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THE COMMONS AT FALCON FIELD FILING NO. 1

A SUBDIVISION OF LAND LOCATED IN NORTH ONE–HALF OF SECTION 7, TOWNSHIP 13 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT PT FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

LEGAL DESCRIPTION:(See Survey Note 3)

PARCEL ONE:

A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1"; (THE FOLLOWING FOUR (4) COURSES ARE ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID "ARROWHEAD ESTATES FILING NO. 1"):

- 1) THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;
- 2) THENCE CONTINUE S 00 DEGREES 46 MINUTES 12 SECONDS W, 988.14 FEET;
- 3) THENCE S 86 DEGREES 00 MINUTES 46 SECONDS W, 327.52 FEET (327.53 FEET RECORDED);
- 4) THENCE S 00 DEGREES 25 MINUTES 05 SECONDS W, 68.17 FEET (67.53 FEET RECORDED) TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 20209702; THENCE N 89 DEGREES 59 MINUTES 43 SECONDS W, 430.45 FEET (430.08 FEET RECORDED) ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF VERBURG SUBDIVISION WAIVER, A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID RECORDS; THENCE N 00 DEGREES 14 MINUTES 15 SECONDS E, 1475.39 FEET (1475.79 FEET RECORDED) ALONG THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER" TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE:
- 1) THENCE N 50 DEGREES 05 MINUTES 41 SECONDS E, 126.34 FEET (125.38 FEET RECORDED);
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 49 DEGREES 15 MINUTES 05 SECONDS E, 178.19 FEET, A CENTRAL ANGLE OF 1 DEGREES 45 MINUTES 37 SECONDS, A RADIUS OF 5800.00 FEET, FOR AN ARC DISTANCE OF 178.20 FEET; THENCE S 41 DEGREES 58 MINUTES 50 SECONDS E, 798.01 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y–3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1"; THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET ALONG THE WESTERLY LINE OF SAID LOT 13 TO A POINT THEREON; THENCE N 41 DEGREES 58 MINUTES 50 SECONDS E, 798.01 FEET TO THE SOUTHEASTLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHEASTLY RIGHT OF WAY LINE.)

- 1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 47 DEGREES 22 MINUTES 56 SECONDS E, 193.52 FEET, A CENTRAL ANGLE OF 1 DEGREE 54 MINUTES 42 SECONDS, A RADIUS OF 5800.00 FEET, FOR AN ARC DISTANCE OF 193.53 FEET;
- 2) THENCE NORTH 45 DEGREES 11 SECONDS E, 760.04 FEET (760.22 FEET RECORDED) TO THE INTERSECTION OF SAID SOUTHEASTLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK T–2 AT PAGE 47 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF RIO ROAD.)
- 1) THENCE S 22 DEGREES 28 MINUTES 28 SECONDS E, 219.81 FEET (219.73 FEET RECORDED);
- 2) THENCE S 89 DEGREES 10 MINUTES 21 SECONDS E, 1071.23 FEET (1071.46 FEET RECORDED) TO THE NORTHWEST CORNER OF LOT 14 OF SAID "FALCON RANCH ESTATES SUBDIVISION"; THENCE S 00 DEGREES 10 MINUTES 51 SECONDS E, 705.04 FEET ALONG THE WESTERLY LINES OF SAID LOT 14 AND 13 OF SAID "FALCON RANCH ESTATES SUBDIVISION" TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID "ARROWHEAD ESTATES FILING NO. 1", SAID CORNER ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 10 OF SAID "ARROWHEAD ESTATES FILING NO. 1"; (THE FOLLOWING TWO (2) COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATE FILING NO. 1")
- 1) THENCE CONTINUE S 00 DEGREES 10 MINUTES 51 SECONDS E, 151.74 FEET (152.43 FEET RECORDED);
- 2) THENCE N 88 DEGREES 55 MINUTES 44 SECONDS W, 1314.29 FEET (1314.59 FEET RECORDED) TO THE POINT OF BEGINNING.

CONTAINING 2,511.970 SQUARE FEET OR 57.667 ACRES, MORE OR LESS.

NOTE: PARCEL ONE AND PARCEL TWO LEGAL DESCRIPTIONS PER ALTA COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER SC55098948.1–2.

