

FALCON HIGHLANDS SOUTH FILING NO. 1

SITUATED IN THE SOUTHWEST QUARTER OF 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;

COMMENCING 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 44°54'43" WEST 1,751.31 FEET;

THENCE ALONG THE EXTERIOR OF SAID FALCON HIGHLANDS FILING NO. 2, THE FOLLOWING (21) TWENTY–ONE COURSES:

1. ALONG THE ARC OF A 1,025.00 FOOT RADIUS NON–TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°14'54", WHOSE CHORD BEARS NORTH 09°47'43" WEST A DISTANCE OF 271.98 FEET, AND AN ARC LENGTH OF 272.79 FEET;
2. NORTH 17°24'20" WEST 554.86 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A 1,030 FOOT RADIUS TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°57'59" AND AN ARC LENGTH OF 376.91 FEET;
4. SOUTH 86°13'54" EAST 54.48 FEET;
5. SOUTH 31°51'00" EAST 85.17 FEET;
6. SOUTH 52°36'41" EAST 76.95 FEET;
7. SOUTH 73°19'02" EAST 65.73 FEET;
8. SOUTH 74°06'49" EAST 291.13 FEET;
9. SOUTH 79°13'17" EAST 145.07 FEET;
10. SOUTH 85°23'13" EAST 145.17 FEET;
11. NORTH 88°52'41" EAST 145.19 FEET;
12. NORTH 83°36'10" EAST 131.74 FEET;
13. SOUTH 10°35'23" WEST 114.54 FEET;
14. SOUTH 31°38'08" EAST 124.91 FEET;
15. SOUTH 62°45'04" EAST 116.47 FEET;
16. NORTH 85°18'48" EAST 119.21 FEET;
17. NORTH 46°48'48" EAST 296.18 FEET;
18. NORTH 34°36'03" WEST 203.48 FEET;
19. NORTH 62°18'11" EAST 203.67 FEET;
20. SOUTH 85°51'10" EAST 75.24 FEET;
21. SOUTH 72°16'09" EAST 30.02 FEET TO A POINT ON A NON–TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF AN 810.00 FOOT RADIUS NON–TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 31°06'25", WHOSE CHORD BEARS SOUTH 33°16'42" WEST A DISTANCE OF 434.38 FEET, AND AN ARC LENGTH OF 439.76 FEET;

THENCE SOUTH 48°50'47" WEST 954.89 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A 535.79 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 38°53'18" AND AN ARC LENGTH OF 363.66 FEET;

THENCE SOUTH 89°30'24" WEST 167.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.874 ACRES (909,268 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 SOUTH FILING NO. 1. 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

GEOLOGY AND SOILS NOTE:

1. A "SOILS AND GEOLOGY STUDY", FALCON HIGHLANDS, EL PASO COUNTY, COLORADO" (RMG – ROCKY MOUNTAIN GROUP, DATED OCTOBER 08, 2021; AMENDED DATED SEPTEMBER 07, 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 (ALSO AS 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. BASEMENT CONSTRUCTION SHALL NOT BE PERMITTED EXCEPT WHERE ONE OF THE FOLLOWING CONDITIONS APPLY:

- 1.1 BASED ON THE GEOTECHNICAL REPORT CONDUCTED, NO BASEMENTS OR CRAWLSPACES WILL BE ALLOWED FOR ANY PROPOSED LOTS.

- 1.2 A SITE SPECIFIC SUBSURFACE SOIL INVESTIGATION WILL BE REQUIRED FOR ALL PROPOSED RESIDENCES

- 1.3 REFER TO GENERAL NOTES 9 & 10 FOR ADDITIONAL GEOLOGY AND SOILS INFORMATION.

