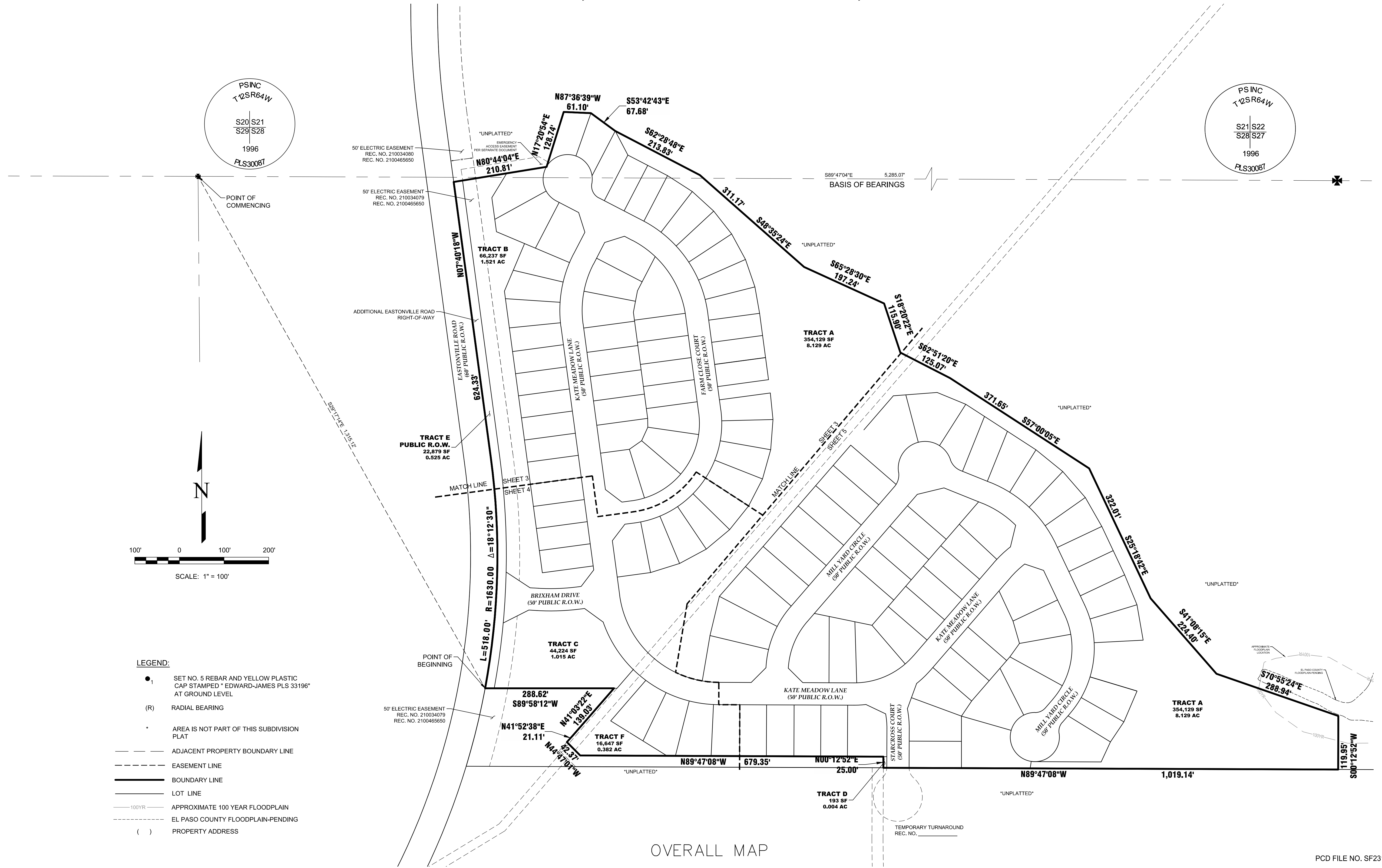


GRANDVIEW RESERVE FILING NO. 1

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

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



