

BENT GRASS EAST COMMERCIAL FILING NO. 2B

AN AMENDMENT OF TRACT B AND LOT 3 AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2 RECORDED UNDER RECEPTION NO. 214713515
RECORDS OF EL PASO COUNTY, COLORADO

A PORTION OF THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COLORADO

12. INCLUSION OF SUBJECT PROPERTY IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 11, 1979, IN BOOK 3260 AT PAGE 701.

28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JUNE 03, 2013 UNDER RECEPTION NO. 213071317 AND SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215064707. SECOND ADDENDUM TO SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JULY 1, 2016 UNDER RECEPTION NO. 216073107.

29. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BENT GRASS EAST COMMERCIAL FILING NO. 1 RECORDED JUNE 3, 2013 UNDER RECEPTION NO. 213713328. RESOLUTION NO. 13-142 IN CONJUNCTION THEREWITH RECORDED AUGUST 01, 2013 AT RECEPTION NO. 213098893. RESOLUTION NO. 15-154 RECORDED APRIL 07, 2015 UNDER RECEPTION NO. 215033466 CHANGING THE NAME OF TREY LANE IN SAID SUBDIVISION TO MERIDIAN PARK DRIVE. RESOLUTION NO. 15-265 IN CONNECTION THEREWITH RECORDED JULY 08, 2015 UNDER RECEPTION NO. 214072493.

30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESTRICTIVE COVENANT AGREEMENT RECORDED JULY 31, 2013 UNDER RECEPTION NO. 213098664.

31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 14-341 REGARDING APPROVAL OF PRELIMINARY PLAN REQUEST FOR BENT GRASS EAST COMMERCIAL (SP-14-009) RECORDED SEPTEMBER 11, 2014 UNDER RECEPTION NO. 214083055.

32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN USE RESTRICTION AGREEMENT RECORDED SEPTEMBER 19, 2014 UNDER RECEPTION NO. 214085629 AND FIRST AMENDMENT TO USE RESTRICTION AGREEMENT RECORDED OCTOBER 17, 2014 UNDER RECEPTION NO. 214095183.

33. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BENT GRASS EAST COMMERCIAL FILING NO. 2 RECORDED OCTOBER 09, 2014 UNDER RECEPTION NO. 214713515. RESOLUTION NO. 14-340 IN CONNECTION THEREWITH RECORDED SEPTEMBER 11, 2014 UNDER RECEPTION NO. 214083054. RESOLUTION NO. 15-265 IN CONNECTION THEREWITH RECORDED JULY 08, 2015 UNDER RECEPTION NO. 214072493.

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 A.D. BY _____ AS _____ OF AMY CLARK DVM PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LIEN HOLDER:
COMPASS BANK, HAS
EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2018.
BY: _____
AS _____ OF _____

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 A.D. BY _____ OF _____ OF COMPASS BANK.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

EASEMENTS:
UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
A. A 10.00 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT EASEMENT AND PUBLIC DRAINAGE ALONG THE FRONT LINES OF EACH LOT.
B. A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
C. A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
D. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- DATE OF PREPARATION APRIL 23, 2018.
- BASIS OF BEARINGS: A PORTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE WEST END BY THE CENTER QUARTER CORNER OF SAID SECTION 1 BY A 2 1/2" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS PLS 28651 AND AT THE EAST END, AT THE NORTHWESTERLY CORNER OF LOT 1 FALCON RANCHETTES RECORDED IN PLAT BOOK V-2 AT PAGE 15, RECORDS OF EL PASO COUNTY, COLORADO, BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 2372" AND IS ASSUMED TO BEAR S89°49'43"E, A DISTANCE OF 2,285.20 FEET.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE, BENT GRASS EAST COMMERCIAL FILING NO. 2B, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0575F, DATED MARCH 17, 1997.
- WATER SERVICE SHALL BE SUPPLIED BY WOODMEN HILLS METROPOLITAN DISTRICT.
- SEWER SERVICE SHALL BE SUPPLIED BY WOODMEN HILLS METROPOLITAN DISTRICT.
- FIRE PROTECTION BY THE FALCON FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPORT; SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER RND5506992 AND RND5506994 ISSUED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 21, 2018 AT 5:00 P.M.
- 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 CRS 18-4-508.
- THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND FINANCIAL ASSURANCE ESTIMATE FOR ALL DETENTION PONDS/WATER QUALITY BMPs. ALL DETENTION PONDS/WATER QUALITY BMPs SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- 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 NO. 214092268 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, THE COUNTY 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE BENT GRASS METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED UNDER RECEPTION NO.'S 207124524, 207152168, 207157347, 207160587, AND 213101580.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND/OR BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIVE COVENANT AGREEMENT RECORDED UNDER RECEPTION NO. 213098664 AND USE RESTRICTION AGREEMENT RECORDED UNDER RECEPTION NO. 214085629.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE APPROVAL OF THIS REPLAT HEREBY VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

OWNERS:

LAND FIRST, INC. 8036 MERIDIAN PARK DRIVE
154 DEL ORO CIRCLE PEYTON, COLORADO 80831
COLORADO SPRINGS, COLORADO 80919 (931) 302-5025
(719) 491-0801

There are some easement & inclusions into taxing districts showing in the title work that need to be carried over to plat notes from title Commitment unless you want to graphically depict them. Also there are some dev agreements/SIA that also should be noted.

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

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.

DSD DIRECTOR CERTIFICATE:

THIS PLAT FOR BENT GRASS EAST COMMERCIAL FILING NO. 2B WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2018 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER:

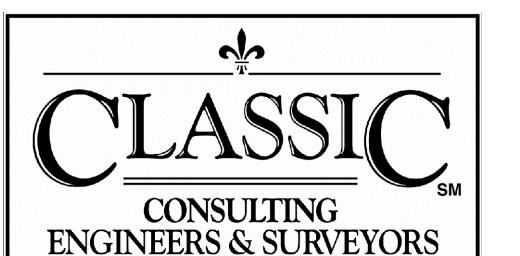
STATE OF COLORADO)
) ss
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2018, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORD OF EL PASO COUNTY.
RECORDER: CHUCK BROERMAN RECORDER BY: _____ DEPUTY

SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

delete -no fees due for a plat amendment
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

