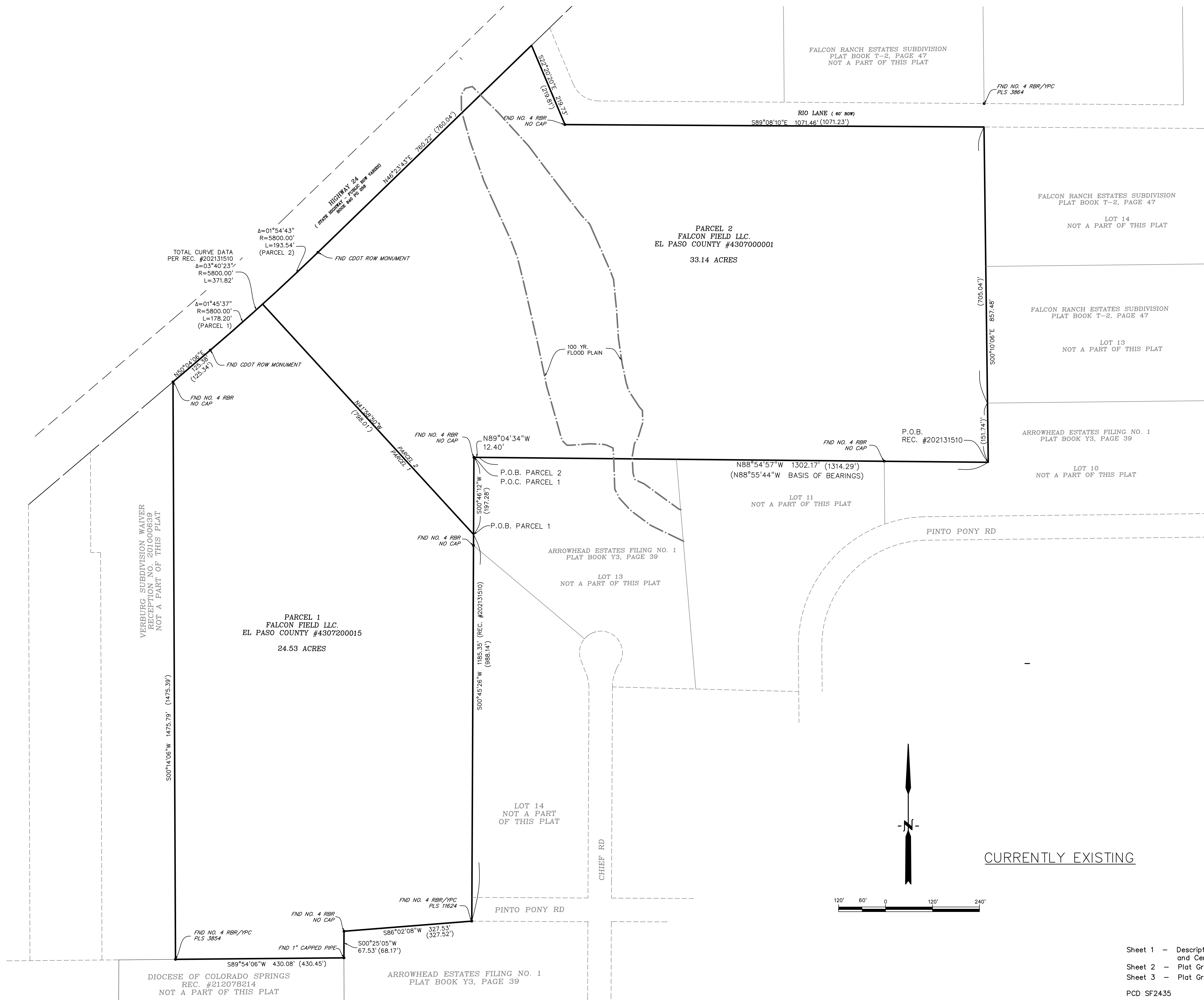


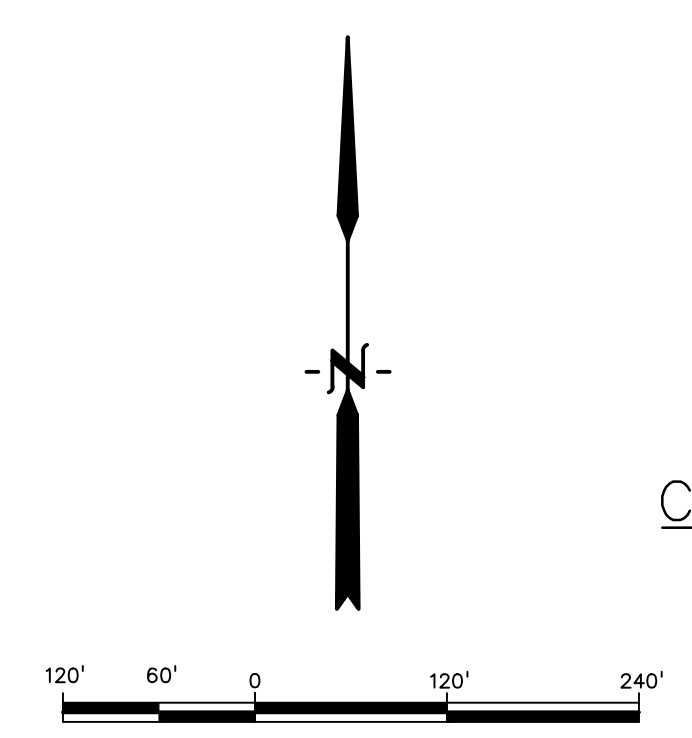


# THE COMMONS AT FALCON FIELD FILING NO. 1

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	(XXXXX)
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	---



