

Steve Schleiker
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El Paso County, CO



4
Pages
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SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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FALCON MEADOWS AT BENT GRASS FILING NO. 3

Name of Plat

CHALLENGER COMMUNITIES, LLC

Owner's Name

Subdivision

Condominium

FALCON MEADOWS AT BENT GRASS

15350

FILING NO. 3

A REPLAT OF A PORTION OF TRACTS A AND F, 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 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH 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 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS N00°14'14"W, MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 11, BEING A 6" REBAR WITH 7" ALUMINUM CAP STAMPED PLS 28651, AND MONUMENTED BY THE NORTH SIXTEENTH CORNER COMMON TO BEARINGS HEREBY RELATIVE HERETO.
 COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, 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°38'34"E, A DISTANCE OF 187.29 FEET;
 THENCE WITH THE NORTH LINES OF SAID TRACT F THE FOLLOWING 2 COURSES:

- 1) S87°07'56"E, A DISTANCE OF 151.95 FEET;
 - 2) N89°38'34"E, A DISTANCE OF 678.89 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°24'57" HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 129.63 FEET, AND A CHORD BEARING S27°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°24'46" HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.28 FEET, AND A CHORD BEARING S27°42'07"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 222.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
 THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 371°57" HAVING A RADIUS OF 23.00 FEET, AN ARC LENGTH OF 23.50 FEET, AND A CHORD BEARING S19°30'7"W, A CHORD DISTANCE OF 29.30 FEET;
 THENCE S02°12'26"W, A DISTANCE OF 36.77 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENKLE PLACE;
 THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF HENKLE PLACE, N87°18'34"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HENKLE PLACE;
 THENCE WITH SAID WEST RIGHT OF WAY LINE OF HENKLE PLACE, S02°12'26"W, A DISTANCE OF 6.92 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 21.61 FEET;
- 4) N85°39'57"W, A DISTANCE OF 32.39 FEET;
- 5) N42°29'25"W, A DISTANCE OF 32.39 FEET;
- 6) N27°18'17"W, A DISTANCE OF 29.93 FEET;
- 7) N22°33'39"W, A DISTANCE OF 155.00 FEET;

THENCE WITH SAID SOUTH RIGHT OF WAY LINE OF DAELYN DRIVE, N67°05'21"E, A DISTANCE OF 81.55 FEET;
 THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF DAELYN DRIVE, N22°33'39"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, S87°08'21"W, A DISTANCE OF 105.15 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°33'39"W, A CHORD DISTANCE OF 16.97 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF KITTROCK PLACE;
 THENCE WITH SAID EAST RIGHT OF WAY LINE OF KITTROCK PLACE, N22°33'39"W, A DISTANCE OF 23.89 FEET;
 THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF KITTROCK PLACE, S87°08'21"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF KITTROCK PLACE;

LEGAL DESCRIPTION (CONTINUED)

THENCE WITH SAID WEST RIGHT OF WAY LINE OF KITTROCK PLACE, S22°33'39"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 S27°08'21"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, S87°08'21"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 N22°33'39"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°33'39"W, A DISTANCE OF 23.89 FEET;

