

# THE COMMONS AT FALCON FIELD FILING NO. 2

A REPLAT OF TRACT F, THE COMMONS AT FALCON FIELD FILING NO. 1, LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Action Item: Please acknowledge the following: Information Items: Final Plat Contact Customer Contract Administration (CCA) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development. In instances where metered water and/or wastewater connections existed on the property, please contact CCA to discuss distribution of Water and/or Wastewater Development Charges to eligible lots. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to Colorado Springs Utilities prior to Service Contract issuance and building permit approval. Colorado Springs Utilities requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the Colorado Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985. Colorado Springs Utilities may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, Colorado Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

### KNOW ALL MEN BY THESE PRESENTS:

THAT FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

### LEGAL DESCRIPTION: (See Survey Note 3)

TRACT F, THE COMMONS AT FALCON FIELD FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 123456789 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING 825,618 SQUARE FEET OR 18.954 ACRES, MORE OR LESS.

Action Item: Please include Springs Utilities Easement Clause:  
**ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.**

### OWNERS CERTIFICATE:

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 A LOTS, TRACTS AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "THE COMMONS AT FALCON FIELD FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. 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.

**Preliminary review -  
additional review  
required**  
Reviewed by: malcuran  
02/18/2025 12:29:39 PM

### IN WITNESS THEREOF:

FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: P.J. ANDERSON, FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

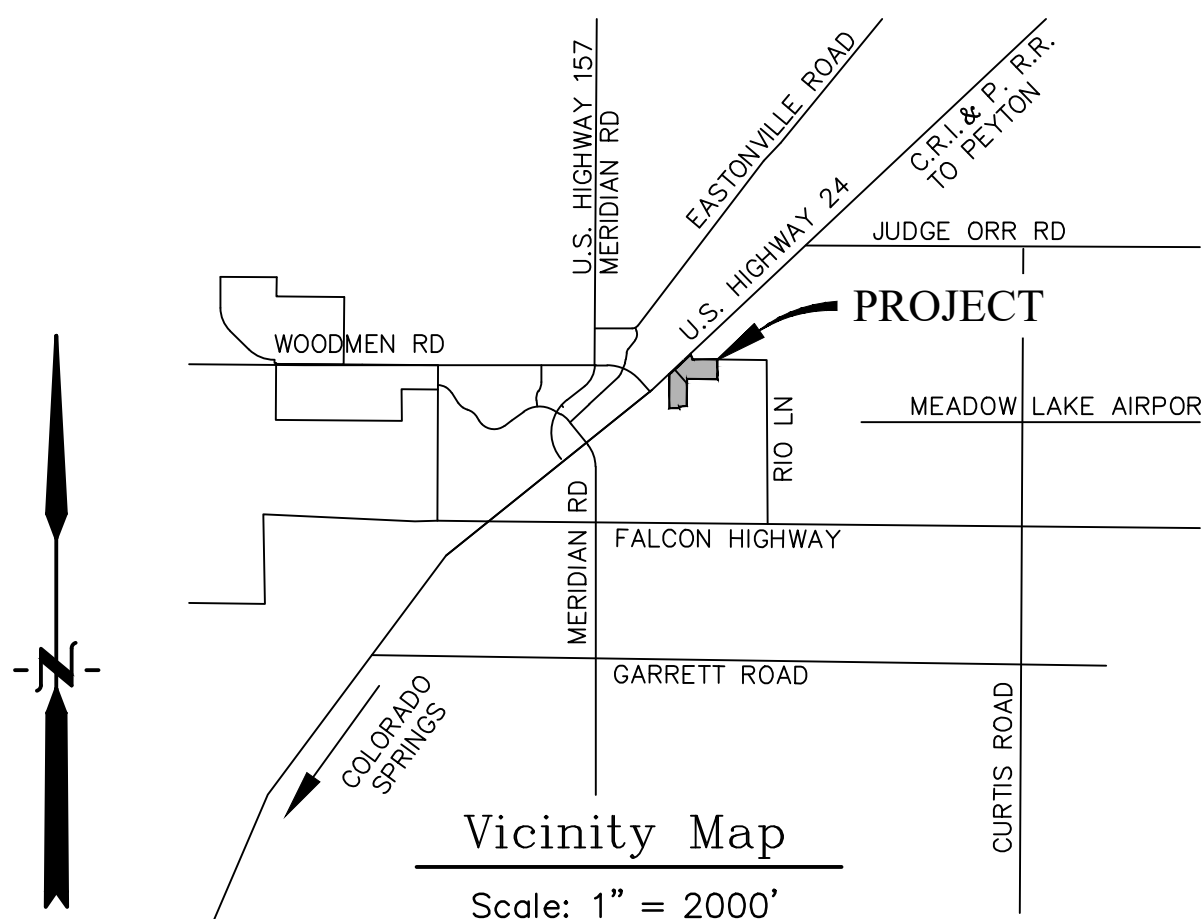
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

