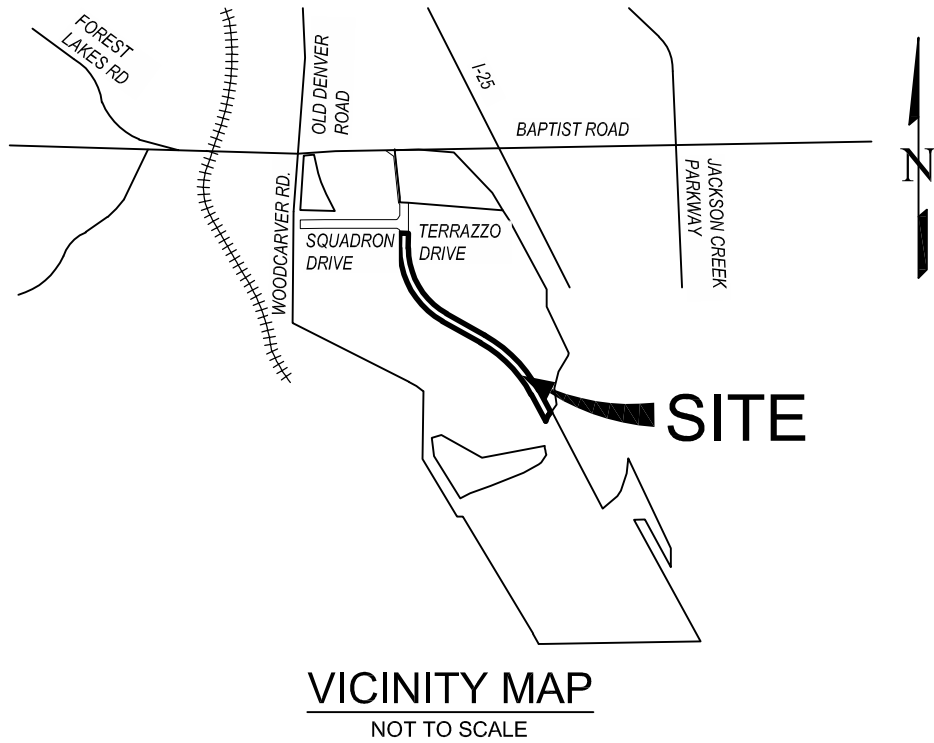


FALCON COMMERCE CENTER FILING NO. 2  
FINAL PLAT  
A PORTION OF THE EAST HALF OF SECTION 35,  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO



KNOW ALL MEN BY THESE PRESENTS:

THAT FOREST LAKES, LLC A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF EAST HALF OF SECTION 35, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BAPTIST ROAD AS DESCRIBED AS PARCEL NO: 2B Rev., IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 208093631, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WESTERLY END BY A 3-1/2" ALUMINUM CDOT ROW CAP STAMPED "PLS 26968 AND AT THE EASTERLY END BY A 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118" FOUND .2' BELOW GROUND, ASSUMED TO BEAR N83°54'13" A DISTANCE OF 377.02 FEET. BEARINGS ARE BASED FROM THE SURVEY RECORDED UNDER RECEPTION NUMBER 217900186, RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, THENCE S50°24'33"E, A DISTANCE OF 1,479.62 FEET TO THE SOUTHWEST CORNER OF TERRAZZO DRIVE AS PLATTED IN FALCON COMMERCIAL CENTER FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 200714637, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°49'21"E, ON THE SOUTHERLY BOUNDARY LINE OF SAID TERRAZZO DRIVE, A DISTANCE OF 90.00 FEET; THENCE S00°10'39"W, A DISTANCE OF 155.52 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 60°53'12", A RADIUS OF 780.00 FEET, A DISTANCE OF 828.88 FEET TO A POINT OF TANGENT; THENCE S60°42'33"E, A DISTANCE OF 455.50 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 32°24'40", A RADIUS OF 1,445.00 FEET, A DISTANCE OF 817.41 FEET TO A POINT OF TANGENT; THENCE S28°17'53"E, A DISTANCE OF 259.37 FEET; THENCE S41°49'16"W, A DISTANCE OF 29.64 FEET; THENCE S27°27'49"W, A DISTANCE OF 18.41 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 09°23'55", A RADIUS OF 368.00 FEET, A DISTANCE OF 60.37 FEET TO A POINT ON CURVE; THENCE N28°17'53"W, A DISTANCE OF 317.71 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 32°24'40", A RADIUS OF 1,355.00 FEET, A DISTANCE OF 766.49 FEET TO A POINT OF TANGENT; THENCE N60°42'33"W, A DISTANCE OF 455.50 FEET, TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 60°53'12", A RADIUS OF 870.00 FEET, A DISTANCE OF 924.52 FEET TO A POINT OF TANGENT; THENCE N00°10'39"E, A DISTANCE OF 155.52 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 230,685 SQUARE FEET OR 5.296 ACRES.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO A STREET AS SHOWN ON THIS PLAT, UNDER THE NAME AND SUBDIVISION OF FALCON COMMERCE CENTER FILING NO. 2., AND DO HEREBY DEDICATE TO THE TOWN OF MONUMENT AS PUBLIC ROADS, THE STREET AND ROAD AS SHOWN ON SAID PLAT, THESE BEING TERRAZZO DRIVE. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCE TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG, AND ACROSS UTILITY EASEMENTS AS SHOWN HERE ON.

