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

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

- 1. 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:
- 2. 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 S65°28′30″E, A DISTANCE OF 197.24 FEET; THENCE S18°20′22″E, A DISTANCE OF 115.90 FEET; THENCE S62°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 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.

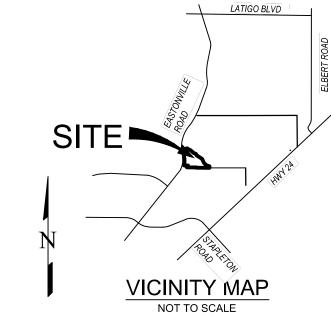
OWNER'S CERTIFICATE

WITNESS MY HAND AND OFFICIAL SEAL

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)				
) SS COUNTY OF EL PASO)				
ACKNOWLEDGED BEFORE ME THIS		, 20 A.D., BY		-
AS				
MY COMMISSION EXPIRES:			NOTARY PUBLIC	
			NOTART PUBLIC	
WITNESS MY HAND AND OFFICIAL SEA SIGNATURES OF OFFICERS SIGNING F () AS PRESIDENT/VIC	OR A CORPORATION SHALL	_ BE ACKNOWLEDGED AS FOLLOW	S: NAME OF CORPORATION, A STATE	E CORPORATION.
SIGNATURES OF OFFICERS SIGNING F () AS PRESIDENT/VIC SIGNATURES OF MANAGERS/MEMBER: () AS MANAGER/MEME	OR A CORPORATION SHALL CE PRESIDENT AND PRINT N S FOR A LLC SHALL BE ACK BER OF COMPANY, A STATE	BE ACKNOWLEDGED AS FOLLOW IAME AS SECRETARY/TREASURER, KNOWLEDGED AS FOLLOWS: ELIMITED LIABILITY COMPANY.	NAME OF CORPORATION, A STATE	E CORPORATION.
SIGNATURES OF OFFICERS SIGNING F () AS PRESIDENT/VIC	OR A CORPORATION SHALL CE PRESIDENT AND PRINT N S FOR A LLC SHALL BE ACK BER OF COMPANY, A STATE	BE ACKNOWLEDGED AS FOLLOW IAME AS SECRETARY/TREASURER, KNOWLEDGED AS FOLLOWS: ELIMITED LIABILITY COMPANY.	NAME OF CORPORATION, A STATE	E CORPORATION.
SIGNATURES OF OFFICERS SIGNING F () AS PRESIDENT/VIC SIGNATURES OF MANAGERS/MEMBER: () AS MANAGER/MEME	OR A CORPORATION SHALL CE PRESIDENT AND PRINT N S FOR A LLC SHALL BE ACK BER OF COMPANY, A STATE FOR TRACTS (ACCEF	BE ACKNOWLEDGED AS FOLLOWARD AS SECRETARY/TREASURER, KNOWLEDGED AS FOLLOWS: ELIMITED LIABILITY COMPANY. PTING ENTITY IN EXISTENCY	NAME OF CORPORATION, A STATE	
SIGNATURES OF OFFICERS SIGNING FOR COMMENT OF MANAGERS/MEMBERS (OR A CORPORATION SHALL CE PRESIDENT AND PRINT N S FOR A LLC SHALL BE ACK BER OF COMPANY, A STATE FOR TRACTS (ACCEF	BE ACKNOWLEDGED AS FOLLOWARD AS SECRETARY/TREASURER, KNOWLEDGED AS FOLLOWS: ELIMITED LIABILITY COMPANY. PTING ENTITY IN EXISTENCY	NAME OF CORPORATION, A STATE	
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SIGNATURES OF OFFICERS SIGNING FOR COLORADO () AS PRESIDENT/VIOUS SIGNATURES OF MANAGERS/MEMBERS () AS MANAGER/MEMBERS () AS MANAGER/M	OR A CORPORATION SHALL CE PRESIDENT AND PRINT N S FOR A LLC SHALL BE ACK BER OF COMPANY, A STATE FOR TRACTS (ACCEF 1, AND F WITH ANY IMPROVE ETROPOLITAN DISTRICT.	BE ACKNOWLEDGED AS FOLLOW, IAME AS SECRETARY/TREASURER, KNOWLEDGED AS FOLLOWS: ELIMITED LIABILITY COMPANY. PTING ENTITY IN EXISTENCE EMENTS THEREON, WITH USES ST.	NAME OF CORPORATION, A STATE E): ATED IN THE TRACT TABLE, ARE HE	

