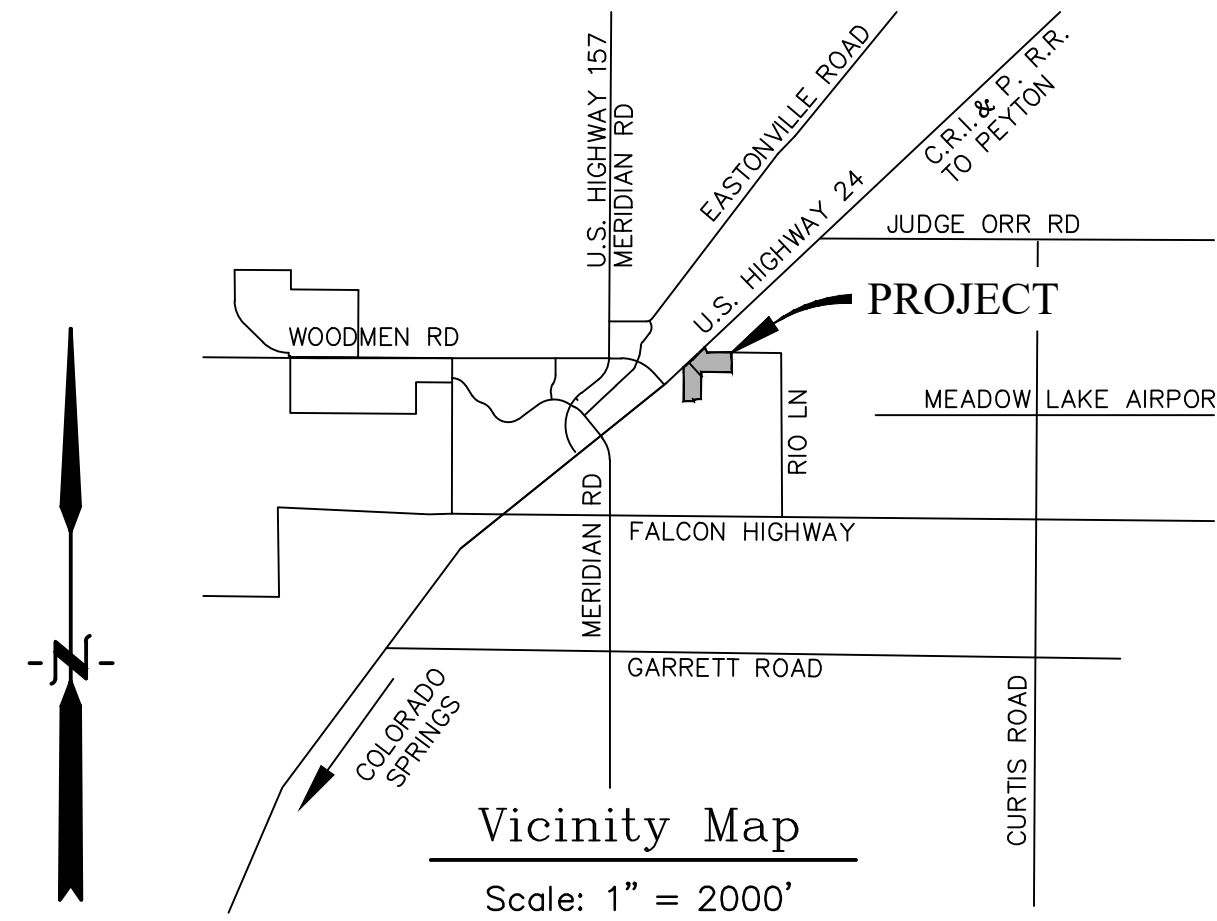


THE COMMONS AT FALCON FIELD FILING NO. 2

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



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. _____ IN THE RECORDS OF EL PASO COUNTY, COLORADO.

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

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. 2". 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.

IN WITNESS THEREOF:

FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2026.