NO	REVISION	DATE

BENT GRASS EAST COMMERCIAL FILING NO. 2B
JOB NO. 2177.61
APRIL 23, 2018
SHEET 1 OF 2



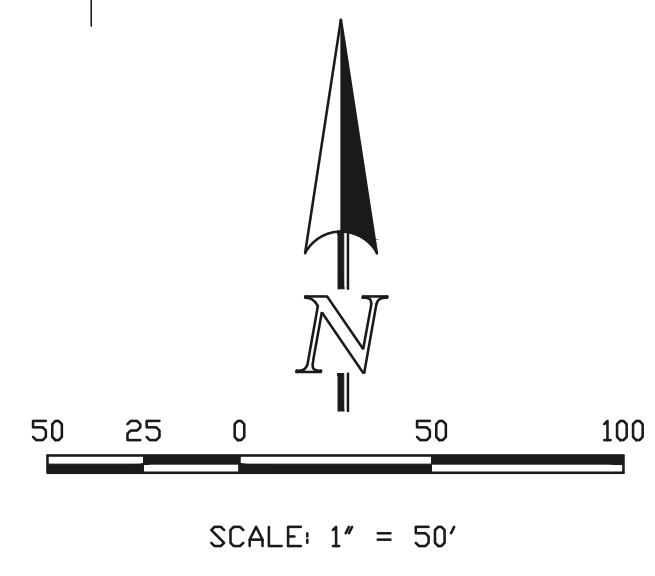
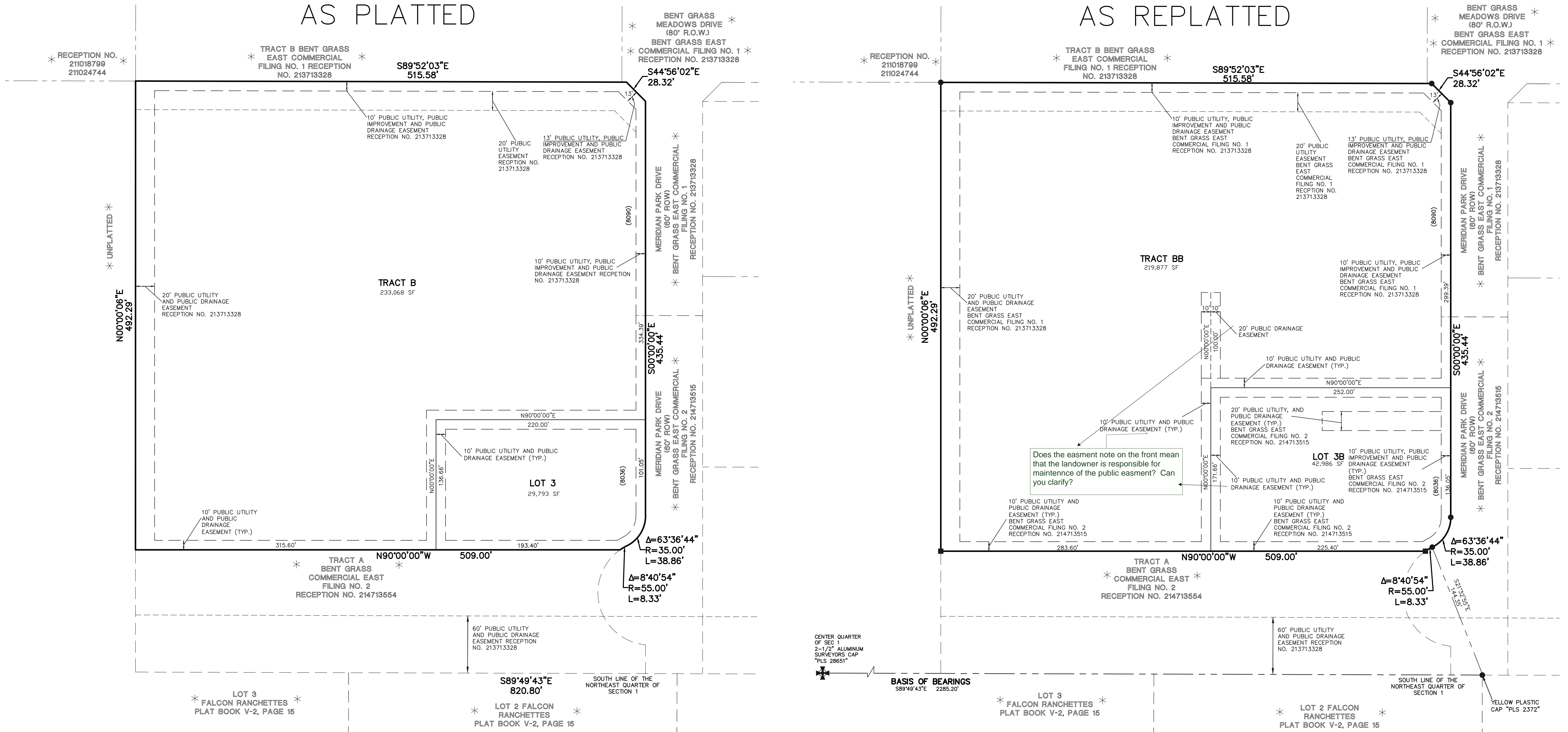
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BENT GRASS EAST COMMERCIAL FILING NO. 2B

AN AMENDMENT OF TRACT B AND LOT 3 AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2 RECORDED UNDER RECEPTION NO 214713515
 RECORDS OF EL PASO COUNTY, COLORADO
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 EL PASO COUNTY, COLORADO

AS PLATTED

AS REPLATTED



PRELIMINARY
 THIS DOCUMENT HAS NOT BEEN
 PLAT CHECKED

CENTER QUARTER
 OF SEC 1
 2-1/2" ALUMINUM
 SURVEYORS CAP
 PLS 28651

BASIS OF BEARINGS
 S89°49'43"E 2285.20'

LEGEND

- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED
 "CCES LLC PLS 30118" RECOVERED UNLESS OTHERWISE NOTED
- * NOT PART OF THIS PLAT
- (XXXX) STREET ADDRESS
- 1 1/2" ALUMINUM SURVEYORS CAP STAMPED
 "CCES LLC PLS 30118" TO BE SET

NO	REVISION	DATE

BENT GRASS EAST
 COMMERCIAL FILING NO. 2B
 JOB NO. 2177.61
 APRIL 23, 2018
 SHEET 2 OF 2



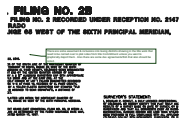
619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903 (719)785-0790
 (719)785-0799 (Fax)

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PCDD FILE NO. _____

Markup Summary

dsdparsons (10)



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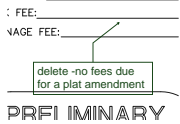
There are some easement & inclusions into taxing districts showing in the title work that need to be carried over to plat notes from title Commitment unless you want to graphically depict them. Also there are some dev agreements/SIA that also should be noted.



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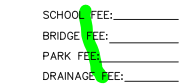


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delete -no fees due for a plat amendment



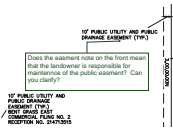
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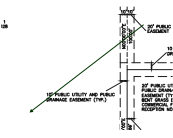
RECORD OF EL PASO COUNTY
 RECORDED: CHUCK BROERMAN
 SCHOOL FEE: _____
 BRIDGE FEE: _____
 PARK FEE: _____
 CHANGE FEE: _____

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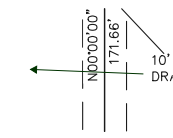


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Does the easement note on the front mean that the landowner is responsible for maintenance of the public easement? Can you clarify?

