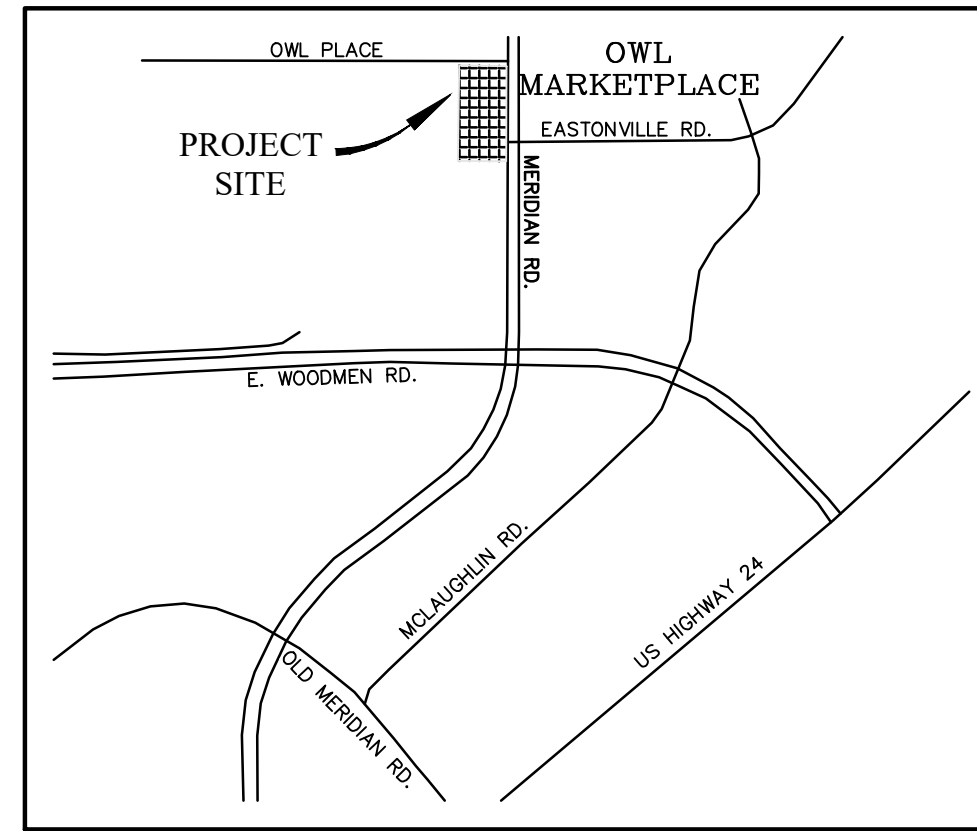


# OWLET PLACE FILING NO. 1 SUBDIVISION EXEMPTION

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



Vicinity Map  
 Scale: NTS

**BE IT KNOWN BY THESE PRESENTS:**

THAT MIKE AND BRITTANY TEXER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**LEGAL DESCRIPTION (See Survey Note #4):**

A PARCEL OF LAND IN THE NORTH ONE-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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 14, FALCON RANCHETTES, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK V-2, PAGE 15 OF THE RECORDS OF EL PASO COUNTY, COLORADO, CONTAINING 5.00 ACRES, MORE OR LESS.

**OWNERS 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 ONE (1) LOT, PUBLIC EASEMENTS AND PUBLIC RIGHT-OF-WAY FOR PUBLIC IMPROVEMENTS, UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME OF "OWLET PLACE FILING NO. 1 SUBDIVISION EXEMPTION".

ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE 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 AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

