

# FALCON ACRES

A Portion of the Northeast One-Quarter of Section 4, Township 14 South, Range 64 West of the 6th P.M., El Paso County, Colorado

The following note shall be placed on the plat: "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"

## BE IT KNOWN BY THESE PRESENTS:

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

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 COLORADO EXCEPT 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 SAID EAST HALF OF THE EAST HALF OF NORTHWEST QUARTER 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..

## DEDICATION

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 TO... 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. COJ Upon acceptance by resolution, all public improvements so dedicated will become matters of DEC maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated AT for public utilities and communication systems and other purposes as shown hereon. The entities EL responsible for providing the services for which the easements are established are hereby granted the WILL perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

By: \_\_\_\_\_, Secretary/Treasurer of \_\_\_\_\_, a state corporation. ATTEST: (if corporation) \_\_\_\_\_, Secretary/Treasurer of \_\_\_\_\_, a state corporation.

STATE OF COLORADO ) ss. COUNTY OF \_\_\_\_\_ )

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ by \_\_\_\_\_ as \_\_\_\_\_

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_

Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

\_\_\_\_\_ 20\_\_\_\_ A.D., by RICHARD ELLIOTT,

Witness my hand and seal \_\_\_\_\_

My commission expires \_\_\_\_\_

## AREAS:

TOTAL NUMBER OF LOTS: 8 LOTS . . . . . 42.9043 ACRES  
INTERIOR SUBDIVISION WITH INTERIOR ROADS: . . . . . 2.3670 ACRES  
ADDITIONAL RIGHT OF WAY AS DEDICATED: . . . . . 4.3240 ACRES  
TOTAL AREA: . . . . . 49.5953 ACRES

## 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.

## FILIN

Board of County Commissioners Certificate  
THE UNC This plat for (name of subdivision or plat) 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.  
BOARD The dedications of land to the public (streets, tracts, easements, list those applicable) 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.  
DEVELOP \_\_\_\_\_  
Chair, Board of County Commissioners Date \_\_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_\_  
Planning and Community Development Director

## RECORDING:

STATE OF COLORADO )  
CC Clerk and Recorder  
I T STATE OF COLORADO )  
COUNTY OF EL PASO )  
thi I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was rder  
Re recorded at Reception Number \_\_\_\_\_ of the records of El Paso County Colorado.  
SU El Paso County Clerk and Recorder  
FE \_\_\_\_\_  
Steve Schleiker, Recorder  
BY: \_\_\_\_\_  
Deputy

Unresolved. Add the following plat notes:  
- 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).  
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from \_\_\_\_\_ Road 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 the (name of Fire District).

Surveyors Certificate  
I, 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\_\_\_\_.  
Surveyor's Name, (Signature) \_\_\_\_\_ Date \_\_\_\_\_  
Colorado registered PLS # \_\_\_\_\_

James P. Brinkman  
Colorado Professional Land Surveyor No. \_\_\_\_\_

## NOTES:

- - Indicates a set #4 rebar with Surveyor's Cap, P.L.S. #37631, set Flush to Grade, unless otherwise noted.  
● - Indicates recovered survey monument as noted, 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 OF 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.
- 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.
- HOMEOWNERS WILL BE RESPONSIBLE FOR SEPTIC AND WATER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT:  
A) NATURAL FEATURES  
B) WILDLIFE HAZARD AND VEGETATION  
C) GEOLOGY AND SOILS  
D) FINAL DRAINAGE REPORT  
E) EROSION CONTROL PLAN  
F) TRAFFIC IMPACT STUDY
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES. THEY ARE NOT LEGAL DESCRIPTIONS AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
- 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).
- 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, INC.  
ITEM 10 . . . SUBJECT TO AN EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1980 AT PAGE 445. (BLANKET CONDITION)  
ITEM 11 . . . SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED IN BOOK 2046 AT PAGE 197. (BLANKET CONDITION)  
ITEM 12 . . . SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY MUTUAL TELEPHONE COMPANY RECORDED IN BOOK 2454 AT PAGE 243.  
ITEM 14 . . . SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY TELEPHONE COMPANY RECORDED IN BOOK 3527 AT PAGE 176. (BLANKET CONDITION)  
NOT LISTED: SUBJECT TO AN EASEMENT GRANTED MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED UNDER RECEPTION NUMBER 20060277. (VERIFICATION OF LOCATION REQUIRED)
- 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.
- SURFACE FLOODING, SEASONALLY WET AREAS, SHALLOW GROUNDWATER, AND SPORADIC EXPANSIVE SOILS AND/OR BEDROCK MAY BE PRESENT ON THIS SITE. THESE CONDITIONS MAY AFFECT THE ABILITY TO CONSTRUCT BASEMENTS AND MAY ALSO AFFECT THE TYPE AND EXPENSE OF SEPTIC SYSTEMS. INDIVIDUAL LOT SOILS STUDIES THAT ADDRESS BOTH FOUNDATION AND SEPTIC CONDITIONS ARE REQUIRED PRIOR TO BUILDING PERMIT TO ADDRESS THESE ISSUES.
- 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 SATELLITE VIEW, A PRIVATE ACCESS EASEMENT. RIGHTS AND RESPONSIBILITIES ARE FOUND ON ACCESS AGREEMENT FILED UNDER RECEPTION NO. \_\_\_\_\_
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO
- 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.
- ALL RESIDENTIAL ONE AND TWO FAMILY 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.
- THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF DRIVEWAYS THROUGH NO-BUILD NO-STORAGE AREAS.
- PEACEFUL RAIN WAY AND MOONGLOW HEIGHTS TO BE CONSTRUCTED TO, AND INCLUDING THE, TEMPORARY TURNAROUND EASEMENT; PORTIONS BEYOND SAID TURNAROUND TO BE COMPLETED AT A LATER DATE.
- 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

