

KNOW ALL MEN BY THESE PRESENTS:

That Clive Grant and Karen Grant Revocable Trust, being the owner of the described tract of land, to wit:

LAND DESCRIPTION:

The Southwest One-quarter (SW1/4) of the Northeast One-quarter (NE1/4) of Section 5, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of North Gate Ridge as recorded under Reception No. 206712309; Thence S01°33'06"E along the West line of said North Gate Ridge, a distance of 1354.25 feet to the Southwest corner of said North Gate Ridge and the Northeast corner of Robinson Subdivision as recorded under Reception No. 99138102; Thence N89°33'21"W along the North line of said Robinson Subdivision, a distance of 1327.68 feet to the Center One-quarter (C1/4) corner of said Section 5; Thence N07°25'4"W along the West line of the Northeast One-quarter (NE1/4) of said Section 5, a distance of 1343.42 feet to the Northeast corner of Littlefield Subdivision as recorded under Reception No. 57353; Thence N89°58'49"E along the North line of the Southwest One-quarter (SW1/4) of the Northeast One-quarter (NE1/4) of said Section 5 and the South line of Sun Hills Subdivision No. 4 as recorded under Reception No. 106546, a distance of 1324.53 feet to the Point of Beginning.

Said tract contains 41.044 acres (1,787,890 S.F.) 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 GRANT 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.

Clive Grant and Karen Grant Revocable Trust

Clive Grant Co-Trustee Date Karen Grant Co-Trustee Date

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ A.D., by Clive Grant and Karen Grant being the Co-Trustees of Clive Grant and Karen Grant Revocable Trust.

Witness my Hand and Seal: _____
Notary Public

My Commission Expires: _____ Address: _____

BASIS OF BEARINGS STATEMENT:

The bearings of this plat are based upon the West line of North Gate Ridge as recorded under Reception No. 206712309 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado, being monumented at the Northwest corner by a found 2" aluminum cap marked "LS 17658" and at the Southwest corner by a found 2-1/2" aluminum cap marked "LS 25629". Said line bears S01°33'06"E, a distance of 1354.25 feet measured (1354.43 feet platted).

EASEMENTS:

Unless otherwise shown hereon, all exterior boundary lines are hereby platted with a twenty foot (20') easement for public utilities only, with sole responsibility for maintenance being vested with the adjoining property owners.

APPROVALS:

The accompanying plat was approved by the El Paso County Development Services this ____ day of _____, 20____ A.D.

Director, County Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for GRANT 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 trusts, 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.

President, Board of County Commissioners Date

NOTES:

1. This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon a Commitment for Title Insurance, prepared by Land Title Guarantee Company, Order No. SR55064192, effective date June 26, 2017. This property is subject to the following per the Commitment for Title Insurance.

- Reservations as shown on United States patent recorded July 11, 1881 in Book 45 at Page 14.
- reserving one-half of all oil, gas and minerals and rights pertaining thereto underlying subject property, as shown on deed recorded July 12, 1951 in Book 1303 at Page Z.
- The effect of Grant of Right of Way to Mountain View Electric Association, Inc., recorded June 27, 1973, in Book 2599 at Page 445.
- The effect of Resolutions pertaining to El Paso County pet animal control/dog licensing, recorded October 20, 1999, under Reception No. 099163142 and recorded November 7, 2002 under Reception No. 202195447 and recorded January 23, 2003 under Reception No. 203015803 and recorded August 11, 2006 under Reception No. 206118779 and recorded July 31, 2007 under Reception No. 207101123 and recorded August 6, 2007 under Reception No. 207103128 and recorded August 29, 2007 under Reception No. 207113049 and 207113050.
- Any rights, interests or easements in favor of the state of Colorado, the United States of America or the general public, which exist or are claimed to exist in, over, under and/or across the waters and present bed and banks of Smith Creek.
- Any adverse claim based upon the assertion that said land or any part thereof is now or at any time has been included within a navigable river, slough, or other navigable body of water.

