

Chuck Broerman
12/22/2021 11:44:49 AM
Doc \$0.00
Rec \$43.00

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

VICINITY MAP



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.

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: *Randy Case II*, PRESIDENT, BENT GRASS METROPOLITAN DISTRICT

SURVEYOR'S CERTIFICATE

I, BRIAN J. DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT AND CORRECTIONS THEREON WERE PREPARED 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, SURVEYING, 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

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

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OR DEBTS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE READ, UNDERSTOOD AND APPROVED THE FOREGOING AND HAVE AGREED TO THE SAME AND TO THE SUBDIVISION OF FALCON MEADOWS AT BENT GRASS FILING NO. 1 AND ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEY AND ABANDON 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 BY RESOLUTION, A PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTER OF MAINTENANCE DEDICATED FOR PUBLIC UTILITIES AND MAINTENANCE FROM PRODUCTION OF THE EXISTENTS 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.

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 N85°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 238°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 602.58 FEET, AND WHOSE CHORD BEARS N83°17'18"E, A CHORD DISTANCE OF 570.04 FEET;
 - 5) THENCE N85°30'12"E, A DISTANCE OF 338.96 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°12'35"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.

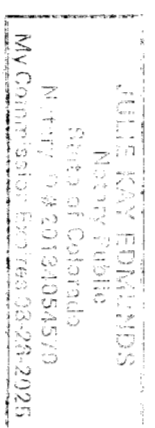
NOTARY

STATE OF COLORADO)
COUNTY OF EL PASO) ss.

ACKNOWLEDGED BEFORE ME THIS 17th DAY OF November, 2021, BY Randy Case II, AS President OF Bent Grass Metropolitan District, FOR Challenger Communities, LLC, A Colorado Limited Liability Company MY COMMISSION EXPIRES 8-24-2024

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC



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.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC



ACKNOWLEDGED BEFORE ME THIS 17 DAY OF November, 2021 BY

Randy Case II AS President

MY COMMISSION EXPIRES 8-24-2024

WITNESS MY HAND AND OFFICIAL SEAL



CLERK AND RECORDER

I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 11:34th O' CLOCK A.M. THIS 22nd DAY OF December 2021, A.D. AND IS DULY RECORDED AT RECEPTION NUMBER 22-1714886 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BREWSTER, RECORDER
BY: *[Signature]*

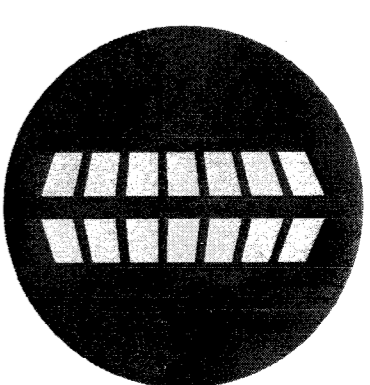
FEES
BENT GRASS METROPOLITAN DISTRICT FEE: \$1,000.00 Paid to District
WOODMEN ROAD DISTRICT FEE: \$1,000.00 Paid to District
BROOK FEE: \$1,000.00 Area 3
SCHOOL FEE: \$1,000.00 Area 3
URBAN PARK FEE: \$1,000.00 Area 2
REGIONAL PARK FEE: \$1,000.00 Area 2
DRAINAGE BASIN FEE: Falcon \$189,701.05 pre credit for

#	Date	Issued/Description	Int.
1	07/02/21	RECORDED CHALLENGER COMMUNITIES B.M.	B.M.
2	08/15/21	RECORDED TRACT E	B.M.

Project No: CA00000810
Drawn By: E.M.V.
Checked By: B.D.
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



