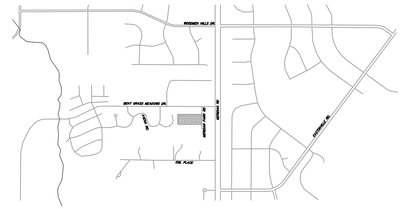
BENT GRASS EAST COMMERCIAL FILING NO. 4

A REPLAT OF LOTS 4, 5, & 6, 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



Vicinity Map

Scale: NTS

BE IT KNOWN BY THESE PRESENTS:

THAT COPESTONE GENERAL CONTRACTORS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

LEGAL DESCRIPTION (See Survey Note #3):

LOT 4, 5, 6, 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 EAST COMMERCIAL FILING NO. 4". 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, COPESTONE GENERAL CONTRACTORS, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 2026

BY: _____

NATHAN DERWICK, PRESIDENT

ACKNOWLEDGMENT

STATE OF_____)
) ss
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____, 2026

BY _____ NATHAN DERWICK, PRESIDENT

WITNESS MY HAND AND OFFICIAL SEAL:

_____ _____

NOTARY PUBLIC MY COMMISSION EXPIRES:

SURVEY NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO CREATE 3 NEW LOTS AND EASEMENTS AS SHOWN HEREON.

2 THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF LOT 3B, BENT GRASS EAST COMMERCIAL FILING NO. 2B, RECEPTION NO. 218714172 IN THE EL PASO COUNTY RECORDS AND MONUMENTED AT THE EAST END BY A FOUND NAIL AND 3/4" BRASS TAG IN CONCRETE, "CCES PLS 30118", AND AT THE WEST END BY A FOUND #5 REBAR AND 1 1/2" ALUMINUM CAP, "CCES PLS 34977" BEARS SOUTH 89°30'46" WEST AS SHOWN HEREON.

3. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL DISTANCES SHOWN ARE AS-MEASURED DISTANCES. RECORD DISTANCES (R) ARE SHOWN FOR COMPARISON.

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 AUGUST 7, 2026.

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".

Please ensure any previous specific plat notes are carried over to this replat.

PLAT NOTES:

1. DATE OF PREPARATION AUGUST 14, 2026.
2. THE TRACT OF LAND HEREIN REPLATTED IS LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
3. THIS PROPERTY IS LOCATED WITHIN ZONE X-AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0553G HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018. NO PORTION OF THE SITE LIES WITHIN THE 100-YR FLOODPLAIN.
4. THE NUMBER OF LOTS HEREBY PLATTED IS 3. THERE ARE NO TRACTS.
5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPORT; SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
6. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
7. THE PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THE PRIVATE DETENTION BASIN/BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. 214092269.
8. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
9. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE BENT GRASS METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED UNDER RECEPTION NO.'S 207124524, 207152168, 207157347, 207160587, AND 213101580.
10. 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.
11. UTILITY PROVIDERS ARE: WOODMEN HILLS METROPOLITAN DISTRICT-WATER/WASTEWATER, COLORADO SPRINGS UTILITIES-GAS, AND MOUNTAIN VIEW ELECTRIC ASSOCIATION-ELECTRIC.
12. FIRE PROTECTION PROVIDED BY THE FALCON FIRE PROTECTION DISTRICT.
13. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO
14. ALL ADDRESSES, IF ANY, EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
15. 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 HAV IMPROVEMENTS 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. 222151372 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.
16. THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIVE COVENANT AGREEMENT RECORDED UNDER RECEPTION NO. 213098664 AND USE RESTRICTION AGREEMENT RECORDED UNDER RECEPTION 214085629 WITH FIRST AMENDMENT RECORDED UNDER RECEPTION NO. 214095183.
17. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
18. THE APPROVAL OF THIS REPLAT HEREBY VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
19. THE PROPERTY WITHIN THIS SUBDIVISION LIES WITHIN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT AS EVIDENCED BY AN INSTRUMENT RECORDED IN BOOK 3260 AT PAGE 701.
20. ARTICLES OF INCORPORATION FOR BENT GRASS COMMERCIAL MERCHANTS ASSOCIATION, INC. A COLORADO NONPROFIT CORPORATION WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. 20181384655. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BENT GRASS COMMERCIAL MERCHANTS ASSOCIATION ARE RECORDED UNDER RECEPTION NO. 218059945.
21. UNIFIED CONTROL STATEMENT - ALL ACCESS DRIVEWAYS, DRIVES, AISLES, MANEUVERING AND PARKING AREAS AND EASEMENTS SHALL BE FOR THE COMMON USE AND MAINTENANCE OF ALL USERS, PUBLIC OR PRIVATE, AND THE OWNERS OF THIS DEVELOPMENT. FREE AND UNIMPEDED VEHICULAR AND PEDESTRIAN MOVEMENTS SHALL BE MAINTAINED AND PERMITTED ACROSS ALL PROPERTY LINES AT ALL TIMES REGARDLESS OF FUTURE OWNERSHIP OR PLATTING ACTIONS.
22. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO BENT GRASS MEADOWS DRIVE OR MERIDIAN PARK DRIVE.
23. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR 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 (RESOLUTION NO. 19-471) OR ANY AMENDMENT THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. LOTS DEVELOPED AFTER THE WOODMEN ROAD DISTRICT TERM ENDS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEE.

