

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

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

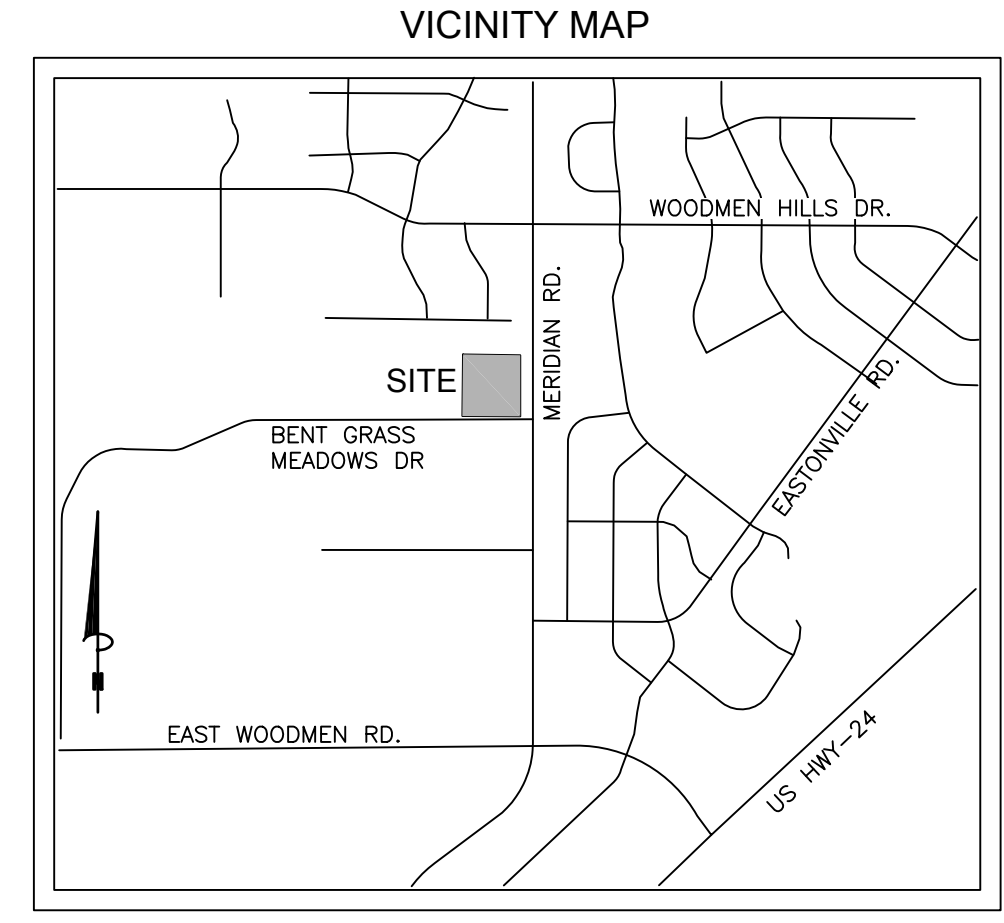
Environmental:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

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 _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

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.

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.



Include Fee Block:
Drainage Fee: _____
School Fee: _____
Bridge Fee: _____
Park Fee: _____

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

Add notes
"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."
Add ADA Requirements note.
Add note: 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
SIA will be required. Note to be added with Rec #

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. **assumed bearings may not be used**
- 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.
- The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the preliminary/final drainage report for this subdivision. Final design, construction drawings, operation and maintenance manuals and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with the site development plan submit. **Remove as only one lot.** The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvement and financial assurance estimate for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances. Individual lot purchasers shall enter into a private detention basin/stormwater quality BMP maintenance agreement and easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s)/BMP(s), the developer shall enter into an agreement for each pond constructed.
- 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 addresses (0000), exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change. **8650 Bent Grass Meadows Drive**
- 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.
- All property within this subdivision is subject to road impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (R _____) as amended, at the time of building permit(s).
- All property within this subdivision is included in the Bent Grass Metropolitan District by instruments recorded under Reception No.'s 207124524, 207152168 and 224099611.

Add standard easement note
Lot _____ (or Tract _____) (or entire property) 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 _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

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.

Board of County Commissioners Certificate
PLAN This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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 _____
_____, Chair,

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 here Clerk and Recorder _____ record in my office at _____ o'clock _____, STATE OF COLORADO _____, 20____, A.D., and is duly recorded under _____ of the records of El Paso County, Colorado Reception Number _____ of the records of El Paso County
STEVE _____ El Paso County Clerk and Recorder
BY: _____ Deputy
SURCHARGE: _____
FEE: _____

VISIONS:		PROJECT NO.	25232
		DATE:	APRIL 3, 2026
		DRAWN BY:	JMJ
		CHECKED BY:	MSJ
		SHEET:	1 OF 2

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

Add geological hazard and constraint note once Geotech report is updated
Required elements were not addressed in the report.

SF268

PCD FILE NO. _____

