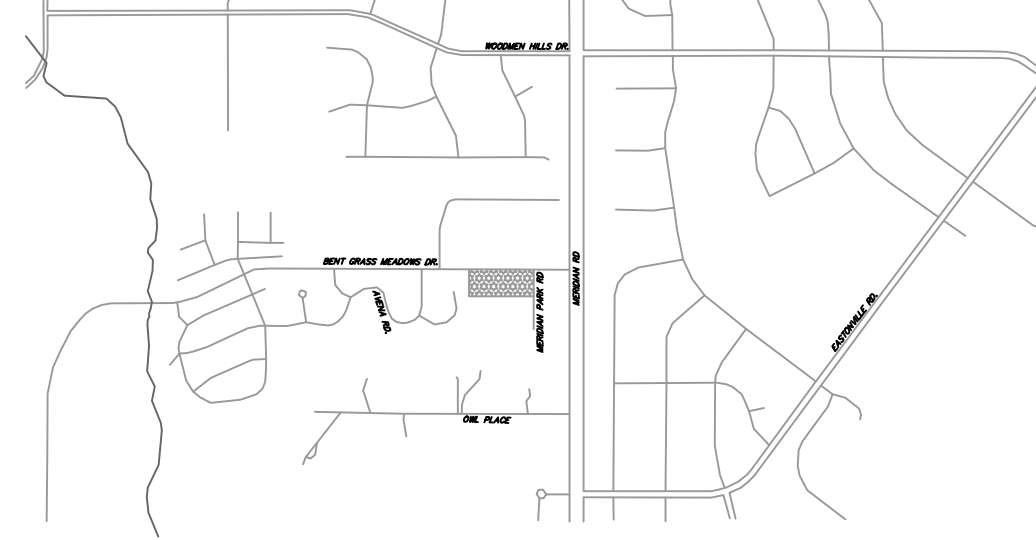


# BENT GRASS PLAZA

A REPLAT OF LOTS 1, 2, & 3, BENT GRASS EAST COMMERCIAL FILING NO. 3, RECORDED UNDER RECEPTION NO. 222715062, RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Applicable Plats notes from Plat #15062 need to be added.



Vicinity Map

Scale: NTS

Please show North Arrow

## BE IT KNOWN BY THESE PRESENTS:

THAT LAND FIRST, LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

## LEGAL DESCRIPTION (See Survey Note #3):

LOT 1, 2, 3, BENT GRASS EAST COMMERCIAL FILING NO. 3, ACCORDING TO THE PLAT AS RECORDED DECEMBER 20, 2022 AT RECEPTION NO. 222715062, COUNTY OF EL PASO, STATE OF 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 FOR PUBLIC IMPROVEMENTS, UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "BENT GRASS PLAZA". 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.

## IN WITNESS THEREOF:

THE AFOREMENTIONED, LAND FIRST, LLC, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_  
RONALD WALDTHAUSEN, AGENT

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023  
BY \_\_\_\_\_ RONALD WALDTHAUSEN, AGENT

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEY NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 NEW LOTS AND EASEMENTS AS SHOWN HEREON.
2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF LOT 5, BENT GRASS EAST COMMERCIAL FILING NO. 3 IS ASSUMED TO BEAR NORTH 89°30'46" EAST, 251.94', AND IS MONUMENTED AS SHOWN HEREON.
3. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
4. DREXEL, BARRELL & COMPANY WAS NOT PROVIDED A CURRENT TITLE COMMITMENT WHICH MAY DISCLOSE SPECIFIC EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY. NOR DOES THIS SURVEY CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & COMPANY OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AS SUCH, THE UNDERSIGNED SURVEYOR, AND DREXEL, BARRELL & COMPANY, ASSUME NO LIABILITY FOR MATTERS OF RECORD WHICH WOULD NORMALLY BE DISCLOSED BY SUCH DOCUMENTS.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.
6. SURVEY FIELD WORK COMPLETED ON SEPTEMBER 29, 2023.
7. 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.

