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,

(4)NORTH 89°49'00" EAST, 594.21 FEET; (5) NORTH 44°39'52" EAST, 70.52 FEET;

408.71 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, 125.00 FEET; (1) SOUTH 89°49'00" EAST, 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

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 FASEMENTS 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	то в
EXECUTED THIS	DAY OF		, 2019.		

AS MANAGER

OF LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY.

ACKNOWLEDGMENT

STATE OF)
) ss
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 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 GUARANTY 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.

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 SHALL BE BY EL PASO COUNTY AFTER PRELIMINARY ACCEPTANCE OF THE CONSTRUCTED DRAINAGE IMPROVEMENTS WITHIN THE TRACT. except for the water quality pond

Maintenance of the water quality pond spillway and outlet shall be by...

spillway and outlet

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.

Y:					
NAME					
TITLE					
CKNOWLEDGMENT					
TATE OF)				
COUNTY OF) ss)				
HE FOREGOING INSTRUMENT W	AS ACKNOWLEDGE	ED BEFORE ME	THIS	_DAY OF	
019 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 DEEDED TO THE FALCON MARKETPLACE BUSINESS OWNERS

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 _ 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

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 LTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE FL 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 RECORDED. 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 PLS NUMBER 29413 FOR AND BEHALF OF	DATE:	
DREXEL BARRELL & CO.		
	001414001011500	

DELETE the BOCC cert- This plat to be approved administratively. Add the cert language to Craigs signature block regarding tracts roads, etc....

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

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

DOADD	OF COUNTY	COMMISSIONEDS	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 _____, 2019, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

FEES:			
DRAINAGE FEE:			
BRIDGE FEE:			

LERK AND RECORDER'S CERTIFICATE:		
TATE OF COLORADO))SS OUNTY OF EL PASO)		
HEREBY CERTIFY THIS INSTRUMENT WAS FILED FTO'CLOCKM., THISDAY OF DULY RECORDED UNDER RECEPTION NUMBER HE RECORDS OF EL PASO COUNTY, COLORADO.	, 2019 AND	
RECORDER	FEE:	
Y:	SURCHARGE:	

