

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:

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 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 88 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 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, 125.34 FEET (125.38 FEET RECORDED);
 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONVEX 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 DEGREE 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 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 SOUTHWESTERLY RIGHT OF WAY LINE)
 1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONVEX 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 193.52 FEET;
 2) THENCE NORTH 46 DEGREES 25 MINUTES 11 SECONDS E, 760.04 FEET (760.22 FEET RECORDED) TO THE INTERSECTION OF SAID SOUTHWESTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO LANE, 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 LANE)
 1) THENCE S 22 DEGREES 22 MINUTES 28 SECONDS E, 219.81 FEET (219.73 FEET RECORDED);
 2) THENCE S 89 DEGREES 00 MINUTES 46 SECONDS W, 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 BOUNDARY LINES OF SAID "ARROWHEAD ESTATES 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.

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 89°05'40" W (A BEARING RELATIVE TO "FALCON RANCH ESTATES SUBDIVISION", 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 (1291.66 FEET BY WARRANTY DEED RECORDED IN BOOK 2328 AT PAGE 797 UNDER RECEPTION NO. 714444 OF THE RECORDS OF SAID EL PASO COUNTY); THENCE N 00°10'06" W ALONG THE WESTERLY 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 ALONG 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" W, 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 VERBURG SUBDIVISION WAIVER, A DISTANCE OF 1475.79 FEET TO A POINT ON THE POINT OF BEGINNING OF THAT PARCEL 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°29'05" 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 89°54'07" E CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 1302.12 FEET TO THE POINT OF BEGINNING, EL PASO COUNTY, COLORADO.

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

What is the purpose of these additional legal descriptions? The survey note 3 does not adequately explain why there are 3 different legal descriptions to describe the same piece of property. The approved preliminary plan only included the first legal description.

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 CORNER OF LOT 10, LOT 11 AND SAID LOT 13 TO BEAR N 89°24'00" W, BEING MONUMENTED AS 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:
 1) S 00°16'50" W, 1185.50 FEET;
 2) S 85°33'36" 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°15'00" 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 CONVEX 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, 368.67 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 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.

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions of payment will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCF Project Manager prior to making any collateral or escrow payments.

Add the following plat notes that are missing:

Note Regarding Reports on File:
 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; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)
 Easements:
 Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
 Note Regarding Stormwater Drainage:
 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, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

Access:
 No driveway shall be established unless an access permit has been granted by El Paso County.
 Addresses:
 The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
 Mailboxes:
 Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
 Public and Common Subdivision Improvements:
 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, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
 This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed 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.

Access:
 No driveway shall be established unless an access permit has been granted by El Paso County.
 Addresses:
 The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
 Mailboxes:
 Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
 Public and Common Subdivision Improvements:
 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, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
 This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed 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.

Access Limitation:
 There shall be no direct lot access to Woodmen Road or Highway 24.
 Driveway Note:
 Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
 Private Roads (if any of the roads are private):
 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.

