

GRANDWOOD RANCH
THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

14778

BE IT KNOWN BY THESE PRESENTS:
THAT SYLVAN VISTA, INC. DANIEL D. RIVERS, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19;
THENCE NOT 18'46"W ON THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;
THENCE CONTINING N07°46'11"W ON SAID WEST LINE A DISTANCE OF 1288.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19 AS ESTABLISHED BY TIMBERVIEW SUBDIVISION FILING NO. 2, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 204060763 OF THE EL PASO COUNTY RECORDS;
THENCE S89°51'21"E ON THE SOUTH LINE OF SAID TIMBERVIEW SUBDIVISION FILING NO. 2 AND THE SOUTH LINE OF TIMBERVIEW SUBDIVISION FILING NO. 3, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 208712875 OF SAID EL PASO COUNTY RECORDS A DISTANCE OF 1671.93 FEET;
THENCE S89°50'59"E ON THE SOUTH LINE OF MILLS TIMBER SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 202119886 OF SAID EL PASO COUNTY RECORDS, A DISTANCE OF 832.75 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE CONTINING S89°50'59"E ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER AS REFERENCED BY THE PROPERTY LINE AGREEMENT RECORDED IN BOOK 6143 AT PAGE 178 A DISTANCE OF 3.25 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 19 AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, PLS 19586;
THENCE N02°51'17"W A DISTANCE OF 2.42 FEET TO THE SOUTH LINE OF ARROWWOOD SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 68 OF SAID EL PASO COUNTY RECORDS;
THENCE S89°53'46"E ON THE SOUTH LINE OF ARROWWOOD SUBDIVISION A DISTANCE OF 1964.58 FEET TO THE SOUTHWEST CORNER OF SAID ARROWWOOD SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 155 OF BENT TREE III SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK E-5 AT PAGE 288 OF SAID EL PASO COUNTY RECORDS;
THENCE S89°55'13"E ON THE SOUTH LINE OF SAID BENT TREE III SUBDIVISION A DISTANCE OF 659.94 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19;
THENCE S00°27'58"E ON THE EAST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID BENT TREE III SUBDIVISION A DISTANCE OF 1285.63 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19 AND A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGBY ROAD AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NO. 205092691 OF SAID EL PASO COUNTY RECORDS;
THE FOLLOWING EIGHT (8) COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY OF HIGBY ROAD AS DESCRIBED BY SAID DOCUMENT:
1) THENCE N89°50'17"W A DISTANCE OF 1339.31 FEET TO A POINT OF CURVE;
2) THENCE N89°50'17"W A DISTANCE OF 1339.31 FEET TO A POINT OF CURVE;
3) THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 934.32 FEET, THROUGH A CENTRAL ANGLE OF 14°50'43" AN ARC DISTANCE OF 242.08 FEET;
4) THENCE N74°59'35"W A DISTANCE OF 91.25 FEET TO A POINT OF CURVE;
5) THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 381.64 FEET, THROUGH A CENTRAL ANGLE OF 26°59'47" AN ARC DISTANCE OF 179.82 FEET;
6) THENCE S78°00'40"W A DISTANCE OF 215.39 FEET TO A POINT OF CURVE;
7) THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 778.77 FEET, THROUGH A CENTRAL ANGLE OF 12°02'48" AN ARC DISTANCE OF 163.74 FEET;
8) THENCE N89°56'32"W A DISTANCE OF 1605.47 FEET TO THE POINT OF BEGINNING.
THE DESCRIBED TRACT CONTAINS 150.96 ACRES, MORE OR LESS.

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, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GRANDWOOD RANCH. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE 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, 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.

IN WITNESS WHEREOF:
THE AGREEMENTED SYLVAN VISTA, INC HAS EXECUTED THIS INSTRUMENT THIS 26th DAY OF MAY 2021.