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

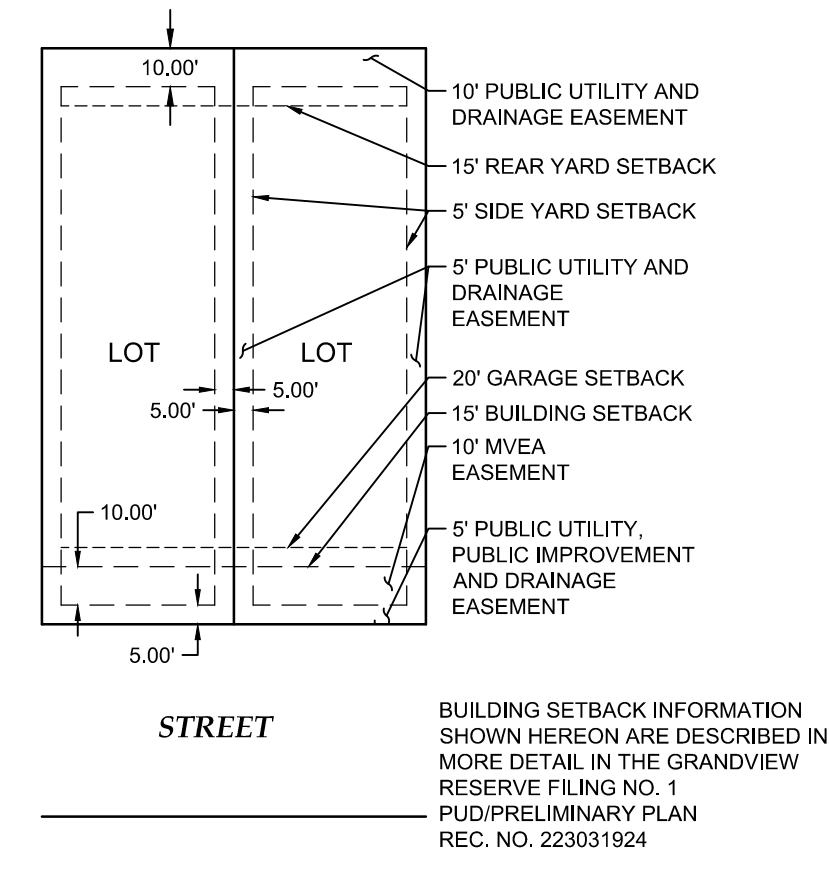
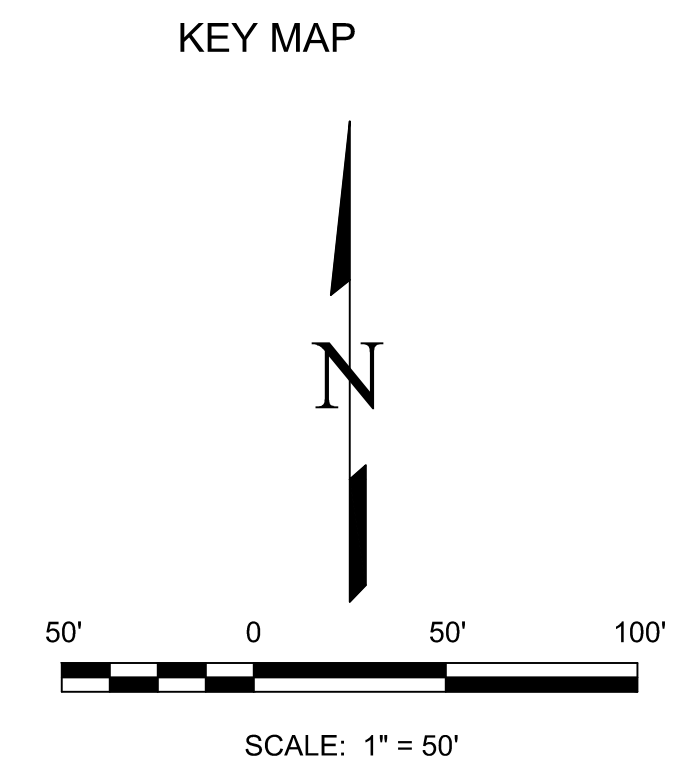
