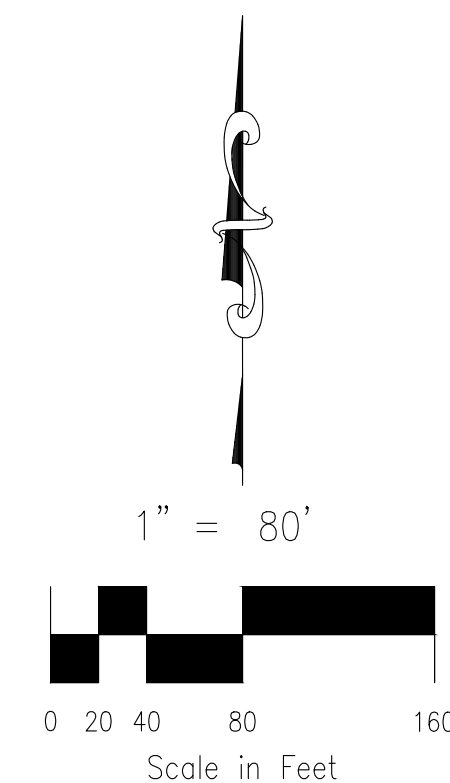


A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12
SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND MONUMENT FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
—————	BOUNDARY LINE
—————	PROPERTY LINE
—————	RIGHT OF WAY LINE
—————	CENTERLINE
- - - - -	EASEMENT LINE
—————	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
—————	EXISTING CENTERLINE
- - - - -	EXISTING EASEMENT
—————	SECTION/QUARTER SECTION LINE
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

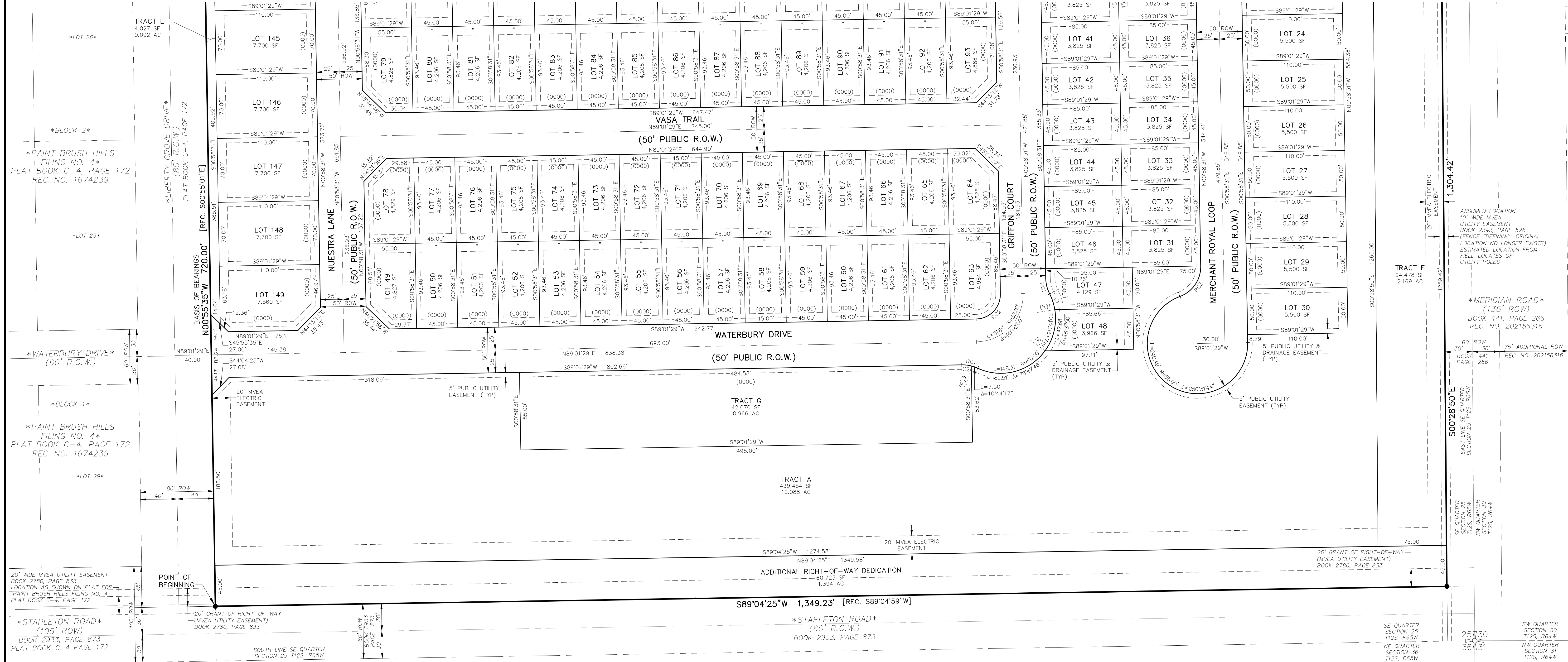
NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

2 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FALCON RESERVE FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

SEE SHEET 4 OF 4



LEGEND:

SF SQUARE FEET

(R) RADIAL BEARING

(0000) ADDRESS

Ch CHORD LENGTH

ChB CHORD BEARING

● SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

○ FOUND MONUMENT FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

— BOUNDARY LINE

— PROPERTY LINE

— RIGHT OF WAY LINE

— CENTERLINE

— EASEMENT LINE

— EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY

— EXISTING CENTERLINE

— EXISTING EASEMENT

— SECTION/QUARTER SECTION LINE

1" = 50'

0 25 50 100

Scale in Feet

TYPICAL TRACT

TYPICAL LOT

TYPICAL CORNER LOT

DETAIL
NOT TO SCALE

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	18.04	40.00	25°50'31"
RC2	42.41	27.00	90°00'00"
RC3	43.08	35.00	70°31'44"

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	18.18	60.00	17°21'26"
C2	10.54	40.00	15°06'14"

RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	S80°32'24"W
(R)2	N53°55'46"W
(R)3	S14°07'43"W

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:

FINAL PLAT

FALCON RESERVE FILING NO. 1

PROJECT NO.: 43-144 | DATE OF PREPARATION: JULY 16, 2026

DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SP-25-002

CIVIL CONSULTANTS, INC.

212 N. WAHSATCH AVE., STE 303
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 3 OF 4

File: D:\13144-Falcon Reserve\13144-Falcon Reserve.FP.dwg Plotting: 7/16/2026 10:25 AM

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12
SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

A north arrow pointing upwards, labeled 'N'. Below it is a graphic scale bar with alternating black and white segments, marked with '0', '25', '50', and '100'. The text 'Scale in Feet' is centered below the scale bar. Above the scale bar, the text '1" = 50\'' is displayed.

FINAL PLAT				
FALCON RESERVE FILING NO. 1				
PROJECT NO.: 43-144		DATE OF PREPARATION: JULY 16, 2026		
REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:
DRAWN BY: ELY		CHECKED BY: VPT	PCD FILE No.: SP-25-002	

