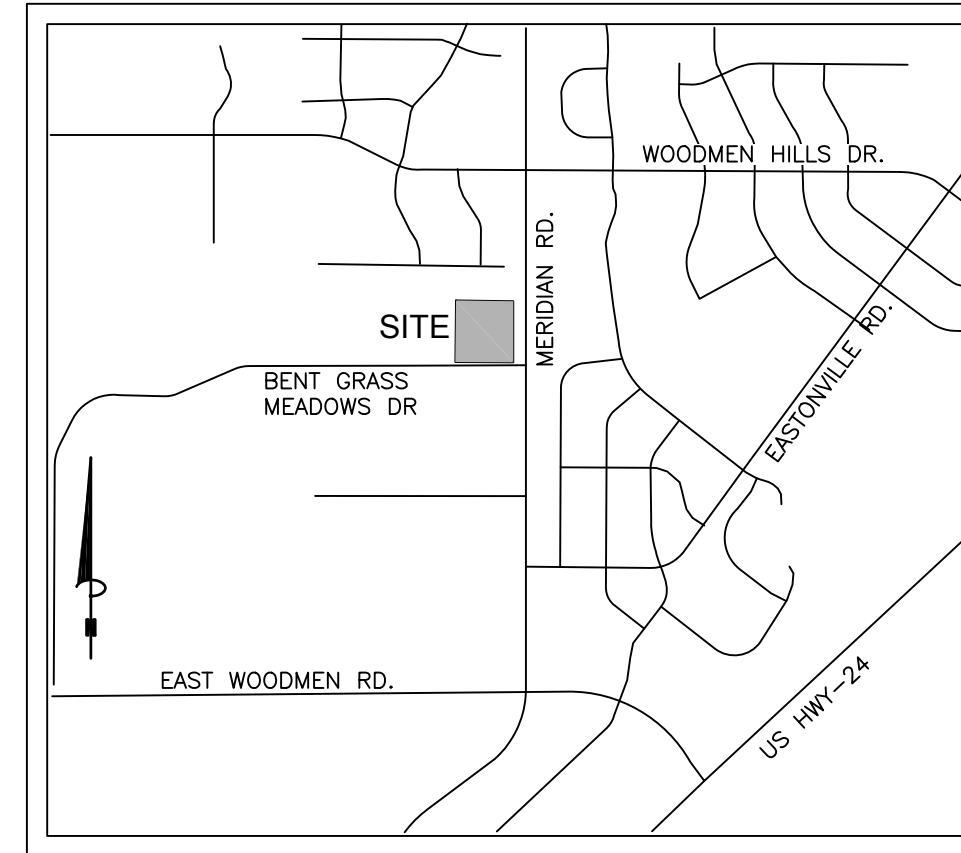


FINAL PLAT CHURCH AT BENT GRASS MEADOWS

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, 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 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. All structural foundations shall be located and designed by a professional engineer, currently licensed in the State of Colorado.
9. 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:
10. Fire protection by the Falcon Fire Protection District.
11. Prior to the establishment of any driveway, an access permit must be granted by the El Paso County Development Services Department.
12. There will be no direct access from this lot to Meridian Road.
13. 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 submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement 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.
14. 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.
15. The addresses (0000), exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
16. 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.
17. All property within this subdivision is subject to road impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 12-382), as amended, at the time of building permit(s).
18. All property within this subdivision is included in the Bent Grass Metropolitan District by instruments recorded under Reception No.'s 207124524, 207152168 and 224099611.

PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for CHURCH AT BENT GRASS MEADOWS was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Planning and Community Development Director

Chair, Board of County Commissioners 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.

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 at _____ o'clock _____M., this _____ day of _____, 20____, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

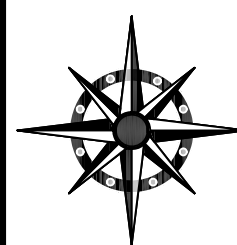
STEVE SCHLEIKER, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEE: _____