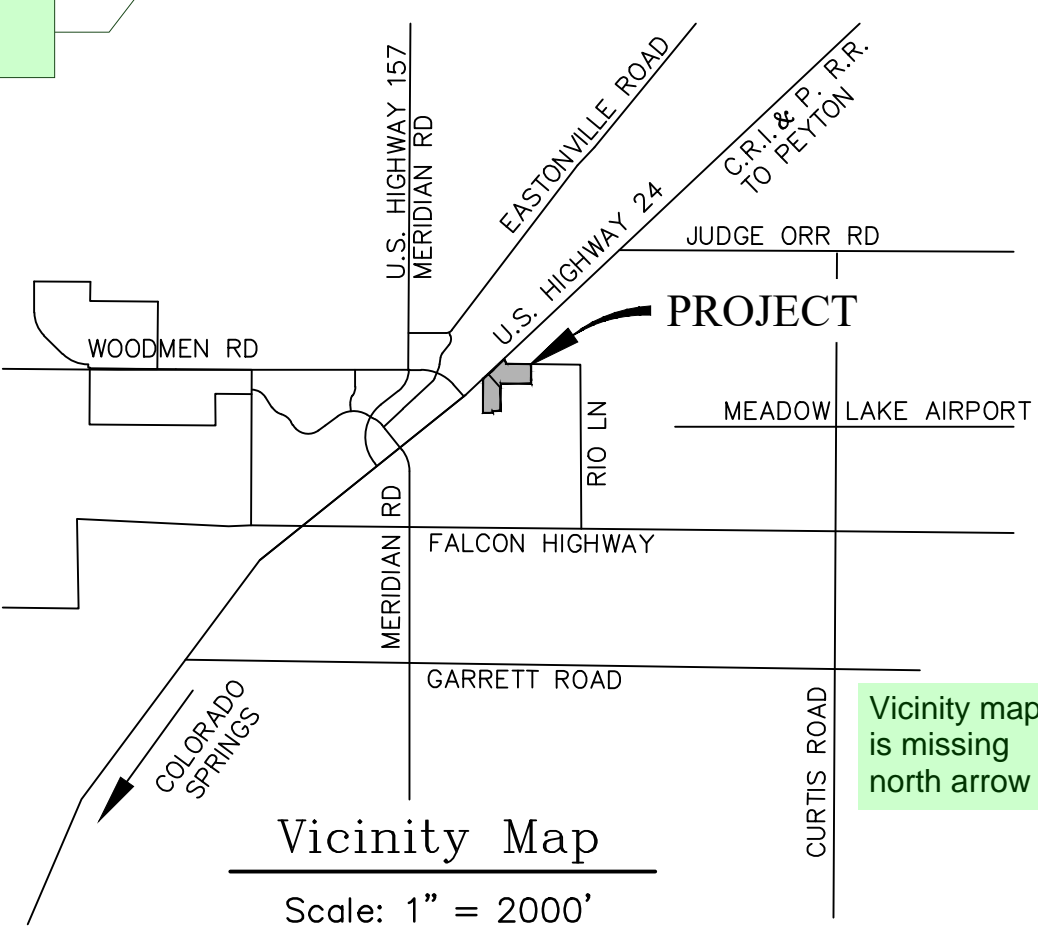
Access Limitation:
 There shall be no direct lot access to Woodmen Road or Highway 24.
 Driveway Note:
 Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
 Private Roads (if any of the roads are private):
 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.

Access Limitation:
 There shall be no direct lot access to Woodmen Road or Highway 24.
 Driveway Note:
 Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
 Private Roads (if any of the roads are private):
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Access Limitation:
 There shall be no direct lot access to Woodmen Road or Highway 24.
 Driveway Note:
 Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
 Private Roads (if any of the roads are private):
 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.

Access Limitation:
 There shall be no direct lot access to Woodmen Road or Highway 24.
 Driveway Note:
 Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
 Private Roads (if any of the roads are private):
 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.

Include the quarter section



Add the following plat notes that are missing:

Drainage:
 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 BMPs. All detention ponds/water quality BMPs 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.

Lot ____ (or Tract ____) (or entire property) of 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 _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

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 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 _____) ss

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:

- ACCESS TO THE SUBDIVISION WILL BE FROM STATE HIGHWAY 24 VIA WOODMEN ROAD.
- 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 0804103553G HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- THE NUMBER OF LOTS HEREBY PLATTED IS 6. THERE ARE 7 TRACTS.
- 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.
- 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.
- 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.
- 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.
- 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).
- UTILITY PROVIDERS: BLACKHILLS ENERGY-GAS; MOUNTAIN VIEW ELECTRIC ASSOCIATION-ELECTRIC.
- 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.
- THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BASED 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.
- PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED _____.
- 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.
- DUE TO HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- THE SUBJECT PROPERTY IS INCLUDED IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT.
- THE SUBJECT PROPERTY IS INCLUDED IN THE FALCON FIRE PROTECTION DISTRICT.
- 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 +/-.

Identify that CLOMR has been approved and provide case no.

This note will be updated pursuant to the LOMR.

Use this language for the tract notes: Tract ____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc.). Ownership and maintenance of Tract ____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.). (Where multiple tracts are included in a single plat, the use of a tract table is encouraged.)