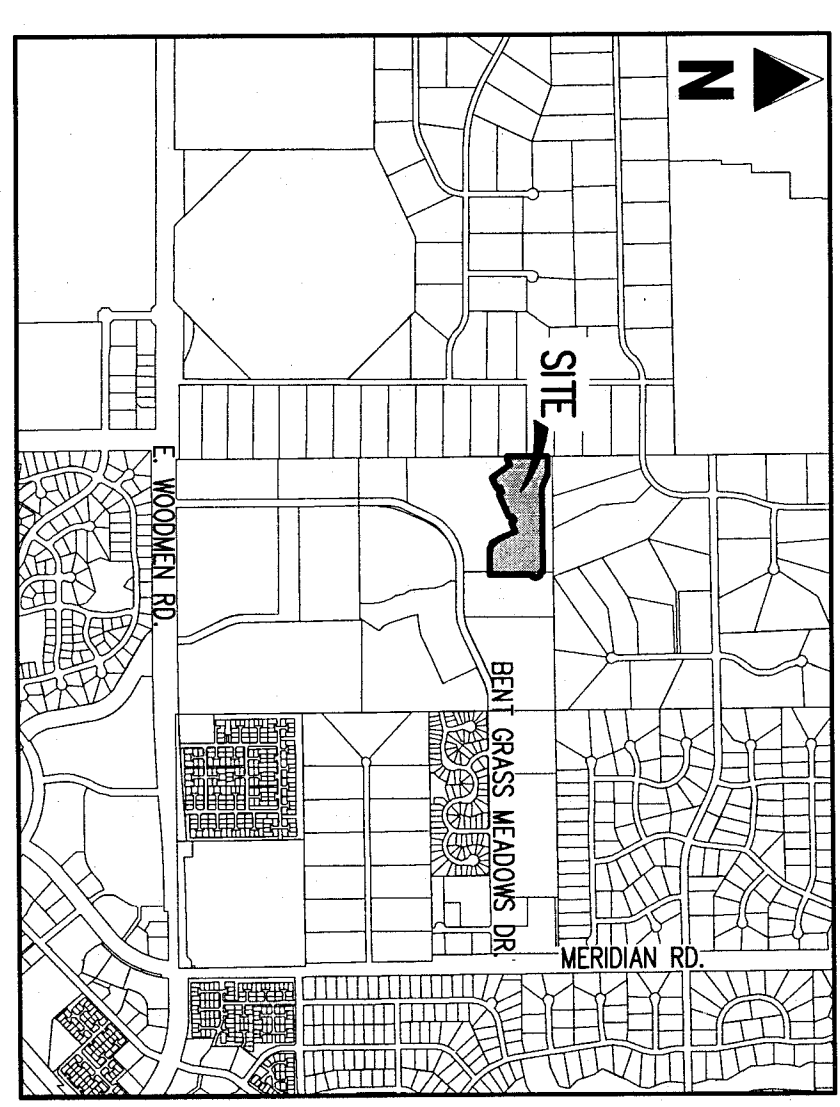
THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF ISABEL PLACE, S87°08'21"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ISABEL PLACE;
 THENCE WITH SAID WEST RIGHT OF WAY LINE OF ISABEL PLACE, S22°33'39"E, A DISTANCE OF 23.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
 THENCE 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 S27°08'21"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, S87°08'21"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 172°49'11" HAVING A RADIUS OF 23.00 FEET, AN ARC LENGTH OF 48.97 FEET, AND A CHORD BEARING S80°54'21"W, A CHORD DISTANCE OF 48.60 FEET TO THE SOUTHWEST 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, S87°08'21"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 WITH SAID WEST LINE OF SAID TRACT A AND THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, N00°14'14"W, A DISTANCE OF 44.63 FEET TO THE POINT OF BEGINNING,
 CONTAINING 12.74 ACRES (54,487.89 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 HERON. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE. THIS TRACT OF LAND HEREBY PLATTED SHALL BE KNOWN AS FALCON MEADOWS AT BENT GRASS FILING NO. 3, IN THE COUNTY OF EL PASO COUNTY, COLORADO.

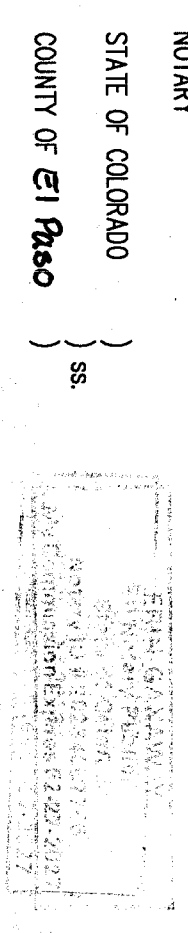
VICINITY MAP



OWNERS CERTIFICATE

THE UNDERSIGNED BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HERIN, HAVE LAID OUT, SURVEYED, AND PLATTED SAID LOTS AND EASEMENTS AS SHOWN HERON 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 CONVEY AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAID IMPROVEMENTS WILL BE PROVIDED AT SAID OWNERS EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS UNLESS OTHERWISE SO INDICATED ON THE PLAT.
 THE UNDERSIGNED UNDERTAKES TO DEFEND AND HOLD HARMLESS THE BOARD OF COUNTY COMMISSIONERS, COLORADO, AND THE UTILITY EASEMENTS SHOWN HERON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HERON. THE UNDERSIGNED IS RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED AND HEREBY GRANTED THE PERPETUAL RIGHT OF INTEREST AND REPLACEMENT OF UTILITIES AND RELATED FACILITIES.