PCD FILE NO: _____



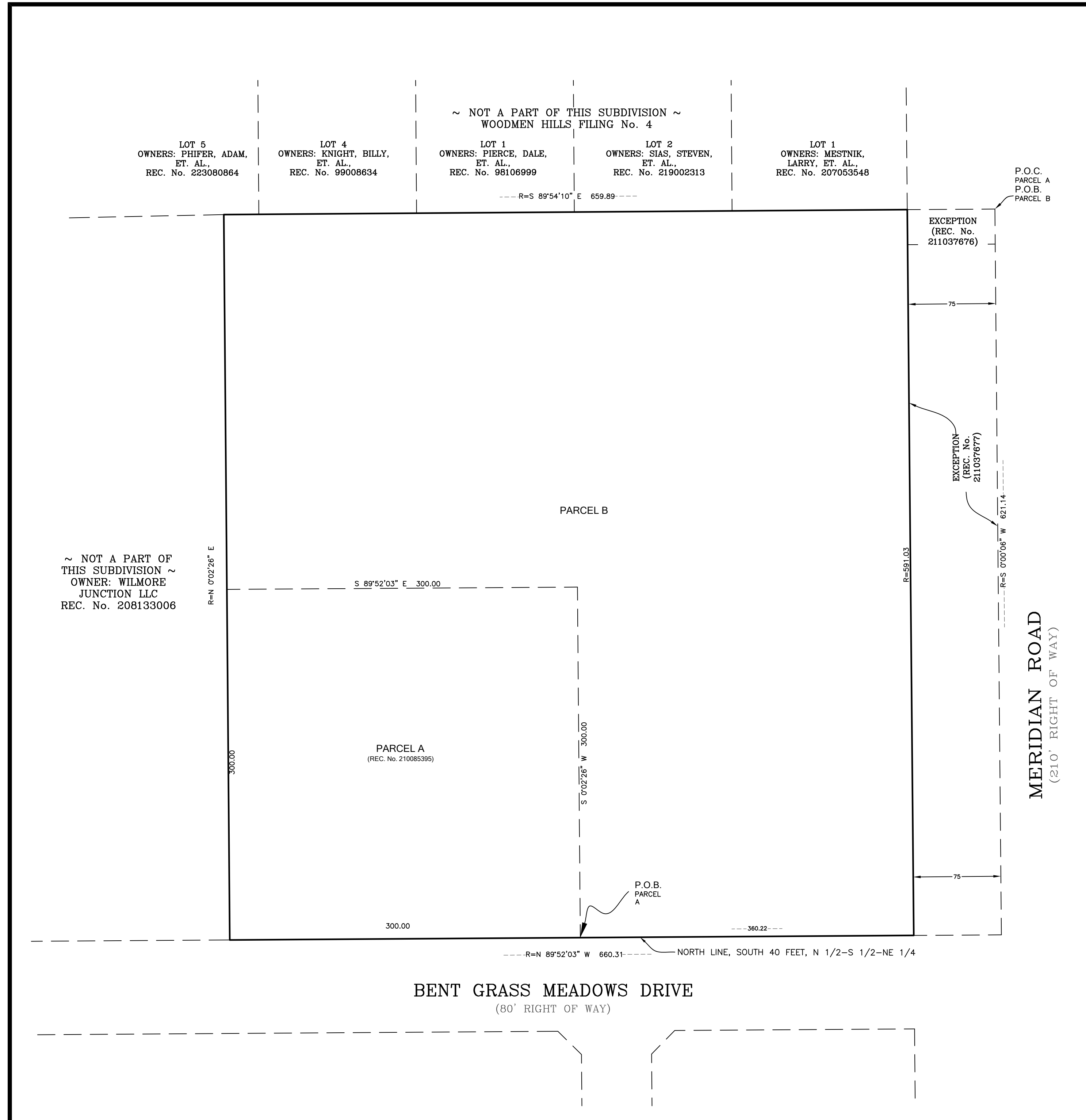
COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLCC.COM
INFO@SURVEYINGCOLORADO.COM

