

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

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 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;

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 DEGREES 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 OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, AND EASEMENTS, AS SHOWN ON THE PLAT. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "GRAUPNER SUBDIVISION", EL PASO COUNTY, COLORADO.

OWNER: THAT, THE AFOREMENTIONED GARRETT GRAUPNER, HAS EXECUTED THIS INSTRUMENT THIS DAY OF 20, A.D.

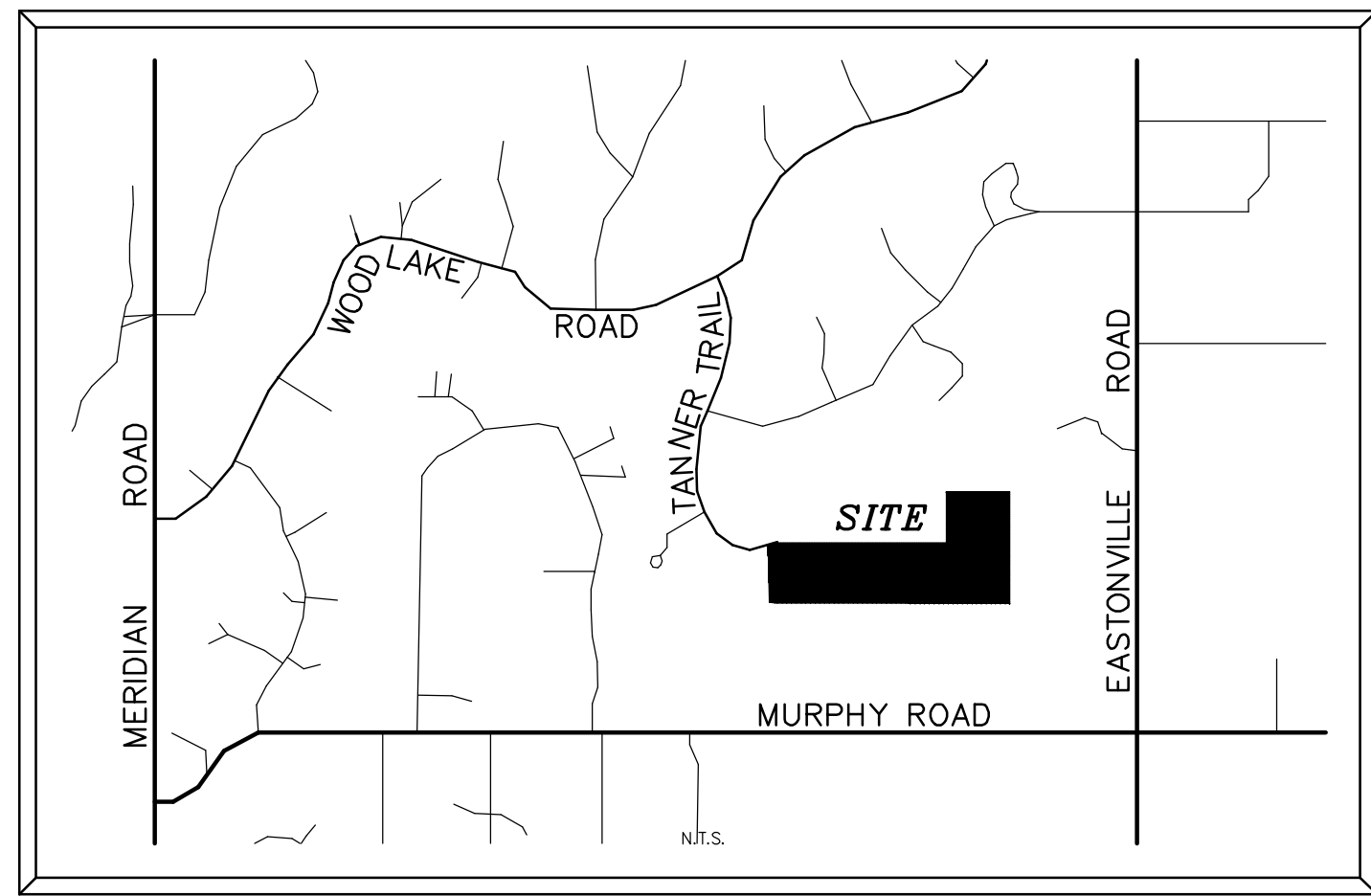
BY: STATE OF COLORADO COUNTY OF EL PASO

NOTARY: THE FOREGOING INSTRUMENT WAS ACK OF 20, A.D.

BY: MY COMMISSION EXPIRES: NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL

DATE OF PREPARATION: 8/09/2023 JOB NUMBER: 22140-02



VICINITY MAP

Update 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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of...

Owners/Mortgagee (Signature) By: Title: ATTEST: (if corporation) Secretary/Treasurer State of Colorado County of Signed before me on 20 by (name(s) of individual(s) making statement).

Notary Public section with signature lines and commission expiration information.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: NOTARY PUBLIC

Soil and Geology Conditions: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department: Downslope Creep: (name lots or location of area) Rockfall Source: (name lots or location of area) Rockfall Runout Zone: (name lots or location of area) Potentially Seasonally High Groundwater: (name lots or location of area) Other Hazard: In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Add to Notes: 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).

