

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, 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 N001°3'46"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 NORTHEAST CORNER OF SAID TRACT J, BENT GRASS RESIDENTIAL FILING NO. 2, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS S76°41'03"W, A DISTANCE OF 1329.47 FEET;

THENCE WITH THE EAST LINE OF SAID TRACT J THE FOLLOWING 14 COURSES AND DISTANCES:

- 1) THENCE S26°40'04"W, A DISTANCE OF 9.94 FEET;
- 2) THENCE S01°57'40"E, A DISTANCE OF 46.06 FEET;
- 3) THENCE S15°47'28"E, A DISTANCE OF 30.15 FEET;
- 4) THENCE S34°08'10"E, A DISTANCE OF 47.85 FEET;
- 5) THENCE S28°20'56"E, A DISTANCE OF 36.54 FEET;
- 6) THENCE S15°26'30"E, A DISTANCE OF 53.32 FEET;
- 7) THENCE S03°48'10"E, A DISTANCE OF 128.46 FEET;
- 8) THENCE S07°21'24"E, A DISTANCE OF 39.42 FEET;
- 9) THENCE S02°47'16"E, A DISTANCE OF 65.86 FEET;
- 10) THENCE S08°08'05"E, A DISTANCE OF 40.13 FEET;
- 11) THENCE S29°32'25"E, A DISTANCE OF 40.95 FEET;
- 12) THENCE S39°19'40"E, A DISTANCE OF 23.98 FEET;
- 13) THENCE S14°46'26"E, A DISTANCE OF 84.13 FEET TO A POINT ON THE WEST LINE OF TRACT K, BENT GRASS RESIDENTIAL FILING NO. 2;
- 14) S17°32'07"W, A DISTANCE OF 16.60 FEET TO A POINT ON THE WEST LINE OF TRACT K, BENT GRASS RESIDENTIAL FILING NO. 2 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE WEST LINE OF SAID TRACT K AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°47'57", HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 273.31 FEET, AND WHOSE CHORD BEARS S17°36'37"E, A CHORD DISTANCE OF 269.13 FEET;

THENCE CONTINUING WITH THE WEST LINE OF SAID TRACT K, S0012°38"E, A DISTANCE OF 119.39 FEET TO THE SOUTHEAST CORNER OF SAID TRACT K;

THENCE DEPARTING THE WEST LINE OF SAID TRACT K, S89°47'22"W, A DISTANCE OF 1,010.80 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 N001°3'46"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 149.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.17 ACRES (791,306 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 BENT GRASS RESIDENTIAL FILING NO. 2. 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, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

DATE: _____

NOTARY

STATE OF COLORADO }
COUNTY OF _____ } ss.

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

CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC _____
public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

BETTER LAND LLC.

BY: _____

NAME: _____

TITLE: _____

DATE: _____

NOTARY

STATE OF COLORADO }
COUNTY OF _____ } ss.

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

BETTER LAND LLC.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC _____

Planning and Community Development Department Certificate

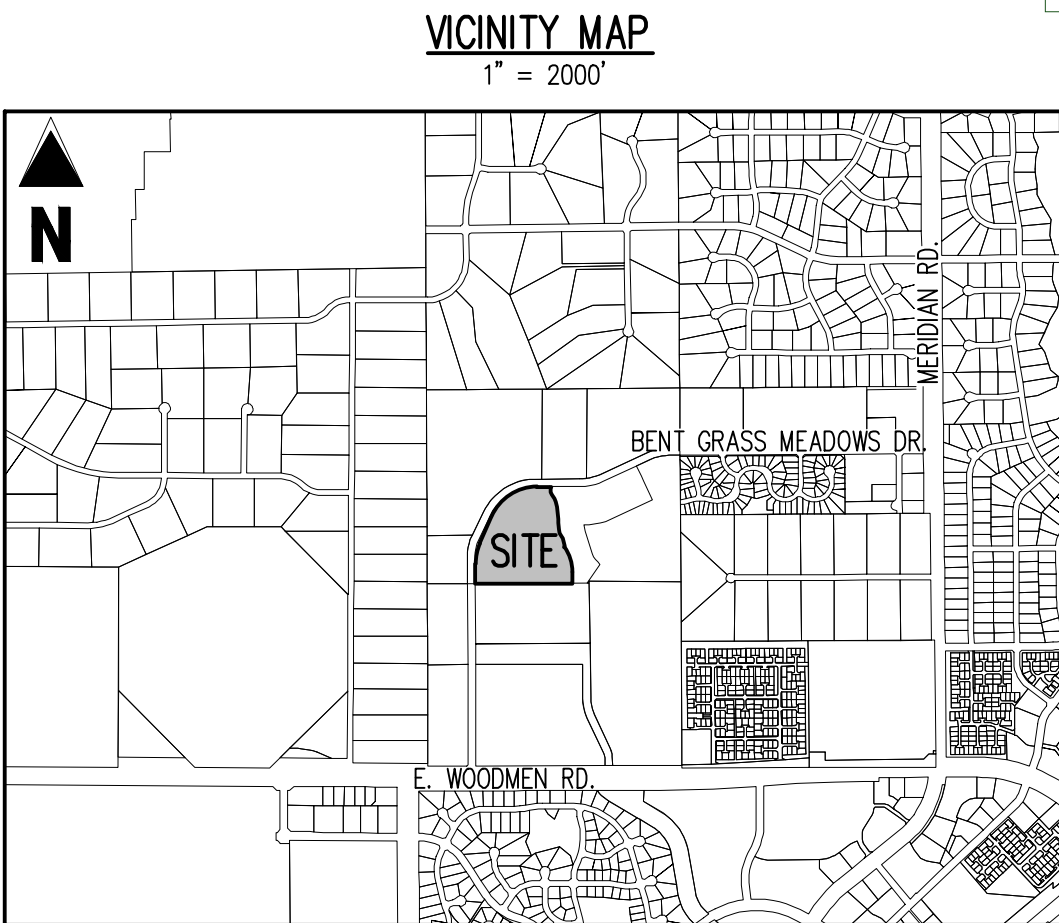
BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON _____

THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENT 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.

delete this is an admin plat
CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____



SUMMARY

71 LOTS 6.37 ACRES 35.0%
5 TRACTS 9.33 ACRES 51.4%
RIGHT OF WAY 2.47 ACRES 13.6%

EASEMENTS

EASEMENTS ARE AS SHOWN IN THE "TYPICAL LOT EASEMENT DETAIL" ON SHEET 2, UNLESS OTHERWISE NOTED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

perimeter? trail easement?