Regarding Note 4: These lots cannot be temporarily identified as tracts to avoid the floodplain issue. You can designate them as tracts now to be replatted as lots at a later time if you like, but that will not resolve the need for a LOMR, base flood elevations, etc.

This seems misleading. Recommend to remove.

Natural gas commitment letter is from CSU

This note is unnecessary and can be deleted.

Per previous correspondence and the drainage report this easement and the box culvert will be privately owned and maintained. Please revise.

Based on the configuration of the plat, not all of the roads appear to be public.

SURVEY NOTES:

- 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 AT 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.
- 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.
- 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.
 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 COMBINES BOTH PARCELS, ESSENTIALLY REVERTING TO THE ORIGINAL WARRANTY DEED. AS SUCH, THE ALTA COMMITMENT DESCRIBES PARCEL ONE AND PARCEL TWO, TOGETHER WITH THE WARRANTY DEED, ARE SHOWN HEREON. THE AS-MEASURED LEGAL DESCRIPTION CREATED BY THE UNDERSIGNED SURVEYOR IS BASED ON THE RECORD DIMENSIONS OF THE ORIGINAL WARRANTY DEED. SOME ASPECTS OF THE PARCELS DEFINITIONS REMAIN, E.G. POINT OF BEGINNING FOR THE AS-MEASURED DESCRIPTION.
- SURVEY FIELD WORK COMPLETED IN MAY, 2023.
- "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".
- 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. §18-6-4-508.