BY: PJ ANDERSON, FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

PLAT NOTES:

- 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. 24-377), 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 PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THERE SHALL BE NO DIRECT ACCESS TO RIO LANE. 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.
- A PORTION OF TRACT C IS LOCATED WITHIN ZONE A SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 100 YEAR FLOODPLAIN, AND ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0553G & 08041C0561G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN APPROVED FOR THE SITE PER FEMA CASE NO. 23-08-0708R, DATED JULY 23, 2024. TRACT C WILL BE DESIGNATED AS NO BUILD WITH NO STORAGE OF ANY MATERIALS, UNTIL AN EFFECTIVE LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED REMOVING THE FLOODPLAIN FROM THE TRACT. MAINTENANCE OF TRACT C WILL BE THE RESPONSIBILITY OF THE FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
- THE NUMBER OF LOTS HEREBY PLATTED IS 74. THERE ARE 4 TRACTS.
- TRACT DESIGNATION:
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 FOR THE INSTALLATION OF PUBLIC UTILITIES. OWNERSHIP AND MAINTENANCE OF TRACT B SHALL BE VESTED TO FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
TRACT C SHALL BE UTILIZED FOR DRAINAGE. OWNERSHIP AND MAINTENANCE OF TRACT C SHALL BE VESTED TO FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
TRACT D SHALL BE UTILIZED AS OPEN SPACE, LANDSCAPE, DRAINAGE, AND FOR THE INSTALLATION OF PUBLIC UTILITIES. OWNERSHIP AND MAINTENANCE OF TRACT D 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.

PLAT NOTES CONTINUED:

- UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT PUBLIC IMPROVEMENT EASEMENT AND A TEN (10) FOOT CONTIGUOUS PUBLIC UTILITY EASEMENT. SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A FIVE (5) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. REAR LOT LINES ARE HEREBY PLATTED WITH SEVEN (7) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- PER MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) REQUEST, A TWENTY (20) FOOT EASEMENT IS ESTABLISHED ALONG THE EXTERIOR BOUNDARY.
- 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 REMAIN IN FULL FORCE AND EFFECT.
- 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).
- 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: COLORADO SPRINGS UTILITIES: GAS; MOUNTAIN VIEW ELECTRIC ASSOCIATION: ELECTRIC, SUBJECT TO THE DISTRICT'S RULES, REGULATIONS, AND SPECIFICATIONS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS. ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 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.
- LOTS 1-74 HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. GEOLOGIC HAZARDS AND CONSTRAINTS, 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 POD NO: SF-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. SAID UNDERDRAIN SYSTEM TO OWNED AND MAINTAINED BY FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
- 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 = 10,872 ACRES. +/-.
NET ACREAGE OF TRACTS A-D = 4,637 ACRES +/-.
NET ACREAGE OF LAND DEDICATED FOR PUBLIC RIGHT OF WAY:
MOTMOT WAY, JACAMAR PLACE, TODY WAY, SAPOYA PLACE, AND BUTEOS LANE = 3,445 ACRES +/-.

This should be two separate notes, separated at this point.

Note 1 conflicts with the Letter of Intent, which indicates entering into a PID is desired.

If you are in fact NOT PROPOSING PID, then update note 1 resolution number for RIF program to Resolution No. 25-337.

If YES TO PID, replace Note 1 with this note: Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District _____ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.

Note that if you propose to enter into the PID, you will need to provide a recorded copy of the BoCC approval resolution for PID and insert the reception number and other information into the above note.

Convert Note 5 into a tract table for clarity. See related comment on Filing 1 for more information.

Include the missing plat note for the detention maintenance agreement. See filing 1 for wording.

Include a note identifying that the property is located in the Falcon Field Metropolitan District and include the reception number for the recorded resolution approving the district.

Update this note per CGS comments submitted on 4/20/2026.

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 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.