BY: P.J. ANDERSON, FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY  
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES:

### PLAT NOTES:

- ACCESS TO THE SUBDIVISION WILL BE FROM RIO LANE VIA KITE PLACE. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THIS PROPERTY IS LOCATED WITHIN ZONE A-AREAS OF 1% ANNUAL CHANCE OF FLOODING AND ZONE X-AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0553G HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018. A CLOMR FOR THIS REACH WAS APPROVED AS CASE NUMBER 23-08-0708R (JULY 23, 2024).
- THE NUMBER OF LOTS HEREBY PLATTED IS 74. THERE ARE 2 TRACTS.
- TRACT A WILL BE UTILIZED AS OPEN SPACE, LANDSCAPE, AND DRAINAGE. OWNERSHIP AND MAINTENANCE OF TRACT A SHALL BE VESTED TO FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
- TRACT B SHALL BE UTILIZED AS OPEN SPACE, LANDSCAPE, DRAINAGE, AND PUBLIC UTILITY EASEMENT. OWNERSHIP AND MAINTENANCE OF TRACT B SHALL BE VESTED TO FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT 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).
- UTILITY PROVIDERS: COLORADO SPRINGS UTILITIES-GAS; MOUNTAIN VIEW ELECTRIC ASSOCIATION-ELECTRIC.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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.
- THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- SOLE RESPONSIBILITY FOR MAINTENANCE OF THE OPEN SPACE, DRAINAGE, AND PUBLIC UTILITY EASEMENTS WILL LIE WITH THE FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
- LOTS 1-74 HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE "SOILS AND GEOLOGY STUDY", THE COMMONS AT FALCON FIELD, PARCEL NOS. 43070-00-001 AND 430720-00-015, BY JOSEPH C. GOODE JR., P.E., REVISED JULY 21, 2023 IN PCN NO: SP-232, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. DUE TO HIGH GROUNDWATER IN THE AREA, BASEMENTS SHALL BE PROHIBITED ON ALL LOTS AND ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- THE SUBJECT PROPERTY IS INCLUDED IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT.
- THE SUBJECT PROPERTY IS INCLUDED IN THE FALCON FIRE PROTECTION DISTRICT.
- ACREAGE NOTE: TOTAL GROSS ACREAGE (AS-MEASURED) = 18.954 ACRES +/-.  
NET ACREAGE OF SUBDIVISION LOTS 1-74 = 10.766 ACRES. +/-.  
NET ACREAGE OF TRACTS A-B = 4.653 ACRES +/-.  
NET ACREAGE OF LAND DEDICATED FOR PUBLIC RIGHT OF WAY:  
GOSHAWK WAY, KITE PLACE, CARACARA PLACE, GYRFALCON LANE, AND BUTEOS LANE = 3.535 ACRES +/-.



### SURVEY NOTES:

- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF ARROWHEAD ESTATES FILING NO. 1, RECORDED IN PLAT BOOK Y-3, PAGE 39 OF THE RECORDS OF EL PASO COUNTY; SAID LINE BEARS N89°24'00"W, 1314.29 FEET AND IS MONUMENTED AS SHOWN HEREON. THE BEARINGS ARE GRID BEARINGS BASED IN THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011), (EPOCH:2010.0000), REFERENCE GEOID 2018.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL DIMENSIONS AS SHOWN HEREON ARE MEASURED, UNLESS NOTED OTHERWISE. ALL MONUMENTS SET OR FOUND ARE WITHIN 0.10' +/- OF THE GROUND SURFACE. NOTE: BASIS OF BEARINGS AND ACTUAL DIMENSIONS MAY VARY FROM LEGAL DESCRIPTION DUE TO ROTATIONAL ANALYSIS OF BOUNDARY LINES AND ACCEPTED FOUND MONUMENTS FROM PREVIOUS SURVEYS.
- THE UNDERSIGNED HAS RELIED UPON ALTA COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SCHEDULE A, ORDER NUMBER SC55098948.1-2 WITH AN EFFECTIVE DATE OF 11/12/2024 AT 5:00 P.M. FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD. DISTRIBUTED BY LAND TITLE GUARANTEE COMPANY DATED 11/22/2024.
- SURVEY FIELD WORK COMPLETED IN MAY, 2023.
- "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".
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.

