# FINAL PLAT
# SIESTA GROVE
### A PORTION OF THE SOUTH HALF
### SEC. 25, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO
## PCD Number:

PRELIMINARY FOR REVIEW

## KNOW ALL MEN BY THESE PRESENTS:

That Le Diamant De Famille Trust, being the owner of the described tract of land, to wit:

## LEGAL DESCRIPTION:

Tract 4, Eagle Crest Estates as described in Special Warranty Deed filed for record February 28, 2025 under Reception No. 225017871 located in a portion of Section 25, Township 11 South, Range 66 West of the 6th P.M., being more particularly described as follows:

Commencing at the North Quarter corner of said Section 25; thence N 85 degrees 15 minutes 32 seconds E along the north line of said Section 25, a distance of 1333.49 feet to the northeast corner of the West One Half of the East One Half of said Section 25; thence S 00 degrees 23 minutes 13 seconds E along the east line of the West One Half of the east one half of said Section 25, a distance of 1995.85 feet; thence S 89 degrees 22 minutes 08 seconds W, a distance of 30.00 feet to the centerline of a sixty foot (60') access and utility easement, thence southwesterly along the arc of a 270.00 foot radius curve, also being the centerline of said easement, through a central angle of 90 degrees (which the long chord bears S 44 degrees 22 minutes 08 seconds W a long chord distance of 381.84 feet; an arc distance of 424.12 feet; thence S 89 degrees 22 minutes 08 seconds W along the centerline of said easement, a distance of 131.10 feet to a point of curve; thence southwesterly along the arc of a 1038.49 foot radius curve, also being the centerline of said easement, through a central angle of 37 degrees 15 minutes 02 seconds (which the long chord bears S 70 degrees 44 minutes 37 seconds W a long chord distance of 663.34 feet) an arc distance of 675.17 feet; thence S 52 degrees 07 minutes 06 seconds W along the centerline of said easement, a distance of 285.99 feet to the Point of Beginning;

thence continuing along the last described course S 52 degrees 07 minutes 06 seconds W, a distance of 592.62 feet to a point of curve; thence southerly along the arc of a 295.39 foot radius curve, also being the centerline of said easement, through a central angle of 70 degrees 53 minutes 16 seconds (which the long chord bears S 16 degrees 40 minutes 28 seconds W a long chord distance of 342.60 feet) an arc distance of 365.46 feet; thence S 89 degrees 18 minutes 50 seconds W, a distance of 2136.45 feet to a point on the west line of the Southwest Quarter of said Section 25; thence N 0 degrees 26 minutes 02 seconds W along the west line of the Southwest Quarter of Section 25, a distance of 665.00 feet to the southwest corner of the Northwest Quarter of Section 25; thence N 89 degrees 18 minutes 50 seconds E along the south line of the Northwest Quarter of said Section 25, a distance of 2665.46 feet to the southeast corner of the Northwest Quarter of said Section 25; thence N 89 degrees 18 minutes 50 seconds E, a distance of 48.17 feet to the Point of Beginning.

Together with and subject to access and utility easements recorded in Book 3553 at Page 987 and in Book 3553 at Page 985, County of El Paso, State of Colorado.

## 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, streets, and easements as shown hereon under the name and subdivision of SIESTA GROVE. 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.

_____
Quentin Dassonville as Manager of Le Diamant De Famille Trust (Owner)

## NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The foregoing instrument was acknowledged before me this __ day of _____, 20__ A.D., by Quentin Dassonville as Manager of Le Diamant De Famille Trust

Witness my Hand and Seal: _____
Notary Public
My Commission Expires:_____ Address: _____

## DEDICATION:

The above party in interest has caused said tract to be platted into Lots and Easements as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets and Easements which shall be known as "SIESTA GROVE" EL Paso County, Colorado.

## GENERAL NOTES:

1) ● – Recovered monument, marked as noted.
■ – Recovered Aliquot monument, marked as noted.
(R) – Record bearing & distance
(M) – Measured bearing & distance
B.G. – Below Grade

2) The Basis of Bearings is the north line of the Southwest Quarter of Section 25, monumented as shown and assumed to bear North 89 degrees 29 minutes 25 seconds East.

3) FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0315 G effective date December 7, 2018, indicates that this parcel of land is located in Zone X (areas determined to be outside 0.2% annual chance floodplain).

