

FALCON MARKETPLACE

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER IS ASSUMED TO BEAR SOUTH 89°49'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG SAID SOUTH LINE, SOUTH 89°49'00" WEST, 1324.08 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE ALONG SAID WEST LINE, NORTH 00°26'04" WEST, 187.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 204062427 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (6) COURSES:

(1) NORTH 89°19'51" EAST, 65.69 FEET;

(2) SOUTH 00°40'09" EAST, 90.69 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS SOUTH 02°11'54" EAST;

(3) EASTERLY 408.73 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, HAVING A CENTRAL ANGLE OF 02°00'54", A RADIUS OF 11622.00 FEET AND CHORD WHICH BEARS NORTH 88°48'33" EAST, 408.71 FEET;

(4) NORTH 89°49'00" EAST, 594.21 FEET;

(5) NORTH 44°39'52" EAST, 70.52 FEET;

(6) NORTH 89°49'00" EAST, 45.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 207116129 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO;

THENCE ALONG SAID TRACT OF LAND THE FOLLOWING TWO (2) COURSES:

(1) NORTH 00°29'16" WEST, 30.00 FEET;

(2) NORTH 89°49'00" EAST, 30.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MERIDIAN ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 00°29'40" WEST, 1137.83 FEET TO THE SOUTH LINE OF FALCON RANCHETTES SUBDIVISION AS DESCRIBED ON THE PLAT THEREOF AS RECORDED UNDER RECEPTION NO. 029878200 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO ;

THENCE ALONG SAID SOUTH LINE OF FALCON RANCHETTES, SOUTH 89°44'22" WEST, 1292.68 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE ALONG SAID WEST LINE SOUTH 00°26'04" EAST, 1133.99 FEET TO THE "TRUE POINT OF BEGINNING".

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 35.704 ACRES OR 1,555,266 SQUARE FEET, MORE OR LESS.

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, TRACTS AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "FALCON MARKETPLACE". 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:

LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2019.

BY: _____
AS MANAGER
OF LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY.

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019
BY _____ AS MANAGER OF LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

SURVEY NOTES:

1. "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 COMMENGED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON".

2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. IS ASSUMED TO BEAR SOUTH 89°49'00" WEST. SAID LINE IS MONUMENTED AS SHOWN HEREON.

3. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

4. THE UNDERSIGNED HAS RELIED UPON STEWART TITLE GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. 01330-88802-AMENDMENT NO.1, HAVING AN EFFECTIVE DATE OF DECEMBER 13, 2018 AT 9:30 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

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. LEGAL DESCRIPTION PREPARED BY JOHN C. DAY, PLS 29413 FOR AND ON BEHALF OF DREXEL BARRELL & Co.

PLAT NOTES:

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT AND NATURAL FEATURES REPORT.

2. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE A-SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD AND ZONE X--AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0575 F HAVING AN EFFECTIVE DATE OF MARCH 17, 1997, AS AMENDED BY LOMR CASE NO. 12-08-0579P (FEBRUARY 28, 2013). TO DATE NO NEW LOMR HAS BEEN APPROVED.

3. NO LOTS WILL HAVE DIRECT ACCESS PERMITTED TO MERIDIAN ROAD OR WOODMEN ROAD.

4. 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 NOTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

5. ALL PROPERTY WITHIN THIS SUBDIVISION IS LOCATED 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.

6. TRACT A SHALL BE UTILIZED AS A DRAINAGE TRACT. OWNERSHIP OF TRACT A SHALL BE DEEDED TO EL PASO COUNTY. MAINTENANCE OF TRACT A SHALL BE BY EL PASO COUNTY AFTER PRELIMINARY ACCEPTANCE OF THE CONSTRUCTED DRAINAGE IMPROVEMENTS WITHIN THE TRACT.

CONSENT OF DEED OF TRUST OF BENEFICIARY

KNOW ALL MEN BY THESE PRESENTS THAT BANK SNB, BY VIRTUE OF THAT CERTAIN DEED OF TRUST TO THE PUBLIC TRUSTEE OF EL PASO COUNTY, COLORADO, RECORDED AT RECEPTION NO. 216085940, OF THE RECORDS OF SAID COUNTY UPON THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED "FALCON MARKETPLACE", LOCATED IN EL PASO COUNTY, COLORADO, DO HEREBY RATIFY AND CONFIRM THIS PLAT.

BY: _____
NAME
TITLE

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
2019 BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____



PLAT NOTES CONTINUED:

7. TRACT B SHALL BE UTILIZED AS A DRAINAGE TRACT. OWNERSHIP AND MAINTENANCE OF TRACT B SHALL BE DEEDED TO THE FALCON MARKETPLACE BUSINESS OWNERS ASSOCIATION.

