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 N00°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, S00°14'14"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:

1) S67°07'56"E, A DISTANCE OF 151.95 FEET;

2) 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:

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

2) 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 S23°17'58"E, A CHORD DISTANCE OF 101.41 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

3) 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, S00°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 S02°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, N87°18'34"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, S02°41'26"W, A DISTANCE OF 8.92 FEET TO THE NORTHEAST CORNER OF LOT 95, FALCON MEADOWS AT BENT GRASS FILING NO. 2;

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;

5) N42°28'25"W, A DISTANCE OF 32.39 FEET;

6) N27°18'17"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 8.15 FEET;

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 PLACE;

THENCE WITH SAID EAST RIGHT OF WAY LINE OF KITTRICK PLACE, N22°53'39"W, A DISTANCE OF 23.89 FEET;

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 PLACE;

THENCE WITH SAID EAST RIGHT OF WAY LINE OF ISABEL PLACE, N22°53'39"W, A DISTANCE OF 23.89 FEET;

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, 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°06'22"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, N35°19'45"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, N00°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.

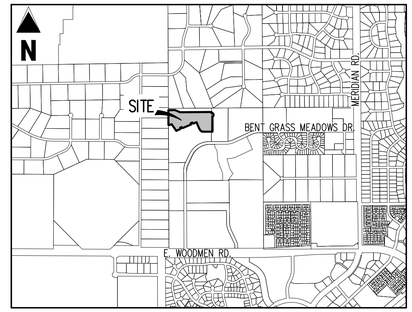
please also include the maintenance access road for District and County use on tract A

, and maintenance road for District and County use only

TRACT TABLE			
TRACT	USE	AREA	OWNERSHIP AND MAINTENANCE
A	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.33 ACRES	BENT GRASS METROPOLITAN DISTRICT
B	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.33 ACRES	BENT GRASS METROPOLITAN DISTRICT

VICINITY MAP

1" = 2000'



OWNERS CERTIFICATE

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)
) ss.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY

_____ AS _____ OF
CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

SUMMARY

49 LOTS	9.50 ACRES	74.6%
2 TRACTS	0.66 ACRES	5.2%
RIGHT OF WAY	2.58 ACRES	20.2%

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT OF **FALCON MEADOWS AT BENT GRASS FILING NO. 3** WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE

_____ DAY OF _____, 20____,
SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

_____ _____
EL PASO COUNTY, COLORADO DATE
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 DISTRICT.

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

_____

BY: _____, EL PASO COUNTY

STATE OF COLORADO)
) ss.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY

_____ 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 FRONT, AND REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. A 10 FOOT PUBLIC IMPROVEMENTS EASEMENT IS HEREBY DEDICATED ALONG ALL FRONT LOT LINES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

the roadway cross section indicates a 5 foot public improvements easement. Coordinate and revise so that they are consistent with each other.

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____.

_____
BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

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 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 STATUTES.

CLERK AND RECORDER

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT

_____O' CLOCK _____M., THIS _____ DAY OF _____, 20____ A.D.

AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEES

BRIDGE FEE (FALCON BASIN): _____

EL PASO COUNTY SCHOOL FEE (D49): _____

URBAN PARK FEE (AREA 3): _____

REGIONAL PARK FEE (AREA 2): _____

FALCON DRAINAGE BASIN FEE: _____

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

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

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Project No:	CLH000020.10
Drawn By:	EMV
Checked By:	BJD
Date:	06/02/21

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

1) THE PURPOSE OF THE PLAT IS TO CREATE 49 NEW LOTS, 2 TRACTS, PUBLIC RIGHT OF WAYS AND EASEMENTS.

2) FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021.

3) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.

4) ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

5) MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.

6) 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 _____ IN THE OFFICE OF THE 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.

7) 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.

DELETE NOTE

8) ADJACENT INDUSTRIAL AREAS: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.

10) THIS PLAT HAS BEEN PLAT CHECKED BY PPRBD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER _____.

11) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

12) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.

13) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.

14) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

15) THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.

16) 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 ROAD.

17) 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).

18) 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.

19) 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.

This is a repeat of note #5 and may be removed.

20) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

21) THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206051091.

22) 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.

23) 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.

24) THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO._____ 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.

25) ALL FENCES WILL BE CONSTRUCTED, OWNED, AND MAINTAINED BY HOME OWNERS.

NO. Developer is required to construct masonry fence at western and northern perimeter.

26) 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, 07:30 AM.

27) 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.
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COLORADO SPRINGS, CO 80903
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ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E WOODMEN RD
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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 _____ IN FILE FALCON MEADOWS AT BENT GRASS FILING NO. 3, #SF-___-___ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- FAULTS/SEISMICITY: (LOTS 1-49)
- RADIOACTIVITY/RADON GAS: (LOTS 1-49)
- EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1-49)
- 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).

2. The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soils & Geology Study by Rocky Mountain Group dated December 10, 2020 in file (PUDSP20-005) available at the El Paso County Planning and Community Development Department: Potentially Seasonally High Groundwater: 140-146, 195-202, 115-118. The builder has agreed to restrict construction to non-basement foundation types in area where groundwater is anticipated to be shallower than 14 feet below ground surface (Lots 1-91, 105-108, 133-146, 195-213, and 22-266 as presented on the Engineering and Geology Map, Figure 10), unless performance of a groundwater monitoring program at some future date indicates that the lots are suitable for basement construction.

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

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Project No:	CLH000020.10
Drawn By:	EMV
Checked By:	BJD
Date:	06/02/21

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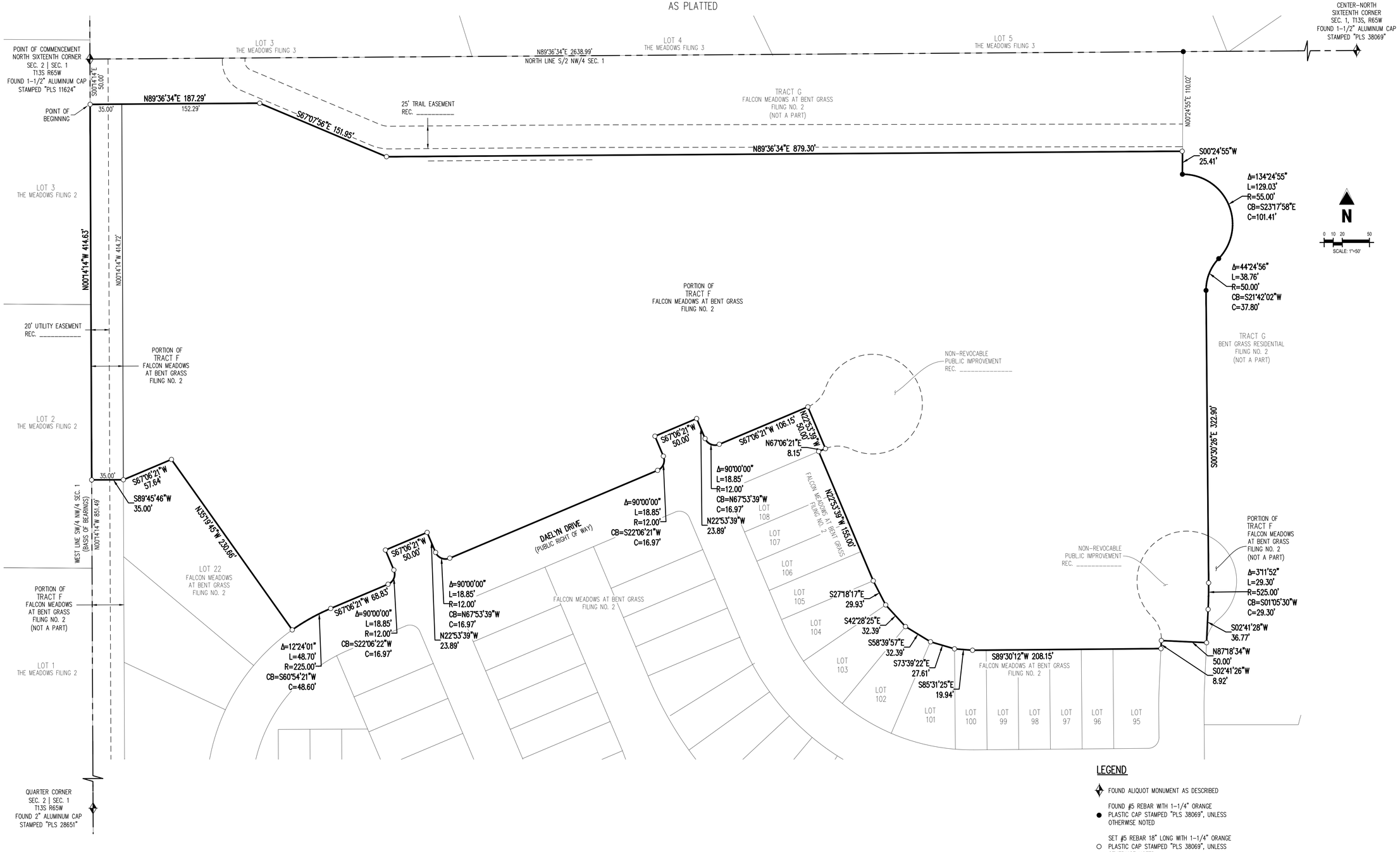
AS PLATTED