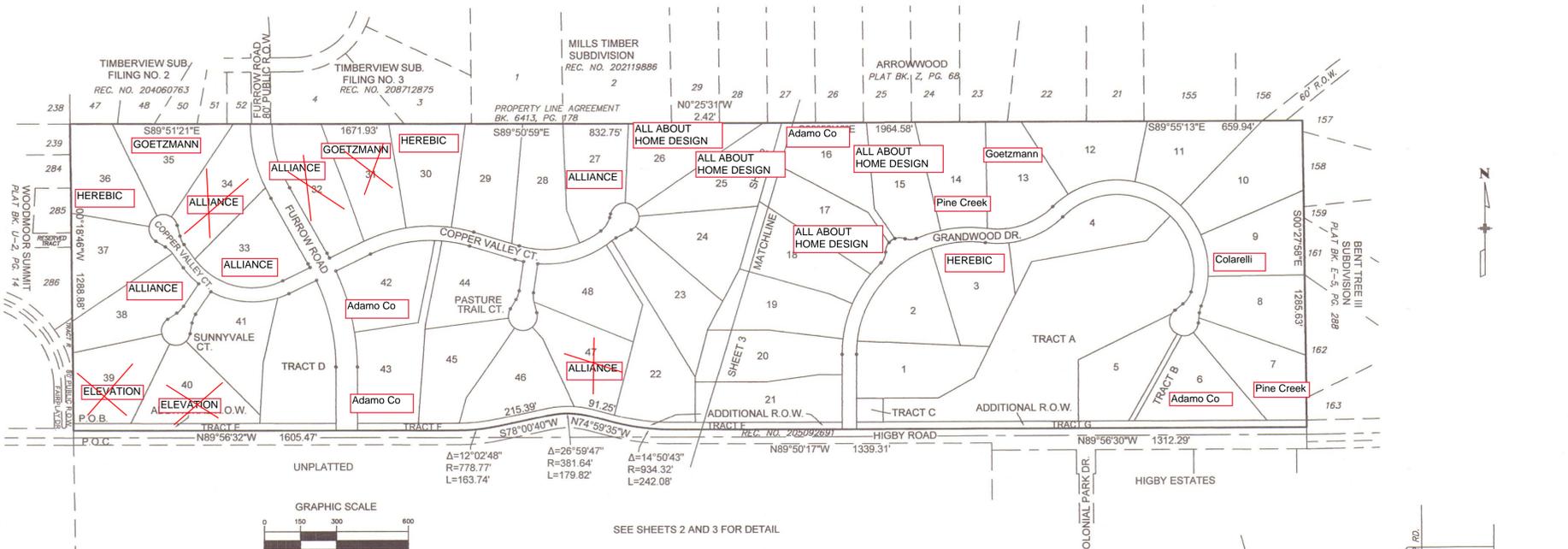
SYLVAN VISTA, INC
DANIEL D. RIVERS, PRESIDENT
[Signature]
NOTARIAL:
STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF May, 2021 BY DANIEL D. RIVERS, PRESIDENT SYLVAN VISTA, INC
MY COMMISSION EXPIRES: 06/10/2023
[Signature]
NOTARY PUBLIC

LIEN HOLDER:
INTEGRITY BANK AND TRUST, HAS EXECUTED THIS INSTRUMENT THIS 26th DAY OF May, 2021.
BY: *[Signature]*
BRETT WYSS, President/CEO
NOTARIAL:
STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF May, 2021 BY Brett Wyss, President INTEGRITY BANK AND TRUST
06/10/2023
[Signature]
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL:
THIS PLAT FOR GRANDWOOD RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND 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.
[Signature]
CHAIR, BOARD OF COUNTY COMMISSIONERS) DATE

THIS PLAT FOR GRANDWOOD RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 25th DAY OF May, 2021, SUBJECT TO ANY NOTES OR CONDITIONS
[Signature]
DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT) DATE

RECORDING:
STATE OF COLORADO) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 2:30 O'CLOCK P. M., THIS 18th DAY OF July, 2021, AND IS DULY RECORDED AT RECEPTION NO. 22171978 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN
BY: *[Signature]*
COUNTY CLERK AND RECORDER
FEE: \$30.00
SURCHARGE: \$3.00
FEES:
DRAINAGE FEES: \$ 85,101.76
BRIDGE FEES: _____
SCHOOL FEES: \$ 14,784
PARK FEES: \$ 2,416
PREPARED BY: **LWA LAND SURVEYING, INC.**
953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179
GRANDWOOD.DWG
MAY 26, 2021
PROJECT 18062
SHEET 1 OF 3



