

# FALCON MEADOWS AT BENT GRASS FILING NO. 1

A REPLAT OF TRACT J, TRACT K, TRACT L, 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 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, AS ITS 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;

THENCE 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 EAST 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 L, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE EAST LINES OF SAID TRACT K, TRACT L, AND TRACT M THE FOLLOWING 10 COURSES AND DISTANCES:

- 1) S04°50'58"W, A DISTANCE OF 80.18 FEET;
- 2) S03°12'36"E, A DISTANCE OF 153.39 FEET;
- 3) S03°42'06"E, A DISTANCE OF 84.68 FEET;
- 4) S12°32'06"E, A DISTANCE OF 80.14 FEET;
- 5) S12°59'08"E, A DISTANCE OF 75.20 FEET;
- 6) S77°46'36"W, A DISTANCE OF 30.12 FEET;
- 7) S17°37'13"E, A DISTANCE OF 160.63 FEET;
- 8) 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;
- 9) S04°52'53"E, A DISTANCE OF 8.49 FEET;
- 10) S00°13'15"E, A DISTANCE OF 95.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.31 ACRES (928,068 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 \_\_\_\_\_

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.

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 1 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.

EL PASO COUNTY, COLORADO \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

## ACCEPTANCE CERTIFICATE FOR TRACTS

BENT GRASS METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, D AND E 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.

## FEES

BENT GRASS METROPOLITAN DISTRICT FEE: \_\_\_\_\_

WOODMEN ROAD DISTRICT FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

URBAN PARK FEE: \_\_\_\_\_

REGIONAL PARK FEE: \_\_\_\_\_

DRAINAGE BASIN FEE: \_\_\_\_\_

## 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 \_\_\_\_\_, 20\_\_\_\_ A.D.

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

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
DEPUTY



## FALCON MEADOWS AT BENT GRASS FILING NO. 1

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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
2	09/15/21	REVISED TRACT E	EMV
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Project No:	CLH000018.10
Drawn By:	EMV
Checked By:	BJD
Date:	02/22/2021



# FALCON MEADOWS AT BENT GRASS FILING NO. 1

A REPLAT OF TRACT J, TRACT K, TRACT L, 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 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

## GENERAL NOTES

- 1) THE PURPOSE OF THE PLAT IS TO CREATE 71 NEW LOTS, 5 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 IN THE ENTITIES SPECIFIED IN THE TRACT TABLE.
- 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 08041C0553G, EFFECTIVE DATE DECEMBER 07, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- 11) THIS PLAT HAS BEEN PLAT CHECKED BY PPRBD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.
- 12) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS 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 PARKS AND 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).
- 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.
- 18) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PUD PRELIMINARY PLAN, RECORDED AT RECEPTION NUMBER 221186560.
- 19) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

- 20) THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206051091.
- 21) THE SUBDIVIDER 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) NOTE REGARDING STORMWATER DRAINAGE: 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.
- 23) THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE BENT GRASS METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. BENT GRASS METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE CHANNEL IN TRACT E UNTIL THE NECESSARY CHANNEL STABILIZATION IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.
- 24) THE BASE FLOOD ELEVATIONS (BFE) TAKEN FROM THE FEMA FIRM MAP 08041C0553G, AND AS SHOWN ON THIS PLAN, ARE IN NAVD 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NGVD 29 DATUM. TO CONVERT THE BFE ELEVATIONS TO NGVD 29, SUBTRACT 3.280 FT (TOLERANCE IS +/- 0.164 FT).

