

# BENT GRASS EAST COMMERCIAL FILING NO. 3

A REPLAT OF TRACT BB AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2B, RECORDED UNDER RECEPTION NO. 218714172, RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

THAT LAND FIRST, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

TRACT BB AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2B RECORDED UNDER RECEPTION NO. 218714172, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 219,877 SF, 5.048 ACRES

**OWNERS CERTIFICATE:**

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 REPLATTED SAID LANDS INTO LOTS, A TRACT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF BENT GRASS EAST COMMERCIAL FILING NO. 3. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATIONS 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.

**OWNER:**

THE FOREMENTIONED, LAND FIRST, INC., A COLORADO CORPORATION HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
RONALD WALDTHAUSEN, PRESIDENT

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. BY RONALD WALDTHAUSEN AS PRESIDENT OF LAND FIRST, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

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

**LIEN HOLDER:**

WAYPOINT BANK, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

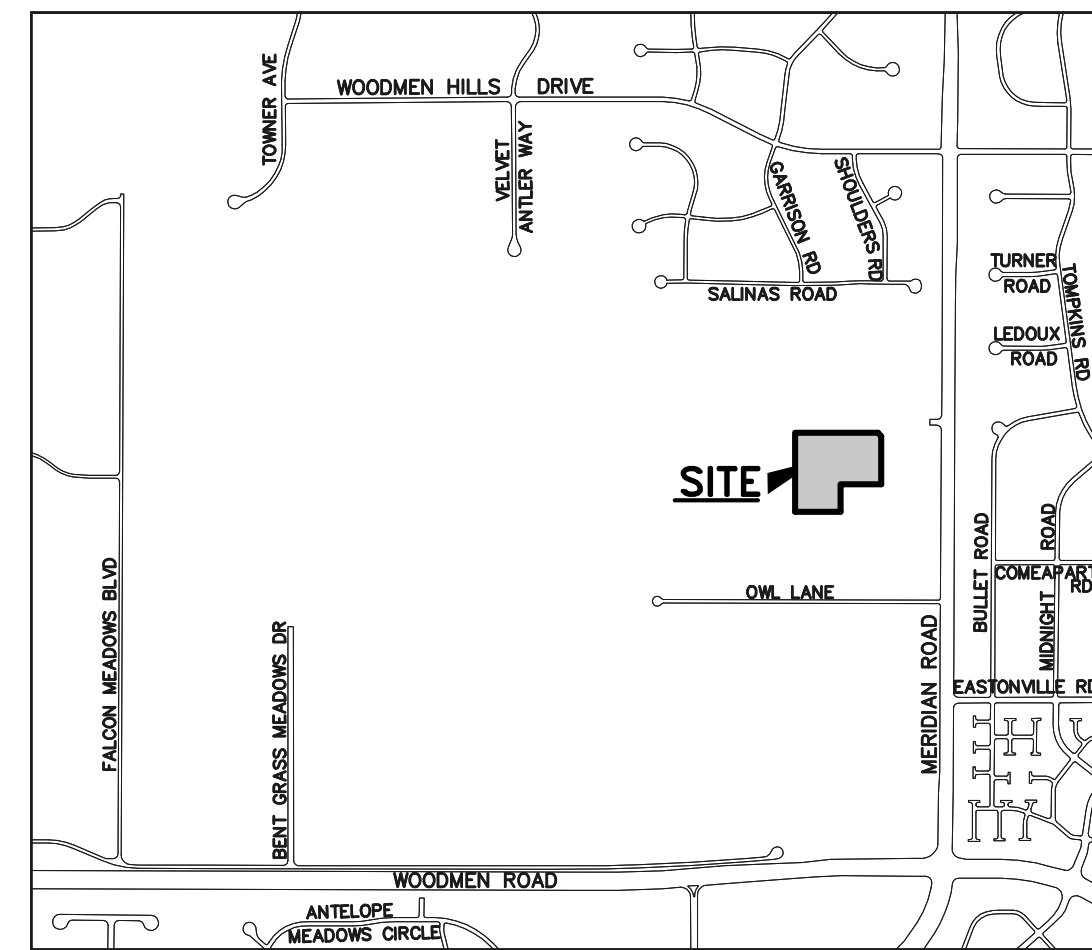
BY: \_\_\_\_\_  
AS: \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF WAYPOINT BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

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



VICINITY MAP  
N.T.S.

