

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°48'48" 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°11'10" 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 33°00'44" WEST, HAVING A CENTRAL ANGLE OF 31°38'22" AND AN ARC LENGTH OF 480.42 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 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)
)SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY: _____ AS: _____

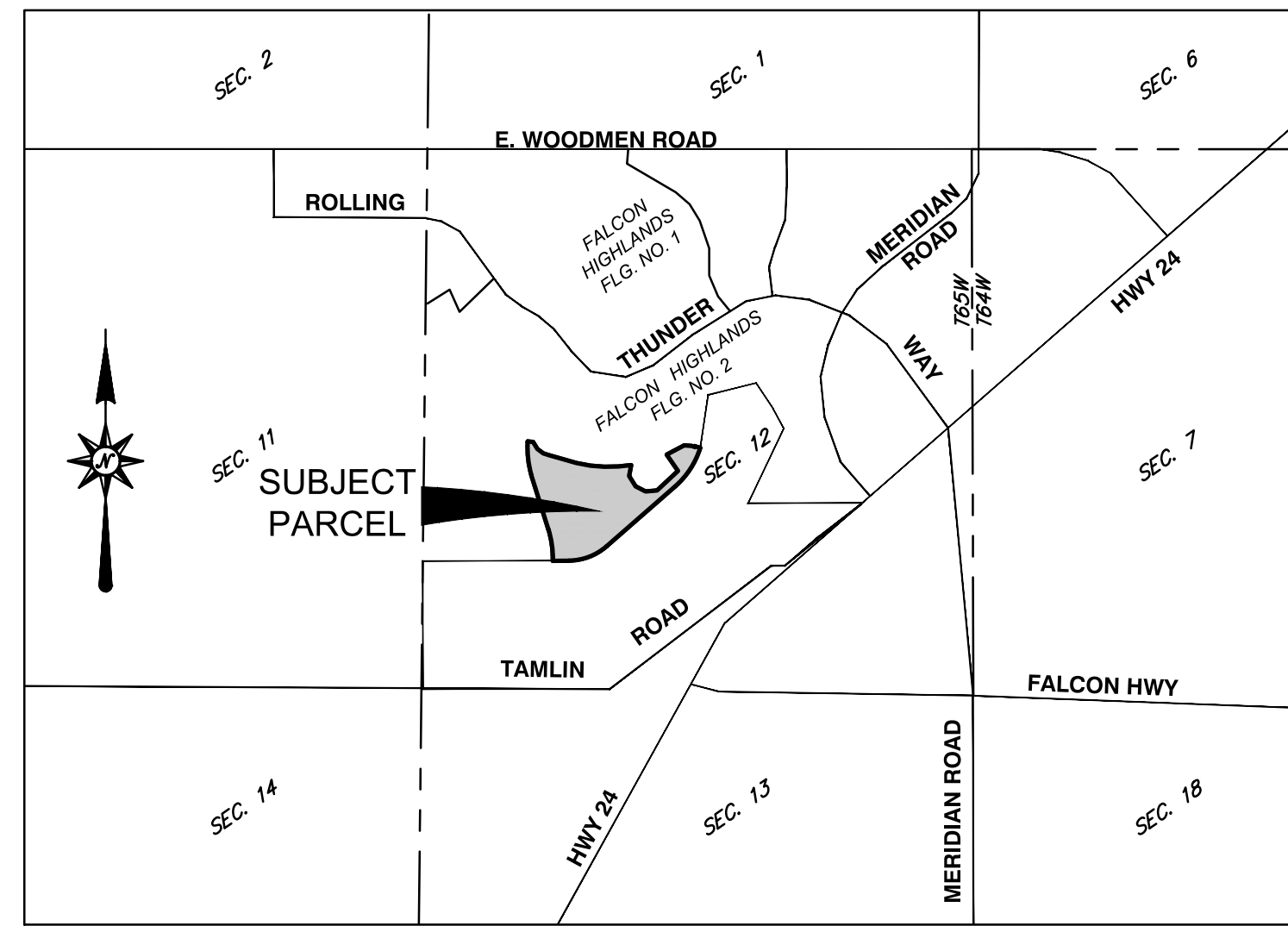
MY COMMISSION EXPIRES: _____

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. IN AREAS WHERE BASEMENTS ARE PROPOSED, AN UNDERDRAIN PLACED AT THE BOTTOM OF SANITARY SEWER TRENCHES WITHIN DRIVE LANES MAY HELP REDUCE THE IMPACT OR GROUNDWATER ON BASEMENT SUITABILITY. BASEMENT CONSTRUCTION SHOULD BE LIMITED EXCEPT WHERE ONE OF THE FOLLOWING CONDITIONS APPLY:

- 1.1 UNDERDRAINS ARE INSTALLED AT THE BOTTOM OF SANITARY SEWER TRENCHES WITHIN DRIVE LANES.
- 1.2 UNDERDRAIN SYSTEM WILL BE PROVIDED AND MAINTAINED BY THE FALCON HIGHLANDS METRO-DISTRICT.



