

FINAL PLAT
CHURCH AT BENT GRASS MEADOWS

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That FAL Realty, LLC, being the owners of the following described tracts of land to wit:

Parcel A:

A parcel of land being a portion of the South one-half of the Northeast one-quarter (S1/2 NE1/4) of Section 1, Township 13 South, Range 65 West of the 6th P.M., situate in El Paso County, Colorado, described as follows: Commencing at the Northeast corner of said Section 1's S1/2 NE1/4 (all bearings in this description are relative to the East line of said S1/2 NE1/4, which bears South 00 degrees 00 minutes 06 seconds West "Assumed"); thence South 00 degrees 00 minutes 06 seconds West along said S1/2 NE1/4'S East line, 621.14 feet to a point on the North line of the South 40 feet of the North one-half of said S1/2 NE1/4; thence North 89 degrees 52 minutes 03 seconds West along said North line, 360.22 feet to the Point of Beginning of the parcel herein described; thence continue North 89 degrees 52 minutes 03 seconds West along said North line, 300.00 feet; thence North 00 degrees 02 minutes 26 seconds East, 300.00 feet; thence South 89 degrees 52 minutes 03 seconds East, 300.00 feet; thence South 00 degrees 02 minutes 26 seconds West, 300.00 feet to the Point of Beginning, County of El Paso, State of Colorado.

Parcel B:

A parcel of land being a portion of the South one-half of the Northeast one-quarter (S1/2 NE1/4) of Section 1, Township 13 South, Range 65 West of the 6th P.M., situate in El Paso County, Colorado, described as follows: Beginning at the corner of said Section 1's S1/2 NE1/4 (all bearings in this description are relative to the East line of said S1/2 NE1/4, which bear S 00 degrees 00 minutes 06 seconds W "Assumed"); thence S 00 degrees 00 minutes 06 seconds W along said S1/2 NE1/4'S East line, 621.14 feet to a point on the North line of the South forty (40) feet of the North one-half of said S1/2 NE1/4; thence N 89 degrees 52 minutes 03 seconds W along said North line, 660.31 feet; thence N 00 degrees 02 minutes 26 seconds E, 620.73 feet to a point on the North line of said S1/2 NE1/4; thence S 89 degrees 54 minutes 10 seconds E along said S1/2 NE1/4'S North line, 659.89 feet to the Point of Beginning, excepting therefrom that portion conveyed by Special Warranty Deed recorded September 01, 2010 at Reception No. 210085395 and excepting therefrom those portions conveyed by Special Warranty Deeds recorded April 15, 2011 at Reception No. 211037676 and recorded April 15, 2011 at Reception No. 211037677, County of El Paso, State of Colorado.

Containing a calculated area of 8.34007 acres, more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, 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 and easements as shown hereon under the name and subdivision of CHURCH AT BENT GRASS MEADOWS. The utility easements shown hereon are hereby dedicated for public utilities and communication 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 and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Signature, Title, Date