CHALLENGER COMMUNITIES, LLC
 A COLORADO LIMITED LIABILITY COMPANY
 BY: *[Signature]*
 NAME: James Byers
 TITLE: VP of Community Dev.
 DATE: 7/8/24
 NOTARY



STATE OF COLORADO)
 COUNTY OF El Paso) ss.
 I, James Byers, AS VP of Community Dev., OF CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, MY COMMISSION EXPIRES 7-27-27.
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC
[Signature]

SUMMARY
 43 LOTS 823 ACRES 64.68
 4 LOTS 1.89 ACRES 14.82
 RIGHT OF WAY 2.62 ACRES 20.66

TRACT USE	TRACT TABLE	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
C	MAINTENANCE ACCESS ROAD FOR DISTRICT AND COUNTY USE	1.09 ACRES	CHALLENGER COMMUNITIES, L.L.C.
D	OPEN SPACE, DRAINAGE	0.14 ACRES	BENT GRASS METROPOLITAN DISTRICT

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
 11 DAY OF July, 2024
 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HERON.

DATE: 7/11/24
 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 DISTRICT.

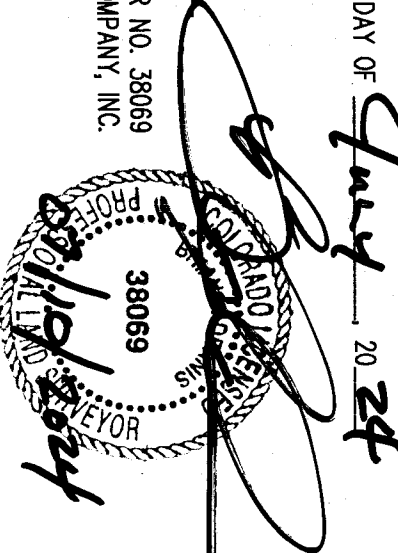
BY: *[Signature]*
 BR: RANDE CASE II, PRESIDENT, BENT GRASS METROPOLITAN DISTRICT

BY: _____ EL PASO COUNTY
 STATE OF COLORADO) ss.
 COUNTY OF El Paso)
 I, Ranle Case II, AS President
 ACKNOWLEDGED BEFORE ME THIS 8 DAY OF July, 2024 BY
 MY COMMISSION EXPIRES: 6-27-27
 WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC
[Signature]

EASEMENTS
 UNLESS OTHERWISE INDICATED, ALL SOLE 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 IMPROVEMENT 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 TRACTS 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 HERON, WITH PRECISION IN ALL CORNER LOCATIONS AND THAT ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SPLITTING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.



NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMPEL 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HERON.
 ANY PERSON WHO KNOWINGLY REPOSES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MARKER, OR ACCESSORY COUNTY A CASS TND (2) SHALL BE SUBJECT TO A CIVIL PENALTY OF \$1,000 OF THE COLORADO REVISED STATUTES.

CLERK AND RECORDER

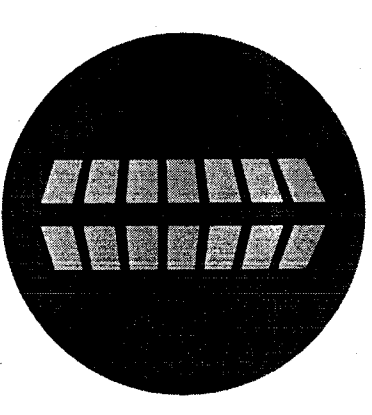
STATE OF COLORADO)
 COUNTY OF EL PASO) ss.
 I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT
 11:01 O'CLOCK AM, THIS 12 DAY OF JULY, 2024 A.D.
 AND IS DULY RECORDED AT RECEPTION NUMBER 2247153350 OF THE
 RECORDS OF EL PASO COUNTY, COLORADO.
 STEVE SCHUEBER, RECORDER
 BY: *[Signature]*
 DEPUTY

FEES

- BRIDGE FEE (FALCON BASIN): \$23,045.34 (C=red+1)
- EL PASO COUNTY SCHOOL FEE (0+9): \$11,760.00
- URBAN PARK FEE (AREA 3): \$14,210.00
- REGIONAL PARK FEE (AREA 2): \$22,540.00
- FALCON DRAINAGE BASIN FEE: \$211,423.05 (PRE-CREDIT)

