

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

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 "AZTEC 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°57'59" 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. NORTH 88°52'41" EAST 145.19 FEET;
13. NORTH 83°36'10" EAST 131.74 FEET;
14. SOUTH 10°35'23" WEST 114.54 FEET;
15. SOUTH 31°38'08" EAST 124.91 FEET;
16. SOUTH 62°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 203.48 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°16'30" WEST, HAVING A CENTRAL ANGLE OF 00°31'58" AND AN ARC LENGTH OF 7.53 FEET;
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)
)SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

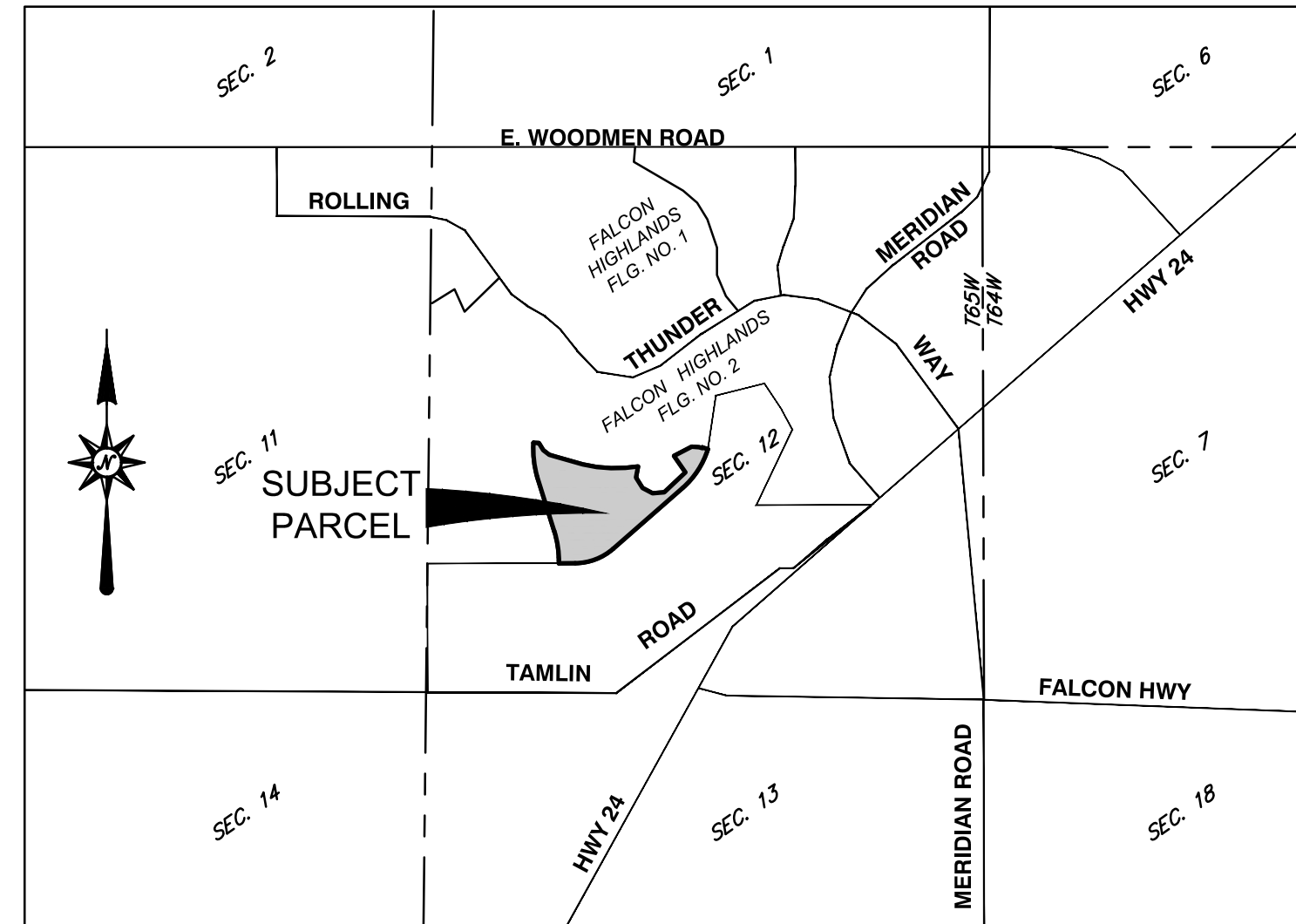
BY: _____ AS: _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

EASEMENTS:

UNLESS OTHERWISE NOTED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED WITH A 5-FOOT WIDE PUBLIC DRAINAGE AND UTILITY EASEMENT. THE EXTERIOR SUBDIVISION BOUNDARY HAS BEEN PLATTED WITH A 7-FOOT WIDE PUBLIC DRAINAGE AND UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.