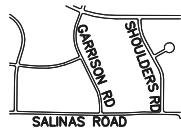


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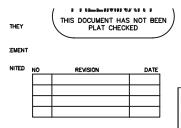
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AutoCAD SHX Text (297)



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GARRISON RD



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NO REVISION DATE

BY: _

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BY:

BY COMMISSION EXAMINE

LIEN HOLDER:
COMPASS BANK, HAS
EXECUTED THIS INSTRU

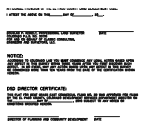
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LIEN HOLDER:



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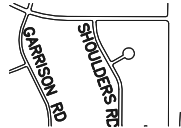
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BE COMMENCED MORE THAN TEN YEARS
FROM THE DATE OF THE CERTIFICATION
SHOWN

SURVEYOR'S STATEMENT:
I, DONALD P. WENDEL, A SURVEYOR
OF COLORADO, DO HEREBY CERTIFY THAT THE
RESULTS OF A SURVEY MADE ON DATE OF
SUPERVISION AND THAT ALL MONUMENTS
MATHEMATICAL CALCULATIONS AND LEGS
BEING PREPARED IN FULL COMPLIANCE WITH
COLORADO DEPARTMENT OF REVENUE, SUB

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SURVEYOR'S STATEMENT:



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SHOULDERS

KNOW ALL MEN BY THESE PRESENTS, THAT I, RONALD WALDTHAUSEN, of the County of El Paso, State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in my office.

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THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2018 A.D. BY RONALD WALDTHAUSEN AS , 2018 A.D. BY RONALD WALDTHAUSEN AS PRESIDENT OF LAND FIRST, INC., A COLORADO CORPORATION.

KNOW ALL MEN BY THESE PRESENTS, THAT I, RONALD WALDTHAUSEN, of the County of El Paso, State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in my office.

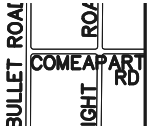
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A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. TRACT B AND LOT 3 AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2 RECORDED UNDER RECEPTION NO. 214713515, RECORDS OF EL PASO COUNTY, COLORADO. CONTAINING A CALCULATED AREA OF 6.034 ACRES

BY: RONALD WALDTHAUSEN, PI
STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT)
OF)

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STATE OF COLORADO)



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COMEAPART

CLERK AND RECORD
STATE OF COLORADO)
COUNTY OF EL PASO) SS
I HEREBY CERTIFY THAT THIS)
THIS DAY OF)

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STATE OF COLORADO)



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MIDNIGHT ROAD

PROPERTY SURVEYOR
STATE OF COLORADO
I, _____, a duly licensed 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 the 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__.

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I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__ .

TURNER
ROAD
TOM

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TURNER

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(719)785-0790
(719)785-0799 (F)

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(719)785-0790

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TOMPKINS RD

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ANTELOPE

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT)
OF _____)

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COUNTY OF EL PASO)

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
CLERK AND RECORDER:
STATE OF COLORADO)
COUNTY OF EL PASO) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON _____ DAY OF _____ A.D. _____

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CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT)
OF PRESIDENT OF LAND FIRST, IN

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COUNTY OF EL PASO)

CLERK AND RECORDER:
STATE OF COLORADO)
COUNTY OF EL PASO) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON _____ DAY OF _____ A.D. _____
RECORDS SECTION, RECORDER
BY: _____
DATE: _____
PAGE: _____
BOOK: _____

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RECORDER: CHUCK BROERMAN, RECORDER
BY:

SCHOOL FEE: ___
BRIDGE FEE: ___
PARK FEE: ___

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BRIDGE FEE:

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PRINTED IN MARYLAND BY RASS COMMERCIAL FILING INC. A
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WWW.RASS.COM

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RECORDS OF EL PASO COUNTY, COLORADO

APPLICABLE PROVISION OF THE EL PASO COUNTY LAND
I ATTEST THE ABOVE ON THIS _____ DAY OF _____

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 37118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENT
ANY DEFECTS IN THIS INSTRUMENT WITHIN 10 DAYS OF
RECORDING. IN NO EVENT MAY ANY ACTION BE TAKEN
BEFORE THE 10 DAY PERIOD HAS EXPIRED.

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FOR AND ON BEHALF OF CLASSIC
CONSULTING,

PROPERTY RECORDS CHECK
RECORD OF RECORDS AND INSTRUMENTS

FILED AND RECEIVED
DATE OF RECORDING _____
BY _____
COUNTY CLERK

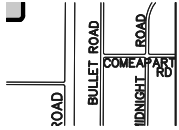
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I HEREBY CERTIFY THAT THIS INSTRUMENT
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STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT)
OF)
LIABILITY COMPANY.) AM

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COUNTY OF EL PASO)



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BULLET ROAD

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 37118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

NOTICE:
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DOUGLAS P. REINELT, PROFESSIONAL LAND
SURVEYOR DATE



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WOODMEN HILLS DRIVE

13. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND FINANCIAL ASSURANCE ESTIMATE FOR ALL DETENTION PONDS/WATER QUALITY BMPS. ALL DETENTION PONDS/WATER QUALITY BMPS SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.

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RD

LIEN HOLDER:
COMPASS BANK, HAS
EXECUTED THIS INSTRUMENT THIS ___ DAY OF ___
BY: _____ OF _____
AS _____
STATE OF COLORADO)
COUNTY OF EL PASO)**

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BY: _____

BY: JONATHAN M
AS HIMSELF

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AS HIMSELF

BENT GRASS EAST
COMMERCIAL FILING NO. 2B
JOB NO. 2177261
APRIL 23, 2018
SHEET 1 OF 2

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COMMERCIAL FILING NO. 2B

OWL LANE

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KS _____
WITNESS MY HAND AND OFFICE
MY COMMISSION EXPIRES: _____

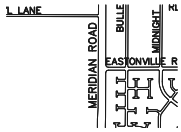
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MY COMMISSION EXPIRES:

ALL THE STATE RECORDS ARE OPEN TO THE PUBLIC AND ARE AVAILABLE FOR EXAMINATION AND REPRODUCTION BY ANY PERSON AT ANY TIME AND PLACE. THE STATE RECORDS ARE KEPT IN THE OFFICE OF THE CLERK OF COURTS, DENVER, COLORADO. THE STATE RECORDS ARE KEPT IN THE OFFICE OF THE CLERK OF COURTS, DENVER, COLORADO. THE STATE RECORDS ARE KEPT IN THE OFFICE OF THE CLERK OF COURTS, DENVER, COLORADO.

