdivision of a 10,000' wide area into two lots, each 5,000' wide. The lots are separated by a 10,000' wide easement. The easement is divided into a 10' Public Utility and Drainage Easement and a 5' Public Utility and Drainage Easement. The easement is also labeled as a 10' MVEA Easement. The street is shown at the bottom of the diagram.

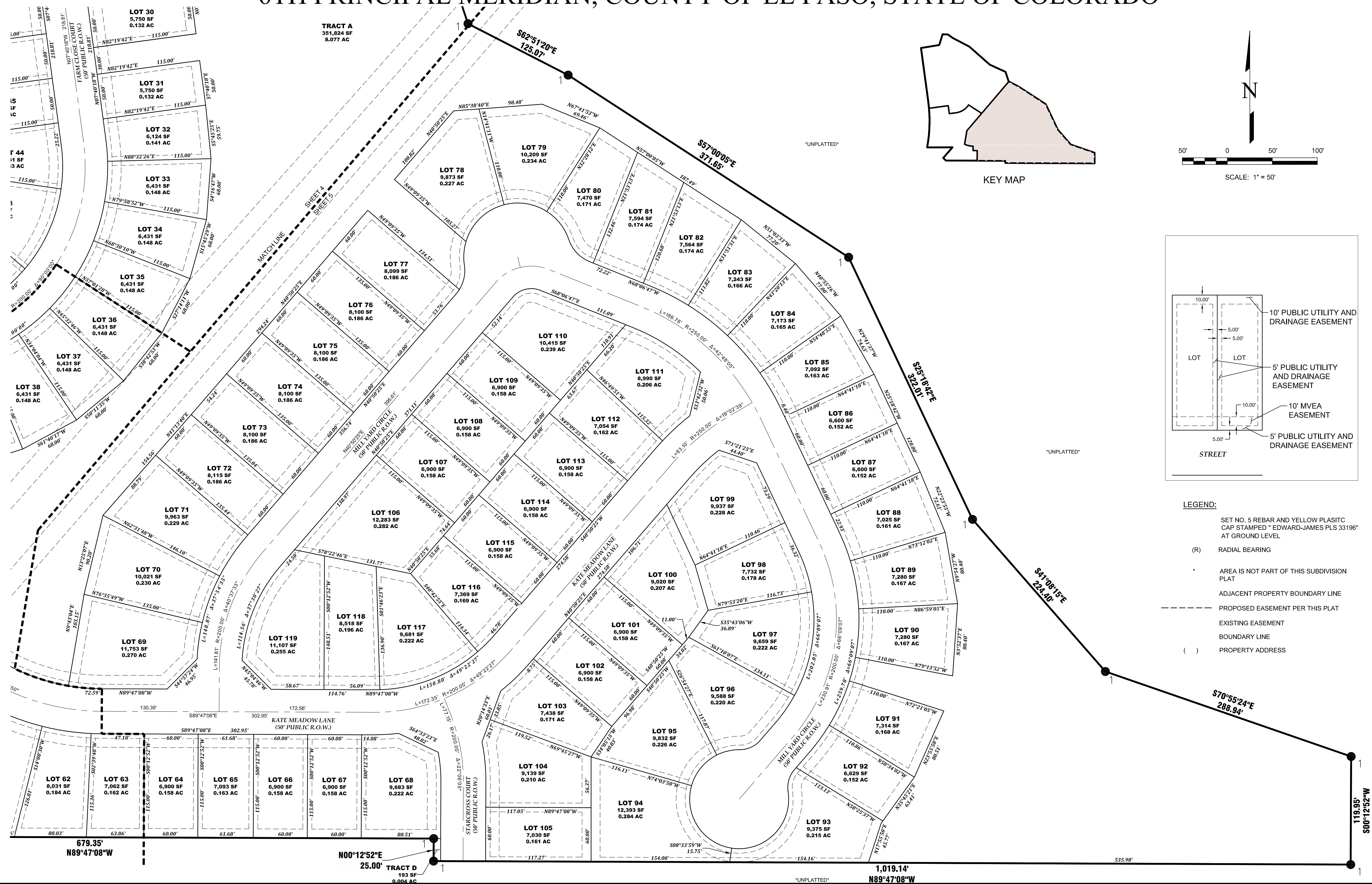
Labels and dimensions in the diagram include:

- 10,000' (width of the entire area)
- 5,000' (width of each lot)
- 10,000' (width of the easement)
- 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
- 5' PUBLIC UTILITY AND DRAINAGE EASEMENT
- 10' MVEA EASEMENT
- 5' PUBLIC UTILITY AND DRAINAGE EASEMENT
- LOT
- LOT
- STREET

- 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

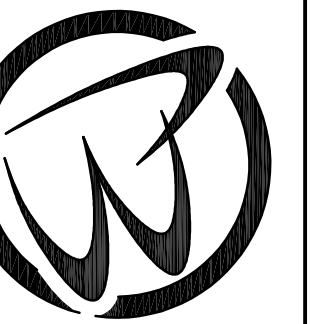
<p>EDWARD-JAMES SURVEYING, INC.</p> <p>926 Elkton Drive Colorado Springs, CO 80907 Office: (719) 576-1216 Fax: (719) 576-1206</p> <p>4732 Eagleridge Circle Pueblo, CO 81008 Office: (719) 545-6240 Fax: (719) 545-6247</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE																														
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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

[illegible]

**EDWARD-JAMES
SURVEYING, INC.**

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



FINAL PLAT

FINAL PLAT

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

OWN BY	JWT
CKED BY	ERF

SCALE 1" = 50'

NO.	2217-01
E CREATED	9-27-2022
E ISSUED	10-14-2022
ET NO	5 OF 5