VICINITY MAP
SCALE: NOT TO SCALE

GENERAL NOTES:

1. 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 STATE STATUE 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-I0 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 7, 2018.
4. SAHALEE TRAIL, FOX KESTREL COURT AND ANTELOPE MEADOWS CIRCLE ARE DEDICATED TO EL PASO COUNTY FOR RIGHT-OF-WAY PURPOSES BY THIS PLAT.
5. LINEAR 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 AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
9. UNLESS OTHERWISE NOTED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 5-FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 5-FOOT WIDE PUBLIC UTILITY AND DRAINAGE 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.

OWNER:

CHALLENGER COLORADO LLC
8605 EXPLORER DRIVE #250
COLORADO SPRINGS, COLORADO 80920
BRIAN H. BAHR, OWNER
(719) 598-5192

SURVEYOR:

ATWELL, LLC
143 UNION BLVD. #700
LAKEWOOD, COLORADO 80228
CHRISTOPHER RAYMOND DUDA, PLS
(303) 462-1100

ENGINEER:

ATWELL, LLC
143 UNION BLVD. #700
LAKEWOOD, COLORADO 80228
KEVIN BLUMHARDT, P.E.
(303) 462-1100

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 _____, 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____, AND IS DULY RECORDED AT RECEPTION NO. _____

OF THE THE RECORDS OF EL PASO COUNTY, COLORADO .

FEE: _____

SURCHARG: _____

BY: _____
COUNTY CLERK AND RECORDER

FEES:

DRAINAGE FEES: _____
BRIDGE FEES: _____
SCHOOL FEES: _____
PARK FEES: _____

REVISONS	SHEET	01	OF 04	FILE NO. 24004308-PLAT	DATE 07/10/2024	DRAWN BY MSF	CHECK BY PSJ	JOB NO. 24004308
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



L=376.91'
R=1030.00'
Δ=20°57'59"

20' UTIL ESMT
REC. NO. 206066535

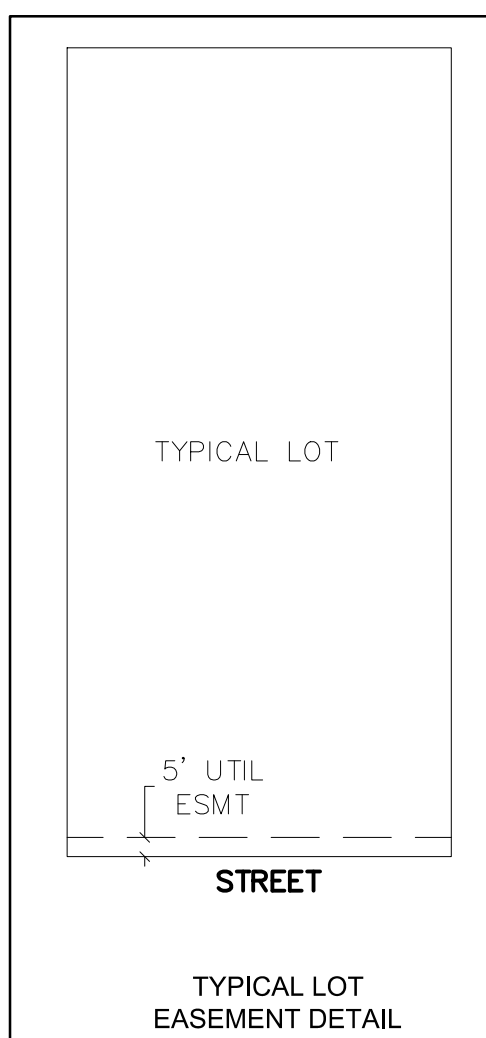
BRIDAL VAL WAY 50' R.O.W.