**EASEMENTS:**

UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:

- A 10.00 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT EASEMENT AND PUBLIC DRAINAGE ALONG THE FRONT LINES OF EACH LOT.
- A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
- A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
- THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.

**GENERAL NOTES:**

- DATE OF PREPARATION NOVEMBER 30, 2021.
- BASIS OF BEARINGS: A PORTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE WEST END BY THE CENTER QUARTER CORNER OF SAID SECTION 1 BY A 2 1/2" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS PLS 28651 AND AT THE EAST END, AT THE NORTHWESTERLY CORNER OF LOT 1 FALCON RANCHETTES RECORDED IN PLAT BOOK V-2 AT PAGE 15, RECORDS OF EL PASO COUNTY, COLORADO, BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 2372" AND IS ASSUMED TO BEAR S89°49'43"E, A DISTANCE OF 2,285.20 FEET.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE, BENT GRASS EAST COMMERCIAL FILING NO. 3, IS WITHIN A DESIGNATED F.E.M. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 080410575G, DATED DECEMBER 7, 2018.
- WATER SERVICE SHALL BE SUPPLIED BY WOODMEN HILLS METROPOLITAN DISTRICT.
- SEWER SERVICE SHALL BE SUPPLIED BY WOODMEN HILLS METROPOLITAN DISTRICT.
- FIRE PROTECTION BY THE FALCON FIRE PROTECTION 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPORT; SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER RND55089391-5 ISSUED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 30, 2021 AT 5:00 P.M.
- 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 CRS 18-4-508.

Please update the FIRM #. Per the drainage report this should be 08041C0553G

Please use this not for ALL plats

25. PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLAR AT RECEPTION NO. \_\_\_\_\_

26. UNIFIED CONTROL STATEMENT - ALL ACCESS DRIVEWAYS, DRIVES, AISLES, MANEUVERING AND PARKING AREAS AND EASEMENTS SHALL BE FOR THE COMMON USE AND MAINTENANCE OF ALL USERS, PUBLIC OR PRIVATE, AND THE OWNERS OF THIS DEVELOPMENT. FREE AND UNIMPEDED VEHICULAR AND PEDESTRIAN MOVEMENTS SHALL BE MAINTAINED AND PERMITTED ACROSS ALL PROPERTY LINES AT ALL TIMES REGARDLESS OF FUTURE OWNERSHIP OR PLATTING ACTIONS.

27. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO BENT GRASS MEADOWS DRIVE.

\*Pikes Peak Regional Building Enumerations approval provided by email dated \_\_\_\_\_ and recorded in the El Paso County Clerk and Recorder records at reception number \_\_\_\_\_

resolution 19-471

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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. 16-454), 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 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.

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

Please add; lots developed after the Woodmen Road District terms end will have to pay the County fee so please add standard note.

NO	REVISION	DATE

**SURVEYOR'S STATEMENT:**

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

**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.

**PCDD DIRECTOR CERTIFICATE:**

THIS PLAT FOR BENT GRASS EAST COMMERCIAL FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE \_\_\_\_\_

**CLERK AND RECORDER:**

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORD OF EL PASO COUNTY.

RECORDER: CHUCK BROERMAN, RECORDER BY: \_\_\_\_\_ DEPUTY

DRAINAGE: FALCON  
BRIDGE FEES: \_\_\_\_\_  
URBAN PARK: \_\_\_\_\_  
REGIONAL PARK: \_\_\_\_\_  
SCHOOL FEE: FALCON SCHOOL DISTRICT NO. 49

FYI: as the plat was submitted in 2021, it is subject to the 2021 drainage and bridge fees.