NOTARY PUBLIC



SUMMARY:		
117 LOTS	19.784 ACRES	52.67%
5 TRACTS (NON R.O.W.)	11.051 ACRES	29.42%
RIGHTS-OF-WAY	6.729 ACRES	17.91%
TOTAL	37.564 ACRES	100.00%

TRACT TABI

RACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
Α	8.129 AC	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, MAINTENANCE ROAD, TRAILS, WELL AND PUMP YARD	GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
В	1.521 AC	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, COUNTY REGIONAL TRAILS	GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
С	1.015 AC	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAILS, WELL AND PUMP YARD, WATER STORAGE TANK, AND TREATMENT FACILITY	GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
D	0.004 AC	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAILS	GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3
E	0.525 AC	PUBLIC RIGHT-OF-WAY	EL PASO COUNTY
F SENERAL NO	0.382 AC DTES:	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAILS	GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3

1. THE DATE OF PREPARATION IS OCTOBER 6, 2022.

- 2. 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,
- 3. 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 SC55106560-5, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2022.
- 4. 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.
- 5. THE ADDRESS(ES) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE
- 6. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 7. FLOODPLAIN STATEMENT: THIS PROPERTY, IS LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FEMA PER FIRM PANEL 08041C0552G AND 08041C0556G, EFFECTIVE DATE DECEMBER 7, 2018. THE APPROXIMATE LOCATION IS SHOWN HEREON. A PENDING FLOODPLAIN PER EL PASO COUNTY, IS PENDING AND SHOWN HEREON FOR REFERENCE ONLY.
- UNLESS OTHERWISE INDICATED, FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT EASEMENT AND DRAINAGE EASEMENT AND AN ADJACENT 10 FOOT WIDE MVEA EASEMENT, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINE 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.
- 9. 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.
- 10. 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, AND TRANSPORTATION IMPACT STUDY.
- 11. 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.
- 12. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND GRANTED BY EL PASO COUNTY PRIOR TO ALL ESTABLISHMENT OF ANY DRIVEWAY.
- 13. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 14. TRACTS A, B, C, D, AND F ARE TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3. 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.
- 15. TRACT E IS TO BE DEDICATED TO EL PASO COUNT FOR ADDITIONAL EASTONVILLE ROAD RIGHT-OF WAY.
- 16. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO EASTONVILLE ROAD.
- 17. THE GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3, WAS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 222090121, RECORDS OF EL PASO COUNTY, COLORADO.
- 18. 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. 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.
- 19. TRACT A 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 GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- 20. PURSUANT TO RESOLUTION ______, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT ____ AND RECORDED UN THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF GRANDVIEW RESERVE FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY IMPROVEMENT DISTRICT ___AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

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.

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.

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 BEGINNERS 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.

- 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 STUDIES MAY ALTER THESE RECOMMENDATIONS. AN UNDERDRAIN DEWATERERING 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
 - 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:**

NOT PRECLUDE BASEMENT CONSTRUCTION. REFER TO NOTE BELOW

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.

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:

CHAIR, BOARD OF COUNTY COMMISSIONERS

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.

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEP	ARTMENT		DATE
CLERK AND RECORDER:			
STATE OF COLORADO)) SS			
COUNTY OF EL PASO)			
I HEREBY CERTIFY THAT THIS INS	STRUMENT WAS FILED FOR RECO	RD IN MY OFFICE AT	
O'CLOCKM., THIS	DAY OFOF THE RECORDS OF EL PASO	, 202A.D., AND IS DULY COUNTY, COLORADO.	RECORDED UNDER RECEPTION NUM
CHUCK BROERMAN, RECORDER			
BY:			
DEPUTY	<u> </u>		
FEES:			
SCHOOL FEE:		-	
BRIDGE FEE:			
URBAN PARK FEE:			

OTICE:

DRAINAGE FEE:

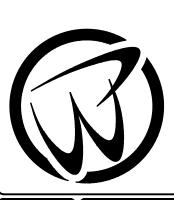
According to colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

PCD FILE NO. SF2311

REVISIONS
DESCRIPTION

D-L A M E S IN G, IN G4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240

926 Elkton Drive
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SECTION 21, AND A PORTION HIP 12 SOUTH, RANGE 64 WEST OF THE

FINAL PLAT

SRTION OF THE SOUTHWEST QUARTER OF SECTI

HWEST QUARTER OF SECTION 28, TOWNSHIP 12

DRAWN BY JWT
CHECKED BY ERF

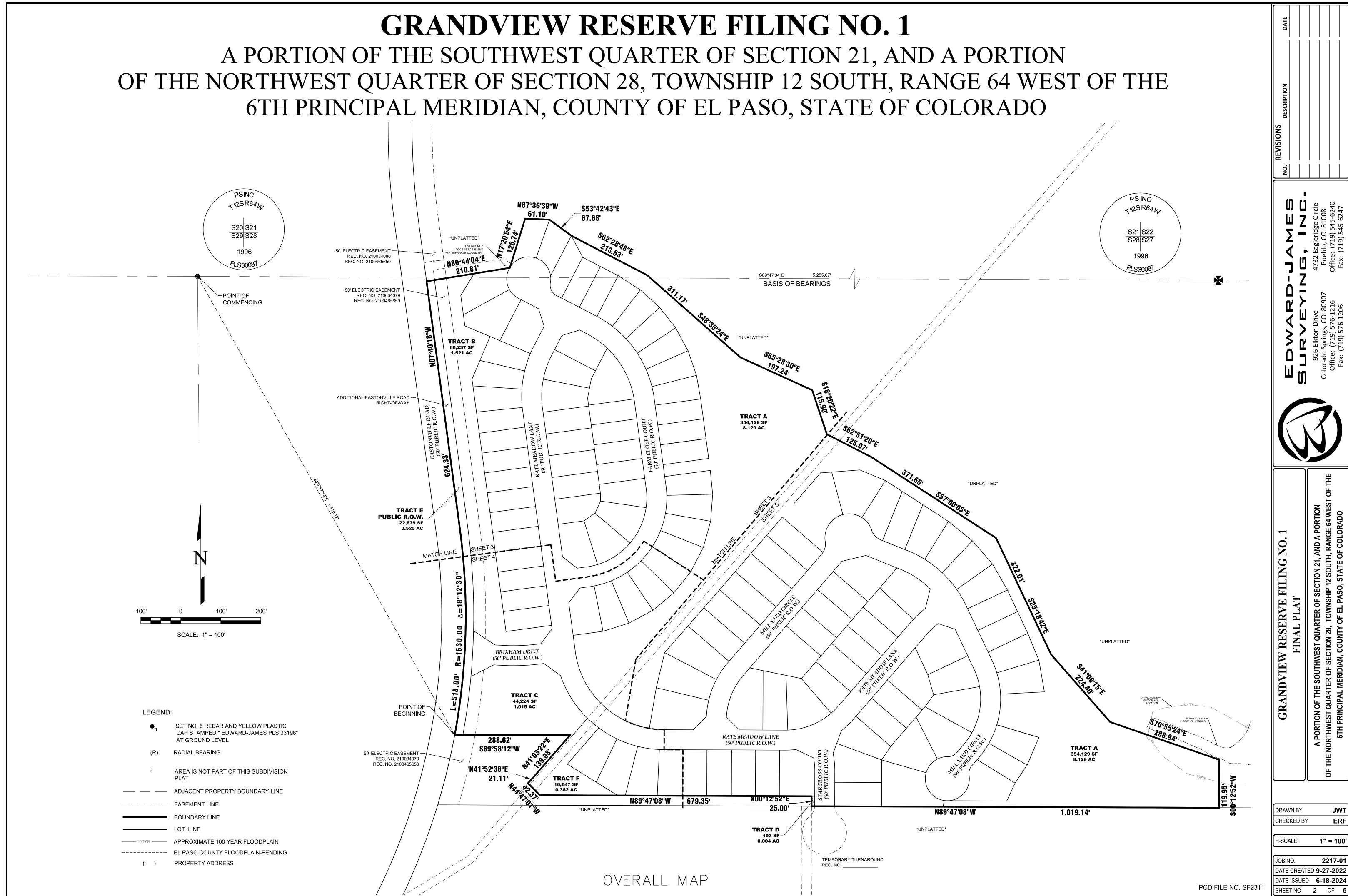
JOB NO. 2217

 JOB NO.
 2217-01

 DATE CREATED 9-27-2022

 DATE ISSUED 6-18-2024

 SHEET NO 1 OF 5



DATE CREATED **9-27-2022** DATE ISSUED **6-18-2024**

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 5,960 SF ACCESS EASEMENT KEY MAP 50' ELECTRIC EASEMENT TRACT E 10,060 SF PUBLIC R.O.W._ – 122,93'— –N86°1<u>2'</u>5<u>3"</u>W (R) 0.231 AC 22,879 SF 6,138 SF 0.525 AC 0.141 AC ADDITIONAL EASTONVILLE ROAD — - 10' PUBLIC UTILITY AND 7,416 SF RIGHT-OF-WAY DRAINAGE EASEMENT 0.170 AC 0.151 AC 15' REAR YARD SETBACK – 5' SIDE YARD SETBACK ·2.35' LOT 48 △=1°37'55"—/5 € 5,750 SF 5' PUBLIC UTILITY AND 0.132 AC 0.132 AC DRAINAGE EASEMENT 6,316 SF 5,931 SF 0.145 AC 0.136 AC - 20' GARAGE SETBACK - 15' BUILDING SETBACK 5,750 