FALCON HIGHLANDS
FILING NO. 2
RECEPTION NUMBER
206712389

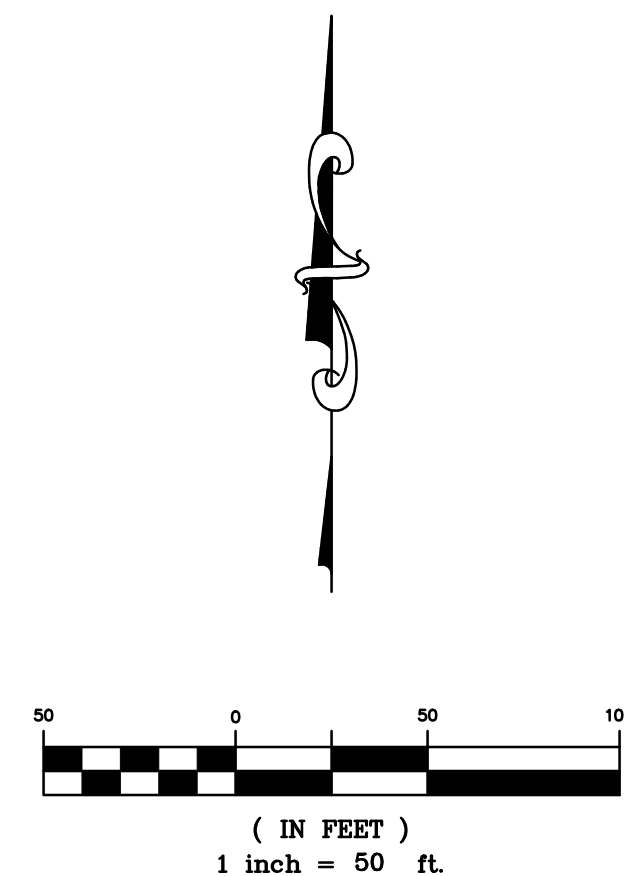
FALCON HIGHLANDS
FILING NO. 2
RECEPTION NUMBER
206712389

FINAL PLAN
SEE SHEET 03

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**
- 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
 - 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