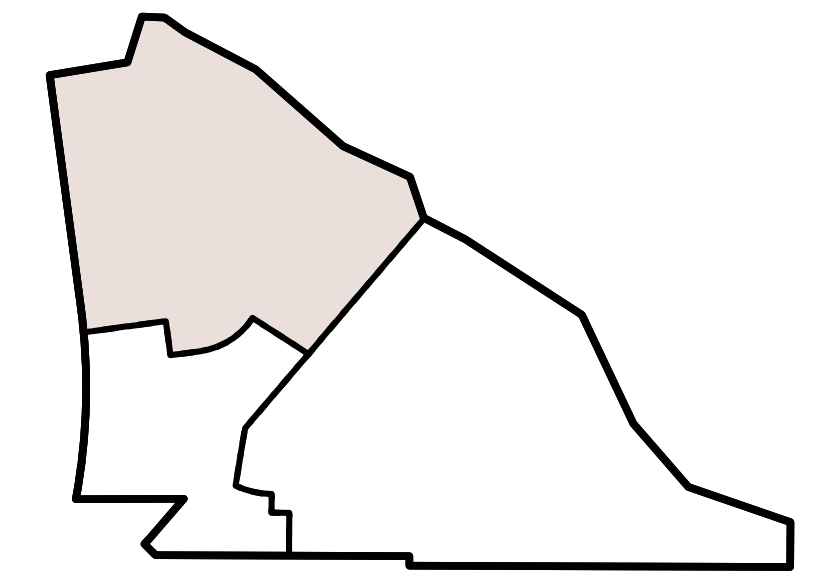
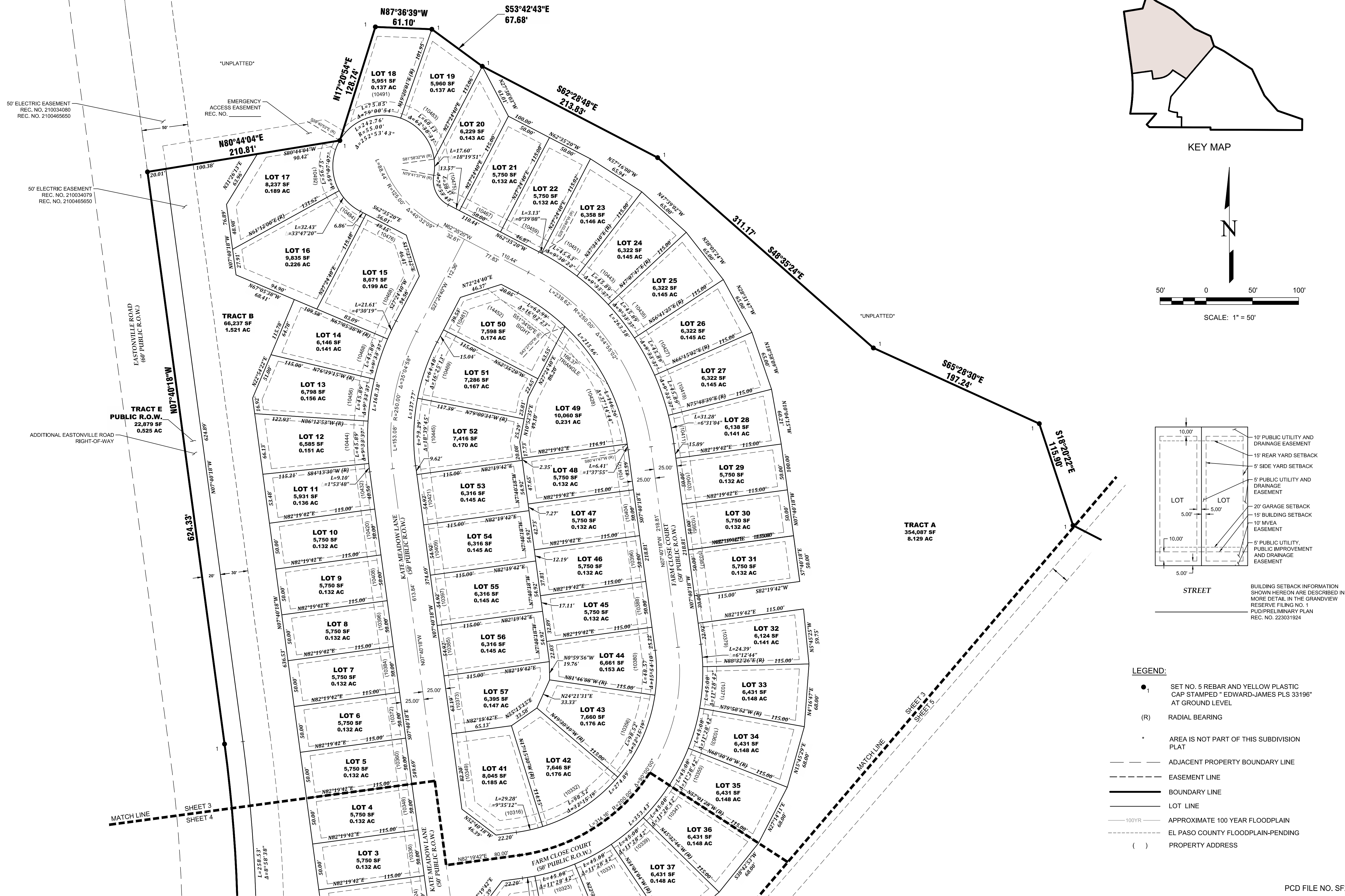
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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