SF 5,750 SF TRACT A 0.132 AC 0.132 AC **EASEMENT** 354,087 SF 8.129 AC 5,750 SF - 5' PUBLIC UTILITY, 6,316 SF 0.132 AC PUBLIC IMPROVEMENT 0.145 AC AND DRAINAGE EASEMENT 5,750 SF 5,750 SF KATE '50' 0.132 AC 0.132 AC LOT 9 5,750 SF BUILDING SETBACK INFORMATION 0.132 AC SHOWN HEREON ARE DESCRIBED IN 6,316 SF MORE DETAIL IN THE GRANDVIEW 0.145 AC RESERVE FILING NO. 1 5,750 SF PUD/PRELIMINARY PLAN REC. NO. 223031924 0.132 AC LOT 8 5,750 SF 6,124 SF 0.132 AC 0.141 AC 6,316 SF L=24.39' 0.145 AC N0°59'56"W LOT 44 - N88°32'26"E(R) -- 115.00'-6,661 SF 0.153 AC LEGEND: LOT 7 -N81°46′08″W-(R) 0.132 AC SET NO. 5 REBAR AND YELLOW PLASTIC **LOT 57** 6,431 SF CAP STAMPED "EDWARD-JAMES PLS 33196" N24°21'31"E 0.148 AC AT GROUND LEVEL [←]N79°58′52″W(R) _ 0.147 AC N82°19'42"E— N 7,660 SF 5,750 SF 0.176 AC 0.132 AC AREA IS NOT PART OF THIS SUBDIVISION 6,431 SF 0.148 AC 5,750 SF 0.176 AC 0.132 AC 8,045 SF ---- EASEMENT LINE 0.185 AC BOUNDARY LINE ∆=9°35′12"— ———— LOT LINE 5,750 SF APPROXIMATE 100 YEAR FLOODPLAIN 0.132 AC ----- EL PASO COUNTY FLOODPLAIN-PENDING 6,431 SF 0.148 AC PROPERTY ADDRESS

6,431 SF

0.148 AC

5,750 SF 0.132 AC ONS
DESCRIPTION
DATE

REVISIONS
DESCR

TINE4732 Eagleridge Circle
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FINAL PLAT

