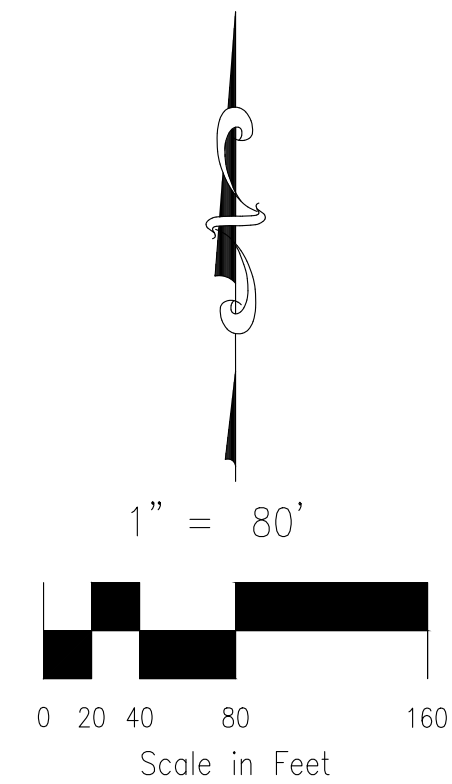


A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12
SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVL 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

If none of the tracts are going to be used for signage, then provide an easement on one of the lots for subdivision signage.

Add and depict all pond easements

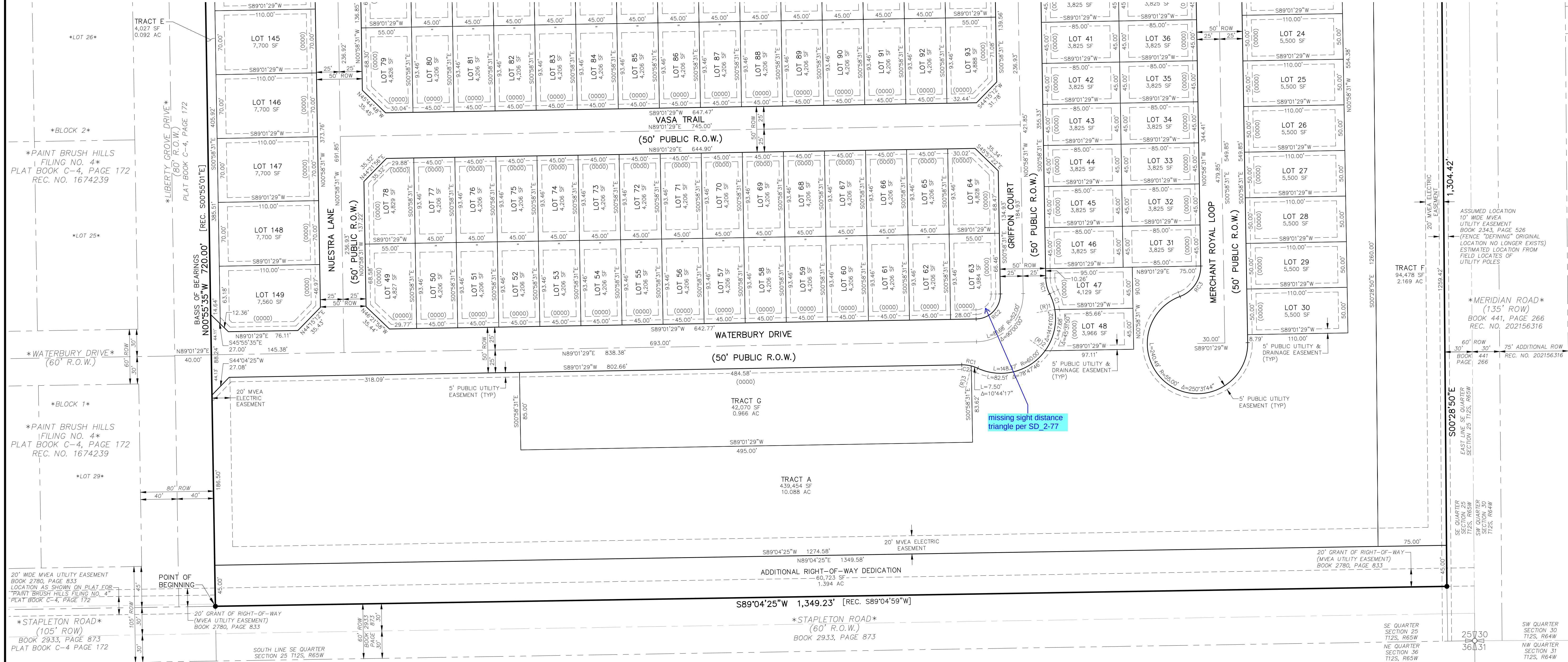


212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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
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—	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

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

DETAIL

NOT TO SCALE

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

212 N. WAHSATCH AVE., STE 303
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CIVIL CONSULTANTS, INC.

SHEET 3 OF 4

File: D:\13144-Falcon Reserve\Layouts\Plat\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

 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

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL1	S00°58'31"E	19.57



CIVIL CONSULTANTS, INC.

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SHEET 4 OF 4