2. This property is located in Flood Zone X, determined to be outside the 500-year floodplain per FEMA Flood Insurance Rate Map 08041C295 F, Effective dates March 17, 1997.

3. Due to the currently indefinable nature of the proposed Smith Creek Secondary Regional Trail corridor, EPC may request a 25' regional trail easement in the future.

4. 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.

5. 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.

6. 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.

7. 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 necessary drainage culverts from Block Forest 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 Donald Wescott Fire Protection District.

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

9. 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).

10. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors or assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals for Lot 2. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents to ensure that a title search would find the fee obligation before sale of the property.

11. The thirty foot (30') access easement over, under and across Lot 1 as shown hereon is for the benefit of ingress and egress to Lot 2 and for drainage purposes, with sole responsibility for maintenance being jointly vested with the property owners of said Lots 1 and 2.

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

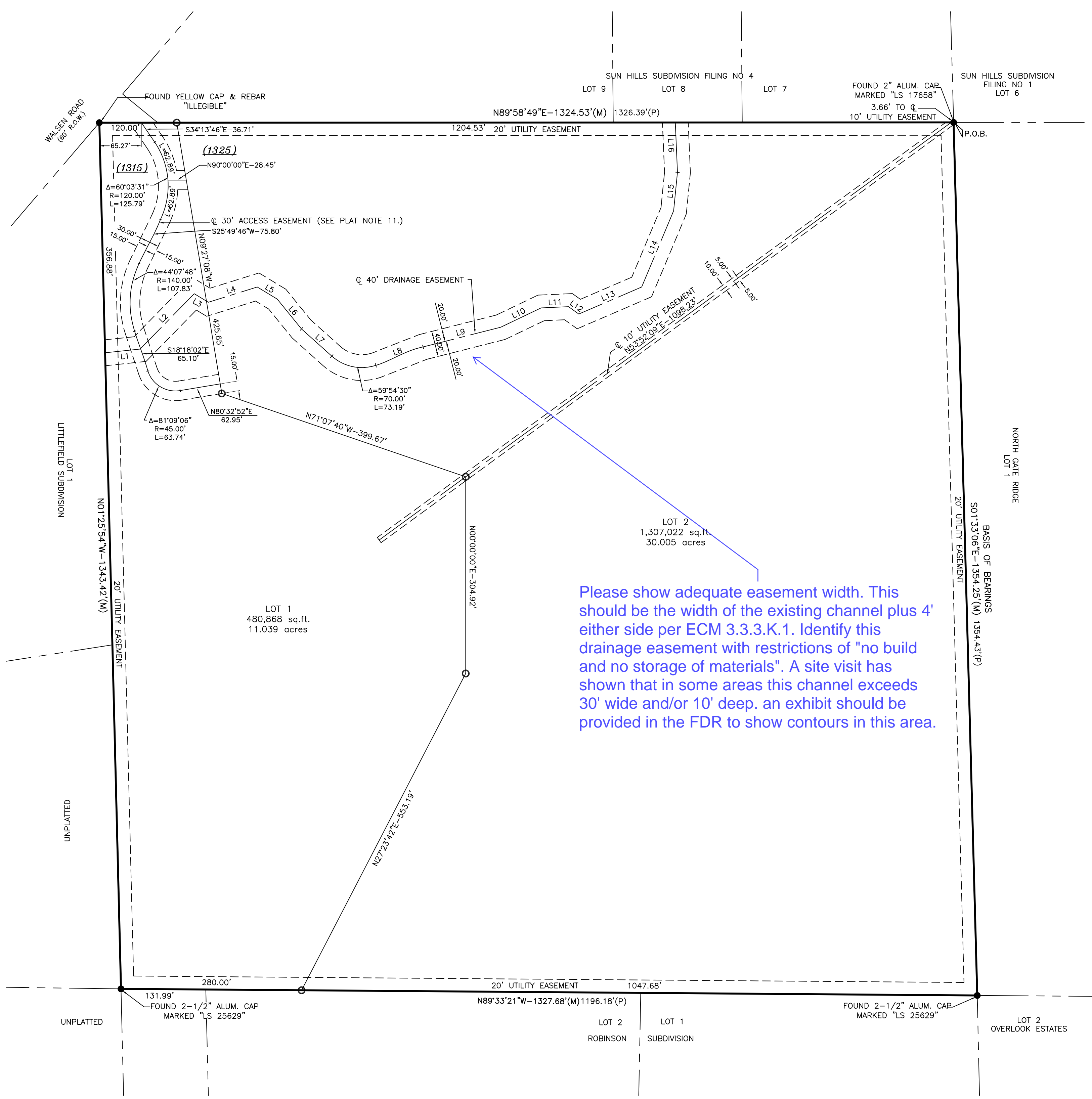
13. The addresses (0000) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.