FALCON MEADOWS AT BENT GRASS FILING NO. 3

A REPLAT OF A PORTION OF TRACTS A AND F, 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



Gallopway
 1151 Kelly Johnson Blvd., Suite 305
 Colorado Springs, CO 80901
 719.500.2200 | Gallopway.com

#	Date	Issue/Description	REV
1	08/08/2024	REVISION: DUTY/OUT	BMV
2	02/22/2025	REVISION: NOTES	BMV
3	09/16/2024	REVISION: NOTES	BMV

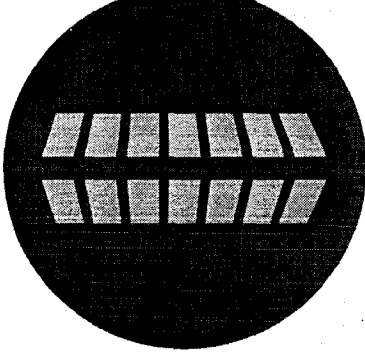
Project No: C-1802000-01
 Drawn By: BMV
 Checked By: BMV
 Date: 08/08/24

FALCON MEADOWS AT BENT GRASS

FILING NO. 3

A REPLAT OF A PORTION OF TRACTS A AND F, 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

15350



UTILITY CONTACTS

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

UTILITY REVIEW - GAS
COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPY #4801
COLORADO SPRINGS, CO 80903
CONTACT: CALEB SAVAGE
EMAIL: CSAVAGE@CSUTS.ORG
TEL: (719) 689-8835

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

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 THE FALCON MEADOWS AT BENT GRASS FILING NO. 2, FIRST-ZIP-34 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- FAULTS/SEISMICITY: (LOTS 1-43)
- RADIOACTIVE/RADON GAS: (LOTS 1-43)
- EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1-43)
- 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.

ALL LOTS ARE RESTRICTED TO NON-BASEMENT FOUNDATIONS.

GENERAL NOTES

- 1) THE PURPOSE OF THE PLAT IS TO CREATE 43 NEW LOTS, 3 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 OTHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT BETWEEN THE APPLICABLE OWNER AND EL PASO COUNTY AS SET FORTH IN THE SUBDIVISION IMPROVEMENT AGREEMENT. THE ALTERNATIVE CESSPOOL RECORD SET IN EL PASO COUNTY, COLORADO SHALL BE 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 IMPROVEMENT AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE OF THE COPY OF ANY COLLATERAL TO THE APPLICABLE OWNER. THE APPLICABLE OWNER SHALL BE RESPONSIBLE FOR THE COMPLETION OF SAID IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH 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 IMPROVEMENT AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SAID CONFORMANCE OR TRANSFER OF INTEREST SHALL BE VOID AND INVALID UNLESS AUTHORIZED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED 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.
- 8) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- 9) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- 10) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- 11) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 12) THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.
- 13) 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, PLATING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- 14) ENVIRONMENTAL: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, RULES AND PERMITS REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE FEDERAL CLEAN WATER ACT, 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., PEBBLES WADOW AMPHIBIAN MOUSE).
- 15) SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FROM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- 16) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS FILING NO. 2 PRELIMINARY PLAN, RECORDED AT RECEPTION NUMBER 22186560.
- 17) THE PROPERTY IS SUBJECT TO THE RESERVING COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2008 UNDER RECEPTION NO. 206651091.
- 18) THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION NO. 19-471), WHICH IS A CONDITION OF THE SUBDIVISION IMPROVEMENT AGREEMENT. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE PAYMENT OF SAID IMPACT FEE RECORDATION. THE SUBDIVIDER 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.
- 19) 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. UNDESIRABLE EASEMENTS OR EASEMENTS WHICH COULD IMPED THE FLOW OF DRAINAGE, FEES OR METHODS FOR DRAINAGE EASEMENTS.
- 20) THIS PROPERTY IS SUBJECT TO A PRIVATE RETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 206651091 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.
- 21) DEVELOPER IS REQUIRED TO CONSTRUCT MASONRY FENCE AT WESTERN AND NORTHERN PERIMETERS, WHICH WILL BE MAINTAINED BY BENT GRASS METROPOLITAN DISTRICT.
- 22) 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 THE EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY AND OTHER RECORDS, CONTACT GALLOWAY & COMPANY, INC. AT THE OFFICE OF THE TITLE CURATOR, 8000 RENO ROAD, SUITE 100, FALCON, CO 80831. THE CURATOR SHALL BE RESPONSIBLE FOR THE CLARITY OF THE COMMANDMENT PROVIDED BY CLIENT AND PREPARED BY SURVEYOR. THE CLARITY OF THE COMMANDMENT PROVIDED BY CLIENT, WITH A COMMITMENT DATE OF JULY 29, 2021, 07:30 AM.
- 23) 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 22172548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE LOTS PLATTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

