THE COMMONS AT FALCON FIELD FILING NO. 1

A SUBDIVISION OF LAND LOCATED IN 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:

BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE

THAT 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

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;

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. 202090702; 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

FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE;

1) THENCE N 50 DEGREES 05 MINUTES 41 SECONDS E, 125.34 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 13 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

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 MARE PARTICILIARLY 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 W, 798.01 FEET 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 SOUTHEASTERLY 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 46 DEGREES 25 MINUTES 11 SECONDS E, 760. 04 FEET (760.22 FEET RECORDED) TO THE INTERSECTION OF SAID SOUTHEASTERLY 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 22 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"O.)
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,

WARRANTY DEED RECEPTION NO. 202131510

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

THAT PORTION LYING IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE N 88°05'40" W (A BEARING RELATIVE TO "FALCON RANCH ESTATES SBDIVISION", RECORDED IN PLAT BOOK T-2 AT PAGE 47 UNDER RECEPTION NO. 842747 OF THE RECORDS OF EL PASO COUNTY, AND TO OTHERS HEREIN) ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1291.66E FEET TO THE INTERSECTION OF THE WESTERLY LINE OF FALCON RANCH ESTATES SUBDIVISION EXTENDED SOUTHERLY (1291.09 FEET BY WARRANTY DEED RECORDED IN BOOK 2328 AT PAGE 797 UNDER RECEPTION NO. 711444 OF THE RECORDS OF SAID EL PASO COUNTY); THENCE N 00°10'06" W ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 4020.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF THE NE 1/4) OF SECTION 7. WHICH IS THE POINT OF BEGINNING: THENCE CONTINUING N 00°10'06" W ALONG SAID SUBDIVISION LINE, A DISTANCE OF 857.48 FEET TO AN ANGLE IN SAID SUBDIVISION LINE; THENCE N 89°08'10" W ALOONG SAID SUBDIVISION LINE, A DISTANCE OF 1071.46 FEET TO AN ANGLE POINT; THENCE N 22°20'20" W ALONG SAID SUBDIVISION LINE, A DISTANCE OF 219.73 FEET TO INTERSECT THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24, AS DESCRIBED IN DEED RECORDED IN BOOK 840 AT PAGE 258 OF THE RECORDS OF SAID EL PASO COUNTY: THENCE S 46°23'43" W ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE. A DISTANCE OF 760.22 FEET TO A POINT OF A CURVE; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 5800.00 FEET, A CENTRAL ANGLE OF 03°40'23" AND AN ARC LENGTH OF 371.82 FEET TO A POINT OF TANGENCY; THENCE S 50°04'06" W ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 125.38 FEET: THENCE S 00°14'06" W ALONG THE EASTERLY LINE OF LOT 1. BLOCK 1 OF THE AFOREMENTIONED VERBERG SUBDIVISION WAIVER, A DISTANCE OF 1475.79 FEET TO A POINT ON THE SOUTH LOINE OF THAT TRACT DESCRIBED IN SAID BOOK 2515 AT PAGE 507, FROM WHICH POINT THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 1922 AT PAGE 312 BEARS S 89°54'06" W, A DISTANCE OF 369.93 FEET; THENCE N 89°54'06" E ALONG THE SOUTH LINE OF SAID AFOREMENTIONED TRACT IN BOOK 2515 AT PAGE 507, A DISTANCE OF 430.08 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL RECORDED IN BOOK 2983 AT PAGE 326; THENCE N 00°25'05" E, A DISTANCE OF 67.53 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE N 86°02'08" E, A DISTANCE OF 327.53 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL RECORDED IN BOOK 2982 AT PAGE 298; THENCE N 00°45'26" E, A DISTANCE OF 1185.35 FEET TO INTERSECT THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SE 1/4 OF NE 1/4) OF SAID SECTION 7: THENCE S 89°04'34" E ALONG SAID NORTH LINE A DISTANCE OF 12.40 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 88°54'57" E CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 1302.17 FEET TO THE POINT OF BEGINNING, EL PASO COUNTY, COLORADO.

