

KNOW ALL MEN BY THESE PRESENTS: THAT GARRETT GRAUPNER AND CHRISTOPHER VILLANUEVA BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION: THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32 AND IS THE MOST SOUTHEASTERLY CORNER OF WOODLAKE FILING NO. 3 AS RECORDED IN PLAT BOOK G-3 AT PAGE 60 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE FOLLOWING ALONG THE EAST BOUNDARY OF SAID FILING NO. 3 FOR ONE COURSE; (1) THENCE NORTH 00 DEGREES 33 MINUTES 14 SECONDS WEST, 569.89 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TANNER TRAIL;

THENCE EASTERLY FOLLOWING ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT TWO (2) COURSES;

(1) THENCE ANGLE RIGHT 79 DEGREES 47 MINUTES 36 SECONDS TO THE TANGENT OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 670.00 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 57 MINUTES 50 SECONDS, AN ARC LENGTH OF 81.43 FEET TO A POINT OF CURVATURE;

THENCE ANGLE RIGHT 60 DEGREES 05 MINUTES 38 SECONDS TO THE TANGENT OF A CURVE TO THE LEFT WHOSE RADIUS IS 50.00 FEET, THROUGH A CENTRAL ANGLE OF 49 DEGREES 53 MINUTES 14 SECONDS, AN ARC LENGTH OF 43.53 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 1739.61 FEET;

THENCE NORTH 00 DGREES 59 MINUTES 53 SECONDS WEST, 567.20 FEET;

THENCE NORTH 87 DEGREES 37 MINUTES 00 SECONDS EAST, 653.67 FEET;

THENCE SOUTH 00 DEGREES 44 MINUTES 06 SECONDS EAST, 1148.01 FEET TO INTERSECT THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32;

THENCE FOLLOWING ALONG SAID SOUTHERLY LINE SOUTH 89 DEGREES 22 MINUTES 15 SECONDS WEST, 1279.05 FEET;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER, SOUTH 89 DEGREES 26 MINUTES 46 SECONDS WEST, 1232.19 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS: THE NORTH-SOUTH LINE AS DESCRIBED IN THE LEGAL DESCRIPTION AS BEARING N 00°59'53" W, BEING MONUMENTED AT BOTH ENDS BY A NUMBER 5 REBAR, HAVING A RECORD DISTANCE OF 567.20 FEET AND A MEASURED DISTANCE OF 566.57 FEET.

DEDICATION: 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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "GRAUPNER SUBDIVISION". 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.

OWNER: GARRETT GRAUPNER
OWNER: CHRISTOPHER VILLANUEVA
BY:
TITLE:
STATE OF COLORADO
COUNTY OF EL PASO
NOTARY:
SIGNED BEFORE ME ON
20___, A.D.
BY:
NOTARY
TITLE
COMMISSION EXPIRATION