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. A SMALL PORTION OF THIS PROPERTY IS LOCATED WITHIN AN "AE" DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER "08041C0561G AND 08041C0545G", EFFECTIVE DATE 'DECEMBER 07, 2018'.
4. SAHLEE 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. SUBJECT PARCEL CONTAINS 1,027,669 SQUARE FEET OR 23.592 ACRES, MORE OR LESS.
7. 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.
8. 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.
9. TRACTS A AND C TO BE USED FOR LANDSCAPING AND RUNOFF REDUCTION 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.
10. GAS AND ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
11. DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
12. 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.
13. 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.
14. 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')
16. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
17. 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. 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.
18. 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.
19. 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.
20. 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.
21. WASTEWATER SERVICE PROVIDED BY WOODMEN HILLS METROPOLITAN DISTRICT.

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____

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 _____, 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	54.23
TRACTS	257,918	5.92	25.10
RIGHT-OF-WAY	212,421	4.88	20.67
TOTAL	1,027,669	23.592	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	200047.96	4.59	OPEN SPACE/DRAINAGE/UTILITY	METRO DISTRICT
TRACT B	5319.11	0.12	OPEN SPACE/DRAINAGE/UTILITY	METRO DISTRICT
TRACT C	52539.28	1.21	OPEN SPACE/DRAINAGE/UTILITY	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
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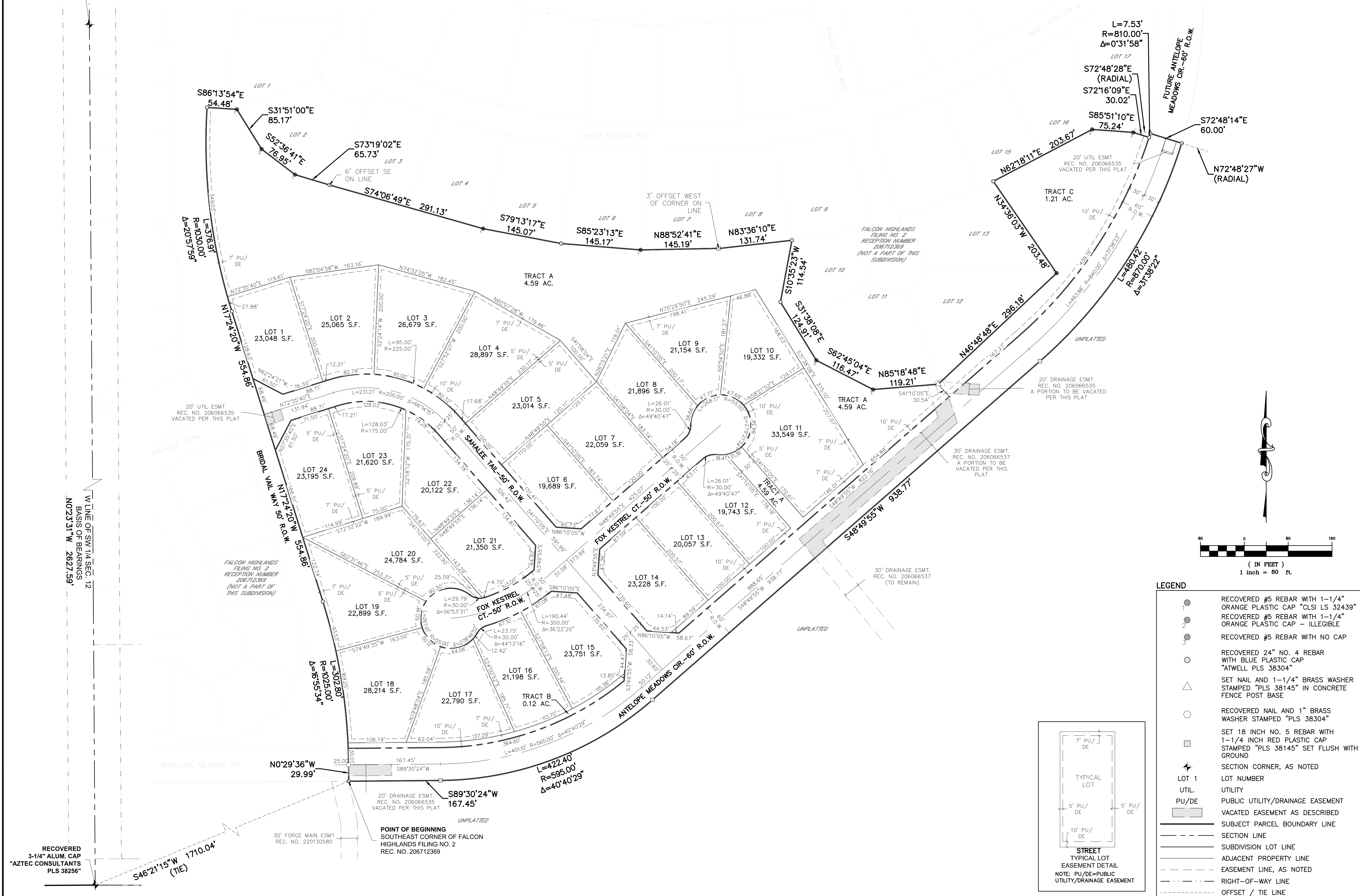
REVISIONS	1ST SUBMITTAL 08/16/2024	SHEET 01 OF 03	FILE NO. 24004308-PLAT	DATE 07/10/2024	DRAWN BY CRD/AS	CHECK BY CRD/AS	JOB NO. 24004308
	2ND SUBMITTAL 10/21/2024						

