

Pages have been reduced to 3, cover, overall and detail for partially vacated easements.

Request: Please combine the pages down to 2 pages (if possible) so that this plat is easier to read for staff versus 4 pages (helps streamline our review process and less cost at time of mylar recording)

# FALCON HIGHLANDS SOUTH FILING NO. 1

SITUATED IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

### SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER RAYMOND DUDA, 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 THE DATE OF THE 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\_\_\_\_

**FOR REVIEW NOT FOR FILING PURPOSES**

CHRISTOPHER RAYMOND DUDA, PLS  
COLORADO REG. NO. 38145  
FOR AND ON BEHALF OF ATWELL, 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 CERTIFICATE SHOWN HEREON.

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR FALCON HIGHLANDS SOUTH FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

### INDEXING CERTIFICATE:

I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

STATE OF COLORADO COUNTY OF EL PASO I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County

BY: \_\_\_\_\_ COUNTY CLERK AND RECORDER

FEES: DRAINAGE FEES: \_\_\_\_\_ BRIDGE FEES: \_\_\_\_\_ SCHOOL FEES: \_\_\_\_\_ PARK FEES: \_\_\_\_\_

File number has been added.

File Number: SF2418

### KNOW ALL MEN BY THESE PRESENTS:

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

PROPERTY DESCRIPTION - FALCON HIGHLANDS SOUTH FILING NO. 1

A PARCEL OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END (SOUTHWEST CORNER OF SAID SECTION 12) BY A RECOVERED 3-1/4 INCH ALUMINUM CAP STAMPED "ATZEC CONSULTANTS PLS 38256" AND AT THE NORTH END (WEST ONE-QUARTER CORNER OF SAID SECTION 12) BY A RECOVERED 3-1/4 ALUMINUM CAP IN RANGE BOX STAMPED "PLS 4842", WHICH IS ASSUMED TO BEAR NORTH 00°23'31" WEST 2,627.59 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF FALCON HIGHLANDS FILING NO. 2, RECORDED JULY 14, 2006 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 206712369, FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 12 BEARS SOUTH 46°21'15" WEST 1,710.04 FEET;

THENCE ON THE EXTERIOR OF SAID FALCON HIGHLANDS FILING NO. 2 THE FOLLOWING (24) TWENTY-FOUR COURSES:

1. NORTH 00°29'36" WEST 29.99 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A 1,025.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°55'34" AND AN ARC LENGTH OF 302.80 FEET;
3. NORTH 17°24'20" WEST 554.86 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A 1,030 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°57'58" AND AN ARC LENGTH OF 376.91 FEET;
5. SOUTH 86°13'54" EAST 54.48 FEET;
6. SOUTH 31°51'00" EAST 85.17 FEET;
7. SOUTH 52°36'41" EAST 76.95 FEET;
8. SOUTH 73°19'02" EAST 65.73 FEET;
9. SOUTH 74°06'49" EAST 291.13 FEET;
10. SOUTH 79°13'17" EAST 145.07 FEET;
11. SOUTH 85°23'13" EAST 145.17 FEET;
12. SOUTH 85°23'13" EAST 145.17 FEET;
13. SOUTH 74°06'49" EAST 131.74 FEET;
14. SOUTH 10°35'23" WEST 114.54 FEET;
15. SOUTH 31°38'08" EAST 124.31 FEET;
16. SOUTH 82°45'04" EAST 116.47 FEET;
17. NORTH 85°18'48" EAST 119.21 FEET;
18. NORTH 46°48'18" EAST 296.18 FEET;
19. NORTH 34°36'03" WEST 243.48 FEET;
20. NORTH 62°18'11" EAST 203.67 FEET;
21. SOUTH 85°51'10" EAST 75.24 FEET;
22. SOUTH 72°16'09" EAST 30.02 FEET TO A POINT ON CURVE;
23. ON THE ARC OF AN 810.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 72°16'09" EAST 30.02 FEET TO A POINT ON CURVE;
24. SOUTH 72°48'14" EAST 60.00 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A 870.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 72°48'28" WEST, HAVING A CENTRAL ANGLE OF 31°38'23" AND AN ARC LENGTH OF 480.43 FEET;

THENCE SOUTH 48°49'55" WEST 938.77 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A 595.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°40'29" AND AN ARC LENGTH OF 422.40 FEET;

THENCE SOUTH 89°30'24" WEST 167.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.592 ACRES (1,027,669 SQUARE FEET), MORE OR LESS.

### OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST, AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FALCON HIGHLANDS FILING NO. 3. THE 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 AN TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ AS: \_\_\_\_\_

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

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ AS: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY PUBLIC

### EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL LOT LINES ARE HEREBY PLATTED WITH A 5-FOOT WIDE PUBLIC DRAINAGE AND UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

Please include: The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.

The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.

Easement note has been removed.

Land use & tract summary tables have been added.

-Gas and electric service for this subdivision is provided by \_\_\_\_\_ (Provider name(s)) subject to the Providers rules, regulations and specifications. The subdivider/developer is responsible for extending utilities to each lot, tract or building site. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers).

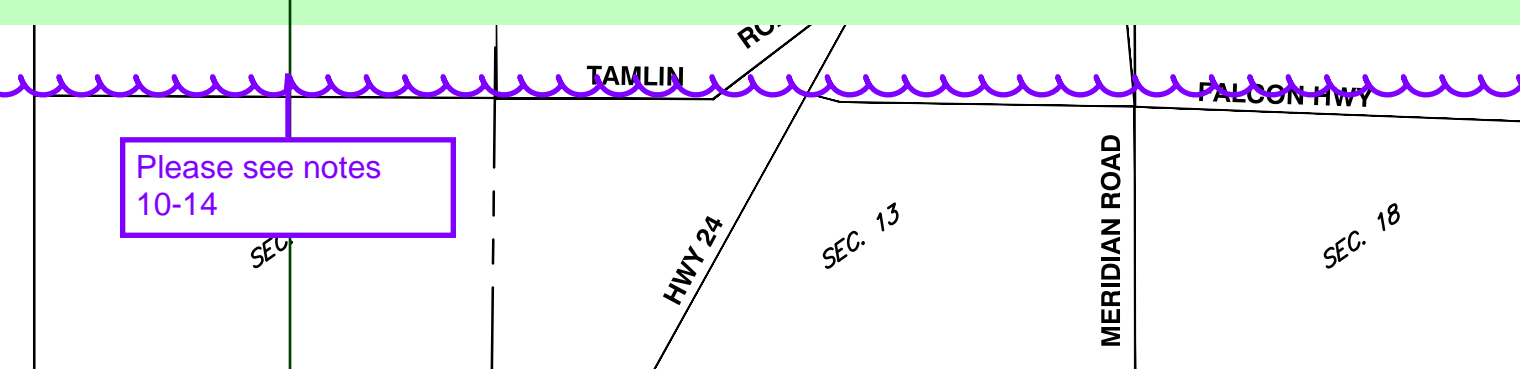
-Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

-All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, plating fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.

