

Chuck Broerman
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El Paso County, CO



4
Pages 221714886

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

Reception Fee Number of Pages File Number

Falcon Meadows at Bent Grass
Name of Plat Filing No. 1

Challenger Communities LLC
Owner's Name

Subdivision

Condominium

FALCON MEADOWS AT BENT GRASS

14886

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, LLC, 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 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASES 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°34'46"W, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 1, BEING A 2-1/2" HIGH ALUMINUM CAP IN RANGE BOX STAMPED "PLS 17864", AND BY THE WEST QUARTER CORNER OF SAID SECTION 1, BEING A 2" ALUMINUM CAP STAMPED "PLS 28851", 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 N65°32'10"W, A DISTANCE OF 1759.47 FEET;

THENCE S89°27'27"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°34'46"W, A DISTANCE OF 208.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 235°17', HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 419.87 FEET, AND WHOSE CHORD BEARS N15°20'12", 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 402.58 FEET, AND WHOSE CHORD BEARS N58°37'18"E, A CHORD DISTANCE OF 570.04 FEET;
- 5) THENCE N68°30'12"E, A DISTANCE OF 338.96 FEET TO THE NORTHEAST CORNER OF TRACT L, BENT GRASS RESIDENTIAL FILING NO. 2.
- 1) S04°50'58"W, A DISTANCE OF 80.18 FEET;
- 2) S03°12'35"E, A DISTANCE OF 153.39 FEET;
- 3) S03°42'06"E, A DISTANCE OF 84.68 FEET;
- 4) S12°22'06"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°52'33"E, A DISTANCE OF 84.49 FEET;
- 10) S00°31'15"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.

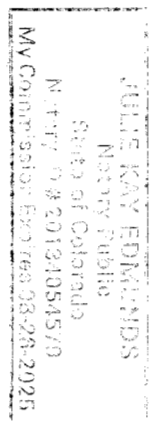
OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, WORKMANS, BENEVOLENTS OR DEBTS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE JOINTLY, SEVERALLY AND JOINTLY AND SEVERALLY IN THE LAND DESCRIBED HEREIN, MADE AND UNDERWRITTEN AND SIGNATURES 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 CONVEY AND ABIDE 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 OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CONVEYED TO THE PUBLIC. 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

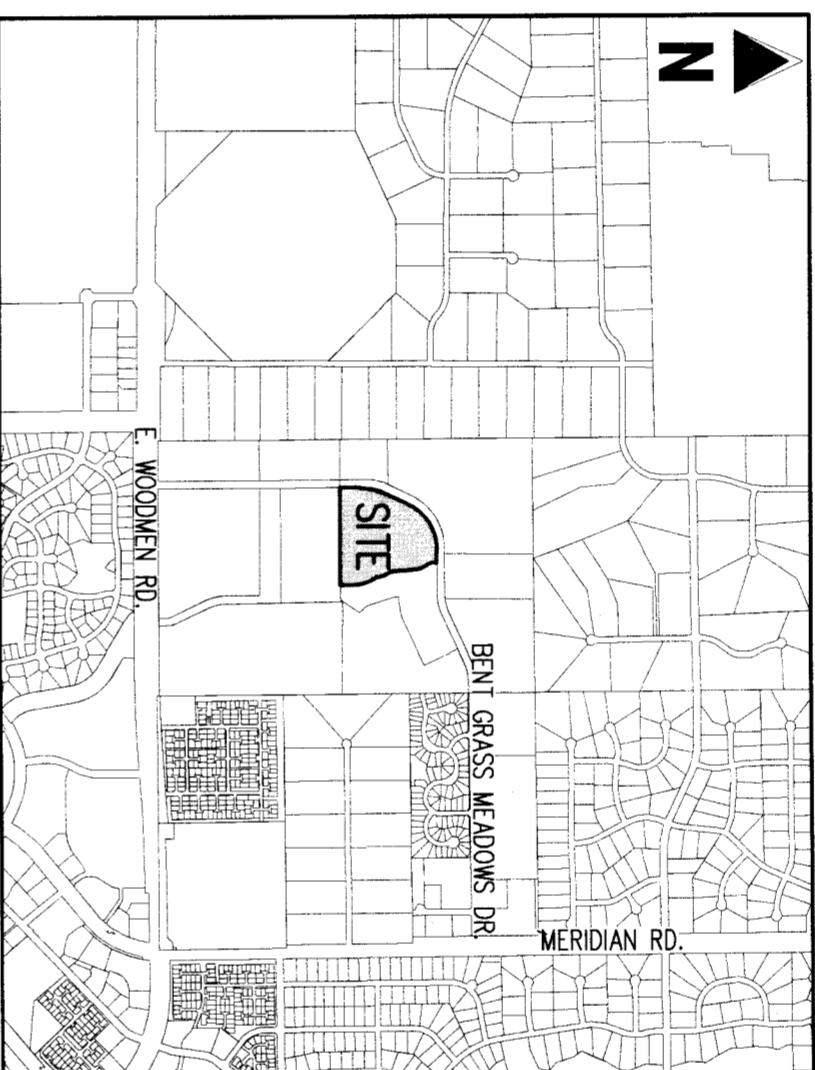
BY: _____
NAME: _____
TITLE: _____
DATE: 11/11/2021