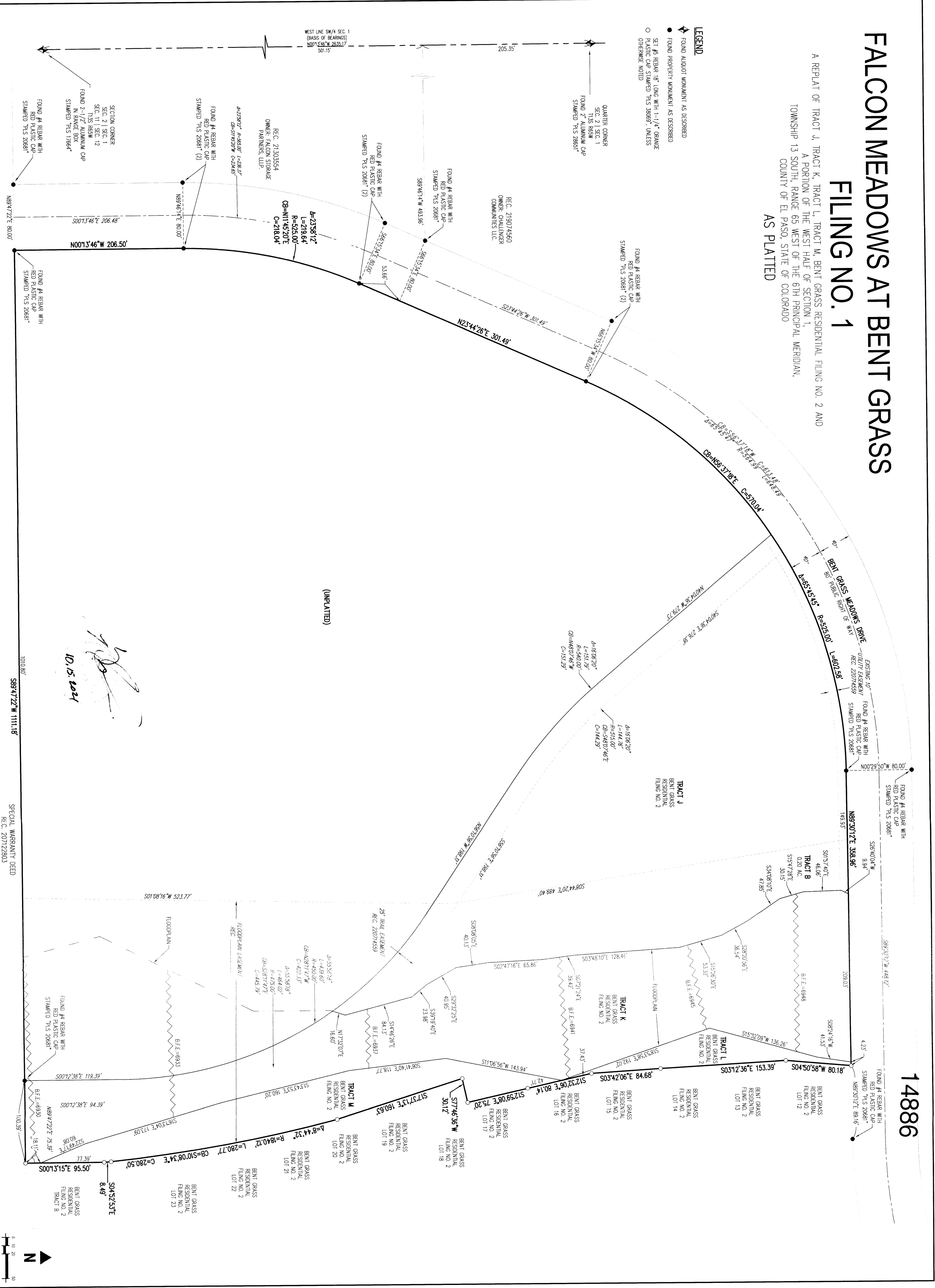
Galloway
1155 Kelly Johnson Blvd, Suite 300
Colorado Springs, CO 80920
719.580.1200 - GallowayCO.com