4) This survey does not constitute a title search by Gould Land Surveying, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Gould Land Surveying, LLC relied upon a Commitment for Title Insurance prepared by ~~Old Land Title Insurance Corporation, Order No. SR55123455 with a policy date of August 13, 2025 at 5:00 P.M.~~

5) The purpose of this survey is to plat the parcel shown hereon and establish the proposed lot lines, Right-of-Way and easements as shown hereon. The field work was completed on June 18, 2026.

6) This property contains a calculated area of 1,548,178 square feet (35.5413 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warrantied or guaranteed.

7) Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.

8) The lineal units used in this survey are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.

9) Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

10) 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 be commenced more than ten years from the date of the certification shown hereon.

11) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

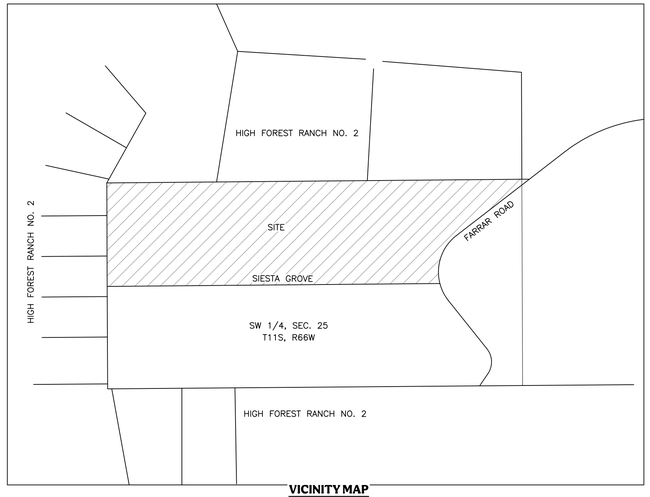
## SURVEYOR'S CERTIFICATION:

I, Kenneth Gould Jr., 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 date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable 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. This statement is neither a guaranty or warranty, either expressed or implied.

I attest the above on this __th day of _____, 2026.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY FOR REVIEW

Kenneth Gould Jr.
State of Colorado Professional Land Surveyor No. 38556
For and on behalf of Gould Land Surveying, LLC.




**VICINITY MAP**
SCALE: N.T.S.

## EASEMENTS:

All side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement unless otherwise noted. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for SIESTA GROVE 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.

_____ _____
Chair, Board of County Commissioners Date

## PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for SIESTA GROVE was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20___, subject to any notes or conditions specified hereon.

_____
Planning and Community Development Director

## CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed in my office on this _____ day of _____, 20___,
and was recorded at Reception Number _____ of the records of El Paso County, Colorado.

_____
El Paso County Clerk and Recorder

## PLAT NOTES:

1) Sanitary Sewer: Sanitary Sewer will be provided by individual private septic systems at the expense of the individual property owners. Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.

2) Gas service is provided by Black Hills Energy, Electric Service is provided by Mountain View Electric Association, subject to the Providers rules, regulations and specifications. The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

3) All property owners are responsible for maintaining proper storm water drainage in and through their property.

4) No driveway shall be established unless an access permit has been granted by El Paso County.

5) All structural foundations and septic systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

6) The following reports have been submitted and are on file at the County Development Services Department: Soils and Geological Study, Water Resource Report; Drainage Report; Wildfire Hazard Report; Natural Features Report; Onsite Wastewater Treatment System Report.

7) Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency 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 the Endangered Species Act, particularly as it relates to the listed species.

8) 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. 25-337), or any amendments thereto, at or prior to the time of building permit submittal. 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.

9) Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

10) Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

11) Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

12) This project is in a Low/Moderate/High Hazard Fire Intensity Area per the Colorado State Forest Service Wildfire Risk Assessment Program requiring hardened structure and defensible space.

Low Hazard hardened structure to consist of a minimum Class A roofing and a defensible space of 30 ft clearance and no portion of trees or other vegetation within 10 ft of chimney outlets. Trees within defensible space shall be pruned to minimize ladder fuels.

Moderate Hazard areas shall meet the requirements of Low Hazard areas if site plans are submitted prior to the adoption of the Colorado Wildfire Resiliency Code. After the adoption of the Colorado Wildfire Resiliency Code Moderate Hazard areas shall meet the requirements of High Hazard areas.

High Hazard hardened structure to consist of a minimum Class A roofing, noncombustible siding/decking, eaves and overhangs. A defensible space of 30 ft irrigated,100 ft fuel treatment, selected fire-resistant trees within 30 ft of structures, selected thinning of trees and shrubs, trees within defensible space shall be pruned to minimize ladder fuels, all trees and shrubs pruned of dead material, no portion of trees or other vegetation within 10 ft of chimney outlets.

