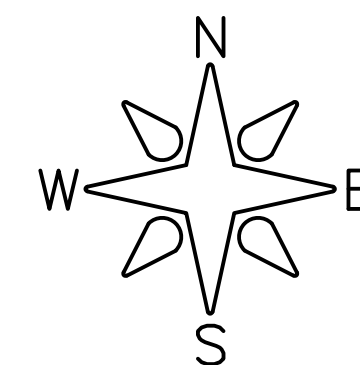


# GRASSLANDS AT COMANCHE - SIXTH FILING

A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
SHEET 2 OF 5

CASE NO: PLT2021-00028



SCALE: 1"=400'

- FILING NO. 1 (RECORDED) - 18 LOTS
- FILING NO. 2 (RECORDED) - 11 LOTS
- FILING NO. 2 (AMENDED) - 1 LOT
- FILING NO. 3 (PROPOSED) - 32 LOTS
- FILING NO. 4 (PROPOSED) - 24 LOTS
- FILING NO. 5 (PROPOSED) - 19 LOTS
- FILING NO. 6 (PROPOSED) - 15 LOTS
- TOTAL - 120 LOTS

GRASSLANDS AT COMANCHE - SECOND FILING IN RECEPTION NO. 200800005063  
AFFIDAVIT OF CORRECTION (SECOND FILING) IN RECEPTION NO. 201300048277  
GRASSLANDS AT COMANCHE - SECOND FILING - AMENDED PLAT IN RECEPTION NO. 2008000071020

E. 1/4 COR. SEC. 33, T. 2S., R. 62W.  
(Existing 3-1/4" Alum Cap, in Range Box, P. L. S. 23519)

LAND USE CHART				
	ACREAGE	USE	OWNERSHIP	MAINTAINED BY
15 LOTS	35.687	RESIDENTIAL		
TRACT A	2.360	DRAINAGE & POND	HOA	HOA
TRACT B	1.300	DRAINAGE & POND	HOA	HOA
RIGHT-OF-WAY/ E. 72ND AVE. & STRASBURG ROAD	0.858	ACCESS & UTILITY	ADAMS CD.	ADAMS CD.
RIGHT-OF-WAY/ INTERIOR STREETS	4.019	ACCESS & UTILITY	ADAMS CD.	ADAMS CD.
TOTAL ACREAGE:	46.224			

\* HOA - HOMEOWNERS ASSOCIATION (NAME TBD)

Prepared By:

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2090 East 104th Avenue, S-200  
Thornton, Colorado 80233  
303-452-4433 [rwbsurveying@hotmail.com](mailto:rwbsurveying@hotmail.com)  
CAD FILE: 21161-6P/21161-6PA.DWG

Date Prepared: AUGUST 06, 2021  
REVISED: 01-06-2023 LOT CONFIG.