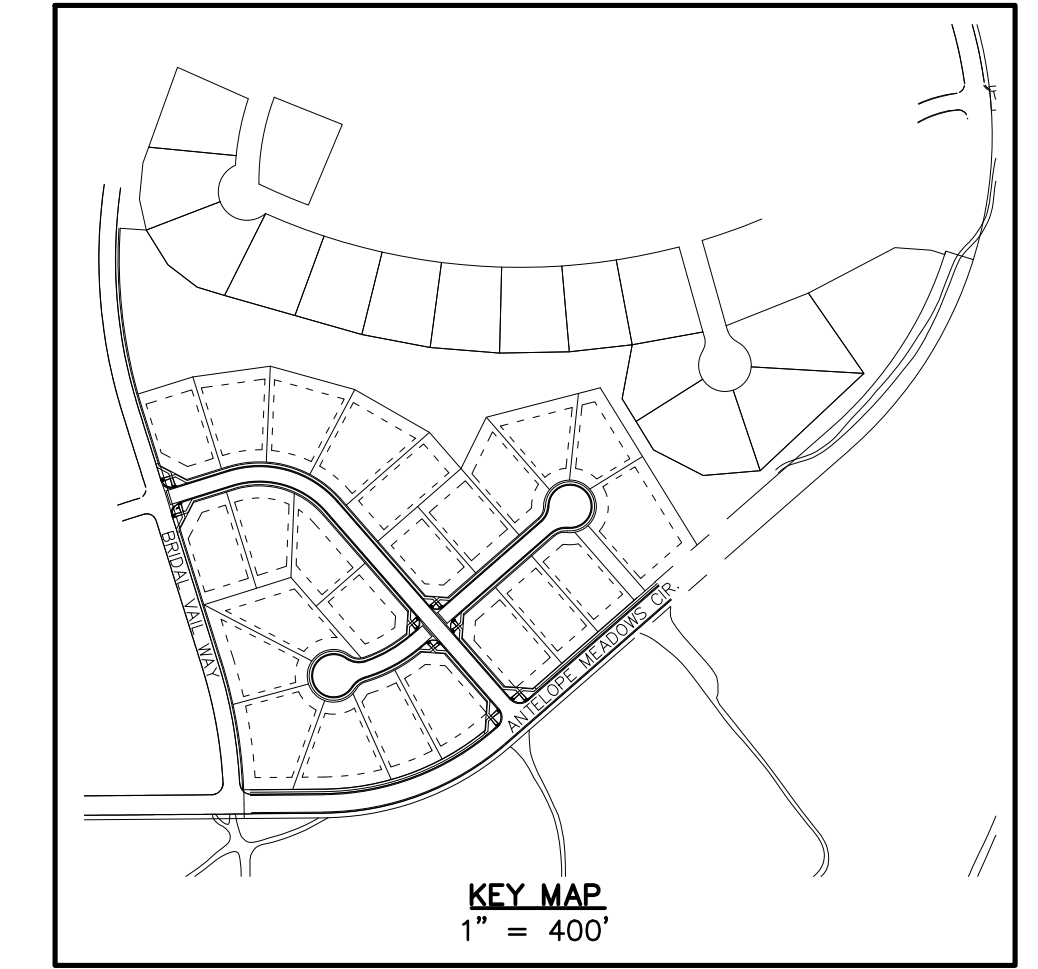


REVISIONS	FILE NO. 24004308-PLAN	DRAWN BY MSF	CHECK BY PSJ	JOB NO. 24004308
	DATE 07/10/2024			
1ST SUBMITTAL 08/16/2024				
SHEET 02 OF 04				

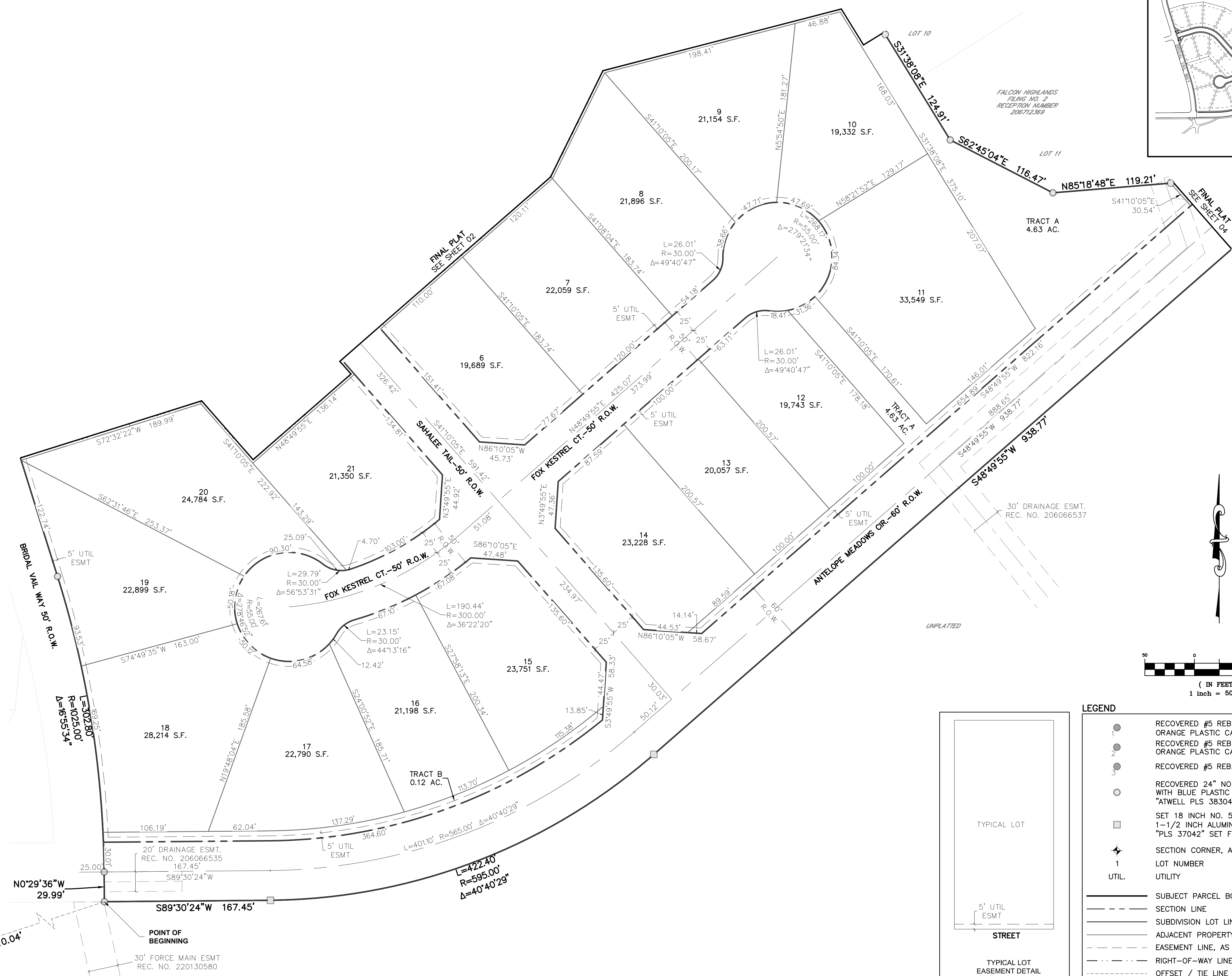
ATWELL
www.atwell-group.com
866.850.4200
143 UNION BOULEVARD SUITE 700
LARKSPUR, CO 80425
303.462.1100

