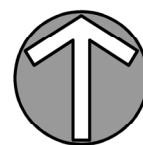


VICINITY MAP

1" = 3,000'

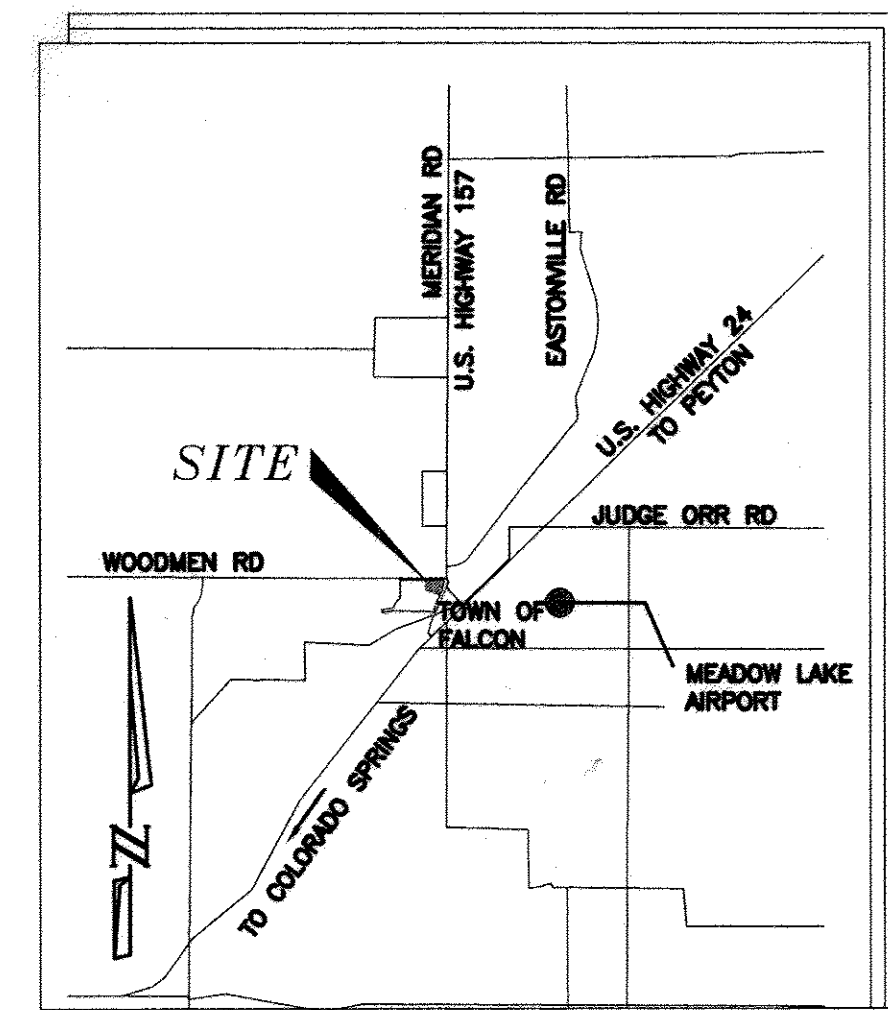
FALCON, COLORADO



FALCON HIGHLANDS MARKET PLACE FILING NO. 1B

A VACATION AND REPLAT OF LOTS 1 AND 2, FALCON HIGHLANDS MARKET PLACE FILING NO. 1A
LOCATED IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
EL PASO COUNTY, COLORADO.
SHEET 1 OF 1