ATWELL
www.atwell-group.com
866.850.4200
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, COLORADO 80228
PH: 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"



SHEET 02 OF 03	
FILE NO. 24004308-PLAT	DATE 07/10/2024
DRAWN BY RFR	CHECKED BY CRD/AS
JOB NO. 24004308	

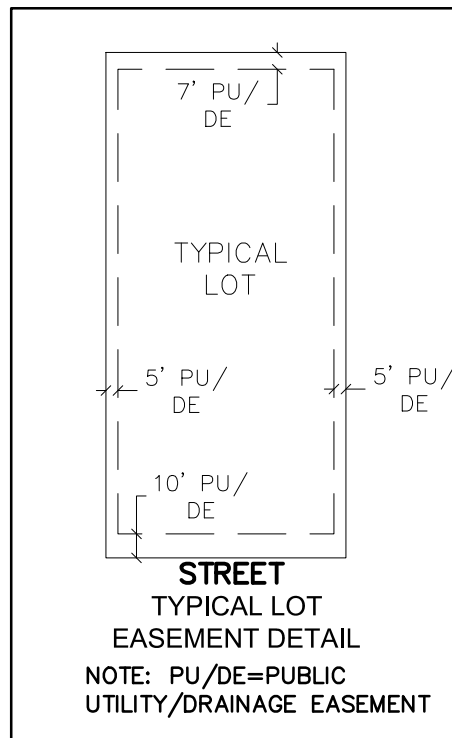
ATWELL
www.atwell-group.com
866.850.4200
143 UNION BOULEVARD, SUITE 700
LARGO, CO 80045

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

W LINE OF SW 1/4 SEC. 12
BASIS OF BEARINGS
N07°23'31"W 2627.59'

S46°21'15"W (TIE)
1710.04'