PCD FILE NO. SF2311

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
 - 100YR — APPROXIMATE 100 YEAR FLOODPLAIN
 - - - EL PASO COUNTY FLOODPLAIN-PENDING
 - () PROPERTY ADDRESS

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
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 Fax: (719) 576-1206
 4732 Eagleridge Circle
 Pueblo, CO 81008
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 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**

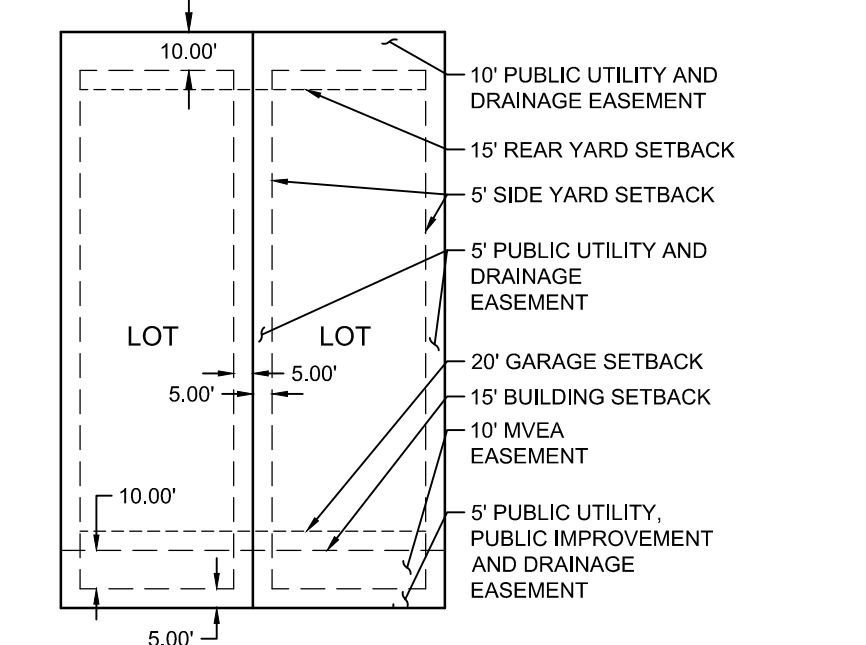
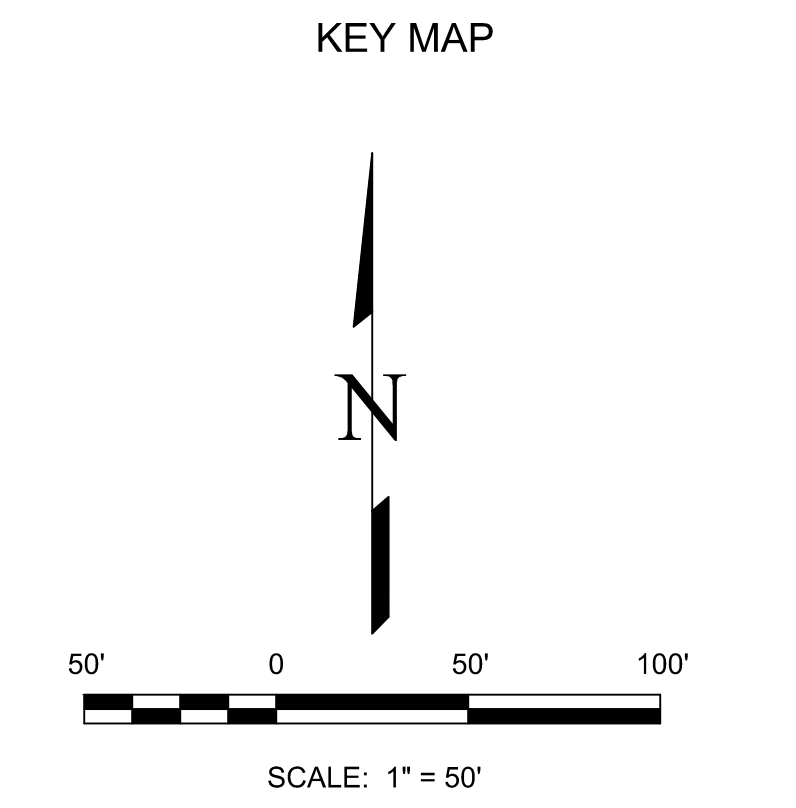
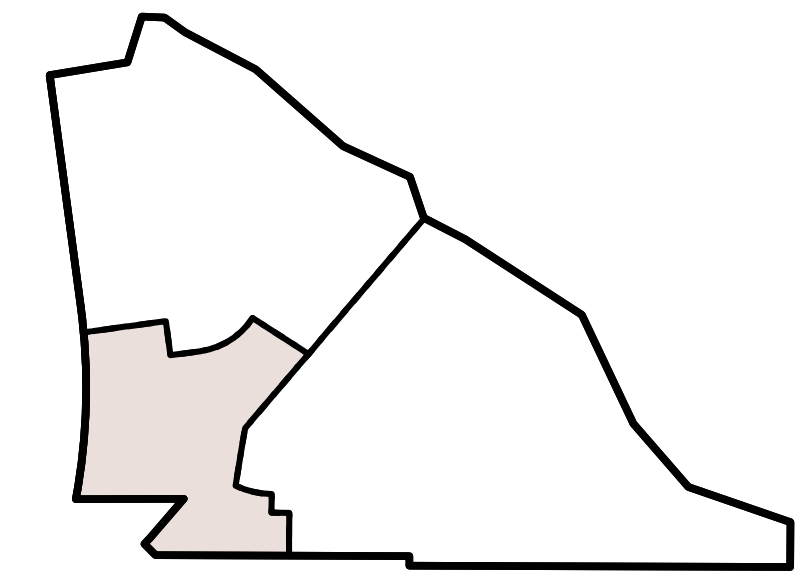
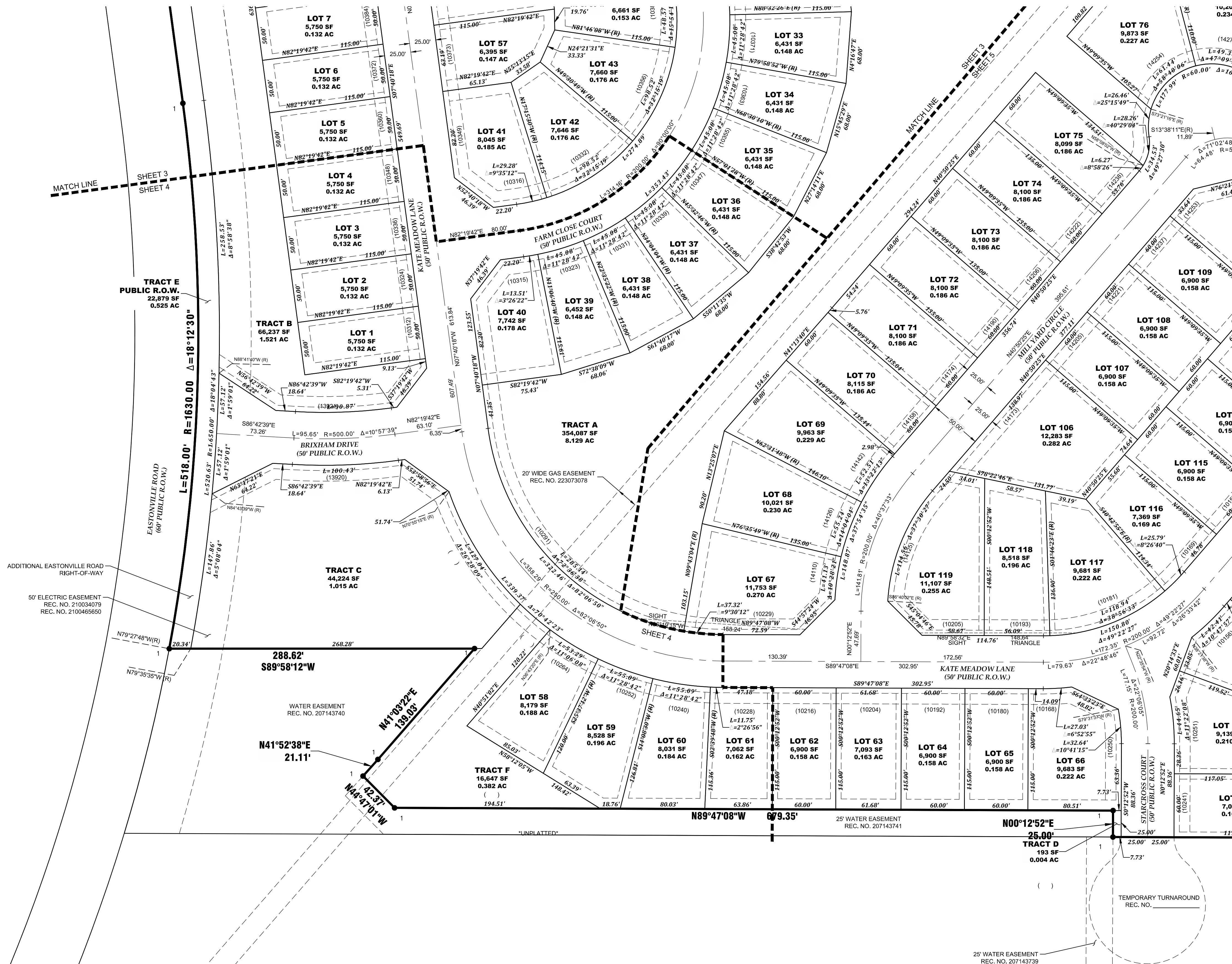
H-SCALE: **1" = 50'**

