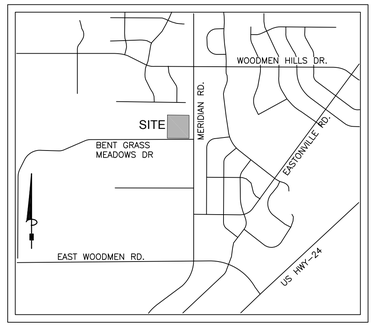
FINAL PLAT

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

VICINITY MAP



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

NOTES:

1. 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.

2. 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.

3. 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.

4. 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.

5. The linear units used in this drawing are U.S. Survey feet.

6. Water service shall be supplied by Woodmen Hills Metropolitan District.

7. Sewer service shall be supplied by Woodmen Hills Metropolitan District.

8. Gas service shall be supplied by Colorado Springs Utilities.

9. Electric service shall be supplied by Mountain View Electric Association.

10. All structural foundations shall be located and designed by a professional engineer, currently licensed in the State of Colorado.

11. 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.

12. Fire protection by the Falcon Fire Protection District.

13. Prior to the establishment of any driveway, an access permit must be granted by the El Paso County Development Services Department.

14. There will be no direct access from this lot to Meridian Road.

15. 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.

16. 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.

17. All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and/or building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.

18. The subdivider(s) agree on behalf of him/herself and any developer of 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 No. 25-337), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

19. All property within this subdivision is included in the Bent Grass Metropolitan District by instruments recorded under Reception No.'s 207124524, 207152168 and 224099611.
Special District Disclosure: A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat.

20. 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

21. 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.

22. 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.

23. 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.

24. 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.

NOTES CONTINUED:

25. 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 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.

26. The lot is zoned CS (Commercial Service) zoning district.

27. Soil and Geology Conditions: Lot 1 has been found to be impacted by geologic hazards. Bedrock and Groundwater constraints. Mitigation measures and a map of the hazard area can be found in the report Soils and Geology Study Life Church at Bent Grass North Parcel Nos. 53010-00-26 and 53010-00-033 El Paso County, Colorado, by Entech Engineers, Inc., dated October 1, 2026, available at the El Paso County Planning and Community Development Department.

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

FEES:

Drainage Fee: $254,562.76
School Fee: $0.00
Bridge Fee: $34,969.00
Park Fee: $505.00 (Regional Area 2)

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

PCD FILE NO: SF268

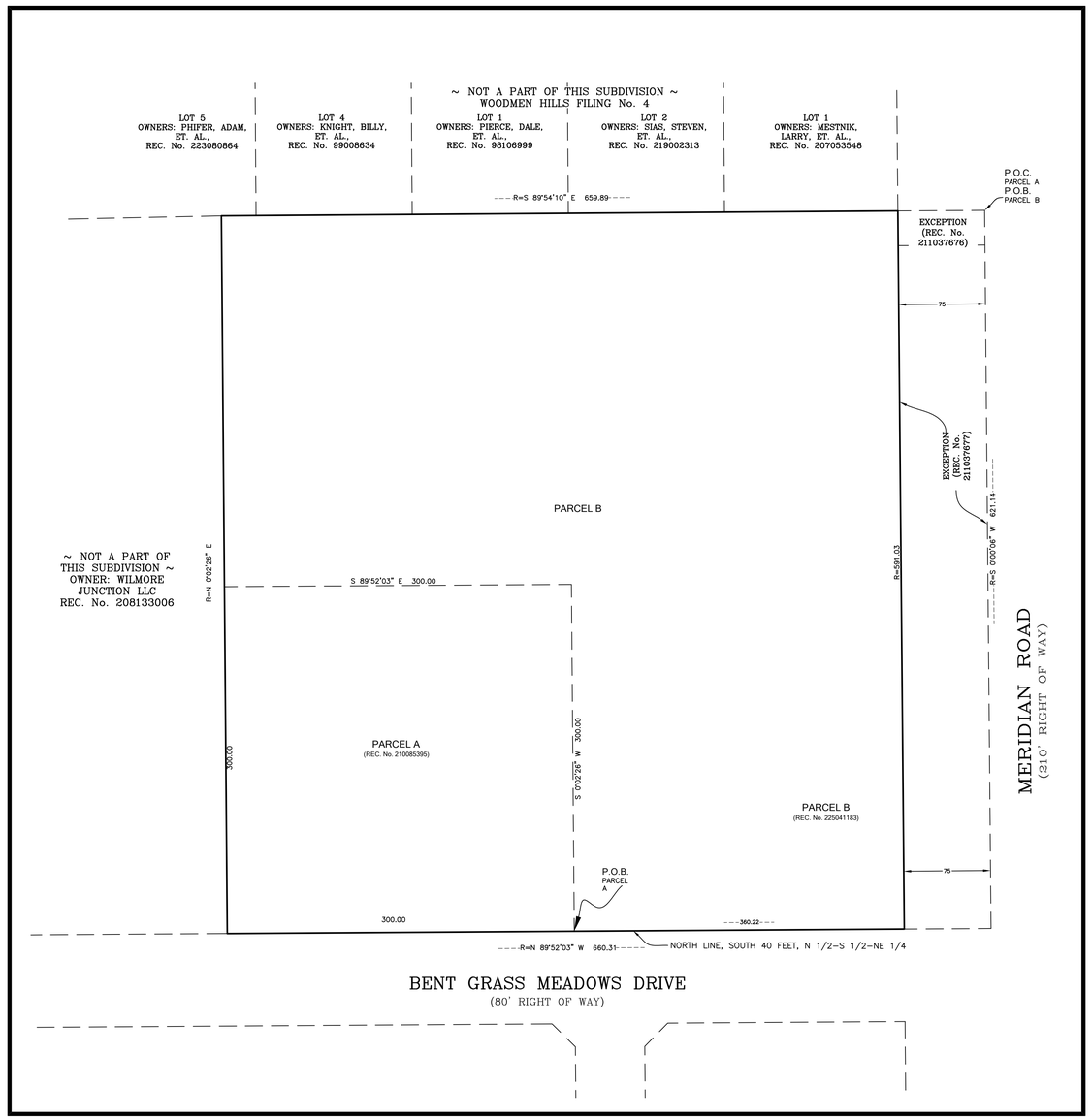
REVISIONS:			PROJECT NO.	25232
1	7/28/26	County Comments	DATE:	APRIL 3, 2026
2	9/25/26	County Comments	DRAWN BY:	JMJ
			CHECKED BY:	MSJ
			SHEET:	1 OF 2