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MERIDIAN ROAD



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Author: AutoCAD SHX Text
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AN AMENDMENT OF TRACT B AND LOT 3 AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2 RECORDED UNDER RECEPTION NO. 214713515

) SS

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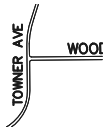
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BENT GRASS EAST
COMMERCIAL FILING
JOB NO. 2177.61
APRIL 23, 2018
SHEET 1 OF 2

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JOB NO. 2177.61



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BENT GRASS EAST COMMERCIAL FILING NO.
2B



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Author: AutoCAD SHX Text
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ANY DEFECT IN THIS SURVEY WITHIN THREE
YEARS AFTER YOU FIRST DISCOVER SUCH

JONATHAN MOORE, HAS
EXECUTED THIS INSTRUMENT

BY: JONATHAN MOORE
AS HIMSELF

STATE OF COLORADO

Subject:
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Author: AutoCAD SHX Text
Date:
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BY: JONATHAN MOORE



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WOODMEN ROAD

ACCORDING TO COLORADO LAW YOU MUST SIGN ANY DEED IN THIS SURVEY WITHIN THREE (3) DAYS OF THE DATE OF RECORDING. IF YOU DO NOT SIGN THIS DEED WITHIN THE SPECIFIED TIME PERIOD, YOU MAY BE CONSIDERED TO HAVE ACCEPTED THE TERMS AND CONDITIONS SPECIFIED HEREON.

DSD DIRECTOR CERTIFICATE: THIS PLAT FOR BENT GRASS EAST COMMERCIAL BY THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES DEPARTMENT ON THE DAY OF _____, 2018 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

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Author: AutoCAD SHX Text
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DSD DIRECTOR CERTIFICATE:

NOTICE: ACCORDING TO ANY DEFECT

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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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THIS PLAT FOR BENT GRASS EAST COMMERCIAL FILING NO. 2B WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON THE DAY OF _____, 2018 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

NOTICE: ACCORDING TO ANY DEFECT

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Author: AutoCAD SHX Text
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NOTICE:

) ss

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Author: AutoCAD SHX Text
Date:
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) ss

COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY _____ OF ANY CLERK OF ANY LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

LIEN HOLDER: COMPASS BANK, HAS

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Author: AutoCAD SHX Text
Date:
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WITNESS MY HAND AND OFFICIAL SEAL.



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Author: AutoCAD SHX Text
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MERIDIAN ROAD

OWL LANE

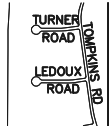
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OWL LANE

OWNER:
THE ABOVEMENTIONED, ANY CLARK DIM PROPERTIES,
COLORADO LIMITED LIABILITY COMPANY, HAS
EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____
BY: _____ AS _____
STATE OF COLORADO)
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY

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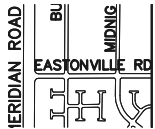
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Author: AutoCAD SHX Text
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TOMPKINS RD

COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
ON _____ 2018 A.C. OF COMP
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____
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WITNESS MY HAND AND OFFICIAL SEAL.



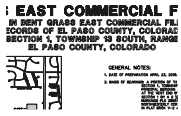
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EASTONVILLE RD

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____
LIEN HOLDER:
JONATHAN MOORE, HAS
EXECUTED THIS INSTRUMENT

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MY COMMISSION EXPIRES:



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EL PASO COUNTY, COLORADO

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NOTARY PUBLIC

TRACT B AND LOT 3 AS PLATTED IN COMMERCIAL FILING NO. 2 RECORDED 21473015, RECORDS OF EL PASO CO. CONTAINING A CALCULATED AREA OF OWNERS CERTIFICATE: THE UNDERSIGNED, BEING ALL THE O DEEDS OF TRUST AND HOLDERS OF C HEREIN, HAVE Laid OUT, SUBDIVIDED, TRACT AND EASEMENTS AS SHOWN I- OF BENT GRASS EAST COMMERCIAL F PLATTED ARE HEREBY DEDICATED TO

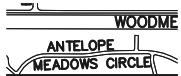
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OWNERS CERTIFICATE:

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NOTARY PUBLIC



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Author: AutoCAD SHX Text
Date:
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MEADOWS CIRCLE



DOUGLAS P. REMELY, PROFESSIONAL L.P.
COLORADO P.L.S. NO. 30918
FOR AND ON BEHALF OF CLASSIC CONE
ENGINEERS AND SURVEYORS, LLC.

NOTICE:
ACCORDING TO COLORADO LAW YOU MAY
ANY DEFECT IN THIS SURVEY WITHIN 90
DAYS OF THE DATE OF RECORDATION.

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Author: AutoCAD SHX Text

Date:

Color:

ENGINEERS AND SURVEYORS, LLC.



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

Subject:

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Author: AutoCAD SHX Text

Date:

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Colorado Springs, Colorado 80903

DOUGLAS P. REMELY, PROFESSIONAL L.P.
COLORADO P.L.S. NO. 30918
FOR AND ON BEHALF OF CLASSIC CONE
ENGINEERS AND SURVEYORS, LLC.

NOTICE:
ACCORDING TO COLORADO LAW YOU MAY
ANY DEFECT IN THIS SURVEY WITHIN 90
DAYS OF THE DATE OF RECORDATION.

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EXECUTED THIS INSTRUMENT THIS DAY OF
, 2018.

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DEPUTY

BY: _____ AS _____

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT)
OF

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Page Label: 1

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Author: AutoCAD SHX Text

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Color:

STATE OF COLORADO)



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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Author: AutoCAD SHX Text

Date:

Color:

619 N. Cascade Avenue, Suite 200

DOUGLAS P. REINELT, PROFESSIONAL ENGINEER
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC ENGINEERS AND SURVEYORS, LLC

NOTICE:

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COLORADO P.L.S. NO. 30118

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO A LOT, A TRACT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF BENT GRASS EAST COMMERCIAL FILING NO. 2B. 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 COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

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THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO A LOT, A TRACT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF BENT GRASS EAST COMMERCIAL FILING NO. 2B. 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 COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

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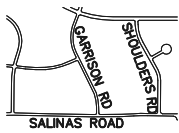
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COPY OF DEED
THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO, ON THIS _____ DAY OF _____, 2018.
BY _____
COUNTY CLERK

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EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2018.



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GARRISON RD

BENT GRASS EAST
 COMMERCIAL FILING
 JOB NO. 2177.61
 APRIL 23, 2018
 SHEET 1 OF 2



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APRIL 23, 2018



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BY: _____ OF _____
 AS _____ OF _____
 STATE OF COLORADO)
 COUNTY OF EL PASO) SS
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 OF _____

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STATE OF COLORADO)

LIEN HOLDER:
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 EXECUTED THIS INSTRUMENT

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COMPASS BANK, HAS



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PRELIMINARY
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 PLAT CHECKED

REVISION DATE

Subject: THIS DOCUMENT HAS NOT BEEN
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WITNESS MY HAND AND OFFICE
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KNOW ALL MEN BY THESE PRESENTS, THAT LAND FIRST, INC., A COLORADO COMPANY, BEING THE OWNERS OF 1/4 OF LAND TO WIT:
 LEGAL DESCRIPTION:
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 10TH PRINCIPAL MERIDIAN, PASEO COUNTY, COLORADO.
 TRACT 8 AND LOT 3 AS PLATTED IN COMMERCIAL FILING NO. 2 RECORD

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STATE OF COLORADO)
 COUNTY OF EL PASO) ss
 THE FOREGOING INSTRUMENT
 OF _____
 AS _____

Subject: COUNTY OF EL PASO)
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ORS
(719)785-0790
(719)785-0799 (Fax)

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(719)785-0799 (Fax)

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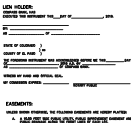
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A PORTION OF THE NORTHEAST QUARTER
OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE
65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,



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ACKNOWLEDGED BEFORE ME THIS DAY
OF , 2018 A.D. BY _____ , 2018
A.D. BY _____ AS
_____ OF COMPASS BANK.