CURRENTLY EXISTING

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

APRIL 02, 2026 SHEET 2 OF 3

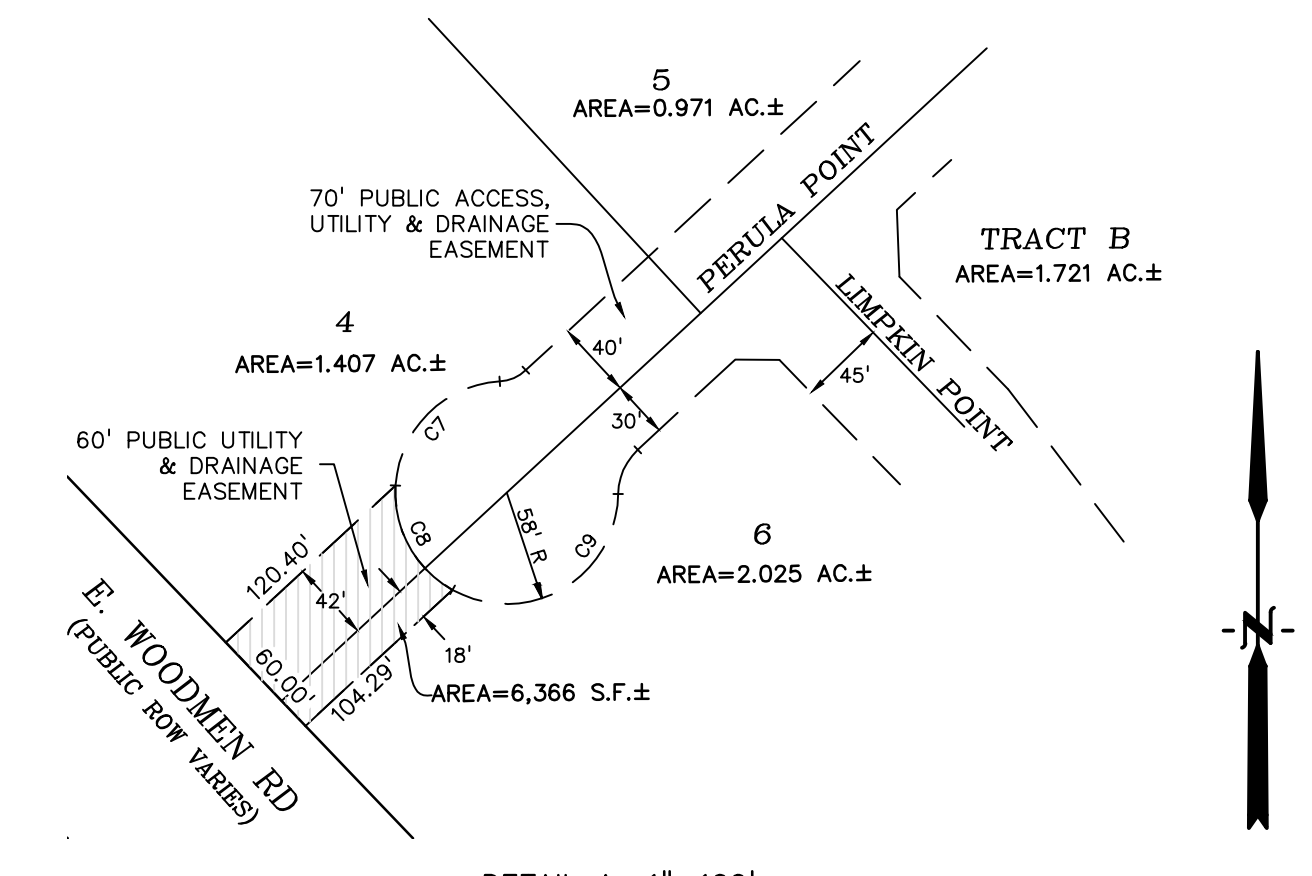
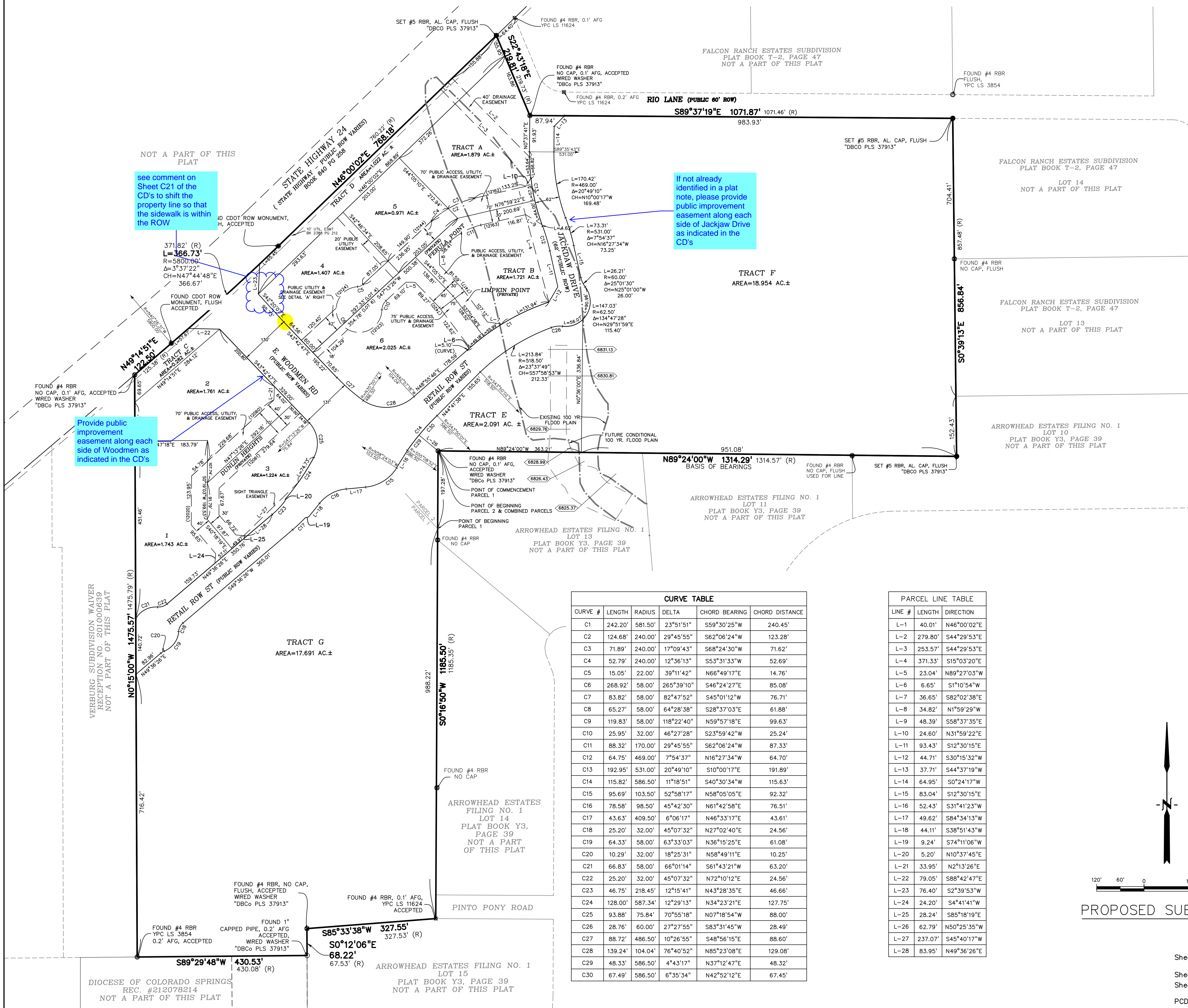
**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 101 SAHWATCH ST. #100  
 COLORADO SPGS, COLORADO 80903  
 (719) 260-0887 Fax: (719) 260-8352  
 Job No. 21604-00