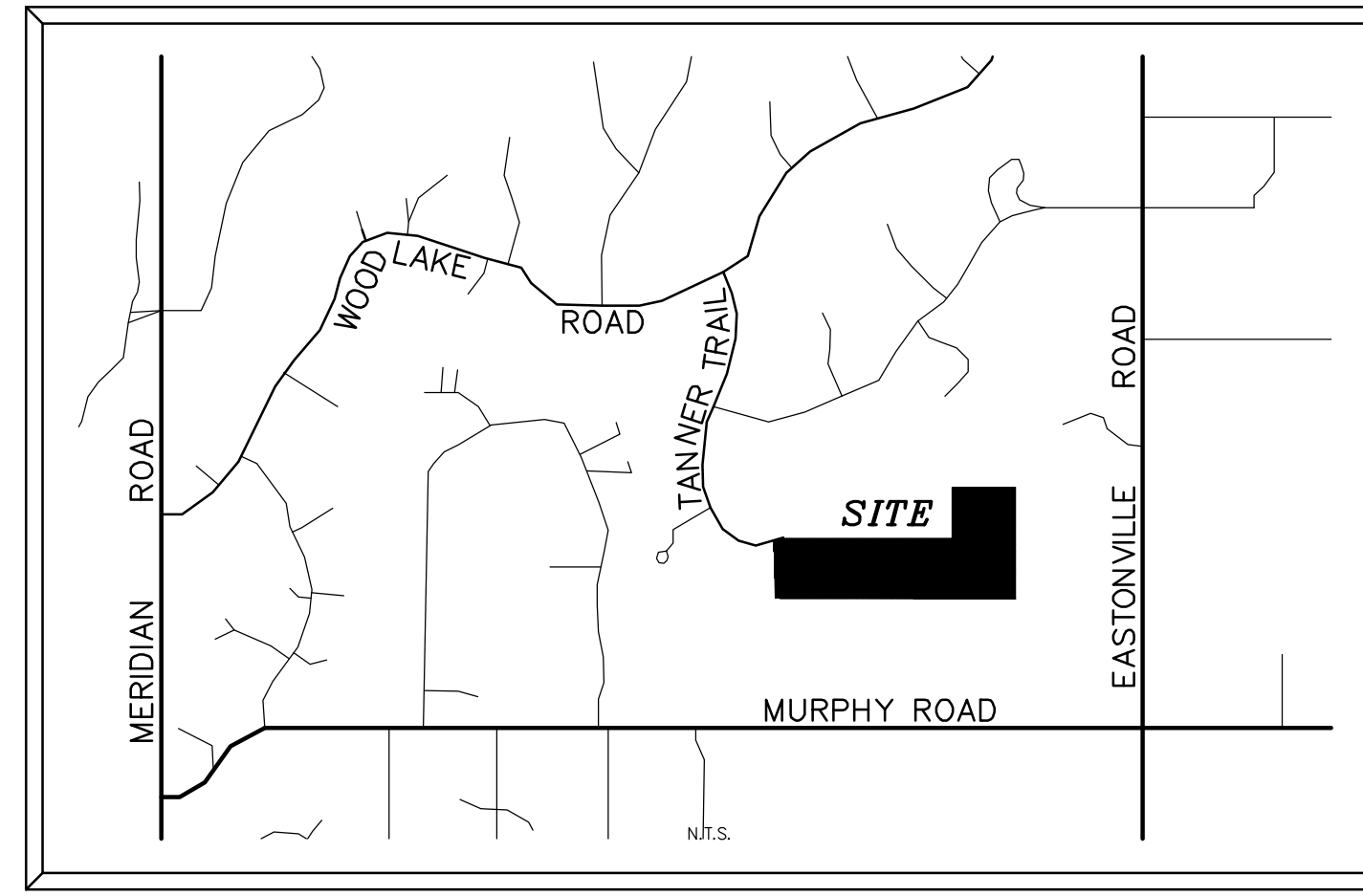
GRAUPNER SUBDIVISION

A SUBDIVISION OF A PART OF THE SOUTH 1/2 OF SECTION 32

TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,

COUNTY OF EL PASO, STATE OF COLORADO.

AREA = 41.021 ACRES, MORE OR LESS



VICINITY MAP NTS

EASEMENTS: UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL 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, THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

TITLE COMMITMENT NOTES: THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EAGLE LAND 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, EAGLE LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. 202793, PREPARED BY STEWART TITLE GUARANTY COMPANY FOR CAPSTONE TITLE, DATED SEPTEMBER 01, 2020 AT 8:00 A.M.

THE FOLLOWING COMMENTS ARE IN REGARDS TO SAID TITLE COMMITMENT. THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN SAID TITLE COMMITMENT.