Water supplies for fire protection shall be supplied per the requirements of the Land Development Code or if there is an adopted fire code for the fire district the project is in.

Maintenance of defensible space shall be continued in continuum for the existence of the structure

13) Right to Farm and Ranch: Colorado is a "right-to-farm" state, meaning that certain protections are afforded agricultural operations by limiting the circumstances by which agriculture operations may be deemed to be a nuisance pursuant to C.R.S. §35-3.5-1-1 et seq.

14) 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.

15) Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3.

16) Per ECM section I.7.1.B.5, residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above referenced ECM section. Impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

17) The addresses [000] exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

18) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

19) Lots within the subdivision may potentially be impacted by a geologic hazard of radon, and seasonal groundwater. Details can be found in the report Soils and Geology Study by Entech Engineering Inc. available at the El Paso County Planning and Community Development Department. Due to potential seasonal groundwater in the area, each individual lot is to be investigated by the lot owner's Geological Engineer of Record for final foundation parameters and recommendations.

20) If the individual lot investigation encounters groundwater at 8 feet or less below grade, a groundwater monitoring/observation will be required to obtain data to determine the feasibility of basements and to verify that proposed foundation components are at least 3 feet above the maximum anticipated groundwater level and are maintained year-round.

21) Acceptable water testing results from Colorado Analytical Laboratories and Hazen Research identified potential corrosivity. The RESPEC Water Quality Sufficiency Report dated October 6, 2025, encouraged the installation of whole house acid neutralizing filter units to reduce the potential for corrosion in plumbing. Their report also encouraged the use of PEX piping in the new houses.

22) Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

23) There are 0.11 D.U. per acre.

24) There are 4 Lots in this subdivision.

25) The RESPEC Water Quality Sufficiency Report dated February 2, 2025, encouraged the installation of whole house acid neutralizing filter units to reduce the potential for corrosion in plumbing. The report also encouraged the use of PEX piping in new houses.

26) No basements are allowed unless a groundwater monitoring program has implemented at least one year prior to building permitting to verify that proposed foundation components are at least 3 feet above the maximum anticipated groundwater levels.

27) Access to Lot 2 shall be provided by a 30-foot-wide access easement across Lot 3 connecting to Siesta Grove. The private driveway serving Lot 2 shall be constructed, maintained, repaired, and replaced solely by the owner of Lot 2, at the owner's sole cost and expense. The access easement shall benefit Lot 2 and burden Lot 3.

SCHOOL FEE – DISTRICT# _____: _____

PARK FEES:
REGIONAL: _____
NEIGHBORHOOD: _____

DRAINAGE BASIN:_____
DRAINAGE AND SURETY FEES: _____
BRIDGE FEE: _____

Project No.: 26102
September 30, 2026

A PORTION OF THE SOUTH HALF OF SECTION 25,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

SIESTA GROVE

P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@gouldls.com
GouldLandSurveying.com