EST QUARTER OF SECTION 21, AND A PORTION

TION 28 TOWNSHIP 12 SOLITH PANCE 64 WEST OF

FINAL PLAT
A PORTION OF THE SOUTHWEST QUARTER OF SECT

DRAWN BY JWT
CHECKED BY ERF

H-SCALE 1" =

PCD FILE NO. SF2311

 JOB NO.
 2217-01

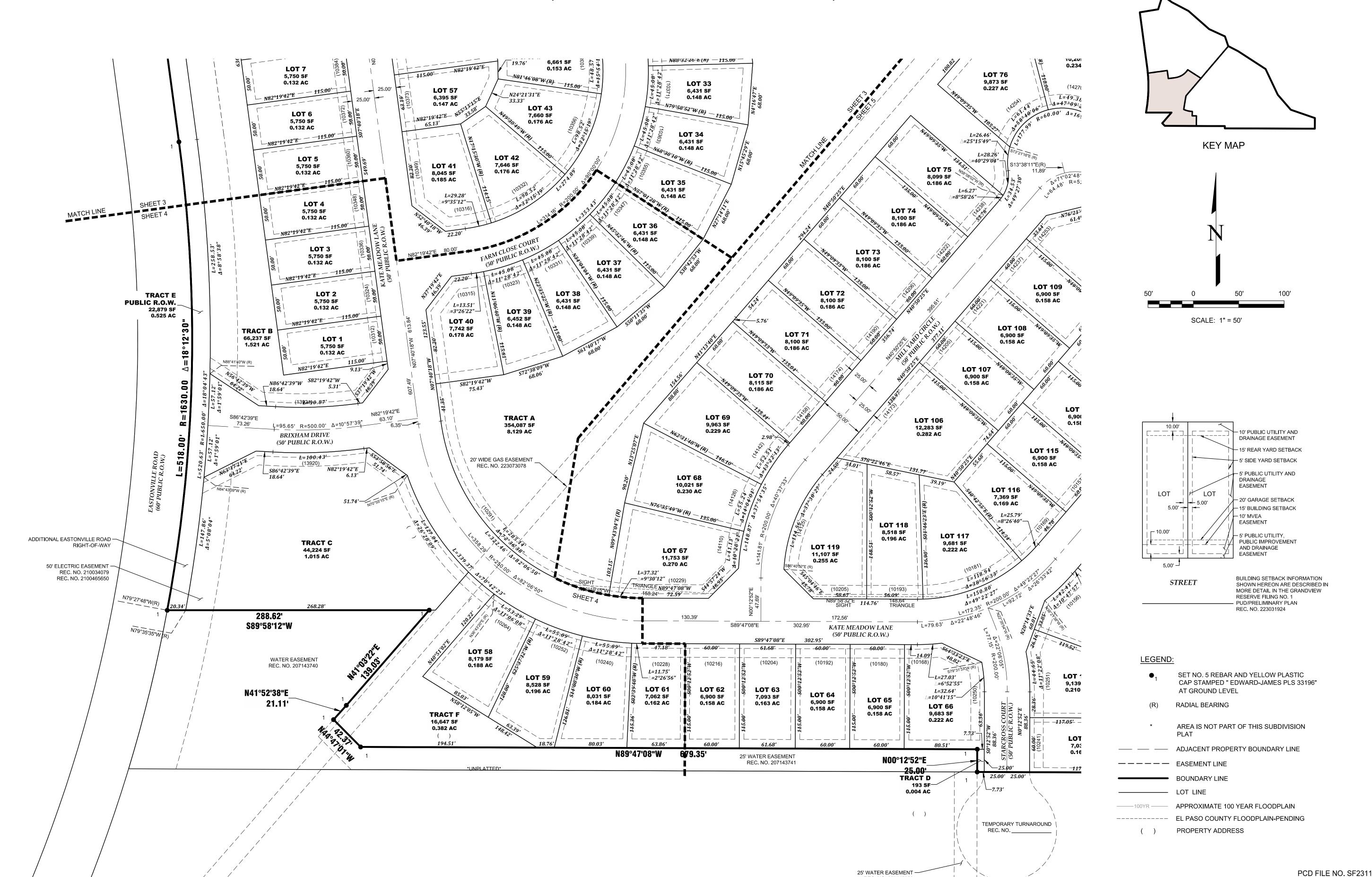
 DATE CREATED
 9-27-2022

