FALCON MEADOWS AT BENT GRASS FILING NO. 3

A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, AS ITS INTERESTS MAY APPEAR BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION

A PORTION OF TRACT A AND A PORTION OF TRACT F. FALCON MEADOWS AT BENT GRASS FILING NO. 2, SITUATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS NOO~14'14"W. MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 1, BEING A #5 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 28651", AND MONUMENTED BY THE NORTH SIXTEENTH CORNER COMMON TO SECTIONS 1 AND 2, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 11624", WITH ALL BEARINGS HEREIN RELATIVE THERETO,

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, S0014'14"E, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, BEING THE POINT OF BEGINNING;

THENCE WITH THE NORTH LINES OF SAID TRACT A AND SAID TRACT F, N89°36'34"E, A DISTANCE OF 187.29 FEET;

THENCE WITH THE NORTH LINES OF SAID TRACT F THE FOLLOWING 2 COURSES:

- S67°07'56"E, A DISTANCE OF 151.95 FEET;
- N89°36'34"E, A DISTANCE OF 878.89 FEET TO THE NORTHEAST CORNER OF SAID TRACT F;

THENCE WITH THE EAST LINES OF SAID TRACT F THE FOLLOWING 3 COURSES:

S00°30'26"E, A DISTANCE OF 25.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE

WITH SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 134"24'55". HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 129.03 FEET, AND A CHORD BEARING \$23*17'58"E, A CHORD DISTANCE OF 101.41 FEET TO THE BEGINNING OF A REVERSE

WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°24'56", HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.76 FEET, AND A CHORD BEARING S21°42'02"W, A CHORD DISTANCE OF 37.80 FEET;

THENCE WITH THE EXTENDED EAST LINE OF SAID TRACT F, SOO°30'26"E, A DISTANCE OF 322.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3"11'52". HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 29.30 FEET, AND A CHORD BEARING S1°05'30"W, A CHORD DISTANCE OF 29.30 FEET;

THENCE SO2°41'28"W, A DISTANCE OF 36.77 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF HENZLEE PLACE, N8718'34"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HENZLEE PLACE;

THENCE WITH SAID WEST RIGHT OF WAY LINE OF HENZLEE PLACE, SO2°41'26"W, A DISTANCE OF 8.92 FEET TO THE NORTHEAST CORNER OF LOT 95, FALCON MEADOWS AT BENT GRASS FILING

THENCE WITH THE NORTH LINES OF LOTS 95 THROUGH 108, FALCON MEADOWS AT BENT GRASS FILING NO. 2, THE FOLLOWING 7 COURSES:

- 1) S89°30'12"W, A DISTANCE OF 208.15 FEET;
- 2) N85°31'25"W, A DISTANCE OF 19.94 FEET;
- 3) N73°39'22"W, A DISTANCE OF 27.61 FEET;
- 4) N58°39'57"W, A DISTANCE OF 32.39 FEET;
- N42°28'25"W, A DISTANCE OF 32.39 FEET;
- 6) N2718'17"W, A DISTANCE OF 29.93 FEET;
- 7) N22°53'39"W, A DISTANCE OF 155.00 FEET;

THENCE WITH SAID SOUTH RIGHT OF WAY LINE OF DAELYN DRIVE, N67°06'21"E, A DISTANCE OF

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF DAELYN DRIVE, N22°53'39"W. A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DAELYN DRIVE;

THENCE WITH SAID NORTH RIGHT OF WAY LINE OF DAELYN DRIVE, S67°06'21"W, A DISTANCE OF 106.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING N67°53'39"W, A CHORD DISTANCE OF 16.97 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF KITTRICK

THENCE WITH SAID EAST RIGHT OF WAY LINE OF KITTRICK PLACE. N22°53'39"W. A DISTANCE OF

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF KITTRICK PLACE, S67°06'21"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF KITTRICK PLACE;

LEGAL DESCRIPTION (CONTINUED)

THENCE WITH SAID WEST RIGHT OF WAY LINE OF KITTRICK PLACE, S22°53'39"E, A DISTANCE OF 23.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING S22°06'21"W, A CHORD DISTANCE OF 16.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DAELYN DRIVE;

THENCE WITH SAID NORTH RIGHT OF WAY LINE OF DAELYN DRIVE, S67°06'21"W. A DISTANCE OF 249.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING N67°53'39"W, A CHORD DISTANCE OF 16.97 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ISABEL