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ACCORDING TO COLORADO LAW YOU MUST
COMMENCE ANY LEGAL ACTION BASED
UPON MUST COMMENCE ANY LEGAL ACTION
BASED UPON COMMENCE ANY LEGAL
ACTION BASED UPON

23. THE APPROVAL OF THIS REPLAT H DESCRIBED BY THIS REPLAT.
OWNERS:
LAND FIRST, INC.
154 DEL ORO C

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OWNERS:



OWNER:
THE AFOREMENTIONED, AMY CLARK DVM PROPERTIES, LLC, A
CORPORATE LIMITED LIABILITY COMPANY, HAS
EXECUTED THIS REPLAT ON THE DATE OF _____, 2018

STATE OF COLORADO)
COUNTY OF EL PASO)

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THE AFOREMENTIONED, AMY CLARK DVM
PROPERTIES, LLC, A



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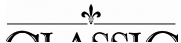
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JOB NO. 2177.61
APRIL 23, 2018
SHEET 1 OF 2



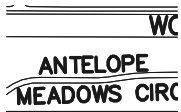
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SHEET 1 OF 2

23. THE APPROVAL OF THIS REPLAT H
DESCRIBED BY THIS REPLAT.
OWNERS:
LAND FIRST, INC.
154 DEL ORO CIRCLE
COLORADO SPRINGS, COLORADO
80919
(719) 491-0801

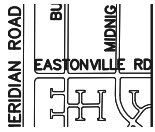
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LAND FIRST, INC. 154 DEL ORO CIRCLE
COLORADO SPRINGS, COLORADO 80919 (719)
491-0801



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AT HEREBY VACATES ALL PRIOR PLATS FOR T
AMY CLARK DVM PROPERTIES, LLC
8036 MERIDIAN PARK DRIVE
PEYTON, COLORADO 80831
(931) 302-5025

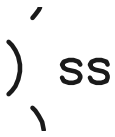
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AMY CLARK DVM PROPERTIES, LLC 8036
MERIDIAN PARK DRIVE PEYTON, COLORADO
80831 (931) 302-5025

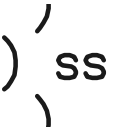


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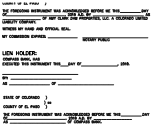
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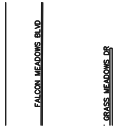
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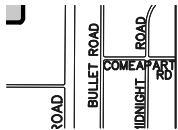
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KNOW ALL MEN BY THESE PRESENTS
THAT THE FOREGOING CO. COVENANT OPERATED AND MAY
OPERATE UNDER THE TERMS OF THE COVENANT DESCRIBED IN
OF DATE 1998.

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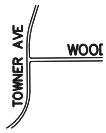
BY: JONATHAN MOORE
AS HIMSELF

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT)
OF

Subject: STATE OF COLORADO)
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BY SIGNING THIS INSTRUMENT THE LENDER HAS
BY COMMON CARRIER) VERIFY PUBLIC)
LEIN HOLDERS:
SIGNED THIS INSTRUMENT THE DAY OF _____ 2014
OF _____
OF _____
STATE OF COLORADO)
COUNTY OF EL PASO)
BY SIGNING INSTRUMENT HAS ACKNOWLEDGED BEFORE ME THIS
OF _____
WITNESSED BY ME AND OFFICIAL SEAL.

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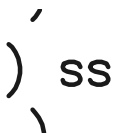
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1, GENERAL NOTES:

- 1. DATE OF PREPARATION APRIL
- 2. BASIS OF BEARINGS: A FOR SECTION 1

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GENERAL NOTES:



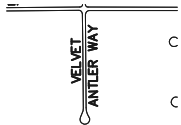
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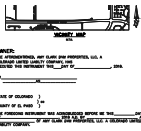
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EXECUTED THIS INSTRUMENT THIS DAY OF
 , 2018.

 OF AM
 LIABILITY COMPANY.
 WITNESS MY HAND AND OFFIC
 MY COMMISSION EXPIRES: ____

LIEN HOLDER:

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MY COMMISSION EXPIRES:

COUNTY OF EL PASO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDG
 OF _____ 2018 BY
 PRESIDENT OF LAND FIRST, INC., A COLORADO
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: ____

LIEN HOLDER:
 JONATHAN MOORE, HAS
 EXECUTED THIS INSTRUMENT THIS ____ DAY OF,

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WITNESS MY HAND AND OFFICIAL SEAL.



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NOTE: ALL MEN BY THESE PRESENTS
SHALL BE DEEMED TO BE THE PROPERTY OF THE
STATE OF COLORADO, AND THE STATE OF COLORADO
SHALL BE DEEMED TO BE THE PROPERTY OF THE
STATE OF COLORADO.

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THAT LAND FIRST, INC., A COLORADO
CORPORATION AND AMY CLARK DVM
PROPERTIES, LLC, A COLORADO LIMITED
LIABILITY COMPANY, BEING THE OWNERS OF
THE FOLLOWING DESCRIBED TRACT OF LAND
TO WIT:

BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FE _____

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BRIDGE FEE: _____
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DEFECT. IN NO EVENT, MAY ANY ACTION
BASED UPON ANY DEFECT IN THIS SURVEY

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JONATHAN MOORE, HAS
EXECUTED THIS INSTRUI

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LIEN HOLDER:

DSD DIRECTOR CERTIFICATE:
THE STATE OF COLORADO HAS COMPLETED THE
STATE OF COLORADO, COLORADO DEVELOPMENT
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

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DIRECTOR OF PLANNING AND COMMUNITY
DEVELOPMENT



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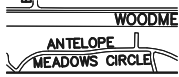
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THE FOREGOING INSTRUMENT WAS
ACKNOWLEDGED BEFORE ME THIS DAY
OF , 2018 A.D. BY _____
AS , 2018 A.D. BY _____ AS
_____ OF AMY CLARK DVM
PROPERTIES, LLC. A COLORADO LIMITED
LIABILITY COMPANY.



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NUMBER OF THE RECORD OF EL
PASO COUNTY.



