

FALCON MEADOWS AT BENT GRASS

FILING NO. 1

A REPLAT OF TRACT J, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY; AND
BETTER LAND LLC; AS THEIR INTERESTS MAY APPEAR BEING THE OWNER OF THE FOLLOWING
DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION

TRACT J, TRACT K, TRACT L, AND TRACT M, BENT GRASS RESIDENTIAL FILING NO. 2, AND A
PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE
SOUTHWEST QUARTER OF SAID SECTION 1 BEARS N00°13'46"W, MONUMENTED BY THE
SOUTHWEST CORNER OF SAID SECTION 1, BEING A 2-1/2 INCH ALUMINUM CAP IN RANGE BOX
STAMPED "PLS 17664", AND BY THE WEST QUARTER CORNER OF SAID SECTION 1, BEING A 2"
ALUMINUM CAP STAMPED "PLS 28651", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHWEST CORNER OF TRACT B, BENT GRASS RESIDENTIAL FILING NO. 2,
WHENCE THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS N66°32'10"W, A DISTANCE OF
1759.47 FEET;

S89°47'22"W, A DISTANCE OF 1,111.18 FEET TO A POINT ON THE EAST LINE OF BENT GRASS
MEADOWS DRIVE;

THENCE WITH THE WEST AND SOUTH LINES OF BENT GRASS MEADOWS DRIVE THE FOLLOWING 5
COURSES AND DISTANCES:

- 1) THENCE N00°13'46"W, A DISTANCE OF 206.50 FEET TO THE BEGINNING OF A CURVE TO
THE RIGHT;
- 2) THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°58'12",
HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 219.64 FEET, AND WHOSE
CHORD BEARS N11°45'20"E, A CHORD DISTANCE OF 218.04 FEET;
- 3) THENCE N23°44'26"E, A DISTANCE OF 301.49 FEET TO THE BEGINNING OF A CURVE TO
THE RIGHT;
- 4) THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 65°45'45",
HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 602.58 FEET, AND WHOSE
CHORD BEARS N56°37'18"E, A CHORD DISTANCE OF 570.04 FEET;
- 5) THENCE N89°30'12"E, A DISTANCE OF 358.96 FEET TO THE NORTHEAST CORNER OF
TRACT K, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE EAST LINES OF SAID TRACT K, TRACT L, AND TRACT M THE FOLLOWING 9
COURSES AND DISTANCES:

- 1) S04°50'25""W, A DISTANCE OF 80.27 FEET;
- 2) S03°12'36""E, A DISTANCE OF 153.30 FEET;
- 3) S03°42'06""E, A DISTANCE OF 84.68 FEET;
- 4) S12°45'12""E, A DISTANCE OF 155.33 FEET;
- 5) S77°46'36""W, A DISTANCE OF 30.12 FEET;
- 6) S17°37'13""E, A DISTANCE OF 160.63 FEET;
- 7) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°44'32", HAVING A
RADIUS OF 1,840.12 FEET, AN ARC LENGTH OF 280.77 FEET, AND WHOSE CHORD BEARS
S10°08'34"E, A CHORD DISTANCE OF 280.50 FEET;
- 8) S04°52'53""E, A DISTANCE OF 8.49 FEET;
- 9) S00°13'15""E, A DISTANCE OF 95.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.31 ACRES (928,092 SQUARE FEET), MORE OR LESS.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC
RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT
AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE.
THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "FALCON MEADOWS AT BENT
GRASS FILING NO. 1", IN THE COUNTY OF EL PASO COUNTY, COLORADO.

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 AND EASEMENTS AS SHOWN HEREON UNDER
THE NAME AND SUBDIVISION OF FALCON MEADOWS AT BENT GRASS FILING NO. 1. 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.

CHALLENGER COMMUNITIES, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

DATE: _____

NOTARY

STATE OF COLORADO)
) ss.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY
_____ AS _____ OF

CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

BETTER LAND LLC.

BY: _____

NAME: _____

TITLE: _____

DATE: _____

NOTARY

STATE OF COLORADO)
) ss.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY

_____ AS _____ OF

BETTER LAND LLC.