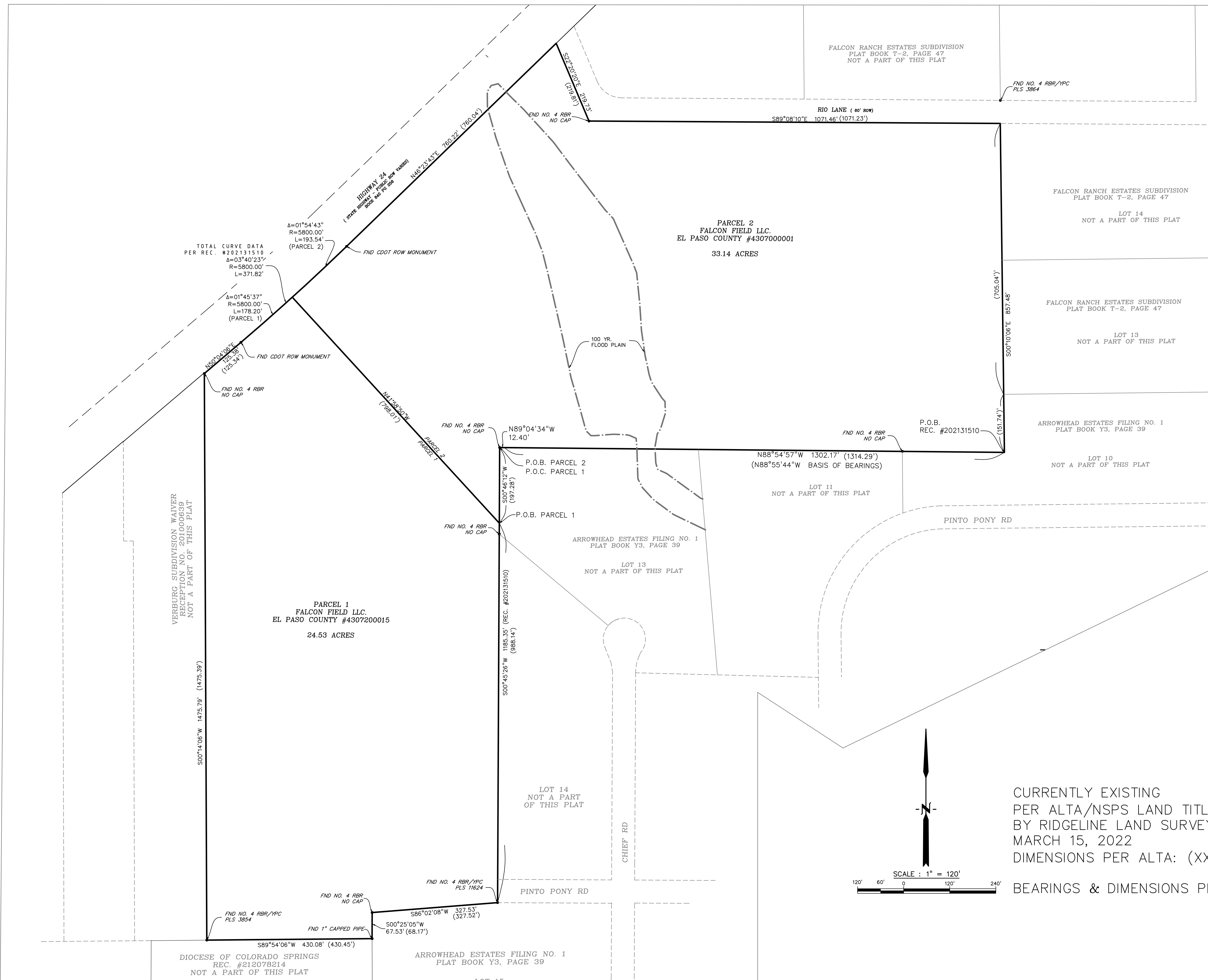
SURVEYORS CERTIFICATE

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

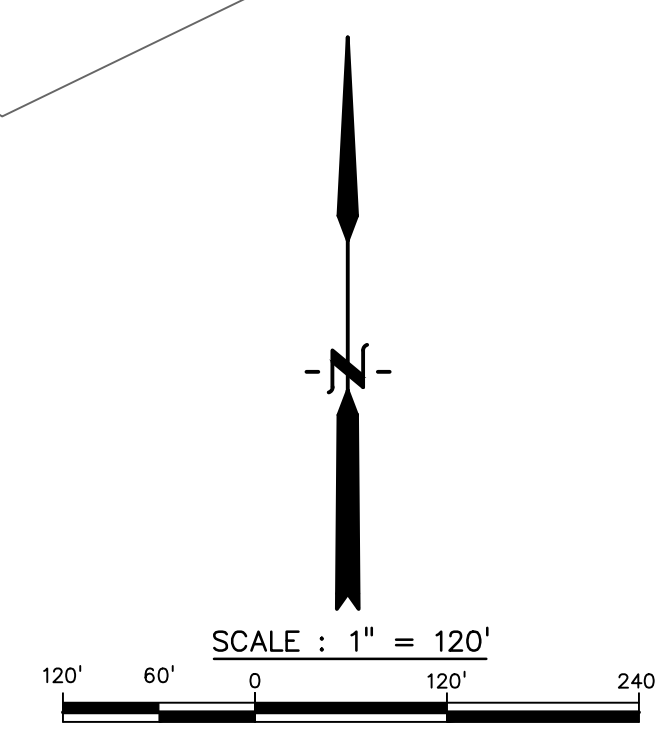
I attest the above on this _____ day of _____, 20____.