SCHEDULE B - SECTION 2 (EXCEPTIONS)

- ITEM COMMENT
9. RESERVATIONS CONTAINED IN PATENT(S) DATED DECEMBER 05, 1884 CERTIFICATE NO. 2800 AND DATED FEBRUARY 14, 1891 CERTIFICATE NO. 4933 OF THE GENERAL LAND OFFICE RECORDS AS FOLLOWS: SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW, COULD NOT BE SHOWN ON THE SURVEY BECAUSE IT IS BLANKET IN NATURE
10. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 06, 1979 IN BOOK 3184 AT PAGE 228, WHICH ARE UNACCOMPANIED BY A RIGHT OF FORFEITURE OR REVERTER, DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. COULD NOT BE SHOWN ON THE SURVEY BECAUSE IT IS BLANKET IN NATURE
11. THE EFFECT OF INCLUSION OF THE SUBJECT PREMISES WITHIN THE UPPER BLACK SQUIRREL CREEK GROUNDWATER MANAGEMENT DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED DECEMBER 11, 1979 IN BOOK 3260 AT PAGE 701. COULD NOT BE SHOWN ON THE SURVEY BECAUSE IT IS BLANKET IN NATURE
12. THE EFFECT OF INCLUSION OF THE SUBJECT PREMISES WITHIN THE FALCON FIRE PROTECTION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JULY 30, 1980 AT RECEPTION NO. 688309. COULD NOT BE SHOWN ON THE SURVEY BECAUSE IT IS BLANKET IN NATURE
13. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED RECORDED DECEMBER 21, 1981 IN BOOK 3514 AT PAGE 427. COULD NOT BE SHOWN ON THE SURVEY BECAUSE IT IS BLANKET IN NATURE
14. THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES FOR MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 08, 1983 IN BOOK 3718 AT PAGE 812. COULD NOT BE SHOWN ON THE SURVEY BECAUSE IT IS BLANKET IN NATURE

OWNER INFORMATION
OWNER: GARRETT GRAUPNER
ADDRESS: 14710 TANNER TRAIL, ELBERT CO, 80106
PHONE: (719) 313-7474
OWNER: CHRISTOPHER VILLANUEVA
ADDRESS: 14710 TANNER TRAIL, ELBERT CO, 80106
PHONE: (480) 229-9786

- GENERAL NOTES:
1. FLOODPLAIN STATEMENT: THIS SITE, GRAUPNER SUBDIVISION, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, COMMUNITY PANEL NUMBER 08041C 0340 G, WITH AN EFFECTIVE DATE DECEMBER 7, 2018.
2. APPROVAL OF THIS PLAT HEREBY VACATES ALL EXISTING EASEMENTS NOT SHOWN HEREON.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. LOT 1 IS TO BE ACCESSED FROM TANNER TRAIL.
5. LOTS 2, 3 AND 4 ARE TO BE ACCESSED VIA ACCESS EASEMENT AS SHOWN, AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
6. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
7. 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 OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
8. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
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. 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT.
11. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
12. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE CULVERTS FROM TANNER TRAIL PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FIRE DISTRICT, WHEN A SECTION LINE ROAD ENCUMBERS THE PROPERTY, WHICH WOULD BE ELIMINATED AS PART OF THE SUBDIVISION PLAT. THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1887 AND RECORDED IN ROAD BOOK A AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDDATION OF THIS PLAT.
13. 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. SOILS AND GEOLOGY CONDITIONS ON SITE REQUIRE THAT ALL (OR CERTAIN LOTS) ON SITE WASTEWATER SYSTEMS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
14. THE SUBDIVIDER / DEVELOPER IS RESPONSIBLE FOR EXTENDING ELECTRIC SERVICE TO EACH LOT, THE COSTS OF WHICH WILL BE RECOVERED BY THE SUBDIVIDER / DEVELOPER FROM THE INITIAL LOT PURCHASERS. ELECTRIC SERVICE IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. NATURAL GAS SERVICE IS NOT AVAILABLE FOR EXTENSION TO THIS SUBDIVISION. ALTERNATE FUEL PROVISIONS, SUCH AS PROPANE, ARE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER.
15. MAINTENANCE OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
16. GEOLOGIC HAZARD NOTE - FINAL PLAT: SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL AND GEOLOGY STUDY FOR GRAUPNER SUBDIVISION PREPARED BY RMC AND DATED MAY 2, 2023. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDEVPLANREVIEW.COM) UNDER FILE NUMBER MS237. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION. A DESCRIPTION OF AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINES OR PONDED AREAS AND 25 FEET FROM DRY GULCHES.
- EXPANSIVE SOILS AND BEDROCK: ALL LOTS: MITIGATION MEASURES INCLUDE: LOT SPECIFIC OVER-EXCAVATION AS DETERMINED IN THE SITE-SPECIFIC SUBSURFACE SOIL INVESTIGATION.
- SEASONAL SURFACE AND SUBSURFACE WATER: ALL LOTS: MITIGATION MEASURES INCLUDE: EXTENSION OF FOUNDATIONS A MINIMUM OF 30 INCHES BELOW GRADE, INSTALLATION OF FOUNDATION PERIMETER DRAINS AND PROVISION OF SWALES TO INTERCEPT AND CARRY SURFACE FLOWS AWAY FROM STRUCTURES. NO ELEMENTS OF WASTEWATER TREATMENT SYSTEMS SHOULD BE PLACED IN AREAS OF POTENTIALLY SEASONAL SHALLOW GROUNDWATER.
- RADON: ALL LOTS: MITIGATION MEASURES INCLUDE: SPECIALIZED BUILDING DESIGN.
17. 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 (E.G., PREBLE'S MEADOW JUMPING MOUSE).