FALCON HIGHLANDS SOUTH FILING NO. 1

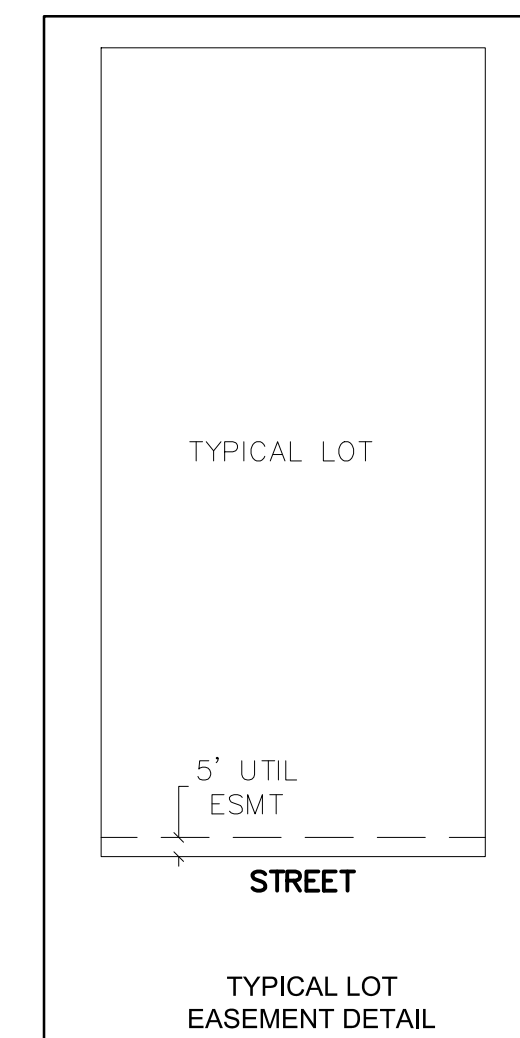
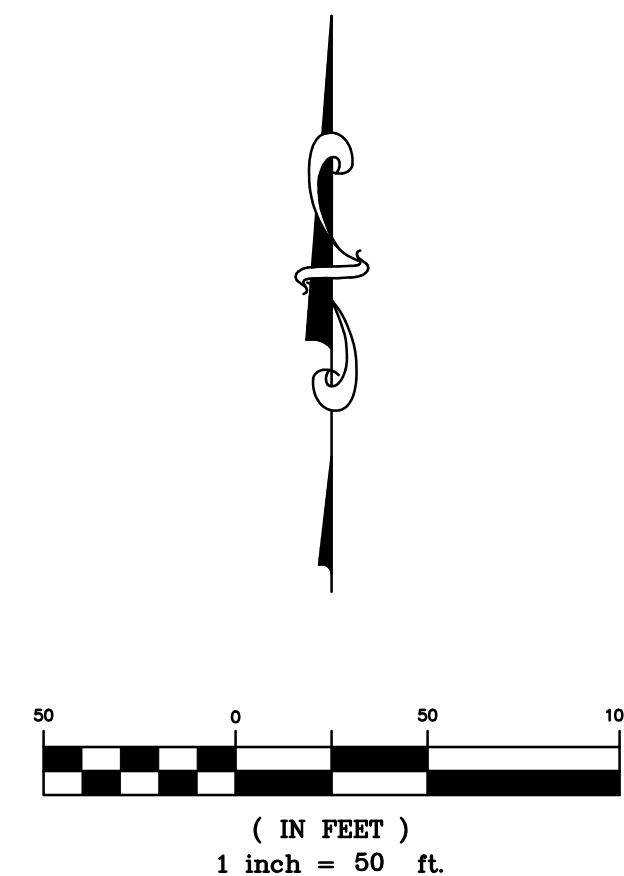
SITUATED IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