## PLAT NOTES:

1. THIS PROPERTY IS LOCATED WITHIN ZONE X-AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 0804100553 G HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018. A CONDITIONAL LETTER OF MAP REVISION (LOMR) HAS BEEN APPROVED FOR THE SITE PER FEMA CASE NO. 22-08-0669R, DATED DEC 21, 2022. PIKES PEAK REGIONAL BUILDING DEPARTMENT WILL REQUIRE AN EFFECTIVE LOMR REMOVING THE LOTS FROM THE FLOODPLAIN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE INDIVIDUAL LOTS.
2. THE NUMBER OF LOTS HEREBY PLATTED IS 2. THERE ARE NO TRACTS.
3. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT 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).
4. UTILITY PROVIDERS ARE: WOODMEN HILLS METROPOLITAN DISTRICT-WATER/WASTEWATER, COLORADO SPRINGS UTILITIES-GAS, AND MOUNTAIN VIEW ELECTRIC ASSOCIATION-ELECTRIC.
5. ALL ADDRESSES, IF ANY, EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
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 DEVELOPMENTS 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 NO. \_\_\_\_\_ 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.
7. EASEMENTS: UNLESS OTHERWISE INDICATED, THE 10' PUBLIC UTILITY, PUBLIC IMPROVEMENT, AND PUBLIC DRAINAGE EASEMENTS ALONG THE SIDE, FRONT, AND REAR LOT LINES AS SHOWN ON THE BENT GRASS EAST COMMERCIAL FILING NO. 3 PLAT, TOGETHER WITH THE 20' PUBLIC UTILITY EASEMENT ALONG THE REAR LOT LINES, REMAIN IN EFFECT, UNLESS OTHERWISE INDICATED. THE 10' WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS ALONG BOTH SIDE LOT LINES AS SHOWN ON SAID PLAT ARE HEREBY VACATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
8. ACREAGE NOTE: TOTAL GROSS ACREAGE = 1.858 ACRES +/-,  
NET ACREAGE OF SUBDIVISION LOT 1 = 0.647 ACRES. +/-,  
NET ACREAGE OF SUBDIVISION LOT 2 = 1.212 ACRES +/-.

## SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND CERTIFIES THAT THE ACCOMPANYING PLAT AS DRAWN, REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND IN ACCORDANCE WITH THE REQUIREMENTS PERTAINING TO LAND SURVEYING OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, THE MONUMENTS EXIST AS SHOWN HEREON, THE MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS LAND SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PETER VAN STEENBURGH \_\_\_\_\_ DATE: \_\_\_\_\_  
PLS NUMBER 37913  
FOR AND BEHALF OF  
DREXEL BARRELL & CO.

## PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "OWL MARKETPLACE FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

ASSESSOR

## FEES:

FALCON BASIN DRAINAGE FEE:

FALCON BASIN BRIDGE FEE:

Add space for School Fees and Park Fees, even if not going to be applicable.

## CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss  
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_ O'CLOCK,  
\_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023 AND IS DULY RECORDED UNDER  
RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY,  
COLORADO. STEVE SCHLEIKER, RECORDER.

BY: \_\_\_\_\_ FEE: \_\_\_\_\_  
DEPUTY \_\_\_\_\_ SURCHARGE: \_\_\_\_\_

17. 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/OR BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.

Missing Engineer related notes

The subdivider(s) agree on behalf of him/herself and any developer of 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 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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

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.

The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

No driveway shall be established unless an access permit has been granted by El Paso County.

28. THE PRIVATE ROAD, BENT GRASS MARKET VIEW, AS SHOWN ON THIS PLAT, WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE ROAD IS CONSTRUCTED IN CONFORMANCE WITH THE EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

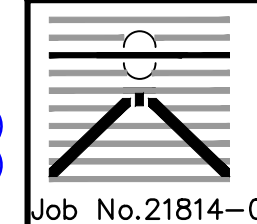
26. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO BENT GRASS MEADOWS DRIVE OR MERIDIAN PARK DRIVE.  
24. TRACT A IS A PRIVATE STREET AND PUBLIC UTILITY EASEMENT. TO BE OWNED AND MAINTAINED BY BENT GRASS COMMERCIAL MERCHANTS ASSOCIATION.

