

FALCON U-HAUL FILING NO. 1

A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Amerco Real Estate Company, being the owners of the following described tract of land to wit:

A Tract of land located in the East half of Section 12, Township 13 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado, more particularly described as follows:

BEGINNING at the southwesterly corner of the Rolling Thunder Way right-of-way as shown on the plat of Falcon Highlands Market Place Filing No. 1 as recorded December 29, 2005 at Reception No. 205204360 of the records of said El Paso County, said point being a point of curve to the right. The following two (2) courses follow the southerly right-of-way line of Rolling Thunder Way;

- 1) Thence along the arc of said curve to the right with a radius of 870.00 feet, a delta angle of 58°15'00", an arc length of 884.49 feet, whose long chord bears South 89°32'19" East, a distance of 846.89 feet;
- 2) Thence South 60°24'49" East, a distance of 65.04 feet to a point of non-tangent curve to the left, said point also being on the westerly right-of-way line of Meridian Road as platted in said Falcon Highlands Market Place Filing No. 1;

Thence along said westerly right-of-way line along the arc of said non-tangent curve to the left with a radius of 1480.00 feet, a delta angle of 30°15'48", an arc length of 781.73 feet, whose long chord bears South 12°18'39" West, a distance of 772.67 feet;

Thence South 42°42'06" West, a distance of 161.93 feet;

Thence North 46°59'27" West, a distance of 14.75 feet to a point of curve to the left;

Thence along the arc of said curve to the left with a radius of 590.00 feet, a delta angle of 14°42'02", an arc length of 151.38 feet, whose long chord bears North 54°20'28" West, a distance of 150.96 feet;

Thence North 61°41'29" West, a distance of 135.79 feet to a point of curve to the right;

Thence along the arc of said curve to the right with a radius of 60.00 feet, a delta angle of 51°28'06", an arc length of 53.90 feet, whose long chord bears North 35°57'26" West, a distance of 52.10 feet;

Thence North 10°13'22" West, a distance of 311.26 feet to a point of curve to the left;

Thence along the arc of said curve to the left with a radius of 420.00 feet, a delta angle of 33°51'21", an arc length of 248.18 feet, whose long chord bears North 27°09'03" West, a distance of 244.58 feet;

Thence North 44°04'43" West, a distance of 256.47 feet to the POINT OF BEGINNING of this description.

Bearings are based on the north line of the NW 1/4 of Section 12, Township 13 South, Range 65 West of the 6th P.M., assumed to bear South 89°44'56" East from the northwest corner of said Section 12 (2 1/2" Metal Cap LS#17664) to the north quarter corner of said Section 12 (2 1/2" Metal Cap LS#17664).

Less and except that portion conveyed to El Paso County in the Special Warranty Deed recorded October 14, 2021 at Reception No. 221191408.

Containing a calculated area of 501,112 square feet (11.5039 acres), more or less.

OWNERS CERTIFICATION:

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 a lot and easements as shown hereon under the name and subdivision of "FALCON U-HAUL FILING NO. 1". 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.

Name & date _____ Name & date _____

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 20____ by _____

My commission expires _____

Witness my hand and official seal _____
Notary Public

LIEN HOLDER SUBORDINATION CERTIFICATE:

The undersigned are all the mortgagees and lien holders of certain lands known herein as "FALCON U-HAUL FILING NO. 1" in the County of El Paso, State of Colorado, and hereby subordinate the subject lien to the terms, conditions and restrictions of this document.

COMPANY:

Executed this _____ day of _____, 20____

Mortgagee(s) and lien holder(s) _____

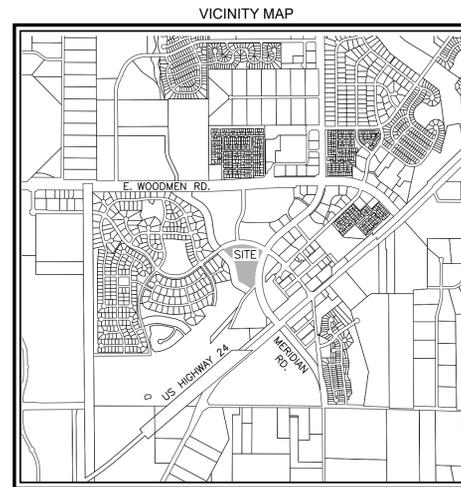
NOTARIAL:

STATE OF _____ }
COUNTY OF _____ } SS

Acknowledged before me this _____ day of _____, 20____ by _____
as _____ for _____.