**OWNERS:**  
LAND FIRST, INC.  
1378 PROMONTORY BLUFF VIEW  
COLORADO SPRINGS, COLORADO  
80921  
(719) 491-0801

BENT GRASS EAST COMMERCIAL FILING NO. 3  
JOB NO. 2177.64  
NOVEMBER 30, 2021  
SHEET 1 OF 2

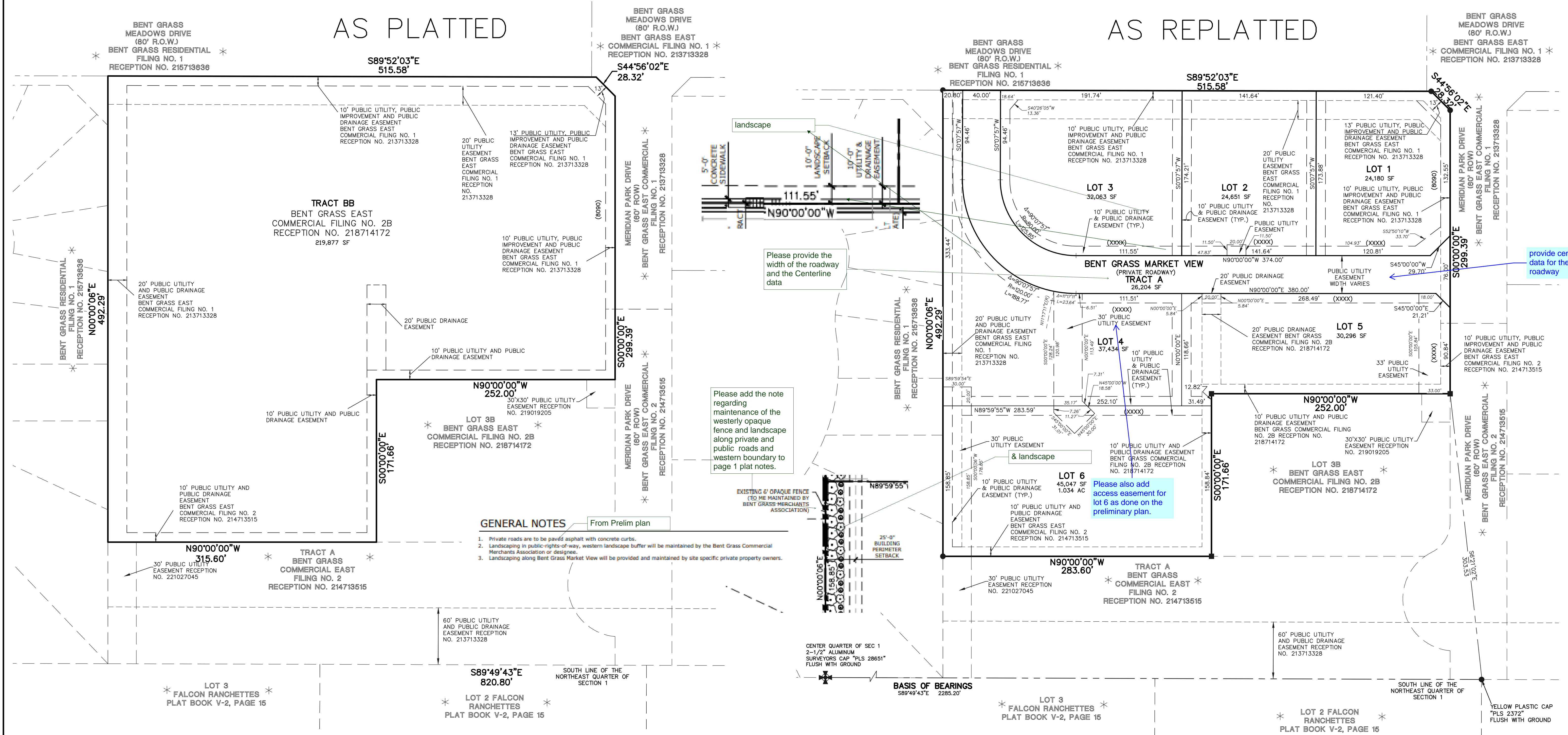


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A REPLAT OF TRACT BB AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2B, RECORDED UNDER RECEPTION NO. 218714172, RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED

AS REPLATTED



Please provide the width of the roadway and the Centerline data

Please add the note regarding maintenance of the westerly opaque fence and landscape along private and public roads and western boundary to page 1 plat notes.

Please also add access easement for lot 6 as done on the preliminary plan.

provide centerline data for the proposed roadway

- GENERAL NOTES** From Prelim plan
- Private roads are to be paved asphalt with concrete curbs.
  - Landscaping in public-right-of-way, western landscape buffer will be maintained by the Bent Grass Commercial Merchants Association or designee.
  - Landscaping along Bent Grass Market View will be provided and maintained by site specific private property owners.

