

Steve Schleiker
05/15/2026 10:15:09 AM
Doc \$0.00 3
Rec \$43.00 Pages

El Paso County, CO



226715676

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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OWLET PLACE FILING NO 2 SUBDIVISION EXEMPTION

Name of Plat

MIKE AND BRITTANY TEXER

Owner's Name

Subdivision



Condominium



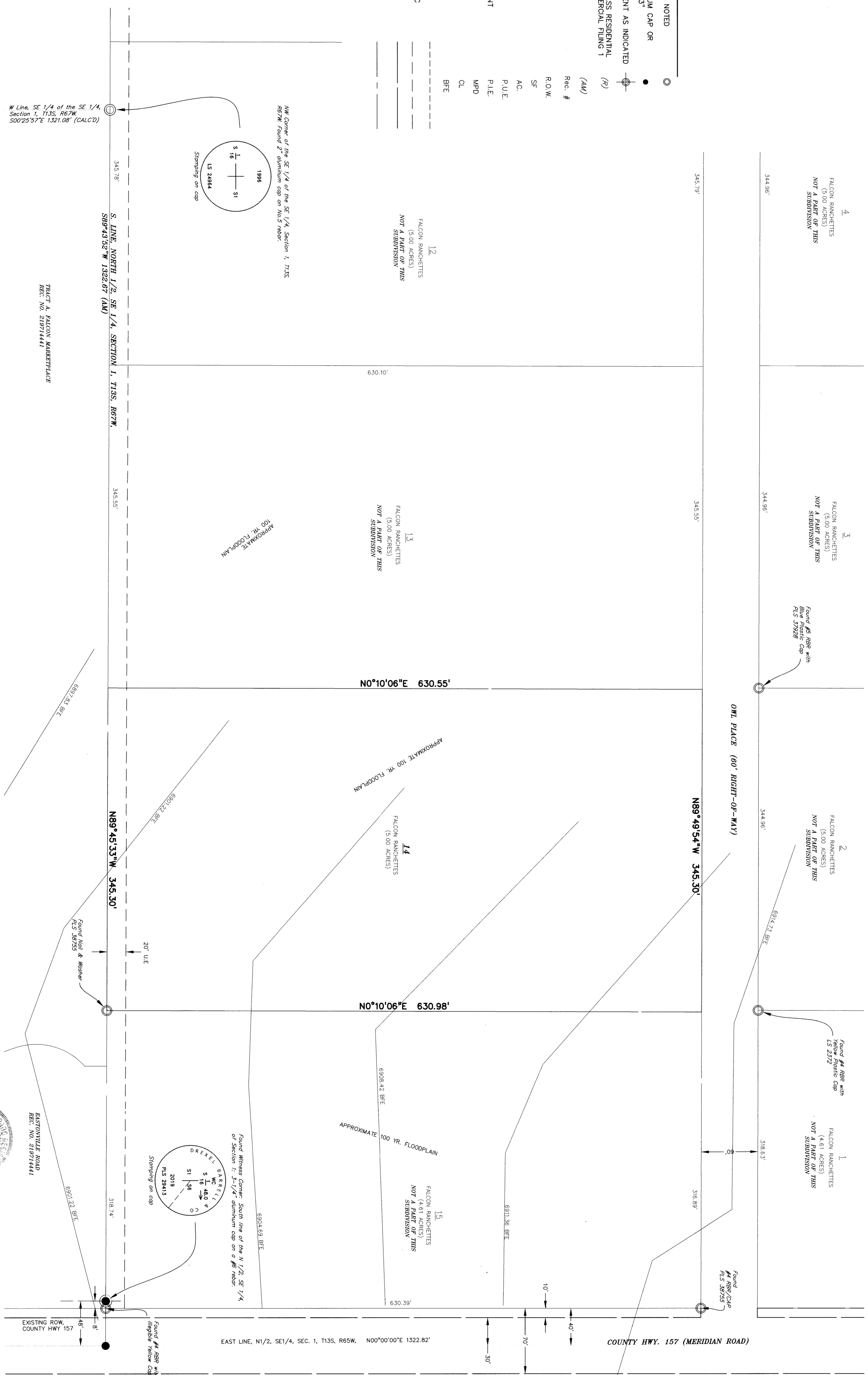
OWLET PLACE FILING NO. 1 SUBDIVISION EXEMPTION

15676

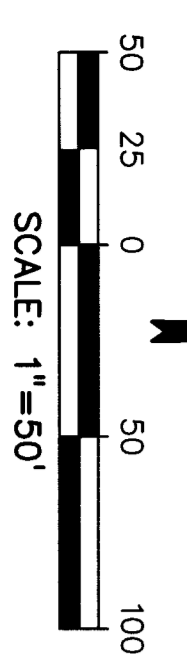
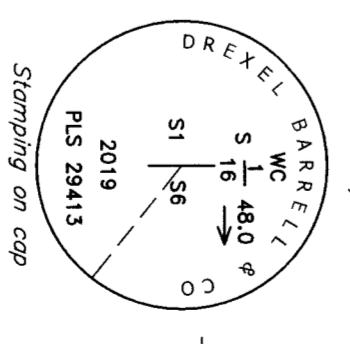
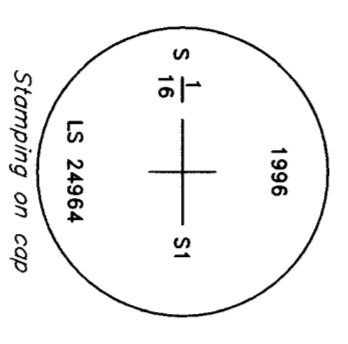
A REPLAT OF LOT 14, FALCON RANCHETTES, PLAT BOOK V-2, PAGE 15,
 LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- SET #9 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLUS 37913"
- ⊕ SECTION CORNER/REF MONUMENT AS INDICATED
- REC'D DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1
- (AM) MEASURED DIMENSION
- Rec # RECEPTION NUMBER
- R.O.W. RIGHT OF WAY