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.
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, TRAIL	4.06 ACRES	BENT GRASS METROPOLITAN DISTRICT UNTIL ACCEPTED BY EPC

CURVE TABLE			
#	DELTA	LENGTH	RADIUS
C1	84°10'57"	76.40	52.00
C2	16°40'10"	58.19	200.00
C3	82°35'52"	74.96	52.00
C4	94°42'18"	85.95	52.00
C5	19°22'00"	67.60	200.00
C6	90°00'00"	18.85	12.00
C7	90°00'00"	18.85	12.00
C8	90°00'00"	18.85	12.00
C9	18°08'28"	19.00	60.00
C10	139°09'15"	145.72	60.00
C11	23°33'23"	24.67	60.00
C12	23°33'23"	24.67	60.00
C13	128°34'32"	134.64	60.00
C14	33°33'26"	35.14	60.00
C15	33°33'26"	35.14	60.00
C16	130°20'19"	136.49	60.00
C17	23°33'23"	24.67	60.00
C18	90°00'00"	18.85	12.00
C19	84°10'57"	39.67	27.00
C20	82°35'52"	38.92	27.00
C21	94°42'18"	44.63	27.00
C22	21°10'20"	166.29	450.00
C23	16°06'20"	151.79	540.00
C24	16°06'20"	144.76	515.00
C25	55°58'18"	464.02	475.00
C26	23°30'43"	149.37	364.00
C27	23°11'33"	378.88	936.00
C28	12°06'00"	119.11	564.00
C29	27°07'26"	11.84	25.00
C30	29°14'10"	28.06	55.00
C31	29°14'10"	15.31	30.00
C32	21°57'09"	19.16	50.00
C33	12°06'00"	113.83	539.00
C34	23°11'33"	389.00	961.00
C35	24°37'58"	145.74	339.00

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°40'12"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 BISSEGGER  
EMAIL: LYLEBISSEGGER@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@WHMD.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, #5F--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.

THE BUILDER HAS AGREED TO RESTRICT CONSTRUCTION TO NON-BASEMENT FOUNDATION TYPES IN AREA WHERE GROUNDWATER IS ANTICIPATED TO BE SHALLOWER THAN 14 FEET BELOW GROUND SURFACE (LOTS 1-71), UNLESS PERFORMANCE OF A GROUNDWATER MONITORING PROGRAM AT SOME FUTURE DATE INDICATES THAT THE LOTS ARE SUITABLE FOR BASEMENT CONSTRUCTION.

## 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.

Galloway

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220 • GallowayUS.com



FALCON MEADOWS AT BENT GRASS FILING NO. 1

A REPLAT OF TRACT J, TRACT K, TRACT L, 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 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	07/20/21	REVISED FOR CITY COMMENTS	EMV
2	09/15/21	REVISED TRACT E	EMV
3			
4			
5			
6			
7			
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17			
18			
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20			