NOTES:
1. STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
2. 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.
3. ON SITE WASTEWATER TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND SOME LOTS WILL REQUIRE A DESIGNED SYSTEM BY A COLORADO LICENSED ENGINEER PRIOR TO PERMIT APPROVAL.
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT AND NOXIOUS WEED MANAGEMENT PLAN.
5. 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. 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 UNDER RECEPTION NO. 22127632, 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. THE 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 BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
8. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT RECORDED AT RECEPTION NO. 22015587.
9. 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, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOMEOWNERS ASSOCIATION 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 AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
10. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDWOOD RANCH AS RECORDED AT RECEPTION NO. 22127632 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE BYLAWS OF GRANDWOOD RANCH OWNERS ASSOCIATION RECORDED AT RECEPTION NO. N/P OF SAID EL PASO COUNTY RECORDS.
11. THE 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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
12. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS. SINGLE DRIVEWAY ACCESS ONLY FOR LOTS 21 AND 41.
14. THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT THE 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 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 THE SALE OF THE PROPERTY.
15. THIS PROPERTY IS LOCATED WITHIN AND SERVED BY THE MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT, LEWIS PLAMER SCHOOL DISTRICT NO. 38 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
16. DRAINAGE EASEMENTS: NO PERMANENT DWELLING UNIT, TEMPORARY OR PERMANENT STRUCTURES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND FENCES THAT DO NOT BLOCK OR IMPEDE STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.
17. A "GEOLOGY AND SOILS EVALUATION REPORT, PROPOSED GRANDWOOD SUBDIVISION, EL PASO COUNTY, COLORADO", VIVID ENGINEERING, REVISED 9/11/2019 IS HELD UNDER THE GRANDWOOD RANCH PRELIMINARY PLAN (SP195) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGIC HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE POTENTIALLY PRESENT, AND INCLUDE POTENTIAL FOR SHALL OWER BEDROCK WITH LOWER PERCOLATION RATES, POTENTIAL FOR GROUNDWATER ENCOUNTERS AND POTENTIAL FOR EXPANSIVE/SETTLEMENT PRONE SOILS. THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.
18. TRACT A, B, C AND D ARE DEDICATED AS SHOWN ON THE TRACT TABLE. OWNERSHIP SHALL BE DEDICATED TO THE GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC. WITH OWNERSHIP AND MAINTENANCE VESTED WITH THE OWNER.
19. NO STRUCTURES, STORAGE OF MATERIAL OR FENCING WILL BE ALLOWED WITHIN TRACT B, UNLESS APPROVED BY THE TRI-LAKES FIRE DEPARTMENT.
20. THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C02790, EFFECTIVE DATE DECEMBER 7, 2018.
21. A PRIVATE DETENTION POND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. 22127634, OF THE RECORDS OF EL PASO COUNTY.
22. NO DIRECT LOT ACCESS TO HIGBY ROAD OR FURROW ROAD.
23. AN ENGINEERED SITE PLAN IS REQUIRED FOR LOTS 1, 4, 9, 13, 29, 31 AND 35 THROUGH 40.
24. MINIMUM LOT WIDTH OF 200' REQUIRED FOR A BUILDING SETBACK AS SHOWN. PER THE LAND DEVELOPMENT CODE ADMINISTRATIVE RELIEF MAY BE GRANTED WITHOUT NECESSITATING A REPLAT.
25. THE 40' x 40' EASEMENT ON LOT 43 TO ALLOW AN ENTRY MONUMENT IS HEREBY GRANTED TO THE GRANDWOOD RANCH HOMEOWNERS ASSOCIATION FOR CONSTRUCTION, MAINTENANCE AND ACCESS. THE MONUMENTS MUST CONFORM TO EL PASO COUNTY STANDARDS.
26. LOTS 21, 22 AND 41 ARE SUBJECT TO A DRAINAGE EASEMENT THAT WILL ALSO CONTAIN AN ACCESS ROAD. THIS ROAD SHALL BE LIMITED TO USE BY THE HOA FOR CONSTRUCTION, ACCESS AND MAINTENANCE. THE EASEMENT IS NOT TO BE USED BY THE LOT OWNER FOR PRIMARY OR SECONDARY ACCESS TO THE LOT.