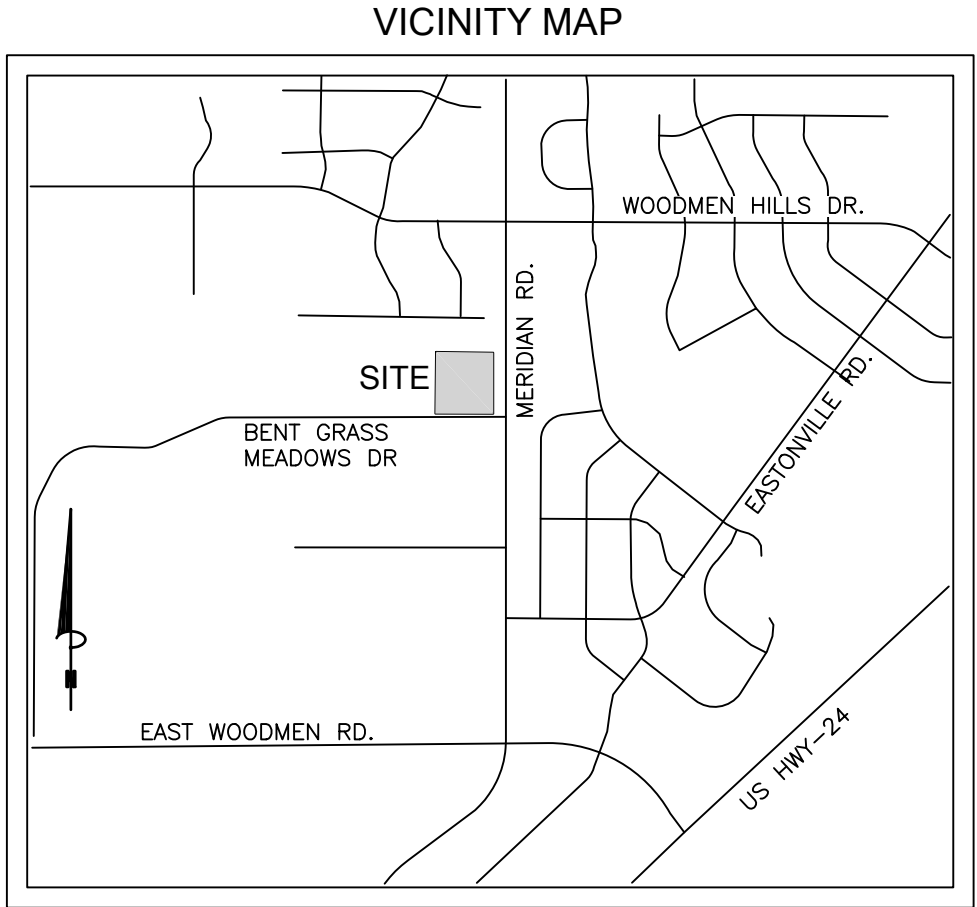
STATE OF _____ }
COUNTY OF _____ } SS

Acknowledged before me this _____ day of _____, 20____ by
_____ As _____ of FAL Realty, LLC an Oklahoma Limited
Liability Company

My commission expires _____

Witness my hand and official seal _____
Notary Public

Public and Common Subdivision Improvements:
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.



NOTES:

- This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by First American Title Insurance Company, File No. 5509-4281996 with an effective date of June 23, 2025 at 8:00 A.M.
- Basis of bearings is the geodetic bearing of the south line of the property, monumented as shown and assumed to bear South 89 degrees 37 minutes 11 seconds West.
- This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0553G, effective date, December 7, 2018.
- 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 certification shown hereon.
- The linear units used in this drawing are U.S. Survey feet.
- Water service shall be supplied by Woodmen Hills Metropolitan District.
- Sewer service shall be supplied by Woodmen Hills Metropolitan District.
- All structural foundations shall be located and designed by a professional engineer, currently licensed in the State of Colorado.
- The following reports have been submitted in association with the preliminary plan and/or final plat for this subdivision and are on file at the County Development Services Department: Traffic Impact Study, Drainage Report, Geotechnical Report, Fire Protection Report, Water Resource Report, Wastewater Treatment Report.
- Fire protection by the Falcon Fire Protection District.
- Prior to the establishment of any driveway, an access permit must be granted by the El Paso County Development Services Department.
- There will be no direct access from this lot to Meridian Road.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow or runoff shall not be placed in the drainage easements.
- The address (8650) Bent Grass Meadows, exhibited on this plat is for informational purposes only. They are not the legal description and are subject to change.
- All property within this subdivision is included in the Bent Grass Metropolitan District by instruments recorded under Reception No.'s 207124524, 207152168 and 224099611.
- Gas and Electric:The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Gas and electric service for this subdivision is provided by _____ subject to the District's rules, regulations and specifications.
- 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
- The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.
- The Upper Black Squirrel Creek Groundwater Management District requires that any groundwater discharged to the surface or into an underdrain system must be infiltrated back into the ground. It is the developer's responsibility to comply with the UBSC district requirements.
- Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot 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.
- Lot 1 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 Owner is responsible for maintenance of the subject drainage facilities.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for CHURCH AT BENT GRASS MEADOWS was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of easements to the public 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 _____
Planning and Community Development Director _____ Date _____

SURVEYOR'S CERTIFICATION:

I Mark S. Johannes, 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 survey shown hereon, 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.