-ALL SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WOODMEN HILLS METROPOLITAN DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.

-ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.

-PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:  
FRONT: TEN FEET (10)  
SIDE: FIVE FEET (5)  
REAR: SEVEN FEET (7)



VICINITY MAP  
SCALE: NOT TO SCALE

### GENERAL NOTES:

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ATWELL, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ATWELL, LLC RELIED UPON EMPIRE TITLE COMPANY INFORMATION ONLY COMMITMENT NO. 2393156-10 DATED JULY 26, 2024 IN THE PROCESS OF THIS SURVEY TO AID IN EASEMENT AND OWNERSHIP RESEARCH.
3. THE SUBJECT PARCEL LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEDERAL FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, MAP NO. 08041C0561G, REVISED DATE DECEMBER 2019.
4. ALLEE TRAIL, FOX KESTREL COURT AND ANTELOPE MEADOWS CIRCLE ARE DEDICATED TO EL PASO COUNTY FOR T-OF-WAY PURPOSES BY THIS PLAT.
5. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. SUBJECT PARCEL CONTAINS 1,027,669 SQUARE FEET OR 23.592 ACRES, MORE OR LESS.
8. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHOWN ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF WATER THROUGH THESE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
9. UNLESS OTHERWISE SHOWN, ALL FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 5-FOOT WIDE PUBLIC DRAINAGE AND UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
10. 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.
11. TRACTS A AND C TO BE USED FOR LANDSCAPING AND IS OWNED AND MAINTAINED BY CHALLENGER HOMES. TRACT B TO BE USED FOR LANDSCAPING AND UTILITIES AND IS OWNED AND MAINTAINED BY FALCON HIGHLANDS METRO DISTRICT.

Please include the following notes:  
-Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

-The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

-The following reports have been submitted in association with the Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Noxious Weeds Management Report ; Natural Features Report

-NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS INCLUDING ANTELOPE MEADOWS CIRCLE. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.

-WATER SERVICE PROVIDED BY FALCON HIGHLANDS METROPOLITAN DISTRICT. 3. ALL WATER SYSTEM ELEMENTS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE FALCON HIGHLANDS METROPOLITAN DISTRICT.

-WASTEWATER SERVICE PROVIDED BY WOODMEN HILLS METROPOLITAN DISTRICT.

Geology & soils note has been added as well as 1.1 & 1.4.

Per new soils and geo report this note may have the ability to be modified

**GEOLOGY AND SOILS NOTE**  
1. A "SOILS AND GEOLOGY STUDY" FALCON HIGHLANDS, EL PASO COUNTY, COLORADO (RMG-ROCKY MOUNTAIN GROUP, DATED OCTOBER 8, 2021, AMENDED DATE SEPTEMBER 7, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS STUDY, 11 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 7 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (AS ALSO DESCRIBED IN SECTION 7 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS, UNDOCUMENTED FILL, FAULT & SEISMICITY, RADON, FLOODING & SURFACE DRAINAGE EROSION & CORROSION, SURFACE GRADING AND SHALLOW GROUND WATER, WHERE AVOIDANCE IS NOT READILY ACHIEVABLE. THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES. IN AREAS WHERE BASEMENTS ARE PROPOSED, AN UNDERDRAIN PLACED AT THE BOTTOM OF SANITARY SEWER TRENCHES WITHIN DRIVE LANES MAY HELP REDUCE THE RISK OF GROUNDWATER INGRESS INTO THE SANITARY SEWER SYSTEM. CONSTRUCTION SHOULD BE LIMITED TO EXCEPT WHERE ONE OF THE FOLLOWING CONDITIONS APPLY:  
1.1. UNDERDRAINS ARE INSTALLED AT THE BOTTOM OF SANITARY SEWER TRENCHES WITHIN DRIVE LANES; OR  
1.2. A YEAR-LONG GROUNDWATER MONITORING STUDY HAS BEEN UNDERTAKEN, AND THE RESULTS INDICATE THAT GROUNDWATER IS SUFFICIENTLY DEEP ENOUGH TO ALLOW BASEMENT CONSTRUCTION; OR  
1.3. THE PROPOSED SITE GRADING WILL RESULT IN AT LEAST 14 FEET OF SEPARATION BETWEEN THE PROPOSED GROUND SURFACE AND THE GROUNDWATER ELEVATION.  
UNDERDRAIN SYSTEM WILL BE PROVIDED AND MAINTAINED BY THE FALCON HIGHLANDS METRO-DISTRICT.

Errors between these values and closure sheets which option will be used for this plat?

FLOODPLAIN NOTE HAS BEEN ADDED AND REPLACED THE CURRENT NOTE 3

Revised to 83,000 sq ft

Please include a floodplain note

Update to correct name of plat

Name has been revised.

Please see notes 10-14

Name has been revised.

Update to correct name of plat

Removed.

Please Remove

Clerk & recorder statement has been added.

