

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

Graupner Subdivision

Name of Plat

Christopher Villanueva, Rachel Villanueva

Owner's Name

Subdivision

Condominium

C&R/016 Revised 6/06

Steve Schleiker
05/15/2024 11:13:07 AM
Doc \$0.00
Rec \$23.00

El Paso County, CO



2
Pages
224715322

KNOW ALL MEN BY THESE PRESENTS:

THAT RAHEL WILLANUEVA AND CHRISTOPHER WILLANUEVA BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION: THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST 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:

THE 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 PLING NO. 3 AS RECORDED IN PLAT BOOK 0-3 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 32 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, HAVING RADIUS IS 6700.00 FEET, THROUGH A GENERAL 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, HAVING RADIUS IS 6700.00 FEET, THROUGH A GENERAL ANGLE OF 49 DEGREES 53 MINUTES 14 SECONDS, AN ARC LENGTH OF 43.93 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 SOUTHWEST 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: BE 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 SURVEY DIVISION OF "GRAUPENER SUBDIVISION". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND WARRANT TO THE PUBLIC AND TO THE COUNTY OF EL PASO THAT SAID IMPROVEMENTS SHALL BE MAINTAINED AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAID WASH BASIN 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 PREMISES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

By: Christopher Villanueva

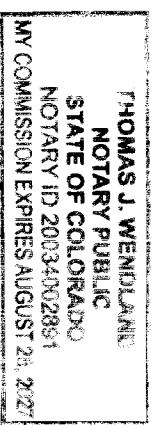
TITLE: OWNER STATE OF COLORADO COUNTY OF EL PASO

NOTARY: SIGNED BEFORE ME ON April 30 2024 A.D.

