

GRASSLANDS AT COMANCHE - FIFTH FILING, PRELIMINARY PLAT

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.

CASE NO: PLT2021-00027

SHEET 1 OF 6
VICINITY MAP

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF THAT 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, DESCRIBED AS: COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 33, THENCE N00°17'49"W A DISTANCE OF 30.00 FEET TO A POINT ON A LINE 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 33 AND TO THE POINT OF BEGINNING;
THENCE N00°13'24"E A DISTANCE OF 2016.07 FEET; THENCE S89°53'02"W A DISTANCE OF 229.49 FEET; THENCE S35°30'00"W A DISTANCE OF 335.00 FEET; THENCE S89°53'02"W A DISTANCE OF 275.00 FEET; THENCE N57°00'00"W A DISTANCE OF 232.00 FEET; THENCE N00°06'58"W A DISTANCE OF 170.00 FEET; THENCE N50°20'00"W A DISTANCE OF 340.00 FEET; THENCE S89°53'02"W A DISTANCE OF 910.00 FEET THENCE S18°00'00"W A DISTANCE OF 532.00 FEET; THENCE S57°00'00"E A DISTANCE OF 366.00 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED IN RECEPTION NO. 2014000077889, ADAMS COUNTY RECORDS; THENCE N89°40'00"W ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 688.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF PIGGOTT ROAD AND THE NORTHWEST CORNER OF SAID PARCEL B; THENCE S00°02'00"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1557.87 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 72ND AVENUE AND THE SOUTHWEST CORNER OF PARCEL A AS DESCRIBED IN RECEPTION NO. 2014000077889, ADAMS COUNTY RECORDS; THENCE N89°53'02"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE 2612.97 FEET TO THE POINT OF BEGINNING.
CONTAINS 118.686 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF GRASSLANDS AT COMANCHE - FIFTH FILING - PRELIMINARY PLAT AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO GRANT THE EASEMENTS AS SHOWN, LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES; TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
EXECUTED THIS _____ DAY OF _____, 20____.

GRASSLANDS AT COMANCHE LLC, A COLORADO LIMITED LIABILITY COMPANY

DAVE REBOL, AS MANAGER

ACKNOWLEDGEMENT:

COUNTY OF ADAMS)
)SS
STATE OF COLORADO)

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, BY DAVE REBOL, MANAGER, GRASSLANDS AT COMANCHE LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

EXECUTED THIS _____ DAY OF _____, 20____.

STRASBURG SCHOOL DISTRICT NO. 31-J (TRACT C)

DAN HOFF, SUPERINTENDENT, AS OWNER TRACT C

ACKNOWLEDGEMENT:

COUNTY OF ADAMS)
)SS
STATE OF COLORADO)

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, BY DAN HOFF, SUPERINTENDENT, STRASBURG SCHOOL DISTRICT NO. 31-J (TRACT C).

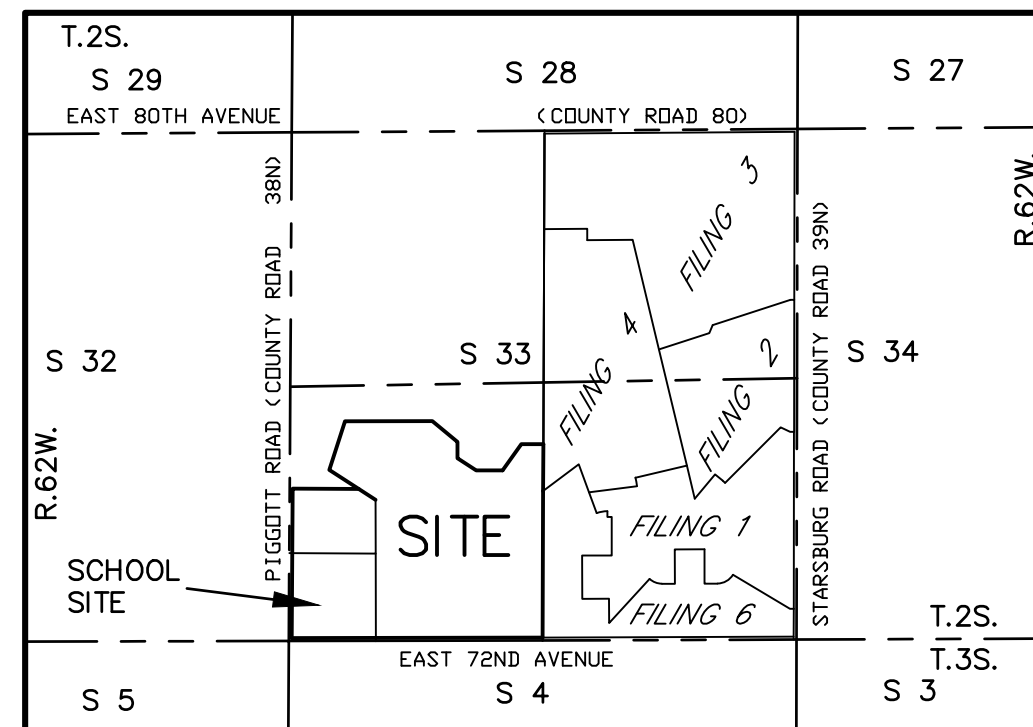
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