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 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, 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 _____, 2026

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. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2026, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
PARK (URBAN) FEE: _____
PARK (REGIONAL) FEE: _____
SCHOOL FEE: _____

CLERK AND RECORDER'S CERTIFICATE:

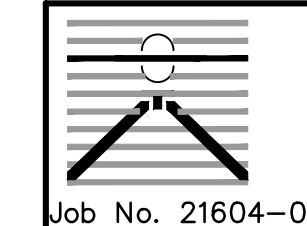
STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED IN MY OFFICE ON
THIS _____ DAY OF _____, 2026 AND WAS RECORDED AT
RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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: SF255

APRIL 02, 2026

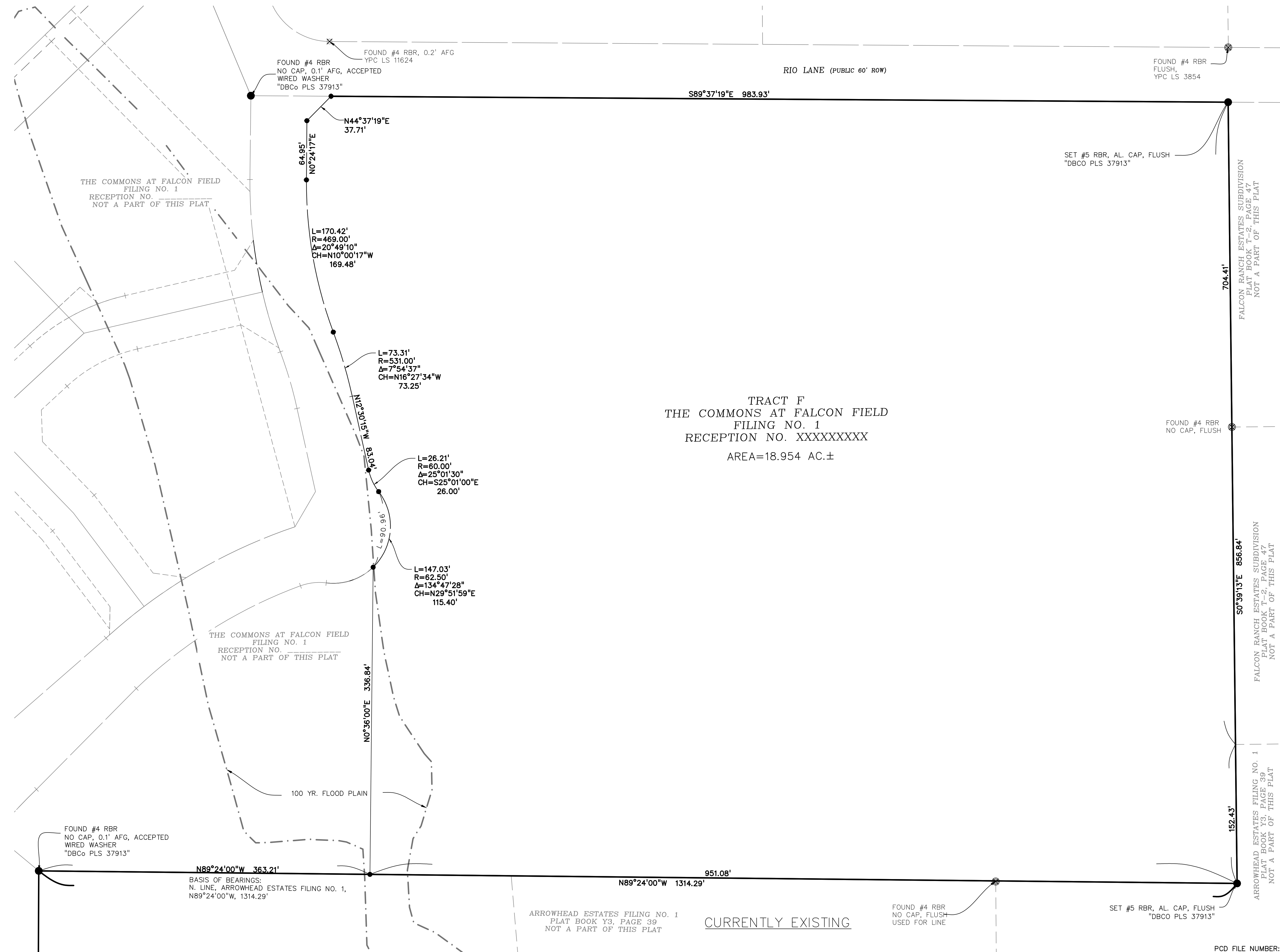
SHEET 1 OF 3



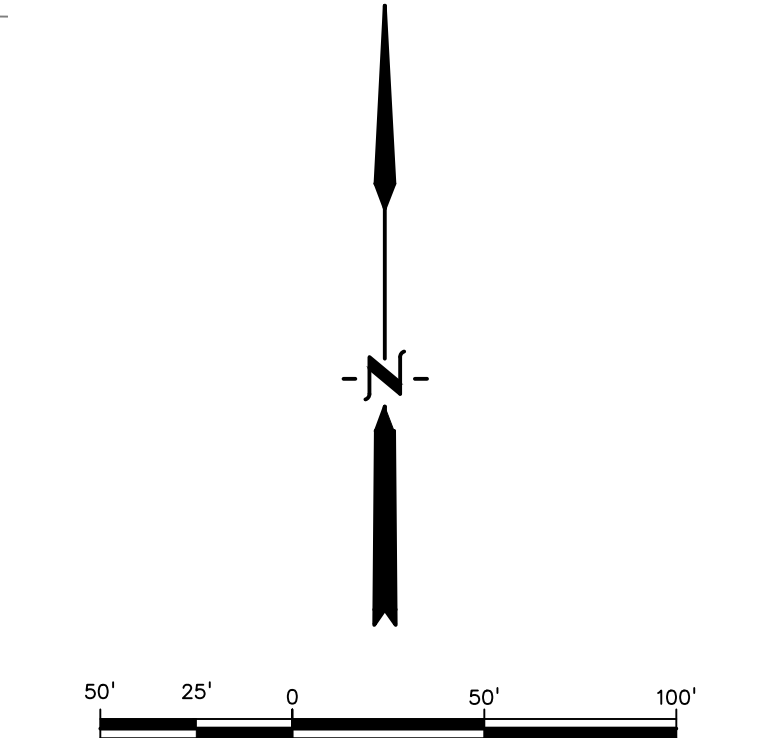
DREXEL, BARRELL & CO.
Engineers + Surveyors
101 SAHWATCH ST. #100
COLORADO SPGS, COLORADO 80903
(719) 260-0887 Fax: (719) 260-8352
Job No. 21604-00

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



TRACT F
THE COMMONS AT FALCON FIELD