### SURVEYOR'S CERTIFICATION:

I, PETER VAN STEENBURGH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY COMPLETED JANUARY 01, 2025, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT THE MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND THAT THIS PLAT HAS BEEN PREPARED IN CONFORMANCE WITH THOSE LAWS OF THE STATE OF COLORADO AND THOSE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, PERTAINING TO SURVEYING, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS LAND SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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

PETER VAN STEENBURGH DATE:  
PLS NUMBER 37913  
FOR AND BEHALF OF DREXEL BARRELL & CO.

### PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "THE COMMONS AT FALCON FIELD FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

### FEES:

MONUMENT ROCK DRAINAGE FEE: \$0.00  
DRAINAGE FEE: \$0.00  
BRIDGE FEE: \$0.00  
PARK (URBAN) FEE: \$0.00  
PARK (REGIONAL) FEE: \$0.00  
SCHOOL FEE: \$0.00

### CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED IN MY OFFICE ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AND WAS RECORDED AT  
RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

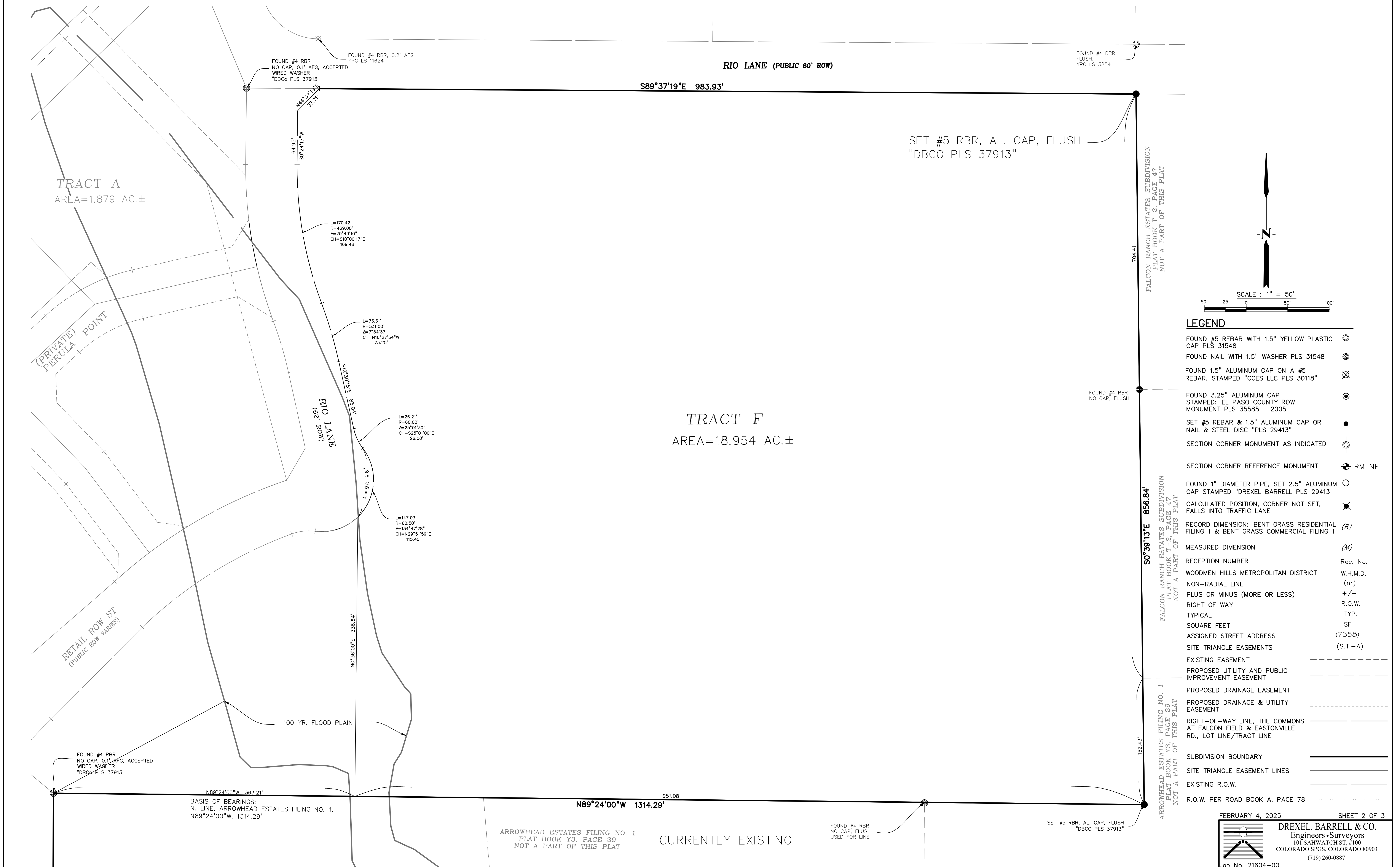
Sheet 1 - Description, Dedication, Notes and Certificates  
Sheet 2 - Plat Graphic, Currently Existing  
Sheet 3 - Plat Graphic, Proposed Subdivision  
PCD FILE NUMBER: XXXXX