BASIS FOR BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (THE SOUTH ¼ CORNER IS A 2" ALUMINUM CAP, P.L.S. 18475 AND THE SOUTHWEST CORNER IS A 2" ALUMINUM CAP, L.S. 18475, IN RANGE BOX) OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR NORTH 89°53'02" EAST. ALL BEARINGS DESCRIBED HEREIN ARE RELATIVE THERETO.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATED OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. F0721209-340-KH7, DATED JUNE 03, 2022, AT 8:00 A.M. FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY THAT CAN BE PLOTTED ACROSS THE PREMISES. THE PREMISES IS SUBJECT TO THE EXCEPTIONS CONTAINED IN SCHEDULE B - SECTION 2 OF THE TITLE COMMITMENT.



PLAT NOTES:

- AS SHOWN ON THIS PLAT: TEN-FOOT (10') WIDE UTILITY (FIVE FOOT ON EACH SIDE) EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ALONG COMMON SIDE AND REAR LOT LINES. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS.
- AS SHOWN ON THIS PLAT: FIFTEEN FOOT WIDE (15') WIDE DRY UTILITY AND DRAINAGE EASEMENTS ADJOINING ALL EXTERIOR AND INTERIOR STREETS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, TELEVISION CABLE, AND TELECOMMUNICATIONS AND DRAINAGE FACILITIES, ADDITIONALLY, THE DRY UTILITY AND DRAINAGE EASEMENTS ARE DEDICATED ALONG ALL SIDE AND REAR LOT LINES UNLESS SAID LOT LINE IS COMMON TO MORE THAN ONE LOT.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. REFER TO THE APPROVED DRAINAGE FACILITIES MAINTENANCE PLAN, RECEPTION NO. 2017000017306, ADAMS COUNTY RECORDS. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- ADAMS COUNTY SHALL BE GRANTED ACCESS EASEMENTS FOR TEMPORARY CUL-DE-SACS AS SHOWN ON THIS PLAT, WITHIN PORTIONS OF LOTS DEPICTED HEREIN. TERM OF THE ACCESS EASEMENTS SHALL BE UNTIL ROADWAY INFRASTRUCTURE IS CONSTRUCTED BEYOND THE TEMPORARY TERMINUS OF THE ACCESS EASEMENT/TEMPORARY CUL-DE-SAC AND HAS RECEIVED FINAL ACCEPTANCE FROM ADAMS COUNTY.
- IN COMPLIANCE WITH ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS SECTION 4-11-02-03-03-05, EXISTING OIL AND GAS WELL LOCATIONS ARE DEPICTED ON THIS PLAT WITH A TWO-HUNDRED-FIFTY (250) FOOT BUFFER IN THE FORM OF AN EASEMENT. NO STRUCTURES MAY BE CONSTRUCTED WITHIN THE TWO-HUNDRED-FIFTY (250) FOOT EASEMENT AREA.

Prepared By:

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PLAT NOTES CONTINUED:

- IN COMPLIANCE WITH ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS, SECTION 4-06-01-02-01-12, WHEN A NEW HOME AND/OR OTHER PERMANENT STRUCTURE WITH PLUMBING IS CONSTRUCTED WITHIN THREE HUNDRED (300) FEET OF AN EXISTING OIL OR GAS WELL, THE PROPERTY OWNER SHALL SUBMIT A SIGNED WAIVER ACKNOWLEDGING THE EXISTENCE OF THE FACILITY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- IN THE EVENT THAT AN EXISTING WELL IS PLUGGED AND ABANDONED, THE TWO-HUNDRED-FIFTY (250) FOOT EASEMENT MAY BE REMOVED FROM THE PLAT THROUGH AN AMENDMENT TO THE SUBDIVISION. A COPY OF THE WELL ABANDONMENT REPORT SHALL BE PROVIDED ALONG WITH A RECORDED COPY OF THE OIL & GAS WELL WAIVER.
- THE AMOUNT OF WATER IN THE DENVER BASIN AQUIFER, AND IDENTIFIED IN THE REFERENCED LETTER, ARE CALCULATED BASED ON ESTIMATED CURRENT AQUIFER CONDITIONS. FOR PLANNING PURPOSES PROPERTY OWNERS SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN THE 300 YEAR USED FOR ALLOCATION DUE TO ANTICIPATED WATER LEVEL DECLINES.
- IT SHOULD BE KNOWN THE CITY OF WESTMINSTER OWNS THE AGRICULTURAL LAND EAST (ACTUALLY NORTHEAST) OF THE COMANCHE PUD. THE CITY USES THIS PROPERTY FOR CATTLE GRAZING, CROP PRODUCTION, AND THE APPLICATION OF BIOSOLIDS. BIOSOLIDS ARE HIGHLY TREATED, NUTRIENT RICH, SOLIDS RECOVERED FROM THE MUNICIPAL WASTEWATER TREATMENT PROCESS.
- THE PARCEL DESCRIBED HEREIN IS ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD) AS SHOWN ON THE F.E.M.A., FLOOD RATE INSURANCE MAP, MAP NUMBER 08001C0730H, EFFECTIVE DATE: MARCH 5, 2007.
- THE LOTS WITHIN THIS FILING ARE SUBJECT TO THE NOTES AND RESTRICTIONS CONTAINED IN THE GRASSLANDS AT COMANCHE PLANNED UNIT DEVELOPMENT, CASE NO. PRJ2007-00004, RECORDED IN RECEPTION NO. 2008000005062, ADAMS COUNTY RECORDS.
- THIS SUBDIVISION FILING IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION OF THE GRASSLANDS AT COMANCHE/BIJOU PRESERVE RECORDED IN RECEPTION NO. 2009000009415, ADAMS COUNTY RECORDS.
- TRACT A IS DESIGNATED FOR DRAINAGE AND DETENTION POND BY THIS PLAT. IT SHALL BE OWNED AND MAINTAINED BY THE HOA.
- TRACT B IS DESIGNATED FOR PUBLIC ACCESS BY THIS PLAT. IT SHALL BE OWNED AND MAINTAINED BY THE HOA.
- TRACT C IS DESIGNATED AS A SCHOOL SITE. IT IS OWNED AND MAINTAINED BY STRASBURG SCHOOL DISTRICT NO. 31-J.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HERBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER,
REG P.L.S. NO. 6973

DATE: _____

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20____.

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

GRASSLANDS AT COMANCHE - FIFTH FILING, PRELIMINARY PLAT

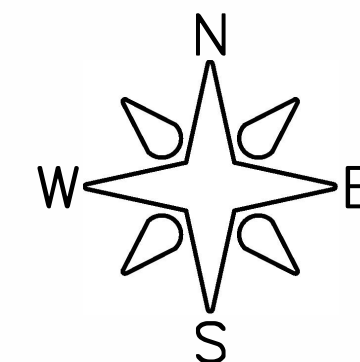
A PART OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 6

CASE NO: PLT2021-00027

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

N. ¼ COR.
SEC. 33,
T. 2S.,
R. 62W.

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



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

* LOTS WHERE FRONT BUILDING SETBACK DETERMINED BY REQUIREMENT OF 150' LOT WIDTH AT BUILDING LINE.

GRASSLANDS AT COMANCHE - FIRST FILING IN RECEPTION NO. 2007000080372
GRASSLANDS AT COMANCHE - SECOND FILING IN RECEPTION NO. 200800005063
AFFIDAVIT OF CORRECTION (SECOND FILING) IN RECEPTION NO. 2013000048277
GRASSLANDS AT COMANCHE - SECOND FILING - AMENDED PLAT IN RECEPTION NO. 2008000071020

EXISTING RESIDENCES (FUTURE FIRE STATION SITE)
E. ¼ COR. SEC. 33, T. 2S., R. 62W.
(Existing 3-¼" Alum Cap, in Range Box, P. L. S. 23519)