[Handwritten Signature]
380069
EL PASO COUNTY, COLORADO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

FALCON MEADOWS AT BENT GRASS FILING NO. 3

A REPLAT OF A PORTION OF TRACTS A AND F, 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

#	Date	Issue/Description	CHK.
1	08/29/2022	REVISIONS TO PLAN/OUT	BMV
2	10/22/2022	REVISIONS TO PLAN/OUT	BMV
3	09/06/2024	REVISIONS NOTES	BMV

Project No: CLH000204.01
Drawn By: BMV
Checked By: ABO
Date: 08/29/21

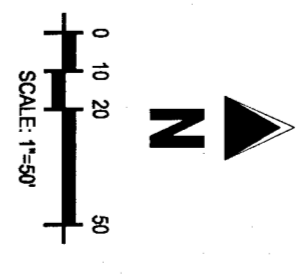
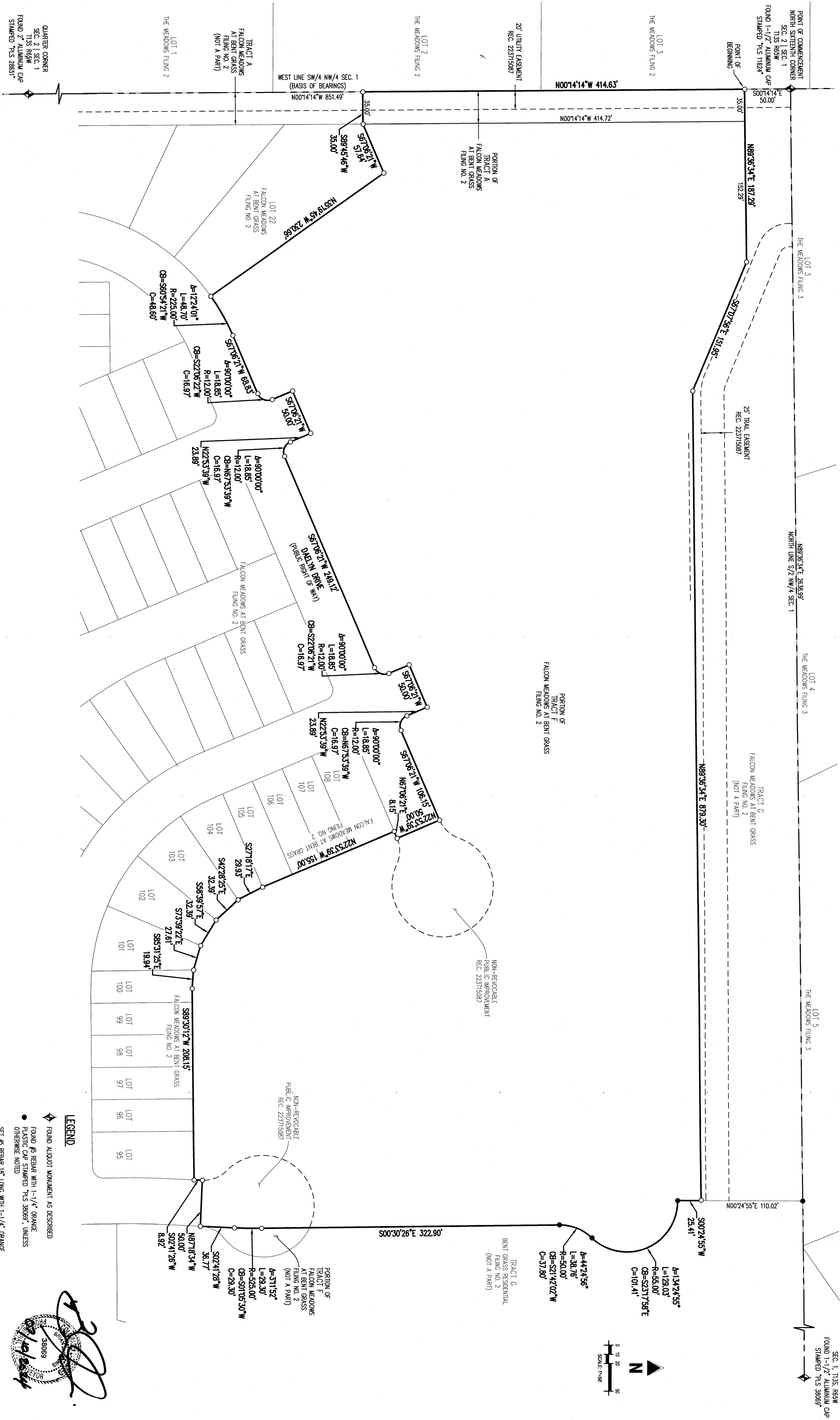
FALCON MEADOWS AT BENT GRASS