8. TRACT C SHALL BE UTILIZED AS A LANDSCAPE BUFFER AND UTILITY TRACT. OWNERSHIP AND MAINTENANCE OF TRACT C SHALL BE DEEDED TO THE FALCON MARKETPLACE BUSINESS OWNERS ASSOCIATION.

9. PORTIONS OF LOTS 7-11 OF THIS PROPERTY ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION No. _____ OF THE RECORDS OF EL PASO COUNTY. THE FALCON MARKETPLACE BUSINESS OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

10. 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 IN 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.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

11. LOTS 1-11 HAVE BEEN FOUND TO BE IMPACTED BY THE FOLLOWING GEOLOGIC HAZARDS: POTENTIALLY SEASONALLY HIGH GROUNDWATER AND FLOODPLAIN. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT BY GROUND ENGINEERING DATED AUGUST 25, 2015, WITH ADDENDA #1 DATED MARCH 17, 2017. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

12. DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

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

14. THE NUMBER OF LOTS HEREBY PLATTED ARE 11. THE NUMBER OF TRACTS ARE 3.

15. AN OVERFLOW/INUNDATION BLANKET EASEMENT DOWNSTREAM FROM POND SR-4 OVERFLOW SPILLWAY WILL BE REQUIRED, AS THE OVERFLOW CAN POTENTIALLY AFFECT LOTS 1, 2, AND 7-10.

16. 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.

17. 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).

18. RECIPROCAL ACCESS/PARKING AGREEMENT: ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A RECIPROCAL PARKING AGREEMENT AS RECORDED AT RECEPTION No. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

19. A LANDSCAPE PLAN HAS BEEN APPROVED FOR THE OVERALL DEVELOPMENT, AND IS RECORDED AT RECEPTION No. _____ WITH THE EL PASO COUNTY CLERK AND RECORDER. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SAID LANDSCAPING. IN ADDITION, INDIVIDUAL LOT OWNERS SHALL PROVIDE A LANDSCAPING PLAN THAT MEETS THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED WITH A SITE DEVELOPMENT PLAN PRIOR TO ISSUANCE OF A BUILDING PERMIT.

20. UTILITY PROVIDERS: WOODMEN HILLS METROPOLITAN DISTRICT-WATER/WASTEWATER, MOUNTAIN VIEW ELECTRIC ASSOCIATION, COLORADO SPRINGS UTILITIES-GAS, CENTURY LINK-TELEPHONE, COMCAST-CABLE.

21. EASEMENTS: AS SHOWN HEREON.

Add sight triangle note (or equivalent):

The non-exclusive sight visibility triangle easements as identified on the plat are dedicated to El Paso County. No obstructions greater than 30 inches above flowline elevation are allowed in the sight visibility easements. Maintenance of sight distance easements shall be the responsibility of the property owner or the property owners' association.

Add public improvements easement note:

The public improvements easements shown on the plat are granted to El Paso County for the purpose of constructing and maintaining public improvements. These easements are non-exclusive and shall be maintained by the property owner. The County will maintain the public improvements in accordance with standard County operation and maintenance practices.

SURVEYOR'S STATEMENT:

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT IT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN C. DAY
PLS NUMBER 29413
FOR AND BEHALF OF
DREXEL BARRELL & CO.

DATE: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "FALCON MARKETPLACE" SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS

INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, EASEMENTS FOR UTILITIES AND DRAINAGE, 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____

DATE: _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "FALCON MARKETPLACE" SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

Reword to grant the easement.

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 _____, 2019 AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

_____, RECORDER FEE: _____

BY: _____ SURCHARGE: _____
DEPUTY

Sheet 1 - Description, Dedication, Notes and Certificates
Sheet 2 - Plat Graphic, Commercial Lots