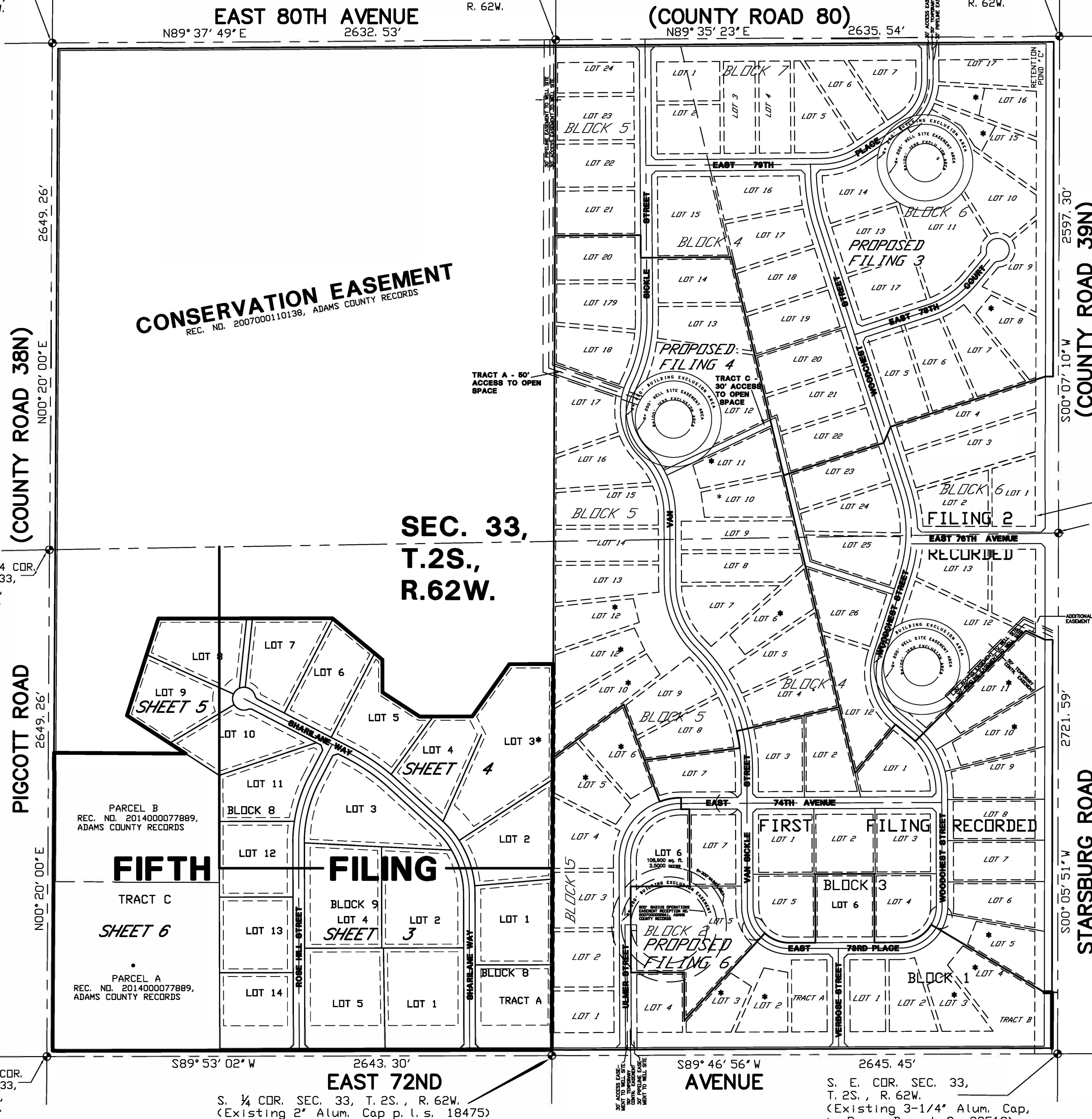
LAND USE CHART				
	ACREAGE	USE	OWNERSHIP	MAINTAINED BY
19 LOTS	77.459	RESIDENTIAL		
TRACT A	4.000	DRAINAGE & POND	HOA	HOA
TRACT B	0.257	ACCESS TO OPEN SPACE	HOA	HOA
TRACT C SCHOOL SITE.	30.813	SCHOOL SITE	STRASBURG DIST. 31-J	STRASBURG DIST. 31-J
RIGHT-OF-WAY/ E. 72ND AVE.	0.399	ACCESS & UTILITY	ADAMS CO.	ADAMS CO.
RIGHT-OF-WAY/ INTERIOR STREETS	5.758	ACCESS & UTILITY	ADAMS CO.	ADAMS CO.
TOTAL ACREAGE	118.686			

* HOA - HOMEOWNERS ASSOCIATION (NAME TBD)
LOTS 4-10, BLOCK 8 ARE THE SMALLEST LOTS AT 3.33± ACRES

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CONSERVATION EASEMENT
REC. NO. 2007000110138, ADAMS COUNTY RECORDS

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

FIFTH FILING

PARCEL B
REC. NO. 2014000077889,
ADAMS COUNTY RECORDS

PARCEL A
REC. NO. 2014000077889,
ADAMS COUNTY RECORDS

S. ¼ COR. SEC. 33, T. 2S., R. 62W.
(Existing 2" Alum. Cap p. l. s. 18475)

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

GRASSLANDS AT COMANCHE - FIFTH FILING, PRELIMINARY PLAT

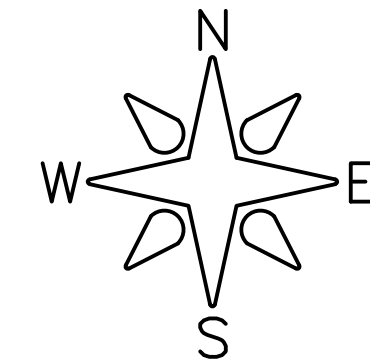
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WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 3 OF 6