12994



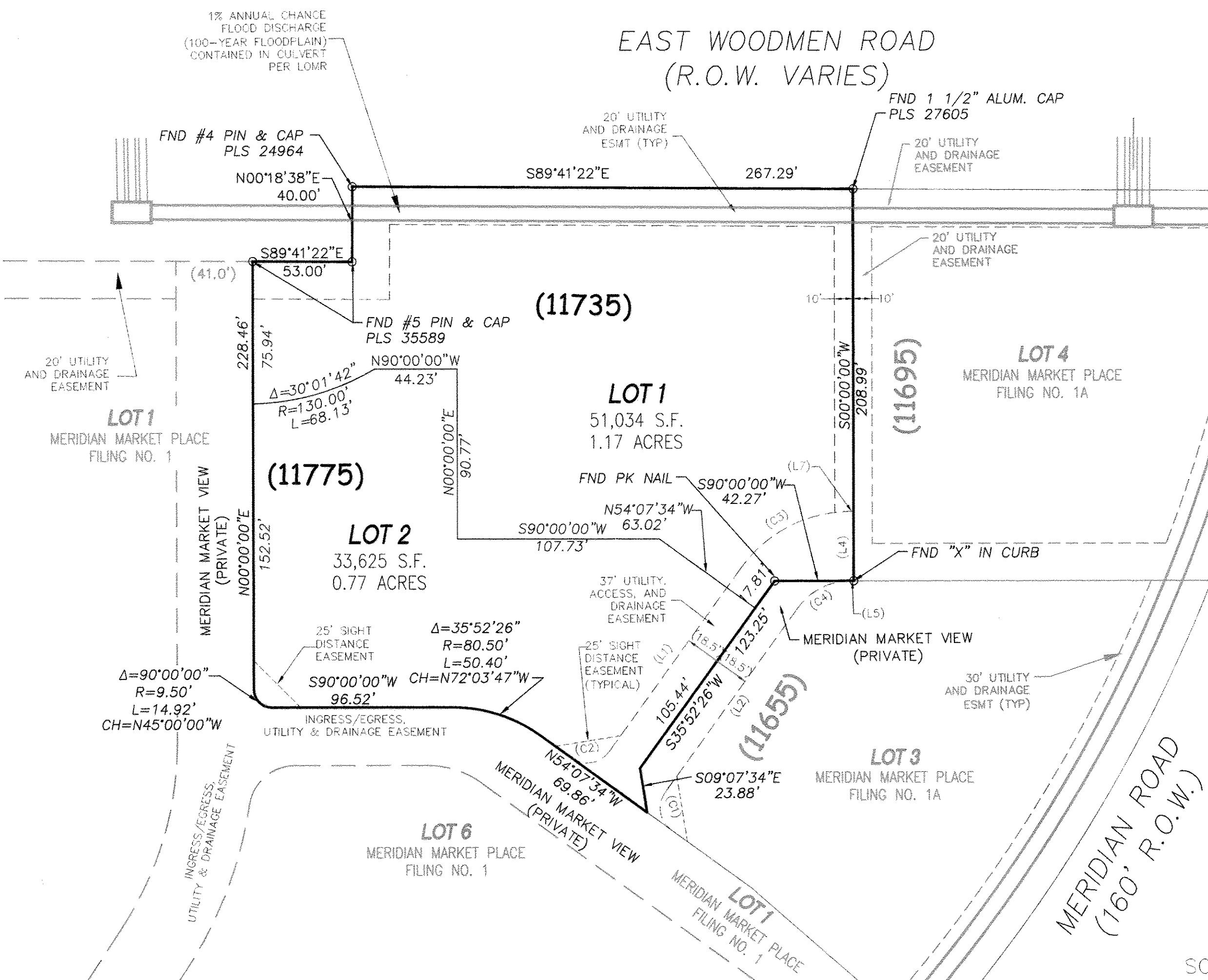
VICINITY MAP N.T.S.

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
(L1)	S35°52'26"W	121.38'
(L2)	S35°52'26"W	121.38'
(L3)	N00°00'00"E	37.00'
(L4)	S90°00'00"W	1.81'
(L5)	S44°41'22"E	20.58'
(L6)	S90°00'00"W	1.81'
(L7)	N89°41'22"W	84.49'
(L8)	N89°41'22"W	84.54'
(L9)	N89°41'22"W	152.91'
(L10)	N89°41'22"W	152.91'
(L11)	N89°41'22"W	152.91'

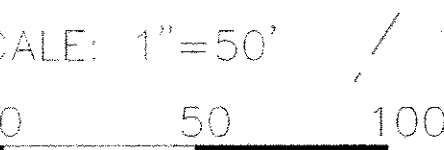
EASEMENT CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
(C1)	90°00'00"	14.50'	S09°07'34"E
(C2)	90°00'00"	14.50'	S09°07'34"E
(C3)	54°07'34"	71.50'	S62°56'13"W
(C4)	54°07'34"	34.50'	S62°56'13"W

LEGEND

PROPERTY LINE	FOUND MONUMENT AS LABELED
EASEMENT	SET 1/2" REBAR W/CAP, PLS 34583
SET PK NAIL AND WASHER, PLS 34583	ADDRESS (11735)
	(M) = MEASURED



AS PLATTED



AS REPLATTED

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT REGENCY REALTY GROUP, INC., A FLORIDA CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 AND 2, FALCON HIGHLANDS MARKET PLACE FILING NO. 1A AS RECORDED AT RECEPTION NO. 206712475 OF THE RECORDS OF EL PASO COUNTY, COLORADO. THE ABOVE TRACT OF LAND CONTAINS 1.94 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF.