THENCE WITH SAID EAST RIGHT OF WAY LINE OF ISABEL PLACE, N22°53'39"W, A DISTANCE OF

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF ISABEL PLACE, S67°06'21"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ISABEL PLACE;

THENCE WITH SAID WEST RIGHT OF WAY LINE OF ISABEL PLACE, \$22°53'39"E, A DISTANCE OF 23.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING \$22°06'22"W. A CHORD DISTANCE OF 16.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DAELYN DRIVE:

THENCE WITH SAID NORTH RIGHT OF WAY LINE OF DAELYN DRIVE, S67°06'21"W, A DISTANCE OF 68.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°24'01", HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 48.97 FEET, AND A CHORD BEARING S60°54'21"W. A CHORD DISTANCE OF 48.60 FEET TO THE SOUTHEAST CORNER OF LOT 22, FALCON MEADOWS AT BENT GRASS FILING NO. 2;

THENCE WITH THE EAST LINE OF SAID LOT 22, N3519'45"W, A DISTANCE OF 230.66 FEET, TO THE NORTHEAST CORNER OF SAID LOT 22;

THENCE WITH THE NORTH LINE OF SAID LOT 22, S67°06'21"W, A DISTANCE OF 57.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, SAID POINT BEING ON THE EAST LINE OF SAID TRACT A, FALCON MEADOWS AT BENT GRASS FILING NO. 2;

THENCE S89°45'46"W, A DISTANCE OF 35.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT A, SAID POINT ALSO BEING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE WITH SAID WEST LINE OF SAID TRACT A AND THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, NOO°14'14"W, A DISTANCE OF 414.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.74 ACRES (554,878 SQUARE FEET), MORE OR LESS.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "FALCON MEADOWS AT BENT GRASS FILING NO. 3", IN THE COUNTY OF EL PASO COUNTY, COLORADO.

WOODMEN F

OWNERS CERTIFICATE

SUMMARY

42 LOTS

3 TRACTS

8.41 ACRES 66.1%

1.75 ACRES 13.7%

RIGHT OF WAY 2.58 ACRES 20.2%

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 LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF BENT GRASS RESIDENTIAL FILING NO. 2. 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 CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME 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. AL 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.

CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY	
BY:	
NAME:	
TITLE:	
DATE:	
NOTARY	
STATE OF COLORADO)	
COUNTY OF) ss.	
ACKNOWLEDGED BEFORE ME THIS DAY OF, 20	BY
ASCHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY	_ OF
MY COMMISSION EXPIRES	
WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC	

SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

THIS PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 3 WAS APPROVED FOR FILING BY

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

ACCEPTANCE CERTIFICATE FOR TRACTS BENT GRASS METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A AND B FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE BENT GRASS METROPOLITAN

BY: RANDLE CASE II, PRESIDENT, BENT GRASS METROPOLITAN DISTRICT

BY:	, EL PASO COUNTY	
STATE OF COLORADO)	
COUNTY OF) SS. _)	
ACKNOWLEDGED BEFORE N	ME THIS DAY OF	, 20 B
	AS	

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

EASEMENTS

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. A 5 FOOT PUBLIC IMPROVEMENTS EASEMENT IS HEREBY DEDICATED ALONG ALL FRONT LOT LINES. A 10 FOOT UTILITY EASEMENT IS HEREBY DEDICATED PARALLEL TO AND 5 FEET DISTANT FROM ALL FRONT LOT LINES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S CERTIFICATE

I, BRIAN J. DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; 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, SUBDIVISION. 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
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COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC

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, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED

CLERK AND RECORDER

STATE OF COLORADO)) ss. COUNTY OF EL PASO)	
COUNTY OF EL PASO)	
I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE A	AT
O' CLOCKM., THIS DAY OF, 20	A.D.
AND IS DULY RECORDED AT RECEPTION NUMBERRECORDS OF EL PASO COUNTY, COLORADO.	OF

DIVIDUE TEE (TALCON DASIN).	
EL PASO COUNTY SCHOOL FEE (D49):	
URBAN PARK FEE (AREA 3):	
REGIONAL PARK FEE (AREA 2):	
FALCON DRAINAGE RASIN FEE:	

CHUCK BROERMAN, RECORDER

BRIDGE FEE (FALCON BASIN):	
EL PASO COUNTY SCHOOL FEE (D49):	
URBAN PARK FEE (AREA 3):	
REGIONAL PARK FEE (AREA 2):	
FALCON DRAINAGE BASIN FEE:	