**IN WITNESS THEREOF:**

THE AFOREMENTIONED, MIKE D. TEXER, HAS EXECUTED THIS INSTRUMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

BY: \_\_\_\_\_  
 MIKE D. TEXER

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

BY: \_\_\_\_\_ MIKE D. TEXER

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**IN WITNESS THEREOF:**

THE AFOREMENTIONED, BRITTANY A. TEXER, HAS EXECUTED THIS INSTRUMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

BY: \_\_\_\_\_  
 BRITTANY A. TEXER

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

BY: \_\_\_\_\_ BRITTANY A. TEXER

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**EXEMPTION PLAT NOTES:**

- THIS PROPERTY IS LOCATED WITHIN ZONE A--AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0553G HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN APPROVED FOR OWLET PLACE FILING NO. 1 SUBDIVISION EXEMPTION PER FEMA CASE NO. 22-08-0669R, DATED DEC 21, 2022. LOT 1 WILL REMAIN IN THE FLOODPLAIN UNTIL FUTURE DEVELOPMENT AND A SEPARATE CLOMR/LOMR PROCESS OCCURS. FLOODPLAIN AREA IS DESIGNATED "NO BUILD NO STORAGE OF MATERIALS" UNTIL AND ONLY IF THE FLOODPLAIN AREA IS CHANGED/REMOVED VIA THE LOMR PROCESS WITH FEMA APPROVAL. DRAFT MODEL BACKED BFES FOR THIS AREA HAVE BEEN DEVELOPED AS PART OF PHASE 1 FOR THE ONGOING EL PASO COUNTY, CO "RISK MAP PROJECT". THE DATA HAS BEEN REVIEWED AND APPROVED THROUGH FEMA'S QA/QC PROCESS (MAY 11, 2023).
- THIS EXEMPTION PLAT CREATES ONE (1) LOT, PUBLIC RIGHT-OF-WAY, AND PUBLIC EASEMENTS. THERE ARE NO TRACTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND 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 (e.g., PREBLE'S MEADOW JUMPING MOUSE).
- 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.
- LOT 1 WILL REMAIN ON WELL AND SEPTIC UNTIL FUTURE DEVELOPMENT AND/OR INCLUSION INTO THE WOODMEN HILLS METROPOLITAN DISTRICT OCCURS. THE EXISTING WELL, PERMIT #315870, IS SHOWN HEREON THIS PLAT.
- ALL ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- GEOLOGIC HAZARD NOTE--FINAL PLAT: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS: ARTIFICIAL FILL, EXPANSIVE SOILS, SHALLOW BEDROCK, GROUNDWATER & FLOODPLAIN AREAS, SEASONAL SHALLOW GROUNDWATER & RADON. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS & GEOLOGY STUDY BY ENTECH ENGINEERING, INC. JUNE 22, 2023 IN FILE VR2321 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:  
 ARTIFICIAL FILL: AREAS ASSOCIATED WITH EXISTING STRUCTURE AND SEPTIC  
 EXPANSIVE SOILS: ACROSS ALL LOTS  
 SHALLOW BEDROCK: ACROSS ALL LOTS  
 GROUNDWATER & FLOODPLAIN AREAS: FLOODPLAIN TO BE REMOVED BY CLOMR/LOMR  
 SEASONAL SHALLOW GROUNDWATER: ACROSS ALL LOTS  
 RADON: ACROSS ALL LOTS  
 IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- EASEMENTS UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10' USE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING 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.
- DEDICATION STATEMENT FOR STREETS, PARKS, TRAILS, OPEN SPACE, SCHOOLS, OR OTHER USES AND DEDICATION OF PUBLIC STREETS, ALLEYS AND EASEMENTS TO THE COUNTY: MERIDIAN PARK DRIVE IS HEREBY DEDICATED TO EL PASO COUNTY FOR RIGHT-OF-WAY PURPOSES BY THIS PLAT. ALL PUBLIC IMPROVEMENT EASEMENTS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO EL PASO COUNTY BY THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS. THE EASEMENTS ARE NON-EXCLUSIVE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE COUNTY WILL MAINTAIN THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH STANDARD COUNTY OPERATION AND MAINTENANCE PRACTICES.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE OWLET PLACE RIGHT IN ONLY AT MERIDIAN ROAD MAY CLOSE IN THE FUTURE DUE TO THE EXPANSION OF MERIDIAN ROAD AND/OR AS DEEMED NECESSARY BY THE COUNTY ENGINEER.
- THE 10 FOOT SIDE LOT LINE UTILITY EASEMENT ON BOTH SIDES OF THE EAST LOT LINE OF LOT 14, PER THE PLAT OF SAID FALCON RANCHETTES, IS HEREBY VACATED.
- ACREAGE NOTE: TOTAL GROSS ACREAGE = 5.00 ACRES +/-.  
 NET ACREAGE OF LOT 1 = 4.538 ACRES. +/-.  
 NET ACREAGE OF LAND DEDICATED FOR RIGHT OF WAY = 0.462 ACRES +/-