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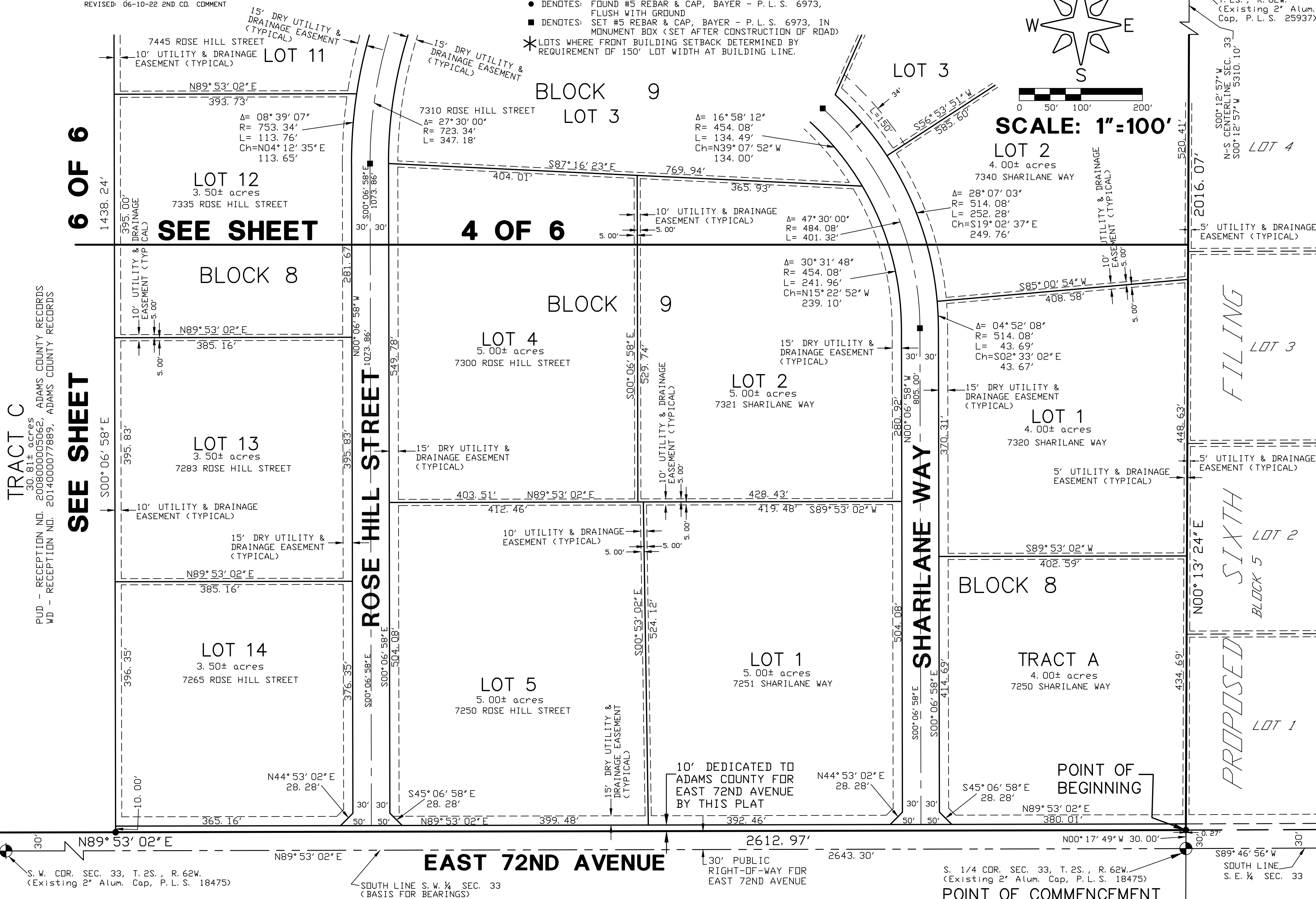
LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- * LOTS WHERE FRONT BUILDING SETBACK DETERMINED BY REQUIREMENT OF 150' LOT WIDTH AT BUILDING LINE.



SCALE: 1"=100'

LOT 2
4.00± acres
7340 SHARILANE WAY



TRACT C
30.81± acres
PUD - RECEPTION NO. 200800005062, ADAMS COUNTY RECORDS
WD - RECEPTION NO. 2014000077889, ADAMS COUNTY RECORDS

S. W. CDR. SEC. 33, T. 2S., R. 62W.
(Existing 2' Alum. Cap, P. L. S. 18475)

SOUTH LINE S. W. ¼ SEC. 33
(BASIS FOR BEARINGS)

30' PUBLIC RIGHT-OF-WAY FOR EAST 72ND AVENUE

S. 1/4 CDR. SEC. 33, T. 2S., R. 62W.
(Existing 2' Alum. Cap, P. L. S. 18475)

POINT OF COMMENCEMENT

N. ¼ CDR. SEC. 33, T. 2S., R. 62W.
(Existing 2' Alum. Cap, P. L. S. 25937)

FILING

SIXTH

PROPOSED

GRASSLANDS AT COMANCHE - FIFTH FILING, PRELIMINARY PLAT

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.