21. Pikes Peak Regional Building Enumerations has approved the addresses per the correspondence recorded at Reception No. 22127632
22. The fire cisterns shall be installed prior to the authorization of any Certificate of Occupancy for any single family residential dwelling.

TRACT DEDICATION TABLE

TRACT	AREA	USE	OWNERSHIP/MAINTENANCE
A	10.588 ac.	OPEN SPACE, PUBLIC UTILITIES, PUBLIC DRAINAGE EASEMENT AND FIRE CISTERN PLACEMENT AND MAINTENANCE.	GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC.
B	0.189 ac.	PUBLIC UTILITY, PUBLIC DRAINAGE EASEMENT AND EMERGENCY ACCESS FOR TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT. FIRE CISTERN PLACEMENT AND MAINTENANCE.	GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC.
C	0.253 ac.	OPEN SPACE, PUBLIC UTILITIES, PUBLIC DRAINAGE EASEMENT, AND ENTRY MONUMENT.	GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC.
D	3.564 ac.	OPEN SPACE, PUBLIC UTILITIES, PUBLIC DRAINAGE EASEMENT AND FIRE CISTERN PLACEMENT AND MAINTENANCE.	GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC.
E	0.753 ac.	PUBLIC RIGHT OF WAY	EL PASO COUNTY
F	1.399 ac.	PUBLIC RIGHT OF WAY	EL PASO COUNTY
G	1.291 ac.	PUBLIC RIGHT OF WAY	EL PASO COUNTY

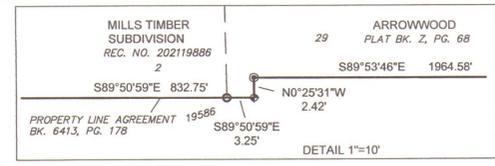
SURVEYOR'S CERTIFICATION:
I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST 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.
I ATTEST THE ABOVE ON THIS 26th DAY OF May, 2021.
[Signature]
KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.
5/26/21
DATE



"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."

GRANDWOOD RANCH
THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

14778



NOTES:

- FOUND ALIQUOT CORNER AS SHOWN
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP "WK CLARK PLS 4842"
- FOUND 5/8" DIAMETER REBAR WITH A 1-1/2" DIA. ALUMINUM CAP "LW PE&LS 2692"
- FOUND 1/2" DIAMETER REBAR WITH A PLASTIC CAP "PLS 19586"
- FOUND MONUMENT AS NOTED

MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS:
A LINE THAT IS 30' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - S135°94' - S135°94' - THE DIRECTION IS A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

UNITS OF MEASURE ARE U.S. SURVEY FEET.

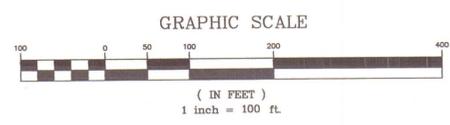
N.R. DENOTES A NON-RADIAL LINE.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE COMPANY, FILE NO. 570-F0658361-370-CSG, COMMITMENT DATE 8/27/20.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE PROPERTY IS SUBJECT TO THE 20' R.O.W. TO PLATEAU NATURAL GAS, BOOK 1980, PAGE 739 AND CONVEYED TO NORTHERN NATURAL GAS COMPANY, BOOK 2336, PAGE 636. THE AGREEMENT CONTAINS THE STIPULATION THAT THE COMPANY WILL MOVE THE PIPELINE WHEN THE PROPERTY IS SUBDIVIDED. THE GAS COMPANY HAS AGREED TO MOVE THE UTILITY TO FIT WITHIN THE UTILITY EASEMENTS GRANTED BY THIS PLAT AND WILL VACATE THE EXISTING EASEMENT BY SEPARATE INSTRUMENT.

