### **FALCON** ACRES

ortion 0 the *Northeas* f Section 4, To I Paso County, Township Colorado 0 f the  $\mathcal{Q}$ 4 P.M.,

#### BE H KNOWN BY THESE PRESENTS:

That THOUSAND HILLS LAND & CATTLE CO LLC, of the following described tract of land to wit: being the

LOT 1, ALSO KNOWN AS THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF LOT 2, ALSO KNOWN AS THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADOEXCEPT AS PRESENTLY CONSTRUCTED PER ROAD ORDER A-78, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S 00'29'24" E, ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 1,315.45 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N 89'53'49" W, ALONG SAID SOUTHERLY LINE, 1,611.50 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER; THENCE N 00'38'11" W, ALONG THE WESTERLY LINE OF THE EAST HALF OF THE EAST HALF OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 1,314.23 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE S 89'56'26" E, ALONG THE NORTHERLY LINE OF SAID SECTION 4 1644.85 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 2,160,374 square feet or 49.5953 acres of Land within this description..

template text
(highlighted) and
modify based on what
is being proposed. It
does not appear that
there are any tracts
proposed with this
subdivision..

HEM

#### 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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of "FALCON ACRES". 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, all 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 hereby granted the perpetual right of ingress and related for littles.

	O LLC, has	forementioned, RICHARD ELLIOTT, owner of THOUSAND HILLS LAND & CATTLE CO	LAND &	HILLS	THOUSAND	of .	ownei	LIOTT,	RD EL	RICHA	forementioned, RIC	foremer
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## IN W

this day 9 20\_ A.D.

RICHARD ELLIOTT, AUTHORIZED SIGNING AGENT FOR THOUSAND HILLS LAND & CATTLE CO LLC, COLORADO CORPORATION

STATE OF COLORADO

COUNTY OF EL PASO The above and aforementioned was acknowledged THOUSAND HILLS LAND & CATTLE CO LLC before

my hand

and

Fill the blanks in with the appropriate information once the PID inclusion resolution has been

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23.

22.

21.

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EASE

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AREAS:

.. 42.9043 ACRES .. 2.3670 ACRES .. 4.3240 ACRES . 49.5953 ACRES

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- Indicates recovered survey monument as noted, Flush to Grade, unless otherwise noted. a set #4 rebar with Surveyor's Cap, P.L.S. #37631, set Flush to Grade, unless otherwise noted
- Basis of Bearings: All bearings shown are relative to the 30 foot offset line of the Easterly line LOT 1, ALSO KNOWN AS THE NORTHEAST QUARTER, monumented as shown and assumed to bear S00°29′24″E, a distance of 1,285.42′ feet.
- 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.

  All lineal units of measure shown hereon are in U.S. Survey Foot.

  Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument

  or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18—4—508.

- CROSSED PATHS SURVEYING SERVICES, INC. has relied upon the TITLE INSURANCE issued by CAPITAL TITLE, Order No. 213588, effective date December 08, 2021, with regard to any recorded easements, rights—of—way affecting the subject property. No additional research regarding the existence of easements or restrictions of record has been performed by CROSSED PATHS SURVEYING SERVICES, IN.
- ITEM 11 . . . SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED IN BOOK 2046 (BLANKET CONDITION)

SUBJECT TO AN EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1980 AT PAGE 445. (BLANKET CONDITION)

- Mali SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY MUTUAL TELEPHONE COMPANY RECORDED IN BOOK 2454 AT PAGE 243.
- HEM N EASEMENT GRANTED TO EL PASO COUNTY TELEPHONE COMPANY RECORDED AT PAGE 176. (BLANKET CONDITION)
- NOT SUBJECT TO AN EASEMENT GRANTED MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED UNDER RECEPTION NUMBER 20060277. (VERIFICATION OF LOCATION REQUIRED)
- FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT:

  NATURAL FEATURES

  F) TRAFFIC IMPACT STUDY

  WILDLIFE HAZARD AND VEGETATION

  GEOLOGY AND SOILS

  FINAL DRAINAGE REPORT

  I) FIRE PROTECTION REPORT

  EROSION CONTROL PLAN

- Federal Emergency Management agency, flood insurance rate map number 08041C0785 G, effective date december 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE IN ZONE X (area determined to be out of the 500 year flood plain). THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES. THEY ARE NOT LEGAL DESCRIPTIONS AND ARE SUBJECT TO C PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY. NO DIRECT LOT ACCESS WILL BE ALLOWED TO CURTIS ROAD AND DAVIS ROAD. ALL LOTS WILL ACCESS FROM INTERIOR ROADS. THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO DAVIS ROAD AND/OR CURTIS ROAD.