AS-MEASURED DESCRIPTION:

A TRACT OF LAND SITUATE IN THE NORTH ONE–HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ARROWHEAD ESTATES FILING NO. 1, AS DESCRIBED IN PLAT BOOK Y3 AT PAGE 39 OF THE EL PASO COUNTY RECORDS, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, ARROWHEAD ESTATES FILING NO. 1, AND CONSIDERING THE NORTH LINE OF LOT 10, LOT 11 AND SAID LOT 13 TO BEAR N 89°24'00" W, BEING MONUMENTED AT SAID NORTHWEST CORNER OF LOT 13 BY A CHORD BEARING N 89°24'00" W, 430.45 FEET, AND AN ARC BEARING N 89°24'00" W, 430.45 FEET, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID ARROWHEAD ESTATES FILING NO. 1:

- 1) S 00°16'50" W, 1185.50 FEET;
- 2) S 85°33'38" W, 327.55 FEET;
- 3) S 00°12'06" W, 68.22 FEET TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 212078214 OF SAID EL PASO COUNTY RECORDS;
- THENCE ALONG SAID NORTHERLY LINE N 89°29'48" W, 430.53 FEET TO THE SOUTHEAST CORNER OF VERBURG SUBDIVISION WAIVER, A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID EL PASO COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID VERBURG SUBDIVISION WAIVER N 00°15'07" W, 1475.39 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID EL PASO COUNTY RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE THE FOLLOWING THREE (3) COURSES:
- 1) N 49°14'51" E, 122.50 FEET TO A POINT OF NON–TANGENT CURVE CONCAVE NORTHEASTERLY, WHENCE THE RADIAL LINE BEARS N 40°28'31" W;
- 2) NORTHEASTERLY 368.73 FEET ALONG THE ARC OF SAID NON–TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 5800.00 FEET, A CENTRAL ANGLE OF 03°37'22", AND BEING SUBTENDED BY A CHORD THAT BEARS N 47°44'48" E, 368.67 FEET;
- 3) N 46°07'02" E, 768.18 FEET TO THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF RIO LANE AS SHOWN ON THE PLAT OF FALCON RANCH ESTATES SUBDIVISION, DESCRIBED IN PLAT BOOK T–2, PAGE 47 OF SAID EL PASO COUNTY RECORDS;
- THENCE ALONG SAID SOUTHWESTERLY RIGHT–OF–WAY LINE AND THE SOUTHERLY RIGHT–OF–WAY LINE OF SAID RIO LANE THE FOLLOWING TWO (2) COURSES:
- 1) S 22°43'18" E, 219.81 FEET;
- 2) S 89°37'19" E, 1071.87 FEET TO THE NORTHWEST CORNER OF LOT 14 OF SAID FALCON RANCH ESTATES SUBDIVISION;
- THENCE ALONG THE WESTERLY LINE OF SAID FALCON RANCH ESTATES SUBDIVISION S 00°39'13" E, 704.41 FEET TO THE NORTHWEST CORNER OF LOT 10, SAID ARROWHEAD ESTATES FILING NO. 1;
- THENCE ALONG THE WEST LINE OF SAID LOT 10 S 00°39'13" E, 152.43 FEET TO THE ANGLE POINT THEREOF;
- THENCE ALONG THE NORTH LINE OF SAID LOT 10, LOT 11, AND LOT 13, SAID ARROWHEAD ESTATES FILING NO. 1, N 89°24'00" W, 1314.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,513,352 SQUARE FEET OR 57.699 ACRES, 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 A LOTS, TRACTS AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "THE COMMONS AT FALCON FIELD FILING NO. 1". 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:

PT FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS _____ DAY OF _____, 2026.

BY:ANDREW BIGGS, PT FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____)

) ss

COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026.

BY:PJ ANDERSON, FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

PLAT NOTES:

1. ACCESS TO THE SUBDIVISION WILL BE FROM STATE HIGHWAY 24 VIA WOODMEN ROAD. THERE IS NO DIRECT LOT ACCESS TO WOODMEN ROAD OR HIGHWAY 24. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3
2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
3. PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 4 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF THE COMMONS AT FALCON FIELD FILING 1 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 4 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
4. THE PUBLIC 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.
5. THE PRIVATE ROADWAYS WITHIN THE PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENTS OF PERULA POINT, LIMPKN POINT, AND DUNLIN HEIGHTS WILL BE OWNED AND MAINTAINED BY THE COMMONS AT FALCON FIELD METROPOLITAN DISTRICT.
6. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE A, SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD PLAN, AND ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY MAP NUMBER 08041005616 HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018. A CONDITIONAL LETTER OF MAP REVISION (CLMR) HAS BEEN APPROVED FOR THE SITE PER FEMA CASE NO. 23–08–0708R, DATED JULY 23, 2024. PIKES PEAK REGIONAL BUILDING DEPARTMENT WILL REQUIRE AN EFFECTIVE LETTER OF MAP REVISION (LMR) BEFORE A REPLAY OF TRACTS A & B INTO LOTS WILL BE APPROVED.
7. THE NUMBER OF LOTS HEREBY PLATTED IS 6. THERE ARE 7 TRACTS.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT 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; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
9. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
10. 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.
11. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMP(S). ALL DETENTION PONDS/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES. INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.
12. THIS PROPERTY IS 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 FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS, IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
13. THIS PROPERTY IS SUBJECT TO A PRIVATE STORMWATER FACILITY MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS, IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
14. THIS PROPERTY IS LOCATED IN THE FALCON FIELD METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.
15. 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).
16. GAS AND ELECTRIC: THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. GAS AND ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES AND MOUNTAIN VIEW ELECTRIC ASSOCIATION.
17. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
18. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
19. 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 DEVELOPMENT 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 NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, IF THE APPLICANT/OWNER PROVIDES COLLATERAL 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 RESIGNED 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 AND COMPLETED 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.
20. THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
21. SOLE RESPONSIBILITY FOR MAINTENANCE OF THE UTILITY AND ACCESS EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. SOLE RESPONSIBILITY FOR MAINTENANCE OF THE 40 FOOT DRAINAGE EASEMENT AND THE BOX CULVERT WILL LIE WITH THE FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
22. LOTS 1–6 HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE "SOILS AND GEOLOGY STUDY, THE COMMONS AT FALCON FIELD, FILING NO. 1, BY ENTECH ENGINEERING, INC. DATED MAY 1, 2025" AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOHAZARDS INCLUDE ARTIFICIAL FILL/MITIGATION REMOVED OR COMPACTED), HYDROCOMPACTION, (MITIGATION: SURFACE AND SUBSURFACE DRAINAGE) EXPANSIVE SOILS, (MITIGATION: OVEREXCAVATION AND REPLACEMENT BENEATH FOUNDATIONS), UNSTABLE SLOPES, (REGRADING), SEASONAL SHALLOW GROUNDWATER, (MITIGATION: 30" FOUNDATION DEPTHS, SUBSURFACE PERIMETER DRAINS), SLOPE (MITIGATION: SITE SPECIFIC TESTING). DUE TO HIGH GROUNDWATER IN THE AREA, BASEMENTS SHALL BE PROHIBITED ON ALL LOTS AND ALL FOUNDATIONS SHALL INCORPORATE A SUBSURFACE PERIMETER DRAIN SYSTEM.
23. UNDERDRAIN SYSTEM(S) WILL BE OWNED AND MAINTAINED BY THE FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
24. THE SUBJECT PROPERTY IS INCLUDED IN THE UPPER BLACK SQUIRREL CREEK CROWN WATER MANAGEMENT DISTRICT.
25. THE SUBJECT PROPERTY IS INCLUDED IN THE FALCON FIRE PROTECTION DISTRICT.
26. ACREAGE NOTE: TOTAL GROSS ACREAGE (AS–MEASURED) = 57.698 ACRES +/-.
NET ACREAGE OF SUBDIVISION LOTS 1–6 = 9.134 ACRES. +/-.
NET ACREAGE OF TRACTS A–G = 43.623 ACRES +/-
NET ACREAGE OF LAND DEDICATED FOR PUBLIC RIGHT OF WAY:
E. WOODMEN ROAD, RETAIL ROW STREET, AND JACKDAW DRIVE = 4.941 ACRES +/-.
27. 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.
28. LOTS 1–6 AND FUTURE COMMERCIAL DEVELOPMENT OF TRACTS A & B ARE RESTRICTED TO 80% IMPERVIOUS COVERAGE. IN ADDITION, RUNOFF REDUCTION MEASURES MUST BE INCORPORATED INTO THE SITE DESIGN TO PROVIDE FOR A MINIMUM OF 10% WATER QUALITY CAPTURE VOLUME (WQCV) REDUCTION.