LEGEND

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- ● FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED
- ○ SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED

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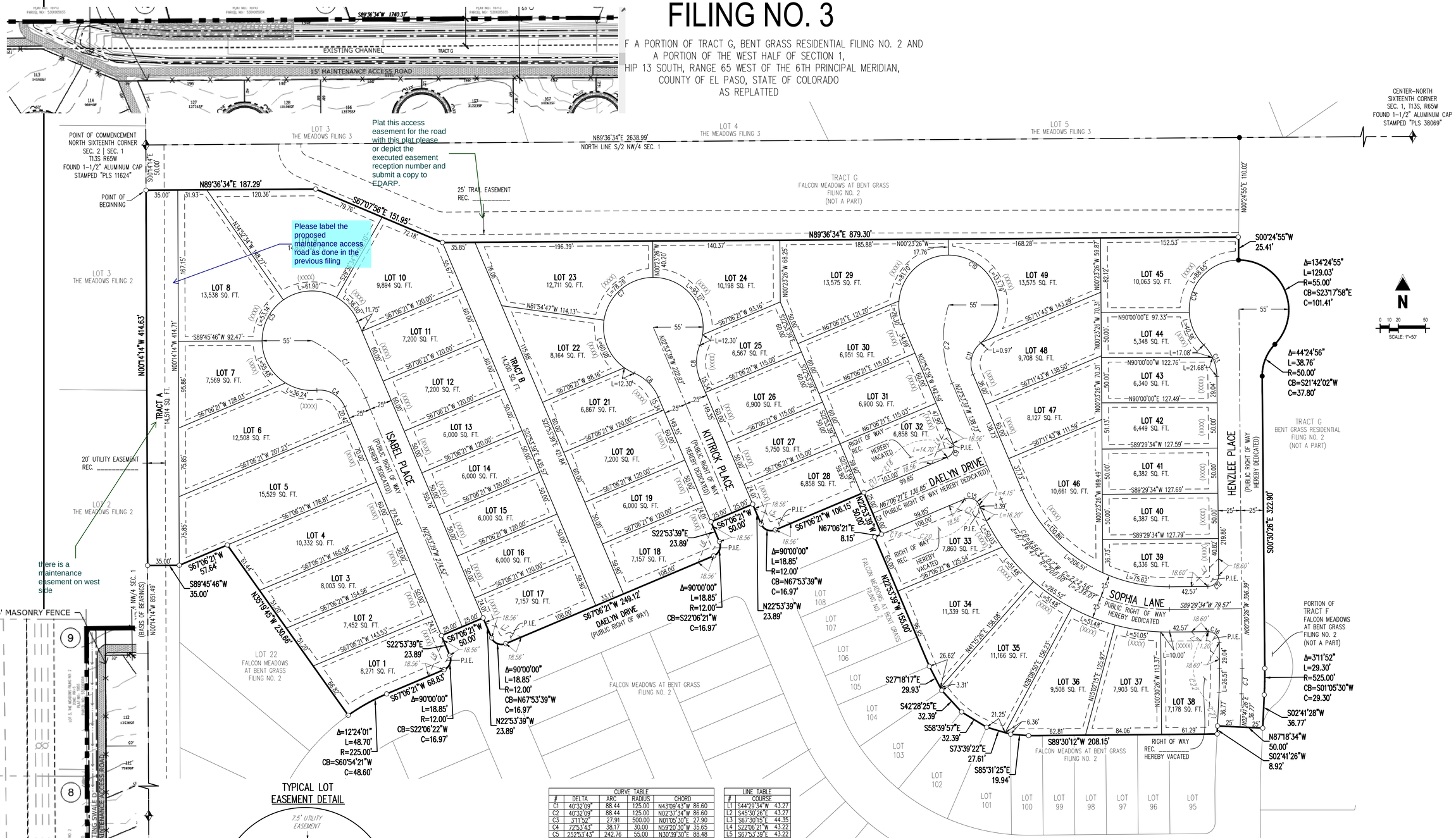