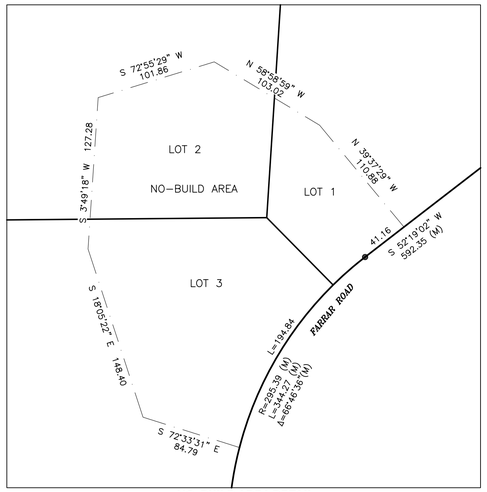
Gould LAND SURVEYING

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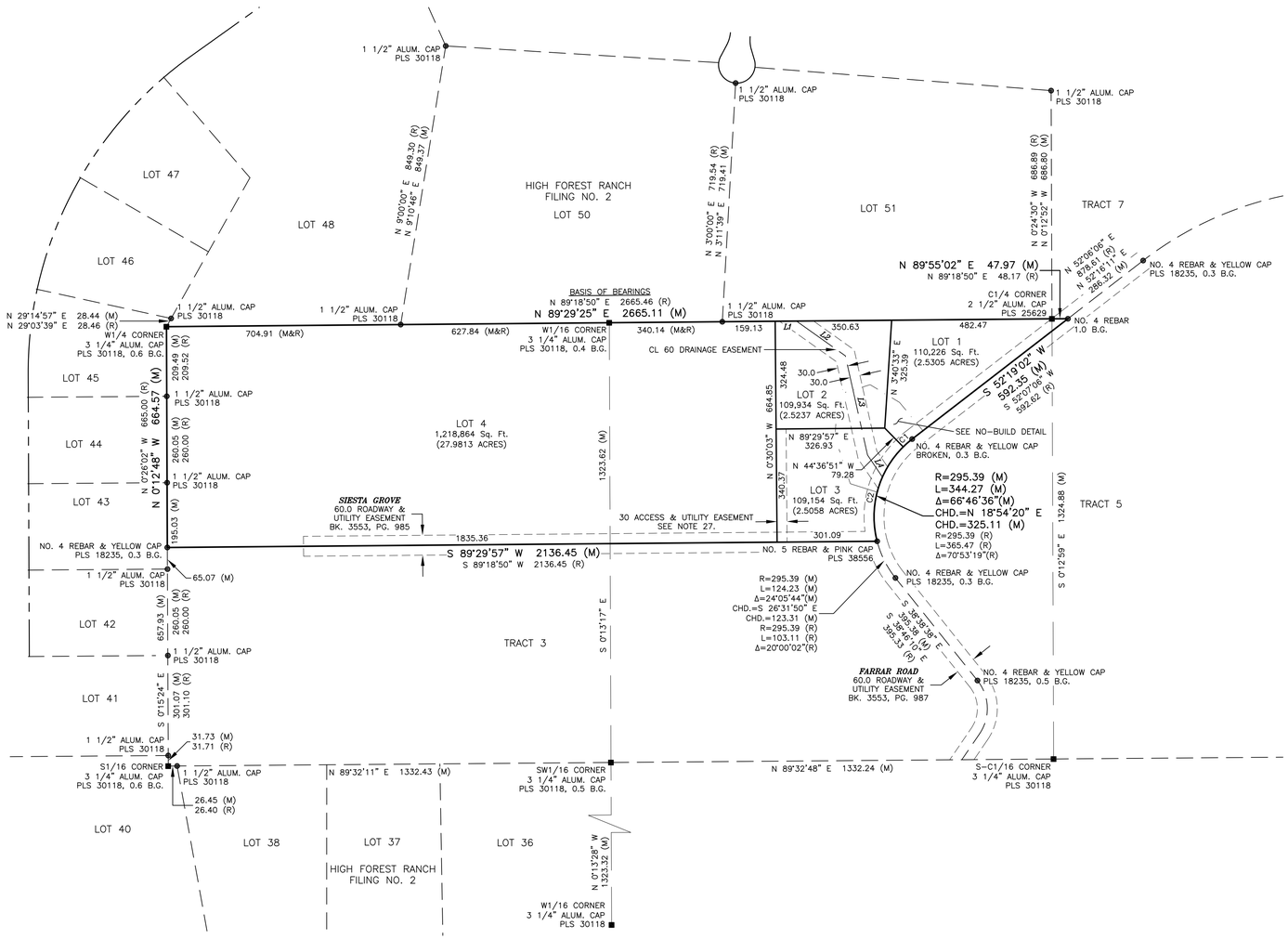
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# SIESTA GROVE
**A PORTION OF THE SOUTH HALF**
**SEC. 25, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO**

## PCD Number:

PRELIMINARY FOR REVIEW




**NO-BUILD AREA DETAIL**
SCALE: 1"=60'




DRAINAGE EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 89°29'25" E | 63.91 |
| L2 | S 54°36'46" E | 180.59 |
| L3 | S 12°35'40" E | 305.92 |
| L4 | S 34°05'44" E | 80.07 |

LOT CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 35.61 | 295.39 | 6°54'29" | S 48°50'24" W | 35.59 |
| C2 | 308.65 | 295.39 | 59°52'07" | S 15°27'06" W | 294.80 |

GRAPHIC SCALE
200 0 100 200
( IN FEET )
1 inch = 200 ft.

**LEGEND:**
- Boundary Line
- Lot Line
- Adjacent Lot Line
- Right-of-Way Line
- Easement Line

PRELIMINARY FOR REVIEW

Project No.: 26102
September 30, 2026

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SIESTA GROVE


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