NOTARY
STATE OF COLORADO
COUNTY OF EL PASO



ACKNOWLEDGED BEFORE ME THIS 11th DAY OF November, 2021, BY _____
AS _____
CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY
MY COMMISSION EXPIRES 8-21-2025
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC

VICINITY MAP



SUMMARY

71 LOTS
5 TRACTS
RIGHT OF WAY
6.37 ACRES 28.92
12.46 ACRES 58.52
2.47 ACRES 11.62

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

THE 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
22nd DAY OF December 2021
SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EL PASO COUNTY, COLORADO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

DATE 12/22/2021

ACCEPTANCE CERTIFICATE FOR TRACTS

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: _____
BENT GRASS METROPOLITAN DISTRICT

BY: _____ EL PASO COUNTY

STATE OF COLORADO
COUNTY OF El Paso

ACKNOWLEDGED BEFORE ME THIS 17th DAY OF November, 2021 BY
Randy Case II, AS President
MY COMMISSION EXPIRES 8-24-2024
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 THE PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 1 WAS SURVEYED AND THE SURVEY MADE ON DATE OF SURVEY BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CALCULATIONS 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 15th DAY OF October, 2021

EL PASO COUNTY, COLORADO
PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF CALLOWAY & COMPANY, INC.



FEES

BENT GRASS METROPOLITAN DISTRICT FEE: \$ _____ Paid to District
WOODMEN ROAD DISTRICT FEE: \$ _____ Paid to District
BROAD FEE: \$ _____
SCHOOL FEE: \$177.00 Area 3
URBAN PARK FEE: \$ _____ Area 3
REGIONAL PARK FEE: \$ _____ Area 2
DRAINAGE BASIN FEE: Falcon \$183,701.05 pre credit for

CLERK AND RECORDER

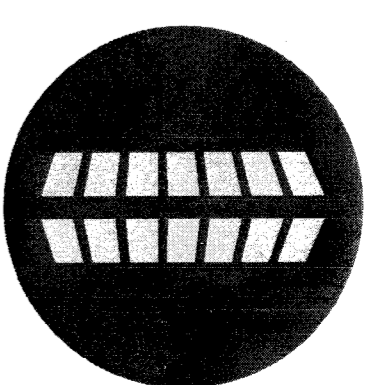
STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____
AND IS DULY RECORDED AT RECEPTION NUMBER 22-1114886 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BREWSTER, RECORDER
BY: _____ DEPUTY

#	Date	Issued/Description	Int.
1	07/02/21	REGISTERED PROFESSIONAL COMMUNITY EIM	
2	08/15/21	REGISTERED TRACTE	EIM

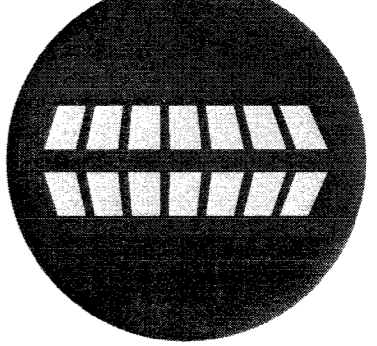
Project No: CJA000018-10
Drawn By: EIM
Checked By: BJD
Date: 02/22/2021