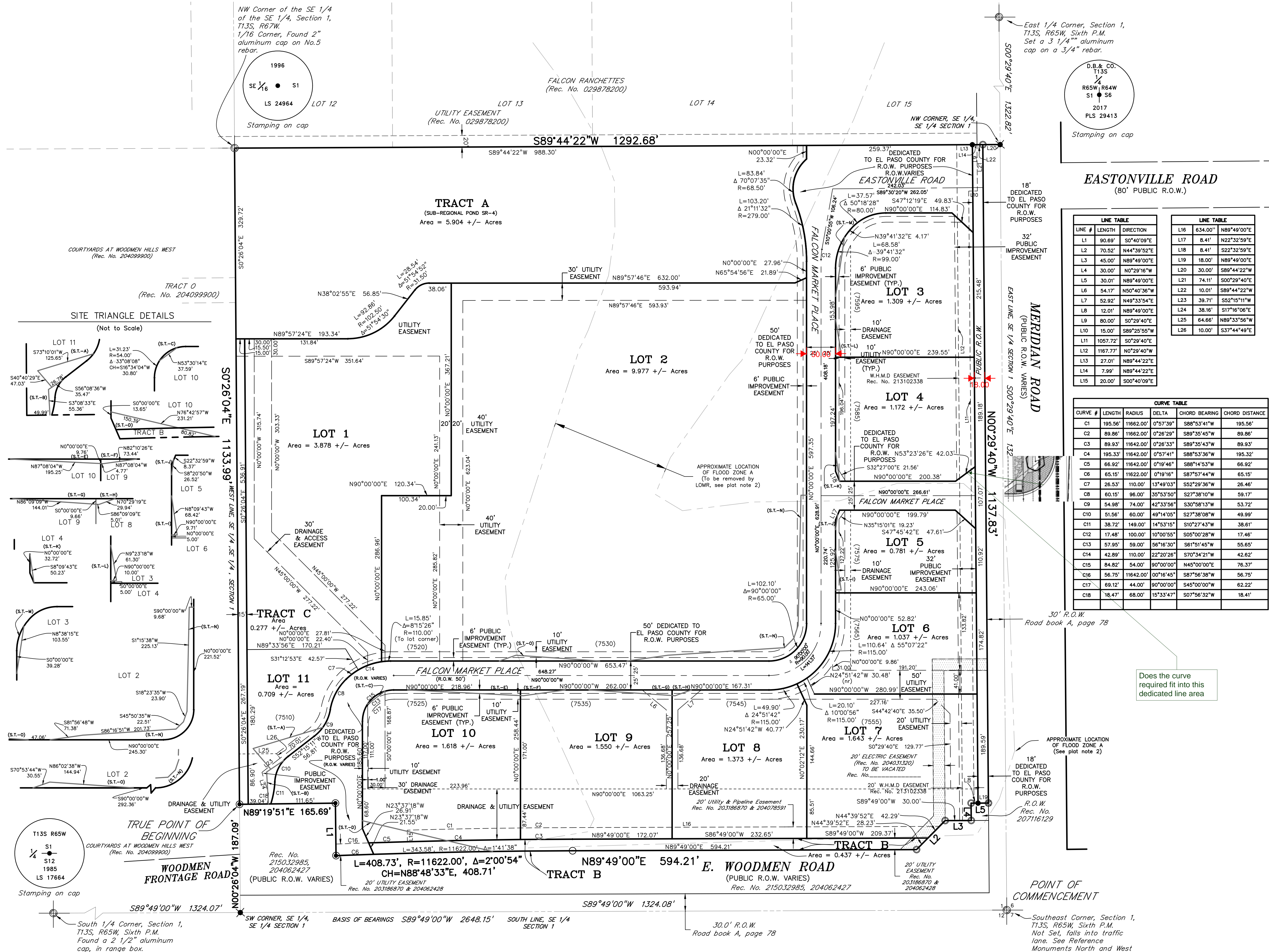
JULY 22, 2019

SHEET 1 OF 2

DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352
Job No. 20988-00

FALCON MARKETPLACE

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



EASTONVILLE ROAD

(80' PUBLIC R.O.W.)

LINE #	LENGTH	DIRECTION
L1	90.69'	S0°40'09"E
L2	70.52'	N44°39'52"E
L3	45.00'	N89°49'00"E
L4	30.00'	N0°29'16"W
L5	30.01'	N89°49'00"E
L6	54.17'	N50°40'36"W
L7	52.92'	N49°33'54"E
L8	12.01'	N89°49'00"E
L9	80.00'	S0°29'40"E
L10	15.00'	S89°25'55"W
L11	1057.72'	N0°29'40"E
L12	1167.77'	N0°29'40"W
L13	27.01'	N89°44'22"E
L14	7.99'	N89°44'22"E
L15	20.00'	S00°40'09"E