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, 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 }
COUNTY OF _____ } ss.

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC _____

Water and wastewater service for this subdivision is provided by the (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)
Gas
Electric

Floodplain:
No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date _____ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

NOTES ADDED

ADD & customize missing notes:

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) 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 COUNTY 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.
- 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 8000 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 SHALL 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 NOTE: PER THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 08041C0553G WITH AN EFFECTIVE DATE OF DECEMBER 07, 2018, INDICATES THE SUBJECT PROPERTY IS DESIGNATED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 11) DISCLAIMER NOTE: THE EL PASO COUNTY BOARD OF COMMISSIONERS DISCLAIMS ANY INTEREST IN THE TEMPORARY TURN AROUND RIGHT-OF-WAY PURPORTED TO BE CONVEYED TO EL PASO COUNTY BY QUILCLAIM DEED RECORDED AT RECEPTION NO. 14272021. AS SUCH RIGHT-OF-WAY WAS NEVER ACCEPTED BY THE COUNTY IN ACCORDANCE WITH LEGAL REQUIREMENTS. TO THE EXTENT THAT EL PASO COUNTY MAY NONETHELESS HAVE AN INTEREST IN SUCH RIGHT-OF-WAY, THE BOARD OF COUNTY COMMISSIONERS HEREBY CONSENTS TO THE VACATION OF SUCH RIGHT-OF-WAY.

ADDED CONTACTS
utilities provided by: _____
No direct lot access to Bent Grass Meadows Drive.

- 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.
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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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

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., Preble's Meadow Jumping Mouse).

When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

Special District Notes:
Special District Disclosure (when the plat is located in a special district):
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 | SIZE | USE | OWNERSHIP | MAINTENANCE |
|-------|--------------|---|----------------------------------|----------------------------------|
| A | 398.852 ± SF | Open space, public access, public utilities, drainage, trail, park | Bent Grass Metropolitan District | Bent Grass Metropolitan District |
| B | 73,743.9 SF | Open space, public access, public utilities, drainage, trail | Bent Grass Metropolitan District | Bent Grass Metropolitan District |
| C | 102,389 SF | Open space, public access, public utilities, drainage, trail | Bent Grass Metropolitan District | Bent Grass Metropolitan District |
| D | 11,781.9 SF | Open space, public access, public utilities, drainage, trail | Bent Grass Metropolitan District | Bent Grass Metropolitan District |
| E | 7,840.4 SF | Open space, public access, public utilities, drainage, trail | Bent Grass Metropolitan District | Bent Grass Metropolitan District |
| F | 14,274.8 SF | Open space, public access, public utilities, drainage, drainage channel across road | Bent Grass Metropolitan District | Bent Grass Metropolitan District |
| G | 102,422.4 SF | Open space, public access, public utilities, drainage, trail | Bent Grass Metropolitan District | Bent Grass Metropolitan District |
| H | 4,366 SF | Open space, public access, public utilities, drainage, trail | Bent Grass Metropolitan District | Bent Grass Metropolitan District |
| I | 30,482 SF | Open space, public access, public utilities, drainage, trail | Bent Grass Metropolitan District | Bent Grass Metropolitan District |
| J | 30,482 SF | Open space, public access, public utilities, drainage, trail | Bent Grass Metropolitan District | Bent Grass Metropolitan District |
| K | 28,820.9 SF | Open space, public access, public utilities, drainage, trail | Bent Grass Metropolitan District | Bent Grass Metropolitan District |

use eventuality Woodmen Road fee will go away

See comment letter.

SURVEYOR'S CERTIFICATE

I, BRIAN J. DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR NO. 38069 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC., COLORADO, DO HEREBY CERTIFY THAT THIS IS THE RESULTS OF A SURVEY MADE ON DATE OF _____, 20____, AND THAT ALL MONUMENTS EXIST AS SHOWN ON THIS PLAT. THE RESULTS OF THIS SURVEY ARE LESS THAN 1:10,000; AND THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO, AND THE COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soils & Geology Study by Rocky Mountain Group dated December 10, 2020 in file (PUDSP20-005) available at the El Paso County Planning and Community Development Department. Potentially Seasonally High Groundwater: 140-146, 195-202, 115-118. 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 1-91, 105-108, 133-146, 195-213, and 22-268 as presented on the Engineering and Geology Map, Figure 10), unless performance of a groundwater monitoring program at some future date indicates that the lots are suitable for basement construction.

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

ADD GEO NOTE

CLERK AND RECORDER

STATE OF COLORADO }
COUNTY OF EL PASO } ss.

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 _____

REVISED

FEES

FEE: _____

DRAINAGE FEE: _____

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

(If one is to be had) Park Lands Agreement was recorded at _____

Urban Park Fee _____

Regional Park Fee _____

NOTE ADDED PER COMMENT, THOUGH NO ADDRESSES ARE SHOWN

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Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80902
719.900.7220 • GallowayUS.com