This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this _____ day of _____, 20____.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office on this _____ day of _____, 20____, and was recorded at Reception No. _____ of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder

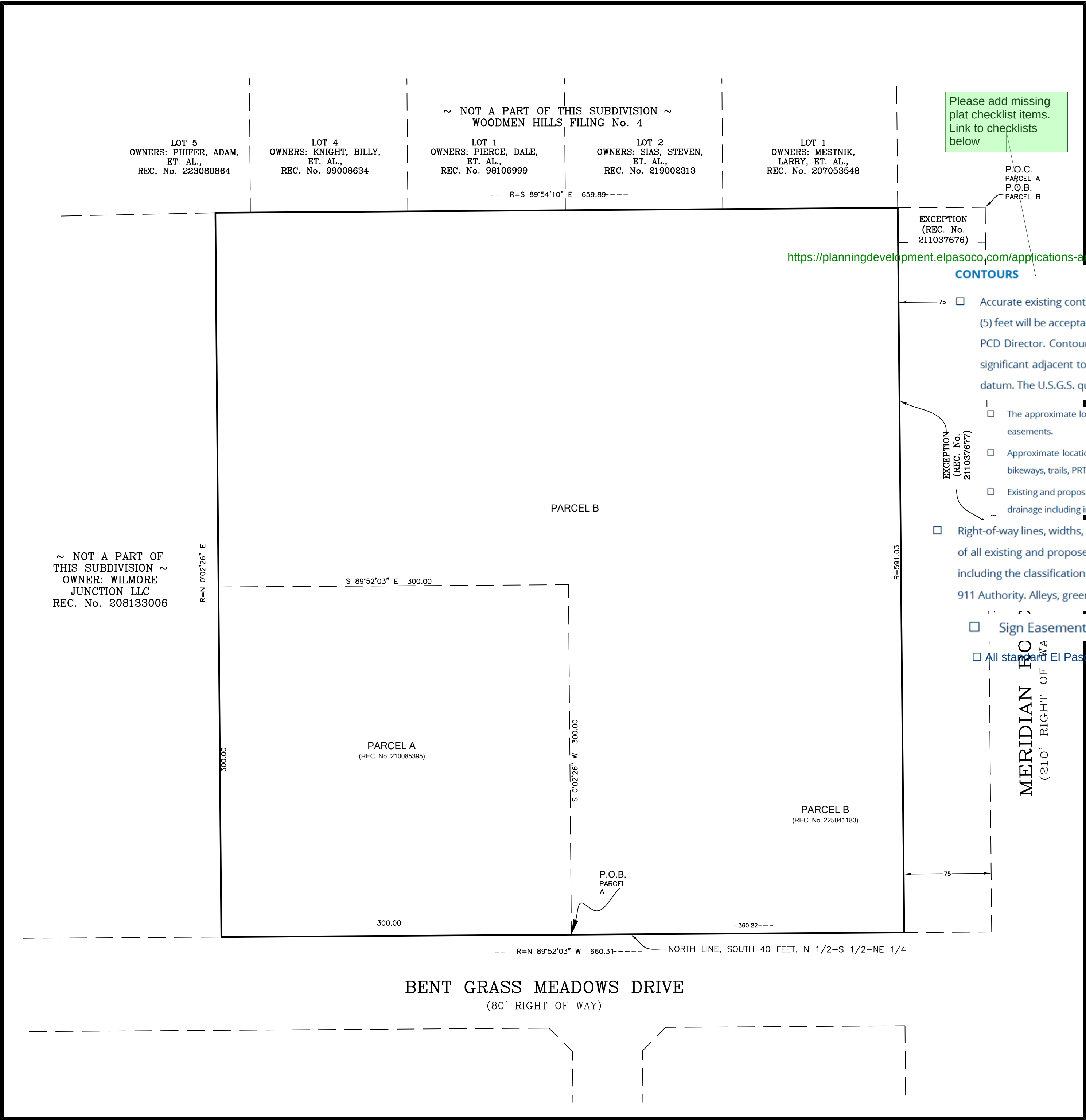
PCD FILE NO: SF268

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1	7/28/26 County Comments	DATE:	APRIL 3, 2026
		DRAWN BY:	JMJ
		CHECKED BY:	MSJ
		SHEET:	1 OF 2