DIocese of COLORADO SPRINGS  
 REC. #212078214  
 NOT A PART OF THIS PLAT

ARROWHEAD ESTATES FILING NO. 1  
 PLAT BOOK Y3, PAGE 39

# 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 (XXXXX)

PLUS OR MINUS (MORE OR LESS) +/-

RIGHT OF WAY ROW

ACRE AC

BASE FLOOD ELEVATION (CONDITIONAL)

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.

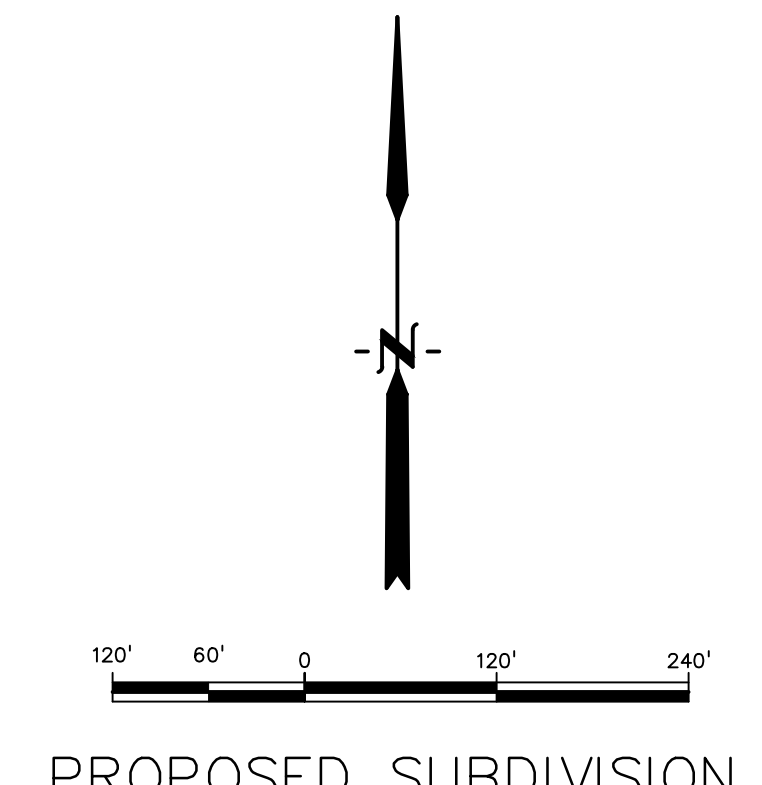
R.O.W. PER ROAD BOOK A, PAGE 78

**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°15'25"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°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"	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°03'20"E
L-5	23.04'	N89°27'03"W
L-6	6.65'	S1°10'54"W
L-7	36.65'	S82°02'38"E
L-8	34.82'	N1°59'29"W
L-9	48.39'	S58°37'35"E
L-10	24.60'	N31°59'22"E
L-11	93.43'	S12°30'15"E
L-12	44.71'	S30°15'32"W
L-13	37.71'	S44°37'19"W
L-14	64.95'	S0°24'17"W
L-15	83.04'	S12°30'15"E
L-16	52.43'	S31°41'23"W
L-17	49.62'	S84°34'13"W
L-18	44.11'	S38°51'43"W
L-19	9.24'	S74°11'06"W
L-20	5.20'	N10°37'45"E
L-21	33.95'	N2°13'26"E
L-22	79.05'	S88°42'47"E
L-23	76.40'	S2°39'53"W
L-24	24.20'	S4°41'41"W
L-25	28.24'	S85°18'19"E
L-26	62.79'	N50°25'35"W
L-27	237.07'	S45°40'17"W
L-28	83.95'	N49°36'26"E



Sheet 1 - Description, Dedication, Notes and Certificates  
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PCD SF2435