LINE #	LENGTH	DIRECTION
L16	634.00'	N89°49'00"E
L17	8.41'	N22°32'59"E
L18	8.41'	S22°32'59"E
L19	18.00'	N89°49'00"E
L20	30.00'	S89°44'22"W
L21	74.11'	S00°28'40"E
L22	10.01'	S89°44'22"W
L23	39.71'	S52°15'11"W
L24	38.16'	S17°16'06"E
L25	64.66'	N89°33'56"W
L26	10.00'	S37°44'49"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	195.56'	11662.00'	0°57'39"	S88°53'41"W	195.56'
C2	89.86'	11662.00'	0°26'29"	S89°35'45"W	89.86'
C3	89.93'	11642.00'	0°26'33"	S89°35'43"W	89.93'
C4	195.33'	11642.00'	0°57'41"	S88°53'36"W	195.32'
C5	66.92'	11642.00'	0°19'46"	S88°14'53"W	66.92'
C6	65.15'	11622.00'	0°19'16"	S87°57'44"W	65.15'
C7	26.53'	110.00'	13°49'03"	S52°29'36"W	26.46'
C8	60.15'	96.00'	35°53'50"	S27°38'10"W	59.17'
C9	54.98'	74.00'	42°33'56"	S30°58'13"W	53.72'
C10	51.56'	60.00'	49°14'05"	S27°38'08"W	49.99'
C11	38.72'	149.00'	14°53'15"	S10°27'43"W	38.61'
C12	17.48'	100.00'	10°00'55"	S05°00'28"W	17.46'
C13	57.95'	59.00'	56°16'30"	S61°51'45"W	55.65'
C14	42.89'	110.00'	22°20'26"	S70°34'21"W	42.82'
C15	84.82'	54.00'	90°00'00"	N45°00'00"E	76.37'
C16	56.75'	11642.00'	00°16'45"	S87°56'38"W	56.75'
C17	69.12'	44.00'	90°00'00"	S45°00'00"W	62.22'
C18	18.47'	68.00'	15°33'47"	S07°56'32"W	18.41'

SCALE : 1" = 80'

LEGEND

FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP PLS 31548

FOUND NAIL WITH 1.5" WASHER PLS 31548

FOUND 3.25" ALUMINUM CAP STAMPED: EL PASO COUNTY ROW MONUMENT PLS 35585 2005

SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 29413"

SECTION CORNER MONUMENT AS INDICATED

FOUND 1" DIAMETER PIPE, SET 2.5" ALUMINUM CAP STAMPED "DREXEL BARRELL PLS 29413"

CALCULATED 1/16 CORNER, NOT SET, FALLS INTO TRAFFIC LANE

RECEPTION NUMBER

WOODMEN HILLS METROPOLITAN DISTRICT

NON-RADIAL LINE

PLUS OR MINUS (MORE OR LESS)

RIGHT OF WAY

TYPICAL

SQUARE FEET

ASSIGNED STREET ADDRESS

SITE TRIANGLE

EXISTING EASEMENT

PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED DRAINAGE & UTILITY EASEMENT

RIGHT-OF-WAY LINE

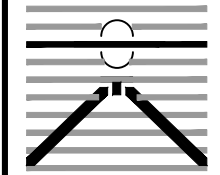
LOT LINE/TRACT LINE

SUBDIVISION BOUNDARY

SITE TRIANGLES

JULY 22, 2019

SHEET 2 OF 2




DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352
Job No. 20988-00

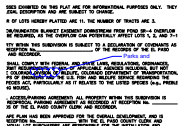
ENG-SF19001-R3-PLAT.pdf Markup Summary


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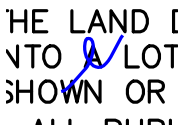
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Reword to grant the easement.



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Parks and




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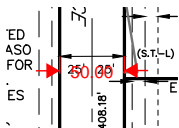
Add sight triangle note (or equivalent):
The non-exclusive sight visibility triangle easements as identified on the plat are dedicated to El Paso County. No obstructions greater than 30 inches above flowline elevation are allowed in the sight visibility easements. Maintenance of sight distance easements shall be the responsibility of the property owner or the property owners' association.

Add public improvements easement note:
The public improvements easements shown on the plat are granted to El Paso County for the purpose of constructing and maintaining public improvements. These easements are non-exclusive and shall be maintained by the property owner. The County will maintain the public improvements in accordance with standard County operation and maintenance practices.



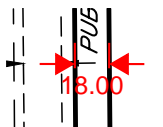
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Page Index: 2
Date: 8/1/2019 2:06:35 PM
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Does the curve required fit into this dedicated line area



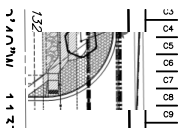
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50.00

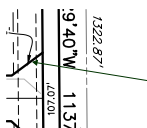


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18.00



Subject: Image
Page Index: 2
Date: 8/1/2019 2:12:36 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] SHEET 2



Subject: Arrow
Page Index: 2
Date: 8/1/2019 2:12:53 PM
Author: dsdparsons
Color: ■
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