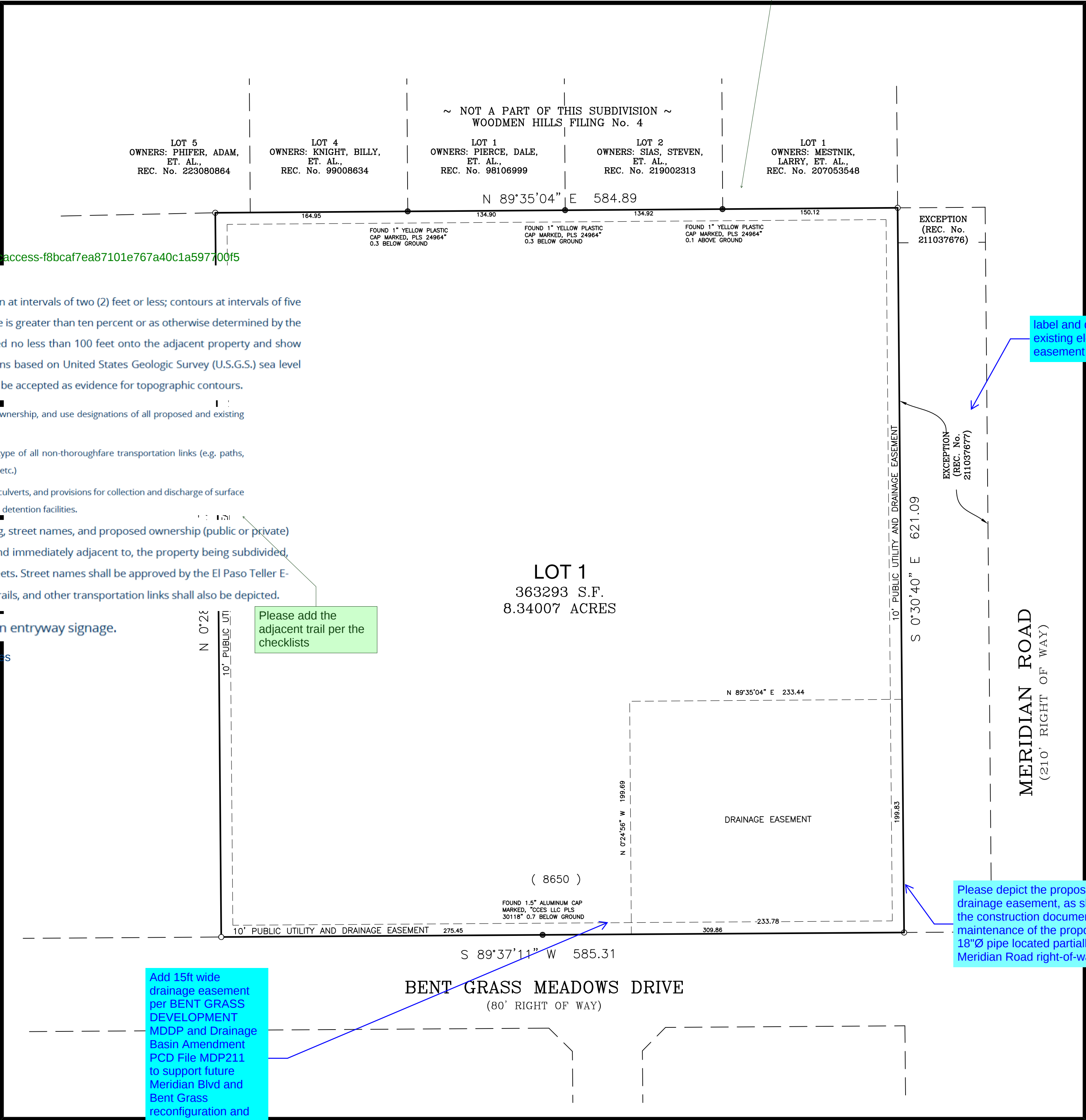
FINAL PLAT
CHURCH AT BENT GRASS MEADOWS

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

AS-CURRENTLY EXISTING

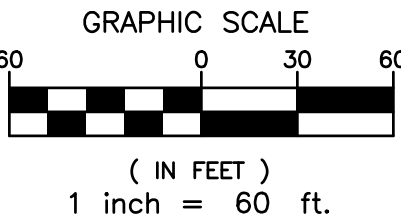


AS-PLATTED



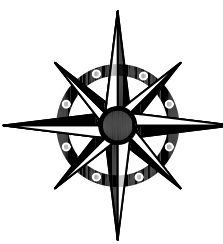
LEGEND

- SET 1-1/4" ORANGE PLASTIC CAP MARKED "CSAM LLC, PLS 32439" FLUSH WITH GROUND
- FOUND MONUMENT AS NOTED
- (8650) ADDRESS
- EXISTING PROPERTY LINE
- - - - - EASEMENT LINE