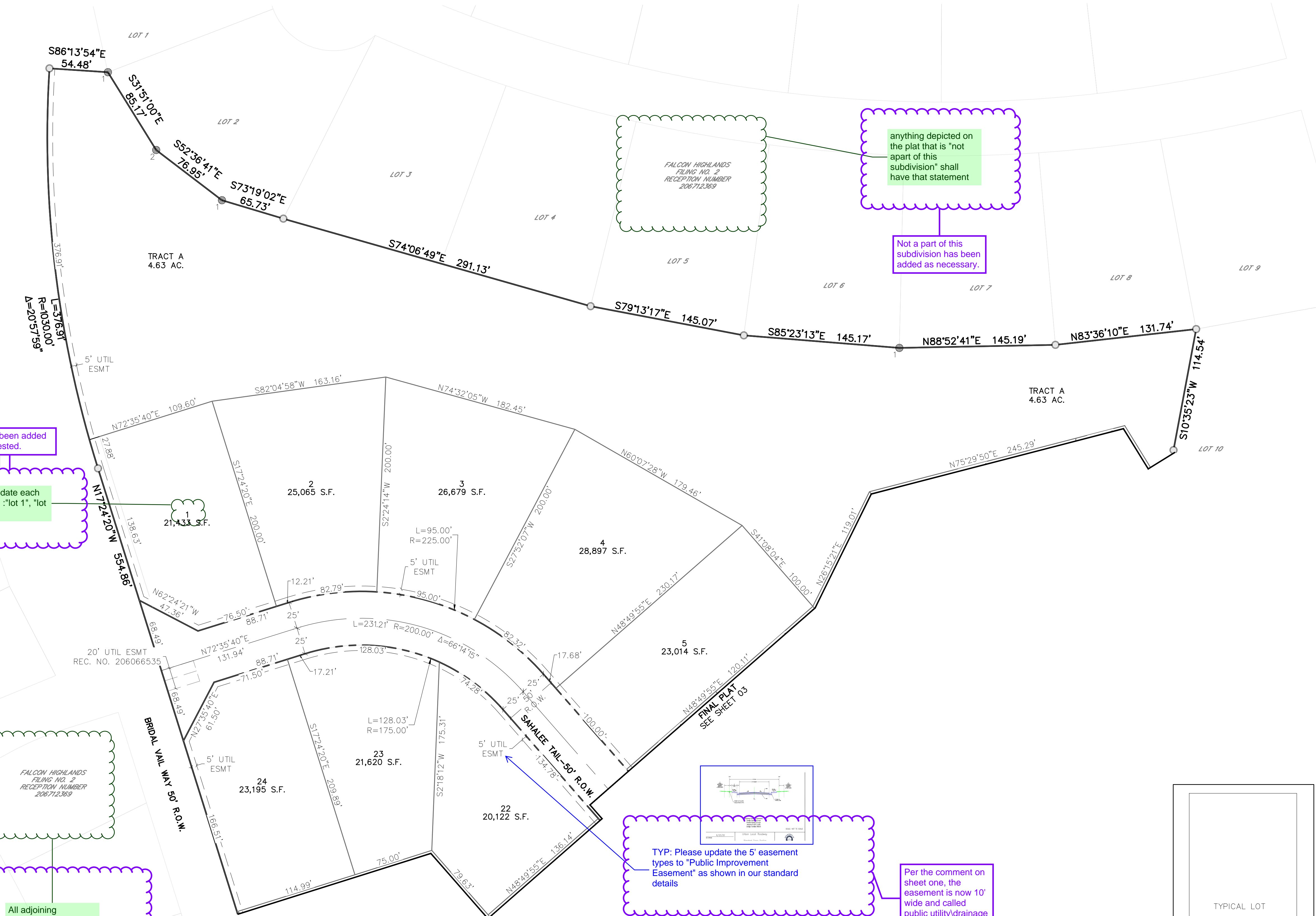
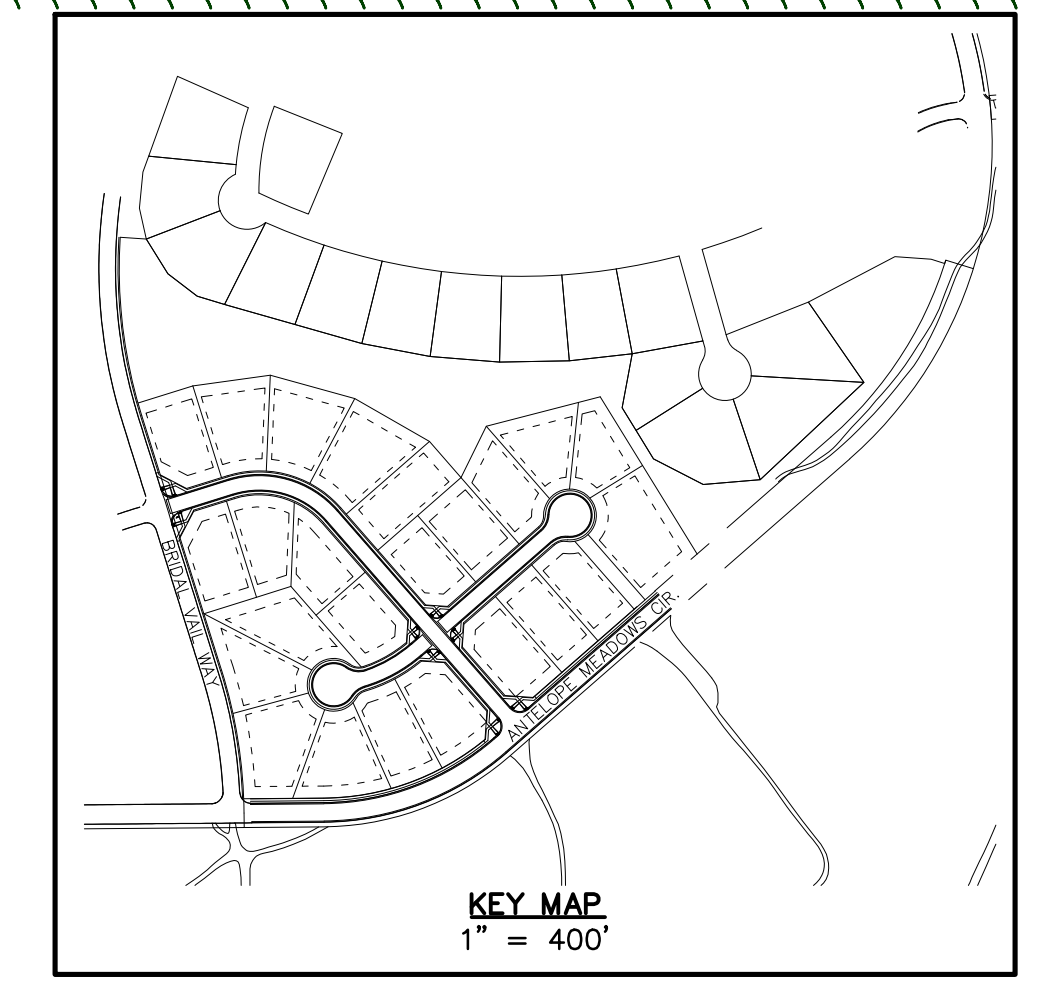
Please see notes 16-21

FILE NO. 24004308-PLAT	DATE 07/10/2024	DRAWN BY MSF	CHECK BY PSJ	JOB NO. 24004308
REVISIONS				
1ST SUBMITTAL 08/16/2024				



# FALCON HIGHLANDS SOUTH FILING NO. 1

SITUATED IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO



Lot has been added as requested.