THE PROPERTY IS SUBJECT TO THE R.O.W. GRANTED TO MOUNTAIN VIEW ELECTRIC IN BOOK 2599 AT PAGE 451. IT APPEARS THIS LINE HAS BEEN REMOVED AND NO LONGER IN SERVICE. (BLANKET TYPE EASEMENT)

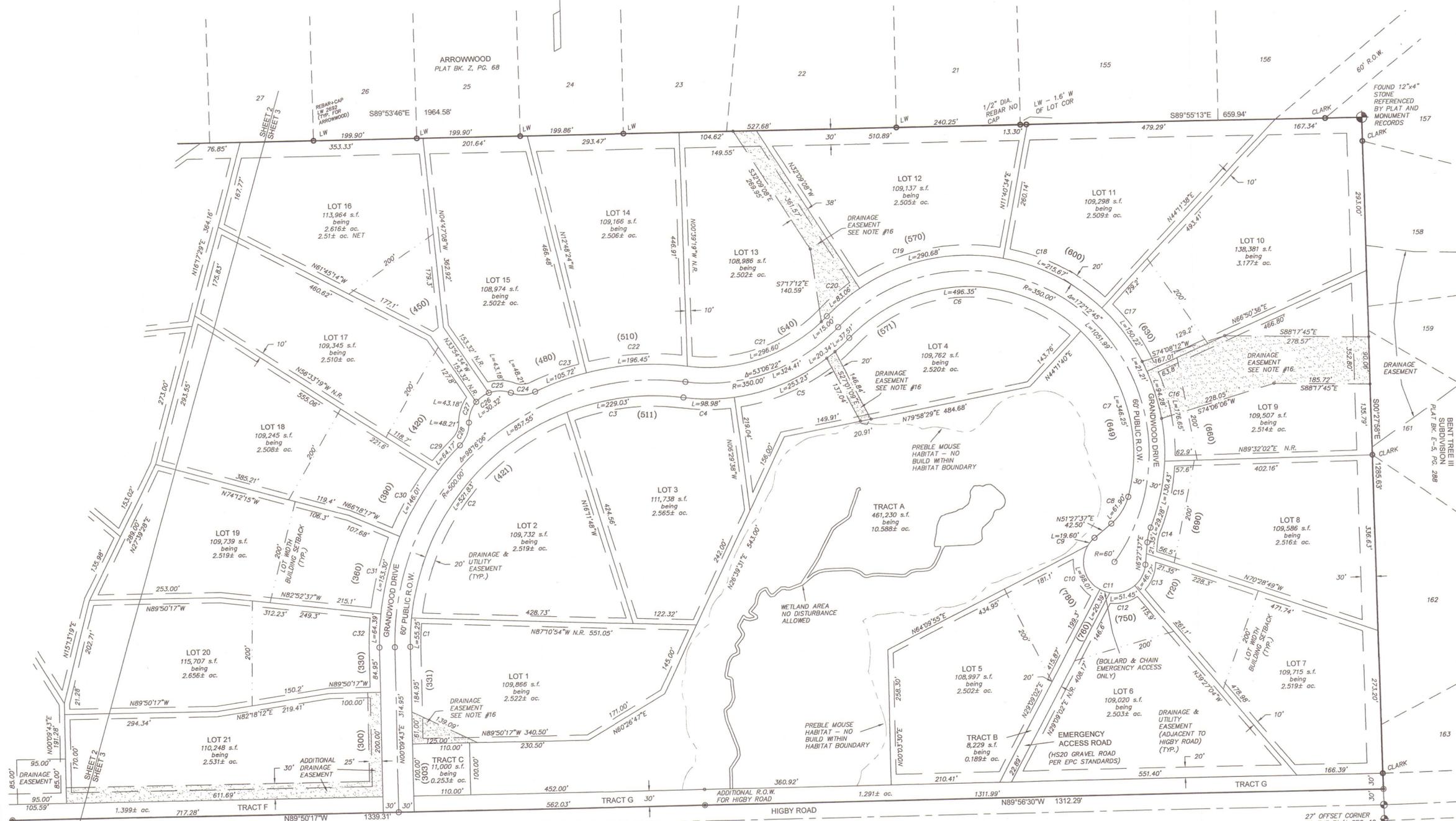


LINETYPE LEGEND

- LOT LINE / RIGHT OF WAY LINE
- 200' (NOTE #24)
- EASEMENT
- CENTERLINE ROAD
- ADJOINER LOT/PARCEL LINE
- PREBLE MOUSE HABITAT