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR
STATE OF COLORADO, PLS NO. 34583
FOR AND ON BEHALF OF SPRINGS ENGINEERING

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 COMPLETED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

DEDICATION:

THE ABOVE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 2 LOTS, AS SHOWN HEREON, WHICH SUBDIVISION SHALL BE ENTITLED "FALCON HIGHLANDS MARKET PLACE FILING NO. 1B", A SUBDIVISION IN EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

REGENCY REALTY GROUP, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 08 DAY OF October, 2009, BY Shawden Leftwich SA. V. P.

REGENCY REALTY GROUP, INC.,
A FLORIDA CORPORATION

BY: Shawden Leftwich

STATE OF COLORADO)
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 08 DAY OF October, 2009, BY Shawden Leftwich OF REGENCY REALTY GROUP, INC., A FLORIDA CORPORATION.

Carrie P. Myers
NOTARY PUBLIC

1873 S. Bellaire Denver CO 80222

MY COMMISSION EXPIRES: 12/09/2012

NOTES:

- 1) BASIS OF BEARINGS: THE NORTH LINE OF THE NW 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6th P.M., WHICH IS ASSUMED TO BEAR S89°44'56"E FROM THE NORTHWEST CORNER OF SAID SECTION 12 (2 1/2" METAL CAP, PLS 17664) TO THE NORTH QUARTER CORNER OF SAID SECTION 12 (2 1/2" METAL CAP, PLS 17664).
- 2) EASEMENTS AND RIGHTS-OF-WAY WERE BASED ON TITLE COMMITMENT POLICY NO. SC50524379.1 BY LAND TITLE GUARANTEE COMPANY, WITH A POLICY DATE OF APRIL 3, 2009.
- 3) PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 4) IN CONJUNCTION WITH THE FALCON HIGHLANDS MARKET PLACE PLAT, THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT.
- 5) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
- 6) ALL EASEMENTS ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF THESE EASEMENTS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS UNLESS NOTED OTHERWISE.
- 7) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

NOTES: (CONT)

- 8) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY LOT IN THIS SUBDIVISION TO EAST WOODMEN ROAD OR MERIDIAN ROAD. THE ACCESS TO MERIDIAN ROAD WILL BE CONFINED TO THE INGRESS-EGRESS PORTIONS OF LOTS 1 AND 7 OF FALCON HIGHLANDS MARKET PLACE FILING NO. 1.
- 9) NO STRUCTURES, FENCES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD ZONES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
- 10) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- 11) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 13) THIS PROPERTY IS LOCATED IN THE WOODMEN ROAD METROPOLITAN DISTRICT AND IS SUBJECT TO THE TAXES AND FEES IMPOSED BY THIS DISTRICT. SAID FEES INCLUDE A BUILDING PERMIT FEE.
- 14) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DIVISION OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- 15) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 16) CROSS ACCESS RIGHTS, IF ANY, OVER AND ACROSS THE LOTS DEPICTED ON THIS PLAT ARE SET FORTH IN (i) THAT CERTAIN DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND AS RECORDED AT RECEPTION NO. 205205445 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND (ii) THAT CERTAIN ACCESS AND MAINTENANCE AGREEMENT AS RECORDED AT RECEPTION NO. 205205441 OF THE RECORDS OF SAID EL PASO COUNTY.
- 17) THE APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS PLAT.
- 18) PORTIONS OF THE PROPERTY ARE LOCATED WITHIN THE FEMA 100-YEAR FLOODPLAIN PER FIRM PANEL 0804100575F, DATED MARCH 17, 1997, AS MODIFIED BY LOWR NO. 06-08-9427P, EFFECTIVE DATE NOVEMBER 3, 2006. PER THE FEMA APPROVED LOWR THE 100-YEAR FLOODPLAIN HAS BEEN REVISED AND IS NOW CONTAINED WITHIN THE CULVERT DRAINAGE IMPROVEMENTS FOR THIS SITE.