14. All distances shown hereon are in US Feet.

15. There are 2 lots within this subdivision.

GRANT SUBDIVISION

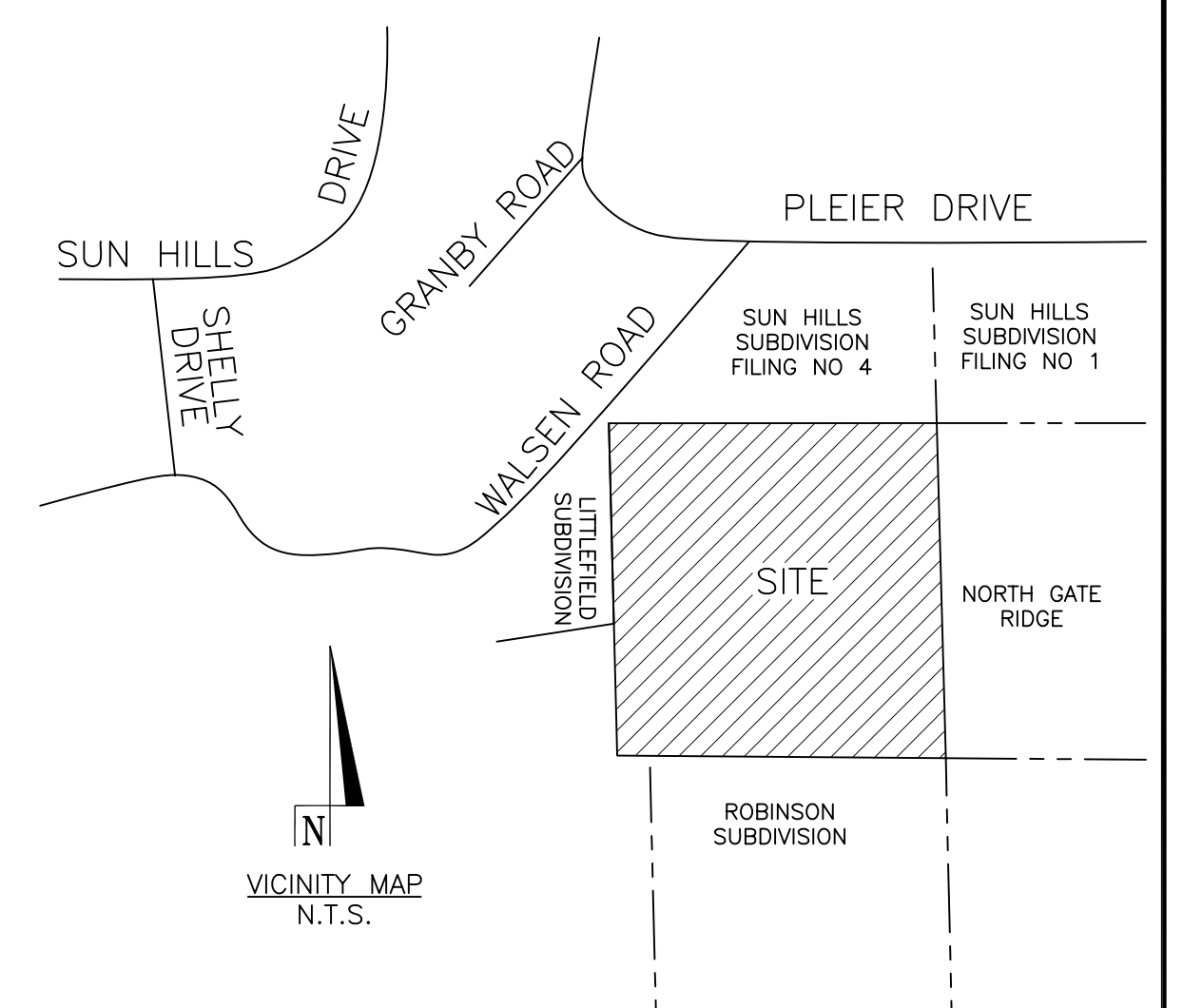
The Southwest One-quarter (SW1/4) of the Northeast One-quarter (NE1/4) Section 5, Township 12 South (T12S), Range 66 West (R66W) of the 6TH P.M. County of El Paso, State of Colorado