Please update each lot to read: "lot 1", "lot 2", etc.

anything depicted on the plat that is "not apart of this subdivision" shall have that statement

Not a part of this subdivision has been added as necessary.

This key map does not match what is being shown on this page of the plat, please adjust and show all easements on the lot (side and rear)

Keymap is no longer necessary and has been removed.

FALCON HIGHLANDS FILING NO. 2 RECEPTION NUMBER 206712389

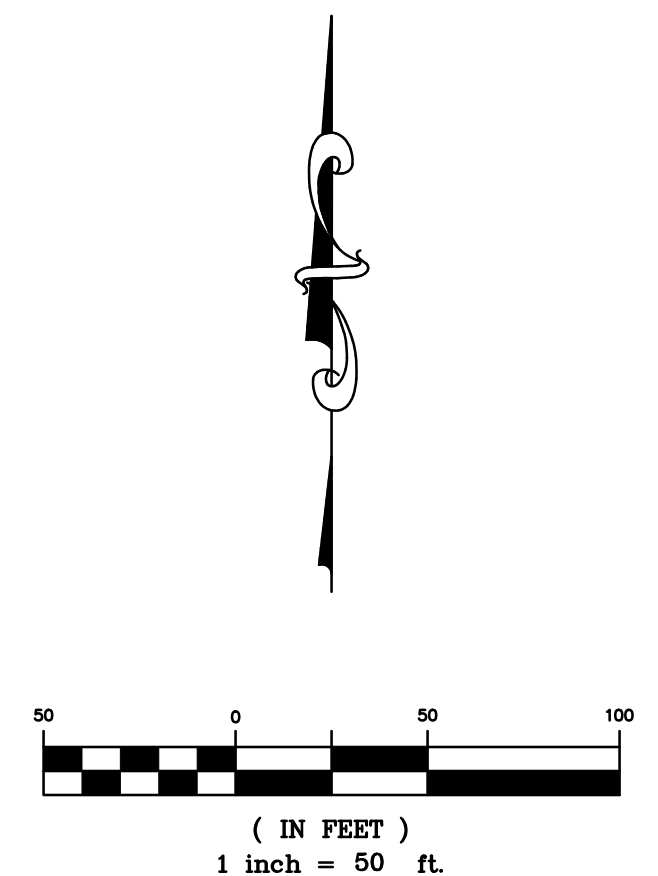
All adjoining properties shall be depicted with dotted lines

Adjacent property lines types have been revised to a dotted line.

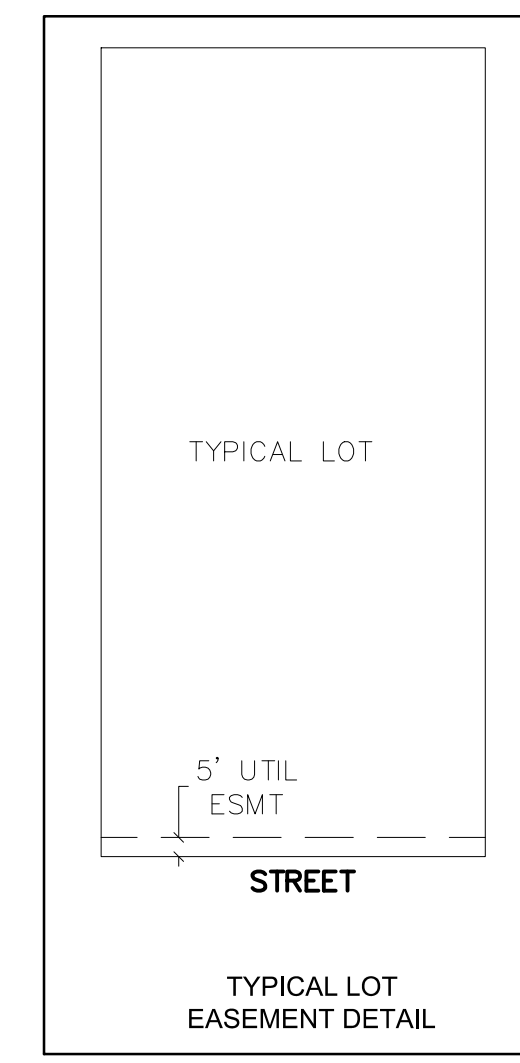
TYP: Please update the 5' easement types to "Public Improvement Easement" as shown in our standard details

Per the comment on sheet one, the easement is now 10' wide and called public utility/drainage easement.

**\*\*Please try to combine pages so that the plat is easier to review for staff\*\***



AREA TABLE			
TRACT NAME	AREA (SF)	AREA (AC)	OWNER/MAINTENANCE
TRACT A	201663.14	4.63	HOA
TRACT B	5319.11	0.12	HOA
TRACT C	52539.28	1.21	HOA