AREA OWNERSHIP AND MAINTENANCE OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, 0.33 ACRES | BENT GRASS METROPOLITAN DISTRICT MAINTENANCE ACCESS ROAD FOR DISTRICT AND COUNTY USE OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE 0.33 ACRES | BENT GRASS METROPOLITAN DISTRICT MAINTENANCE ACCESS ROAD FOR DISTRICT AND COUNTY USE 1.09 ACRES CHALLENGER COMMUNITIES, L.L.C. FUTURE DEVELOPMENT

CLH000020.10

SHEET 1 OF 4

1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920

719.900.7220 • GallowayUS.com

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Date Issue / Description

1 08/29/2022 REVISED LOT LAYOUT

FALCON MEADOWS AT BENT GRASS FILING NO. 3

A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES

- THE PURPOSE OF THE PLAT IS TO CREATE 49 NEW LOTS, 2 TRACTS, PUBLIC RIGHT OF WAYS AND EASEMENTS.
- FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES 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. 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.
- TRACTS SHALL BE UTILIZED AS SPECIFIED IN THE TRACT TABLE, AS SHOWN. OWNERSHIP AND MAINTENANCE OF ALL TRACTS SHALL BE VESTED IN THE ENTITIES SPECIFIED IN THE TRACT TABLE.
- 8) THIS PLAT HAS BEEN PLAT CHECKED BY PPRBD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER _____
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND
- 10) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- 11) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW
- 12) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO
- 13) THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS
- 14) WOODMEN ROAD DISTRICT NOTE: ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN
- 15) ENVIRONMENTAL: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND 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).
- 16) SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- 17) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PUD PRELIMINARY PLAN, RECORDED AT RECEPTION NUMBER 221186560.

- THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO.
- 19) THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 20) 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, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 21) THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION OF THE RECORDS OF EL PASO COUNTY. THE BENT GRASS METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. BENT GRASS METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE CHANNEL IN TRACT E UNTIL THE NECESSARY CHANNEL STABILIZATION IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.
- 22) DEVELOPER IS REQUIRED TO CONSTRUCT MASONRY FENCE AT WESTERN AND NORTHERN PERIMETER..
- 23) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 37695LTG, WITH A COMMITMENT DATE OF JULY 29, 2021,
- 24) ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY. COLORADO, ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

UTILITY CONTACTS

UTILITY REVIEW - WATER/WASTEWATER WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 CONTACT: JERRY JACOBSON EMAIL: JERRY@WHMD.ORG TEL: (719) 495–2500

UTILITY REVIEW - GAS COLORADO SPRINGS UTILITIES 1521 HANCOCK EXPY #4801 COLORADO SPRINGS, CO 80903 CONTACT: CALEB SAVAGE EMAIL: CJSAVAGE@CSU.ORG TEL: (719) 668–1855

ELECTRIC MOUNTAIN VIEW ELECTRIC 11140 E WOODMEN RD FALCON, CO 80831 TEL: (719) 495–2283

Yes Developer is installing fence. The maintenance entity was removed. please identify who is maintaining fence...

delete no longer needed Covid is not active; a PPRBD stamp will occur on

GEOLOGIC HAZARDS

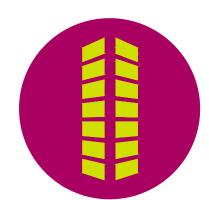
THE FOLLOWING PROJECT SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS AND GEOLOGY STUDY, FALCON MEADOWS AT BENT GRASS, EL PASO COUNTY, COLORADO BY ROCKY MOUNTAIN GROUP (RMG) DATED JUNE 22, 2020, AND LAST REVISED DECEMBER 3, 2021, IN FILE FALCON MEADOWS AT BENT GRASS FILING NO. 3, #SF-21-34 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- FAULTS/SEISMICITY: (LOTS 1–46)
- RADIOACTIVITY/RADON GAS: (LOTS 1-46)
- EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1-46)
- SHALLOW GROUND WATER: (LOTS 1-4)

THE GEOLOGIC CONDITIONS ENCOUNTERED AT THIS SITE ARE RELATIVELY COMMON TO THE IMMEDIATE AREA AND MITIGATION CAN BE ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES. NONE OF THESE CONDITIONS ARE ANTICIPATED TO PRECLUDE THE PROPOSED DEVELOPMENT.