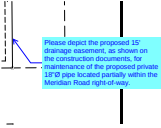
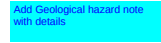
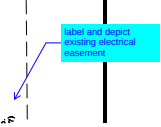
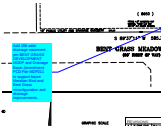
REVISIONS:		PROJECT NO.	25232
1	7/28/26	County Comments	APRIL 3, 2026
		DATE:	
		DRAWN BY:	JMJ
		CHECKED BY:	MSJ
		SHEET:	2 OF 2

PCD FILE NO: _____



COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLIC.COM
INFO@SURVEYINGCOLORADO.COM

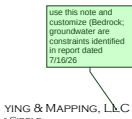
V2_Final Plat Drawings.pdf Markup Summary

 Please depict the proposed 15' drainage easement, as shown on the construction documents, for maintenance of the proposed private 18"Ø pipe located partially within the Meridian Road right-of-way.	Subject: Callout Page Label: 2 Author: lbesler Date: 8/26/2026 3:49:21 PM Status: Color: Layer: Space:	Please depict the proposed 15' drainage easement, as shown on the construction documents, for maintenance of the proposed private 18"Ø pipe located partially within the Meridian Road right-of-way.
 Add Geological hazard note with details	Subject: Text Box Page Label: 1 Author: eschoenheit Date: 8/27/2026 10:25:32 AM Status: Color: Layer: Space:	Add Geological hazard note with details
 label and depict existing electrical easement	Subject: Callout Page Label: 2 Author: eschoenheit Date: 8/27/2026 10:17:11 AM Status: Color: Layer: Space:	label and depict existing electrical easement
 ADD 15' WIDE DRAINAGE EASEMENT PER BENT GRASS DEVELOPMENT MDDP AND DRAINAGE BASIN AMENDMENT PCD FILE MDP211 TO SUPPORT FUTURE MERIDIAN BLVD AND BENT GRASS RECONFIGURATION AND DRAINAGE IMPROVEMENTS.	Subject: Callout Page Label: 2 Author: eschoenheit Date: 8/31/2026 10:37:42 AM Status: Color: Layer: Space:	Add 15ft wide drainage easement per BENT GRASS DEVELOPMENT MDDP and Drainage Basin Amendment PCD File MDP211 to support future Meridian Blvd and Bent Grass reconfiguration and drainage improvements.



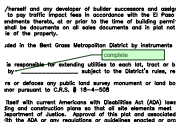
Subject: Soils & Geology
Page Label: 1
Author: dsdparsons
Date: 8/31/2026 10:02:28 AM
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Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



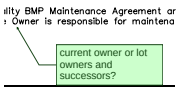
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use this note and customize (Bedrock; groundwater are constraints identified in report dated 7/16/26



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complete



Subject: Planner
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current owner or lot owners and successors?



Subject: Planner
Page Label: 1
Author: dsdparsons
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Identify the lot is zoned CS Commercial Service zoning district

Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat

Subject: Special Districts
Page Label: 1
Author: dsdparsons
Date: 8/31/2026 11:39:39 AM
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Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat

Bent Grass Metro District-
add 2cd sentence

El Paso C

Subject: Planner
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Bent Grass Metro District- add 2cd sentence

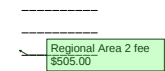
under Reception
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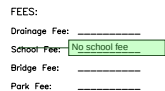
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Public and Common Subdivision Improvements:
No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development 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.
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Subject: Planner
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Regional Area 2 fee \$505.00



Subject: Planner
Page Label: 1
Author: dsdparsons
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No school fee

add the basins and
fee amounts

FEES:

Subject: Planner
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add the basins and fee amounts

FEES:

Drainage Fee: _____

School Fee: _____

Bridge Fee: _____

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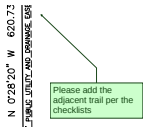
FEES:

Drainage Fee: _____

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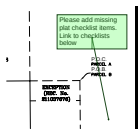


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Please add the adjacent trail per the checklists

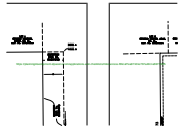


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Please add missing plat checklist items. Link to checklists below



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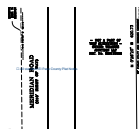
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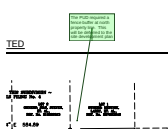


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☐ All standard El Paso County Plat Notes



Subject: Planner
Page Label: 2
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The PUD required a fence buffer at north property line. This will be deferred to the site development plan