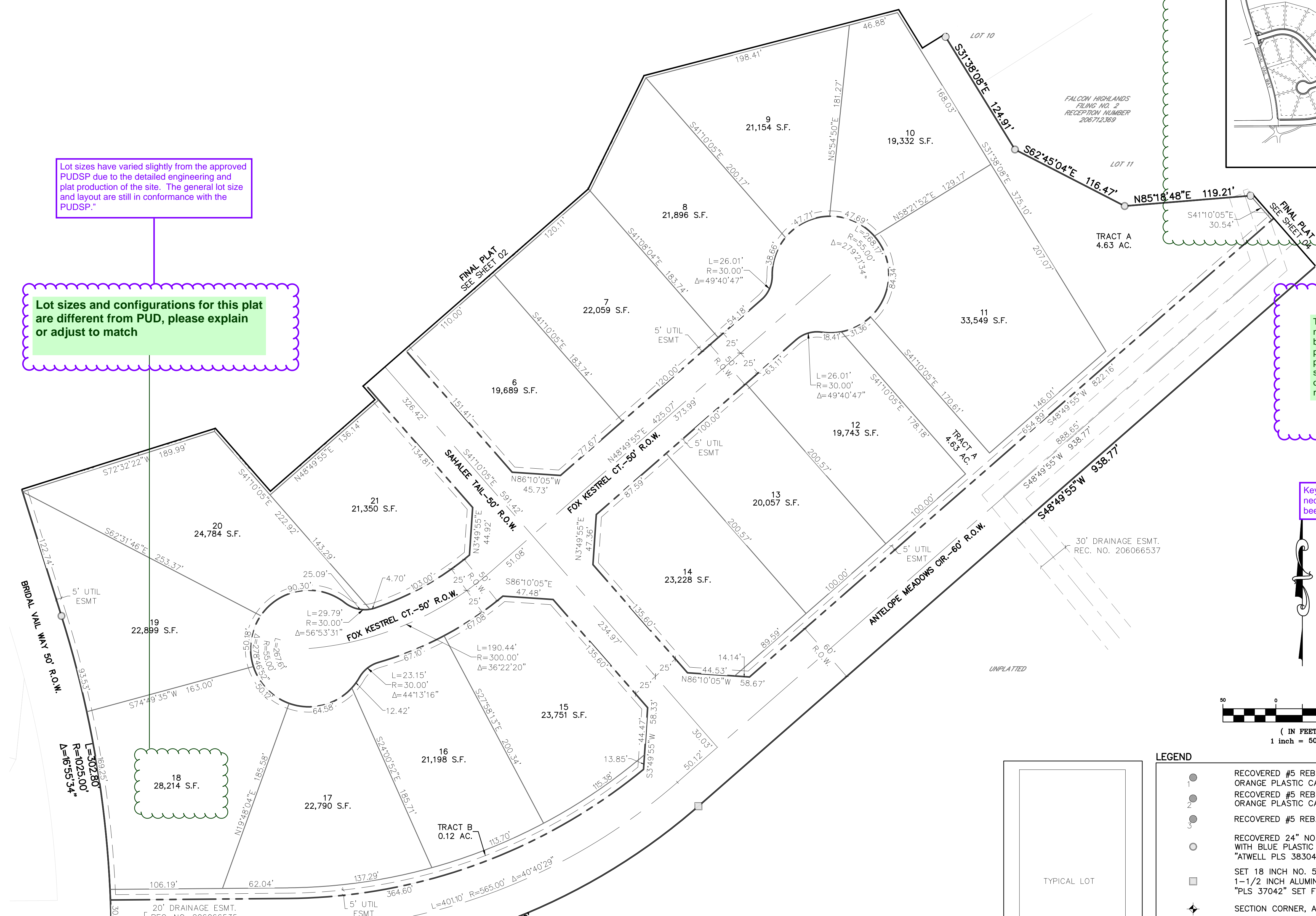
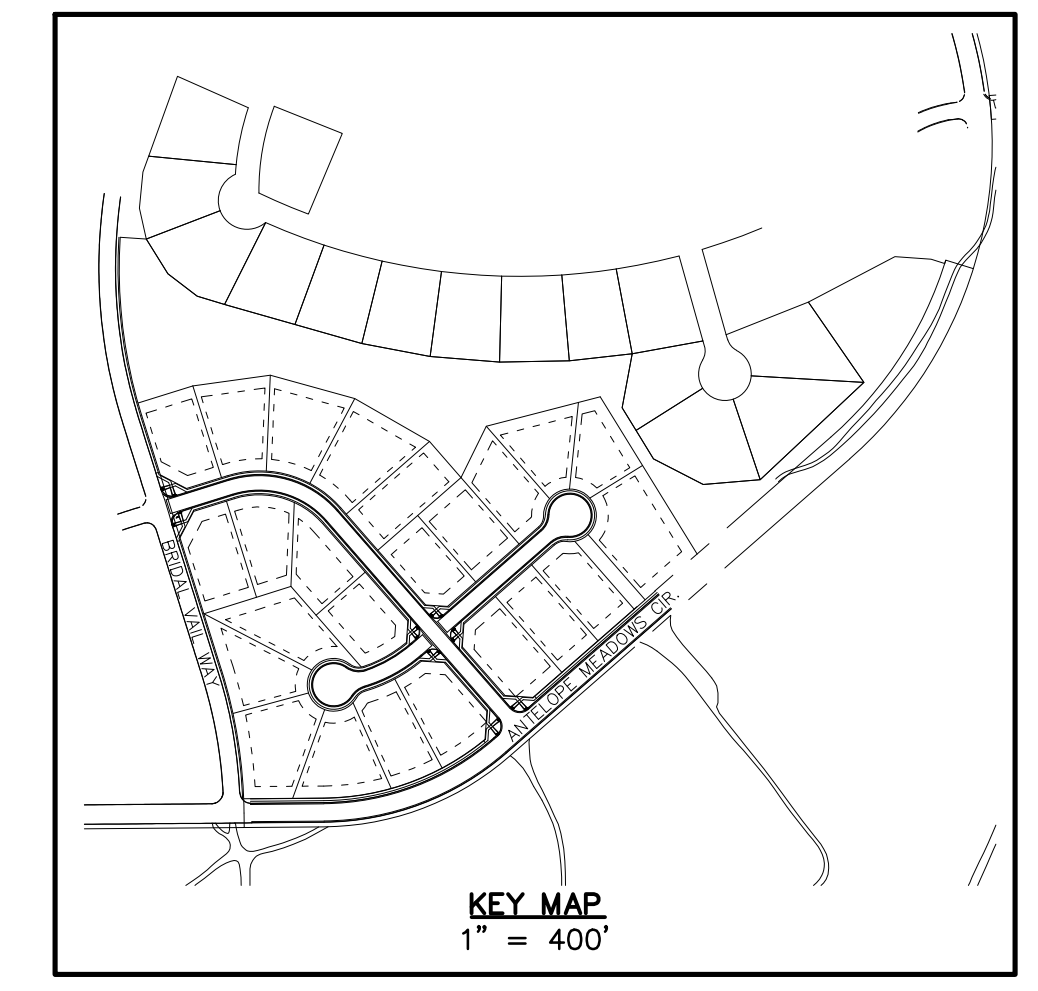
- LEGEND**
- 1 RECOVERED #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP "CLSI LS 32439"
  - 2 RECOVERED #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP - ILLEGIBLE
  - 3 RECOVERED #5 REBAR WITH NO CAP
  - 4 RECOVERED 24" NO. 4 REBAR WITH BLUE PLASTIC CAP "ATWELL PLS 38304"
  - 5 SET 18 INCH NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "PLS 37042" SET FLUSH WITH GROUND
  - 6 SECTION CORNER, AS NOTED
  - 7 LOT NUMBER
  - UTIL. UTILITY
  - 8 SUBJECT PARCEL BOUNDARY LINE
  - 9 SECTION LINE
  - 10 SUBDIVISION LOT LINE
  - 11 ADJACENT PROPERTY LINE
  - 12 EASEMENT LINE, AS NOTED
  - 13 RIGHT-OF-WAY LINE
  - 14 OFFSET / TIE LINE

REVISIONS	FILE NO. 24004308-PLAT	SHEET	02	OF	04
	DATE 07/10/2024	DRAWN BY MSF	CHECK BY PSJ	JOB NO.	24004308
1ST SUBMITTAL 08/16/2024					

**ATWELL**  
www.atwell-group.com  
866.850.4200  
143 UNION BOULEVARD SUITE 700  
LAWRENCE, KS 66044-2625  
303.462.1100

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COUNTY OF EL PASO, STATE OF COLORADO



Lot sizes have varied slightly from the approved PUDSP due to the detailed engineering and plat production of the site. The general lot size and layout are still in conformance with the PUDSP.