Sheet	1	_	Description,	Dedication,	Notes
			and Certific	ates	

Sheet 2 — Plat Graphic, Commercial Lots

SEPTEMBER 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 ob 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 NORTH LINE, SE 1/4 , SECTION 1 S89°40'24"W (M) N89°49'43"W (R) SW Corner of Bent East 1/4 Corner, Section 1, - NW Corner of the SE 1/4 of Grass Residential T13S, R65W, Sixth P.M. the SE 1/4, Section 1, T13S, Filina No. 1. Rec. T13S \ \ R65W R64W SW Corner of Bent — Set Witness Corner R67W. Found 2" aluminum cap No. 215713636 S89°40'24"W, 30.00, 3-1/4" Grass East Commercial on No.5 rebar. Filing No. 1, Rec. No. aluminum cap on a #6" Grass Commercial S1 🕈 S6 Filing No. 1, Rec. No. 213713328 WC 30.0 → FALCON RANCHETTES _PLS 29413_ Set a Witness Corner on $SE_{16} \bullet S1$ (Rec. No. 029878200) the North line of the SE Stamping on cap 1/4, SE 1/4, of Section 1: LOT 14 LOT 12 LOT 13 LS 24964 3-1/4" aluminum cap on a UTILITY EASEMENT PLS 29413 (Rec. No. 029878200) POINT OF Stamping on cap NE CORNER, SE 1/4, BEGINNING 1322.68' (1274.68' from Witness Corner) - SE 1/4 SECTION 1 BASIS OF BEARINGS \$89.44.22.W 259.37 DEDICATED NORTH LINE, SE 1/4 , SE 1/4 , SECTION 1 TO EL PASO COUNTY FOR - R.O.W. PURPOSES-L=83.84['] EASTONVILLE ROAD EASTONVILLE ROAD Δ 70°07'35"-L=70.24 S89°30'20"W 290.03' R=68.50' (80' PUBLIC R.O.W.) DEDICATED Δ 50°18'28" S47°12'19"E 49.83' TO EL PASO L=103.20' TRACT A COUNTY FOR R=80.00' N90°00'00"E 114.08' Δ 21°11'32"— (SUB-REGIONAL POND SR-4) R.O.W. R=279.00' **PURPOSES** Area = 5.904 + /- Acres L16 634.00" N89°49'00"E LINE # LENGTH DIRECTION -N39°41'32"E 4.17' L1 90.69' S0°40'09"E L17 8.41' N22°32'59"E PUBLIC L18 8.41' S22°32'59"E COURTYARDS AT WOODMEN HILLS WEST L2 70.52' N44°39'52"E **IMPROVEMENT** Δ=39°41'32" EASEMENT L19 18.00' N89°49'00"E L3 45.00' N89°49'00"E R=99.00' 30' PUBLIC N0°00'00"E 27.96' 6' PUBLIC L20 30.00' S89°44'22"W L4 30.00' N0°29'16"W N65°54'56"E 21.89'/ **IMPROVEMENT** EASEMENT / N89°57'46"E 632.00' L21 74.11' S00°29"40"E L5 30.01' N89°49'00"E EASEMENT (TYP. TRACT O L22 10.01' S89°44"22"W LOT 3 L6 54.17' N50°40'36"W (Rec. No. 204099900) L23 39.71' S52°15"11"W \mathcal{G} Area = 1.309 +/- Acres L7 52.92' N49°33'54"E MERID N89°57'46"E 593.93' L24 38.16' S17°16"06"E L8 12.01' N89°49'00"E SITE TRIANGLE DETAILS L25 64.66' N89°33"56"W L9 80.00' S0°29'40"E (Not to Scale) L26 87.02' S40°53"22"W L10 15.00' S89°25'55"W PUBLIC UTILITY EASEMENT N89°57'24"E 193.34' DEDICATED EASEMENT L11 1057.72' S0°29'40"E TO EL PASO Δ 21°51'40" L=31.23' -L12 | 1167.77' | N0°29'40"W COUNTY FOR S73°10'01"W (S.T.-A) PUBLIC N90°00'00"E 239.55' R=102.50 R=54.00' LOT 2 R.O.W. L13 27.01' N89°44'22"E S89°57'24"W 351.64' Δ=33°08'08" PURPOSES **EASEMENT** CH=S16°34'04"W L14 7.99' N89°44'22"E Area = 9.977 + /- Acres **LEGEND** LOT 10 S40°40'29"E 47.03' L15 20.00' S00°40'09"E W.H.M.D EASEMENT 6' PUBLIC IMPROVEMENT Rec. No. 213102338 & DRAINAGE EASEMENT FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC O 35.47 LOT 4 CAP PLS 31548 CURVE TABLE - S3°08'33"E DArea = 1.172 + /- Acres 55.36 13.65' PUBLIC UTILITY___ FOUND NAIL WITH 1.5" WASHER PLS 31548 CURVE # LENGTH RADIUS DELTA CHORD BEARING CHORD DISTANCE & DRAINAGE C1 195.56' 11662.00' 0°57'39" S88°53'41"W 20' PUBLIC UTILITY EASEMENT FOUND 1.5" ALUMINUM CAP ON A #5 EASEMENT LOT 1 C2 89.86' 11662.00' 0°26'29" S89°35'45"W 89.861 REBAR, STAMPED "CCES LLC PLS 30118" TO EL PASO C3 89.93' 11642.00' 0°26'33" S89°35'43"W 89.93' Area = 3.878 + /- Acres -COUNTY FOR R.O.W. N53°23'26"E 42.03 C4 195.33' 11642.00' 0°57'41" S88°53'36"W FOUND 3.25" ALUMINUM CAP PURPOSES STAMPED: EL PASO COUNTY ROW C5 66.92' 11642.00' 0°19'46" S88°14'53"W N87°08'04"W N87°08'04"W APPROXIMATE LOCATION - S32°27'00"E 21.56' MONUMENT PLS 35585 2005 OF FLOOD ZONE A C6 | 65.15' | 11622.00' | 0°19'16" | S87°57'44"W N90°00'00"E 200.38' OVERFLOW/INUNDATION — (To be removed by 26.52 — EASEMENT N90°00'00"E 120.34'— C7 | 26.53' | 110.00' | 13°49'03" | S52°29'36"W 26.46' LOMR, see plat note 2) SET #5 REBAR & 1.5" ALUMINUM CAP OR (S.T.-K) -LOT 5 (See Plat Note 15) N90°00'00"E 266.61' C8 60.15' 96.00' 35°53'50" S27°38'10"W NAIL & STEEL DISC "PLS 29413" (S.T.-G) (S.T.-H) 59.17' FALCON MARKET PLACE C9 54.98' 74.00' 42°33'56" S30°58'13"W 53.72' 20.00'-√N8°09'43"W SECTION CORNER MONUMENT AS INDICATED S0°00'00"E~ 一S86°09'09"E C10 51.56' 60.00' 49°14'05" S27°38'08"W 49.99' 68.42' PUBLIC _N90°00'00"E C11 38.72' 149.00' 14°53'15" S10°27'43"W 38.61' UTILITY PUBLIC DRAINAGE S47°45'42"E 47.61'-_N0°00'00"E C12 | 17.48' | 100.00' | 10°00'55" | S05°00'28"W SECTION CORNER REFERENCE MONUMENT EASEMENT 17.46' & ACCESS LOT 5 EASEMENT C13 57.95' 59.00' 56°16'30" S61°51'45"W 55.65' (S.T.