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



W LINE OF SW 1/4 SEC. 12
BASIS OF BEARINGS
N02°33'31"W 2627.59'



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
- 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

SHEET 03 OF 04

FILE NO: 24004308-PLAT
DATE: 07/10/2024
DRAWN BY: MSF
CHECK BY: PSJ
JOB NO: 24004308

REVISIONS
1ST SUBMITTAL 08/16/2024



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

S46°21'15"W 1710.04'
(TIE)

POINT OF BEGINNING
30' FORCE MAIN ESMT
REC. NO. 220130580

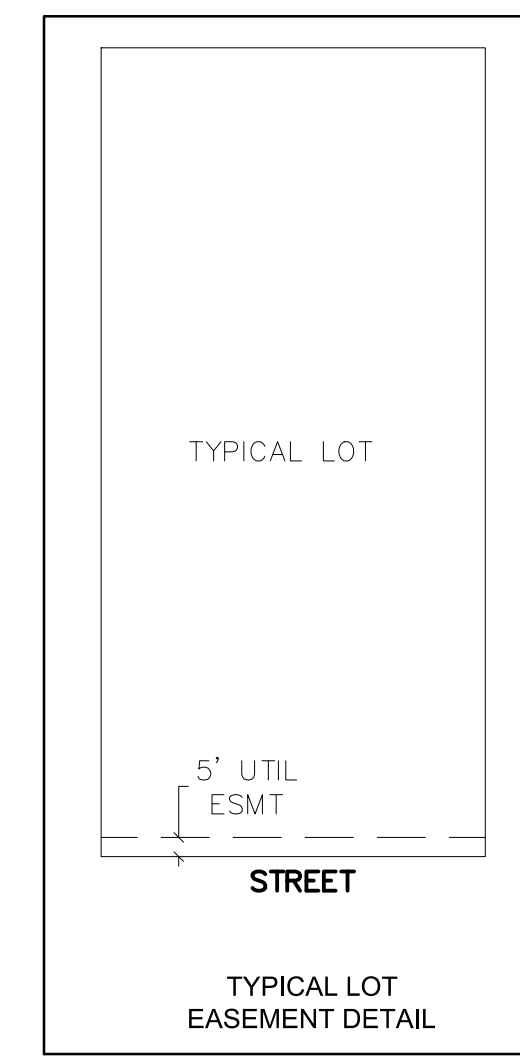