My commission expires _____

Witness my hand and official seal _____
Notary Public



SCALE: 1"=2,000'

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

Board of County Commissioners Certificate

This plat for "FALCON U-HAUL FILING NO. 1" was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200____, 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 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, Board of County Commissioners Date

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

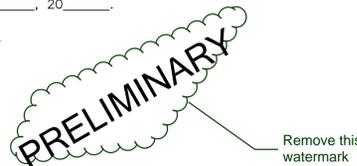
Planning and Community Development Director

SURVEYOR'S STATEMENT:

I, Eric R. White, 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 the date of survey shown hereon, 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 compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, information and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this _____ day of _____, 20____.



Eric R. White
Colorado Professional Land Surveyor No. 38278
For and on behalf of Compass Surveying and Mapping, LLC

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

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 under Reception No. _____ of the records of El Paso County, Colorado.

STEVE SCHLEIKER, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEES: _____

Fee table



COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLCC.COM

NOTES:

- 1) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment For Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-1076672-PHX1 with an effective date of October 15, 2021 at 5:00 P.M.
- 2) BASIS OF BEARINGS: All bearings are grid bearings of the Colorado State Plane Coordinate System, North zone, North American Datum of 1983 (2011). The Basis of Bearings is the South line of the southeast one-quarter of Section 12, Township 13 South, Range 65 West of the 6th Principal Meridian. The west point of said line is a found #6 rebar in a range box (no cap, also found 3 accessories to agree with monument record dated July 7, 2003). The east point of said line is a found 3/4-inch aluminum cap in a range box and marked "EL PASO COUNTY DPW T13S S12 | S7 / S13 | S8 R64W R65W 1992 PLS 17496". The measured bearing and distance between said points is South 89°21' 58" East a distance of 2,656.24 feet. The measurement was made using a survey grade GPS receiver with 500 epochs per observation on the Leica GPS Real-Time-Network known as SmartNet localized to project survey control.
- 3) No offset monuments are to be set in conjunction with this plat.
- 4) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508.
- 5) Maintenance of private drives is the responsibility of the individual property owners.
- 6) This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0561 G, effective date, December 7, 2018.
- 7) Final total gross acreage: 501,112 square feet (11.5039 acres), more or less. Total number of lots: 1
- 8) No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
- 9) Easements: Unless otherwise indicated, all side, front, and 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.
- 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 El Paso County Planning and Community Development Department: Drainage Report, Fire Protection Report, Geology and Soils Report, Traffic Impact Study, Wastewater Report, and Water Resources Report.
- 11) Geologic hazards or constraints: There are no geologic hazards on the site. There is one geologic constraint which is swelling soils and the mitigation measure is over-excavation.
- 12) 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 or runoff shall not be placed in drainage ways.
- 13) 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).
- 14) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 15) No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development.
- 16) There shall be no direct lot access to Meridian Road.
- 17) Mailboxes shall be installed in accordance with all El Paso County Planning and Community Development and United States Postal Service regulations.
- 18) Sewer and water to be provided by Falcon Highlands Metropolitan District.
- 19) All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
- 20) At the time of approval of this project, this property is located within the Falcon Fire Protection District. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.
- 21) The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No.19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- 22) The lineal units used in this drawing are U.S. Survey Feet.
- 23) 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.