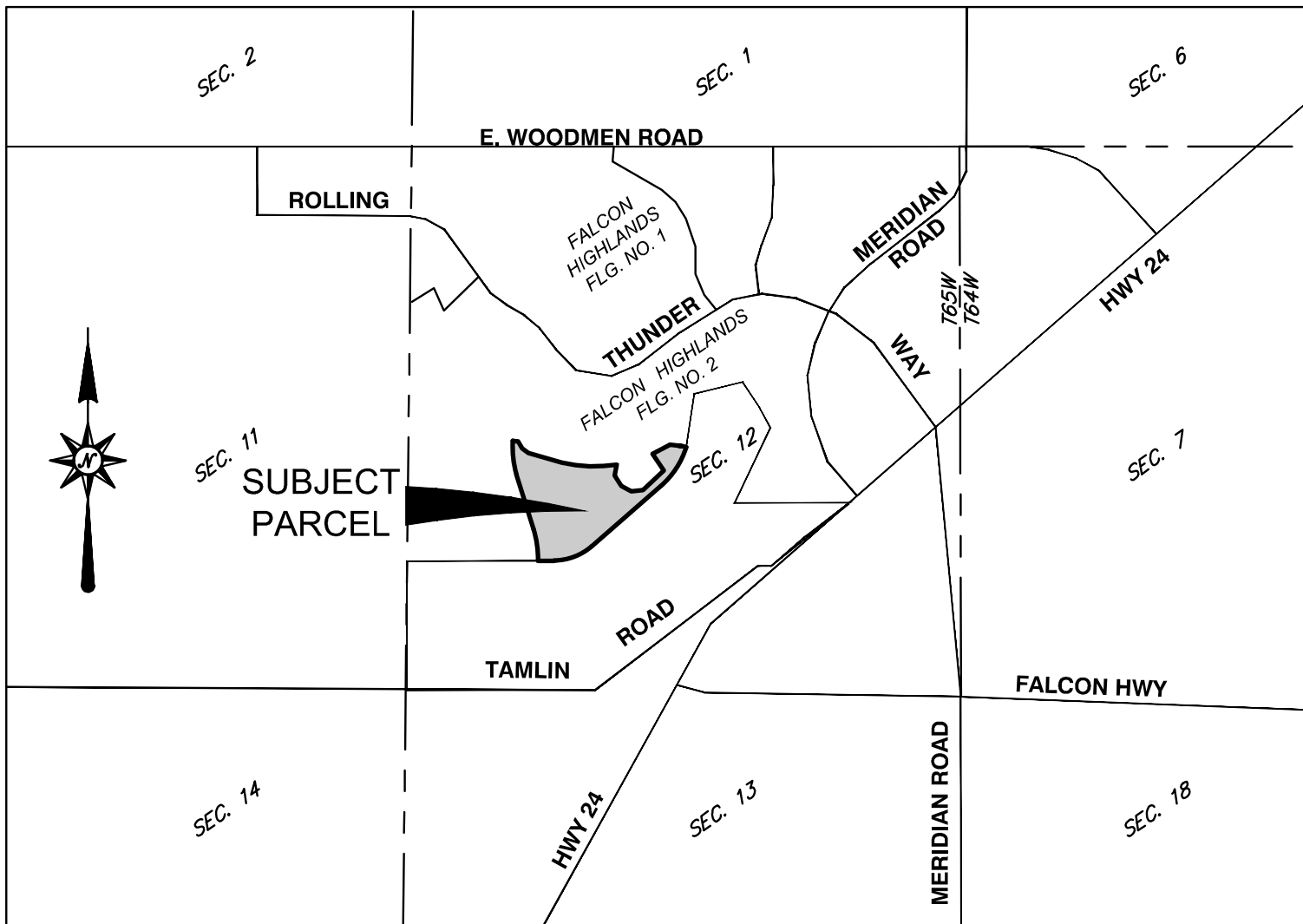
Delete this, as the notes should be incorporated herein

This part of the note is no longer needed because it's covered under Note 12.

A note regarding provision of gas service is no longer included. CSU provides gas service to the site. Please update the note accordingly.

these notes should be incorporated into the soils & geology note.

(CONTINUED ON NEXT SHEET)



VICINITY MAP
SCALE: NOT TO SCALE

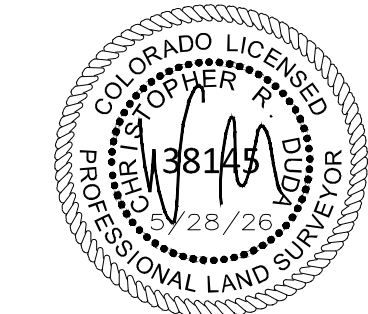
GENERAL NOTES:

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 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. LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. SUBJECT PARCEL CONTAINS 909,268 SQUARE FEET OR 20.874 ACRES, MORE OR LESS.
5. 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.
6. 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.
7. TRACTS A, B, C, D, AND E TO BE USED FOR PUBLIC IMPROVEMENTS, UTILITIES, DRAINAGE RUNOFF REDUCTION, AND LANDSCAPING AND IS OWNED AND MAINTAINED BY FALCON HIGHLANDS METROPOLITAN DISTRICT.
8. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
9. DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
10. UNDERDRAIN SYSTEM WILL BE PROVIDED AND MAINTAINED BY THE FALCON HIGHLANDS METRO–DISTRICT.
11. ALL PROPERTY WITH THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
12. ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH MVEA UTILITIES WILL BE GIVING UTILITY EASEMENT 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')

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 28TH DAY OF MAY, 2026



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. 1 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 _____

CLERK AND RECORDER CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, AND WAS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
EL PASO COUNTY CLERK AND RECORDER

FEES:

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

LAND USE SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
24 RESIDENTIAL LOTS	557,331	12.79	61.29
TRACTS	257,820	5.92	28.35
RIGHT–OF–WAY	94,117	2.16	10.35
TOTAL	909,268	20.874	100.00
GROSS DENSITY	1.02 UNITS/AC		
MINIMUM LOTS SIZE	19,000 S.F.		

TRACT SUMMARY CHART				
TRACT NAME	AREA (SF)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
TRACT A	190250.80	4.37	OPEN SPACE/DRAINAGE/UTILITY	FALCON HIGHLANDS METRO DISTRICT
TRACT B	5319.11	0.12	LANDSCAPE	FALCON HIGHLANDS METRO DISTRICT
TRACT C	52535.72	1.21	OPEN SPACE/DRAINAGE/UTILITY	FALCON HIGHLANDS METRO DISTRICT
TRACT D	5185.90	0.12	OPEN SPACE/DRAINAGE/UTILITY	FALCON HIGHLANDS METRO DISTRICT
TRACT E	4528.78	0.10	LANDSCAPE/PUBLIC IMPROVEMENT EASEMENT/DRAINAGE/UTILITY	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
6200 S SYRACUSE WAY #475
GREENWOOD VILLAGE, COLORADO 80111
CHRISTOPHER RAYMOND DUDA, PLS
(303) 462–1100

ENGINEER:

ATWELL, LLC
6200 S SYRACUSE WAY #475
GREENWOOD VILLAGE, COLORADO 80111
DANIEL MADRUGA, P.E.
(303) 462–1100

FILE NUMBER: SF2418

REVIEWS		SHEET 01 OF 04	FILE NO. 24004308-PLAT
1ST SUBMITTAL	08/16/2024		
2ND SUBMITTAL	07/17/2024		
3RD SUBMITTAL	05/28/2025		
4TH SUBMITTAL	05/28/2025		
5TH SUBMITTAL	06/27/2025		
6TH SUBMITTAL	09/08/2025		
7TH SUBMITTAL	10/16/2025		
8TH SUBMITTAL	05/28/2026	DRAWN BY CHECK BY JOB NO. 24004308	FILE NO. 24004308-PLAT



FALCON HIGHLANDS SOUTH FILING NO. 1

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

GENERAL NOTES:

(CONTINUED FROM PREVIOUS SHEET)

- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE SUBDIVIDER(S) AGGRESS 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. 24-377), 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.
- THERE SHALL BE NO DIRECT LOT ACCESS TO ANTELOPE MEADOWS CIRCLE OR BRIDAL VAIL WAY.
- WATER SERVICE PROVIDED BY FALCON HIGHLANDS METROPOLITAN DISTRICT. 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. ALL SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WOODMEN HILLS METROPOLITAN DISTRICT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. UNLESS OTHERWISE INDICATED, ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- PER THE ADDENDUM TO SOILS AND GEOLOGY STUDY DATED, MARCH 27, 2025 NO BASEMENTS ARE PERMITTED ON SITE.
- TRACT E OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE FALCON HIGHLANDS METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- DUE TO HIGH GROUND WATER IN THE AREA, AN UNDERDRAIN SYSTEM WILL BE PROVIDED FOR EACH LOT AND WILL UTILIZE AN NDS FLO-WELL SYSTEM.
- EACH INDIVIDUAL LOT WITHIN THE SITE SHALL BE PROVIDED WITH ITS OWN NDS FLO-WELL SYSTEM.
- THE OWNER SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF THE FLO-WELL SYSTEM.