This note should specify what landscaping on the plan is to be installed by the developer vs. the purchasers. I believe most or all of the landscaping in filing 1 should be installed by the developer. This part of the note should read along the lines of "developer is responsible for installation and individual lot purchasers are responsible for maintenance."

Add note about
maintenance
agreement
recorded at
reception no.

70% per drainage
report. revise

provide plat note for %
impervious restrictions on
future residential lots as
indicated in drainage report.

TRACT DESIGNATION TABLE			
TRACT NAME	AREA	TRACT USAGE	OWNERSHIP/MAINTENANCE
A	1.879 AC.	FUTURE DEVELOPMENT	FALCON FIELD METROPOLITAN DISTRICT, SUCCESSORS OR ASSIGNS
B	1.721 AC.	FUTURE DEVELOPMENT	FALCON FIELD METROPOLITAN DISTRICT, SUCCESSORS OR ASSIGNS
C	0.282 AC.	OPEN SPACE, LANDSCAPE, UTILITY, DRAINAGE, PUBLIC IMPROVEMENTS, FUTURE RIGHT–OF–WAY PRESERVATION	FALCON FIELD METROPOLITAN DISTRICT, SUCCESSORS OR ASSIGNS
D	1.001 AC.	OPEN SPACE, LANDSCAPE, UTILITY, DRAINAGE, PUBLIC IMPROVEMENTS, FUTURE RIGHT–OF–WAY PRESERVATION	FALCON FIELD METROPOLITAN DISTRICT, SUCCESSORS OR ASSIGNS
E	2.091 AC.	OPEN SPACE, DRAINAGE UTILITY	FALCON FIELD METROPOLITAN DISTRICT, SUCCESSORS OR ASSIGNS
F	18.954 AC.	FUTURE DEVELOPMENT	FALCON FIELD METROPOLITAN DISTRICT, SUCCESSORS OR ASSIGNS
G	17.691 AC.	FUTURE DEVELOPMENT	FALCON FIELD METROPOLITAN DISTRICT, SUCCESSORS OR ASSIGNS

SURVEY NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF LOT 10, LOT 11 AND LOT 13 OF ARROWHEAD ESTATES FILING NO. 1 RECORDED IN PLAT BOOK Y–3 PAGE 39 OF THE RECORDS OF EL PASO COUNTY. SAID LINE BEARS N89°24'00"W, 1314.29 FEET AND IS MONUMENTED AS SHOWN HEREON. THE BEARINGS ARE GRID BEARINGS BASED IN THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, USING REFERENCE GEOID 2018.
2. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL DIMENSIONS AS SHOWN HEREON ARE MEASURED, UNLESS NOTED OTHERWISE. ALL MONUMENTS SET OR FOUND ARE WITHIN 0.10' +/- OF THE GROUND SURFACE.

NOTE: BASIS OF BEARINGS AND ACTUAL DIMENSIONS MAY VARY FROM LEGAL DESCRIPTION DUE TO ROTATIONAL ANALYSIS OF BOUNDARY LINES AND ACCEPTED FOUND MONUMENTS FROM PREVIOUS SURVEYS.
3. LEGAL DESCRIPTION FROM ALTA COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SCHEDULE A, ORDER NUMBER SC55098948.1–2 WITH AN EFFECTIVE DATE OF 11/12/2024 AT 5:00 P.M., THE UNDERSIGNED HAS RELIED UPON SAID ALTA COMMITMENT FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS–OF–WAY ACROSS SAID PREMISES. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD. DISTRIBUTED BY LAND TITLE GUARANTEE COMPANY DATED 11/22/2024.
4. SAID ALTA COMMITMENT DESCRIBES PARCEL ONE, EL PASO COUNTY ASSESSORS PARCEL #4307200015, AS BEING A "PORTION OF THAT TRACT OF LAND" DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 202131510 IN THE RECORDS OF SAID EL PASO COUNTY. THE PARCEL ONE LEGAL DESCRIPTION REFERENCES RECORDED DISTANCES FROM SAID WARRANTY DEED. THE AS–MEASURED LEGAL DESCRIPTION COMBINES PARCEL ONE AND PARCEL TWO, WITH RECORD DISTANCE REFERENCES FROM SAID WARRANTY DEED, RECEPTION #202131510.
5. SAID ALTA COMMITMENT DESCRIBES PARCEL TWO, EL PASO COUNTY ASSESSORS PARCEL #4307000001, AS BEING A "PORTION OF THAT TRACT OF LAND" DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 202131510 IN THE RECORDS OF SAID EL PASO COUNTY. THE PARCEL TWO LEGAL DESCRIPTION REFERENCES RECORDED DISTANCES FROM SAID WARRANTY DEED. THE AS–MEASURED LEGAL DESCRIPTION COMBINES PARCEL ONE AND PARCEL TWO, WITH RECORD DISTANCE REFERENCES FROM SAID WARRANTY DEED, RECEPTION #202131510.
6. RECORD DIMENSIONS AS SHOWN ON SHEET 2, "CURRENTLY EXISTING" ARE TAKEN DIRECTLY FROM THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 202131510 IN THE RECORDS OF THE EL PASO COUNTY CLERKS OFFICE. DIMENSIONS IN PARENTHESES (XXXX) ARE FROM THE LEGAL DESCRIPTIONS REFERENCED IN SAID ALTA COMMITMENT, SCHEDULE A, ORDER NUMBER SC55098948.1–2.
7. SURVEY FIELD WORK COMPLETED IN MAY, 2023.
8. "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".
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18–4–506.