By: Christopher Villanueva

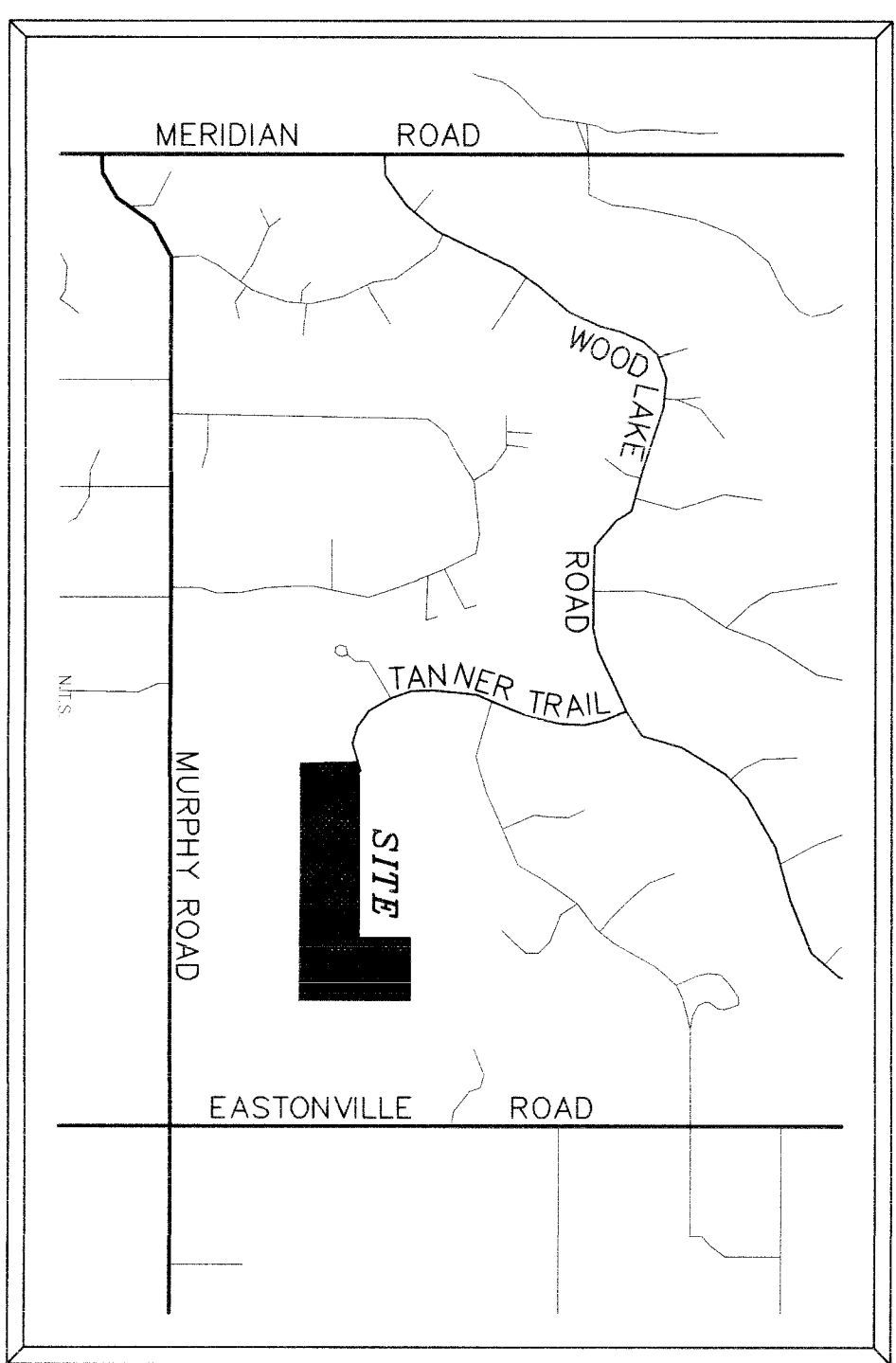
NOTARY: Thomas S. Urdaneta

COMMISSION EXPIRATION: August 28, 2027



GRAUPENER 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

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. THE FINDER OF FACTS AND THE DESCRIPTION SHOWN HEREON IS THE RESULT OF THE COMPANY'S FIELD RESEARCH AND RESEARCH REPORTS. THE COMPANY IS NOT RESPONSIBLE FOR THE ACCURACY OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, EAGLE LAND SURVEYING, INC. RELEAS 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, 1894, CERTIFICATE NO. 2800 AND DATED FEBRUARY 14, 1891, CERTIFICATE NO. 4933 OF THE GENERAL LAND OFFICE RECORDS, 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 08, 1979 IN BOOK 3184 AT PAGE 428 WHICH ARE IN COMPLIANCE WITH THE RIGHT OF PRELIMINARY OR REVERTER DELIVERY OF THE PROPERTY TO THE STATE OF COLORADO, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY 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 SOUTHERN GREEK 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 GRANTS OF EASEMENTS GRANTED TO MOUNTAIN VIEW ELECTRIC PLANT, AS RECORDED IN BOOK 3260 AT PAGE 701. 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 MARCH 08, 1983 IN BOOK 3718 AT PAGE 812. COULD NOT BE SHOWN ON THE SURVEY BECAUSE IT IS BLANKET IN NATURE.

REVISIONS

Table with columns: NO., DATE, DESCRIPTION, BY, S&R.

GENERAL NOTES:

- 1. FLOODPLAIN STATEMENT: THIS SITE, GRAUPENER SUBDIVISION, IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, CONTINUED 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, COMMENTS 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 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 SHOWN UNLESS OTHERWISE INDICATED, STRUCTURES, FENCES, MATERIALS OR DISSEMINATING THAT COULD IMPED 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 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, GEOLOGY AND REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND REPORT; FIRE PROTECTION REPORT; NATURAL HAZARD REPORT; NATURAL FEATURES REPORT.
11. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS ANY ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
12. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE COLLECTORS FROM TANNER TRAIL PER LAND DEVELOPMENT CODE SECTION 12.01.03.03.01. DRIVEWAYS SHALL BE CONSTRUCTED TO MEET THE MINIMUM ROAD ENWIDTHERS 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, 1987 AND HEREBY VACATED UPON RECDONATION 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 ELECTRIC UTILITY COMPANIES. ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. SHALL BE MAINTAINED AND OPERATED BY SAID UTILITY COMPANY. 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: SEVERAL AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL AND GEOLOGY STUDY FOR GRAUPENER 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.EPCDCOMPLANNINGANDCOMMUNITYDEVELOPMENT.COM).
17. 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 BINDING OR ACTIONS HAVE BEEN RECOMMENDED IN AREAS WHERE FOUNDATIONS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINS OR PONDED AREAS AND 25 FEET FROM DRY CULCHES.
18. EXPANSIVE SOILS AND BEDROCK: ALL LOTS: MITIGATION MEASURES INCLUDE: LOT SPECIFIC OVER-EXCAVATION AS DETAILED IN THE SITE-SPECIFIC SUBSURFACE SOIL INVESTIGATION.
19. 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.
20. RADON: ALL LOTS: MITIGATION MEASURES INCLUDE: SPECIALIZED BUILDING DESIGN.
21. 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.
22. 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 DECILES. FUTURE OWNERS OF THIS SUBDIVISION SHOULD BE AWARE THAT WATER LEVELS MAY BE LOW DURING PERIODS OF DROUGHT AND THIS MAY AFFECT THE AVAILABILITY OF WATER RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURES GENERATIONS WITH A WATER SUPPLY.
23. OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE PROPERTY OWNERS ASSOCIATION (FOR HOMEOWNERS ASSOCIATION) AN ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE COLORADO FLOOD WATER COMMISSION FINDINGS WITH THE EL PASO COUNTY CLERK AND RECORDER AND THE RECORDING NO. 22185799 WITH THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 22185799 WITH THE EL PASO COUNTY CLERK AND RECORDER. AND THEIR COSTS OF OPERATING THE REPLACEMENT PLAN AND RESPONSIBILITY FOR MAINTENANCE AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS. OWNER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY 145.5 ACRE-FEET OF DAWSON QUATER PER LOT FOR A TOTAL OF 582 ACRE-FEET. DAWSON AQUIFER WATER FOR ALL FUTURE PERMITS FOR WATER WITHDRAWALS SHALL BE SUBJECT TO THE PROVISION OF 0.485 ANNUAL ACRE-FEET OF WATER PER LOT FOR FOUR LOTS FOR THE YEARS, WATER WITHDRAWAL, AND WELLS ARE SUBJECT TO LIMITATION, RESTRICTIONS AND AGUMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED IN RECEPTION NO. 224033542 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 "GRAUPENER SUBDIVISION" WAS APPROVED FOR PLING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 26th DAY OF March, 2024, 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 UTILITY UNITS, PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENT AGREEMENT.

Chair, Board of County Commissioners: Cami Bonnell, Date: 5/14/24; Notary: N. Stihler, Date: 5/13/24.

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 I AM AWARE OF ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS, AND THAT I AM AWARE OF THE STATE OF COLORADO DEEDING WITH MONUMENTS, SUBDIVISION, OR SURVEYING LAWS AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

CLERK AND RECORDER: STATE OF COLORADO COUNTY OF EL PASO. I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS 15th DAY OF May, 2024, AND WAS RECORDED AT RECEPTION NO. 2241715522 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