-K) $\frac{1}{3}$ Area = 0.781 +/- Acres —N0°00'00"E FOUND 1" DIAMETER PIPE, SET 2.5" ALUMINUM ∕_N9°23'18"W C14 42.89' 110.00' 22°20'26" S70°34'21"W 32.72' 61.30' CAP STAMPED "DREXEL BARRELL PLS 29413" C15 84.82' 54.00' 90°00'00" N45°00'00"E 76.37' PUBLIC ✓N90°00'00"E S8°09'43"E → DRAINAGE 50.23' IMPROVEMENT C16 56.75' 11642.00' 00°16'45" S87°56'38"W 56.75 CALCULATED POSITION, CORNER NOT SET, LOT 3 EASEMENT S90°00'00"W OVERFLOW EASEMENT L=102.10' C17 69.12' 44.00' 90°00'00" S45°00'00"W FALLS INTO TRAFFIC LANE 62.22' INUNDATION N90°00'00"E 243.06' 5.00' LOT 4 (s.t.-n)— OVERFLOW/INUNDATION Δ=90°00'00" EASEMENT IMPROVEMENT R=65.00'-18.47' 68.00' 15°33'47" S07°56'32"W 18.41' RECORD DIMENSION: BENT GRASS RESIDENTIAL (R) - EASÉMENT -(See Plat & DRAINAGE -Note 15) (See Plat Note 15) FILING 1 & BENT GRASS COMMERCIAL FILING 1 S1°15'38"W_ TRACT 225.13 L=15.85¹ <u></u>N0°00'00"E 52.82' N90°00'00"E 121.44' Road book A, page 78 10' PUBLIC `∆=8**°**15'26" 50' DEDICATED TO MEASURED DIMENSION LOT 6 N0°00'00"E 6' PUBLIC -EL PASO COUNTY FOR UTILITY & R=110.00' 221.52' — IMPROVEMENT & S24°46'30"E 65.49'-Area = 1.037 + /- Acres DRAINAGE N0°00'00"E 22.40'— (To lot corner) R.O.W. PURPOSES 103.55 RECEPTION NUMBER Rec. No. DRAINAGE L=110.64' Δ 55°07'22" N89°33'56"E 170.21' EASEMENT (7520) EASEMENT R=115.00¹ WOODMEN HILLS METROPOLITAN DISTRICT W.H.M.D. S31°12'53"E 42.57'--s0°00'00"E S18°23'35"W---|N0°00'00"E 9.86' (nr) NON-RADIAL LINE LOT 11 +/-PLUS OR MINUS (MORE OR LESS) UTILITY S45°50'35"W-Area = R.O.W. RIGHT OF WAY N90°00'00"W 280.99' | EASEMENT 0.709 + /- AcresTYP. **TYPICAL** (S.T.-N) (7525) 6' PUBLIC__ PUBLIC (7545)L=49.90' _ Δ 10°00'56" S44°42'40"E 35.50'/ PUBLIC IMPROVEMENT SQUARE FEET N90°00'00"E IMPROVEMENT UTILITY Δ 24°51'42" EASEMENT 20' PUBLIC 245.30 R=115.00' (7555) EASEMENT (TYP.) EASEMENT \$ R=115.00' (7358)UTILITY ASSIGNED STREET ADDRESS N24°51'42"W 40.77' LOT 7 EASEMENT DEDICATED LOT 10 (S.T.-A)SITE TRIANGLE EASEMENTS S70°53'44"W Area = 1.643 + /- Acres APPROXIMATE LOCATION PUBLIC Area = 1.618 + /- Acres LOT 8 OF FLOOD ZONE A S0°29'40"E 129.77'-Area = 1.550 + /- Acres UTILITY (S.T.-0) R.O.W. EXISTING EASEMENT ______ , (See Plat Note 15) (See Plat Note 15) 20' ELECTRIC EASEMENT Area = 1.373 + /- Acres DRAINAGE PROPOSED UTILITY AND PUBLIC (Rec. No. 204031320) ≤\$90°00'00"W DEDICATED (See Plat Note 15) **EASEMENT** TO BE VACATED IMPROVEMENT EASEMENT PUBLIC EASEMENT _TO EL PASO - IMPROVEMENT COURTYARDS AT COUNTY FOR Set a Witness Corner WOODMEN HILLS WEST & DRAINAGE 1 30.00 DRAINAGE EASEMENT 20' W.H.M.D EASEMENT Rec. No. 213102338 PROPOSED DRAINAGE EASEMENT PUBLIC_DRAINAGE_____EASEMENT _ _ _223.96' _ _ _ _ _ | R.O.W. -----EASEMENT (Rec. No. 204099900) Ĵ WC 140.0₁ N90°00'00"E 1063.25' **PURPOSES** SE 1/4, SE 1/4, of PROPOSED DRAINAGE & UTILITY S89°49'00"W 30.00 20' Utility & Pipeline Easement ______ Section 1: 3-1/4" N23°37'18"W PUBLIC DRAINAGE & EASEMENT Rec. No. 203186870 & 204078591 _I S0°29'40"E N89'19'51"E 165.69' UTILITY EASEMENT aluminum cap on a #6 N44°39'52"E 42.29'— 2019 RIGHT-OF-WAY LINE, FALCON PLS 29413 <u> 44°39'52"E__28.23'——</u> MARKET PLACE & EASTONVILLE RD. T13S R65W_R64W R65W R64W T13S R65W S89°49'00"W 209.37' √ S86°49'00"W 232.65' Stamping on cap LOT LINE/TRACT LINE L=343.58', R=11622.00', $\Delta=1^{\circ}41'38$ " 1/4 — L=408.73', R=11622.00', Δ=2°00'54" TRACT B N89°49'00"E 594.21' 215032985, 93.44 70.88 SUBDIVISION BOUNDARY 30' DEDICATED TO EL PASO S12 124.99' 204062427 2019 EASEMENT E. WOODMEN ROAD COUNTY FOR R.O.W. PURPOSES WOODMEN CH=N88'48'33"E, 408.71' 1985 PLS 29413 FRONTAGE ROAD (PUBLIC R.O.W. PLS 29413 SITE TRIANGLE EASEMENT LINES 203186870 & LS 17664 -(PUBLIC R.O.W. VARIES) VARIES) 20' UTILITY EASEMENT Stamping on cap Stamping on cap S89°49'00"W 1294.04' Rec. No. 215032985, 204062427 EXISTING R.O.W. Stamping on cap S35°12'56"E -Southeast Corner, Section 1, N89°49'00"E _ 1324.08 R.O.W. PER ROAD BOOK A, PAGE 78 ------589°49'00"W 1324.07 T13S, R65W, Sixth P.M. Calculated Position, Corner SW CORNER, SE 1/4, 30' DEDICATED TO SOUTH LINE, SE 1/4 SECTION 1 30' DEDICATED TO -South 1/4 Corner, Section 1, Not Set, falls into traffic lane. SEPTEMBER 16, 2019 SHEET 2 OF 2 30.0' R.O.W. SE 1/4 SECTION 1 EL PASO COUNTY EL PASO COUNTY Set Reference Monuments in T13S, R65W, Sixth P.M. Road book A, page 78 FOR ROW DREXEL, BARRELL & CO. **PURPOSES** concrete curb to the Northwest Found a 2 1/2" aluminum **PURPOSES** Engineers • Surveyors and Northeast. cap, in range box. 3 SOUTH 7TH STREET COLORADO SPGS, COLORADO 80905 (719) 260-0887 Fax: (719) 260-8352