12.

- HOMEOWNERS WILL BE RESPONSIBLE FOR SEPTIC AND WATER.

  MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND THE UNITED STATES POSTAL SERVICE REGULATIONS.

  NO-BUILD NO-STORAGE AREA SHOWN HEREON IS BASED ON TOPOGRAPHY OF RECORD, DONE BY OTHERS. REFERENCE IS MADE TO THE DRAINAGE REPORT FILED WITH THE COUNTY.
- NO RESIDENTIAL BUILDINGS, NO WELLS, AND NO SEPTIC SYSTEMS. NO STRUCTURES AND NO CONSTRUCTION IS ALLOWED WITHIN ANY EASEMENT(S) OR NO-BUILD AREAS, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES
- LOTS 5 AND 6 WILL SHARE THE DRIVEWAY ACCESS VIA SATELLITE VIEW, A PRIVATE ACCESS EASEMENT. RIGHTS AND RESPONSIBILITIES ARE FOUND ON ACCESS AGREEMENT FILED UNDER RECEPTION NO. \_\_\_\_\_\_\_\_
- LOTS 3, 4, 7 AND 8 WILL SHARE THE DRIVEWAY ACCESS VIA THE EXTENSION OF MOONGLOW HEIGHTS. A PRIVATE ACCESS EASEMENT, RIGHTS RESPONSIBILITIES, ARE FOUND ON ACCESS AGREEMENT, FILED UNDER RECEPTION NO.

and Geology Conditions:
ogic Hazard Note—Final Plat: SURFACE FLOODING, SEASONALLY WET AREAS, SHALLOW GROUNDWATER, AND SPORADIC EXPANSIVE SOILS AND/OR BEDROCK MAY BE SITE. THESE CONDITIONS MAY AFFECT THE ABILITY TO CONSTRUCT BASEMENTS AND MAY ALSO AFFECT THE TYPE AND EXPENSE OF SEPTIC SYSTEMS. INDIVIDUAL IDEAS THAT ADDRESS BOTH FOUNDATION AND SEPTIC CONDITIONS ARE REQUIRED PRIOR TO BUILDING PERMIT TO ADDRESS THESE ISSUES.
following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) (information and Community Development Department:

(Information Applicable)

Easements

Easements PRESENT ON LOT SOILS

sfall Source: (Not Applicable)
sfall Runout Zane; (Not Applicablea)
sntially Seasonally High Groundwater: (all Roads, Eaments and Lots 1—8)

reas of High Groundwater:
to high groundwater in the area, all structural foundations shall be located and designed by a professional engineer currently registered in the state of High Groundwater in the area, all structural foundations shall be located and designed by a professional engineer currently registered in the state high groundwater in the area, all structural foundations shall be located and designed by a professional engineer currently registered in the state of high groundwater in the area, all structural foundations shall be applied by a professional engineer currently registered in the state of high groundwater in the area, all structural foundations shall be located by a professional engineer currently registered in the state of high groundwater in the area, all structural foundations shall be located by a professional engineer currently registered in the state of high groundwater in the area, all structural foundations shall be located by a professional engineer currently registered in the state of high groundwater in the area, all structural foundations shall be located by a professional engineer currently registered in the state of high groundwater in the area, all structural foundations shall be located by a professional engineer currently registered in the state of high groundwater in the state of high groundwa

- Individual lot owners / purchasers are responsible for constructing driveways, including necessary drainage culverts from all Platted Roads per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by FALCON FIRE PROTECTION.

  ALL RESIDENTIAL DWELLINGS EXCEEDING 6,000 SQUARE FEET WITHIN EXTERIOR WALL INCLUDING ALL LEVELS, ATTACHED GARAGES AND COVERED DECKS OR PATIOS SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.

- 표 DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF DRIVEWAYS THROUGH NO-BUILD NO-STORAGE AREAS.
- THE TEMPORARY TURNAROUND EASEMENT AS SHOWN ON THIS PLAT AND REFERENCED IN THE NON-EXCLUSIVE PUBLIC IMPROVEMENT EASEMENT AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_\_\_\_OF THE RECORDS OF EL PASO COUNTY, EL PASO COUNTY, COLORADO WILL BE VACATED UPON COMPLETION OF THE ROADWAY CONSTRUCTION OF PEACEFUL RAIN WAY WITH FUTURE FINAL PLAT, IN ACCORDANCE WITH TERMS OF SAID EASEMENT AGREEMENT. LICENSE AGREEMENT IS REQUIRED FOR LOT 2 AND 3 TO CONSTRUCT A DRIVEWAY WITHIN ROW STUB; SAID LICENSE AGREEMENT IS NOT REQUIRED IF ROW EXTENSIONS HAVE BEEN CONSTRUCTED TO COUNTY STANDARD STREET SECTION AND ACCEPTED BY THE COUNTY.