NOTES: (CONT)

- 19) EACH OF THE LOTS CREATED BY THIS PLAT SHALL HAVE THE RIGHT TO USE ANY AND ALL DETENTION FACILITIES, INCLUDING WITHOUT LIMITATION, ANY AND ALL DETENTION PONDS AND CONDUIT PIPES, NOW OR HEREAFTER CONSTRUCTED (i) ON TRACT A, FALCON HIGHLANDS MARKET PLACE FILING NO. 1 AS RECORDED AT RECEPTION NO. 205204360 OF THE RECORDS OF EL PASO COUNTY, COLORADO, (ii) ON, UNDER, ACROSS, THROUGH OR ALONGSIDE ANY OF THE STREETS DEDICATED BY SAID PLAT OF FALCON HIGHLANDS MARKET PLACE FILING NO. 1, (iii) ON TRACT T, FALCON HIGHLANDS FILING NO. 2, AS SHOWN ON THAT CERTAIN PLAT THEREOF APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SAID EL PASO COUNTY, AND/OR (iv) ON, UNDER, ACROSS, THROUGH OR ALONGSIDE ANY OF THE STREETS DEDICATED BY THE PLAT OF FALCON HIGHLANDS FILING NO. 2 REFERENCED ABOVE.
- 20) THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL FUTURE LOT OWNERS IN THIS DEVELOPMENT ARE HEREBY ON NOTICE THAT THEY MAY BE REQUIRED TO COMPLY WITH APPLICABLE RULES, IF ANY, OF THE COLORADO GROUND WATER COMMISSION AND/OR THE UPPER BLACK SQUIRREL CREEK GROUND WATER COMMISSION AND/OR THE UPPER BLACK SQUIRREL CREEK GROUND WATER COMMISSION DISTRICT, WHICH COMPLIANCE MAY RESULT IN A REDUCTION OF WELL WITHDRAWAL LIMITS, AND THUS A REDUCTION IN WATER AVAILABILITY.
- 21) DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND ALL OWNERS OF LOTS IN THE FALCON HIGHLANDS MARKET PLACE FILING NO. 1B SUBDIVISION ARE HEREBY NOTIFIED THAT THEY MUST COMPLY WITH THE CONDITIONS, RULES, REGULATIONS, AND SPECIFICATIONS SET BY THE COLORADO GROUND WATER COMMISSION IN DETERMINATION OF WATER RIGHTS NOS. 141-BD AND 142-BD, AND BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT.
- 22) THE COLORADO GEOLOGIC SURVEY HAS EXPRESSED CONCERN ABOUT THE POTENTIAL FOR SEASONALLY HIGH GROUNDWATER IN PORTIONS OF THIS PLAT. PRIOR TO CONSTRUCTION, LOTS SHOULD UNDERGO SPECIFIC INVESTIGATION OF GROUNDWATER DEPTHS.
- 23) SIGHT DISTANCE EASEMENTS ARE AS SHOWN, WITH MAINTENANCE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. NO OBJECT WITHIN THESE EASEMENTS SHALL PROJECT MORE THAN THIRTY INCHES (30") ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY. TREES MAY BE PERMITTED IF PRUNED TO AT LEAST EIGHT FEET (8') ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- 24) THIS SUBDIVISION RELIES ON PUBLIC IMPROVEMENTS WITHIN FALCON HIGHLANDS MARKET PLACE FILING NO. 1 AS REQUIRED IN THE ORIGINAL SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO. 205204359 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.

DSD DIRECTOR CERTIFICATE:

THIS PLAT FOR FALCON HIGHLANDS MARKET PLACE FILING NO. 1B WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON THE 10 DAY OF October, 2009, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

FALCON HIGHLANDS MARKET PLACE FILING NO. 1A IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT/LOT LINE ADJUSTMENT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. 206712475.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
n/a
n/a
DIRECTOR, DEVELOPMENT SERVICES DIRECTOR
Max Z. Rothchild TPE
10-21-09

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 22nd DAY OF Oct, 2009, AT 11:22 O'CLOCK A.M., AND WAS RECORDED AT RECEPTION NUMBER 20912994 OF THE RECORDS OF EL PASO COUNTY.

ROBERT C. BALINK, EL PASO COUNTY CLERK AND RECORDER

BY: Benny A. Blahut DEPUTY
FEE: 10.00
SC 1.00

FEES:

DRAINAGE FEE: n/a
BRIDGE FEE: n/a
SCHOOL FEE: n/a
PARK FEE: n/a

SE Springs Engineering

31 N. TEJON SUITE 315
COLORADO SPRINGS, CO. 80903
PHONE: (719) 227-7388
DATE: 9/10/09
SHEET 1 OF 1