**SURVEY NOTES:**

- THE PURPOSE OF THIS EXEMPTION PLAT IS TO CREATE 1 NEW LOT, PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS AS SHOWN HEREON.
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SE1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. IS ASSUMED TO BEAR SOUTH 89°43'52" WEST, BEING MONUMENTED AS SHOWN HEREON. NOTE: BASIS OF BEARINGS AND ACTUAL DIMENSIONS MAY VARY FROM LEGAL DESCRIPTION DUE TO ROTATIONAL ANALYSIS OF BOUNDARY LINES AND ACCEPTED FOUND MONUMENTS FROM PREVIOUS SURVEYS.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL MONUMENTS FOUND OR SET ARE WITHIN 0.1'± OF THE GROUND SURFACE, UNLESS NOTED OTHERWISE.
- TITLE COMMITMENT NOTES: THE UNDERSIGNED HAS RELIED UPON STEWART TITLE COMPANY dba EMPIRE TITLE, A DIVISION OF STEWART, FOR THE FOLLOWING PROPERTY:  
 LOT 14, FALCON RANCHETTES, PLAT BOOK V-2, PAGE 15, TITLE COMMITMENT (INFORMATION ONLY) FILE NUMBER 2220612-10, WITH A COMMITMENT DATE OF JANUARY 2, 2024 AT 8:00 A.M. AND AN UPDATED EFFECTIVE DATE OF OCTOBER 17, 2024 FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES.  
 THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & COMPANY TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- 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 C.R.S. §18-4-508.
- SURVEY FIELD WORK COMPLETED ON APRIL 12, 2023.
- 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 CERTIFICATION SHOWN HEREON.

**SURVEYOR'S CERTIFICATION:**

I, PETER VAN STEENBURGH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS EXEMPTION PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 04/12/2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLSURE 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 \_\_\_\_\_, 2024.

PETER VAN STEENBURGH \_\_\_\_\_ DATE  
 COLORADO REGISTERED PLS #37913

**PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:**

THIS EXEMPTION PLAT FOR OWLET PLACE FILING NO. 1 SUBDIVISION EXEMPTION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, EASEMENTS FOR UTILITIES AND PUBLIC IMPROVEMENTS, 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 \_\_\_\_\_

**FEES:**

FALCON BASIN DRAINAGE FEE:

FALCON BASIN BRIDGE FEE:

**CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO  
 COUNTY OF EL PASO

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AND WAS RECORDED AT  
 RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER \_\_\_\_\_

Change header to  
 Board of County  
 Commissioners  
 Certificate

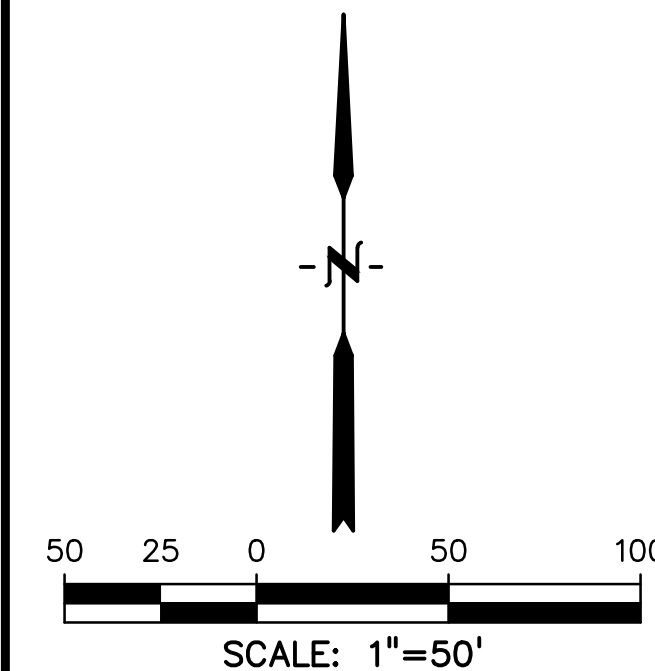
Add signature line for  
 Planning and  
 Community  
 Development Director

