

# FALCON RANCHETTES

EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS: That James P. Moyers and David Neely, Jr. being the owners here laid out, platted and subdivided as shown on this map, the land described as; All of the North Half of the Southeast Quarter of Section 17, Township 13 South, Range 65 West of the 6th P.M., more particularly described as follows: Beginning at the Northeast Corner of the Southeast Quarter of said Section 17 thence South, 1322.82 feet to the Southeast Corner of said North Half of the Southeast Quarter; thence N89°45'13"W, 2644.97 feet to the Southwest Corner of the said North Half of the Southeast Quarter; thence N00°07'47"E, 1319.46 feet to the Northwest Corner of said Southeast Quarter; thence S89°49'54"E, 2644.97 feet to the Point of Beginning; said described tract contains 80.173 acres; which map is drawn to fixed scale as shown and accurately sets forth the boundary and dimensions thereto and shall be known under the name and style of FALCON RANCHETTES and by these presents do grant and dedicate to El Paso County and the Public the perpetual use of all streets and roads as shown herein, not previously dedicated, which streets and roads the undersigned owners hereby covenant and agree that they will, at their own expense, grade, gravel and provide proper drainage all to the satisfaction of the Board of County Commissioners and do hereby grant easements for drainage, utility installation and maintenance as shown on this plat; and upon acceptance by resolution all streets and Drainage-ways so dedicated will become matters of maintenance by El Paso County, Colorado.

WITNESS our hand this 24 day of March, 1972 A.D.

James P. Moyers      David Neely, Jr.  
James P. Moyers      David Neely, Jr.

STATE OF COLORADO  
COUNTY OF EL PASO S.S.  
The foregoing instrument was acknowledged before me this 24 day of March, 1972 A.D. by James P. Moyers and David Neely, Jr. as owners.  
Witness my hand and seal. My commission expires May 24, 1975.

Carmen C. Tottle  
Notary Public

RATIFICATION:  
The attached plat "FALCON RANCHETTES" is hereby ratified and confirmed this 24 day of March, 1972 A.D. by Kenneth F. Butler and Catherine M. Butler, in joint tenancy as Holders of Deed of Trust.

Kenneth F. Butler      Catherine M. Butler  
Kenneth F. Butler      Catherine M. Butler

STATE OF COLORADO S.S.  
COUNTY OF EL PASO  
The above and foregoing statement was acknowledged before me this 24 day of March, 1972 A.D. by Kenneth F. Butler and Catherine M. Butler, in joint tenancy as Holders of Deed of Trust, witness my hand and seal. My commission expires May 27, 1975.

Carmen C. Tottle  
Notary Public

SURVEYORS CERTIFICATE  
The undersigned Registered Land Surveyor in the State of Colorado does hereby certify that the accompanying plat represents a survey made under his supervision and that the accompanying plat accurately shows said subdivision to the best of his knowledge and belief and that said survey complies with the provisions of C.E.S. Chapter 136, 1963 as amended.

L. J. Dale  
Registered Land Surveyor No. 2372

COUNTY PLANNING ENGINEER APPROVAL  
Approved by the County Planning Engineer of El Paso County, Colorado

Steve P. ...  
County Planning Engineer

COUNTY ENGINEER APPROVAL  
Approved by the County Engineer of El Paso County as to drainage of all streets and roads.

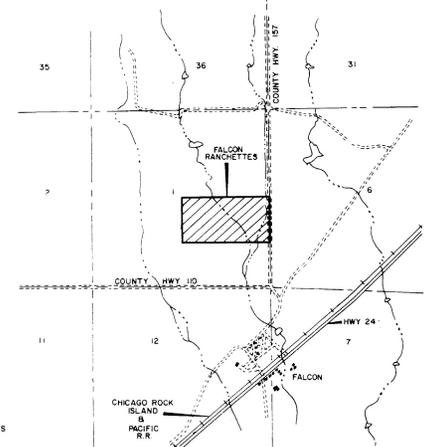
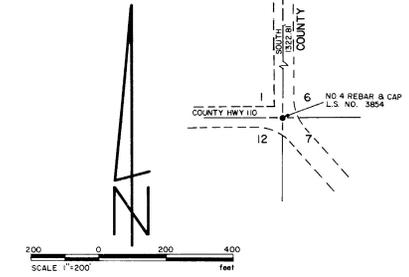
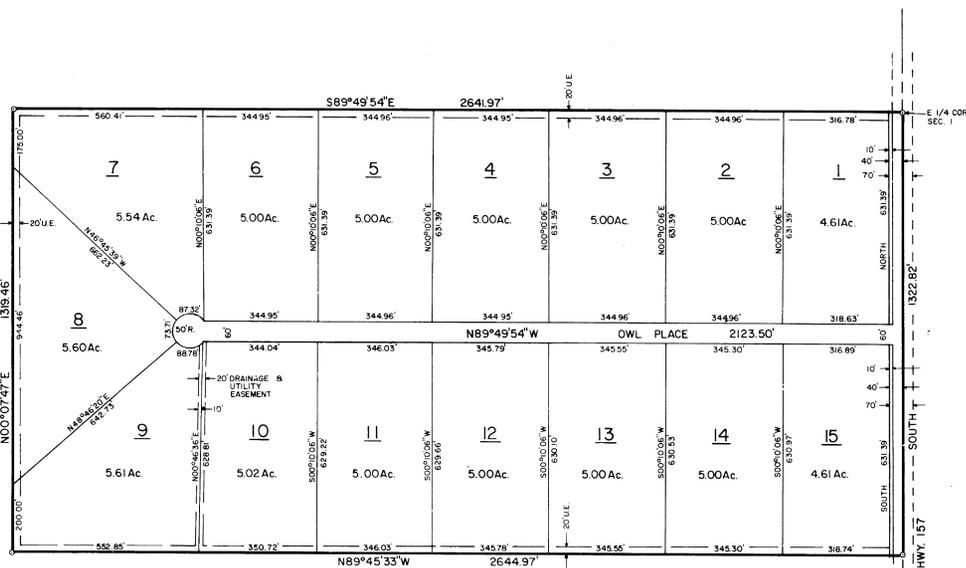
...  
County Engineer

PLANNING COMMISSION APPROVAL  
Approved by the El Paso County Planning Commission on the 12 day of April, 1972 A.D.

...  
Chairman

STATE OF COLORADO S.S.  
COUNTY OF EL PASO  
I hereby certify that this instrument was filed for record in my office on the \_\_\_ day of \_\_\_\_\_, 1972 A.D. at 2:07 o'clock P.M. and recorded in Plat Book V.2 at Page 15

FEES \$16.00 Recorder  
Reception No. 111200 by \_\_\_\_\_ Deputy



- 1. WATER AND SANITATION FACILITIES SHALL BE PROVIDED BY THE INDIVIDUAL TRACT OWNERS
- 2. ALL EASEMENTS ARE 20 FEET AND SHALL BE 10 FEET EITHER SIDE OF ALL SIDE AND REAR LOT LINES EXCEPT AS OTHERWISE SHOWN ON PLAT
- 3. ALL POINTS FOUND INDICATED BY ---O---
- 4. ALL POINTS SET INDICATED BY ---O--- ARE NO 4 X 16' RE-BAR WITH ATTACHED SURVEYORS CAP
- 5. ALL NON-RADIAL LINES INDICATED BY ---N R
- 6. ACCESS TO ALL TRACTS SHALL BE RESTRICTED TO INTERIOR STREET
- 7. ALL BEARINGS ARE RELATIVE TO THE EAST LINE OF SECTION 1, WHICH IS ASSUMED NORTH.