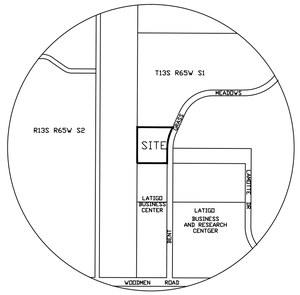
FALCON STORAGE

A SUBDIVISION OF PART OF
THE W 1/2 SECTION 1, T.13S., R.68W., OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



VICINITY MAP

1"=1000'

Know all men by these presents
That, Falcon Storage Partners, LLLP, a Colorado limited liability limited partnership being the owner of the following described tract of land, to wit:
A parcel of land being a portion of the West one-half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, situate in El Paso County, Colorado, described as follows:
Beginning at the Northwest corner of Latigo Business Center Filing No. 1 (Reception No. 205075726, El Paso County, Colorado records) (all bearings in this description are relative to the West line of the Southwest one-quarter of said Section 1, which bears North 00 degrees 16 minutes 02 seconds East "assumed"); Thence North 00 degrees 16 minutes 02 seconds East along said Section 1's Southwest one-quarter's West line, said line also being coincident with the Northerly extension of the Westerly line of said Filing, 501.15 feet; Thence South 89 degrees 43 minutes 58 seconds East, 493.97 feet to a point on the Westerly right-of-way line of the proposed extension of Bent Grass Meadows Drive (80' r.o.w.), as platted in said Filing; The following three (3) courses are along said Drive's Westerly right-of-way line: 1.) South 24 degrees 14 minutes 14 seconds West, 53.65 feet; 2.) On a curve to the left, said curve having a central angle of 23 degrees 58 minutes 12 seconds, a radius of 605.00 feet, an arc length of 253.11 feet; 3.) South 00 degrees 16 minutes 02 seconds West, 206.48 feet to the Northeast corner of Lot 1, said Filing; Thence North 89 degrees 42 minutes 50 seconds West along the Northerly line of said Lot 1, 420.00 feet to the Point of Beginning, County of El Paso, State of Colorado.
And containing 5.004 acres

Owners Certificate
The undersigned, Falcon Storage Partners, LLLP 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 Storage. 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.

_____
Owners/Mortgagee (Signature)
By: Richard Graham, Jr.
Title: General Partner

STATE OF COLORADO)
) SS
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 20___ by
Richard Graham, Jr. as General Partner.

My commission expires 4-9-22

Witness my hand and official seal _____
Oliver E. Watts, Notary Public

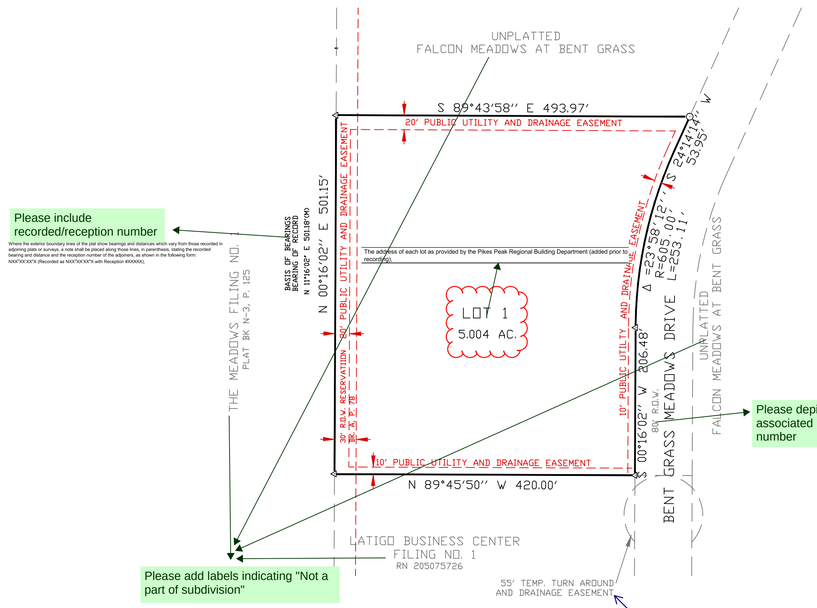
This plat for Falcon Storage Subdivision was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20___, subject to any notes or conditions specified hereon. Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder,
Reception # _____-_____

_____
Planning and Community Development Director

Please include:

The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.

The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.