Lot sizes and configurations for this plat are different from PUD, please explain or adjust to match

This key map does not match what is being shown on this page of the plat, please adjust and show all easements on the lot (side and rear)

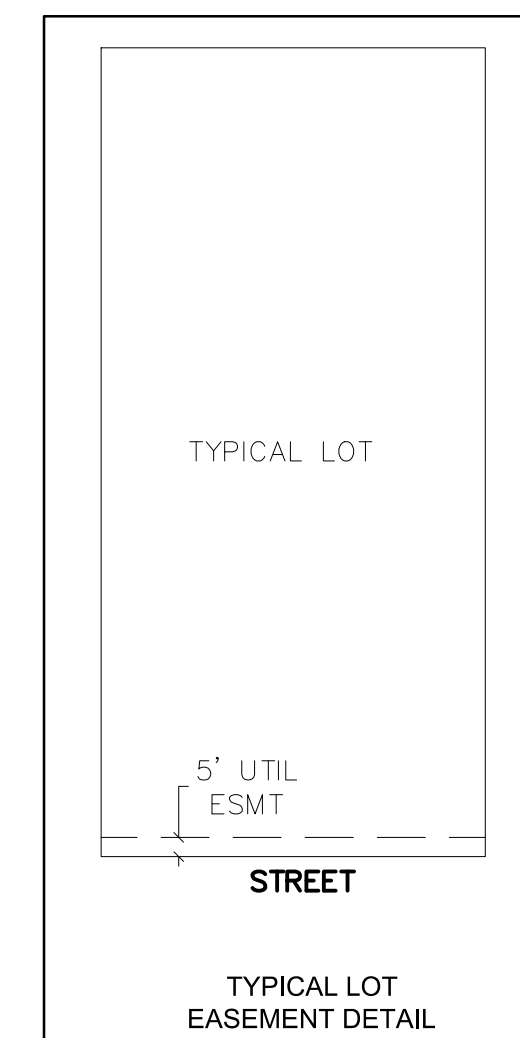
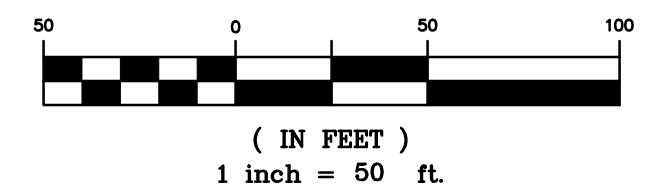
Keymap is no longer necessary and has been removed.

Center lines of easements have been removed for clarity. Easements are now shown as being vacated. Please see sheet 03 for detailed information for partially vacated easements.

TYPICAL COMMENT FOR ALL EASEMENTS  
Please ensure that easements are shown properly. Also, please use this Plat as an opportunity to remove unneeded easements (such as locations where land will become EPC ROW)

RECOVERED 3-1/4" ALUM. CAP IN RANGE BOX "PLS 4842"

RECOVERED 3-1/4" ALUM. CAP "AZTEC CONSULTANTS PLS 38256"



LEGEND	
●	RECOVERED #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP "CLSI LS 32439"
○	RECOVERED #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP - ILLEGIBLE
○	RECOVERED #5 REBAR WITH NO CAP
○	RECOVERED 24" NO. 4 REBAR WITH BLUE PLASTIC CAP "ATWELL PLS 38304"
□	SET 18 INCH NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "PLS 37042" SET FLUSH WITH GROUND
◆	SECTION CORNER, AS NOTED
1	LOT NUMBER
—	UTILITY
—	SUBJECT PARCEL BOUNDARY LINE
---	SECTION LINE
---	SUBDIVISION LOT LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE, AS NOTED
---	RIGHT-OF-WAY LINE
---	OFFSET / TIE LINE

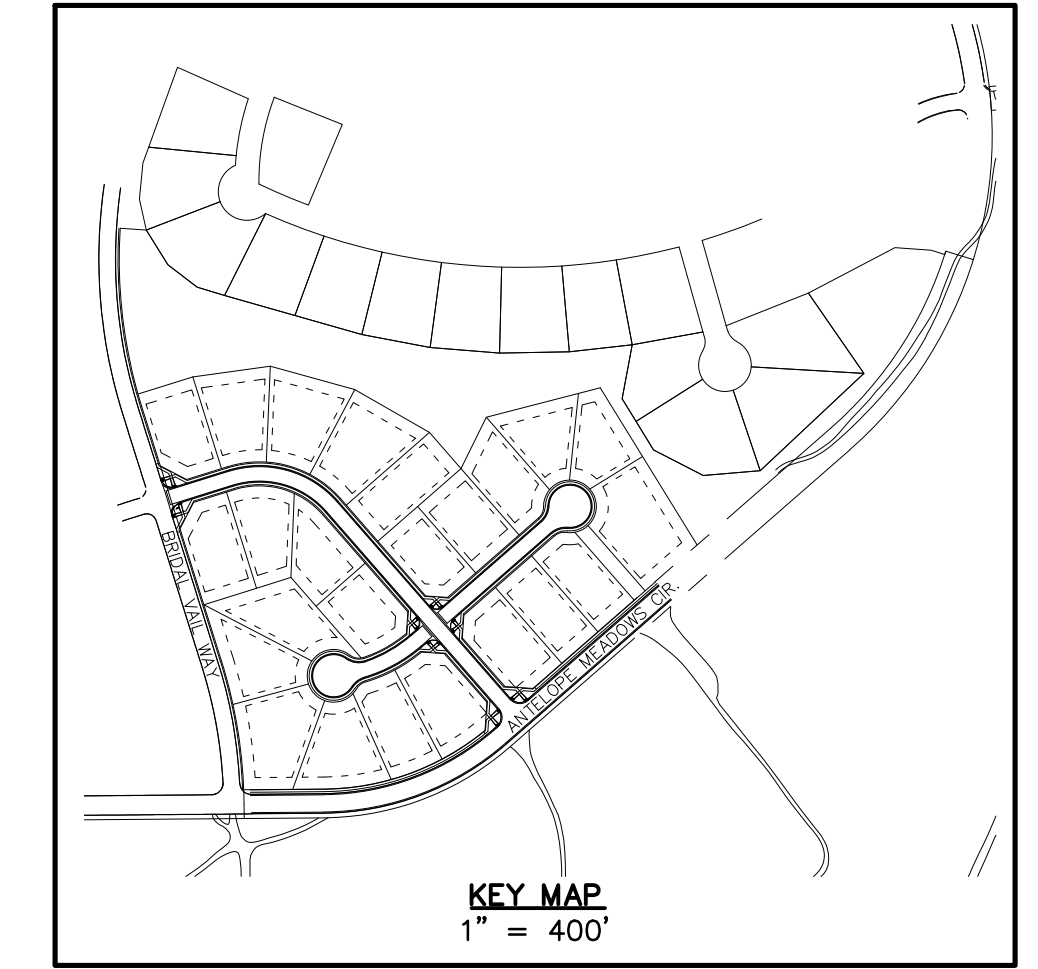
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**ATWELL**  
www.atwell-group.com  
866.850.4200  
143 UNION BOULEVARD SUITE 700  
LAWRENCE, KS 66044-2225

