

# 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 TRACTS OF LAND:

## LEGAL DESCRIPTION:(See Survey Note 6)

PARCEL A: THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EXCEPT THAT PORTION THEREOF LYING WITHIN THE LIMITS OF THE PLAT OF THE TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B: THAT PORTION OF BLOCK 1, TOWN OF FALCON, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPTING FROM THE ABOVE-REFERENCED PARCELS THOSE PORTIONS CONVEYED TO WOODMEN ROAD METROPOLITAN DISTRICT BY WARRANTY DEED RECORDED APRIL 19, 2004 AT RECEPTION NO. 204062427, AND PERSONAL REPRESENTATIVE'S DEED RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116129.

THE ABOVE DESCRIBED PARCELS OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 1 AND CONSIDERING THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 IS ASSUMED TO BEAR SOUTH 89°44'22" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, SOUTH 00°26'04"" EAST, 1133.99 FEET TO 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, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- (1)NORTH 89°19'51" EAST, 165.69 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 THREE (3) COURSES;

- (1)NORTH 00°29'16" WEST, 30.00 FEET;
- (2)NORTH 89°49'00" EAST, 30.01 FEET;
- (3)SOUTH 00°29'40" EAST, 30.00 FEET TO THE NORTHEASTERLY MOST CORNER OF THE WOODMEN ROAD RIGHT-OF-WAY AS DESCRIBED IN SAID DOCUMENT RECORDED UNDER RECEPTION NO. 204062427;THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- (1) SOUTH 00°29'40" WEST, 124.99 FEET;
- (2) SOUTH 89°49'00" WEST, 1294.04 FEET TO THE WEST LINE OF THE SE 1/4 OF THE SE 1/4;

THENCE ALONG SAID WEST LINE, SOUTH 00°26'04"EAST, 30.00 FEET TO THE SOUTH LINE OF THE SE1/4 OF THE SE1/4; THENCE ALONG SAID SOUTH LINE NORTH 89°49'00" EAST, 1324.08 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4; THENCE ALONG THE EAST LINE OF THE SE 1/4 OF THE SE 1/4, NORTH 00°29'40" WEST, 1322.87 FEET TO THE NORTH LINE OF THE SE1/4 OF THE SE1/4; THENCE ALONG SAID NORTH LINE, SOUTH 89°44'22" WEST, 1322.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 37.506 ACRES OR 1,633,759 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 IMPROVEMENTS, 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 COMMENCED 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 NORTH LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. IS ASSUMED TO BEAR SOUTH 89°44'22" 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 GUARANTEE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE No. 01330-88802-AMENDMENT NO.1, HAVING AN EFFECTIVE DATE OF DECEMBER 13, 2018 AT 5:30 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. THE PARCEL A AND PARCEL B PORTION OF THE LEGAL DESCRIPTION IS FROM RECEPTION NO. 216085936. THE "...MORE PARTICULARLY DESCRIBED..." PORTION WAS 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 G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018, TO DATE NO NEW LOMR HAS BEEN APPROVED. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN APPROVED FOR THE SITE PER FEMA CASE NO 17-08-0074R, DATED MAY 26, 2017. 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.

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.

7. TRACT B SHALL BE UTILIZED AS A DRAINAGE TRACT. OWNERSHIP OF TRACT B SHALL BE DEEDED TO EL PASO COUNTY. MAINTENANCE OF TRACT B, EXCEPT FOR THE WATER QUALITY POND SPILLWAY AND OUTLET SHALL BE BY EL PASO COUNTY AFTER PRELIMINARY ACCEPTANCE OF THE CONSTRUCTED DRAINAGE IMPROVEMENTS WITHIN THE TRACT. MAINTENANCE OF THE WATER QUALITY POND SPILLWAY AND OUTLET SHALL BE BY LG HI FALCON, LLC, ITS SUCCESSORS OR ASSIGNS.

## 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:

8. TRACT C SHALL BE UTILIZED AS A LANDSCAPE BUFFER AND UTILITY TRACT. OWNERSHIP AND MAINTENANCE OF TRACT C SHALL BE BY LG HI FALCON, LLC, ITS SUCCESSORS OR ASSIGNS.

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. LG HI FALCON, LLC, ITS SUCCESSORS OR ASSIGNS 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. ALL OF LOTS 8, 9, 10, AND THOSE PORTIONS OF LOTS 1 AND 2 AS SHOWN HEREON ARE SUBJECT TO AN OVERFLOW/INUNDATION EASEMENT DOWNSTREAM FROM THE TRACT A POND SR-4 OVERFLOW SPILLWAY.

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 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. 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. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

22. THE SIGHT TRIANGLES AS SHOWN HEREON ARE NON-EXCLUSIVE SIGHT VISIBILITY EASEMENTS DEDICATED TO EL PASO COUNTY COUNTY. NO OBSTRUCTIONS GREATER THAN 30 INCHES ABOVE FLOWLINE ELEVATION ARE ALLOWED IN THE SIGHT VISIBILITY EASEMENTS. MAINTENANCE OF SIGHT VISIBILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE PROPERTY OWNER'S ASSOCIATION.

23. THE PUBLIC IMPROVEMENT EASEMENTS AS SHOWN HEREON ARE DEDICATED 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 DATE: \_\_\_\_\_  
PLS NUMBER 29413  
FOR AND BEHALF OF  
DREXEL BARRELL & CO.

## PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "FALCON MARKETPLACE" SUBDIVISION WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS FOR UTILITIES AND DRAINAGE ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

## FEES:

DRAINAGE FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

## 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

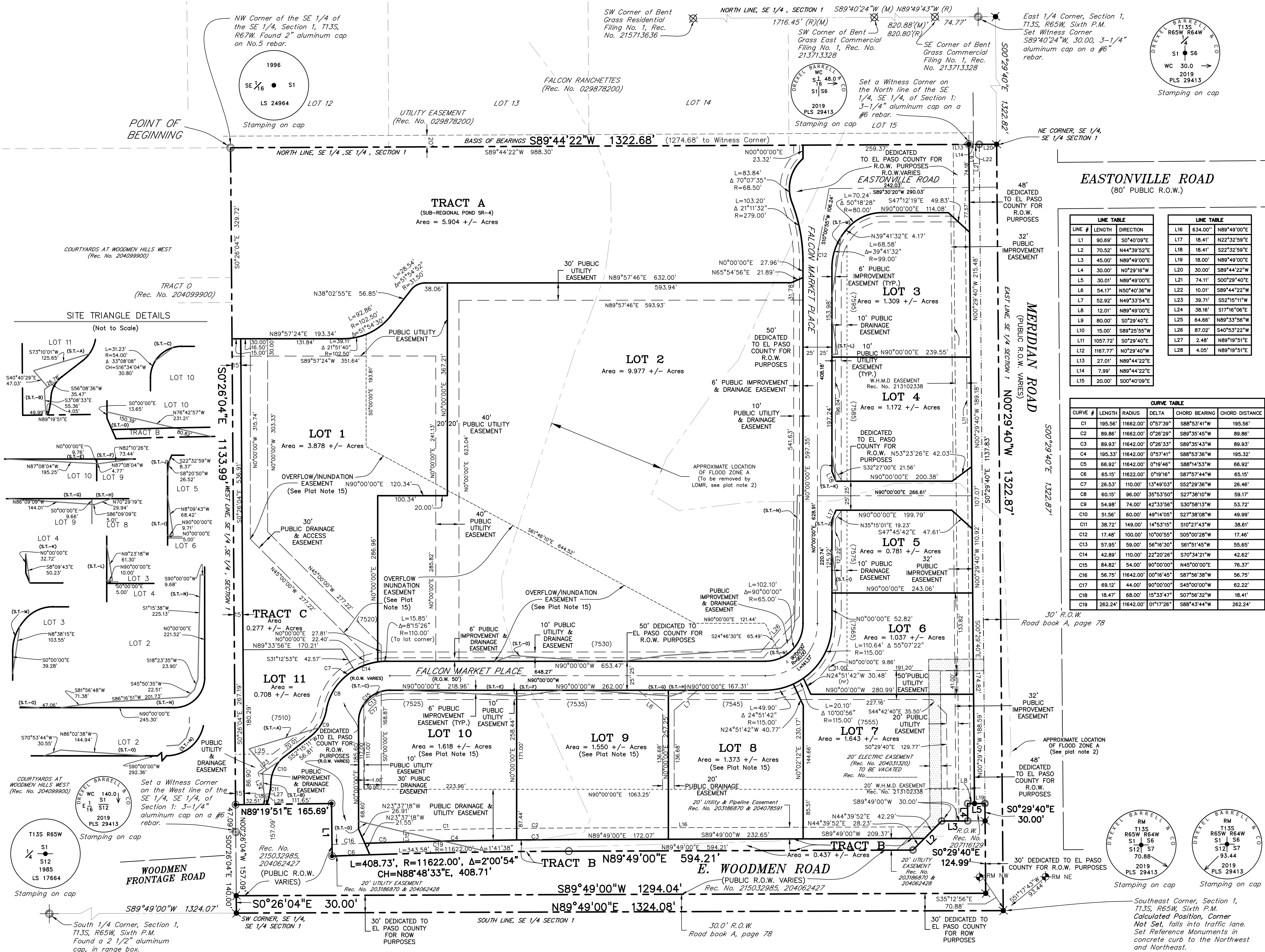
DECEMBER 16, 2019 SHEET 1 OF 2

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°29'18"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'	S0°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	18.41'	N22°32'59"E
L18	18.41'	S22°32'59"E
L19	18.00'	N89°49'00"E
L20	30.00'	S89°44'22"W
L21	74.11'	S00°29'40"E
L22	10.01'	S89°44'22"W
L23	39.71'	S52°16'11"W
L24	38.16'	S17°16'06"E
L25	64.66'	N89°33'56"W
L26	87.02'	S40°53'22"W
L27	2.48'	N89°19'51"E
L28	4.05'	N89°19'51"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°20'28"	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'	99°00'00"	S45°00'00"W	62.22'
C18	18.47'	68.00'	15°33'47"	S07°56'32"W	18.41'
C19	262.24'	11642.00'	01°17'26"	S88°43'44"W	262.24'

## LEGEND

- FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP PLS 31548
- FOUND NAIL WITH 1.5" WASHER PLS 31548
- FOUND 1.5" ALUMINUM CAP ON A #5 REBAR, STAMPED "OCES LLC PLS 30118"
- 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
- SECTION CORNER REFERENCE MONUMENT
- FOUND 1" DIAMETER PIPE, SET 2.5" ALUMINUM CAP STAMPED "DREXEL BARRELL PLS 29413"
- CALCULATED POSITION, CORNER NOT SET, FALLS INTO TRAFFIC LANE
- RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1
- MEASURED DIMENSION
- 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 EASEMENTS
- EXISTING EASEMENT
- PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED DRAINAGE & UTILITY EASEMENT
- RIGHT-OF-WAY LINE, FALCON MARKET PLACE & EASTONVILLE RD., LOT LINE/TRACT LINE
- SUBDIVISION BOUNDARY
- SITE TRIANGLE EASEMENT LINES
- EXISTING R.O.W.
- R.O.W. PER ROAD BOOK A, PAGE 78