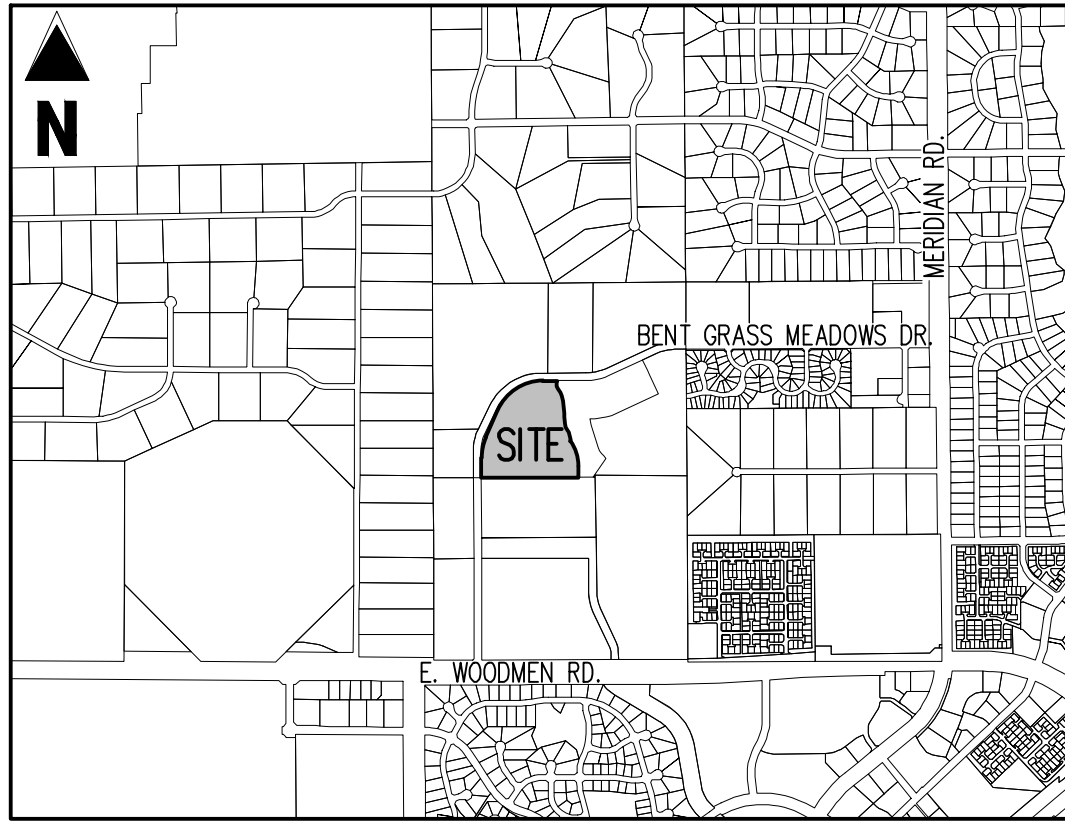
MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

VICINITY MAP

1" = 2000'



SUMMARY

71 LOTS	6.37 ACRES	29.9%
5 TRACTS	12.46 ACRES	58.5%
RIGHT OF WAY	2.47 ACRES	11.6%

EASEMENTS

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT
PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL FRONT, AND REAR LOT LINES ARE HEREBY
PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE
INDICATED. A 5 FOOT PUBLIC IMPROVEMENTS EASEMENT IS HEREBY DEDICATED ALONG ALL
FRONT LOT LINES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS
HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

THE TRAIL EASEMENT SHOWN HEREON WILL BE MAINTAINED BY THE BENT GRASS METROPOLITAN
DISTRICT.

DSD DIRECTOR CERTIFICATE

THIS PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 1 WAS APPROVED FOR FILING BY
THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON THE

_____ DAY OF _____, 20____
SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EL PASO COUNTY, COLORADO
DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

DATE _____

ACCEPTANCE CERTIFICATE FOR TRACTS

BENT GRASS METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, AND D FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE
ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE BENT GRASS
METROPOLITAN DISTRICT.

BY: RANDLE CASE II, PRESIDENT, BENT GRASS METROPOLITAN DISTRICT

BY: _____ EL PASO COUNTY

STATE OF COLORADO)
) ss.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY

_____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, BRIAN J. DENNIS, 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 DATE OF SURVEY, 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____.