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 AS PLATTED

- LEGEND**
- FOUND ALDUT MONUMENT AS DESCRIBED
 - FOUND PROPERTY MONUMENT AS DESCRIBED
 - SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "P.S. 20681" UNLESS OTHERWISE NOTED



14886

FALCON MEADOWS AT BENT GRASS FILING NO. 1

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1155 Hill Sherman Blvd., Suite 305
 Denver, Colorado 80202
 719.800.7200 • Gallopway.com

Project No.	GIJ000018-10		
Drawn By:	EMW		
Checked By:	EMW		
Date:	02/22/2021		
#	Date	Issue/Description	Init.
1	07/20/21	REVISED FOR CLIENT COMMENTS	EMW
2	08/19/21	REVISED TRACT E	EMW

3
SHEET 3 OF 4

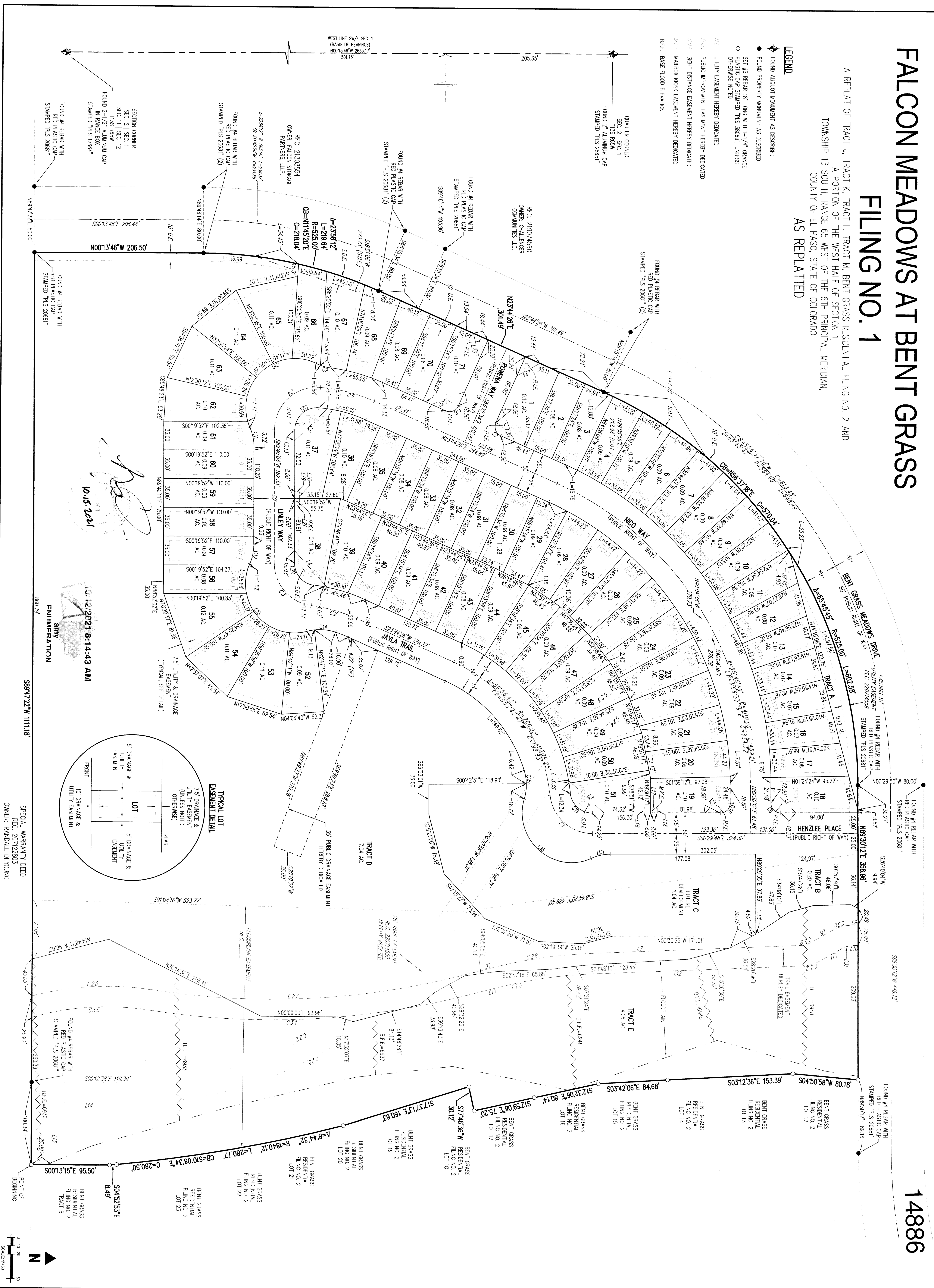
FALCON MEADOWS AT BENT GRASS

14886

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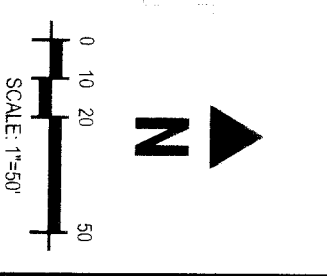