Markup Summary 10-7-2019

dsdparsons (1)



Subject: Callout Page Label: [1] SHEET 1 Author: dsdparsons Date: 10/7/2019 9:49:10 AM

Color:

DELETE the BOCC cert- This plat to be approved administratively. Add the cert language to Craigs signature block regarding tracts roads, etc....

dsdrice (4)

0" EAST, 1

Subject:

Author: dsdrice

Color:

Subject:

Page Label: [1] SHEET 1

125.00 FE Author: dsdrice

Date: 10/6/2019 10:41:39 PM 1294.04 F

Color:

Subject: Callout

Page Label: [1] SHEET 1

Author: dsdrice

Date: 10/6/2019 11:38:54 PM

Color:

TLIED AS A DRANAGE TRACT, CONDENSAR OF TRACT A SHALL BE MTY, MANTENANCE OF TRACT A SHALL BE BY EL PASO COUNTY AFTER E OF THE CONSTRUCTED DRANAGE INFOORMENTS WITHIN THE TRACT.

Subject: Callout

Page Label: [1] SHEET 1

Author: dsdrice

Date: 10/6/2019 11:39:10 PM

Color:

Page Label: [1] SHEET 1

Date: 10/6/2019 10:41:36 PM

Maintenance of the water quality pond spillway and outlet shall be by...

except for the water quality pond spillway and

outlet