Please show adequate easement width. This should be the width of the existing channel plus 4' either side per ECM 3.3.3.K.1. Identify this drainage easement with restrictions of "no build and no storage of materials". A site visit has shown that in some areas this channel exceeds 30' wide and/or 10' deep. an exhibit should be provided in the FDR to show contours in this area.

Please correct for this site.

Please add an additional note: "The culvert at the driveway crossing is not designed to pass the 5 year flow and inundation of the driveway is expected during a minor storm event."



LINE	BEARING	LENGTH
L1	N83°59'55"E	54.55'
L2	N44°21'54"E	120.14'
L3	S58°45'35"E	25.52'
L4	N72°41'55"E	79.44'
L5	S58°47'18"E	36.19'
L6	S39°05'53"E	59.62'
L7	S48°09'05"E	63.01'
L8	N68°42'12"E	78.60'
L9	N75°45'58"E	124.04'
L10	N64°26'52"E	69.60'
L11	N87°26'13"E	42.48'
L12	S54°18'46"E	19.62'
L13	N66°43'25"E	106.14'
L14	N22°45'43"E	128.19'
L15	N05°39'30"E	60.00'
L16	N02°29'56"W	77.26'

LEGEND	
—————	BOUNDARY LINE
—————	LOT LINE
(P)	PLATTED LOT LINE
(M)	MEASURED LOT LINE
- - - - -	EASEMENT LINE
—————	CENTERLINE
—————	ADJACENT LOT LINE
○	SET #4 REBAR & CAP MARKED "PLSC RLS 25968"
●	FOUND AS SHOWN
(0000)	ADDRESSES

ASSESSOR:

Steve Schleker, El Paso County Assessor

SCHOOL FEE - DISTRICT# _____
PARK FEES: REGIONAL: _____
NEIGHBORHOOD: _____
DRAINAGE BASIN: _____
DRAINAGE AND SURETY FEES: _____
BRIDGE FEE: _____

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this ____ day of _____, 20____ A.D., and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ FEE: _____

By: _____ Deputy CHUCK BROERMAN, Recorder

SURVEYOR'S CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

PINNACLE LAND SURVEYING CO., INC.

John W. Towner, Registered Professional Land Surveyor No. 25968

PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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.

GRANT SUBDIVISION
DRAWN BY: MWW CHECKED BY: JWT DATE: 12/12/17
JOB NO.: 16003200 DWG: 16003200FP.DWG SHEET 1 OF 1

Please add MS 17-005