Project No:	CLH000018.10
Drawn By:	EMV
Checked By:	BJD
Date:	02/22/2021

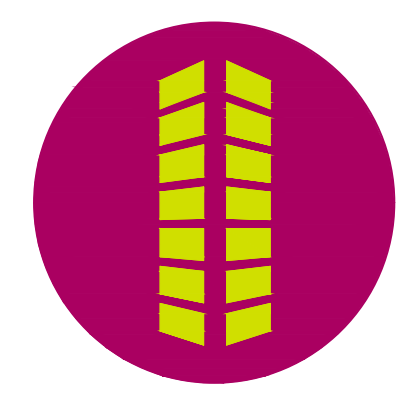
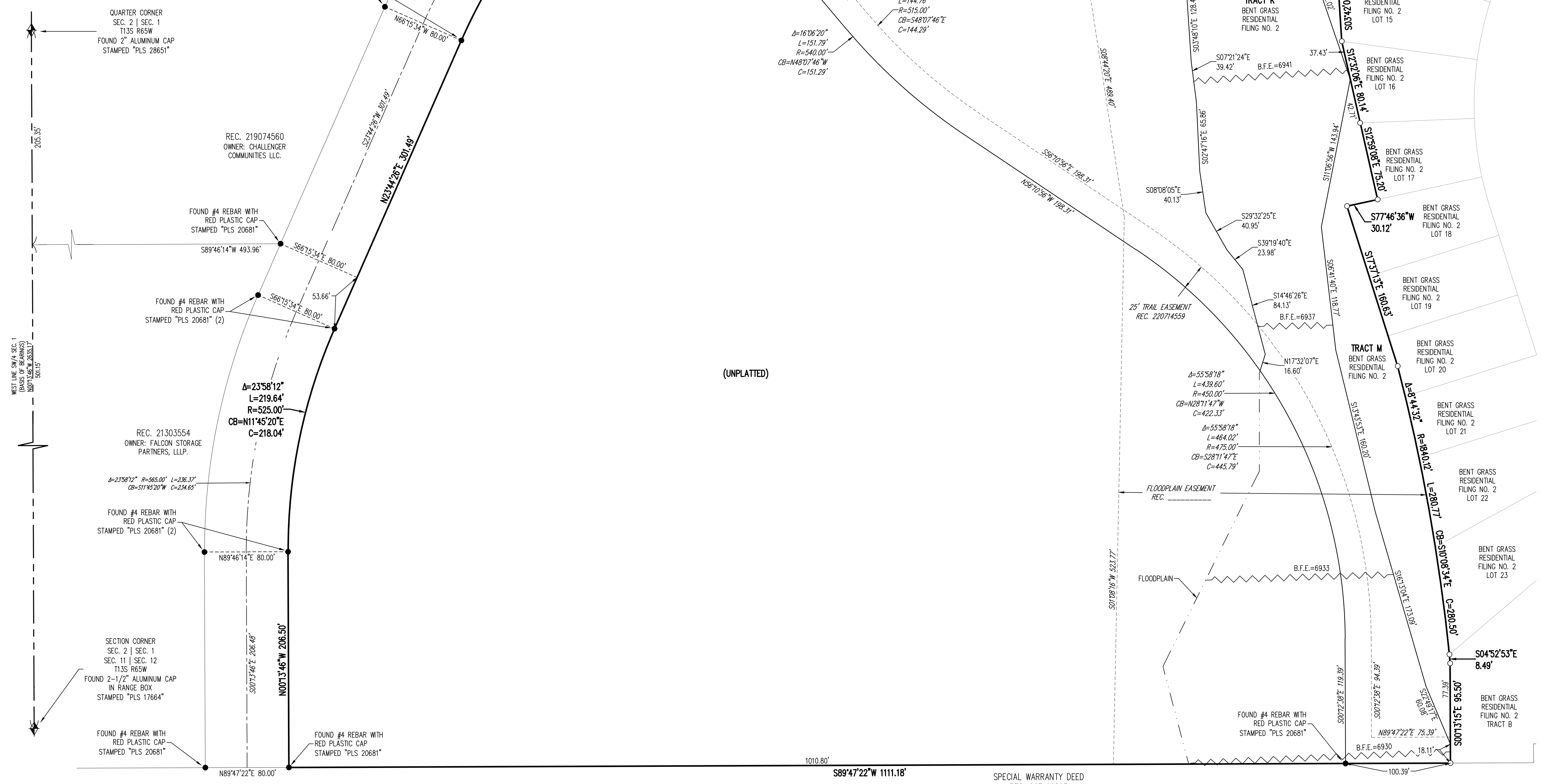


# FALCON MEADOWS AT BENT GRASS

## FILING NO. 1

A REPLAT OF TRACT J, TRACT K, TRACT L, 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 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO  
AS PLATTED

- LEGEND**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
  - FOUND PROPERTY MONUMENT AS DESCRIBED
  - SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED



## FALCON MEADOWS AT BENT GRASS FILING NO. 1

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# FALCON MEADOWS AT BENT GRASS

## FILING NO. 1

A REPLAT OF TRACT J, TRACT K, TRACT L, 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 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO  
AS REPLATTED

### LEGEND

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED
- U.E. UTILITY EASEMENT HEREBY DEDICATED
- P.I.E. PUBLIC IMPROVEMENT EASEMENT HEREBY DEDICATED
- S.D.E. SIGHT DISTANCE EASEMENT HEREBY DEDICATED
- M.K.E. MAILBOX KIOSK EASEMENT HEREBY DEDICATED
- B.F.E. BASE FLOOD ELEVATION

QUARTER CORNER  
SEC. 2 | SEC. 1  
T13S R65W  
FOUND 2" ALUMINUM CAP  
STAMPED "PLS 28651"

REC. 219074560  
OWNER: CHALLENGER  
COMMUNITIES LLC.