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



Galloway
1155 Kelly Johnson Blvd, Suite 305
Colorado Springs, CO 80920
719.580.7200 - GallowayCO.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

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, UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECORD NUMBER ~~221186660~~ 221186660.
- 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) WILDLIFE NOTE: AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE PROTECTION PLAN FOR THE PROPERTY. THE PROTECTION DISTRICT HAS ADOPTED A FIRE PROTECTION PLAN FOR THE PROPERTY. THE PROTECTION DISTRICT HAS ADOPTED A FIRE PROTECTION PLAN FOR THE PROPERTY. THE PROTECTION DISTRICT HAS ADOPTED A FIRE PROTECTION PLAN FOR THE PROPERTY. THE PROTECTION DISTRICT HAS ADOPTED A FIRE PROTECTION PLAN FOR THE PROPERTY.
- 9) ADJACENT INDUSTRIAL AREAS: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FLAMES, 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 080103553, EFFECTIVE DATE DECEMBER 07, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- 11) THIS PLAT HAS BEEN PLAT CHECKED BY PERRO, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER ~~221186660~~ 221186660.
- 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 PLATED 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, PLATING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- 16) ENVIRONMENTAL: DEVELOPERS 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., PEBBLES WEAVER WADING BIRD).
- 17) SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SHALL BE SUBMITTED TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH THIS PLAT.
- 18) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PLAT PRELIMINARY PLAN, RECORDED AT RECEPTION NUMBER 221186660.
- 19) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

TRACT	TRACT TABLE	TRACT TABLE	TRACT TABLE
TRACT	AREA	OWNERSHIP AND MAINTENANCE	TRACT TABLE
A	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.72 ACRES	BENT GRASS METROPOLITAN DISTRICT
B	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	1.04 ACRES	CHALLENGER COMMUNITIES, L.L.C.
C	TRAIL, PARK	7.08 ACRES	BENT GRASS METROPOLITAN DISTRICT
D	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, CHANNEL, TRAIL	4.08 ACRES	BENT GRASS METROPOLITAN DISTRICT

#	DELTA	LENGTH	RADIUS	CHORD
C1	6470157	76.40	52.00	54735.40"W, 69.71'
C2	1640107	58.19	20.00	51572.91"W, 57.98'
C3	8235522	74.96	52.00	5487217"W, 66.64'
C4	9442718	85.95	52.00	54278343"W, 76.50'
C5	1922100	67.80	20.00	54430795"E, 67.28'
C6	9030101	18.85	12.00	54430712"E, 18.97'
C7	9030101	18.85	12.00	54430712"E, 18.97'
C8	9030101	18.85	12.00	54430712"E, 18.97'
C9	1608728	18.85	12.00	54430712"E, 18.97'
C10	1397915	48.72	60.00	5441536"E, 44.48'
C11	1233232	24.67	60.00	54430712"E, 24.49'
C12	1233232	24.67	60.00	54430712"E, 24.49'
C13	1233232	24.67	60.00	54430712"E, 24.49'
C14	1233232	24.67	60.00	54430712"E, 24.49'
C15	1333232	35.14	60.00	54430712"W, 34.64'
C16	1307207	136.49	60.00	54430712"E, 108.91'
C17	1233232	24.67	60.00	54430712"E, 24.49'
C18	9030101	18.85	12.00	54430712"E, 18.97'
C19	8470157	38.97	27.00	54430712"W, 36.20'
C20	8235522	38.97	27.00	5442712"W, 35.64'
C21	9442718	44.63	27.00	5425843"W, 39.72'
C22	2170207	186.29	480.00	54625246"W, 185.34'
C23	1608728	151.79	540.00	54807148"W, 151.29'
C24	1608728	144.76	515.00	54807148"E, 144.29'
C25	1608728	144.76	515.00	54807148"E, 144.29'
C26	2350453	149.37	364.00	5037627"E, 148.33'
C27	2350453	149.37	364.00	5037627"E, 148.33'
C28	1206700	119.11	584.00	50879327"E, 118.89'
C29	270728	11.84	25.00	5167015"E, 11.72'
C30	2974107	28.06	55.00	51576537"E, 27.76'
C31	2974107	15.31	30.00	51576537"E, 15.14'
C32	2157709	91.16	50.00	51876524"E, 18.04'
C33	1206700	113.83	539.00	50879327"E, 113.82'
C34	2350453	399.00	981.00	5037627"E, 386.35'
C35	243758	145.74	339.00	5037627"E, 144.62'