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



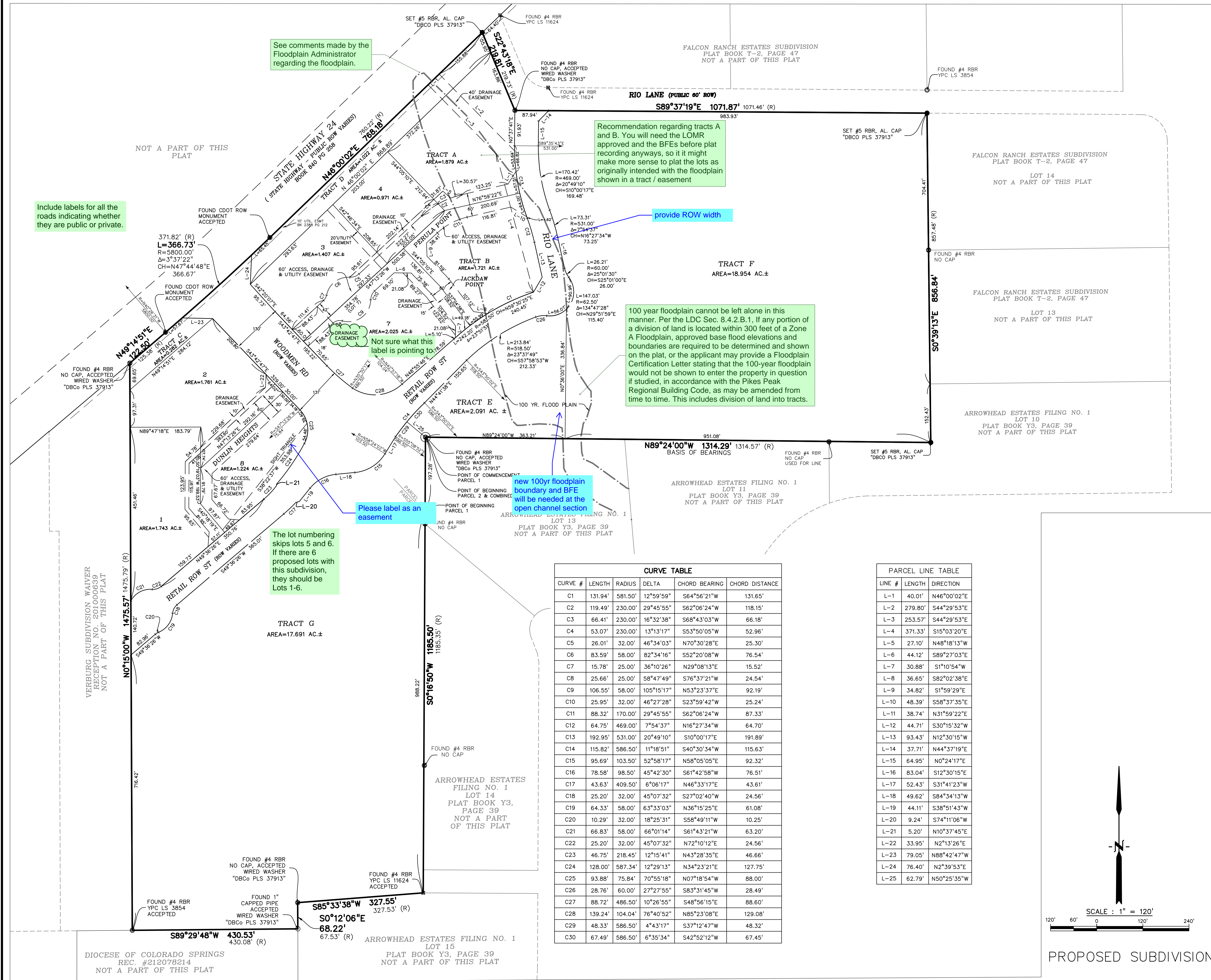
LEGEND	
FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 3854	⊙
FOUND #4 REBAR-NO CAP	⊗
FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 11624	⊗
FOUND 3.25" CDOT ROW MONUMENT	⊙
SET #5 REBAR & 1.5" ALUMINUM CAP "DBCO PLS 37913"	●
FOUND 1" DIAMETER CAPPED PIPE	○
RECORD DIMENSION	(R)
RECEPTION NUMBER	Rec. No.
PLUS OR MINUS (MORE OR LESS)	+/-
RIGHT OF WAY	ROW
ACRE	AC.
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	-----



CURRENTLY EXISTING
 PER ALTA/NSPS LAND TITLE SURVEY
 BY RIDGELINE LAND SURVEYING
 MARCH 15, 2022
 DIMENSIONS PER ALTA: (XXX.XX)
 BEARINGS & DIMENSIONS PER WARRANTY DEED REC. #202131510