13. THE PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THE PRIVATE DETENTION BASIN/BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. 214092269.

PCD File # VR2320

OCTOBER 05, 2023

Sheet 1 of 2



DREXEL, BARRELL & CO.  
Engineers & Surveyors  
101 S. SAHIN WATCH ST. SUITE 100  
COLORADO SPGS, COLORADO 80903  
(719) 260-0887 Fax: (719) 260-8352  
Job No. 21814-01 Drawing: 21814-00 BENT GRASS REPLAT.dwg

# BENT GRASS PLAZA BENT GRASS PLAZA 1A

A REPLAT OF LOTS 1, 2, & 3, BENT GRASS EAST COMMERCIAL FILING NO. 3, RECORDED UNDER RECEPTION NO. 222715062, RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

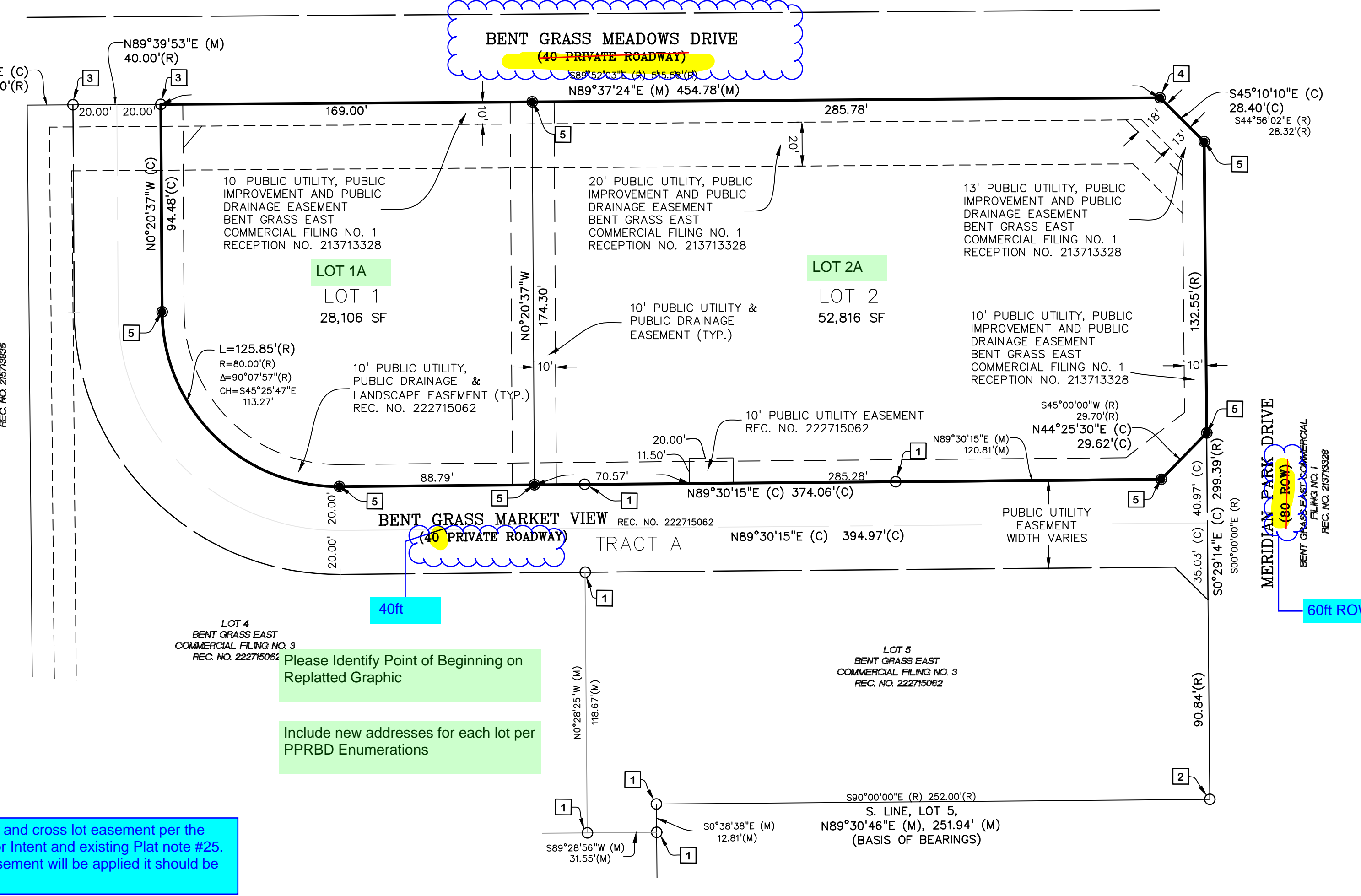
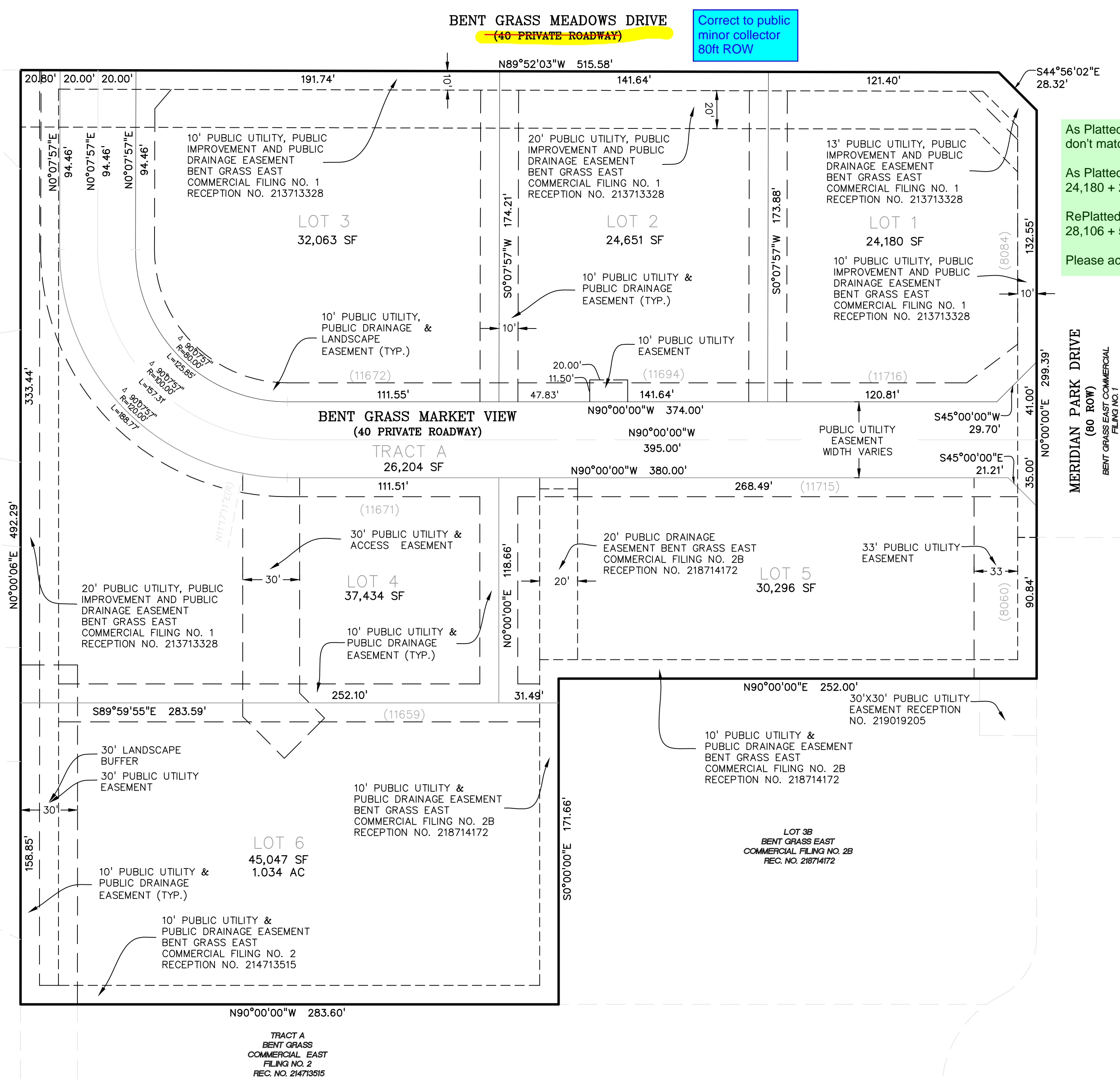
Bent Grass Meadows is a Public Minor Collector with 80ft ROW  
Correct road class and ROW width