THE BUILDER HAS AGREED TO RESTRICT CONSTRUCTION TO NON-BASEMENT FOUNDATION TYPES IN AREAS WHERE GROUNDWATER IS ANTICIPATED TO BE SHALLOWER THAN 14 FEET BELOW GROUND SURFACE (LOTS 1-4).

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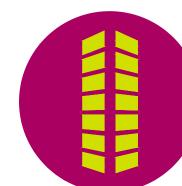
Date Issue / Description 1 08/29/2022 REVISED LOT LAYOUT

CLH000020.10

FALCON MEADOWS AT BENT GRASS FILING NO. 3 A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO AS PLATTED CENTER-NORTH SIXTEENTH CORNER SEC. 1, T13S, R65W FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 38069" LOT 5 THE MEADOWS FILING 3 LOT 4 THE MEADOWS FILING 3 POINT OF COMMENCEMENT N89°36'34"E 2638.99' NORTH SIXTEENTH CORNER NORTH LINE S/2 NW/4 SEC. 1 SEC. 2 | SEC. 1 T13S R65W FOUND 1-1/2" ALUMINUM CAP 🔁 🕏 STAMPED "PLS 11624" TRACT G N89'36'34"E 187.29' FALCON MEADOWS AT BENT GRASS 25' TRAIL EASEMENT FILING NO. 2 BEGINNING -_S00°24'55"W Δ=134°24'55" L=129.03' LOT 3 THE MEADOWS FILING 2 CB=S2317'58"E C=101.41' L=38.76' PORTION OF R=50.00' TRACT F CB=S21*42'02"W FALCON MEADOWS AT BENT GRASS C=37.80' FILING NO. 2 20' UTILITY EASEMENT REC. 223715087 TRACT G BENT GRASS RESIDENTIA PORTION OF FILING NO. 2 NON-REVOCABLE TRACT F (NOT A PART) -PUBL.IC IMPROVEMENT FALCON MEADOWS REC. 223715087 AT BENT GRASS FILING NO. 2 LOT 2 THE MEADOWS FILING 2 CB=N67°53'39"W C=16.97' L=18.85' PORTION OF TRACT F R=12.00'-CB=S22°06'21"W FALCON MEADOWS C=16.97' AT BENT GRASS NON-REVOCABLE FILING NO. 2 PUBL.IC IMPROVEMENT (NOT A PART) REC. 223715087 LOT 22 Δ=311'52" FALCON MEADOWS L=29.30' AT BENT GRASS PORTION OF R=525.00' FILING NO. 2 \$27°18'17"E_ TRACT F FALCON MEADOWS AT BENT GRASS CB=S01°05'30"W L_{R=12.00}' 29.93' FALCON MEADOWS FILING NO. 2 \ C=29.30'AT BENT GRASS CB=N67°53'39"W S42°28'25"E__ FILING NO. 2 L=18.85' C=16.97' (NOT A PART) 104 R=12.00' N22°53'39"W S58*39'57"E_ CB=S22°06'22"W 23.89' C=16.97' L=48.70' S89°30'12"W 208.15' 50.00' S73*39'22["]E__ R=225.00'-FALCON MEADOWS AT BENT GRASS 103 _S02*41'26"W THE MEADOWS FILING 2 FILING NO. 2 CB=S60°54'21"W S85°31'25"E C=48.60'LOT 99 LOT 98 LOT 97 <u>LEGEND</u> FOUND ALIQUOT MONUMENT AS DESCRIBED QUARTER CORNER SEC. 2 | SEC. 1 FOUND #5 REBAR WITH 1-1/4" ORANGE T13S R65W PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED FOUND 2" ALUMINUM CAP STAMPED "PLS 28651" SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE O PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED

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FALCON MEADOWS AT BENT GRASS FILING NO. 2 AND A REPLAT OF A PORTION OF THE WEST HALF OF SECTION 1,

TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

Date Issue / Description Init.
08/29/2022 REVISED LOT LAYOUT EMV

 Project No:
 CLH000020.10

 Drawn By:
 EMV

 Checked By:
 BJD

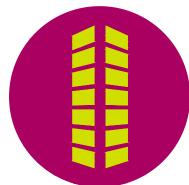
 Date:
 06/02/21

3 SHEET 3 OF 4

FALCON MEADOWS AT BENT GRASS FILING NO. 3 A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO AS REPLATTED CENTER-NORTH SIXTEENTH CORNER SEC. 1, T13S, R65W FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 38069" LOT 5 THE MEADOWS FILING 3 LOT 4 THE MEADOWS FILING 3 POINT OF COMMENCEMENT N89°36'34"E 2638.99' NORTH SIXTEENTH CORNER NORTH LINE S/2 NW/4 SEC. 1 SEC. 2 | SEC. 1 T13S R65W FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 11624" TRACT G FALCON MEADOWS AT BENT GRASS N89'36'34"E 187.29' 25' TRAIL EASEMENT FILING NO. 2 BEGINNING -S00'24'55"W LOT 3 THE MEADOWS FILING 2 L=129.03 **LOT 29** 13,575 SQ. FT. **LOT 23** 12,711 SQ. FT. **LOT 24** 10,198 SQ. FT. CB=S2317'58"E PROPOSED C=101.41' GRAVEL S89°45'46"W 92.47'-**LOT 30** 6,951 SQ. FT L=38.76' R=50.00' CB=S21°42'02"W C=37.80' **LOT 21** 6,896 SQ. FT. TRACT C TRACT G 1.09 ACRES BENT GRASS RESIDENTIAL (47,341 SQ. FT.) FILING NO. 2 (NOT A PART) **LOT 20** 7,200 SQ. FT. DEVELOPMENT 20' UTILITY EASEMENT REC. 223715087 **LOT 19** 6,000 SQ. FT. PROPOSED GRAVEL — ROAD LOT 2 THE MEADOWS FILING 2 **LOT 15** 6,000 SQ. FT. Δ=90°00'00" **LOT 16** 6,000 SQ. FT. L=18.85' PROPOSED └R=12.00' GRAVEL — CB=N67°53'39"W ROAD C=16.97' L=18.85' PORTION OF R=12.00'-TRACT F CB=S22°06'21"W 23.89 **LOT 2** 7,452 SQ. FT. FALCON MEADOWS C=16.97' AT BENT GRASS FILING NO. 2 (NOT A PART) LOT 22 Δ=3៕1′52" FALCON MEADOWS L=29.30' Δ=90°00'00" AT BENT GRASS R=525.00' FILING NO. 2 L=18.85 FALCON MEADOWS AT BENT GRASS CB=S01°05'30"W L_{R=12.00}' FILING NO. 2 C=29.30' CB=N67°53'39"W S42°28'25"E C=16.97' 104 R=12.00'-N22°53'39"W CB=S22°06'22"W 23.89' ´Δ=12**°**24'01" C=16.97' L=48.70' S89'30'12"W 208.15' S73'39'22"E__ R=225.00'— FALCON MEADOWS AT BENT GRASS RIGHT OF WAY 103 REC. 223715087 HEREBY VACATED S02°41'26"W THE MEADOWS FILING 2 FILING NO. 2 CB=S60°54'21"W 8.92' S85'31'25"E C=48.60'TYPICAL LOT LOT EASEMENT DETAIL LOT 99 LOT 97 QUARTER CORNER SEC. 2 | SEC. 1 T13S R65W AND DRAINAGE FOUND 2" ALUMINUM CAP EASEMENT STAMPED "PLS 28651" <u>LEGEND</u> 5' UTILITY AND DRAINAGE ---FOUND ALIQUOT MONUMENT AS DESCRIBED EASEMENT FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS 5' UTILITY - AND DRAINAGE OTHERWISE NOTED 10' M.V.E.A. EASEMENT EASEMENT SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE O PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED FRONT P.I.E. PUBLIC IMPROVEMENT EASEMENT HEREBY DEDICATED 5' UŤILITY AND DRAINAGE

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 Project No:
 CLH000020.10

 Drawn By:
 EMV

 Checked By:
 BJD

 Date:
 06/02/21

4 SHEET 4 OF 4

V_4 Plat Planning only redline.pdf Markup Summary

Planner (2)



Subject: Planner Page Label: [1] NOTES Author: dsdparsons Date: 8/2/2023 1:29:31 PM

Status: Color: ■ Layer: Space: Yes Developer is installing fence.

The maintenance entity was removed.. please

identify who is maintaining fence...



Subject: Planner Page Label: [1] NOTES Author: dsdparsons Date: 8/2/2023 1:30:09 PM

Status: Color: ■ Layer: Space: delete no longer needed Covid is not active; a PPRBD stamp will occur on mylar