FOUND #4 REBAR WITH  
RED PLASTIC CAP  
STAMPED "PLS 20681"

FOUND #4 REBAR WITH  
RED PLASTIC CAP  
STAMPED "PLS 20681" (2)

REC. 21303554  
OWNER: FALCON STORAGE  
PARTNERS, LLP.

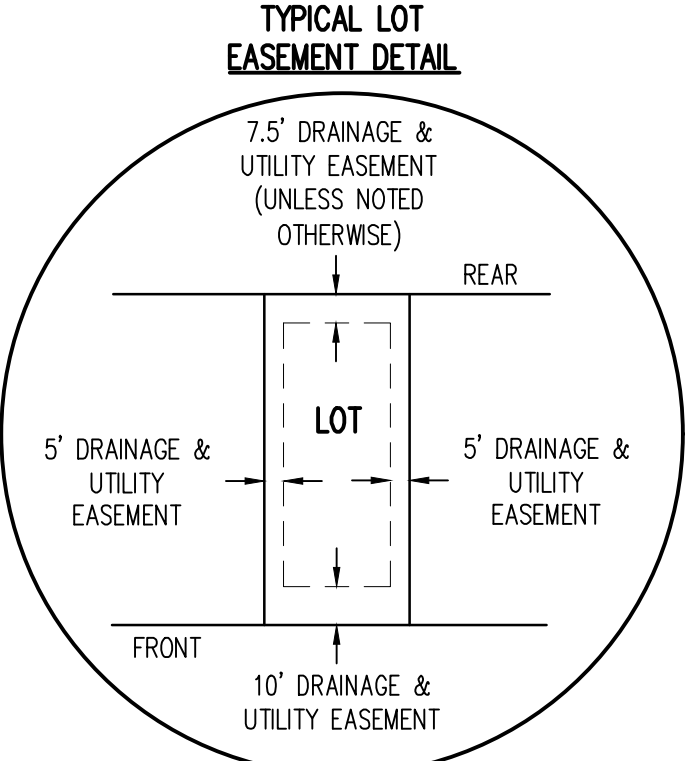
FOUND #4 REBAR WITH  
RED PLASTIC CAP  
STAMPED "PLS 20681" (2)

SECTION CORNER  
SEC. 2 | SEC. 1  
SEC. 11 | SEC. 12  
T13S R65W  
FOUND 2-1/2" ALUMINUM CAP  
IN RANGE BOX  
STAMPED "PLS 17664"

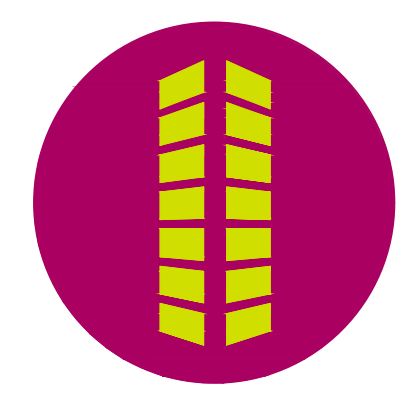
FOUND #4 REBAR WITH  
RED PLASTIC CAP  
STAMPED "PLS 20681"

FOUND #4 REBAR WITH  
RED PLASTIC CAP  
STAMPED "PLS 20681"

10/12/2021 8:14:43 AM  
REGIONAL  
Surveying Department  
amy  
FNUIMFRATION



SPECIAL WARRANTY DEED  
REC. 207122803  
OWNER: RANDALL DEYOUNG



## FALCON MEADOWS AT BENT GRASS FILING NO. 1

A REPLAT OF TRACT J, TRACT K, TRACT L, TRACT M, BENT GRASS RESIDENTIAL FILING NO. 2 AND  
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