JOB NO.: **2217-01**
 DATE CREATED: **9-27-2022**
 DATE ISSUED: **3-18-2024**
 SHEET NO: **3** OF **5**

PCD FILE NO. SF2311

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

NO.	REVISIONS	DESCRIPTION	DATE

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

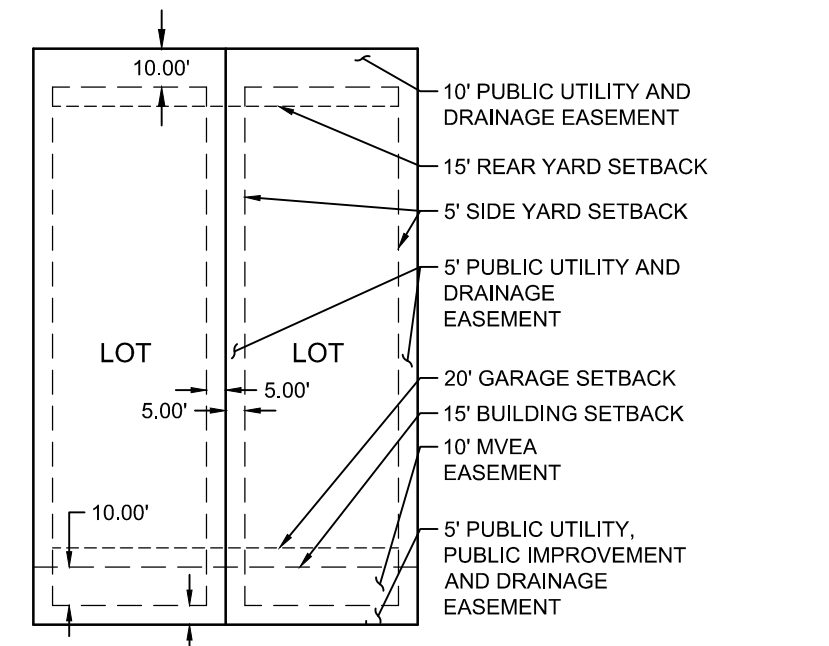
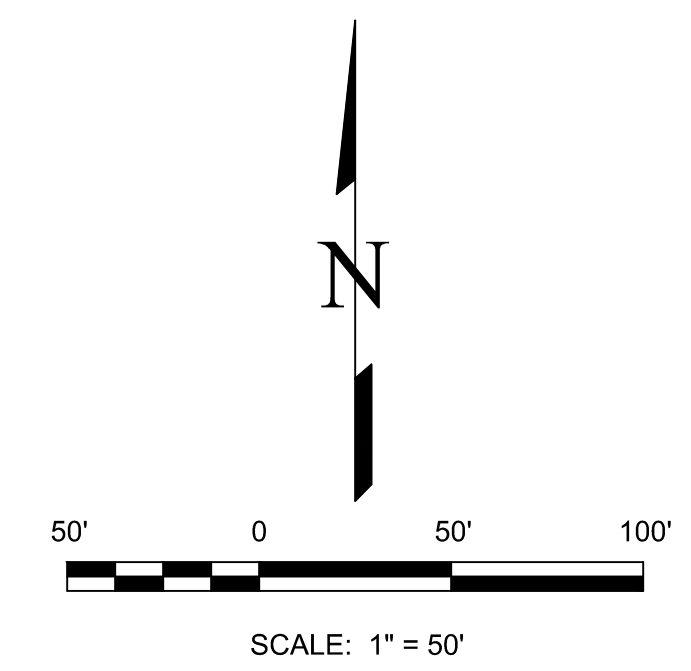
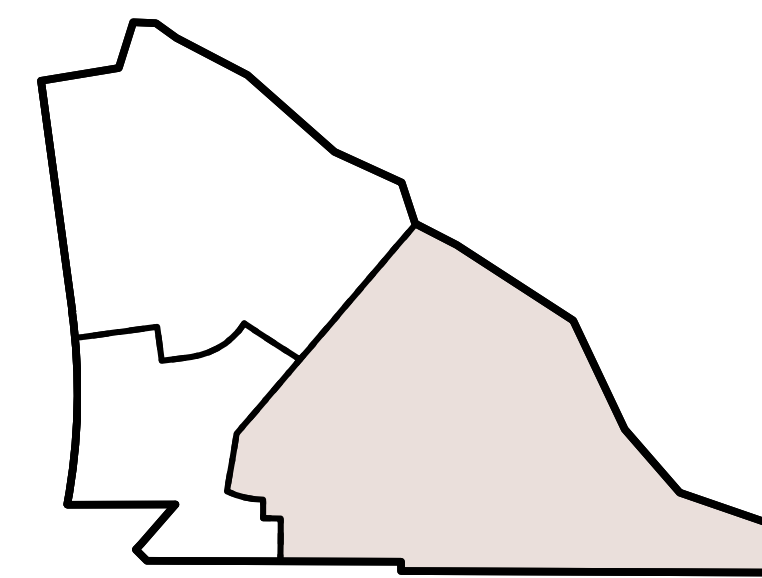
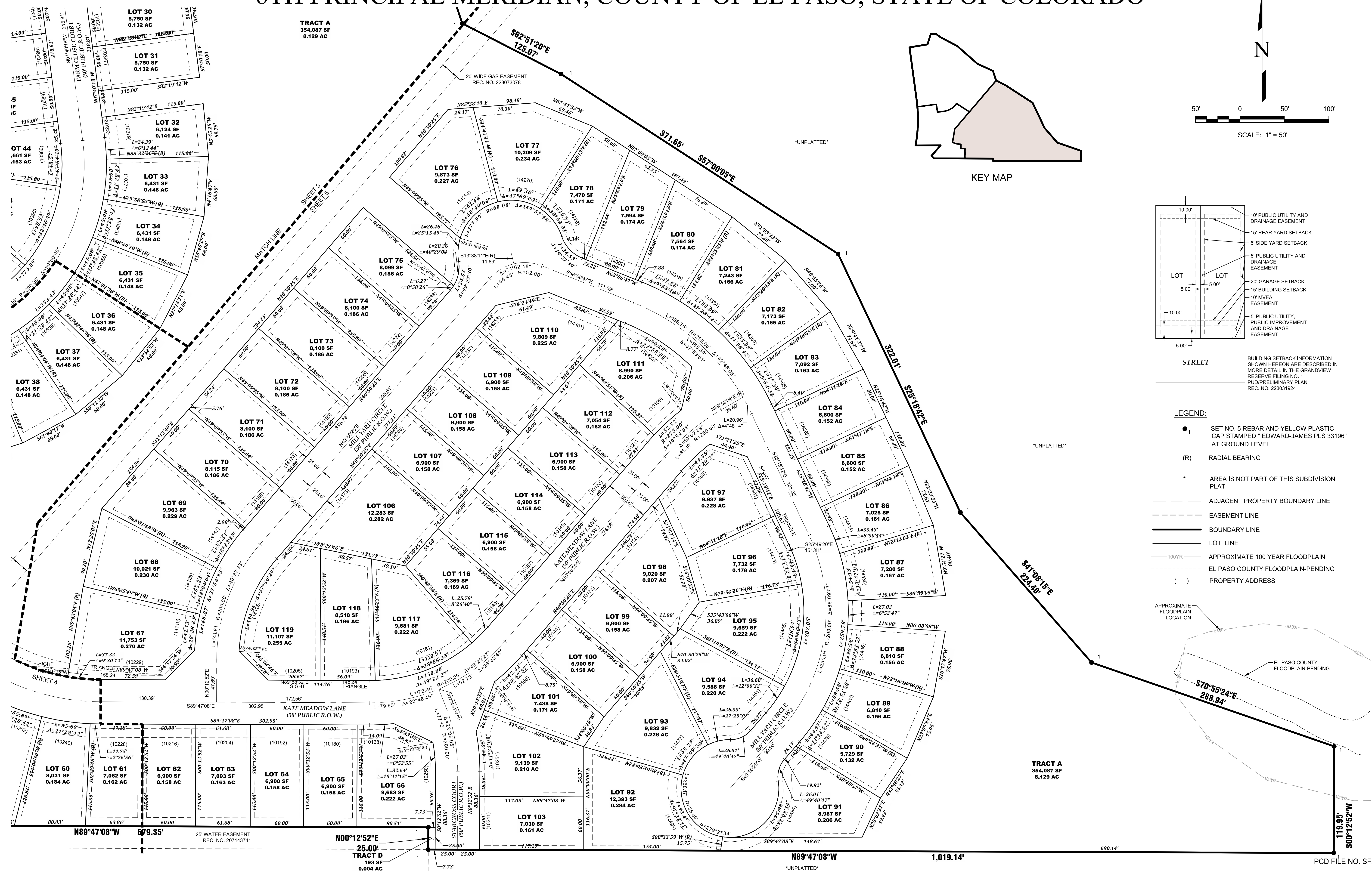
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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.	4 OF 5

PCD FILE NO. SF2311

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



BUILDING SETBACK INFORMATION SHOWN HEREON ARE DESCRIBED IN MORE DETAIL IN THE GRANDVIEW RESERVE FILING NO. 1 PUD/PRELIMINARY PLAN REC. NO. 223031924

- 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

NO.	REVISIONS	DESCRIPTION	DATE

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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	5 OF 5