Correct to public minor collector 80ft ROW

As Platted and RePlatted Lot Sizes don't match up.  
As Platted: 24,180 + 24,651 + 32,063 = 80,894 SF  
RePlatted: 28,106 + 52,816 = 80,922 SF  
Please account for the difference.

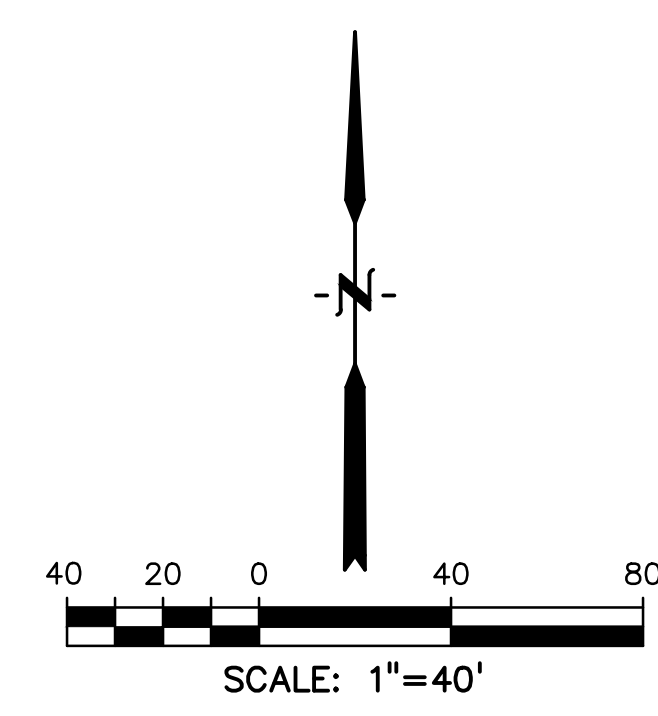
Please Identify Point of Beginning on Replatted Graphic  
Include new addresses for each lot per PPRBD Enumerations

Address shared access and cross lot easement per the comment in the Letter or Intent and existing Plat note #25. If a shared cross lot easement will be applied it should be shown on the plat.



**AS PLATTED**  
Add Plat # 15062

**REPLATTED**



**Legend**

FOUND SURVEY MONUMENT AS INDICATED	○
SET #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "DBCO PLS 37913"	●
RECORD DIMENSION PER BENT GRASS EAST COMMERCIAL FILING NO 3 PLAT 15062	(R)
MEASURED DIMENSION	(M)
CALCULATED DIMENSION	(C)
SQUARE FEET	sf
RIGHT OF WAY	R.O.W.
SURVEY PLAT BOUNDARY	—————
RIGHT OF WAY LINE	—————
ADJACENT LOT LINE	—————
EASEMENT LINE	—————

**DEPOSITING CERTIFICATE**  
DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF LAND SURVEY PLAT, AT PAGE(S) \_\_\_\_\_, DEPOSIT NUMBER \_\_\_\_\_, OF THE RECORDS OF THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY, COLORADO.

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

**MONUMENT DESCRIPTIONS:**

1	FOUND #4 REBAR / 1" 1/2 ALUMINUM CAP PLS-34977 GROUND LEVEL-ACCEPTED
2	FOUND NAIL / SHINER CCELS LLC LS-30118 FLUSH
3	FOUND NAIL / 3/4" BRASS SHINER LS-34977 FLUSH
4	FOUND 60D NAIL-REPLACED WITH #5 RBR & 1 1/2" ALUMINUM CAP "DBCO PLS 37913"
5	SET #5 RBR & 1 1/2" ALUMINUM CAP "DBCO PLS 37913"

PCD File # VR2320