- SF SQUARE FEET
- AC. ACRE(S)
- P.U.E. PUBLIC UTILITY EASEMENT
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- MPD MERIDIAN PARK DRIVE
- CL CENTERLINE
- BFE BASE FLOOD ELEVATION
- EXISTING EASEMENT
- PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT
- EXISTING R.O.W.
- CENTERLINE PROPOSED ROAD
- 100 YR. FLOODPLAIN



W Line, SE 1/4 of the SE 1/4, Section 1, T13S, R67W, 500°25'57"E 1321.08' (CALCD)
 NW Corner of the SE 1/4 of the SE 1/4, Section 1, T13S, R67W, Found 2" aluminum cap on No.9 rebar.
 S LINE, NORTH 1/2, SE 1/4, SECTION 1, T13S, R67W, 589°43'52"W 1322.67' (AM)
 TRACT 4, FALCON MARKETPLACE, REC. NO. 21971441



CURRENTLY EXISTING
 PLAT #3800



PCD FILE: EX243

MARCH 18, 2026
DREXEL BARRELL & CO.
 Engineers - Surveyors
 101 SAHAWATCH STREET, SUITE 100
 COLORADO SPRINGS, COLORADO 80905
 (719) 260-0887

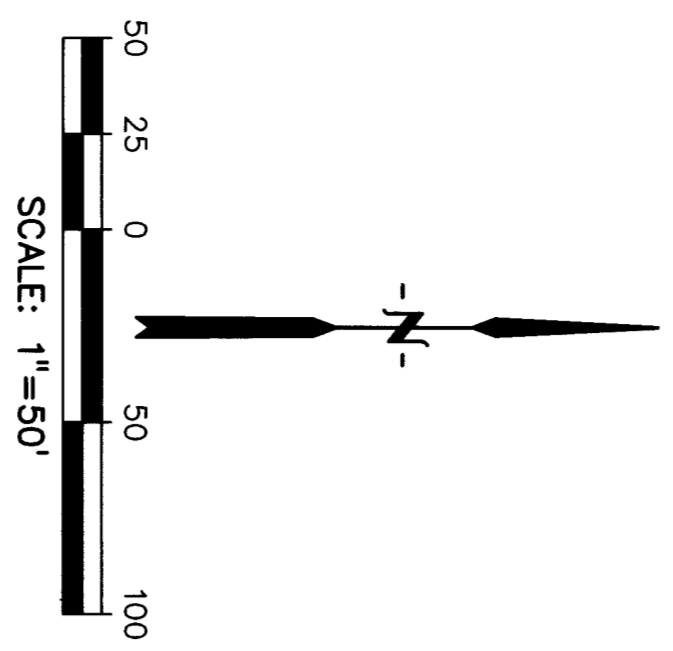
OWLET PLACE FILING NO. 1 SUBDIVISION EXEMPTION

