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Pages

El Paso County, CO

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SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
Falcon 1	Name of Plat	Bent Grass Filing No. 1
Challeno	S Owner's Name	rities LLC
Subdivision	Condom	inium 🔲

FILING

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

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 NOO"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 WITH THE EAST AND SOUTH LINES OF BENT GRASS MEADOWS DRIVE THE FOLLOWING 5 COURSES AND DISTANCES: 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 N23°44'26"E, A DISTANCE OF 301.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 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)

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2)

 \Rightarrow

THENCE NOO"13'46"W, A DISTANCE OF 206.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

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 N.56'37'18"E, A CHORD DISTANCE OF 570.04 FEET;

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

2) こ S03'12'36"E, A DISTANCE OF 153.39 FEET; S04'50'58"W, A DISTANCE OF 80.18 FEET;

5) 3) S12*59'08"E, \$12.32'06"E, A DISTANCE OF 80.14 FEET; A DISTANCE OF 75.20 FEET; A DISTANCE OF 84.68 FEET;

6)

S77.46'36"W, A DISTANCE OF 30.12 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 \$10"08"34"E, A CHORD DISTANCE OF 280.50 FEET; S17'37'13"E, A DISTANCE OF 160.63 FEET;

9) S04.52'53"E, A DISTANCE OF 8.49 FEET;

S0013'15"E, A DISTANCE OF 95.50 FEET TO THE POINT OF BEGINNING

<u>ō</u> 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

<u>VICINITY MAP</u>
1" = 2000'

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 RESOLUTION, AL 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.

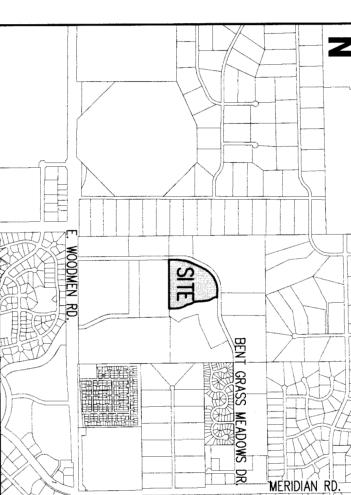
CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

DATE: NAME: TILE:

COUNTY OFE! STATE OF ACKNOWLEDGED BEFORE ME THIS 13 DAY OF 22 COLORADO •

CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMP. MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL 0 3c 35 ANY

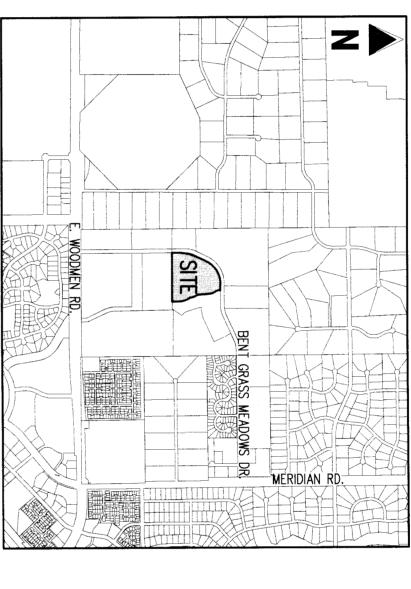
NOTARY PUBLIC



SUMMARY

5 TRACTS RIGHT OF WAY EASEMENTS 6.37 ACRES 12.46 ACRES 2.47 ACRES

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



ACCEPTANCE CERTIFICATE FOR TRACTS BENT GRASS METROPOLITAN DISTRICT

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

RANDLE CASE II, PRESIDENT, BENT GRASS METROPOLITAN DISTRICT

STATE OF COLORADO PASO COUNTY

ACKNOWLEDGED BEFORE ME T THIS | 7 AS President

COUNTY OF El Paso

MY COMMISSION EXPIRES: heoc. 45.8

MITNESS MY HAND /

D

AND DEFICIAL SEAL

COUNTY OF EL PASO

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

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

22 ** DAY OF DECEMBER 2021
SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. EL PASO COUNTY, COLDRADO
PLANNING AND COMMANITY DEVELOPMENT DEPARTMENT DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

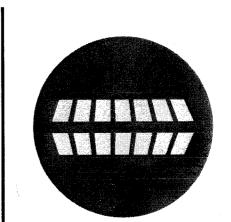
\$182,701,05

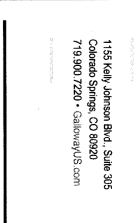
CLERK AND RECORDER

1:44 0' CLOCK

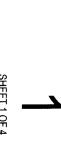
FALCON MEADOWS AT BENT GRASS FILING NO. 1

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





Gaiioway



Gailloway

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

- THE PURPOSE OF THE PLAT IS TO CREATE 71 NEW LOTS, WAYS AND EASEMENTS. FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021
- ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES

21)

20)

MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.