OWNER:

THE AFOREMENTIONED, FOREST LAKES, LLC A COLORADO LIMITED LIABILITY COMPANY, BY DAN DICKINSON, MANAGER, HAS EXECUTED THIS DOCUMENT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DAN DICKINSON  
MANAGER, FOREST LAKES, LLC A COLORADO LIMITED LIABILITY COMPANY

NOTARIAL:

STATE OF MISSOURI )  
) SS  
COUNTY OF JACKSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MANAGER OF FOREST LAKES, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS JANUARY 26, 2022.
- BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BAPTIST ROAD AS DESCRIBED AS PARCEL NO: 2B Rev., IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 208093631, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WESTERLY END BY A 3-1/2" ALUMINUM CDOT ROW CAP STAMPED "PLS 26968 AND AT THE EASTERLY END BY A 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118" FOUND .2' BELOW GROUND, ASSUMED TO BEAR N83°54'13" A DISTANCE OF 377.02 FEET. BEARINGS ARE BASED FROM THE SURVEY RECORDED UNDER RECEPTION NUMBER 217900186, RECORDS OF EL PASO COUNTY, COLORADO.
- FLOODPLAIN STATEMENT: THIS PROPERTY, IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FEMA PER FIRM PANEL 08041C00286G, EFFECTIVE DATE DECEMBER 7, 2018.
- THIS PLAT, FALCON COMMERCE CENTER FILING NO. 2 IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED UNDER RECEPTION NUMBER 217105250 ON AUGUST 31, 2017, RECORDS OF EL PASO COUNTY, COLORADO.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, 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 OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON POLICY NUMBER PIB55058854.2606873, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF APRIL 2, 2020 AT 5:00 P.M.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

PLAT NOTES:

- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE SERVICE AREA OF FOREST LAKES METROPOLITAN DISTRICT AND WITHIN THE BOUNDARIES OF PINION PINES METROPOLITAN DISTRICT NO. 3.
- WATER AND SEWER FACILITIES WILL BE CONVEYED TO FOREST LAKES METROPOLITAN DISTRICT UPON COMPLETION AND COMPLIANCE WITH THE FOREST LAKES METROPOLITAN DISTRICT'S RULES AND REGULATIONS.
- IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE DEVELOPER (FOREST LAKES, LLC) AND THE TOWN OF MONUMENT THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE DEVELOPER ENTERING THE SUBDIVISION IMPROVEMENT AGREEMENT WITH THE TOWN, CONSTRUCTS THE STREETS AND ROADS IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT, AND THE SUBDIVISION REGULATIONS AND OTHER ORDINANCES OF THE TOWN IN EFFECT AT THE DATE OF RECORDING OF THIS PLAT, AND APPROVAL OF THE TOWN HAS BEEN ISSUED TO THAT EFFECT.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACTS OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 33196 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

PLANNING DEPARTMENT REVIEW:

THIS PLAT WAS REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING DIRECTOR

DATE

TOWN APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION SHOWN HEREON SUBJECT TO THE PROVISIONS IN THE PLAT NOTE NO. \_\_\_\_ SET FORTH HEREIN, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

RECORDING:

STATE OF COLORADO )  
) SS  
COUNTY OF EL PASO )

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

\_\_\_ O'CLOCK \_\_,M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AND

IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

\_\_\_\_\_, CHUCK BROERMAN, RECORDER

FEE: \_\_\_\_\_

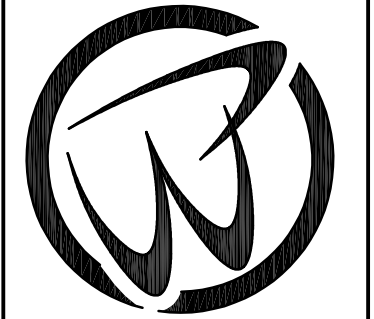
BY: \_\_\_\_\_ SURCHARGE \_\_\_\_\_  
DEPUTY

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.