FILING NO. 3

15350

A REPLAT OF A PORTION OF TRACTS A AND F, 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 "P.S. 38089"



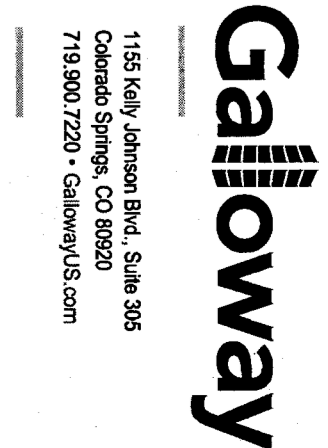
LEGEND

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "P.S. 38089" UNLESS OTHERWISE NOTED
- SET AS REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "P.S. 38089" UNLESS OTHERWISE NOTED



FALCON MEADOWS AT BENT GRASS FILING NO. 3

A REPLAT OF A PORTION OF TRACTS A AND F, 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



1155 Kroy Johnson Blvd., Suite 305
Colorado Springs, CO 80920
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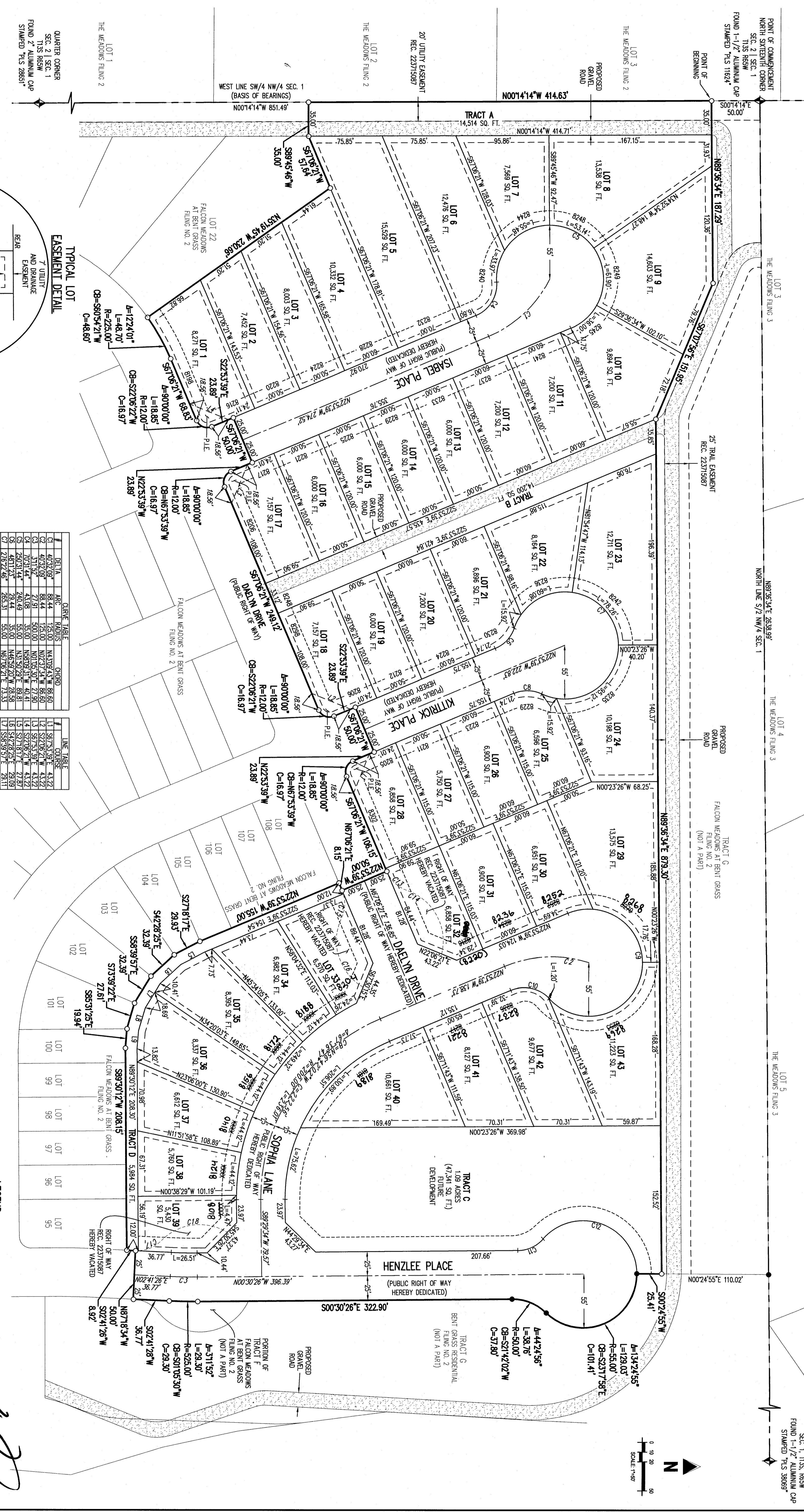
#	Date	Issue/Description	Int.
1	08/20/22	REVISED LOT LAYOUT	EMV
2	12/22/23	REVISED LOT LAYOUT	EMV
3	06/02/24	REVISED NOTES	EMV