Note 24 appears to restate Note 9. Notes 10, 25, and 26 should provide more specificity as to what improvements are actually owned and maintained by the lot owners vs. the district for clarity.

For ease of understanding, these notes can (and should) be incorporated into the soils & geology note on the first page.

OWNER:

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

SURVEYOR:

ATWELL, LLC
6200 S SYRACUSE WAY #475
GREENWOOD VILLAGE, COLORADO 80111
CHRISTOPHER RAYMOND DUDA, PLS
(303) 462-1100

ENGINEER:

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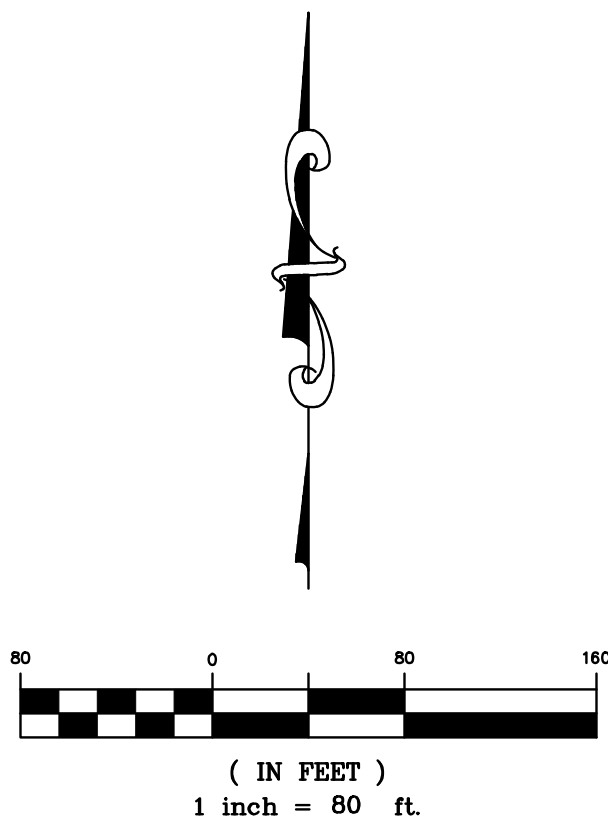
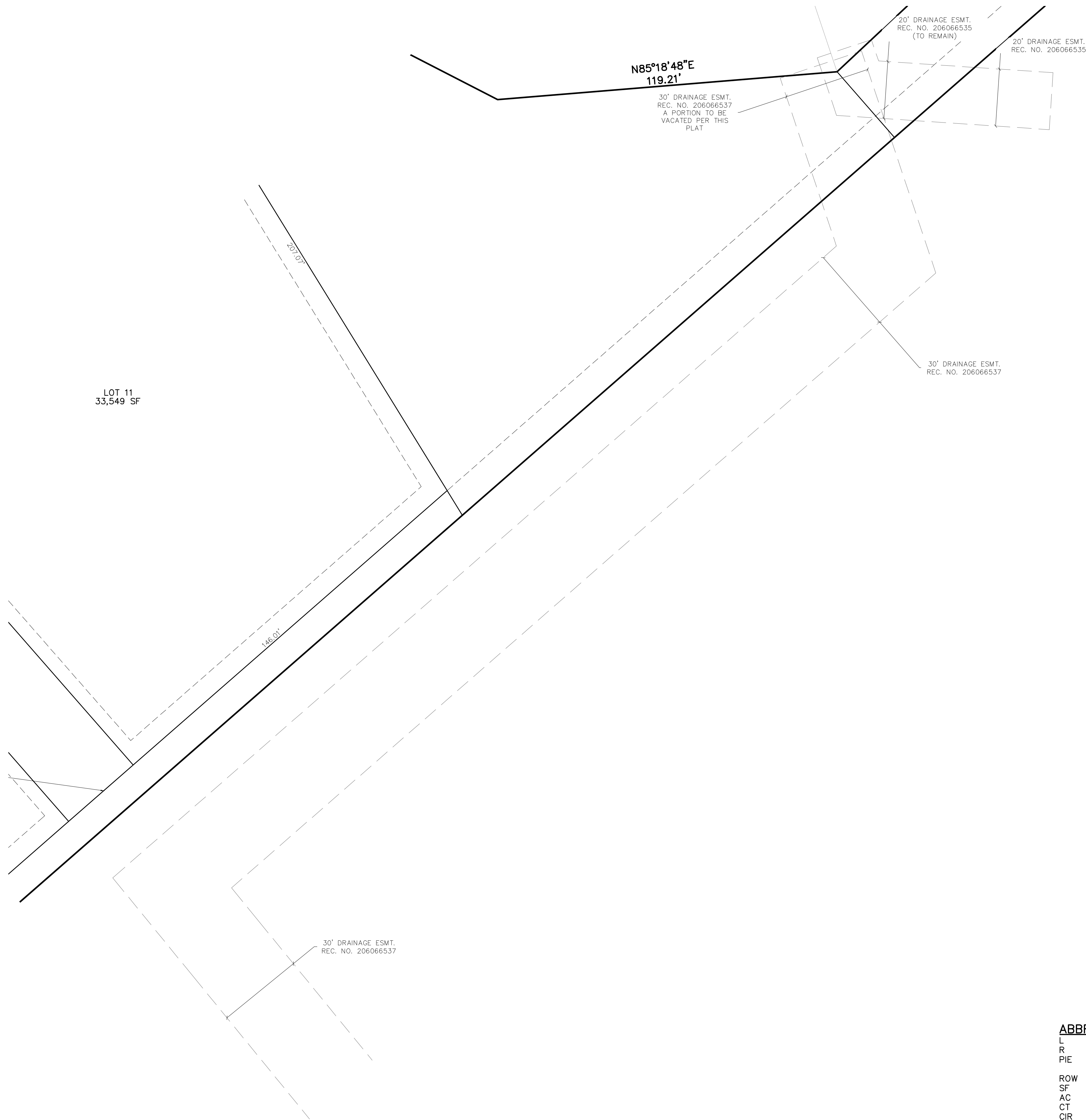
FILE NUMBER: SF2418