REVISIONS:	PROJECT NO.	22071
	DATE:	MAY 2, 2023
	DRAWN BY:	ERW
	CHECKED BY:	MSJ
	SHEET:	1 OF 2

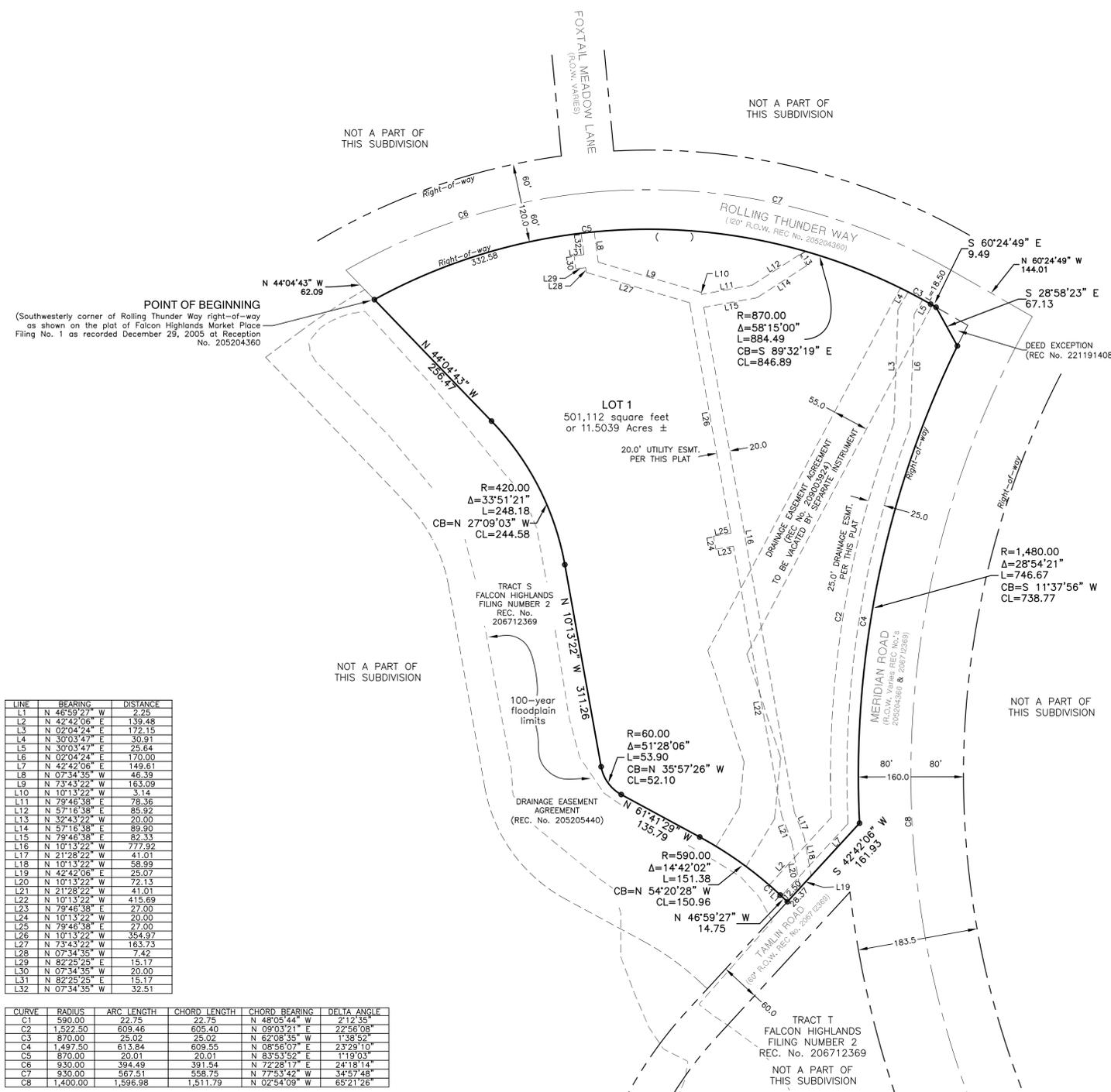
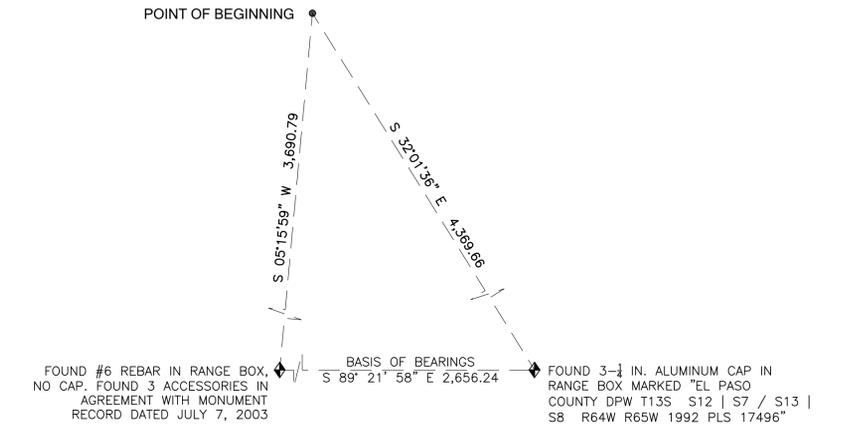
Land owner:
Amerco Real Estate Company
2727 N. Central Ave.
Phoenix, AZ 85004
Phone: (602) 263-6555