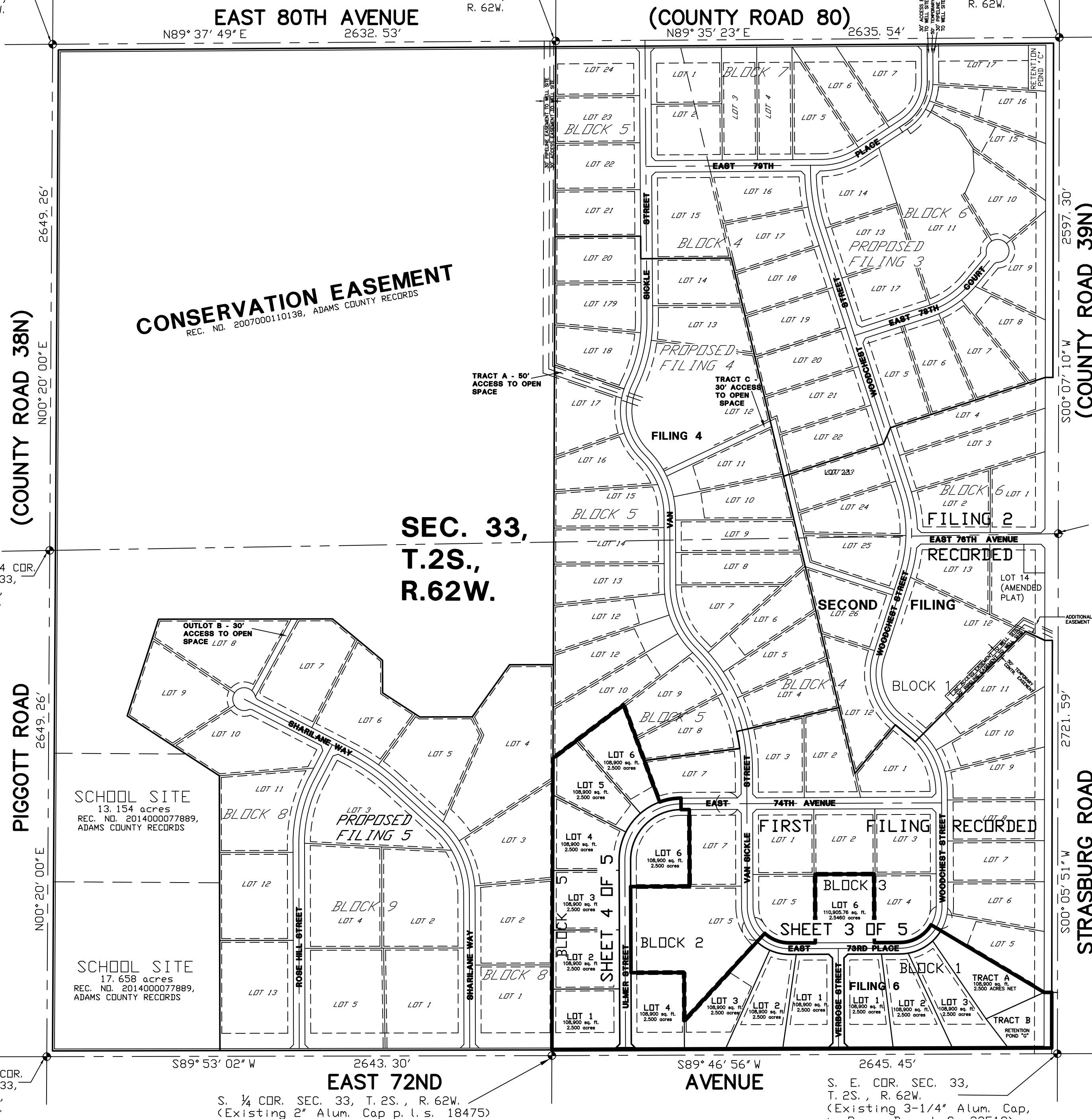
N. W. COR.  
SEC. 33,  
T. 2S.,  
R. 62W.

N. 1/4 COR.  
SEC. 33,  
T. 2S.,  
R. 62W.

N. E. COR.  
SEC. 33,  
T. 2S.,  
R. 62W.

W. 1/4 COR.  
SEC. 33,  
T. 2S.,  
R. 62W.

S. W. COR.  
SEC. 33,  
T. 2S.,  
R. 62W.



**CONSERVATION EASEMENT**  
REC. NO. 2007000110138, ADAMS COUNTY RECORDS

**SEC. 33,  
T.2S.,  
R.62W.**

SCHOOL SITE  
13.154 acres  
REC. NO. 201400077889,  
ADAMS COUNTY RECORDS

SCHOOL SITE  
17.658 acres  
REC. NO. 201400077889,  
ADAMS COUNTY RECORDS

SHEET 3 OF 5

S. E. COR. SEC. 33,  
T. 2S., R. 62W.  
(Existing 3-1/4" Alum. Cap,  
in Range Box, L. S. 23519)