REVISIONS	1ST SUBMITTAL 08/16/2024	SHEET 02 OF 04	FILE NO. 24004308-PLAT DATE 07/10/2024 DRAWN BY CRD/AS CHECK BY CRD/AS JOB NO. 24004308
	2ND SUBMITTAL 07/17/2024		
	3RD SUBMITTAL 07/17/2024		
	4TH SUBMITTAL 05/28/2025		
	5TH SUBMITTAL 06/27/2025		
	6TH SUBMITTAL 09/08/2025		
	7TH SUBMITTAL 10/16/2025		
	8TH SUBMITTAL 05/28/2026		
ATWELL 866.850.4200 www.atwell.com 6200 S SYRACUSE WAY #475 GREENWOOD VILLAGE, CO 80111 303.462.1100			
COLORADO LICENSED SURVEYOR 38145 28/26 PROFESSIONAL LAND SURVEYOR			

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



FALCON HIGHLANDS SOUTH FILING NO. 1
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



REVISIONS	
1ST SUBMITTAL 08/16/2024	
2ND SUBMITTAL 07/07/2024	
3RD SUBMITTAL 07/15/2024	
4TH SUBMITTAL 05/28/2025	
5TH SUBMITTAL 06/27/2025	
6TH SUBMITTAL 09/08/2025	
7TH SUBMITTAL 10/16/2025	
8TH SUBMITTAL 05/28/2026	

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 NAIL AND 1-1/4" BRASS WASHER STAMPED "PLS 38145" IN CONCRETE FENCE POST BASE
	RECOVERED NAIL AND 1" BRASS WASHER STAMPED "PLS 38304"
	SET 18 INCH NO. 5 REBAR WITH 1-1/4 INCH RED PLASTIC CAP STAMPED "PLS 38145" SET FLUSH WITH GROUND
	SECTION CORNER, AS NOTED
LOT 1	LOT NUMBER
	VACATED EASEMENT AS DESCRIBED
	SUBJECT PARCEL BOUNDARY LINE
	SECTION LINE
	SUBDIVISION LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE, AS NOTED
	RIGHT-OF-WAY LINE
	OFFSET / TIE LINE

ABBREVIATIONS
L LENGTH
R RADIUS
PIE PUBLIC IMPROVEMENT
EASEMENT
ROW RIGHT-OF-WAY
SF SQUARE FEET
AC ACRES
CT COURT
CIR CIRCLE