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CLERK AND RECORDER

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT

_____O' CLOCK _____M., THIS _____ DAY OF _____, 2020 A.D.

AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE
RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

Galloway

1155 Kelly Johnson Blvd., Suite 305
Calaveras Springs, CA 95020
719.900.7220 • GallowayUS.com



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A REPLAT OF TRACT J, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	07/20/21	REVISED FOR CITY COMMENTS	EMV
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Project No: CLH000018.10
Drawn By: EMV
Checked By: BJD
Date: 02/22/2021

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COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES

- 1) THE PURPOSE OF THE PLAT IS TO CREATE NEW LOTS, TRACTS, PUBLIC RIGHT OF WAYS AND EASEMENTS.
- 2) FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021.
- 3) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 4) ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 5) MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.
- 6) PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: 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. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 7) TRACTS SHALL BE UTILIZED AS SPECIFIED IN THE TRACT TABLE, AS SHOWN. OWNERSHIP AND MAINTENANCE OF ALL TRACTS SHALL BE VESTED TO THE BENT GRASS METROPOLITAN DISTRICT.
- 8) WILDFIRE NOTE: AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR COVERED STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- 9) ADJACENT INDUSTRIAL AREAS: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- 10) FLOODPLAIN: NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C05536, EFFECTIVE DATE DECEMBER 07, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- 11) 5' UTILITY AND DRAINAGE EASEMENTS ON THE SIDE LINES OF EACH LOT, AND 10' UTILITY EASEMENTS ON THE FRONT AND REAR OF EACH LOT ARE HEREBY DEDICATED, EXCEPT WHERE NOTED OTHERWISE.
- 12) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE BENT GRASS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- 13) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 14) THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.
- 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.
- 16) ENVIRONMENTAL: 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., PREBBLE'S MEADOW JUMPING MOUSE).
- 17) SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.

TRACT TABLE

TRACT	USE	AREA	OWNERSHIP AND MAINTENANCE
A	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, SIGHT VISIBILITY	0.12 ACRES	BENT GRASS METROPOLITAN DISTRICT
B	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.20 ACRES	BENT GRASS METROPOLITAN DISTRICT
C	FUTURE DEVELOPMENT	1.04 ACRES	CHALLENGER COMMUNITIES, L.L.C. AND BETTER LAND LLC.
D	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL, PARK	7.04 ACRES	BENT GRASS METROPOLITAN DISTRICT
E	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, CHANNEL	4.06 ACRES	EL PASO COUNTY

CURVE TABLE

#	DELTA	LENGTH	RADIUS	CHORD
C1	84°10'57"	76.40	52.00	S41°35'40"W 69.71
C2	16°40'10"	58.19	200.00	S15°24'21"W 57.98
C3	82°35'52"	74.96	52.00	S48°22'12"W 68.64
C4	94°42'18"	85.95	52.00	N42°58'43"W 76.50
C5	19°22'00"	67.60	200.00	N14°03'26"E 67.28
C6	90°00'00"	18.85	12.00	N44°30'12"E 16.97
C7	90°00'00"	18.85	12.00	N68°44'26"E 16.97
C8	90°00'00"	18.85	12.00	N21°15'34"W 16.97
C9	18°08'28"	19.00	60.00	N16°11'46"E 18.92
C10	139°09'15"	145.72	60.00	S44°18'38"E 112.46
C11	23°33'23"	24.67	60.00	S77°53'26"W 24.49
C12	23°33'23"	24.67	60.00	N78°33'10"W 24.49
C13	128°34'32"	134.64	60.00	N48°56'15"E 108.12
C14	33°33'26"	35.14	60.00	S01°25'43"W 34.64
C15	33°33'26"	35.14	60.00	S89°30'25"W 34.64
C16	130°20'19"	136.49	60.00	N41°06'58"E 108.91
C17	23°33'23"	24.67	60.00	S12°16'30"E 24.49
C18	90°00'00"	18.85	12.00	S45°29'48"E 16.97
C19	84°10'57"	39.67	27.00	S41°35'40"W 36.20
C20	82°35'52"	38.92	27.00	S48°22'12"W 35.64
C21	94°42'18"	44.63	27.00	N42°58'43"W 39.72
C22	21°10'20"	166.29	450.00	N45°35'46"W 165.34
C23	16°06'20"	151.79	540.00	N48°07'46"W 151.29
C24	16°06'20"	144.76	515.00	S48°07'46"E 144.29
C25	55°58'18"	464.02	475.00	S28°11'47"E 445.79
C26	23°30'43"	149.37	364.00	S03°16'21"E 148.33
C27	23°11'33"	378.88	936.00	S03°06'46"E 376.30
C28	12°06'00"	119.11	564.00	S08°39'32"E 118.89
C29	27°07'26"	11.84	25.00	S16°10'15"E 11.72
C30	29°14'10"	28.06	55.00	S15°06'53"E 27.76
C31	29°14'10"	15.31	30.00	S15°06'53"E 15.14
C32	21°57'09"	19.16	50.00	S18°45'24"E 19.04
C33	12°06'00"	113.83	539.00	S08°39'32"E 113.62
C34	23°11'33"	389.00	961.00	S03°06'46"E 386.35
C35	24°37'58"	145.74	339.00	S03°49'58"E 144.62