PCD FILE No. SF-22-40

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TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

TIE TO SECTION CORNERS AND BASIS OF BEARINGS



LINE	BEARING	DISTANCE
L1	N 46°59'27\"	2.25
L2	N 42°42'06\"	139.48
L3	N 07°04'24\"	172.15
L4	N 30°03'47\"	30.91
L5	N 30°03'47\"	25.64
L6	N 02°04'24\"	170.00
L7	N 42°42'06\"	149.61
L8	N 07°34'35\"	46.39
L9	N 73°43'22\"	163.09
L10	N 10°13'22\"	3.14
L11	N 79°46'38\"	78.36
L12	N 57°16'38\"	85.92
L13	N 32°43'22\"	20.00
L14	N 57°16'38\"	89.90
L15	N 79°46'38\"	82.33
L16	N 10°13'22\"	777.92
L17	N 21°28'22\"	41.01
L18	N 10°13'22\"	58.99
L19	N 42°42'06\"	25.07
L20	N 10°13'22\"	72.13
L21	N 21°28'22\"	41.01
L22	N 10°13'22\"	415.69
L23	N 79°46'38\"	27.00
L24	N 10°13'22\"	20.00
L25	N 79°46'38\"	27.00
L26	N 10°13'22\"	354.97
L27	N 73°43'22\"	163.73
L28	N 07°34'35\"	7.42
L29	N 82°28'25\"	15.17
L30	N 07°34'35\"	20.00
L31	N 82°28'25\"	15.17
L32	N 07°34'35\"	32.51

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	590.00	22.75	22.75	N 48°05'44\"	2°12'35\"
C2	1,522.50	609.46	605.40	N 09°03'21\"	22°56'08\"
C3	870.00	25.02	25.02	N 02°08'35\"	1°38'52\"
C4	1,497.50	613.84	609.55	N 08°56'07\"	23°29'10\"
C5	870.00	20.01	20.01	N 83°53'52\"	1°19'03\"
C6	930.00	394.49	391.54	N 72°28'17\"	24°18'14\"
C7	930.00	567.51	558.75	N 77°53'42\"	34°57'48\"
C8	1,400.00	1,596.98	1,511.79	N 02°54'09\"	65°21'26\"

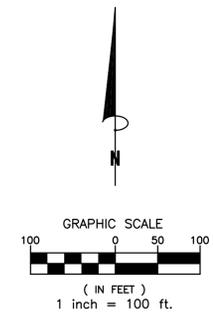
NOTES:

- 1) ● - Denotes Found #5 rebar with 1-1/4" blue plastic cap marked "CSAM, LLC PLS 38291"



PRELIMINARY

Remove this watermark



Land owner:
Amerco Real Estate Company
2727 N. Central Ave.
Phoenix, AZ 85004
Phone: (602) 263-6555

PCD FILE No. SF-22-40



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	CHECKED BY:	MSJ
	SHEET:	2 OF 2