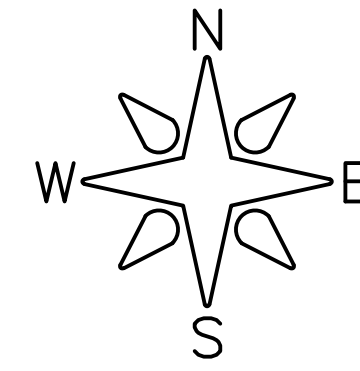
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(UNPLATTED)

SHEET 4 OF 6

CONSERVATION EASEMENT - GRASSLANDS AT COMANCHE PLANNED UNIT DEVELOPMENT

PUD - RECEPTION NO. 2008000005062, ADAMS COUNTY RECORDS
RESOLUTION - RECEPTION NO. 2007000110138, ADAMS COUNTY RECORDS



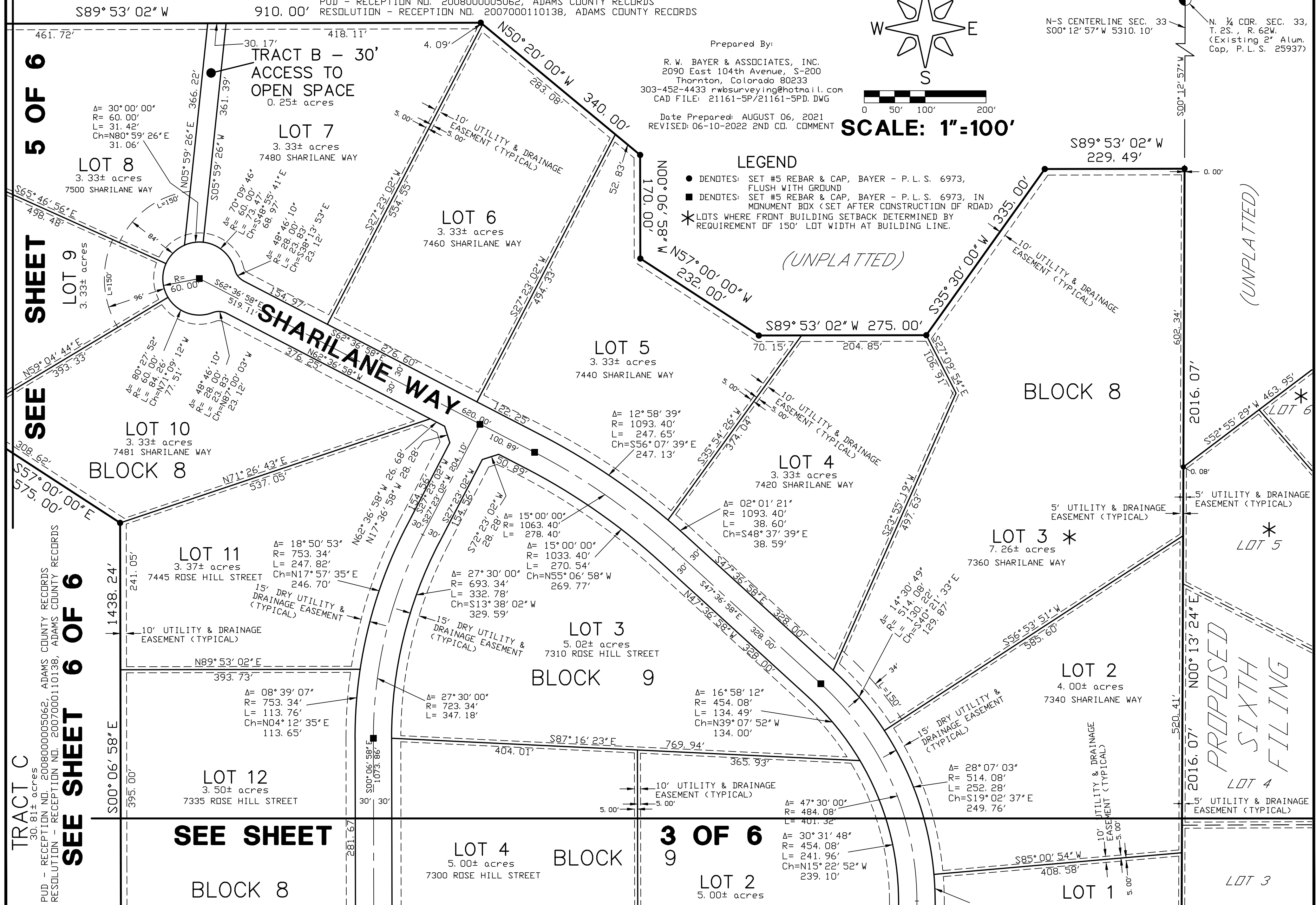
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Date Prepared: AUGUST 06, 2021
REVISED: 06-10-2022 2ND CD. COMMENT

SCALE: 1"=100'

LEGEND

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- DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- * LOTS WHERE FRONT BUILDING SETBACK DETERMINED BY REQUIREMENT OF 150' LOT WIDTH AT BUILDING LINE.