LINE TABLE

#	BEARING
L1	S44°16'24"W 42.58
L2	N45°29'48"W 43.22
L3	N42°06'28"E 58.81
L4	S47°56'42"W 59.64
L5	N44°33'25"W 55.67
L6	S14°42'32"E 41.18
L7	S02°36'32"E 257.35
L8	S29°43'58"E 30.07
L9	S00°29'48"E 5.26
L10	S00°29'48"E 5.26
L11	S29°43'58"E 30.52
L12	S02°36'32"E 261.46
L13	S14°42'32"E 41.18
L14	S00°12'38"E 94.39
L15	N89°47'22"E 75.39
L16	S89°30'18"W 6.00
L17	N00°29'48"W 16.00
L18	N89°30'12"E 6.00
L19	N00°19'52"W 6.00
L20	N89°40'08"E 16.00
L21	S00°19'52"E 6.00
L22	N21°15'34"W 43.22
L23	S76°11'58"W 31.90
L24	S28°43'06"E 31.90
L25	N68°44'26"E 43.22

UTILITY CONTACTS

APPLICANT/DEVELOPER
CHALLENGER HOMES, INC.
13570 NORTHGATE ESTATES DR.
COLORADO SPRINGS, CO 80921
CONTACT: JIM BYERS
EMAIL: JIM@MYCHALLENGERHOMES.COM
TEL: (719) 598-5190

ENGINEER/CONSULTANT
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
CONTACT: GRANT DENNIS, P.E.
EMAIL: GRANTDENNIS@GALLOWAYUS.COM
TEL: (719) 900-7220

EL PASO COUNTY
EL PASO COUNTY, PLANNING & COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6300

SURVEYOR
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
CONTACT: LYLE BISSEGER
EMAIL: LYLEBISSEGER@GALLOWAYUS.COM
TEL: (719) 900-7220

UTILITY REVIEW - WATER/WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: JERRY JACOBSON
EMAIL: JERRY@WVMD.ORG
TEL: (719) 495-2500

UTILITY REVIEW - GAS
COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPY #4801
COLORADO SPRINGS, CO 80903
CONTACT: RYNE SOLBERG
EMAIL: RSOLBERG@CSU.ORG
TEL: (719) 668-8267

ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E WOODMEN RD
FALCON, CO 80831
TEL: (719) 495-2283

FIRE DISTRICT
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD
PEYTON, CO 80831
EMAIL: FALCONFIRE@FALCONFIREPD.ORG
TEL: (719) 495-4050

GEOLOGIC HAZARD NOTE

THE FOLLOWING PROJECT SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS AND GEOLOGY STUDY, FALCON MEADOWS AT BENT GRASS, EL PASO COUNTY, COLORADO BY ROCKY MOUNTAIN GROUP (RMG) DATED JUNE 22, 2020, AND REVISED DECEMBER 10, 2020, IN FILE FALCON MEADOWS AT BENT GRASS FILING NO. 1, #SF-21-020 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- FAULTS/SEISMICITY: (LOTS 1-71)
- RADIOACTIVITY/RADON GAS: (LOTS 1-71)
- EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1-71)
- SHALLOW GROUND WATER: (LOTS 1-71)

THE GEOLOGIC CONDITIONS ENCOUNTERED AT THIS SITE ARE RELATIVELY COMMON TO THE IMMEDIATE AREA AND MITIGATION CAN BE ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES. NONE OF THESE CONDITIONS ARE ANTICIPATED TO PRECLUDE THE PROPOSED DEVELOPMENT.

FEES

BENT GRASS METROPOLITAN DISTRICT FEE: _____

WOODMEN ROAD DISTRICT FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

URBAN PARK FEE: _____

REGIONAL PARK FEE: _____

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.



FALCON MEADOWS AT BENT GRASS FILING NO. 1

A REPLAT OF TRACT J, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	07/20/21	REVISED FOR CITY COMMENTS	EMV
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Project No:	CLH000018.10
Drawn By:	EMV
Checked By:	BJD
Date:	02/22/2021