15676

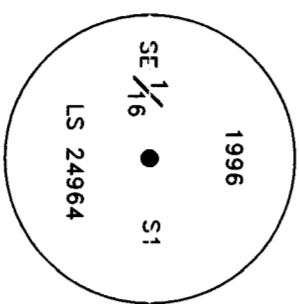
A REPLAT OF LOT 14, FALCON RANCHETTES, PLAT BOOK V-2, PAGE 15, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

○	FOUND SURVEY MONUMENT AS NOTED
●	SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 37913"
⊕	SECTION CORNER/REF MONUMENT AS INDICATED
(R)	RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1
(AM)	MEASURED DIMENSION
Rec. #	RECEPTION NUMBER
R.O.W.	RIGHT OF WAY
SF	SQUARE FEET
AC.	ACRES
P.U.E.	PUBLIC UTILITY EASEMENT
P.I.E.	PUBLIC IMPROVEMENT EASEMENT
MVEA	MOUNTAIN VIEW ELECTRIC ASSOCIATION
MFD	MERIDIAN PARK DRIVE
CL	CENTERLINE
BFE	BASE FLOOD ELEVATION
---	EXISTING EASEMENT
---	PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT
---	EXISTING R.O.W.
---	CENTERLINE PROPOSED ROAD
---	100 YR. FLOODPLAIN



W Line, SE 1/4 of the SE 1/4, Section 1, T13S, R65W, N0025'57"W



Stamping on cap
NW Corner of the SE 1/4 of the SE 1/4, Section 1, T13S, R65W, found a 1/2" aluminum cap on No. 5 rebar.