# OWLET PLACE FILING NO. 1 SUBDIVISION EXEMPTION

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	⊕
RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1	(R)
MEASURED DIMENSION	(AM)
RECEPTION NUMBER	Rec. #
RIGHT OF WAY	R.O.W.
SQUARE FEET	SF
ACRE(S)	AC.
PUBLIC UTILITY EASEMENT	P.U.E.
PUBLIC IMPROVEMENT EASEMENT	P.I.E.
MERIDIAN PARK DRIVE	MPD
CENTERLINE	CL
BASE FLOOD ELEVATION	BFE
EXISTING EASEMENT	----
PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT	----
EXISTING R.O.W.	----
CENTERLINE PROPOSED ROAD	----
100 YR. FLOODPLAIN	----



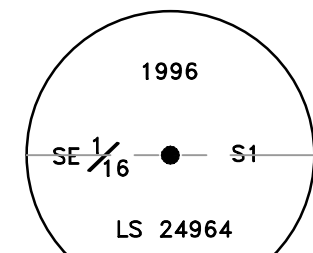
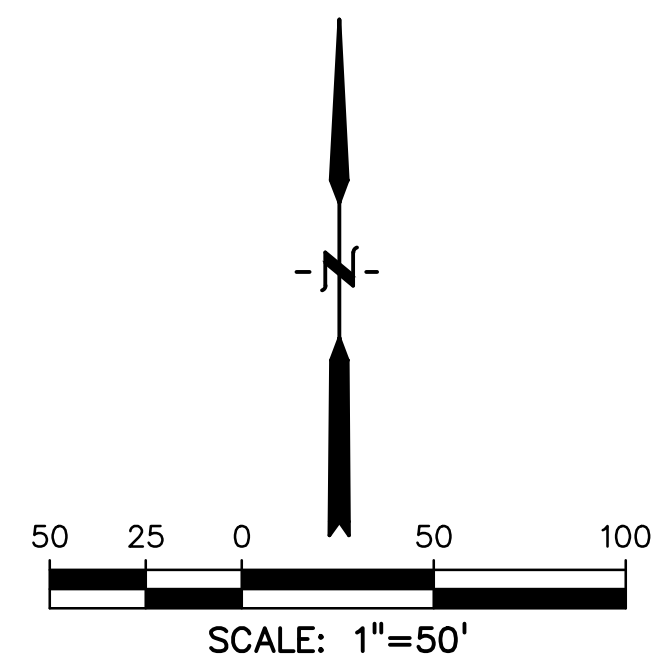
CURRENTLY EXISTING  
 PLAT #3800

# OWLET PLACE FILING NO. 1 SUBDIVISION EXEMPTION

A REPLAT OF LOT 14, FALCON RANCHETTES, PLAT BOOK V-2, PAGE 15,  
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 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	⊕
RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1	(R)
MEASURED DIMENSION	(AM)
RECEPTION NUMBER	Rec. #
RIGHT OF WAY	R.O.W.
SQUARE FEET	SF
ACRE(S)	AC.
PUBLIC UTILITY EASEMENT	P.U.E.
PUBLIC IMPROVEMENT EASEMENT	P.I.E.
MOUNTAIN VIEW ELECTRIC ASSOCIATION	MVEA
MERIDIAN PARK DRIVE	MPD
CENTERLINE	CL
BASE FLOOD ELEVATION	BFE
EXISTING EASEMENT	---
PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT	---
EXISTING R.O.W.	---
CENTERLINE PROPOSED ROAD	---
100 YR. FLOODPLAIN	---