 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



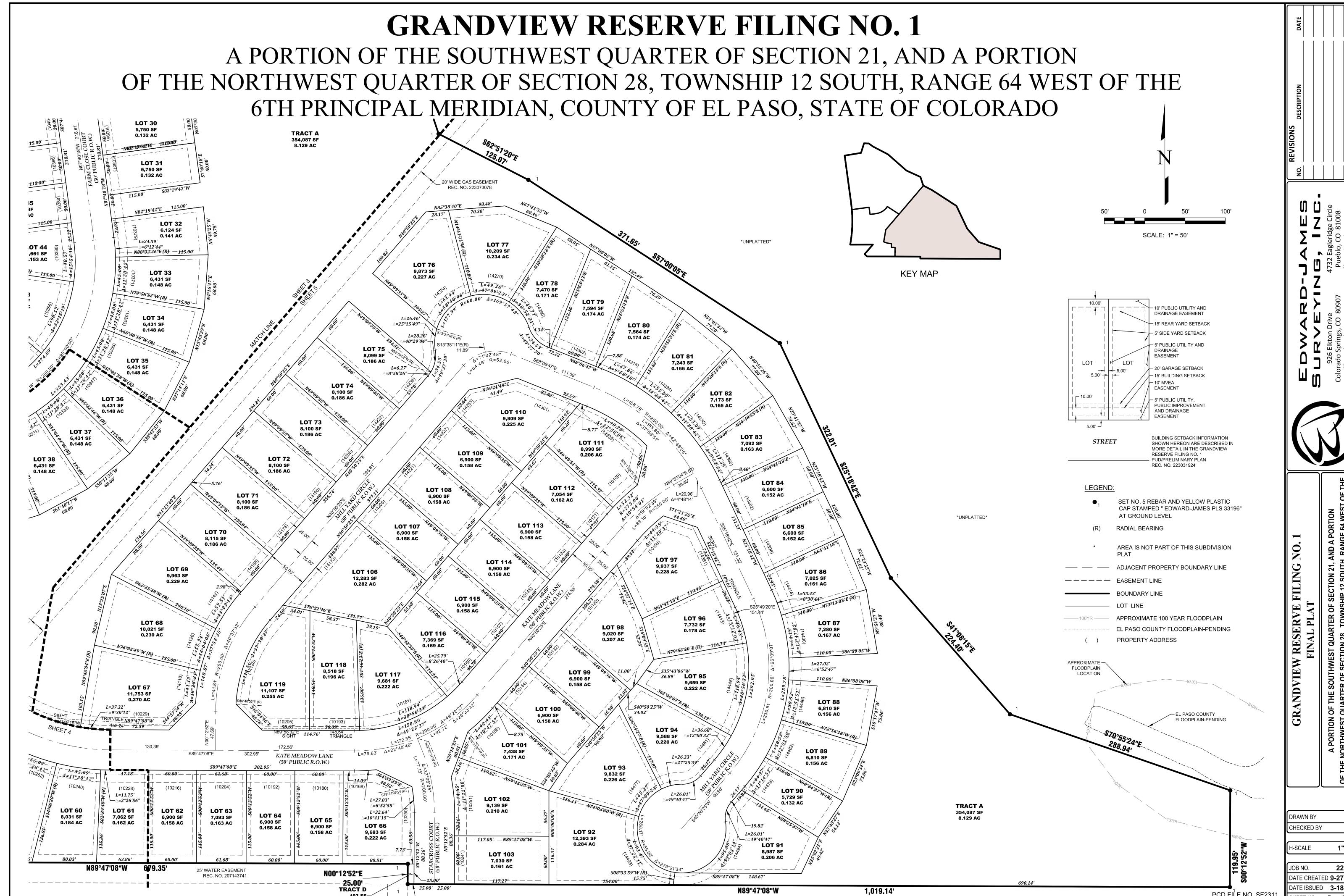
REC. NO. 207143739



DRAWN BY **ERF** CHECKED BY

H-SCALE 1" = 50' JOB NO.

2217-01 DATE CREATED **9-27-2022** DATE ISSUED 3-18-2024





DATE CREATED **9-27-2022**

2217-01 DATE ISSUED 3-18-2024 SHEET NO 5 OF 5