SURVEYOR'S CERTIFICATION:

I, PETER VAN STEENBURGH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY COMPLETED JANUARY 01, 2025, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT THE MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND THAT THIS PLAT HAS BEEN PREPARED IN CONFORMANCE WITH THOSE LAWS OF THE STATE OF COLORADO AND THOSE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, PERTAINING TO SURVEYING, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS LAND SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2026

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

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "THE COMMONS AT FALCON FIELD FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY,

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2026.

SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

FEES:

FALCON DRAINAGE BASIN FEE: \$ _____
DRAINAGE FEE: \$ _____
BRIDGE FEE: \$ _____
PARK FEE: N/A
SCHOOL FEE: N/A

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO

COUNTY OF EL PASO

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED IN MY OFFICE ON

THIS _____ DAY OF _____, 2026 AND WAS RECORDED AT

RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

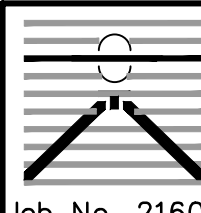
EL PASO COUNTY CLERK AND RECORDER

Sheet 1 – Description, Dedication, Notes and Certificates
Sheet 2 – Plat Graphic, Currently Existing
Sheet 3 – Plat Graphic, Proposed Subdivision

PCD SF2435

JUNE 03, 2026

SHEET 1 OF 3

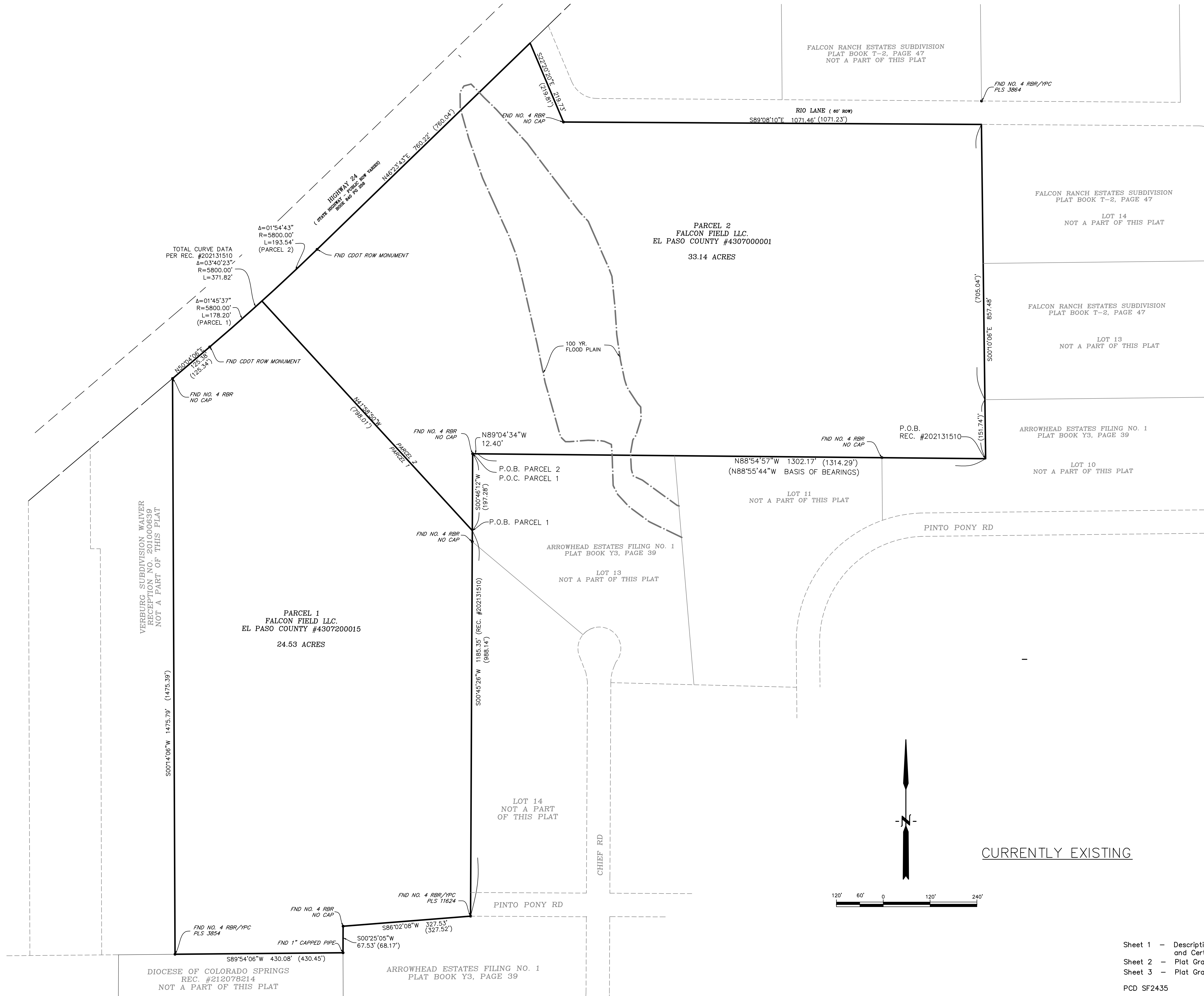


DREXEL, BARRELL & CO.
Engineers+Surveyors
101 SAHWATCH ST., #100
COLORADO SPGS, COLORADO 80903
(719) 260-0887 Fax: (719) 260-8352

Job No. 21604–00

THE COMMONS AT FALCON FIELD FILING NO. 1

A SUBDIVISION OF LAND LOCATED IN NORTH ONE-HALF OF SECTION 7, TOWNSHIP 13 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



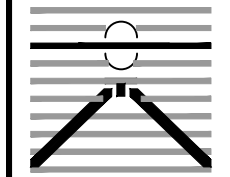
LEGEND

FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 3854	⊙
FOUND #4 REBAR-NO CAP	⊗
FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 11624	⊗
FOUND 3.25" CDOT ROW MONUMENT	⊙
SET #5 REBAR & 1.5" ALUMINUM CAP "DBCO PLS 37913"	●
FOUND 1" DIAMETER CAPPED PIPE	○
RECORD DIMENSION PER RECEPTION #202131510	(R)
RECEPTION NUMBER	Rec. No.
ASSIGNED STREET ADDRESS	(XXXX)
PLUS OR MINUS (MORE OR LESS)	+/-
RIGHT OF WAY	ROW
ACRE	AC
BASE FLOOD ELEVATION (CONDITIONAL)	<6830.81>
PROPOSED UTILITY, ACCESS, AND DRAINAGE EASEMENT	-----
PROPOSED DRAINAGE EASEMENT	-----
PROPOSED DRAINAGE & UTILITY EASEMENT	-----
PROPOSED RIGHT-OF-WAY LINE	-----
SUBDIVISION BOUNDARY	=====
SITE TRIANGLE EASEMENT LINES	-----
EXISTING R.O.W.	-----
R.O.W. PER ROAD BOOK A, PAGE 78	-----

Sheet 1 - Description, Dedication, Notes and Certificates
Sheet 2 - Plat Graphic, Currently Existing
Sheet 3 - Plat Graphic, Proposed Subdivision
PCD SF2435