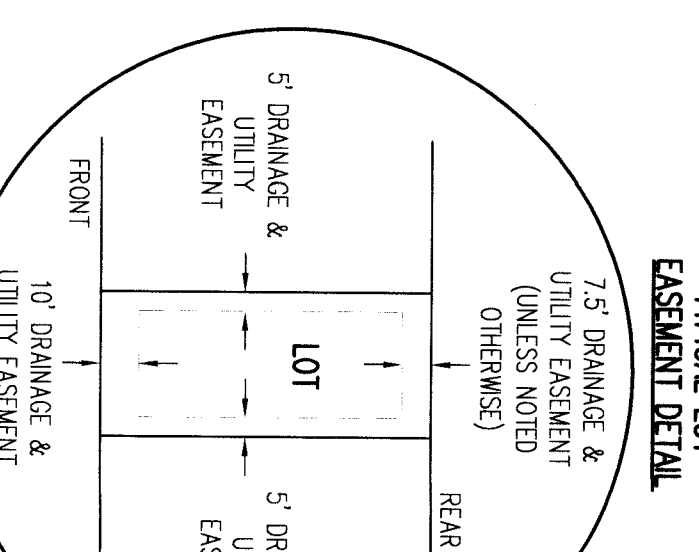
LEGEND

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED PLS 20689*, UNLESS OTHERWISE NOTED
- UTILITY EASEMENT HEREBY DEDICATED
- PUBLIC IMPROVEMENT EASEMENT HEREBY DEDICATED
- SIGHT DISTANCE EASEMENT HEREBY DEDICATED
- MAJOR BOX EASEMENT HEREBY DEDICATED
- B.F.E. BASE FLOOD ELEVATION



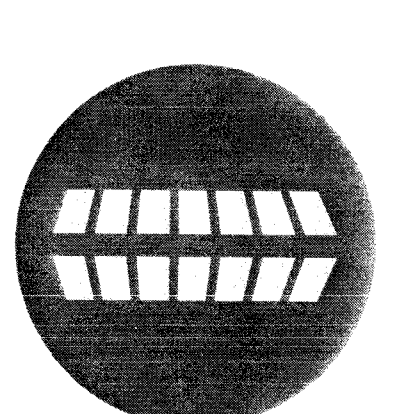
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10.12.2021 8:14:43 AM
FINIMPROVATION



FALCON MEADOWS AT BENT GRASS FILING NO. 1

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Galoway
1155 Key Avenue Blvd., Suite 305
Colorado Springs, CO 80906
719.500.2280 • galoway.com

#	Date	Description	Int.
1	07/20/21	REVISOR PER CITY COMMENTS E.M.V.	
2	08/19/21	REVISOR TRACK E	

Project No: CH000018 to
Drawn By: E.M.V.
Checked By: B.M.D.
Date: 02/22/2021

4

SHEET 4 OF 4