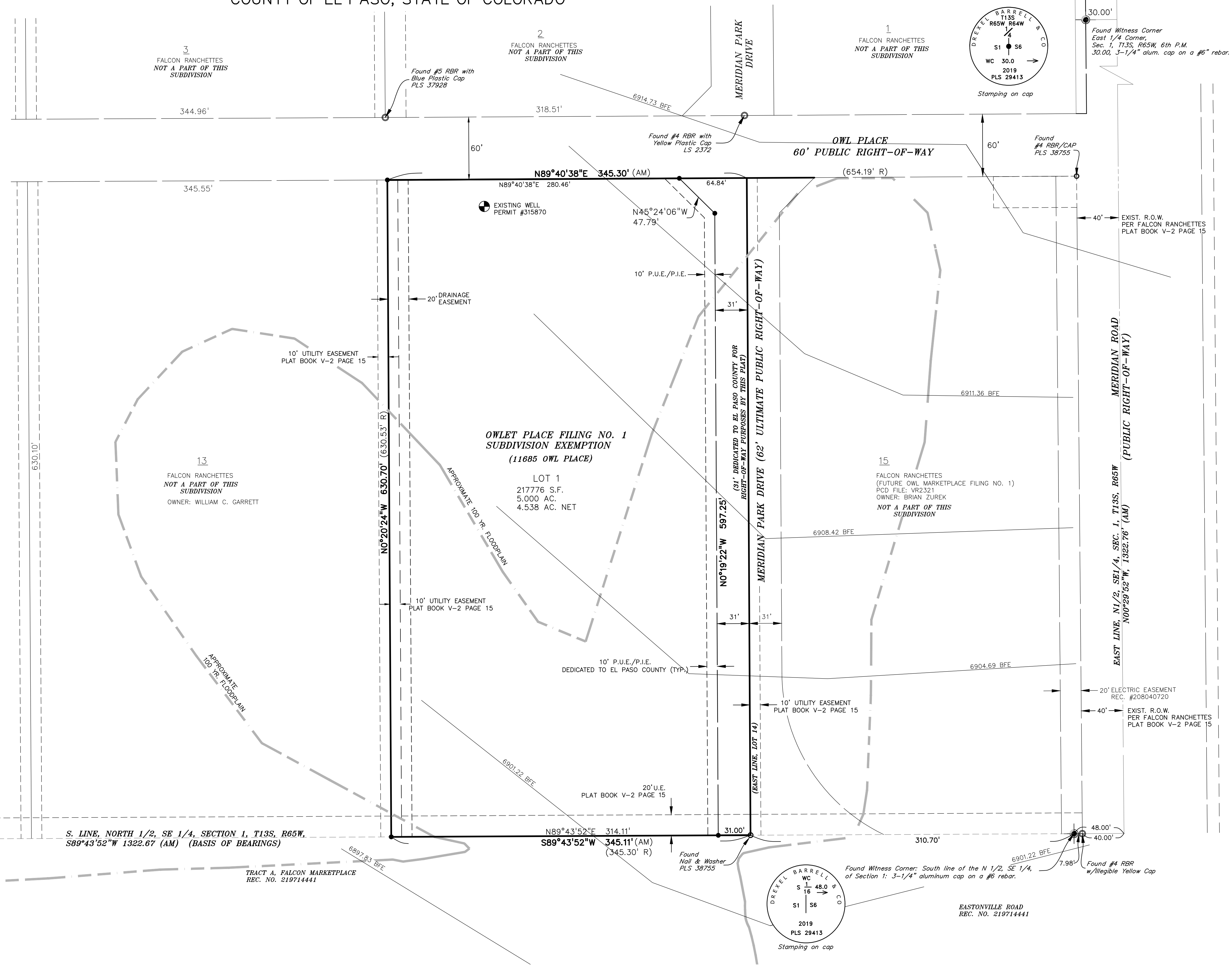
NW Corner of the SE 1/4 of the SE 1/4, Section 1, T13S, R65W. Found 2" aluminum cap on No.5 rebar.

W Line, SE 1/4 of the SE 1/4, Section 1, T13S, R65W, N00°25'57"W

S. LINE, NORTH 1/2, SE 1/4, SECTION 1, T13S, R65W, S89°43'52"W 1322.67 (AM) (BASIS OF BEARINGS)

TRACT A, FALCON MARKETPLACE REC. NO. 219714441

Found Witness Corner: South line of the N 1/2, SE 1/4, of Section 1: 3-1/4" aluminum cap on a #8 rebar.



## PROPOSED EXEMPTION PLAT