FILING NO. 1
RECEPTION NO. XXXXXXXXX
AREA=18.954 AC.±



LEGEND

FOUND SURVEY MONUMENT, AS NOTED	⊗
FOUND/SET #5 REBAR W/1.5" AL. CAP OR WASHER, "D.B. & Co. PLS 37913"	●
CHANGE OF DIRECTION-PC/PT	X
RECEPTION NUMBER	Rec. No.
NON-RADIAL LINE	(NR)
PLUS OR MINUS (MORE OR LESS)	+/-
RIGHT OF WAY	R.O.W.
TYPICAL	TYP.
SQUARE FEET	SF
ASSIGNED STREET ADDRESS	(XXXX)
PUBLIC IMPROVEMENT EASEMENT (P.I.E.)	---
MOUNTAIN VIEW ELECTRICAL ASSN. EASEMENT (MVEA)	---
CENTERLINE ROAD(S)	---
100 YR. FLOODPLAIN	---
SUBDIVISION BOUNDARY	---
EXISTING R.O.W.	---

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

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

CURRENTLY EXISTING

FOUND #4 RBR
NO CAP, FLUSH
USED FOR LINE

SET #5 RBR, AL. CAP, FLUSH
"DBCO PLS 37913"

APRIL 02, 2026 SHEET 2 OF 3

DREXEL, BARRELL & CO.
Engineers-Surveyors
101 SAHWATCH ST., #100
COLORADO SPGS, COLORADO 80903
(719) 260-0887

PCD FILE NUMBER: SF255

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

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

RIO LANE (RURAL LOCAL-PUBLIC 60' ROW)