Please add PCD File No. SF-21-47 and carry over any of the specific geo-hazard issues or notes contained in the original plat.

Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

24. Please reference the latest revised 2026 Drainage Report here .

25-337

Provide a table her for the Basin Fee and Bridge Fee: Indicate that Basin Fee and Bridge Fee were paid with the Final Plat for Brent Grass East Commercial Filing No. 3 "R15062". No additional Basin fee and no additional Bridge fee are required.

Road Impact Fee: Provide the amount and indicate the RIF is due prior to issuance of the building permit/s.

Private Roads:
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.

PLAT NOTES CONTINUED:

24. PIKES PEAK REGIONAL BUILDING DEPARTMENT, ENUMERATIONS, APPROVAL PROVIDED BY EMAIL DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. XXXXXXXXX.

25. LANDSCAPING ALONG BENT GRASS MARKET VIEW WILL BE PROVIDED BY AND MAINTAINED BY SITE SPECIFIC PRIVATE PROPERTY OWNERS.

26. 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 BETWEEN LOT 4 AND LOT 5, AND BETWEEN LOT 4 AND LOT 6 AS SHOWN ON SAID PLAT ARE HEREBY VACATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

27. ACREAGE NOTE: TOTAL GROSS ACREAGE = 2.588 ACRES +/-.
NET ACREAGE OF SUBDIVISION LOT 1 = 1.068 ACRES. +/-.
NET ACREAGE OF SUBDIVISION LOT 2 = 0.911 ACRES +/-.
NET ACREAGE OF SUBDIVISION LOT 3= 0.610 ACRES +/-.

Surveyors Certificate

I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors 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, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20__.

_____

Surveyor's Name, (Signature) Date
Colorado registered PLS #_____

This plat for (*name of subdivision or plat*) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

_____

Planning and Community Development Director

_____

ASSESSOR

Please remove.

FEES:

Please verify with DPW Engineering regarding drainage/basin fees.

FALCON BASIN DRAINAGE FEE:

FALCON BASIN BRIDGE FEE:

No new lots are being created thus no new fees. Please remove.

SCHOOL FEE:

PARK FEE:

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____O'CLOCK, _____M.,

THIS _____ DAY OF _____, 2026 AND IS DULY RECORDED UNDER RECEPTION NUMBER

_____OF THE RECORDS OF EL PASO COUNTY, COLORADO. STEVE SCHLEIKER, RECORDER.

FEE: _____

BY: _____ SURCHARGE: _____

DEPUTY

PCD FILE _____ VR268

AUGUST 14, 2026

Sheet 1 of 2

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAHWATCH ST. SUITE 100
COLORADO SPGS, COLORADO 80903
(719) 260-0887