SEE SHEET 5 OF 6

TRACT C
SEE SHEET 6 OF 6

PUD - RECEPTION NO. 2008000005062, ADAMS COUNTY RECORDS
RESOLUTION - RECEPTION NO. 2007000110138, ADAMS COUNTY RECORDS

SEE SHEET

3 OF 6

PROPOSED SIXTH FILING

(UNPLATTED)

(UNPLATTED)

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SHEET 5 OF 6

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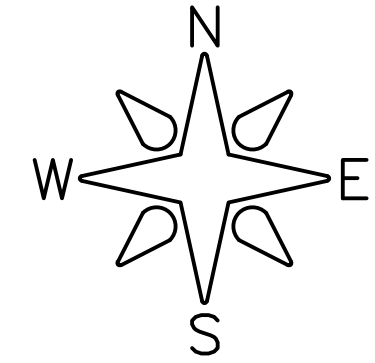
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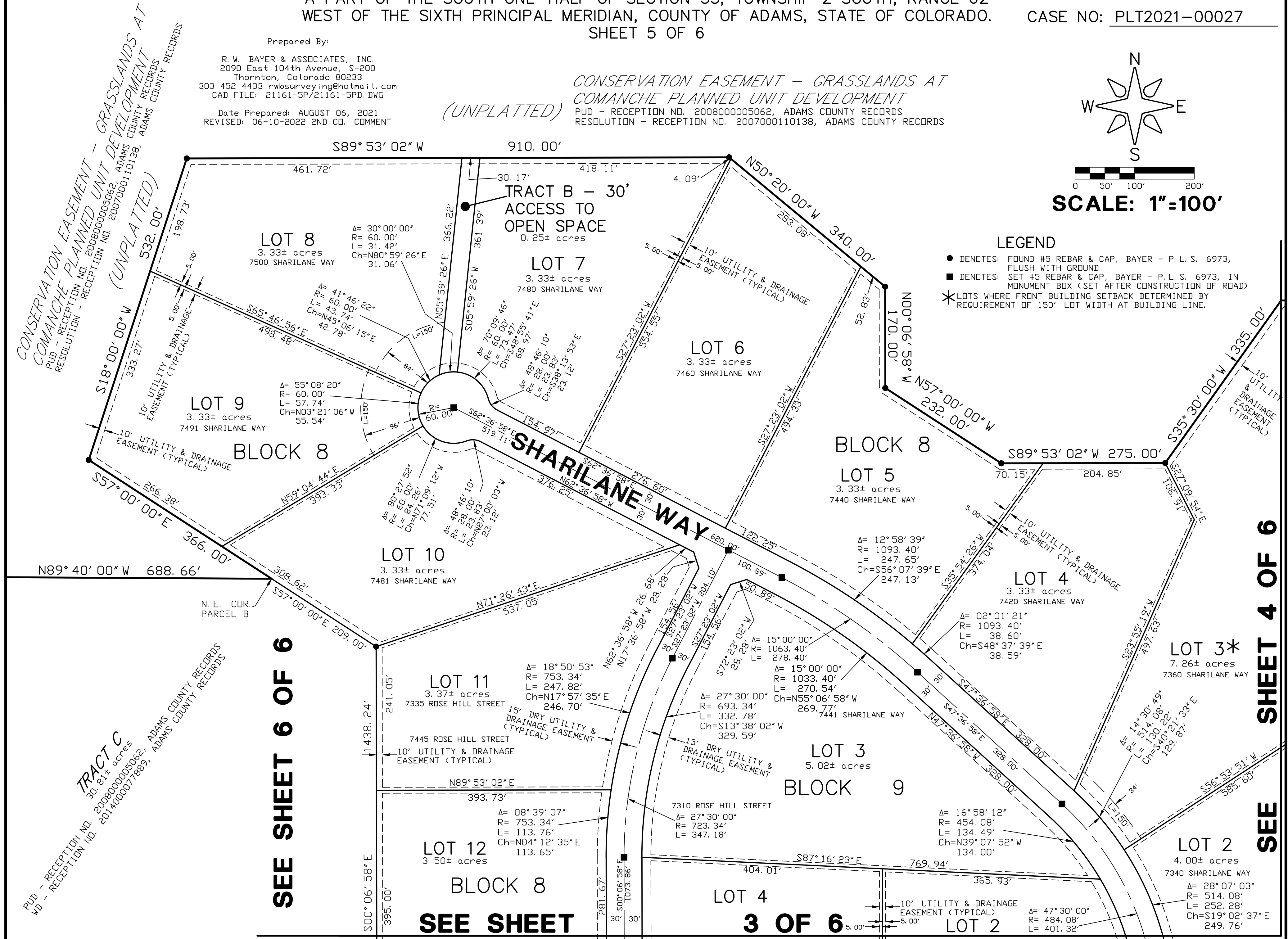
CONSERVATION EASEMENT - GRASSLANDS AT
COMANCHE PLANNED UNIT DEVELOPMENT
PUD - RECEPTION NO. 2008000005062, ADAMS COUNTY RECORDS
RESOLUTION - RECEPTION NO. 2007000110138, ADAMS COUNTY RECORDS



SCALE: 1"=100'

LEGEND

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- DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- * LOTS WHERE FRONT BUILDING SETBACK DETERMINED BY REQUIREMENT OF 150' LOT WIDTH AT BUILDING LINE.