#	BEARING
1	S44°16'24"W, 42.38'
2	N45°29'48"W, 43.22'
3	N42°07'28"E, 58.61'
4	N44°43'42"W, 59.64'
5	N44°43'52"E, 41.16'
6	S11°43'29"E, 297.25'
7	S89°58'42"E, 32.28'
8	S29°53'58"E, 30.07'
9	S80°73'48"E, 32.28'
10	S80°73'48"E, 32.28'
11	S84°33'58"E, 261.46'
12	S84°33'58"E, 261.46'
13	S44°43'27"E, 41.18'
14	S00°72'27"E, 44.39'
15	N89°42'27"E, 75.38'
16	S89°42'27"W, 6.00'
17	N00°29'48"W, 18.00'
18	N89°40'12"E, 6.00'
19	N00°15'52"W, 6.00'
20	N89°40'08"E, 18.00'
21	S00°15'52"E, 6.00'
22	N01°15'54"W, 43.22'
23	S76°11'58"W, 31.90'
24	S28°43'06"E, 31.90'
25	N68°44'26"E, 43.22'

UTILITY CONTACTS

APPLICANT/DEVELOPER:
CHALLENGER HOMES, INC.
13570 NORTHBAY STRAITS DR
COLORADO SPRINGS, CO 80921
EMAIL: MARK@CHALLENGERHOMES.COM
TEL: (719) 598-5190

ENGINEER/CONSULTANT
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 303
COLORADO SPRINGS, CO 80920
CONTACT: GRANT DENNIS, P.E.
TEL: (719) 900-7220

EL PASO COUNTY
COMMUNITY DEVELOPMENT
2888 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6300

SURVEYOR
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 303
COLORADO SPRINGS, CO 80920
CONTACT: LYLE BESSINGER
EMAIL: LYLEBESSINGER@GALLOWAY.COM
TEL: (719) 900-7220

UTILITY REVIEW - WATER/WASTEWATER
WOODMEN HILLS METRO DISTRICT
200 S. OLIVE STREET, 3RD FLOOR
FALCON, CO 80831
CONTACT: JERRY JACOBSON
EMAIL: JERRY@WOODHILLS.ORG
TEL: (719) 495-2800

UTILITY REVIEW - GAS
COLORADO SPRINGS UTILITIES
621 HANCOCK EXP #980
1600 S. WASHINGTON ST., 80903
CONTACT: PAMELA BERNARD
EMAIL: PBERNARD@CSURGE.COM
TEL: (719) 688-6877

ELECTRIC
MOUNTAIN VIEW ELECTRIC
1140 E WOODMEN RD
FALCON, CO 80831
TEL: (719) 495-2283

FIRE DISTRICT
FALCON FIRE PROTECTION DISTRICT
7350 OLD MERIDIAN ROAD
PETTIN, CO 80831
EMAIL: FALCONFIRE@ALCONREPPD.ORG
TEL: (719) 495-4300

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 GEOLOGIC STUDY, FALCON MEADOWS AT BENT GRASS, EL PASO COUNTY, COLORADO BY GALLOWAY & COMPANY, INC. DATED JUNE 22, 2020, AND RECORDED DECEMBER 10, 2020. THE REPORT IS AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- FAULTS/SEISMICITY: (LOTS 1-71)
- RADIODACTIVITY/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 DESIGN PRACTICES. NONE OF THESE CONDITIONS ARE ANTICIPATED TO PRECLUDE THE PROPOSED DEVELOPMENT.

THE BUILDER HAS AGREED TO RESTRICT CONSTRUCTION TO NON-BASEMENT FOUNDATIONS IN AREAS 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 MARKERS A CLASS TWO (2) MONUMENT, FORSANDANT TO STATE STATUTE 18-4-308 OF THE COLORADO REVISED STATUTES.

[Signature]
38089
10.15.2021

#	Date	Issuer/Description	Int.
1	07/20/21	REVISED CORRECTIVE COMMENTS B/W	BM
2	09/15/21	REVISED TRACT E	BM

Project No.	CA00001810
Drawn By	B.W.
Checked By	B.W.
Date	09/22/2021