Incorporate note 14 into note 18.

This is the private extension of Moonglow Heights for these lots. Lots 3,4,7,8 dont access Satellite

Two family dwellings require central water/sewer services. I would recommend removing the reference to two-family dwelling

PRELIMINARY  
subject to review

Replace Note 18: Soil and Geology Conditions:  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
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 (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) available at the El Paso County Planning and Community Development Department:  
•Downslope Creep: (name lots or location of area)  
•Rockfall Source:(name lots or location of area)  
•Rockfall Runout Zone:(name lots or location of area)  
•Potentially Seasonally High Groundwater:(name lots or location of area)  
•Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all structural foundations shall be located and designed by a professional engineer currently registered in the state of colorado.

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 property owner is responsible for maintenance of the subject drainage facilities.

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 the El Paso County Public Improvement District \_\_\_\_\_ and as such is subject to applicable road impact fees and mill levy.

Include Name, address and telephone number of the owner of record located in the lower right hand corner

PCD file No. SF223

no.	date	revisions	by
drawing date:	February 20, 2023	scale:	1" = 100'
dwg. file:	2203001p1p2.dwg	drawn by:	JPB
project no.	2203300T	sheet	1 of 4

FALCON ACRES  
SUBDIVISION PLAT

CROSSED PATHS SURVEYING SERVICES, INC.  
P.O. BOX 48742  
COLORADO SPRINGS, CO 80949-9742  
PHONE: 719-661-2349  
EMAIL: jmpis@cpstheinc.com

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

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.