FINAL PLAT

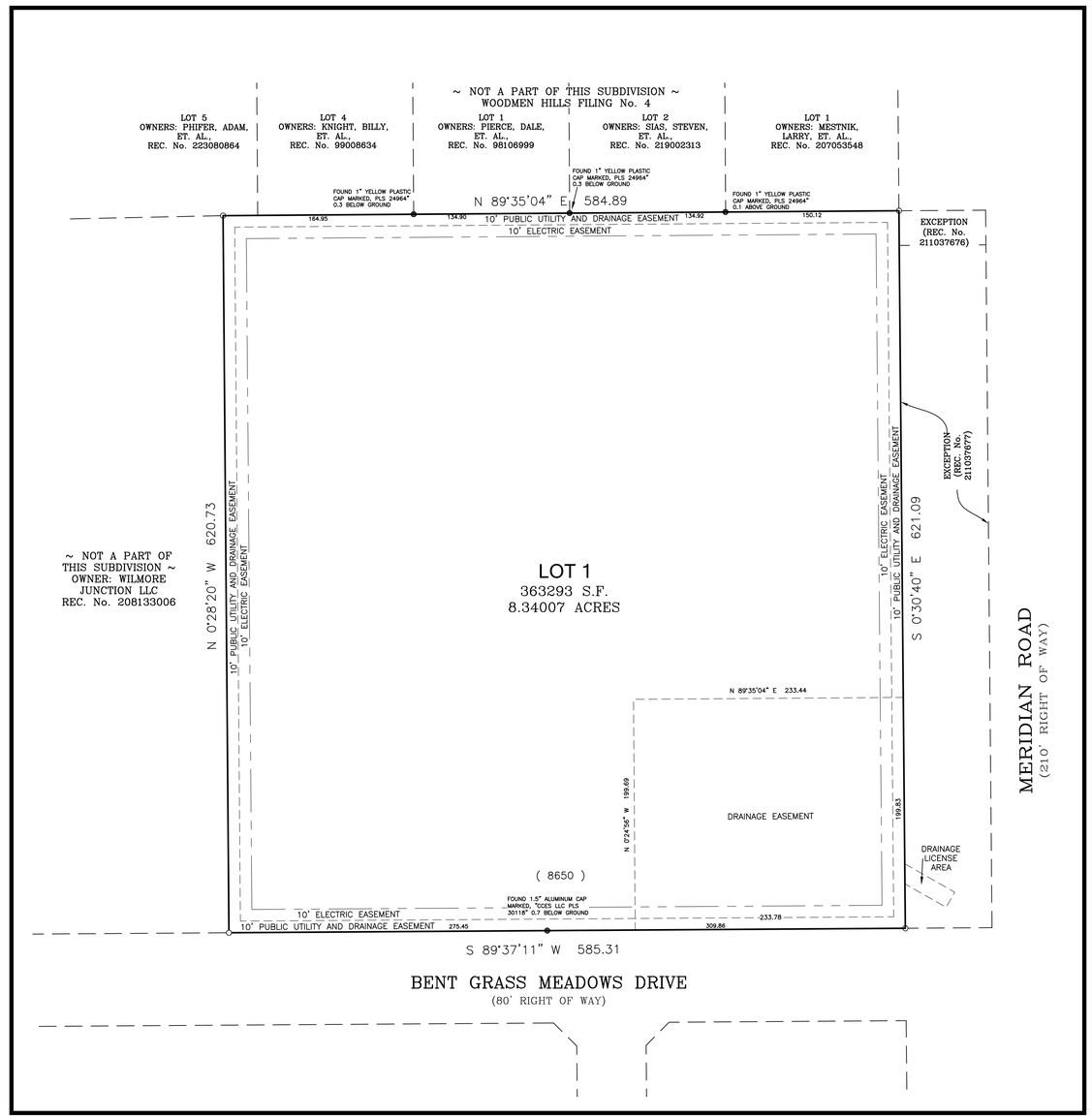
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TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

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

N

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

PCD FILE No: SF268

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