Project No.: CLM000020.10
 Drawn By: EMV
 Checked By: BLD
 Date: 06/20/24

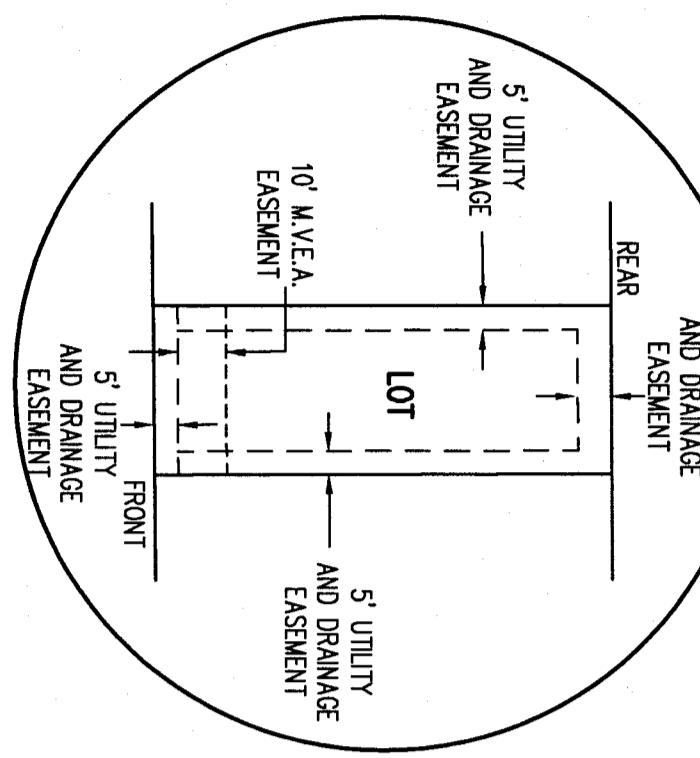
FALCON MEADOWS AT BENT GRASS

15350

A REPLAT OF A PORTION OF TRACTS A AND F, 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