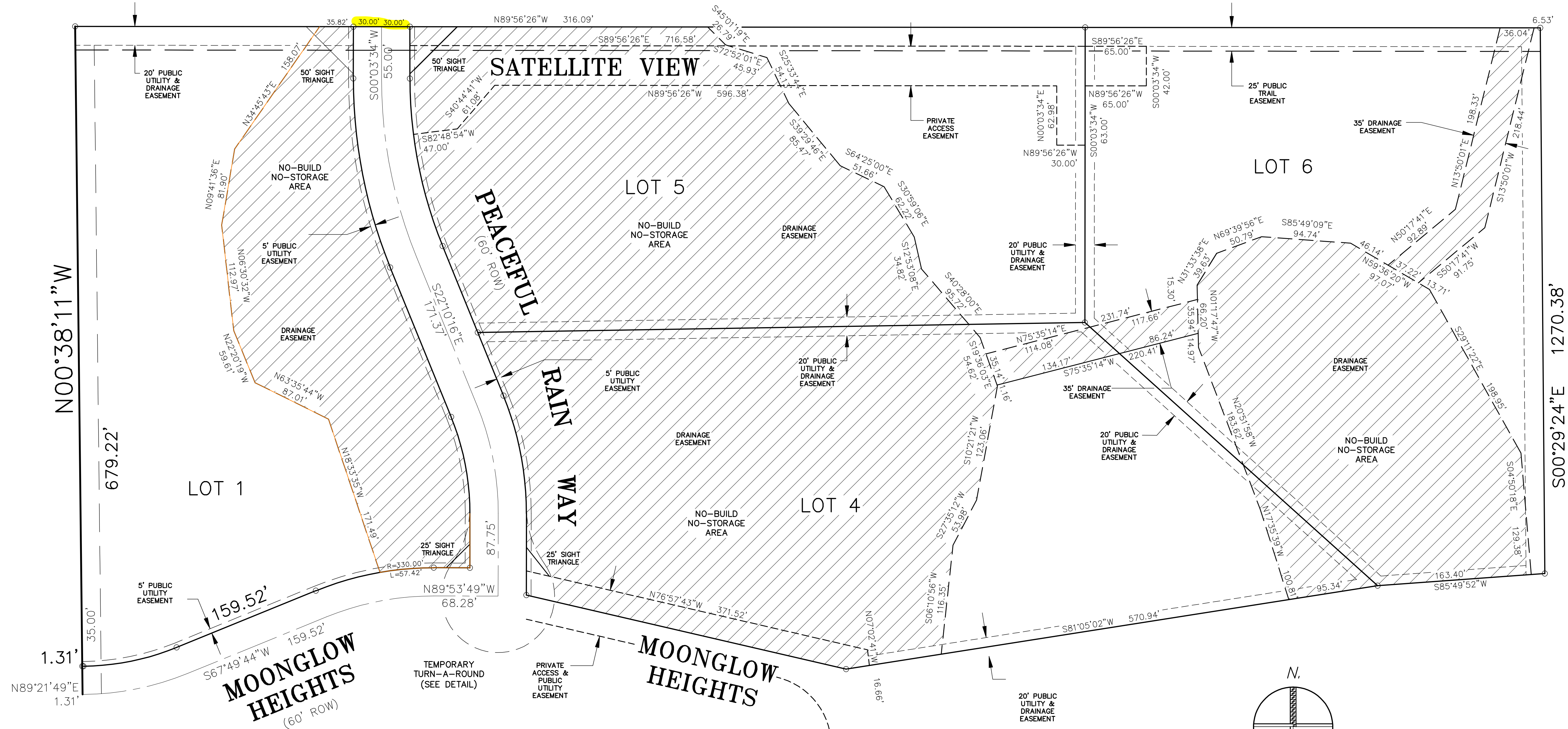




# FALCON ACRES

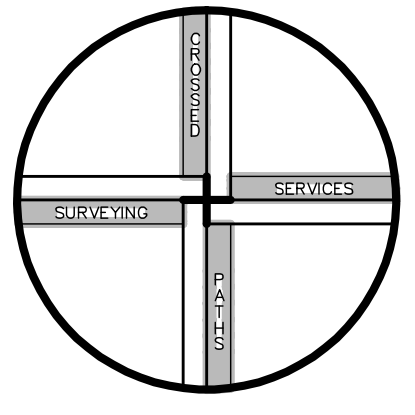
A Portion of the Northeast One-Quarter of Section 4, Township 14 South, Range 64 West of the 6th P.M.,  
El Paso County, Colorado