SHEET	03
OF	04

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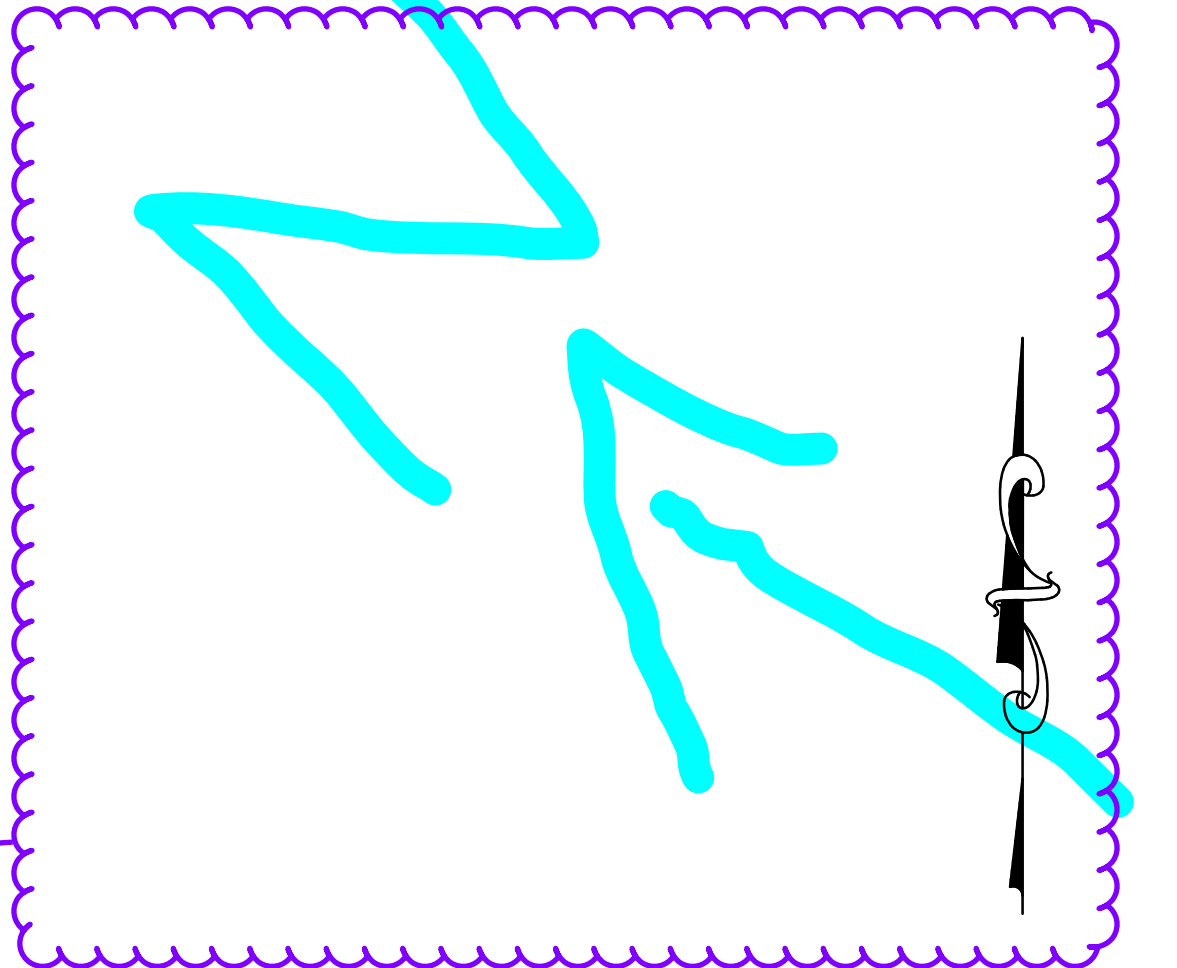


Can this be combined onto another page so that this final plat is easier to review?