N89°37'19"W 983.93'

FOUND #4 RBR, FLUSH
AL. CAP, "DBCO PLS 37913"

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

N44°37'19"E
37.71'

64.95'
N0°24'17"E

L=170.42'
R=469.00'
Δ=20°49'10"
CH=N10°00'17"W
169.48'

L=73.31'
R=531.00'
Δ=7°54'37"
CH=N16°27'34"W
73.25'

L=26.21'
R=60.00'
Δ=25°01'30"
CH=N25°01'00"W
26.00'

L=90.96'
R=62.50'
Δ=83°22'58"
CH=N4°09'43"E
83.14'

L=143.35'
R=60.00'
Δ=38°53'27"
CH=S44°30'39"E
73.40'

L=81.48'
R=52.00'
Δ=89°46'41"
CH=S44°30'39"E
73.40'

L=137.17'(NR)
R=60.00'
Δ=137.17'(NR)

L=100.17'(NR)
R=60.00'
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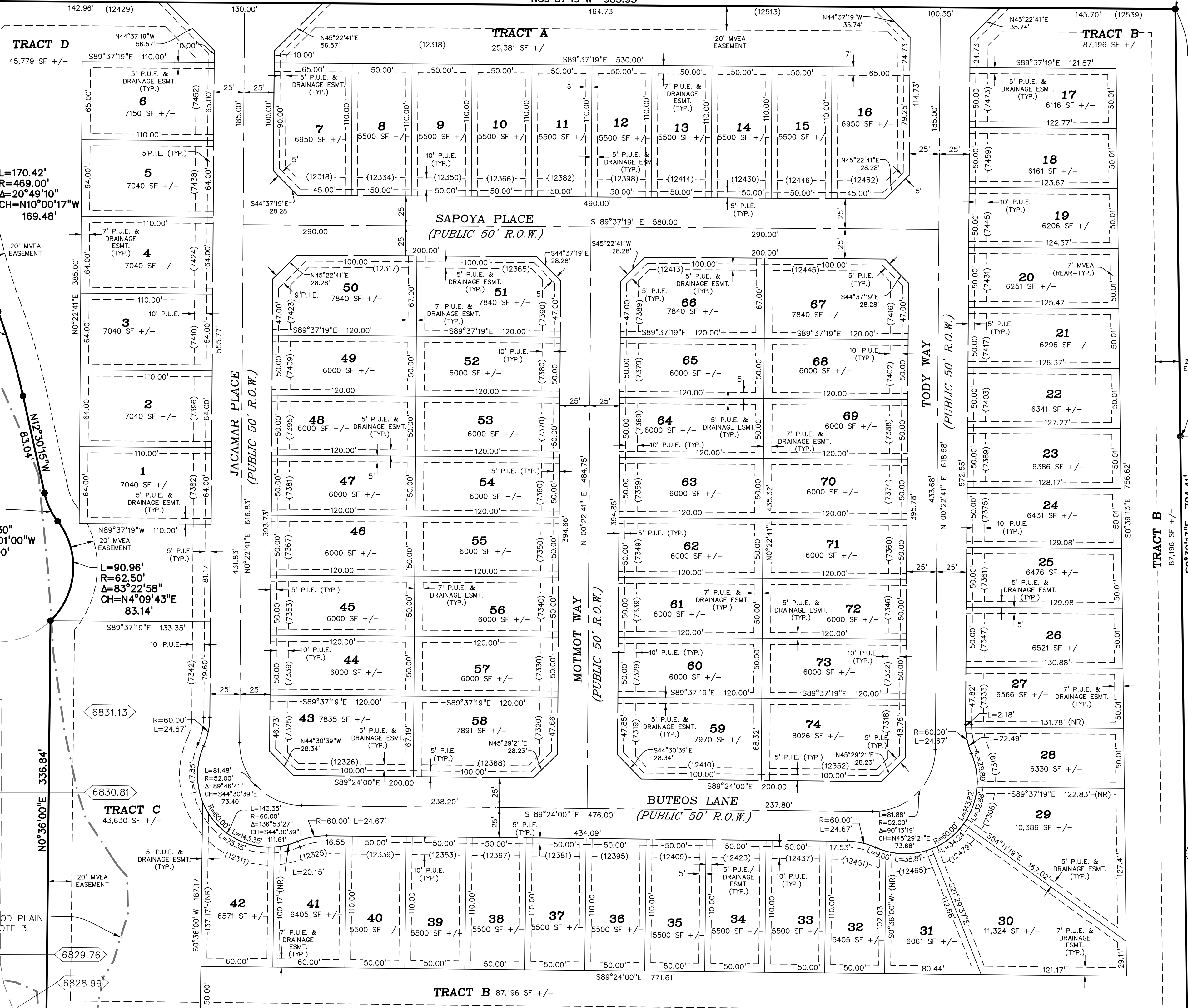
L=100.17'(NR)
R=60.00'
Δ=100.17'(NR)