GRANDWOOD RANCH
 THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 EL PASO COUNTY, COLORADO

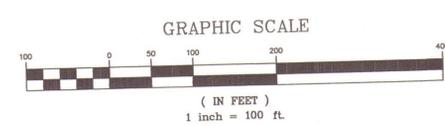
14778



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BEAR	CHORD
C1	6°44'05"	470.00	55.25	N13°1'46"E	55.21
C2	8°38'49"	470.00	521.83	N38°42'13"E	495.43
C3	2°28'11"	470.00	229.03	N84°28'13"E	226.77
C4	14°55'27"	380.00	98.98	N89°01'55"W	98.70
C5	38°10'54"	380.00	253.23	N64°24'54"E	248.57
C6	88°52'08"	320.00	496.35	N89°45'31"E	448.07
C7	61°59'43"	320.00	346.25	N14°46'29"W	328.60
C8	39°16'15"	100.55	61.90	N33°49'30"E	60.92
C9	18°43'03"	60.00	19.60	N42°06'06"E	19.51
C10	83°35'32"	60.00	98.01	N14°03'12"W	87.47
C11	19°28'22"	60.00	20.39	N70°35'03"W	20.29
C12	49°07'57"	60.00	51.45	N75°06'51"E	49.89
C13	44°05'12"	60.00	46.17	N28°30'13"E	45.04
C14	16°41'06"	100.55	29.28	N14°48'10"E	29.18
C15	19°38'59"	380.00	130.43	N13°18'43"E	129.79
C16	28°38'08"	380.00	176.65	N9°50'20"W	175.07
C17	22°38'58"	380.00	150.22	N34°28'53"W	149.24
C18	32°31'04"	380.00	215.67	N62°03'54"W	212.78
C19	43°49'41"	380.00	290.68	N79°45'43"E	283.64
C20	12°31'25"	380.00	83.06	N51°35'10"E	82.69
C21	53°06'22"	530.00	196.45	N87°48'43"E	195.32
C22	21°14'13"	530.00	105.72	N71°28'44"E	105.55
C23	11°25'45"	530.00	64.17	N42°56'54"E	64.13
C24	46°02'01"	60.00	48.21	N88°46'52"E	46.92
C25	41°13'46"	60.00	43.18	N88°49'01"W	42.25
C26	28°57'18"	60.00	30.32	N56°05'26"E	30.00
C27	41°13'46"	60.00	43.18	N23°59'54"E	42.25
C28	46°02'01"	60.00	48.21	N23°24'01"E	46.92
C29	6°56'15"	530.00	64.17	N42°56'54"E	64.13
C30	15°47'03"	530.00	146.01	N13°35'15"E	145.55
C31	16°34'21"	530.00	153.30	N15°24'33"E	152.76
C32	6°57'40"	530.00	64.39	N33°38'33"E	64.35
C33	14°50'43"	904.32	234.31	N82°24'57"W	233.65
C34	3°55'41"	440.00	30.17	N53°08'55"E	30.16
C35	11°16'33"	100.55	19.79	N56°47'25"E	19.76
C36	21°30'40"	60.00	22.53	N51°40'21"E	22.39
C37	45°31'08"	60.00	47.67	N18°08'27"E	46.42
C38	29°36'18"	60.00	31.00	N19°24'16"W	30.66
C39	83°06'47"	60.00	55.62	N60°45'48"W	53.65
C40	78°51'28"	60.00	68.54	N53°15'04"E	67.22
C41	39°33'41"	100.55	68.54	N53°15'04"E	67.22
C42	15°12'02"	380.00	100.81	N60°28'35"E	100.52
C43	38°49'03"	380.00	257.45	N87°28'08"E	252.55
C44	84°59'58"	630.00	97.12	N77°31'19"W	97.03
C45	17°02'29"	630.00	187.38	N89°32'27"E	186.69
C46	13°58'26"	630.00	153.65	N74°01'59"E	153.27
C47	17°19'52"	975.00	22.65	N28°36'32"W	22.65
C48	28°52'13"	645.00	47.17	N14°50'22"W	47.16