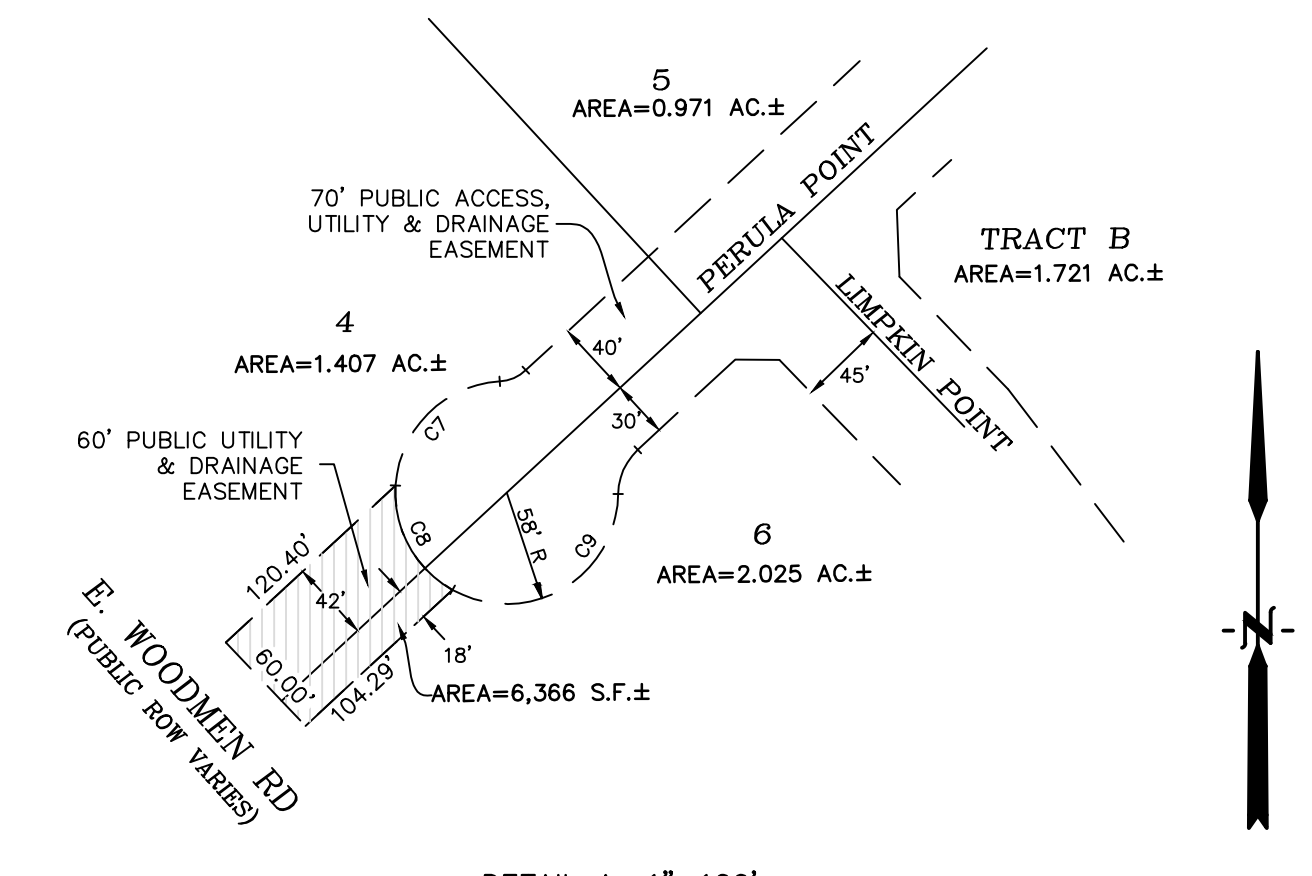
JUNE 03, 2026

SHEET 2 OF 3



DREXEL, BARRELL & CO.
Engineers-Surveyors
101 SAWATCH ST. #100
COLORADO SPRINGS, COLORADO 80903
(719) 260-0887 Fax: (719) 260-8352
Job No. 21604-00