L=100.17'(NR)
R=60.00'
Δ=100.17'(NR)

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

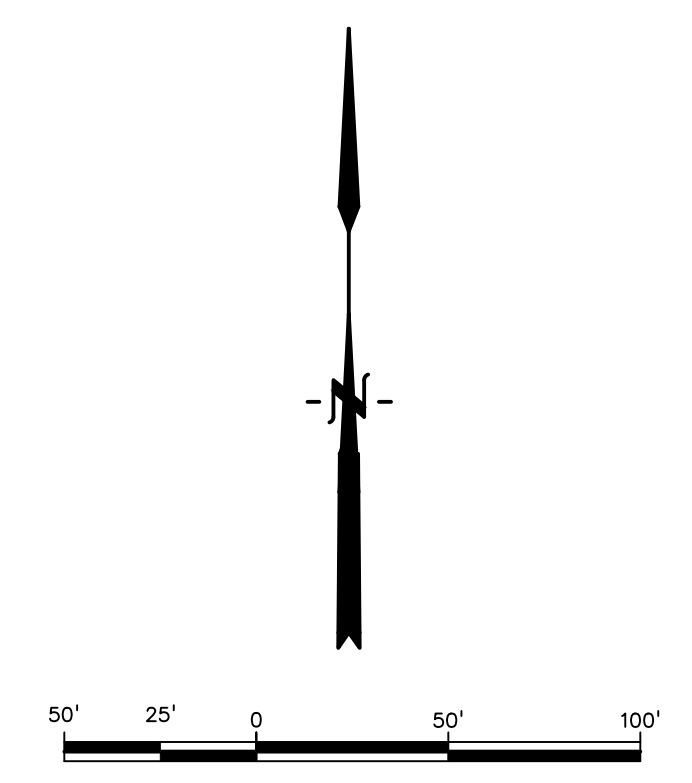
THE COMMONS AT FALCON FIELD
FILING NO. 1
RECEPTION NO.
NOT A PART OF THIS PLAT

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



LEGEND

FOUND SURVEY MONUMENT, AS NOTED	⊗
FOUND/SET #5 REBAR W/1.5" AL. CAP OR WASHER, "D.B. & Co. PLS 37913"	●
CHANGE OF DIRECTION-PC/PT	+
RECEPTION NUMBER	Rec. No.
NON-RADIAL LINE	(NR)
PLUS OR MINUS (MORE OR LESS)	+/-
RIGHT OF WAY	R.O.W.
TYPICAL	TF
SQUARE FEET	SF
ASSIGNED STREET ADDRESS	(XXXX)
BASE FLOOD ELEVATION (CONDITIONAL)	6828.99
PUBLIC IMPROVEMENT EASEMENT (P.I.E.)	---
MOUNTAIN VIEW ELECTRICAL ASSN. EASEMENT (MVEA)	---
CENTERLINE ROAD(S)	---
100 YR. FLOODPLAIN	---
SUBDIVISION BOUNDARY	---
EXISTING R.O.W.	---



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, "DBCO PLS 37913"

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NOT A PART OF THIS PLAT

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ARROWHEAD ESTATES FILING NO. 1
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