- GENERAL NOTES (CONT.):
18. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATION PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
19. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
20. THIS SUBDIVISION SITE IS EXCLUDED FROM IMPLEMENTATION OF PERMANENT BEST MANAGEMENT PRACTICES ACCORDING TO THE LARGE LOT SINGLE FAMILY SITES EXCLUSION FOUND IN ECM SECTION 1.7.1.B.5. TO MAINTAIN THIS EXCLUSION, THE IMPERVIOUS AREA OF RESIDENTIAL LOTS SHALL NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN ECM SECTION 1.7.1.B.5. THE IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT UNDER THIS EXCLUSION. THE IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
21. WATER SUPPLY:

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.

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, IT'S ADVISABLE THAT 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.

OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE PROPERTY OWNERS ASSOCIATION (OR HOMEOWNERS ASSOCIATION) AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER IN DETERMINATION NO. 4232-BD RECORDED AT RECEPTION NO. 221185794 WITH THE EL PASO COUNTY CLERK AND RECORDER AND THE COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER IN DAWSON AQUIFER REPLACEMENT NO. 4232-RP RECORDED AT RECEPTION NO. 221185795 WITH THE EL PASO COUNTY CLERK AND RECORDER, AND THEIR COSTS OF OPERATING THE REPLACEMENT PLAN AND RESPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS. OWNER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY 145.5 ACRE-FEET OF DAWSON AQUIFER PER LOT FOR A TOTAL OF 1,164 ACRE-FEET DAWSON AQUIFER WATER FOR ALL EIGHT LOTS CONSISTENT WITH THE DAWSON REPLACEMENT PLAN NO. 4232-RP FOR THE PROVISION OF 0.485 ANNUAL ACRE-FEET OF WATER PER LOT FOR EIGHT LOTS FOR 300 YEARS. 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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS "GRAUPNER SUBDIVISION" 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 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S STATEMENT: I, SHAWN RICHARDS, 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.

SHAWN RICHARDS, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37634
FOR AND ON BEHALF OF EAGLE LAND SURVEYING, INC.

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.

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, AND WAS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EAGLE LAND SURVEYING INC.
P.O. BOX 5365
COLORADO SPRINGS, CO
80931-5365
PHONE: (719) 382-4150
FAX: (719) 382-3290

A PORTION OF THE SE 1/4 THE SW 1/4 OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN

DATE OF PREPARATION: 12/28/2023
JOB NUMBER: 22140-02

Table with 4 columns: NO., DATE, REVISIONS DESCRIPTION, BY

GRAUPNER SUBDIVISION

A SUBDIVISION OF A PART OF THE SOUTH 1/2 OF SECTION 32
 TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
 COUNTY OF EL PASO, STATE OF COLORADO.
 AREA = 41.021 ACRES, MORE OR LESS

MARK W. DUPLANTIS
 KAREN L. DUPLANTIS
 (ASSESSOR #4132000012)

MVEA requests a TEN (10) foot front lot utility easement, a five (5) foot side lot utility easement, and a seven (7) foot rear lot utility easement along with a twenty (20) foot exterior utility easement on the plat and all tracts include easements. MVEA also requests the platting of MVEA's existing facilities with easements on the plat. Additional easements may be required.