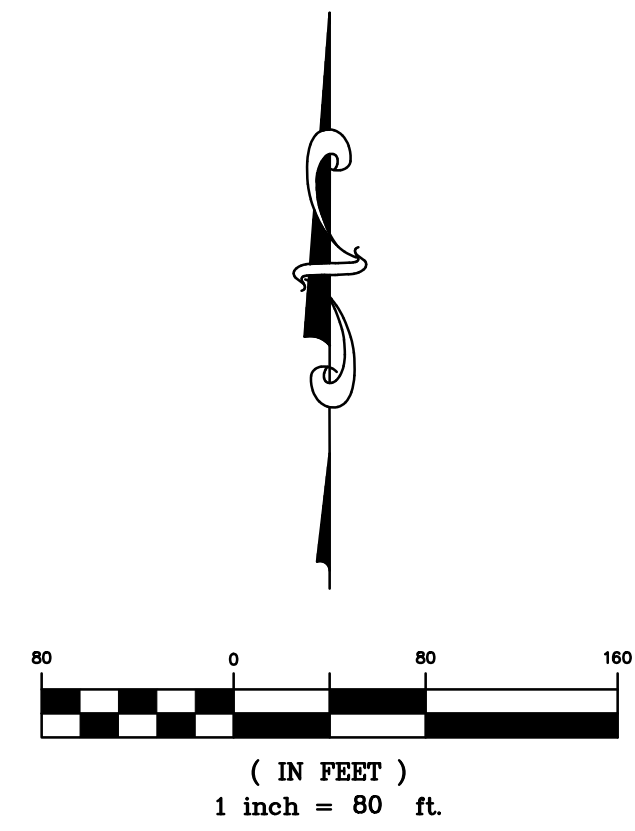
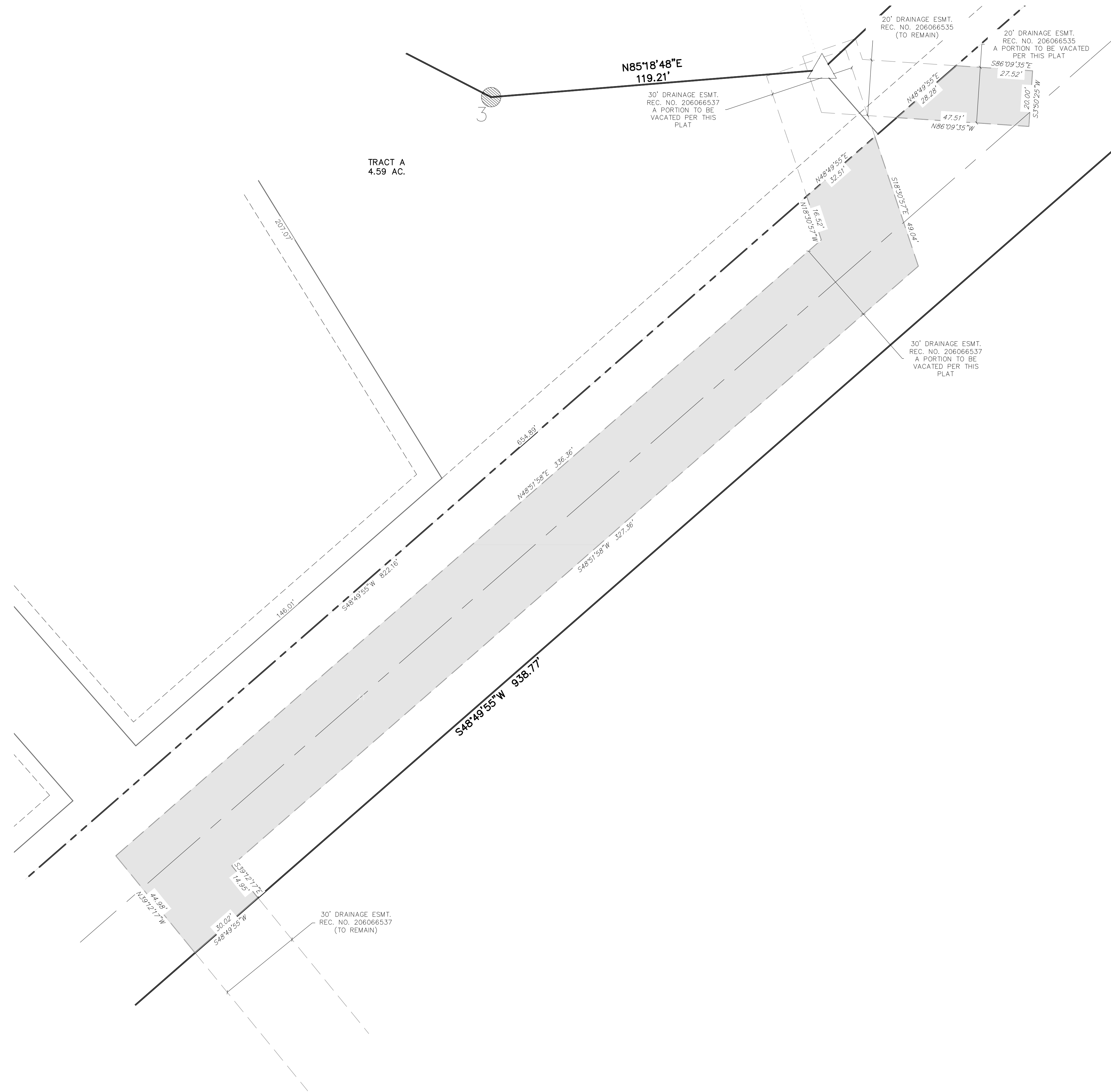
POINT OF BEGINNING
SOUTHEAST CORNER OF FALCON
HIGHLANDS FILING NO. 2
REC. NO. 206712369



- 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 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
 - UTIL. UTILITY
 - PU/DE PUBLIC UTILITY/DRAINAGE EASEMENT
 - ▭ 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

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
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◆	SECTION CORNER, AS NOTED
LOT 1	LOT NUMBER
UTIL.	UTILITY
PU/DE	PUBLIC UTILITY/DRAINAGE EASEMENT
▭	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

SHEET	03	OF 03
FILE NO. 24004308-PLAT	DATE 07/10/2024	DRAWN BY CRD/AS
1ST SUBMITTAL 08/16/2024	CHECK BY CRD/AS	JOB NO. 24004308
2ND SUBMITTAL 10/21/2024		

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