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

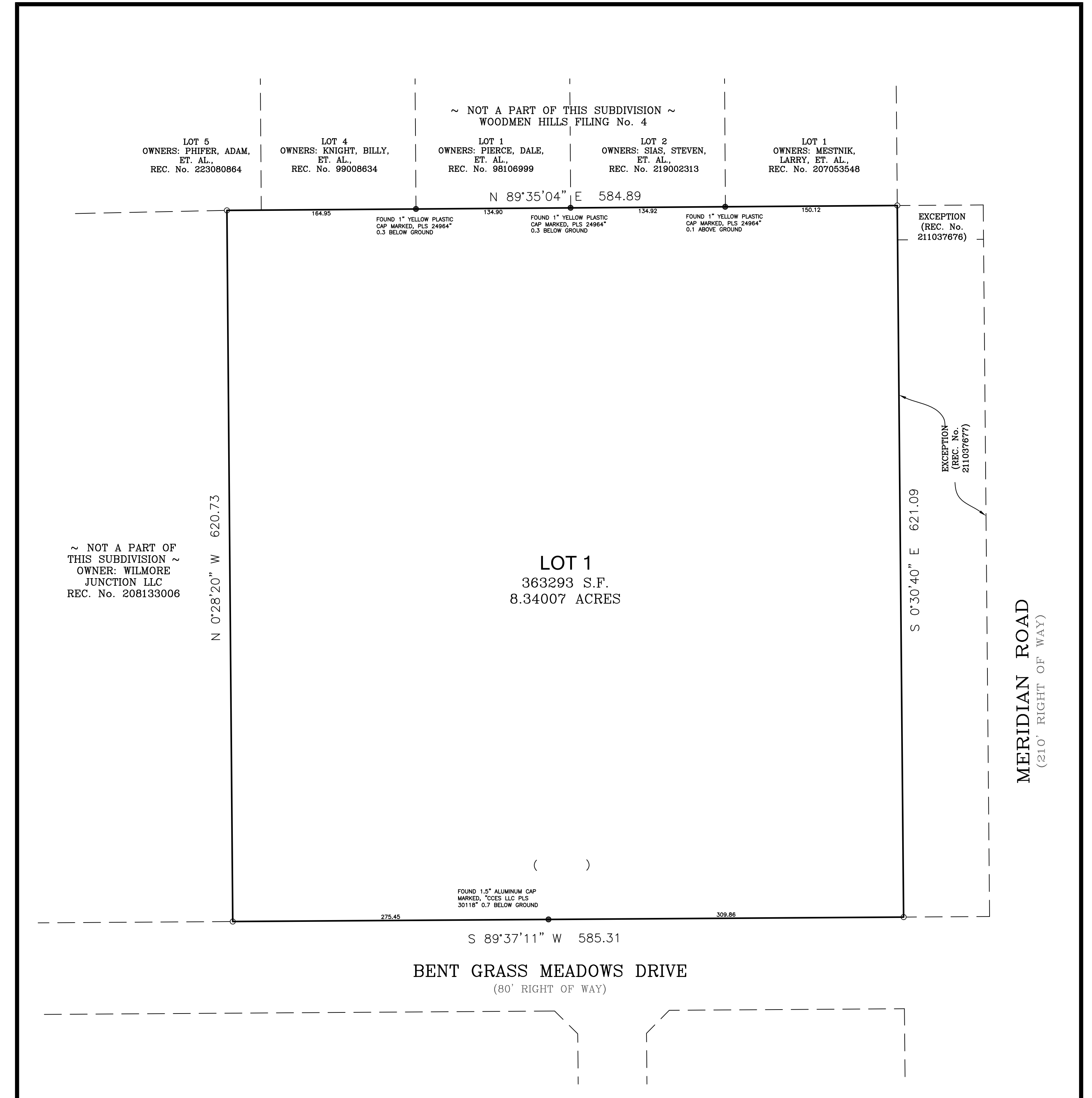
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AS-CURRENTLY EXISTING

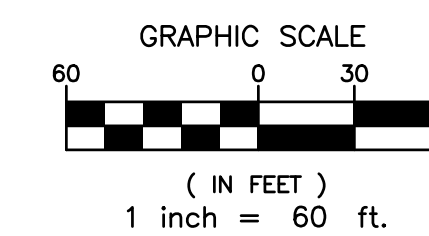


AS-PLATTED



LEGEND

- FOUND 1-1/4" ORANGE PLASTIC CAP MARKED "CSAM LLC, PLS 32439" FLUSH WITH GROUND
- FOUND MONUMENT AS NOTED



REVISIONS:	PROJECT No.	DATE:	DRAWN BY:	CHECKED BY:	SHEET:
	25232	APRIL 3, 2026	JMJ	MSJ	2 OF 2

PCD FILE NO: _____