SEE SHEET 6 OF 6

SEE SHEET 3 OF 6

SEE SHEET 4 OF 6

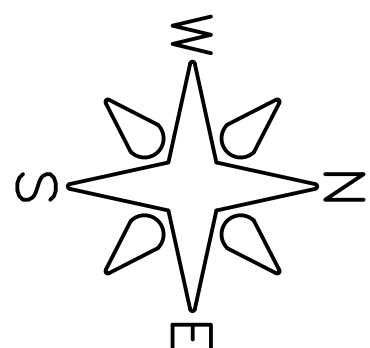
TRACT C
30.81± acres
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CONSERVATION EASEMENT - GRASSLANDS AT
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PUD - RECEPTION NO. 2008000005062, ADAMS COUNTY RECORDS
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SHEET 6 OF 6

CASE NO: PLT2021-00027



SCALE: 1"=100'

LEGEND

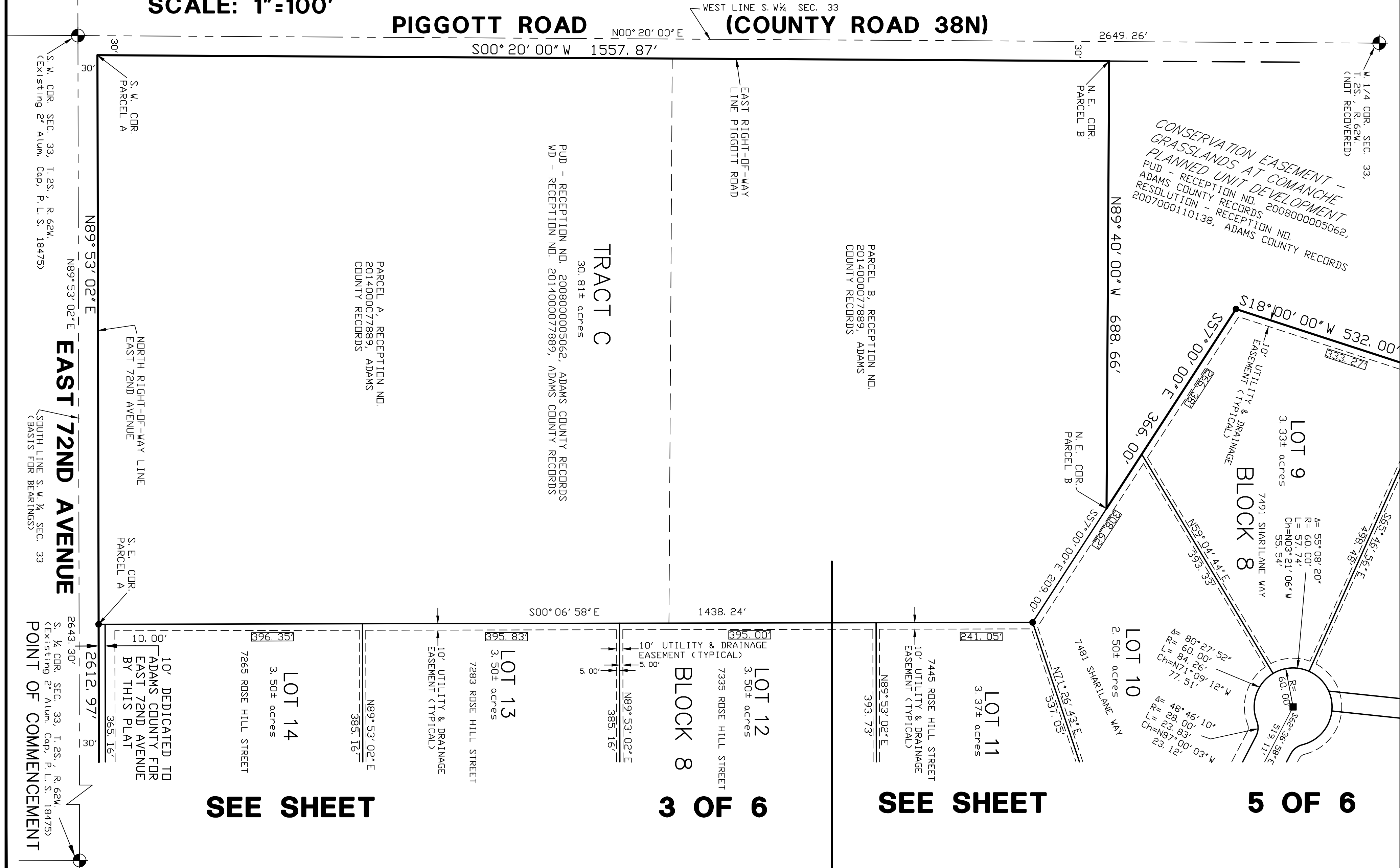
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PIGOTT ROAD (COUNTY ROAD 38N)



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