5)

4

3)

2)

- 23)
 - THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALIT MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \(\frac{7}{2} \) \(\frac{7}{2} \) OF THE RECORDS OF EL PASO COUNTY. THE BENT GRASS METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAFACILITIES. BENT GRASS METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE CHANNEL IN TRACT E UNTIL THE NECESSARY CHASTABILIZATION IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.
 - 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).

24)

	3051091.
NTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO.	NTAINED IN INS
PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS	PROPERTY IS

USE
ACCESS, PUBLIC UTILITIES, DRAINAGE,
ACCESS, PUBLIC UTILITIES, DRAINAGE

THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS / SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS / SUBJUTION ASSIGNEED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERSUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPING. DANCE WITH THE N NO. 19–471), G PERMIT EDING, SHALL BE URE THAT A PROPERTY.

NOTE REGARDING STORMWATER DRAINAGE: ALL PROPERTY OWNERS ARE RESPONSIE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPE 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 RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

BENT GRASS
BJECT DRAINAGE
E FOR
ESSARY CHANNEL
D FOR

ALL BE			2	CIDAT TABLE		
` A	#	DELTA	LENGTH	RADIUS	CHORD	
•	Ω	8410'57"	76.40	52.00	S41*35'40"W 69.71	69.71
SIBLE	C2	16.40'10"	58.19	200.00	S15*24*21"W 57.98	57.98
PERTY.	С3	82*35'52"	74.96	52.00	S48°22'12"W 68.64	68.64
	C4	94.42,18,	85.95	52.00	N42'58'43"W 76.50	76.50
	C5	19"22"00"	67.60	200.00	N14'03'26"E 67.28	67.28
OW OF	6	,00,00.06	18.85	12.00	N44.30'12"E 16.97	16.97
	C7	,00,00,06	18.85	12.00	N68*44'26"E 16.97	16.97
	С8	900'00'00"	18.85	12.00	N21"15'34"W 16.97	16.97
II DMT	С9	18'08'28"	19.00	60.00	N16"11'46"E 18.92	18.92
	2	170000	j	2)	

Table	
CHORD	
S41.35,40,"W	69.71
S15*24'21"W	57.98
	68.64
N42.58,43,W	76.50
N14"03"26"E	67.28
N44"30"12"E	16.97
	CHORD 541'35'40"W 515'24'21"W 548'22'12"W 48'22'12"W 42'58'43"W V14'03'26"E V44'30'12"E

IFIRE@FALCONFIREPD.ORG \$95-4050

ENGINEER/CONSUGALLOWAY & CON 1155 KELLY JOHN COLORADO SPRIN CONTACT: GRANT EMAIL: GRANTDEN TEL: (719) 900 JLTANT)MPANY, INC. INSON BLVD., SUITE 305 NGS, CO 80920 NT DENNIS, P.E. INNIS@GALLOWAYUS.COM

NAL CIRCLE, SUITE 110 GS, CO 80910 -6300

SURVEYOR
GALLOWAY & COM
1155 KELLY JOHN
COLORADO SPRIN
CONTACT: LYLE E
EMAIL: LYLEBISSE
TEL: (719) 900 APANY, INC. ISON BLVD., SUITE 305 GS, CO 80920 JISSEGGER GGER@GALLOWAYUS.COM

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

NOTICE

ACCORDING TO COLORADO LAW YOU MUDEFECT IN THIS SURVEY WITHIN THREE TO EVENT, MAY ANY ACTION BASED UP THAN TEN YEARS FROM THE DATE OF T

ONTACTS

VELOPER
HOMES, INC.
SATE ESTATES DR.
RINGS, CO 80921
BYERS
CHALLENGERHOMES.COM

GEOLOGIC HAZARD NOTE

FALCON MEADOWS AT BENT GRASS FILING NO. 1

Project No:
Drawn By:
Checked By:

15)

4)

THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.

ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

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.

<u>16</u>)

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).

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.

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.

13)

12)

WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS.

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.

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.

8

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.

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.

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