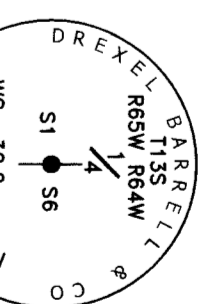
12
FALCON RANCHETTES
NOT A PART OF THIS
SUBDIVISION

13
FALCON RANCHETTES
NOT A PART OF THIS
SUBDIVISION
OWNER: WILLIAM C. GARRETT

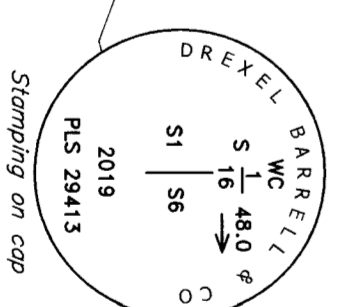
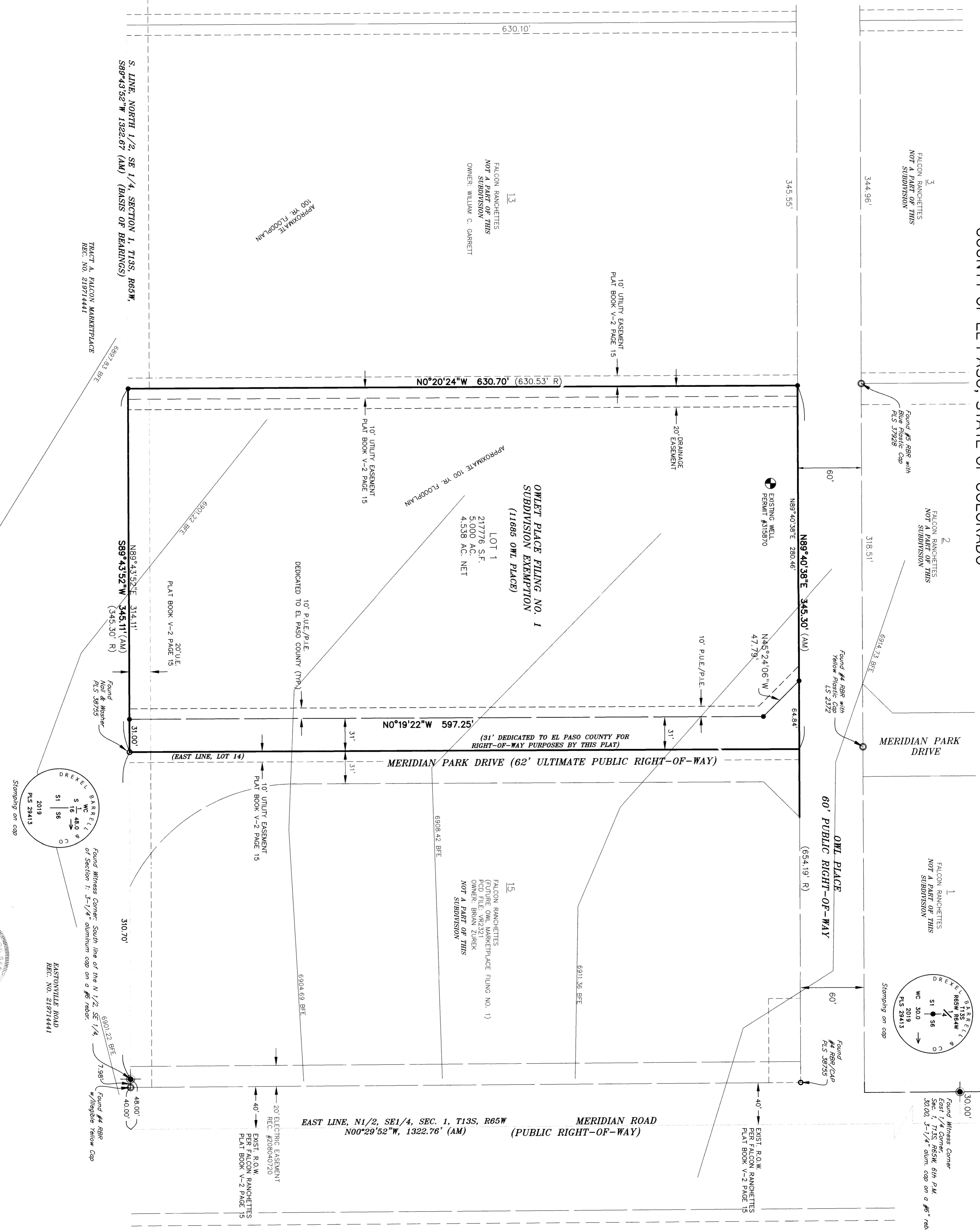
2
FALCON RANCHETTES
NOT A PART OF THIS
SUBDIVISION

2
FALCON RANCHETTES
NOT A PART OF THIS
SUBDIVISION

1
FALCON RANCHETTES
NOT A PART OF THIS
SUBDIVISION



Found 1/4" Corner
East 1/4 Corner, SW 1/4, P.M.
30.00', 1-1/4" diam. cap on a #5 rebar.



Stamping on cap
Found Witness Corner, South line of the N 1/2, SE 1/4, of Section 1; 1-1/4" aluminum cap on a #5 rebar.

EASTVILLE ROAD
REC. NO. 21971441

Found #4 RBB
w/illigible yellow cap

PROPOSED EXEMPTION PLAT

PCD FILE: EX243



MARCH 18, 2026
DREXEL, BARRELL & CO.
Engineers & Surveyors
101 SAWATCH STREET, SUITE 100
COLORADO SPRINGS, COLORADO 80905
(719) 260-0887
Job No. 21811-01 Drawing: 21811-01 REPLAT.AMG

Sheet 3 of 3