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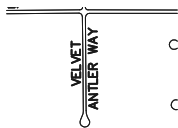
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1. DATE OF PREPARATION APRIL 23, 2018. 2. BASIS OF BEARINGS: A PORTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF A PORTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE WEST END BY THE CENTER QUARTER CORNER OF SAID SECTION 1 BY A 2 1/2" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS PLS 28651 AND AT THE EAST END, AT THE NORTHWESTERLY CORNER OF LOT 1 FALCON RANCHETTES RECORDED IN PLAT BOOK V-2 AT PAGE 15, RECORDS OF EL PASO COUNTY, COLORADO, BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 2372" AND IS ASSUMED TO BEAR S89°49'43"E, A DISTANCE OF 2,285.20 FEET. 3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE NORTHEAST QUARTER OF THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. 4. FLOODPLAIN STATEMENT: FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE, BENT GRASS EAST COMMERCIAL FILING NO. 2B, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0575F, DATED MARCH 17, 1997. 5. WATER SERVICE SHALL BE SUPPLIED BY WOODMEN HILLS METROPOLITAN DISTRICT. 6. SEWER SERVICE SHALL BE SUPPLIED BY WOODMEN HILLS METROPOLITAN DISTRICT. SEWER SERVICE SHALL BE SUPPLIED BY WOODMEN HILLS METROPOLITAN DISTRICT. 7. FIRE PROTECTION BY THE FALCON FIRE PROTECTION DISTRICT. FIRE PROTECTION BY THE FALCON FIRE PROTECTION DISTRICT. 8. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO. 9. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPORT; SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT. 10. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. 11. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL



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CLERK AND RECORD
 STATE OF COLORADO)
 COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS
 THIS _____ DAY OF
 AND WAS RECORDED AT REC
 RECORD OF EL PASO COUNTY

Subject: COUNTY OF EL PASO)
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NOTARY PUBLIC
 STATE OF COLORADO
 My Comm. Expires _____
 My Comm. No. _____
 My Comm. Type _____
 My Comm. Status _____

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Color: HIMSELF., 2018 A.D. BY JONATHAN MOORE AS
 HIMSELF.

OWNER:
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BY: _____

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FALCON MEADOWS BLVD

JONATHAN MOORE, HAS

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FALCON MEADOWS BLVD

MY COMMISSION EXPIRES: _____
LIEN HOLDER:
JONATHAN MOORE, HAS
EXECUTED THIS INSTRUMENT

BY: JONATHAN MOORE

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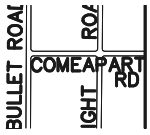
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16. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS. 17. 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 NO. 214092268 IN THE OFFICE OF THE CLERK AND RECORDED 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, THE COUNTY 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. 18. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE BENT GRASS METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED UNDER RECEPTION NO.'S 207124524, 207152168, 207157347, 207160587, AND 213101580. 19. ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND/OR BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD. 20. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. 21. THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIVE COVENANT AGREEMENT RECORDED UNDER RECEPTION NO. 213098664 AND USE RESTRICTION AGREEMENT RECORDED UNDER RECEPTION NO. 214085629. 22. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS. 23. THE APPROVAL OF THIS REPLAT HEREBY VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.



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COMEAPART

COUNTY OF EL PASO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
 OF _____ 2018 A.D.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: _____

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WITNESS MY HAND AND OFFICIAL SEAL.



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VELVET

VICINITY MAP
 OWNER:
 THE AFORESAIDED, ANY CLARK DVM PROPERTE
 COLORADO LIMITED LIABILITY COMPANY, HAS
 EXECUTED THIS INSTRUMENT THIS ___ DAY OF ___
 BY: _____
 STATE OF COLORADO)

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 Author: AutoCAD SHX Text
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COLORADO LIMITED LIABILITY COMPANY, HAS



Subject:
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 Author: AutoCAD SHX Text
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ROAD

STATE OF COLORADO, INC.
BY: _____
DATE: _____
EXEMPTIONS
UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
A. A 10.00 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT EASEMENT AND A 10.00 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT EASEMENT AND PUBLIC DRAINAGE ALONG THE FRONT LINES OF EACH LOT.
B. A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
C. A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
D. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.

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UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED: A. A 10.00 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT EASEMENT AND A 10.00 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT EASEMENT AND PUBLIC DRAINAGE ALONG THE FRONT LINES OF EACH LOT. B. A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT. C. A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT. D. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.

BENT GRASS EAST
COMMERCIAL FILING No.
JOB NO. 2177.61
APRIL 23, 2018
SHEET 1 OF 2

Subject:
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Author: AutoCAD SHX Text
Date:
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BENT GRASS EAST

WOODMEN ROAD
OPEN
IS CIRCLE

Subject:
Page Label: 1
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Author: AutoCAD SHX Text
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WOODMEN ROAD

OWNER:
THE AFORESAIDED, LAND FIRST, INC., A (C)
EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____
BY: RONALD WALDTHAUSEN, PRESIDENT
STATE OF COLORADO)
COUNTY OF EL PASO)⁹⁹

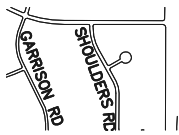
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RONALD WALDTHAUSEN, PRESIDENT

SCHOOL FEE: ___
BRIDGE FEE: ___

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Author: AutoCAD SHX Text
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SCHOOL FEE:



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SHOULDERS



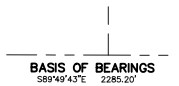
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Date:
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THIS DAY OF , 2018,



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NOTARY PUBLIC



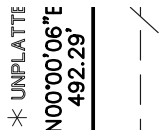
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Date:
Color:

BASIS OF BEARINGS



Subject: AN AMENDMENT OF TRACT B AND LOT 3 AS
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
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AN AMENDMENT OF TRACT B AND LOT 3 AS
 PLATTED IN BENT GRASS EAST COMMERCIAL
 FILING NO. 2 RECORDED UNDER RECEPTION
 NO 214713515



Subject: 492.29'
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

492.29'

BENT GRASS MEADOWS DRIVE *
(80' R.O.W.)
BENT GRASS EAST
COMMERCIAL FILING NO.

Subject:
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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BENT GRASS MEADOWS DRIVE

60' PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT RECEPTION NO. 213713328

Subject:
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

60' PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT RECEPTION NO. 213713328

RECEPTION NO. 214713515
LOT 3E
42,986 SF
10' PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT (TYP.)
10' PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT (TYP.)
/ BENT GRASS EAST
COMMERCIAL FILING NO.

Subject:
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Author: AutoCAD SHX Text
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10' PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT (TYP.)

13'

Subject:
Page Label: 2
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

13'

100'00"00"
136.66'

Subject:
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

136.66'

334.36
500'00"00"
455.44 *

Subject:
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

435.44'

BENT GRASS
MEADOWS DRIVE *
(80' R.O.W.)
BENT GRASS EAST
COMMERCIAL FILING NO.

Subject:
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Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
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BENT GRASS MEADOWS DRIVE

TRACT A
BENT GRASS
COMMERCIAL EAST
FILING NO. 2
RECEPTION NO. 214713554

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Date:
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TRACT A BENT GRASS COMMERCIAL EAST
FILING NO. 2 RECEPTION NO. 214713554

BENT GRASS EAST
COMMERCIAL FILING
JOB NO. 2177.61
APRIL 23, 2018
SHEET 2 OF 2

Subject:
Page Label: 2
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Author: AutoCAD SHX Text
Date:
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APRIL 23, 2018

* RECEPTION NO. *
211018799 *
211024744 *

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Page Label: 2
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Author: AutoCAD SHX Text
Date:
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RECEPTION NO. 211018799 211024744

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BT OF THE SIXTH PRINCIPAL

AS REPLATTED

TRACT A BENT GRASS
COMMERCIAL EAST
FILING NO. 2
RECEPTION NO. 211024744

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Author: AutoCAD SHX Text
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AS REPLATTED

N90°00'00"E
220.00'
10' PUBLIC UTILITY AND PUBLIC
DRAINAGE EASEMENT (TYP.)
LOT 3
89,793 SF

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Page Label: 2
Lock: Unlocked
Status:
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Date:
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10' PUBLIC UTILITY AND PUBLIC DRAINAGE
EASEMENT (TYP.)