## DAVIS ROAD



CURTIS ROAD

FALCON ACRES  
SUBDIVISION PLAT



PCD file No. SF223

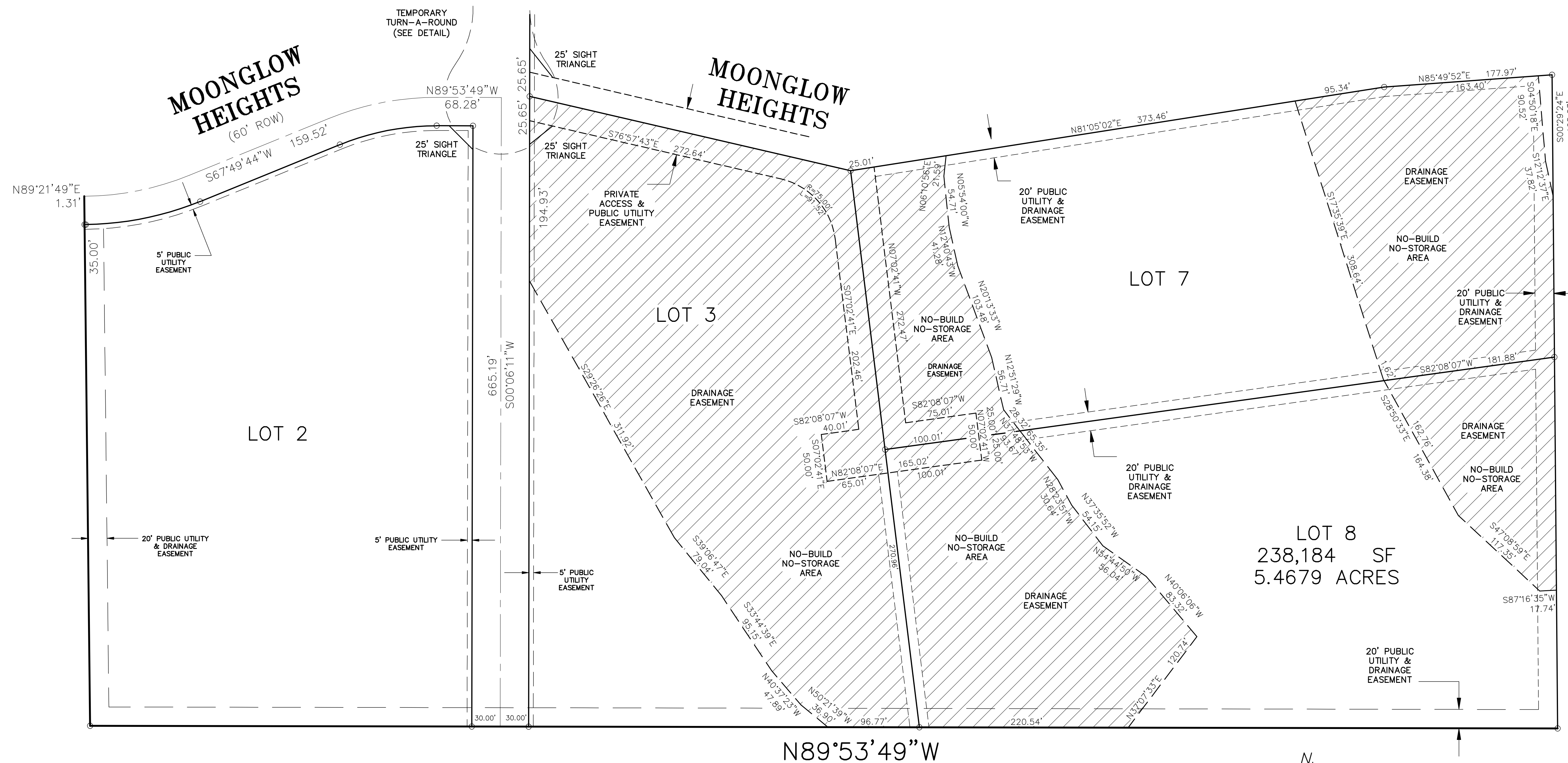
no.	date	revisions	by

drawing date: February 20, 2023 scale: 1" = 60'  
 dwg. file: 220300Tp3p4.dwg drawn by: JPB  
 project no. 2203300T sheet 3 of 4

CROSSED PATHS SURVEYING SERVICES, INC.  
P.O. BOX 49742  
COLORADO SPRINGS, CO 80949-9742  
PHONE: 719-661-2349  
EMAIL: jmp@cpssinc.com

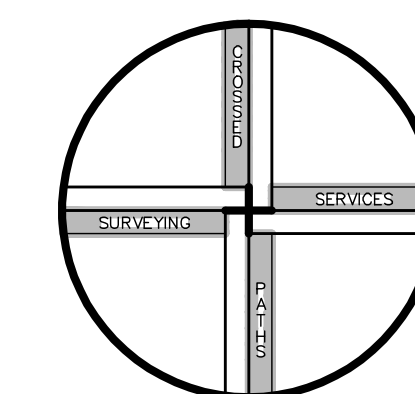
# FALCON ACRES

A Portion of the Northeast One-Quarter of Section 4, Township 14 South, Range 64 West of the 6th P.M.,  
El Paso County, Colorado



CURTIS ROAD

FALCON ACRES  
SUBDIVISION PLAT



CROSSED PATHS SURVEYING SERVICES, INC.  
P.O. BOX 48742  
COLORADO SPRINGS, CO 80949-9742  
PHONE: 719-661-2349  
EMAIL: jim@cpssurvc.com

PCD file No. SF223

no.	date	revisions	by

drawing date: February 20, 2023 scale: 1" = 60'  
 dwg. file: 220300tp3p4.dwg drawn by: JPB  
 project no. 2203300T sheet 4 of 4