CONTAINING 2,511,970 SQUARE FEET OR 57.667 ACRES, MORE OR LESS.

2) S 85°33'38" W, 327.55 FEET;

AS-MEASURED DESCRIPTION: WARRANTY DEED RECEPTION NO. 202131510

A TRACT OF LAND SITUATE IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID TRACT OF LAND 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 FOUND #4 REBAR, NO CAP, AND AT THE NORTHEAST CORNER OF LOT 11 BY A FOUND #4 REBAR, NO CAP, 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:

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°15'00" 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°26'31" W;

2) NORTHEASTERLY 366.73 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A

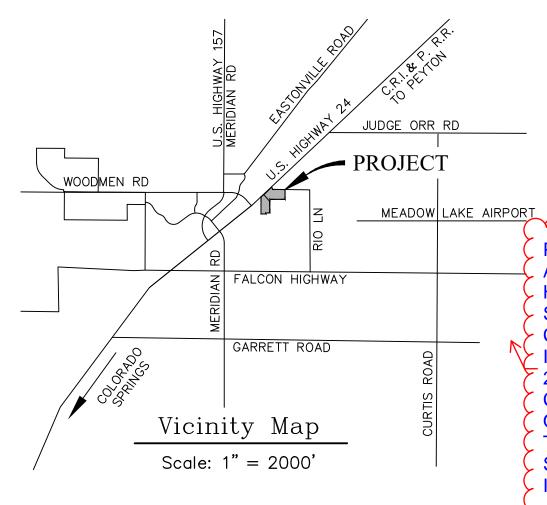
RADIUS OF 5800.00 FEET, A CENTRAL ANGLE OF 03°37'22", AND BEING SUBTENDED BY A CHORD THAT BEARS N 47°44'48" E, 366.67 FEET;

3) N 46°00'02" 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

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 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.



Please include Springs Utilities Easement Clause:
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.
224026331 OF THE RECORDS OF EL PASO
COUNTY, COLORADO. ALL OTHER EASEMENTS
OR INTERESTS OF RECORD AFFECTING ANY O
THE PLATTED PROPERTY DEPICTED HEREON
SHALL NOT BE AFFECTED AND SHALL REMAIN
IN FULL FORCE AND EFFECT.

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:

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

EXECUTED THIS ______ DAY OF_______, 2025.

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

ACKNOWLEDGMENT

STATE OF _______)

COUNTY OF_______)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _______, 2025

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.
- 2. THIS PROPERTY IS LOCATED WITHIN ZONE A-AREAS OF 1% ANNUAL CHANCE OF FLOODING AND 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.
- 3. THE NUMBER OF LOTS HEREBY PLATTED IS 6. THERE ARE 7 TRACTS.
- 4. TRACT A AND TRACT B WILL BE UTILIZED AS TEMPORARY OPEN SPACE, DRAINAGE AND UTILITY TRACTS RESERVED FOR FUTURE DEVELOPMENT. FUTURE DEVELOPMENT OF TRACTS A AND B WILL REQUIRE REPLATTING. MAINTENANCE OF TRACTS A AND B WILL BE THE RESPONSIBILITY OF FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS UNTIL REPLAT OCCURS.
- 5. TRACT C AND TRACT D SHALL BE UTILIZED AS OPEN SPACE, LANDSCAPE, DRAINAGE, UTILITY, PUBLIC IMPROVEMENT AND FUTURE RIGHT-OF-WAY PRESERVATION TRACTS. MAINTENANCE OF TRACTS C AND D SHALL BE THE RESPONSIBILITY OF FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
- 6. TRACT E SHALL BE UTILIZED AS OPEN SPACE, DRAINAGE AND UTILITY TRACT. MAINTENANCE OF TRACT E WILL BE THE RESPONSIBILITY OF FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
- 7. TRACT F AND TRACT G WILL BE UTILIZED AS TEMPORARY OPEN SPACE, DRAINAGE AND UTILITY TRACTS RESERVED FOR FUTURE DEVELOPMENT. FUTURE DEVELOPMENT OF TRACTS F AND G WILL REQUIRE REPLATTING. MAINTENANCE OF TRACTS F AND G WILL BE THE RESPONSIBILITY OF FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS UNTIL REPLAT OCCURS.
- 8. 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).
- 9. UTILITY PROVIDERS: BLACKHILLS ENERGY-GAS; MOUNTAIN VIEW ELECTRIC ASSOCIATION-ELECTRIC.
- 10. PIKES PEAK REGIONAL BUILDING DEPARTMENT (PPRBD) HAS APPROVED THE ADDRESSING. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 11. 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.
- 12. PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED ___
- 13. 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 WILL LIE WITH EL PASO COUNTY.
- 14. DUE TO HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- 15. THE SUBJECT PROPERTY IS INCLUDED IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT
- 16. THE SUBJECT PROPERTY IS INCLUDED IN THE FALCON FIRE PROTECTION DISTRICT.