Please include recorded/reception number

Where the exterior boundary lines of the plat show bearings and distances which vary from those recorded in adjoining plats or surveys, a note shall be placed along those lines, in parenthesis, stating the recorded bearing and distance and the reception number of the adjoiners, as shown in the following form: N(XX°XX'XX"E (Recorded as N(XX°XX'XX"E with Reception #XXXXX).

Please depict associated reception number

Please add labels indicating "Not a part of subdivision"

Please include the seal

Certification by a registered land surveyor that the subdivision plat represents a survey made by the surveyor and that the monuments shown on the subdivision plat are accurate as located, that all dimensions and other details are correct and that all monuments will be set to establish property corners or control points as required by the County. The certification shall include the title, name, address, seal, and signature of the registered land surveyor and date of certification and revision dates.

Surveyors Certificate
I, Oliver E. Watts, 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 10-6-20, 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 full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

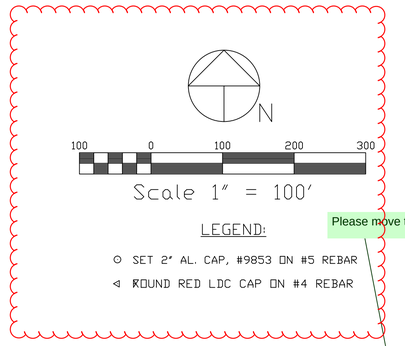
I attest the above on this _____ day of _____, 20__.

_____
Oliver E. Watts, Colorado PE-LS No. 9853
For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this ____ day of _____, 200__, and was recorded at Reception Number _____ of the records of El Paso County

_____
El Paso County Clerk and Recorder
Fee: _____
Surcharge: _____

School fees: _____ Park fees: _____
Drainage fees: _____Bridge fees: _____



Please move to the lower right hand corner

Please add the following notes:

The following note shall be placed on the plat: "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", and

Reference to the information relied on to establish all easements, rights-of-way, and other features which may include specific reference to a certain title policy including the policy number.

NOTES:
1. Bearings are based on the record bearing of N00°16'02"E, for the west line of the lot, monumented on each end by a 1" red plastic cap on a # 4 rebar, marked LDC PLS# 20681 as shown on the plat. Said monuments were at ground level as of the date of the fieldwork
2. Survey monuments found or set are at ground level unless otherwise noted on the plat.
3. Title information was provided by the client as follows:
Title Company: First American Title Insurance Company
Commitment no.: NCS-1055842-CO
Effective date: March 12, 2021 at 5:00 PM
This survey does not constitute a title search or opinion.
4. Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.
5. Flood plain:
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0535 G, dated December 7, 2018.
6. Units of measurement: US Survey Feet
7. 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 Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report
8. 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.
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. 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).
11. Addresses: The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
12. Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
13. No driveway shall be established unless an access permit has been granted by El Paso County.
14. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
15. Woodmen Road District Note:
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, per instrument recorded at Reception No. 204016142, 1-29-04.
16. Brent Grass Metropolitan District Note:
All property within this subdivision is within the boundaries of the Brent Grass 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 per instrument recorded at Reception No. 207074524, 6-4-07.
17. All property within this subdivision is within the boundaries of the Woodmen Hills Metropolitan District, per Deeds recorded under RN's. 203286253, and 221955421, and, as such, is subject to the District's) rules, regulations and specifications
18. All property within this subdivision is subject to a declaration of covenants as recorded at reception no. 205075724 and Bylaws of Latigo Business Center Owners Association recorded at Reception No. 205075725 of the records of the El Paso County Clerk and Recorder.
19. Water in the Denver Basin aquifers is allocated based upon 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated 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 upon wells in a given Denver Basin aquifer may be less than either the 100-years or 300-years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply
20. The property owners, its successors and assigns and all future lot owners in this development are hereby on Notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission, which compliance may result in a reduction of well withdrawal limits and thus reduction in water availability.
21. A Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement is recorded under RN. 205075723 of the records of El Paso County Colorado.
22. Utility Providers
Fire protection by Falcon Fire Protection District
Gas provided by Colorado Springs Utilities
Electric Provided by Mountain View Electric
Water and wastewater provided by Woodmen Hills Metropolitan District

PREPARED BY THE OFFICE OF:
OLIVER E. WATTS PE-LS
CONSULTING ENGINEER
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
(719) 593-0173
olliewatts@aol.com
Celebrating over 42 years in business

MS-23-003

County File No.:

OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 4-23-21 OEW 20-5523-07