A SUBDIVISION OF LAND LOCATED IN NORTH ONE-HALF OF SECTION 7, TOWNSHIP 13 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND	
FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 3854	⊙
FOUND #4 REBAR-NO CAP	⊗
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FOUND 3.25" CDOT ROW MONUMENT	⊙
SET #5 REBAR & 1.5" ALUMINUM CAP "DBCO PLS 37913"	●
FOUND 1" DIAMETER CAPPED PIPE	○
RECORD DIMENSION PER RECEPTION #202131510	(R)
RECEPTION NUMBER	Rec. No.
ASSIGNED STREET ADDRESS	(XXXXXX)
PLUS OR MINUS (MORE OR LESS)	+ / -
RIGHT OF WAY	ROW
ACRE	AC
BASE FLOOD ELEVATION (CONDITIONAL)	< 6630.81 >
PROPOSED UTILITY, ACCESS, AND DRAINAGE EASEMENT	_____
PROPOSED DRAINAGE EASEMENT	_____
PROPOSED DRAINAGE & UTILITY EASEMENT	-----
PROPOSED RIGHT-OF-WAY LINE	_____
SUBDIVISION BOUNDARY	=====
SITE TRIANGLE EASEMENT LINES	_____
EXISTING R.O.W.	_____
R.O.W. PER ROAD BOOK A, PAGE 78	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	242.20'	581.50'	23°51'51"	S59°30'25"W	240.45'
C2	124.68'	240.00'	29°45'55"	S62°06'24"W	123.28'
C3	71.89'	240.00'	17°09'43"	S68°24'30"W	71.62'
C4	52.79'	240.00'	12°36'13"	S53°31'33"W	52.69'
C5	15.05'	22.00'	39°11'42"	N66°49'17"E	14.76'
C6	268.92'	58.00'	265°39'10"	S46°24'27"E	85.08'
C7	83.82'	58.00'	82°47'52"	S45°01'12"W	76.71'
C8	65.27'	58.00'	64°28'38"	S28°37'03"E	61.88'
C9	119.83'	58.00'	118°22'40"	N59°57'18"E	99.63'
C10	25.95'	32.00'	46°27'28"	S23°59'42"W	25.24'
C11	88.32'	170.00'	29°45'55"	S62°06'24"W	87.33'
C12	64.75'	469.00'	7°54'37"	N16°27'34"W	64.70'
C13	192.95'	531.00'	20°49'10"	S10°00'17"E	191.89'
C14	115.82'	586.50'	11°18'51"	S40°30'34"W	115.63'
C15	95.69'	103.50'	52°58'17"	N58°05'05"E	92.32'
C16	78.58'	98.50'	45°42'30"	N61°42'58"E	76.51'
C17	43.63'	409.50'	6°06'17"	N46°33'17"E	43.61'
C18	25.20'	32.00'	45°07'32"	N27°02'40"E	24.56'
C19	64.33'	58.00'	63°33'03"	N36°15'26"E	61.08'
C20	10.29'	32.00'	18°25'31"	N58°49'11"E	10.25'
C21	66.83'	58.00'	66°01'14"	S61°43'21"W	63.20'
C22	25.20'	32.00'	45°07'32"	N72°01'12"E	24.56'
C23	46.75'	218.45'	12°51'41"	N43°28'35"E	46.66'
C24	128.00'	587.34'	12°29'13"	N34°23'31"E	127.75'
C25	93.88'	75.84'	70°55'18"	N07°18°54"W	88.00'
C26	28.76'	60.00'	27°27'55"	S83°33'45"W	28.49'
C27	88.72'	486.50'	10°26'55"	S45°46'15"E	88.60'
C28	139.24'	104.04'	76°40'52"	N85°23'08"E	129.08'
C29	48.33'	586.50'	43°31'17"	N37°12'47"E	48.32'
C30	67.49'	586.50'	6°35'34"	N42°52'12"E	67.45'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	40.01'	N46°00'02"E
L-2	279.80'	S44°29'53"E
L-3	253.57'	S44°29'53"E
L-4	371.33'	S15°03'02"E
L-5	23.04'	N89°70'03"W
L-6	6.65'	S110°54"W
L-7	36.65'	S82°03'38"E
L-8	34.82'	N1°59'29"W
L-9	48.39'	S58°37'35"E
L-10	24.60'	N31°52'20"E
L-11	93.43'	S12°30'15"E
L-12	44.71'	S30°51'32"W
L-13	37.71'	S44°31'19"W
L-14	64.95'	S20°41'17"W
L-15	83.04'	S12°30'15"E
L-16	52.43'	S31°41'23"W
L-17	49.62'	S84°31'13"W
L-18	44.11'	S38°51'43"W
L-19	9.24'	S74°11'06"W
L-20	5.20'	N103°37'45"E
L-21	33.95'	N21°32'28"E
L-22	79.05'	S88°42'47"E
L-23	98.02'	S2°39'53"W
L-24	24.20'	S84°41'41"W
L-25	28.24'	S58°18'19"E
L-26	62.79'	N50°25'53"W
L-27	237.07'	S45°40'17"W
L-28	83.95'	N49°36'26"E