FEBRUARY 4, 2025 SHEET 1 OF 3  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
(719) 260-0887 Fax: (719) 260-8352  
Job No. 21604-00



# THE COMMONS AT FALCON FIELD FILING NO. 2

A REPLAT OF TRACT F, THE COMMONS AT FALCON FIELD FILING NO. 1, LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



**LEGEND**

FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP PLS 31548	⊙
FOUND NAIL WITH 1.5" WASHER PLS 31548	⊗
FOUND 1.5" ALUMINUM CAP ON A #5 REBAR, STAMPED "CCES LLC PLS 30118"	⊗
FOUND 3.25" ALUMINUM CAP STAMPED: EL PASO COUNTY ROW MONUMENT PLS 35585 2005	⊙
SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 29413"	●
SECTION CORNER MONUMENT AS INDICATED	⊕
SECTION CORNER REFERENCE MONUMENT	⊕ RM NE
FOUND 1" DIAMETER PIPE, SET 2.5" ALUMINUM CAP STAMPED "DREXEL BARRELL PLS 29413"	○
CALCULATED POSITION, CORNER NOT SET, FALLS INTO TRAFFIC LANE	✕
RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1	(R)
MEASURED DIMENSION	(M)
RECEPTION NUMBER	Rec. No.
WOODMEN HILLS METROPOLITAN DISTRICT	W.H.M.D.
NON-RADIAL LINE	(nr)
PLUS OR MINUS (MORE OR LESS)	+/-
RIGHT OF WAY	R.O.W.
TYPICAL	TYP.
SQUARE FEET	SF
ASSIGNED STREET ADDRESS	(7358)
SITE TRIANGLE EASEMENTS	(S.T.-A)
EXISTING EASEMENT	-----
PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT	-----
PROPOSED DRAINAGE EASEMENT	-----
PROPOSED DRAINAGE & UTILITY EASEMENT	-----
RIGHT-OF-WAY LINE, THE COMMONS AT FALCON FIELD & EASTONVILLE RD., LOT LINE/TRACT LINE	-----
SUBDIVISION BOUNDARY	-----
SITE TRIANGLE EASEMENT LINES	-----
EXISTING R.O.W.	-----
R.O.W. PER ROAD BOOK A, PAGE 78	-----

# THE COMMONS AT FALCON FIELD FILING NO. 2

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FALCON RANCH ESTATES SUBDIVISION  
PLAT BOOK T-2, PAGE 47  
NOT A PART OF THIS PLAT

FOUND #4 RBR, FLUSH  
YPC LS 3854

FOUND #4 RBR  
W/WIRED WASHER  
"DBC PLS 37913"  
0.1' AFG

FOUND #4 RBR, 0.2' AFG  
YPC LS 11624

RIO LANE (PUBLIC 60' ROW)