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



LEGEND

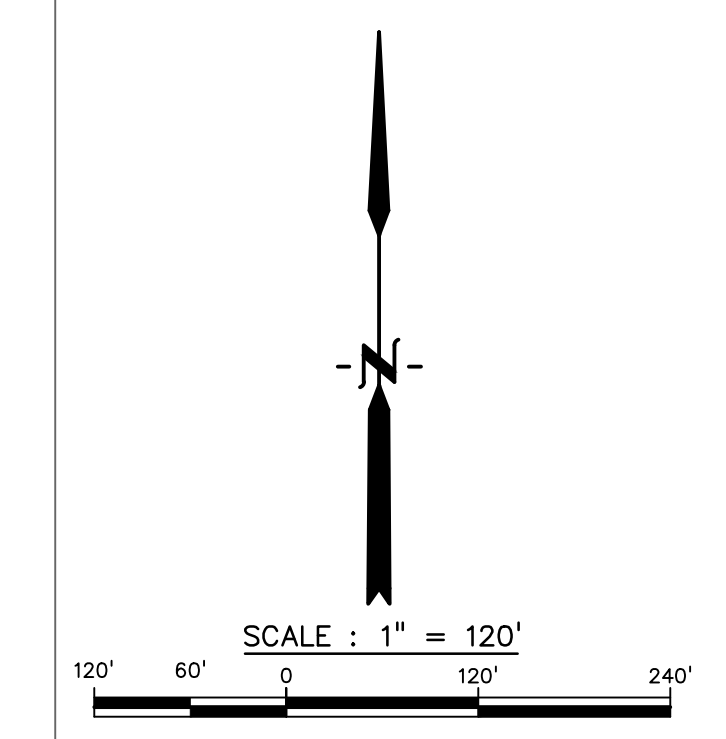
- FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 3854
- FOUND #4 REBAR-NO CAP
- FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 11624
- FOUND 3.25" CDOT ROW MONUMENT
- SET #5 REBAR & 1.5" ALUMINUM CAP "DBCO PLS 37913"
- FOUND 1" DIAMETER CAPPED PIPE
- RECORD DIMENSION
- RECEPTION NUMBER
- PLUS OR MINUS (MORE OR LESS)
- RIGHT OF WAY
- ACRE
- PROPOSED UTILITY, ACCESS, AND 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	131.94'	581.50'	12°59'59"	S64°56'21"W	131.65'
C2	119.49'	230.00'	29°45'55"	S62°06'24"W	118.15'
C3	66.41'	230.00'	16°32'38"	S68°43'03"W	66.18'
C4	53.07'	230.00'	13°13'17"	S53°50'05"W	52.96'
C5	26.01'	32.00'	46°34'03"	N70°30'28"E	25.30'
C6	83.59'	58.00'	82°34'16"	S52°20'08"W	76.54'
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	24.54'
C9	106.55'	58.00'	105°15'17"	N53°23'37"E	92.19'
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"	S61°42'58"W	76.51'
C17	43.63'	409.50'	6°06'17"	N46°33'17"E	43.61'
C18	25.20'	32.00'	45°07'32"	S27°02'40"W	24.56'
C19	64.33'	58.00'	63°33'03"	N36°15'25"E	61.08'
C20	10.29'	32.00'	18°25'31"	S58°49'11"W	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°10'12"E	24.56'
C23	46.75'	218.45'	12°15'41"	N43°28'35"E	46.66'
C24	128.00'	587.34'	12°29'13"	N34°23'21"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°31'45"W	28.49'
C27	88.72'	486.50'	10°26'55"	S48°56'15"E	88.60'
C28	139.24'	104.04'	76°40'52"	N85°23'08"E	129.08'
C29	48.33'	586.50'	4°43'17"	S37°12'47"W	48.32'
C30	67.49'	586.50'	6°35'34"	S42°52'12"W	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°03'20"E
L-5	27.10'	N48°18'13"W
L-6	44.12'	S89°27'03"E
L-7	30.88'	S1°10'54"W
L-8	36.65'	S82°02'38"E
L-9	34.82'	S1°59'29"E
L-10	48.39'	S58°37'35"E
L-11	38.74'	N31°59'22"E
L-12	44.71'	S30°15'32"W
L-13	93.43'	N12°30'15"W
L-14	37.71'	N44°37'19"E
L-15	64.95'	N0°24'17"E
L-16	83.04'	S12°30'15"E
L-17	52.43'	S31°41'23"W
L-18	49.62'	S84°34'13"W
L-19	44.11'	S38°51'43"W
L-20	9.24'	S74°11'06"W
L-21	5.20'	N10°37'45"E
L-22	33.95'	N2°13'26"E
L-23	79.05'	N88°42'47"W
L-24	76.40'	N2°39'53"E
L-25	62.79'	N50°25'35"W



PROPOSED SUBDIVISION