Add the following:
 Addresses provided by Pikes Peak Regional to each lot
 Labels reading "Not a part of this subdivision" (below each lot that is not included in the subdivision) and dashed lines delineating areas that do not constitute a part of the subdivision.

PILOT TRUST
 DOUGLAS J. PILOT, TRUSTEE
 KERRY PILOT, TRUSTEE
 (ASSESSOR #4132003017)

MARK W. DUPLANTIS
 KAREN L. DUPLANTIS
 (ASSESSOR #4132000004)

TANNER TRAIL
 (60' R.O.W.)

VERNISE ARTHUR
 (ASSESSOR #4132004012)

ERIN P. DETURCK
 (ASSESSOR #4132004013)

CRAIG TRUST
 (ASSESSOR #4132004014)

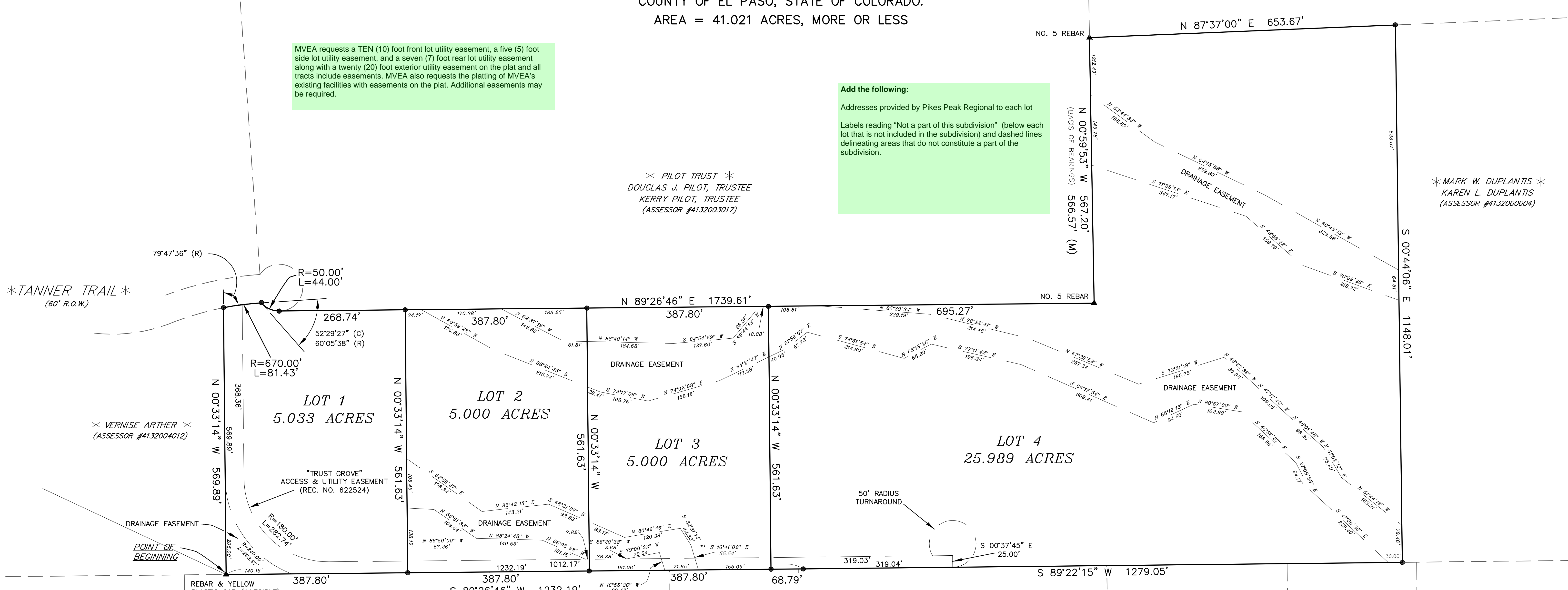
LISA MARIE KOCIECKI
 JOSEPH LEE CRALLI
 (ASSESSOR #4132004015)