CURVE TABLE				
#	DELTA	ARC	RADIUS	CHORD
C1	40°32'09"	88.44	125.00	N43°09'43"W 86.60
C2	40°32'09"	88.44	125.00	N02°37'34"W 86.60
C3	31°15'29"	27.91	500.00	N01°05'30"E 27.90
C4	72°53'43"	38.17	30.00	N59°20'30"W 35.65
C5	252°53'43"	242.76	55.00	N30°39'30"E 88.48
C6	44°24'55"	38.76	50.00	N45°06'06"W 37.80
C7	268°49'50"	258.06	55.00	N67°06'21"E 78.57
C8	44°24'55"	38.76	50.00	S00°41'11"E 37.80
C9	90°00'00"	18.85	12.00	N22°06'21"E 16.97
C10	252°53'43"	242.76	55.00	S76°26'47"E 88.48
C11	72°53'43"	38.17	30.00	S13°33'13"W 35.65
C12	90°00'00"	18.85	12.00	N44°29'34"E 16.97
C13	44°24'55"	38.76	50.00	N22°42'54"W 37.80
C14	134°24'55"	129.03	55.00	N22°17'07"E 101.41
C15	90°00'00"	18.85	12.00	N67°53'39"W 16.97
C16	90°00'00"	18.85	12.00	N45°30'26"W 16.97
C17	48°11'23"	29.44	35.00	S43°00'40"W 28.58
C18	101°24'43"	97.35	55.00	S69°37'20"W 85.13
C19	48°11'23"	29.44	35.00	N88°47'57"W 28.58
C20	101°24'43"	97.35	55.00	S64°35'23"W 85.13
C21	48°11'23"	29.44	35.00	N21°24'15"W 28.58
C22	89°40'01"	86.07	55.00	N00°39'57"W 77.56

LINE TABLE	
#	COURSE
L1	S44°29'34"W 43.27
L2	S45°30'26"E 43.27
L3	S67°30'15"E 44.35
L4	S22°06'21"W 43.22
L5	S67°53'39"E 43.22
L6	S22°06'21"W 43.22
L7	S67°53'39"E 43.22
L8	S22°06'21"W 43.22

LEGEND

FOUND ALIQUOT MONUMENT AS DESCRIBED

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P.I.E. PUBLIC IMPROVEMENT EASEMENT HEREBY DEDICATED

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