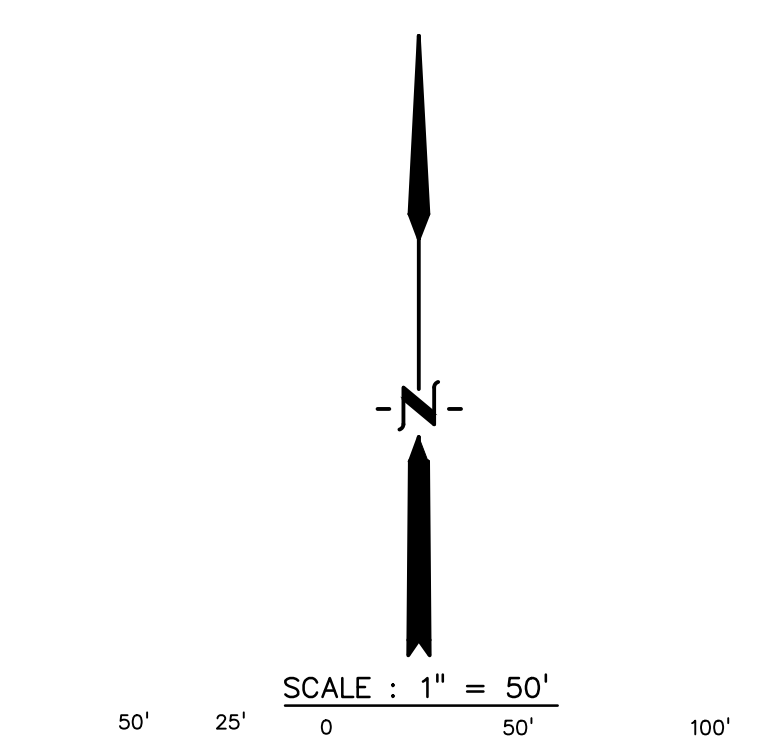
N89°37'19"W 983.93'

FOUND #5 RBR, FLUSH,  
AL. CAP, "DBC PLS 37913"

TRACT B  
177,311 SF +/-

TRACT A  
25,381 SF +/-

FALCON RANCH ESTATES SUBDIVISION  
PLAT BOOK T-2, PAGE 47  
NOT A PART OF THIS PLAT



### LEGEND

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- SECTION CORNER REFERENCE MONUMENT
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- RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1 (R)
- MEASURED DIMENSION (M)
- RECEPTION NUMBER Rec. No.
- WOODMEN HILLS METROPOLITAN DISTRICT W.H.M.D.
- NON-RADIAL LINE (nr)
- PLUS OR MINUS (MORE OR LESS) +/-
- RIGHT OF WAY R.O.W.
- TYPICAL TYP.
- SQUARE FEET SF
- ASSIGNED STREET ADDRESS (7358)
- SITE TRIANGLE EASEMENTS (S.T.-A)
- EXISTING EASEMENT
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- SITE TRIANGLE EASEMENT LINES
- EXISTING R.O.W.
- R.O.W. PER ROAD BOOK A, PAGE 78

THE COMMONS AT FALCON FIELD  
FILING NO. 1  
RECEPTION NO. 123456789  
NOT A PART OF THIS PLAT

THE COMMONS AT FALCON FIELD  
FILING NO. 1  
RECEPTION NO. 123456789  
NOT A PART OF THIS PLAT

100 YR. FLOOD PLAIN

ARROWHEAD ESTATES FILING NO. 1  
PLAT BOOK Y3, PAGE 39  
NOT A PART OF THIS PLAT

BASIS OF BEARINGS:  
N. LINE, ARROWHEAD ESTATES FILING NO. 1,  
N89°24'00"W, 1314.29'

AS REPLATTED

ARROWHEAD ESTATES FILING NO. 1  
PLAT BOOK Y3, PAGE 39  
NOT A PART OF THIS PLAT

FOUND #4 RBR, NO CAP,  
FLUSH, USED FOR LINE

FOUND #5 RBR, FLUSH,  
AL. CAP, "DBC PLS 37913"

FEBRUARY 4, 2025 SHEET 3 OF 3

**DREXEL, BARRELL & CO.**  
Engineers-Surveyors  
101 SAWATCH ST., #100  
COLORADO SPGS, COLORADO 80903  
(719) 260-0887  
Job No. 21604-00