C49	41°12'25"	645.00	74.07	N80°40'17"E	73.58
C50	10°16'16"	885.00	17.06	N28°43'20"W	17.06
C51	79°20'28"	295.00	408.50	N76°02'30"W	376.64
C52	22°30'00"	100.55	39.49	N23°07'26"W	39.23
C53	42°17'38"	60.00	44.29	N43°01'14"W	43.29
C54	59°10'01"	60.00	61.96	N84°45'04"W	59.24
C55	54°49'53"	60.00	57.42	N37°14'59"E	55.25
C56	68°42'28"	60.00	71.95	N24°31'12"W	67.72
C57	22°30'00"	100.55	39.49	N47°17'25"W	39.23
C58	15°03'47"	355.00	93.33	N43°34'19"W	93.06
C59	22°30'00"	100.55	39.49	N44°52'56"E	39.23
C60	68°04'41"	60.00	71.29	N22°10'55"E	67.17
C61	52°06'08"	60.00	54.56	N17°54'49"W	52.70
C62	70°43'40"	60.00	74.07	N80°40'17"E	69.45
C63	34°05'31"	60.00	35.70	N28°15'41"E	35.18
C64	22°30'00"	100.55	39.49	N22°27'56"E	39.23
C65	46°34'06"	355.00	288.53	N84°24'59"W	280.66
C66	8°00'51"	355.00	376.00	N88°12'42"E	49.61
C67	24°20'33"	885.00	270.20	N12°06'48"W	373.18
C68	15°52'42"	975.00	270.20	N16°28'39"W	269.34
C69	27°39'30"	570.00	275.16	N78°06'52"E	272.49
C70	83°35'42"	975.00	146.28	N41°42'55"W	146.15
C71	30°24'41"	570.00	30.29	N86°32'02"W	30.29
C72	11°54'21"	570.00	118.44	N79°33'17"W	118.23
C73	43°7'36"	440.00	35.53	N25°52'08"W	35.52
C74	22°30'00"	100.55	39.49	N19°36'30"E	39.23
C75	38°08'08"	60.00	39.95	N11°46'56"E	39.22
C76	47°51'14"	60.00	50.11	N31°13'15"W	48.67
C77	75°44'52"	60.00	79.32	N86°58'42"E	73.67
C78	12°02'48"	748.77	157.43	N84°02'04"E	157.14
C79	16°00'47"	411.64	115.04	N86°01'33"E	114.67
C80	10°59'00"	60.00	66.23	N17°28'53"E	62.92
C81	63°14'47"	411.64	78.91	N80°29'03"W	78.79
C82	22°30'00"	100.55	39.49	N2°53'30"W	39.23
C83	39°22'06"	440.00	302.33	N74°45'52"E	296.41
C84	24°45'23"	645.00	278.69	N12°42'21"W	276.53
C85	2°45'39"	630.00	30.36	N65°39'56"E	30.35

LINETYPE LEGEND

- LOT LINE / RIGHT OF WAY LINE
- 200' (NOTE #24)
- EASEMENT
- CENTERLINE ROAD
- ADJOINER LOT/PARCEL LINE
- PREBLE MOUSE HABITAT



- FOUND ALIQUOT CORNER AS SHOWN
 - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
 - FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP "WK CLARK PLS 4842"
 - FOUND 5/8" DIAMETER REBAR WITH A 1-1/2" DIA. ALUMINUM CAP "LW PE&LS 2692"
 - FOUND 1/2" DIAMETER REBAR WITH A PLASTIC CAP "PLS 19586"
 - FOUND MONUMENT AS NOTED
- MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.



PREPARED BY
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GRANDWOOD.DWG
 MAY 18, 2021
 PROJECT 18062
 SHEET 3 OF 3

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