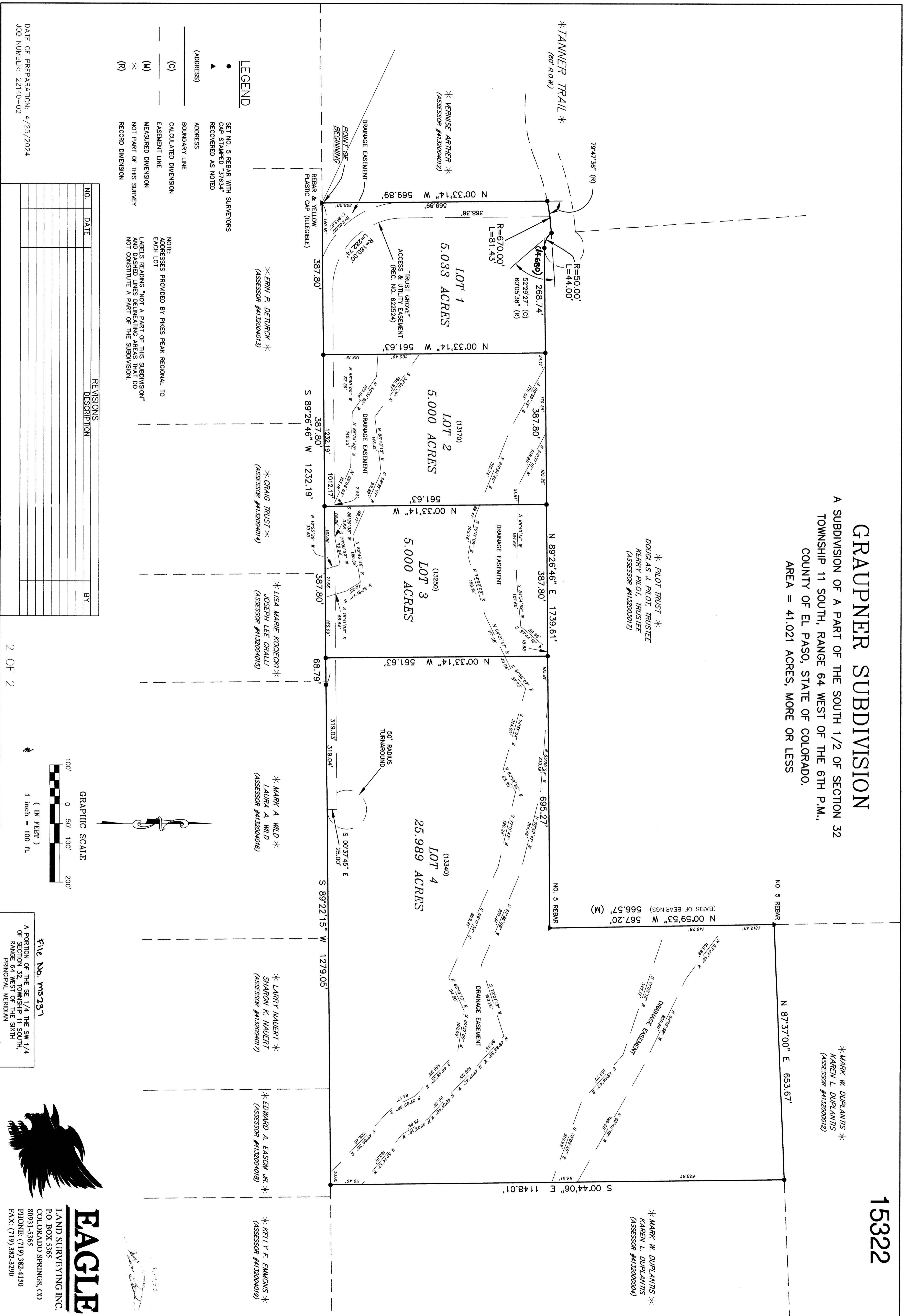
GRAUPNER SUBDIVISION

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)

*PILOT TRUST *
DOUGLAS J. PILOT, TRUSTEE
KERRY PILOT, TRUSTEE
(ASSESSOR #4132000017)

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



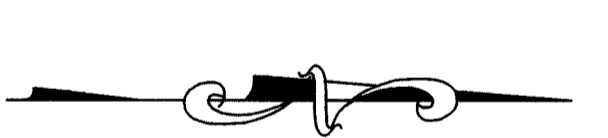
LEGEND

- SET NO. 5 REBAR WITH SURVEYORS CAP STAMPED "37634" RECOVERED AS NOTED
 - ▲ ADDRESS
 - BOUNDARY LINE
 - (C) CALCULATED DIMENSION
 - (M) EASEMENT LINE
 - * MEASURED DIMENSION
 - (R) RECORD DIMENSION
- NOTE:
ADJUSTMENTS 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

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft



DATE OF PREPARATION: 4/25/2024
JOB NUMBER: 22140-02

File No. ms251
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