TYPICAL LOT EASEMENT DETAIL



CURVE TABLE	
STATION	CHORD
1	1.0000
2	1.9998
3	2.9994
4	3.9988
5	4.9979
6	5.9967
7	6.9952
8	7.9934
9	8.9913
10	9.9889
11	10.9862
12	11.9832
13	12.9799
14	13.9763
15	14.9724
16	15.9682
17	16.9637
18	17.9589
19	18.9538
20	19.9484
21	20.9427
22	21.9367
23	22.9304
24	23.9238
25	24.9169
26	25.9097
27	26.9023
28	27.8947
29	28.8869
30	29.8789
31	30.8707
32	31.8623
33	32.8537
34	33.8449
35	34.8359
36	35.8267
37	36.8173
38	37.8078
39	38.7982
40	39.7885
41	40.7787
42	41.7688
43	42.7588
44	43.7487
45	44.7385
46	45.7282
47	46.7178
48	47.7073
49	48.6967
50	49.6860
51	50.6752
52	51.6643
53	52.6533
54	53.6422
55	54.6311
56	55.6200
57	56.6088
58	57.5976
59	58.5863
60	59.5750
61	60.5637
62	61.5524
63	62.5411
64	63.5298
65	64.5185
66	65.5072
67	66.4959
68	67.4846
69	68.4733
70	69.4620
71	70.4507
72	71.4394
73	72.4281
74	73.4168
75	74.4055
76	75.3942
77	76.3829
78	77.3716
79	78.3603
80	79.3490
81	80.3377
82	81.3264
83	82.3151
84	83.3038
85	84.2925
86	85.2812
87	86.2699
88	87.2586
89	88.2473
90	89.2360
91	90.2247
92	91.2134
93	92.2021
94	93.1908
95	94.1795
96	95.1682
97	96.1569
98	97.1456
99	98.1343
100	99.1230
101	100.1117
102	101.1004
103	102.0891
104	103.0778
105	104.0665
106	105.0552
107	106.0439
108	107.0326
109	108.0213
110	109.0100
111	110.0000

LINE TABLE	
STATION	CHORD
1	1.0000
2	1.9998
3	2.9994
4	3.9988
5	4.9979
6	5.9967
7	6.9952
8	7.9934
9	8.9913
10	9.9889
11	10.9862
12	11.9832
13	12.9799
14	13.9763
15	14.9724
16	15.9682
17	16.9637
18	17.9589
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34	33.8449
35	34.8359
36	35.8267
37	36.8173
38	37.8078
39	38.7982
40	39.7885
41	40.7787
42	41.7688
43	42.7588
44	43.7487
45	44.7385
46	45.7282
47	46.7178
48	47.7073
49	48.6967
50	49.6860
51	50.6752
52	51.6643
53	52.6533
54	53.6422
55	54.6311
56	55.6200
57	56.6088
58	57.5976
59	58.5863
60	59.5750
61	60.5637
62	61.5524
63	62.5411
64	63.5298
65	64.5185
66	65.5072
67	66.4959
68	67.4846
69	68.4733
70	69.4620
71	70.4507
72	71.4394
73	72.4281
74	73.4168
75	74.4055
76	75.3942
77	76.3829
78	77.3716
79	78.3603
80	79.3490
81	80.3377
82	81.3264
83	82.3151
84	83.3038
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86	85.2812
87	86.2699
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89	88.2473
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95	94.1795
96	95.1682
97	96.1569
98	97.1456
99	98.1343
100	99.1230
101	100.1117
102	101.1004
103	102.0891
104	103.0778
105	104.0665
106	105.0552
107	106.0439
108	107.0326
109	108.0213
110	109.0100
111	110.0000

LEGEND

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND AS REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED PLS 38069 UNLESS OTHERWISE NOTED
- SET AS REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED PLS 38069 UNLESS OTHERWISE NOTED
- PL.E PUBLIC IMPROVEMENT EASEMENT
- PL.E HEREBY DEDICATED

[Signature]
 38069
 PLASTIC CAP STAMPED PLS 38069

FALCON MEADOWS AT BENT GRASS FILING NO. 3

A REPLAT OF A PORTION OF TRACTS A AND F, 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

#	Date	Issue / Description	Int.
1		REVISIONS	BM
2		REVISIONS	BM
3		REVISIONS	BM
4		REVISIONS	BM

Project No.	CL10000010
Drawn By	EMW
Checked By	EMW
Date	06/20/21

1155 5th Avenue, Bldg. 6, 3rd Fl.
 Denver, Colorado 80202
 719.500.7200 • GallowayUS.com