TRACT BB
219,877 SF

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Page Label: 2
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Author: AutoCAD SHX Text
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219,877 SF

PCDD FILE NO. _____

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PCDD FILE NO. _____

LEGEND

● 1-1/2" ALL
"CROSS" LINES

Subject:
Page Label: 2
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LEGEND

10' PUBLIC UTILITY
AND PUBLIC
DRAINAGE
EASEMENT (TYP.)

Subject:
Page Label: 2
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Author: AutoCAD SHX Text
Date:
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10' PUBLIC UTILITY AND PUBLIC DRAINAGE
EASEMENT (TYP.)

10' PUBLIC UTILITY, PUBLIC
IMPROVEMENT AND PUBLIC
DRAINAGE EASEMENT
BENT GRASS EAST
COMMERCIAL FILING NO. 1
RECEPTION NO. 213713328

Subject:
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10' PUBLIC UTILITY, PUBLIC IMPROVEMENT
AND PUBLIC DRAINAGE EASEMENT BENT
GRASS EAST COMMERCIAL FILING NO. 1
RECEPTION NO. 213713328

20' PUBLIC UTILITY
AND PUBLIC DRAINAGE
EASEMENT
BENT GRASS EAST
COMMERCIAL FILING NO. 1
RECEPTION NO. 213713328

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20' PUBLIC UTILITY AND PUBLIC DRAINAGE
EASEMENT BENT GRASS EAST COMMERCIAL
FILING NO. 1 RECEPTION NO. 213713328

LOT 3
29,793 SF

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LOT 3

TRACT B
233,068 SF

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TRACT B

225.40'

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225.40'

AS I
* TRACT B BENT GRASS
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NO. 213713328 *

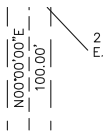
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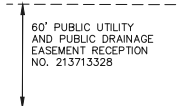
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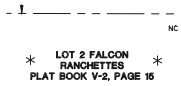
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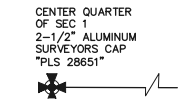
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60' PUBLIC UTILITY AND PUBLIC DRAINAGE
EASEMENT RECEPTION NO. 213713328



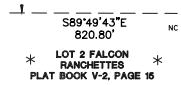
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LOT 2 FALCON RANCHETTES PLAT BOOK V-2,
PAGE 15



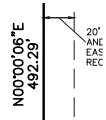
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SURVEYORS CAP "PLS 28651"



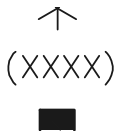
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LOT 2 FALCON RANCHETTES PLAT BOOK V-2,
PAGE 15

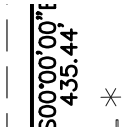


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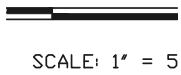
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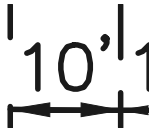
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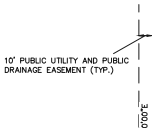
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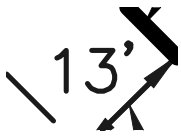
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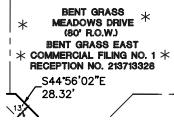
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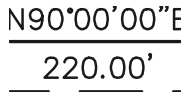
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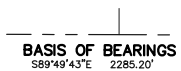
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Subject: S89°49'43\"/>



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

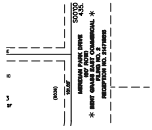
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619 N. Cascade Avenue, Suite 200

25

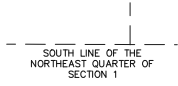
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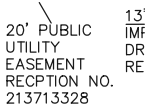
MERIDIAN PARK DRIVE (60' ROW) BENT
GRASS EAST COMMERCIAL FILING NO. 2
RECEPTION NO. 214713515



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SOUTH LINE OF THE NORTHEAST QUARTER
OF SECTION 1

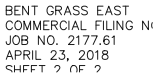
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20' PUBLIC UTILITY EASEMENT RECPTION NO.
213713328

15



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BENT GRASS EAST

10' PUBLIC UTILITY, PUBLIC
IMPROVEMENT AND PUBLIC
DRAINAGE EASEMENT
BENT GRASS EAST
COMMERCIAL FILING NO. 1
RECEPTION NO. 213713328

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10' PUBLIC UTILITY, PUBLIC IMPROVEMENT
AND PUBLIC DRAINAGE EASEMENT BENT
GRASS EAST COMMERCIAL FILING NO. 1
RECEPTION NO. 213713328

10' PUBLIC UTILITY, PUBLIC
IMPROVEMENT AND PUBLIC
DRAINAGE EASEMENT
RECEPTION NO. 213713328

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10' PUBLIC UTILITY, PUBLIC IMPROVEMENT
AND PUBLIC DRAINAGE EASEMENT
RECEPTION NO. 213713328

10' PUBLIC UTILITY, PUBLIC
IMPROVEMENT AND PUBLIC
DRAINAGE EASEMENT
RECEPTION NO. 213713328

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233,068 SF

SOUTH LINE OF THE
NORTHEAST QUARTER OF
SECTION 1

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SOUTH LINE OF THE NORTHEAST QUARTER
OF SECTION 1

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20' PUBLIC
UTILITY
EASEMENT
BENT GRASS
EAST
COMMERCIAL
FILING NO. 1
RECEPTION NO.
213713328

13' PUB
IMPROVE
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20' PUBLIC UTILITY EASEMENT BENT GRASS
EAST COMMERCIAL FILING NO. 1 RECPTION
NO. 213713328

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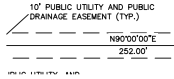
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BENT GRASS
MEADOWS DRIVE
(80' R.O.W.)
BENT GRASS EAST
COMMERCIAL FILING

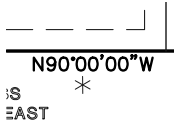
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EASEMENT



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10' PUBLIC UTILITY AND PUBLIC DRAINAGE
EASEMENT (TYP.)