EASEMENTS: BOTH SIDES OF ALL SIDE LINES FOR PUBLIC UTILITIES, ALL EASEMENT FOR PUBLIC UTILITY FOR MAINTENANCE BEING V... Update Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) 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.

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. 688399. 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

- 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 DEFACES 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 39.37/120 U.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.

THE RESPONSIBILITY OF EACH PROPERTY OWNER, PERMITS FOR... BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS T... CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.

Are you dedicating public streets, if not remove Insert signature line and date for PCD director under BoCC signature line You can remove title commitment notes

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 STREETS & 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 DATE

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 COUNTY OF EL PASO COLORADO P.L.S. NO. 37634 FOR AND ON BEHALF OF EAGLE LAND SURVEYING, INC. 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.

EL PASO COUNTY APPROVAL: THIS PLAT FOR "GRAUPNER SUBDIVISION" 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 & COMMUNITY DEVELOPMENT DIRECTOR DATE

CLERK AND RECORDER: STATE OF COLORADO ss COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS DAY OF 20, AND WAS RECORDED AT MY OFFICE AT O'CLOCK M. THIS DAY OF 20. RECORDED AT RECEPTION NO. I El Paso County Clerk and Recorder RADO.

STEVE SCHLEIKER, RECORDER Add to Notes: Wastewater: 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. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval) Water and wastewater service for this subdivision is provided by the (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

DEPUTY SURRECHARGE: SCHOOL FEE: BRIDGE FEE: PARK FEE: DRAINAGE FEE: Add to Notes: Note Regarding Reports on File: 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; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)

OWNER INFORMATION: OWNER: GARRETT GRAUPNER ADDRESS: 14710 TANNER TRAIL FIFBERT CO 80106 PHONE: Add to Notes: Access: No driveway shall be established unless an access permit has been granted by El Paso County. OWNER: ADDRESS: PHONE: Add to Notes: Gas and Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Gas and electric service for this subdivision is provided by (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Add to Notes: Driveway Note: Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Road 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 (name of 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 (date) and recorded in Road Book (X) and Page (X) of the records of El Paso County, is hereby vacated upon recordation of this plat. P.O. BOX 5365 COLORADO SPRINGS, CO 80931-5365 PHONE: (719) 382-4150 FAX: (719) 382-3290

# 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 #413200012)

**Add the following:**  
 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.

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

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

Are these existing?  
 Add reception numbers. Are they no build easements?

\* 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)

Should be titled  
 Access and Utility  
 Easement. Include  
 reception number  
 622524

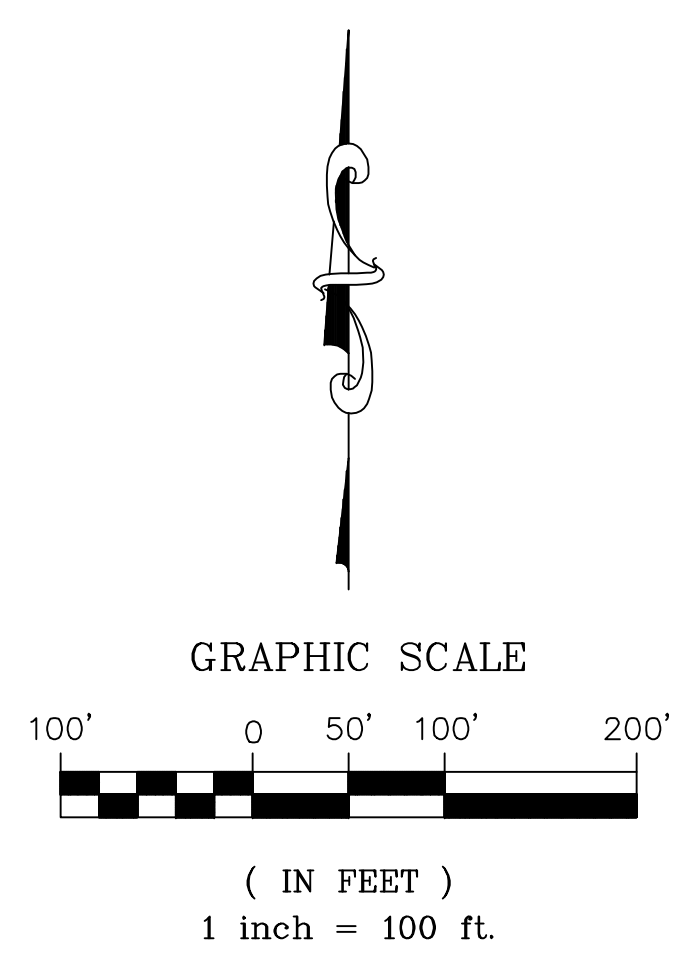
(i) Driveways. Where the required driveway is greater than 300 feet, it shall be provided with turnouts or turnarounds at locations approved by the approval authority with recommendation from the Fire Authority. (ii) Turnarounds Required. The fire authority may provide a recommendation regarding turnarounds. Dead-end emergency vehicle lanes in excess of 300 feet in length shall be provided with turnouts and turnarounds as approved by the approval authority. The turnout at the terminus shall have a minimum radius of 50 feet. The approval authority shall be authorized to approve, as an alternative, a "hammerhead" turnout to provide emergency vehicles with a three-point turnout.

## 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

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE OF PREPARATION: 8/14/2023  
 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