- LEGEND**
- AC ACRES
  - SF SQUARE FEET
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH GROUND UNLESS OTHERWISE NOTED
  - NOT PART OF THIS PLAT
  - STREET ADDRESS
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

BENT GRASS EAST COMMERCIAL FILING NO. 3  
JOB NO. 2177.64  
NOVEMBER 30, 2021  
SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799 (Fax)

PCDD FILE NO. \_\_\_\_\_

N:\217764\DRAWINGS\SHRVE\PLAT\217764\FIL\372.dwg, 11/30/2021 2:08:03 PM, 1:1

# Final Plat Drawings\_v1 redlines.pdf Markup Summary 1-11-2022

Daniel Torres (6)

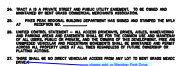


resolution 19-471



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resolution 19-471

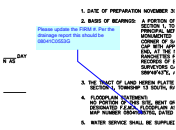


1. DATE OF PREPARATION NOVEMBER 30  
2. BASIS OF REVISIONS: A PORTION OF THE ORIGINAL PLAT WAS DELETED AND THE REMAINING PORTION WAS REVISIONED TO REFLECT THE LATEST INFORMATION.  
3. THE BASIS OF LAND AREA MEASUREMENT IS THE ORIGINAL PLAT.  
4. ALL INFORMATION ON THIS PLAT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.  
5. WATER SERVICE SHALL BE SUPPLIED BY THE CITY OF FALCON.

PRELIMINARY  
THE PROPERTY IS NOT YET  
RECORDED

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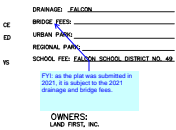
please add: or Meridian Park Drive



1. DATE OF PREPARATION NOVEMBER 30  
2. BASIS OF REVISIONS: A PORTION OF THE ORIGINAL PLAT WAS DELETED AND THE REMAINING PORTION WAS REVISIONED TO REFLECT THE LATEST INFORMATION.  
3. THE BASIS OF LAND AREA MEASUREMENT IS THE ORIGINAL PLAT.  
4. ALL INFORMATION ON THIS PLAT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.  
5. WATER SERVICE SHALL BE SUPPLIED BY THE CITY OF FALCON.

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Please update the FIRM #. Per the drainage report this should be 08041C0553G



DRAINAGE: FALCON  
BRIDGE FEES:  
URBAN PARK  
REGIONAL PARK  
SCHOOL FEE: FALCON SCHOOL DISTRICT NO. 62  
OWNERS:  
LAND FIRST, INC.

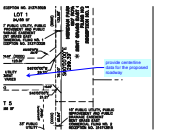
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FYI: as the plat was submitted in 2021, it is subject to the 2021 drainage and bridge fees.



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Please also add access easement for lot 6 as done on the preliminary plan.



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provide centerline data for the proposed roadway



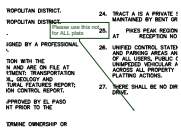
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Private Roads:  
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



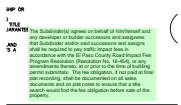
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"Pikes Peak Regional Building Enumerations approval provided by email dated \_\_\_\_\_ and recorded in the El Paso County Clerk and Recorder records at reception number \_\_\_\_\_"



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Please use this not for ALL plats



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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. 16-454), 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 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.



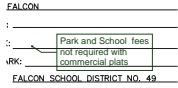
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Please add; lots developed after the Woodmen Road District terms end will have to pay the County fee so please add standard note.



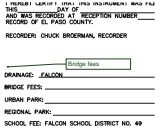
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Please incorporate missing language



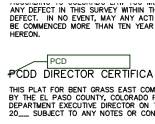
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Park and School fees not required with commercial plats



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Bridge fees



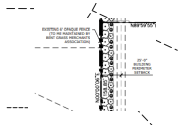
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PCD



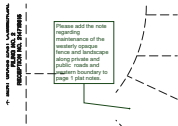
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Please provide the width of the roadway and the Centerline data

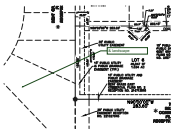


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Please add the note regarding maintenance of the westerly opaque fence and landscape along private and public roads and western boundary to page 1 plat notes.

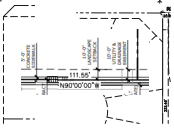


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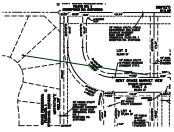


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& landscape



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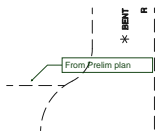
landscape



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From Prelim plan