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A PORTION OF THE NORTHEAST QUARTER
OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE
65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

13' PUBLIC UTILITY, PUBLIC
IMPROVEMENT AND PUBLIC
DRAINAGE EASEMENT
BENT GRASS EAST
COMMERCIAL FILING NO. 1
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13' PUBLIC UTILITY, PUBLIC IMPROVEMENT
AND PUBLIC DRAINAGE EASEMENT BENT
GRASS EAST COMMERCIAL FILING NO. 1
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10' PUBLIC UTILITY AND PUBLIC
DRAINAGE EASEMENT (TYP.)
BENT GRASS EAST
COMMERCIAL FILING NO. 2
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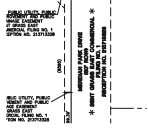
MERIDIAN PARK DRIVE (60' ROW) BENT
GRASS EAST COMMERCIAL FILING NO. 2
RECEPTION NO. 214713515

10' PUBLIC UTILITY AND PUBLIC
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10' PUBLIC UTILITY AND PUBLIC DRAINAGE
EASEMENT (TYP.) BENT GRASS EAST
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MERIDIAN PARK DRIVE (60' ROW) BENT
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 1 1/2" ALUMINUM SL
 "CCES LLC PLS 3011

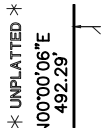
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STREET ADDRESS



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BENT GRASS
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 (80' R.O.W.)
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(80' R.O.W.)

NO.	REVISION	DATE

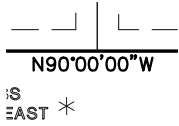
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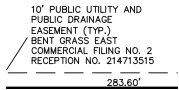
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10' PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT (TYP.) BENT GRASS EAST COMMERCIAL FILING NO. 2 RECEPTION NO. 214713515

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RECORDS OF EL PASO COUNTY, COLORADO



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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Colorado Springs, Colorado 80903

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SF
10' PUBLIC UTILITY, PUBLIC
IMPROVEMENT AND PUBLIC
DRAINAGE EASEMENT
(TYP.)
BENT GRASS EAST
COMMERCIAL FILING NO. 2
RECEPTION NO. 214713515
AND

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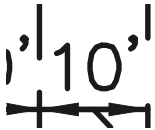
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10' PUBLIC UTILITY, PUBLIC IMPROVEMENT
AND PUBLIC DRAINAGE EASEMENT (TYP.)
BENT GRASS EAST COMMERCIAL FILING NO.
2 RECEPTION NO. 214713515

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10'

ORS
(719)785-0790
(719)785-0799 (Fax)

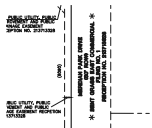
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(719)785-0799 (Fax)

LEGEND
● 1 1/2" ALUMINUM SURVEYORS CAP STAMPED
"CCES LLC PLS 30118" TO BE SET
○ NOT PART OF THIS PLAT
⊕ STREET ADDRESS
■ 1 1/2" ALUMINUM SURVEYORS CAP STAMPED
"CCES LLC PLS 30118" TO BE SET

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1 1/2" ALUMINUM SURVEYORS CAP STAMPED
"CCES LLC PLS 30118" TO BE SET



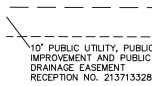
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RECEPTION NO. 213713328



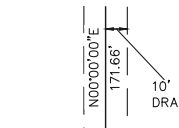
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20' PUBLIC UTILITY AND PUBLIC DRAINAGE
EASEMENT RECEPTION NO. 213713328



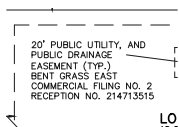
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20' PUBLIC UTILITY, AND PUBLIC DRAINAGE
EASEMENT (TYP.) BENT GRASS EAST
COMMERCIAL FILING NO. 2 RECEPTION NO.
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BENT GRASS
MEADOWS DRIVE
180' R.C.W.J
BENT GRASS EAST
COMMERCIAL FILING NO. 1 *
RECEPTION NO. 213713328
S44°56'02"E
28.32'

Subject: BENT GRASS EAST COMMERCIAL FILING NO.
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BENT GRASS EAST
COMMERCIAL FILING
JOB NO. 2177.61
APRIL 23, 2018
SHEET 2 OF 2

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LEGEND

- 1-1/2" ALUMINUM SURVEYORS
"CCES LLC PLS 30118" RECOV
- < NOT PART OF THIS PLAT
- XX) STREET ADDRESS
- 1 1/2" ALUMINUM SURVEYORS
"CCES LLC PLS 30118" TO BE

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LEGEND
● 13' PUBLIC UTILITY, PUBLIC IMPROVEMENT AND PUBLIC DRAINAGE EASEMENT RECEPTION NO. 213713328
○ 13' PUBLIC UTILITY, PUBLIC IMPROVEMENT AND PUBLIC DRAINAGE EASEMENT RECEPTION NO. 213713328
□ 13' PUBLIC UTILITY, PUBLIC IMPROVEMENT AND PUBLIC DRAINAGE EASEMENT RECEPTION NO. 213713328

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"CCES LLC PLS 30118" RECOVERED UNLESS OTHERWISE NOTED

13' PUBLIC UTILITY, PUBLIC IMPROVEMENT AND PUBLIC DRAINAGE EASEMENT RECEPTION NO. 213713328
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13' PUBLIC UTILITY, PUBLIC IMPROVEMENT AND PUBLIC DRAINAGE EASEMENT RECEPTION NO. 213713328

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EAST COMMERCIAL PL
EAST QUARTER EAST COMMERCIAL PL
SECTION 1, TOWNSHIP 35 SOUTH, RANGE
EL PASO COUNTY, COLORADO

LEGEND
● EAST COMMERCIAL PL
○ EAST QUARTER EAST COMMERCIAL PL
□ SECTION 1, TOWNSHIP 35 SOUTH, RANGE EL PASO COUNTY, COLORADO

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EL PASO COUNTY, COLORADO

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LOT 3
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PLAT BOOK V-2, PAGE 15

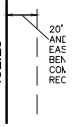
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COMMERCIAL FILIP
JOB NO. 2177.61
APRIL 23, 2018
SHEET 2 OF 2



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ACT 9 SURVEYORS
CAP STAMPED
SEE LEGEND FOR DESCRIPTION
AND NOTES

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LEGEND
● 1-1/2" ALUMINUM SURVEYORS CAP STAMPED
"SEE LEG. PLS. 2018" RECORDS ANALYST THEREIN
* NOT PART OF THIS PLAT
○ STREET ADDRESS
□ 1-1/2" ALUMINUM SURVEYORS CAP STAMPED
"SEE LEG. PLS. 2018" TO BE SET

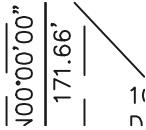
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1-1/2" ALUMINUM SURVEYORS CAP STAMPED

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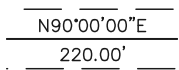
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LOT 3
* FALCON RANCHETTES *
PLAT BOOK V-2, PAGE 15

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LOT 3 FALCON RANCHETTES PLAT BOOK V-2,
PAGE 15

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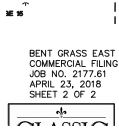
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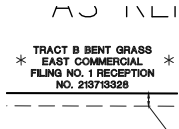
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(719)785-0790
(719)785-0799 (F)

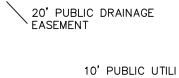
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Subject: 20' PUBLIC DRAINAGE EASEMENT
Page Label: 2
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TRACT A N90°00'0"
BENT GRASS
* COMMERCIAL EAST *
FILING NO. 2
RECEPTION NO. 214713554

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