926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206

4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247



FALCON COMMERCE CENTER FILING NO. 2  
FINAL PLAT

A PORTION OF THE EAST HALF OF SECTION 35, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF

H-SCALE	N/A
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JOB NO.	2067-04
DATE CREATED	1-26-2022
DATE ISSUED	1-31-2022
SHEET NO	1 OF 2

**FALCON COMMERCE CENTER FILING NO. 2**  
FINAL PLAT



**LEGEND:**

- 1 FOUND 3-1/2" ALUMINUM CDOT CAP STAMPED "PLS 26968"
- 2 FOUND 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118"
- 3 FOUND 2" BRASS CAP STAMPED "PLS 35585 2016"
- 4 FOUND NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "PLS 38141 BARRON LAND"
- 5 FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
- 6 SET NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"

———— BOUNDARY LINE

— — — ADJACENT BOUNDARY LINE

— — — — — EASEMENT LINE

P.O.B. POINT OF BEGINNING

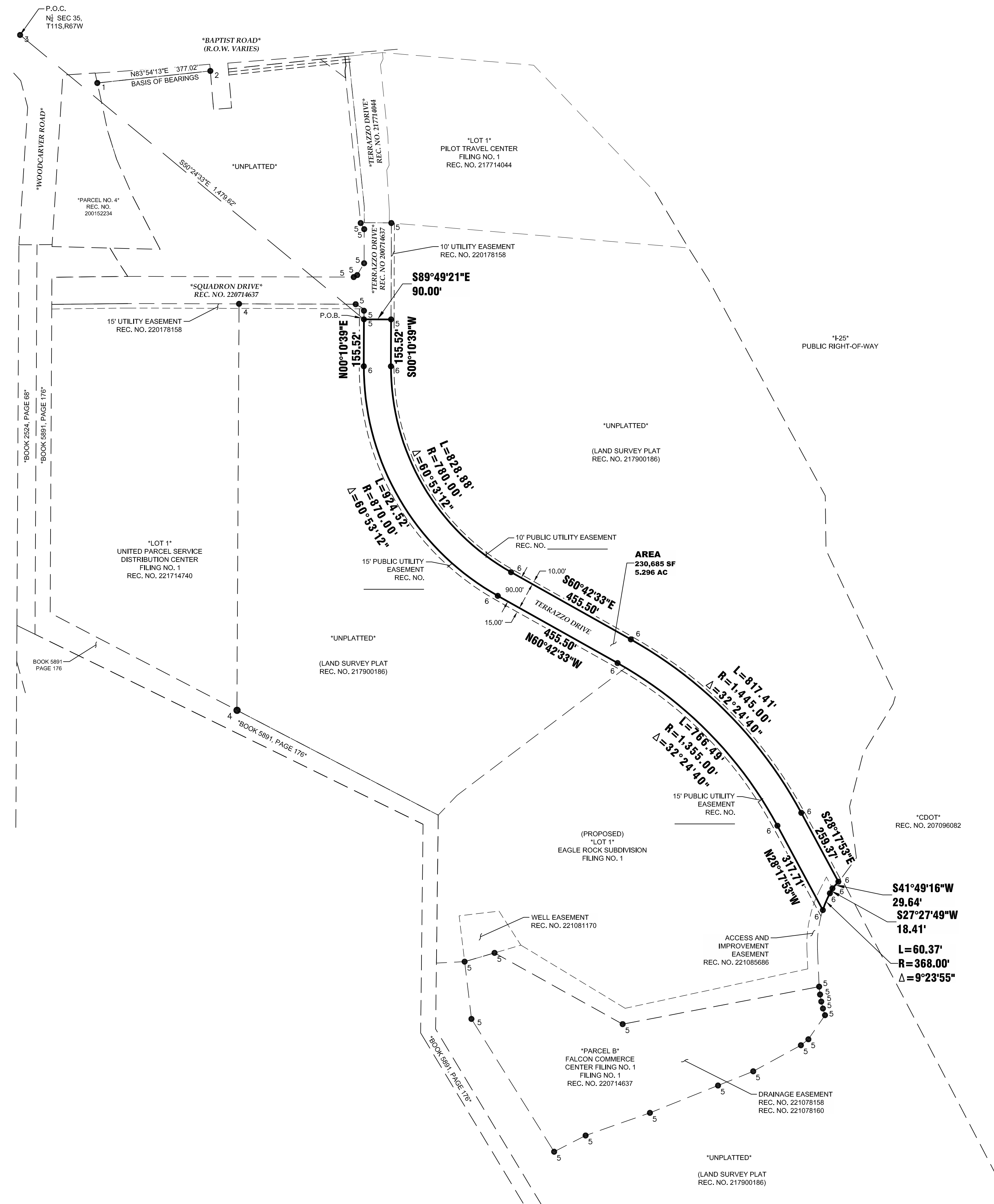
P.O.C. POINT OF COMMENCING

R.O.W.      RIGHT-OF-WAY

\* AREA NOT INCLUDED IN THIS SURVEY

**NOTICE:**

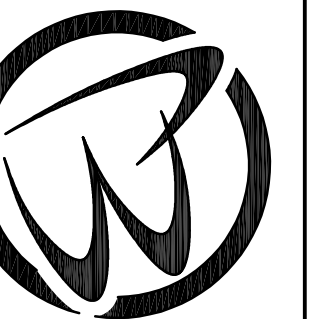
ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

[illegible]

**EDWARD-JAMES  
SURVEYING, INC.**  
926 Elkton Drive 4732 Eagleridge Circle

Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206

Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247



**FALCON COMMERCE CENTER FILING NO. 2**  
**FINAL PLAT**

OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF

1"= 200'

OB NO. 2067-04

DATE CREATED 1-26-2022

DATE ISSUED **2-1-2022**