Job No.21814-01 Drawing:21814-00 BENT GRASS REPLAT.dwg

BENT GRASS EAST COMMERCIAL FILING NO. 4

A REPLAT OF LOTS 4, 5, & 6, 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,
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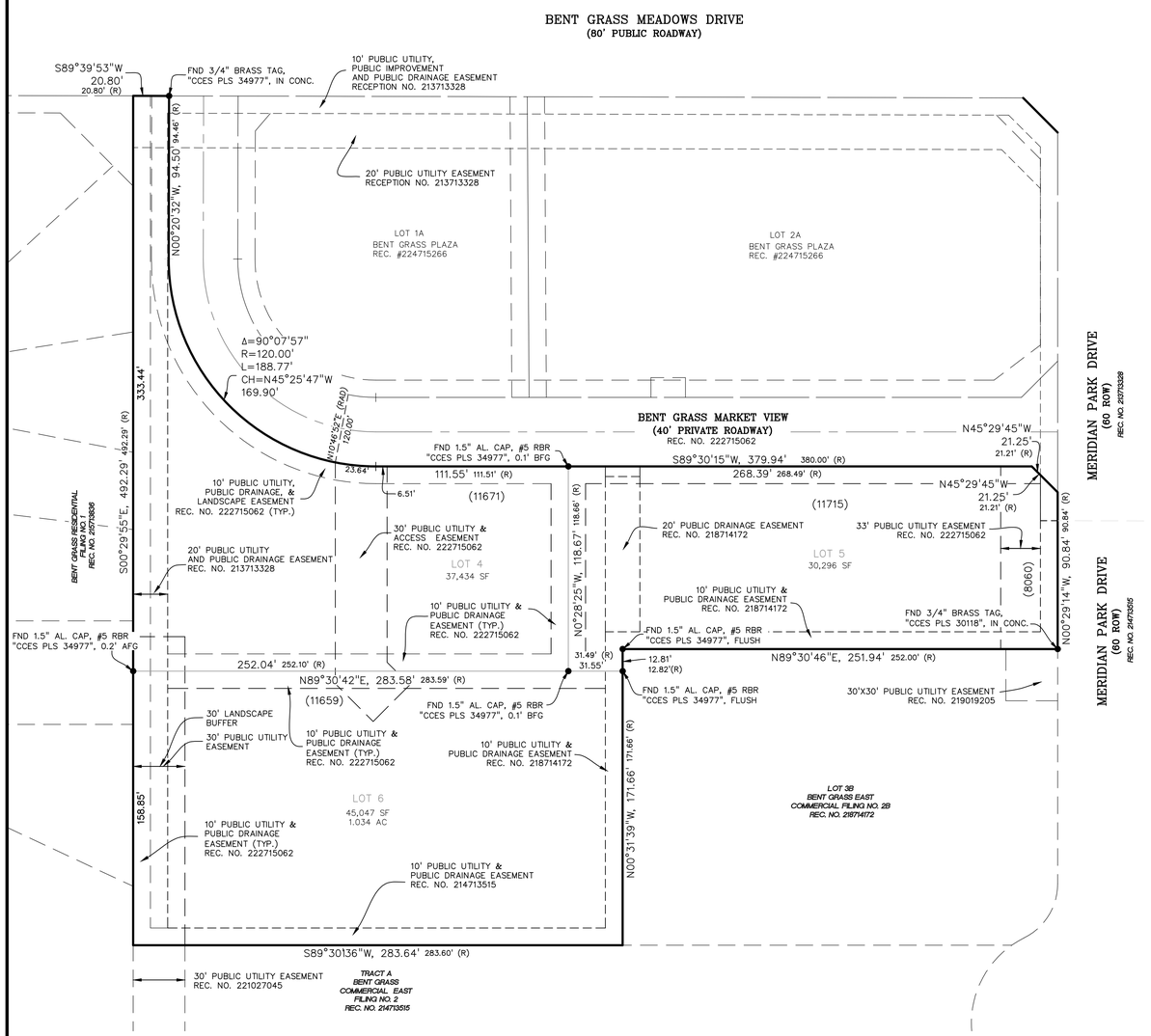
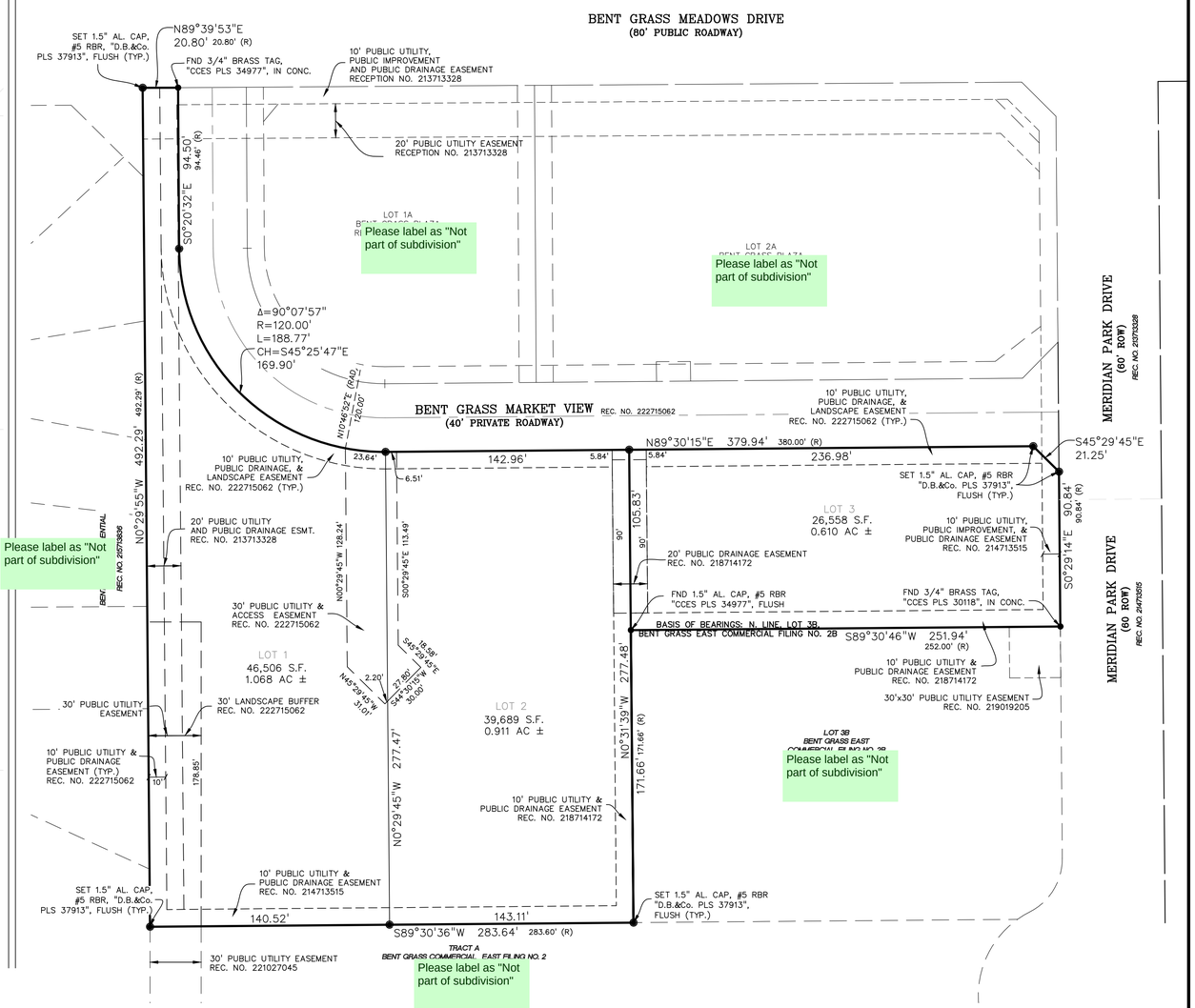
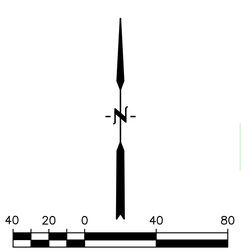


AS PLATTED
PLAT NO. 15062



REPLATTED



This is not a land survey deposit. Please remove.

DEPOSITING CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 2026, 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

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)
ACRES	AC.
RADIAL	(RAD)
SQUARE FEET	S.F.
RIGHT OF WAY	R.O.W.
SURVEY PLAT BOUNDARY	
RIGHT OF WAY LINE	
ADJACENT LOT LINE	
EASEMENT LINE	
BFG	BELOW FINISH GRADE
AFG	ABOVE FINISH GRADE
REC. NO.	RECEPTION NUMBER

VR268

PCD FILE VR2320

AUGUST 14, 2026

Sheet 2 of 2

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 S. SAHWATCH ST. SUITE 100
COLORADO SPGS, COLORADO 80903
(719) 260-0887

Job No. 21814-01 Drawing: 21814-01 BENT GRASS REPLAT.dwg