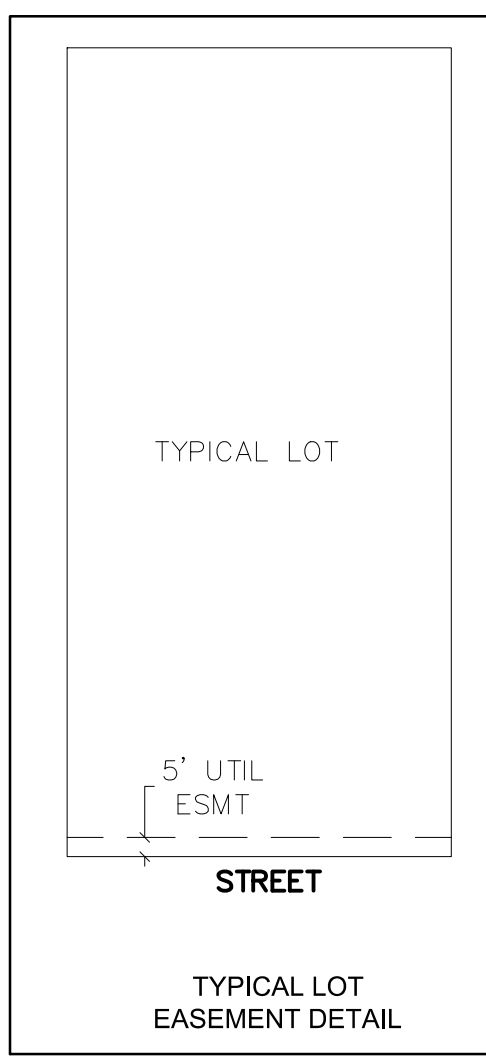
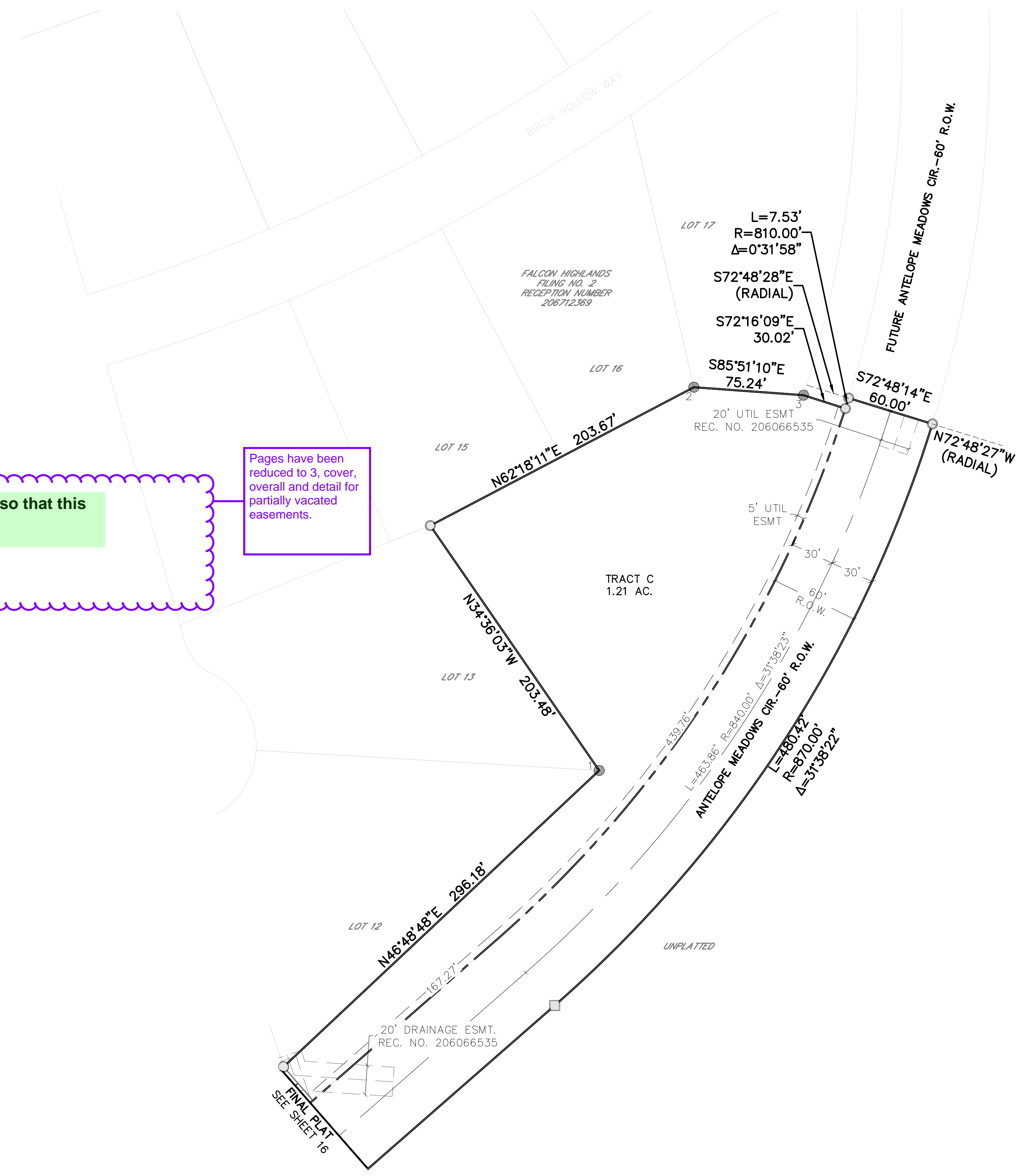
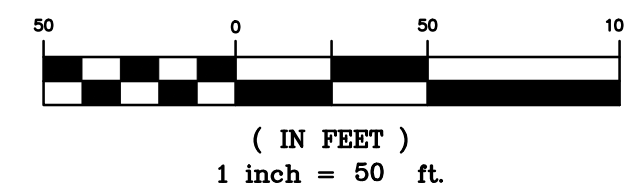
Pages have been reduced to 3, cover, overall and detail for partially vacated easements.

This key map does not match what is being shown on this page of the plat, please adjust and show all easements on the lot (side and rear)

Keymap is no longer necessary and has been removed.



North arrow is in the correct orientation.



**LEGEND**

● 1	RECOVERED #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP "CLSI LS 32439"
● 2	RECOVERED #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP - ILLEGIBLE
● 3	RECOVERED #5 REBAR WITH NO CAP
○	RECOVERED 24" NO. 4 REBAR WITH BLUE PLASTIC CAP "ATWELL PLS 38304"
□	SET 18 INCH NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "PLS 37042" SET FLUSH WITH GROUND
◆	SECTION CORNER, AS NOTED
1	LOT NUMBER
UTIL.	UTILITY
—	SUBJECT PARCEL BOUNDARY LINE
- - -	SECTION LINE
- · - · -	SUBDIVISION LOT LINE
—	ADJACENT PROPERTY LINE
- · - · -	EASEMENT LINE, AS NOTED
- · - · -	RIGHT-OF-WAY LINE
- - -	OFFSET / TIE LINE

REVISIONS	FILE NO. 24004308-PLAT
	DATE 07/10/2024
1ST SUBMITTAL 08/16/2024	DRAWN BY MSF
	CHECK BY PSJ
	JOB NO. 24004308

**ATWELL**  
866.850.4200 www.atwell-group.com  
143 UNION BOULEVARD SUITE 700  
LAWRENCE, KS 66044