SHEET
04
OF 04

FILE NO.24004308-PLAT
DATE 07/10/24
DRAWN BY CRD/AS
CHECK BY CRD/AS
JOB NO.24004308

1ST SUBMITTAL 08/16/2024	
2ND SUBMITTAL 07/07/2024	
3RD SUBMITTAL 07/15/2024	
4TH SUBMITTAL 05/28/2025	
5TH SUBMITTAL 06/27/2025	
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7TH SUBMITTAL 10/16/2025	
8TH SUBMITTAL 05/28/2026	

ATWELL

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GREENWICH, CO 80111
303.482.1100

COLORADO LICENSED
SURVEYOR
138145
28/26
PROFESSIONAL LAND SURVEYOR

Arrow (1)

→ 12.

Planner (10)

A note regarding provision of gas service is no longer included. CSU provides gas service to the site. Please update the note accordingly.

A note regarding provision of gas service is no longer included. CSU provides gas service to the site. Please update the note accordingly.

1. **RESEARCH AND ANALYSIS** - Conduct research and analysis to identify potential threats and vulnerabilities.

2. **PLANNING** - Develop plans and procedures to protect information systems and data.

3. **IMPLEMENTATION** - Implement security measures and controls to protect information systems and data.

4. **MONITORING AND MAINTENANCE** - Monitor security measures and controls to ensure they are effective and up-to-date.

5. **INCIDENT RESPONSE** - Respond to security incidents and breaches in a timely and effective manner.

6. **COMPLIANCE** - Ensure compliance with applicable laws, regulations, and standards.

7. **TRAINING AND AWARENESS** - Provide training and awareness to personnel to ensure they understand security risks and how to prevent them.

8. **Documentation** - Maintain accurate and up-to-date documentation of security measures and controls.

9. **Communication** - Communicate security risks and incidents to management and other stakeholders.

10. **Continuous Improvement** - Regularly review and improve security measures and controls to adapt to changing threats and vulnerabilities.

6. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, TO THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF REVENUE AND THE U.S. FISH AND WILDLIFE SERVICE IT RELATES TO THE LISTED SPECIES.
7. TRACTS A, B, C, D, AND E TO BE USED FOR PUBLIC LANDSCAPING AND IS OWNED AND MAINTAINED BY FV.
8. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE CITY OF DENVER. SEE THE CITY OF DENVER RULES, REGULATIONS, AND SPECIFICATIONS. THE SURVEY ALSO LOT, TRACT OR BUILDING SITE.
9. DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUR SYSTEM.
10. UNDERDRAIN SYSTEM WILL BE PROVIDED AND MAINTAINED BY THE CITY OF DENVER.
11. ALL PROPERTY WITH THIS SUBDIVISION IS WITHIN THE CITY OF DENVER. AS SUCH, IS SUBJECT TO A MIN. LEVEL, PLASTER FINISHING CONSTRUCTION OF SPECIFIED IMPROVEMENTS.

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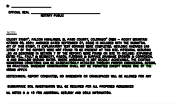
423. ...

This part of the note is no longer needed because it's covered under Note 12.

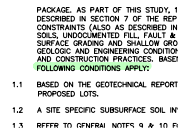
[illegible]

Note 24 appears to restate Note 9. Notes 10, 25, and 26 should provide more specificity as to what improvements are actually owned and maintained by the lot owners vs. the district for clarity.

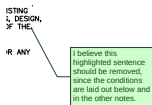
For ease of understanding, these notes can (and should) be incorporated into the soils & geology note on the first page.



Subject: Planner
Page Label: [1] PLAT COVER
Author: Ryan Howser
Date: 7/8/2026 11:19:26 AM
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Subject: Planner
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Subject: Planner
Page Label: [1] PLAT COVER
Author: Ryan Howser
Date: 7/8/2026 11:19:55 AM
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I believe this highlighted sentence should be removed, since the conditions are laid out below and in the other notes.



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Page Label: [1] PLAT COVER
Author: Ryan Howser
Date: 7/8/2026 1:33:51 PM
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Delete this, as the notes should be incorporated herein



Subject: Planner
Page Label: [1] PLAT COVER
Author: Ryan Howser
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these notes should be incorporated into the soils & geology note.