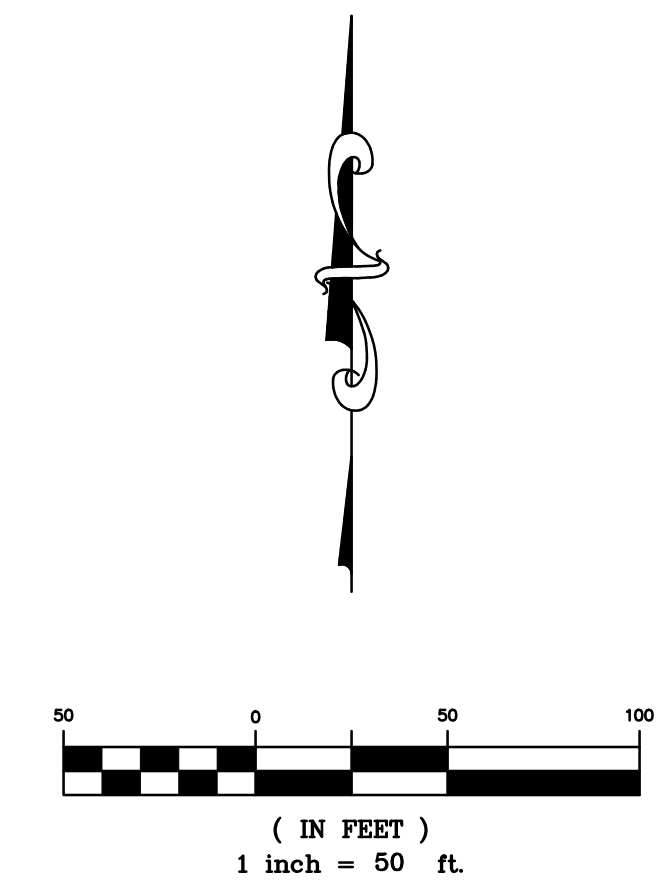
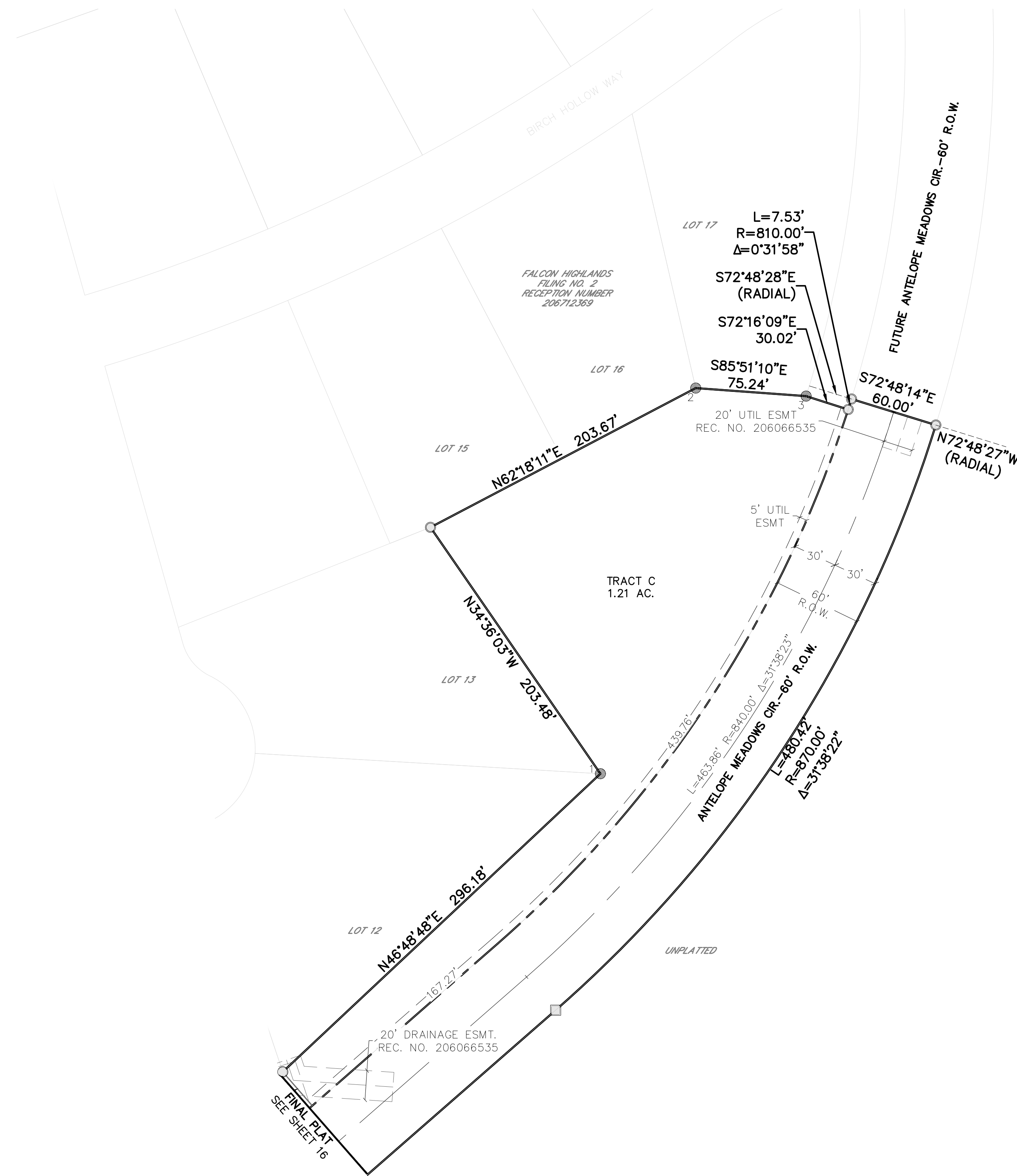
N0°29'36"W 29.99'

S89°30'24"W 167.45'

L=422.40
R=595.00
Δ=40°40'29"

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



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
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

SHEET	04	OF 04
FILE NO. 24004308-PLAT	DATE 07/10/2024	DRAWN BY MSF
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ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD SUITE 700
LARKSPRING, CO 80126