17. ACREAGE NOTE: TOTAL GROSS ACREAGE (AS-MEASURED) = 57.699 ACRES +/-.

NET ACREAGE OF SUBDIVISION LOTS 1-4, 7-8 = 9.131 ACRES. +/-.

NET ACREAGE OF TRACTS A-G = 43.640 ACRES +/
NET ACREAGE OF LAND DEDICATED FOR PUBLIC RIGHT OF WAY = 4.928 ACRES +/-.

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.

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.

NOTE: THE ALTA COMMITMENT DESCRIBES TWO SEPARATE TRACTS OF LAND, PARCEL ONE AND PARCEL TWO, BEING EL
PASO COUNTY ASSESSORS PARCELS #4307000001 AND 4307200015, BOTH BEING A "PORTION OF THAT TRACT OF
LAND" DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 202131510 IN THE RECORDS OF EL
PASO COUNTY. THE TRACT OF LAND BEING SUBDIVIDED BY THIS PLAT COMMITMENTS DESCRIPTION OF PARCEL ONE AND
PARCEL TWO, TOGETHER WITH THE WARRANTY DEED, ARE SHOWN HEREON. THE AS-MEASURED LEGAL DESCRIPTION
ONE ASPECTS OF THE PARCELS DEFINITIONS REMAIN, E.G. POINT OF BEGINNING FOR THE AS-MEASURED
DESCRIPTION.

- SURVEY FIELD WORK COMPLETED IN MAY, 2023.
 - 5. "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".
 - 6. 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.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND CERTIFIES THAT THE ACCOMPANYING PLAT AS DRAWN, REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND IN ACCORDANCE WITH THE REQUIREMENTS PERTAINING TO LAND SURVEYING OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, THE MONUMENTS EXIST AS SHOWN HEREON, THE MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS LAND SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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

MONUMENT ROCK DRAINAGE FEE: \$0.00

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, 2025,
SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
ASSESSOR
FEES:

CLERK AND RECORDS	R'S CERTIFICATE:
STATE OF COLORADO))ss
COUNTY OF EL PASO) L HEREBY CERTIFY THIS INST	RUMENT WAS FILED FOR RECORD IN MY OFFICE ATO'CLOCK, I
	, 2025 AND IS DULY RECORDED UNDER
RECEPTION NUMBER	OF THE RECORDS OF EL PASO COUNTY, COLORADO.
STEVE SCHLEIKER, RECORDER) •
	FEE:
BY:	SURCHARGE:

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

DECEMBER 12, 2024

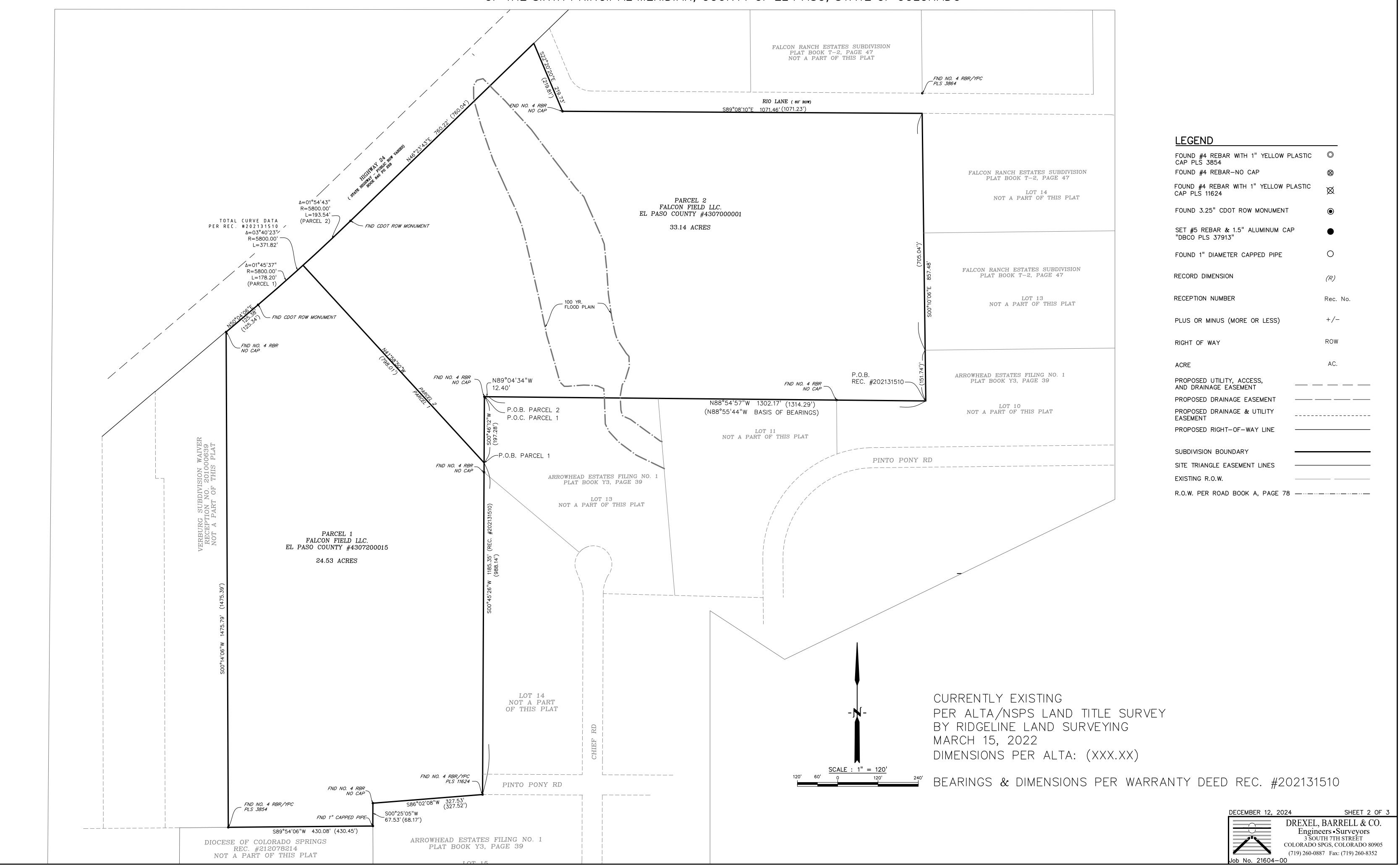
SHEET 1 OF 3

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Job No. 21604-00

THE COMMONS AT FALCON FIELD

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



THE COMMONS AT FALCON FIELD FILING NO. 1 A SUBDIVISION OF LAND LOCATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO FOUND #4 RBR SET #5 RÉR, AL. CAP FALCON RANCH ESTATES SUBDIVISION PLAT BOOK T-2, PAGE 47 NOT A PART OF THIS PLAT FOUND #4 RBR NO CAP, ACCEPTED WIRED WASHER "DBCo PLS 37913" FOUND #4 RBR YPC LS 3854 FOUND #4 RBR YPC LS 11624 RIO LANE (PUBLIC 60' ROW) S89°37'19"E 1071.87' 1071.46' (R' SET #5 RBR, AL. CAP "DBCO PLS 37913" NOT A PART OF THIS PLAT FALCON RANCH ESTATES SUBDIVISION PLAT BOOK T-2, PAGE 47 AREA=1.879 AC.± LOT 14 NOT A PART OF THIS PLAT CH=S10°00'17"E FOUND CDOT ROW MONUMENT ACCEPTED R=531.00' Δ=7°54'37" 371.82' (R) - 60' ACCESS, DRAINAGE L=366.73' — R=5800.00' & UTILITY EASEMENT AREA=1.407 AC.± Δ=3°37'22" TRACT F CH=N47°44'48"E 60' ACCESS, DRAINAGE & UTILITY EASEMENT AREA=18.954 AC.± / 366.67' Δ=25°01'30" CH=S25°01'00"E FOUND CDOT RO FALCON RANCH ESTATES SUBDIVISION _MONUMENT PLAT BOOK T-2, PAGE 47 R=62.50' Δ=134°47'28" LOT 13 NOT A PART OF THIS PLAT CH=N29°51'59"E DRAINAGE AREA=2.025 AC.± LEGEND FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 3854 Δ=23°37'49" CH=S57°58'53"W FOUND #4 RBR NO CAP, ACCEPTED/ WIRED WASHER/ FOUND #4 REBAR-NO CAP FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 11624 ~100 YR. FLOOD PLAIN 🦳 AREA=2.091 AC. ± ARROWHEAD ESTATES FILING NO. 1 FOUND 3.25" CDOT ROW MONUMENT LOT 10 PLAT BOOK Y3, PAGE 39 NOT A PART OF THIS PLAT SET #5 REBAR & 1.5" ALUMINUM CAP "DBCO PLS 37913" **N89°24'00"W 1314.29'** 1314.57' (R) SET #5 RBR, AL. CAP_ "DBCO PLS 37913" FOUND #4 RBR NO CAP — USED FOR LINE NO CAP, ACCEPTED FOUND 1" DIAMETER CAPPED PIPE -POINT OF COMMENCEMENT 60' ACCESS, DRAINAGE 60' & UTILITY 60' EASEMENT L-21 ARROWHEAD ESTATES FILING NO. 1 RECORD DIMENSION PARCEL 2 & COMBINED PARCELS PLAT BOOK Y3, PAGE 39 NOT A PART OF THIS PLAT RECEPTION NUMBER ARROWHEAD ESTATES FILING NO. Rec. No. LOT 13 PLAT BOOK Y3, PAGE 39 AREA=1.743 AC.± NOT A PART OF THIS PLAT +/-PLUS OR MINUS (MORE OR LESS) ROW RIGHT OF WAY CURVE TABLE PARCEL LINE TABLE CURVE # | LENGTH | RADIUS | DELTA LINE # | LENGTH | DIRECTION ACRE C1 | 131.94' | 581.50' | 12°59'59" | S64°56'21"W 131.65' L-1 | 40.01' | N46°00'02"E C2 | 119.49' | 230.00' | 29°45'55" | S62°06'24"W 118.15' L-2 | 279.80' | S44°29'53"E PROPOSED UTILITY, ACCESS, ___ __ __ __ AND DRAINAGE EASEMENT L-3 | 253.57' | S44°29'53"E C3 | 66.41' | 230.00' | 16°32'38" | S68°43'03"W 66.18' TRACT G PROPOSED DRAINAGE EASEMENT 53.07' 230.00' 13°13'17" 52.96' L-4 371.33' S15°03'20"E AREA=17.691 AC.± C5 | 26.01' | 32.00' | 46°34'03" | N70°30'28"E 25.30' L-5 | 27.10' | N48°18'13"W PROPOSED DRAINAGE & UTILITY -----EASEMENT L-6 | 44.12' | S89°27'03"E 83.59' 58.00' 82°34'16" | S52°20'08"W 76.54' PROPOSED RIGHT-OF-WAY LINE L-7 | 30.88' | S1°10'54"W C7 | 15.78' | 25.00' | 36°10'26" | N29°08'13"E 15.52' C8 | 25.66' | 25.00' | 58°47'49" | S76°37'21"W L-8 | 36.65' | S82°02'38"E 24.54' L-9 | 34.82' | S1°59'29"E SUBDIVISION BOUNDARY C9 | 106.55' | 58.00' | 105°15'17" | N53°23'37"E 92.19' S23°59'42"W L-10 | 48.39' | S58°37'35"E C10 | 25.95' | 32.00' | 46°27'28" | 25.24' SITE TRIANGLE EASEMENT LINES L-11 | 38.74' | N31°59'22"E C11 | 88.32' | 170.00' | 29°45'55" | S62°06'24"W 87.33' EXISTING R.O.W. L-12 | 44.71' | S30°15'32"W C12 | 64.75' | 469.00' | 7°54'37" | N16°27'34"W 64.70' L-13 | 93.43' | N12°30'15"W 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' L-14 | 37.71' | N44°37'19"E L-15 | 64.95' | N0°24'17"E C15 | 95.69' | 103.50' | 52°58'17" N58°05'05"E 92.32' C16 | 78.58' | 98.50' | 45°42'30" | S61°42'58"W 76.51 L-16 | 83.04' | S12°30'15"E ARROWHEAD ESTATES L-17 | 52.43' | S31°41'23"W C17 | 43.63' | 409.50' | 6°06'17" N46°33'17"E 43.61' FILING NO. 1 LOT 14 C18 | 25.20' | 32.00' | 45°07'32" | S27°02'40"W 24.56' L-18 | 49.62' | S84°34'13"W PLAT BOOK Y3, C19 | 64.33' | 58.00' | 63°33'03" | N36°15'25"E 61.08 L-19 | 44.11' | S38°51'43"W PAGE 39 NOT A PART C20 | 10.29' | 32.00' | 18°25'31" | L-20 | 9.24' | S74°11'06"W S58°49'11"W 10.25 OF THIS PLAT C21 | 66.83' | 58.00' | 66°01'14" 63.20' L-21 | 5.20' | N10°37'45"E C22 | 25.20' | 32.00' | 45°07'32" | N72°10'12"E L-22 | 33.95' | N2°13'26"E 24.56' C23 | 46.75' | 218.45' | 12°15'41" | N43°28'35"E 46.66' L-23 | 79.05' | N88°42'47"W FOUND #4 RBR NO CAP, ACCEPTED C24 | 128.00' | 587.34' | 12°29'13" | N34°23'21"E 127.75' L-24 | 76.40' | N2°39'53"E WIRED WASHER FOUND #4 RBR YPC LS 11624 T ACCEPTED "DBCo PLS 37913" C25 | 93.88' | 75.84' | 70°55'18" | N07°18'54"W 88.00' L-25 | 62.79' | N50°25'35"W C26 | 28.76' | 60.00' | 27°27'55" | S83°31'45"W 28.49' FOUND 1" S85°33'38"W 327.55 88.72' 486.50' 10°26'55" | S48°56'15"E CAPPED PIPE 88.60' ~ YPC LS 3854 ACCEPTED C28 | 139.24' | 104.04' | 76°40'52" | N85°23'08"E 129.08' WIRED WASHER S0°12'06"E "DBCo PLS 37913" SHEET 3 OF 3 C29 | 48.33' | 586.50' | 4°43'17" 48.32 DREXEL, BARRELL & CO. S89°29'48"W 430.53' ARROWHEAD ESTATES FILING NO. 1 C30 | 67.49' | 586.50' | 6°35'34" | S42°52'12"W Engineers • Surveyors LOT 15 3 SOUTH 7TH STREET PROPOSED SUBDIVISION DIOCESE OF COLORADO SPRINGS PLAT BOOK Y3, PAGE 39 COLORADO SPGS, COLORADO 80905 NOT A PART OF THIS PLAT REC. #212078214

NOT A PART OF THIS PLAT

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ob No. 21604-00