MARK A. WILD
 LAURA A. WILD
 (ASSESSOR #4132004016)

LARRY NAUERT
 SHARON K. NAUERT
 (ASSESSOR #4132004017)

EDWARD A. EASOM JR.
 (ASSESSOR #4132004018)

KELLY F. EMMONS
 (ASSESSOR #4132004019)



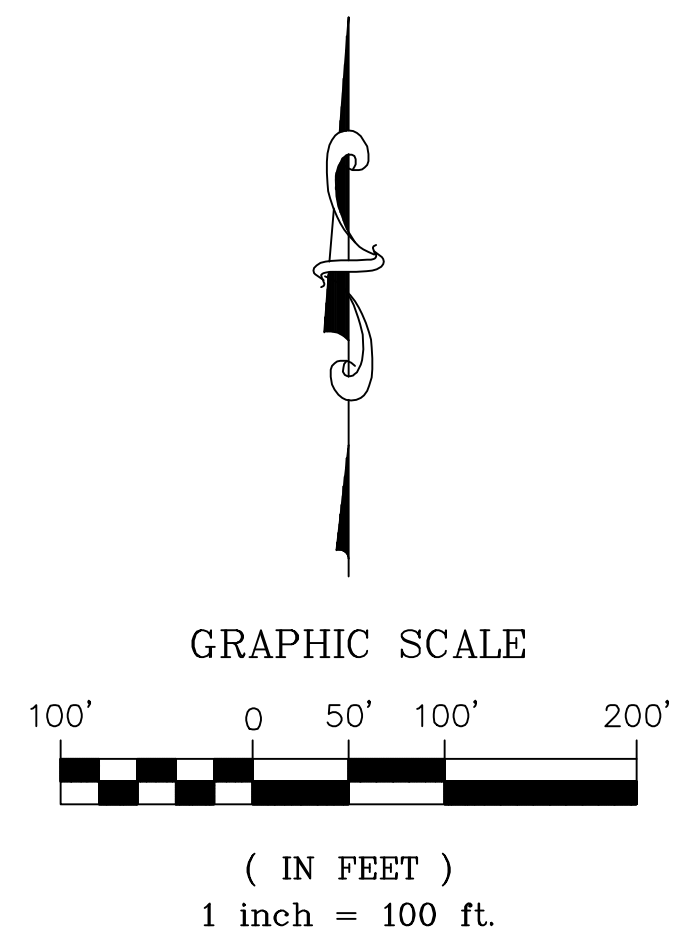
LEGEND

- SET NO. 5 REBAR WITH SURVEYORS CAP STAMPED "37634"
- ▲ RECOVERED AS NOTED
- BOUNDARY LINE
- (C) CALCULATED DIMENSION
- EASEMENT LINE
- (M) MEASURED DIMENSION
- * NOT PART OF THIS SURVEY
- (R) RECORD DIMENSION

NOTE:
 ADDRESSES PROVIDED BY PIKES PEAK REGIONAL TO EACH LOT
 LABELS READING "NOT A PART OF THIS SUBDIVISION" AND DASHED LINES DELINEATING AREAS THAT DO NOT CONSTITUTE A PART OF THE SUBDIVISION.

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE OF PREPARATION: 12/28/2023
 JOB NUMBER: 22140-02



A PORTION OF THE SE 1/4 THE SW 1/4 OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN



EAGLE
 LAND SURVEYING INC.
 P.O. BOX 5365
 COLORADO SPRINGS, CO
 80931-5365
 PHONE: (719) 382-4150
 FAX: (719) 382-3290