  THE 25' PUBLIC TRAIL EASEMENT IS THE RESPONSIBILITY OF INDIVIDUAL LOT OWNER AND REQUIRES OPERABLE GATES IF FENCED
- 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 property owner is responsible for maintenance of the subject drainage facilities.
- This

- Pursuant to Resolution \_\_\_\_\_\_ approved by the Board of Directors, El Paso County Public Improvement District \_\_\_ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number \_\_\_\_\_\_, the parcels within the platted boundaries of (subdivision) are included within the boundaries of (subdivision) are included within the boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District \_\_ and as such is subject to applicable road impact fees and mill levy.

  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 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).

  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 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 provided to the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County provided to the release by the County of any lots for sale, conveyance or transfer.

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED ON BOTH SIDES WITH A TEN (10) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT PUBLIC UTILITY EASEMENT, THE EXTERIOR BOUNDARY WILL BE PLATTED WITH A TWENTY (20) FOOT UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY OF MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

#### Board of County Commissioners Certificate:

This plat for "FALCON ACRES" was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the Public for Streets and Easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement. so County, \_\_, 20\_\_\_ of \_\_

Chair, Board of County Commissioners Date
Date

and Community Development Director

Planning

### CLERK and RECORDER:

STATE OF COLORADO SS COUNTY OF EL PASO

Reception No hereby certify that this instrument was his \_\_\_\_ day of \_\_\_\_\_, 20 20\_ filed for and record in my office of the rec ords of El Paso

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El Paso County Steve Schleiker Clerk and Recorder

# SURVEYOR'S CERTIFICATION:

I James P. Brinkman, 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.

attest the above on this

James P. Brinkman, Colorado registered PLS #37631

\		
	identified in the TIS	FYI: This is the value

Owner:

in the THOUSAND HILLS LAND & CATTN: RICHARD ELLIOT 812 E. MONUMENT STREET COLORADO SPRINGS, CO 80: PH: 719-238-4235

of the Clerk and rder of El Paso County, ado.

#### PCD file No. SF

sheet 1 of 4	.dwg drawn by: JPB	20, 2023 scale: 1" = "		unty Comments		223		Г 30903—2824	CATTLE CO LLC		
	PHONE: 719-661-2349  FMAII: imple@xpathing.com	100' COLORADO SPRINGS, CO 80908	by CROSSED PATHS SURVEYING SERVICES,	JPB PROFESSION OF THE PROFESSI	<u></u>	I→> Ū	SURVEYING	ОПОИ	ОЛО	SUBDIVISION PLAT	FALCON ACRES

NC.



#### 1.31 N00°38'11"W 35.00' 679.22 5' PUBLIC UTILITY EASEMENT $\mathcal F$ N09<sup>.</sup>41<sup>'</sup>36"E W.25.321 W.06.30V Portion 0 f the S00°03'34" 55.0φ' **Northeas** N89°53'49" 68.28' PEACEFUL SATELLITE **\*** <u>87.75'</u> PRIVATE ACCESS & PUBLIC UTILITY EASEMENT RAIN YAW -MOONGLOW-VIEW Ef f Section 4, To Paso County, **FALCON** \U ACRES Township 14 V, Colorado LOT ,99<sup>.</sup>91 S06'10'56"W 116.35' Range 20' PUBLIC UTILITY & DRAINAGE EASEMENT N00°03'34"E \_\_\_62.98'\_\_\_ 35' DRAINAGE EASEMENT 64 20' PUBLIC UTILITY & DRAINAGE EASEMENT West S00°03'34"W 42.00' 736.20' W01'17'47"W 0f the 25' PUBLIC TRAIL EASEMENT SCALE: 1" = 50' 6th S00°29'24"E 1270.38 FALCON ACRES SUBDIVISION PLAT CROSSED PATHS SURVEYING SERVICES, INC. P.O. BOX 49742 COLORADO SPRINGS, CO 80949-9742 PHONE: 719-661-2349 EMAIL: jimpls@xpathinc.com CURTIS ROAD

