

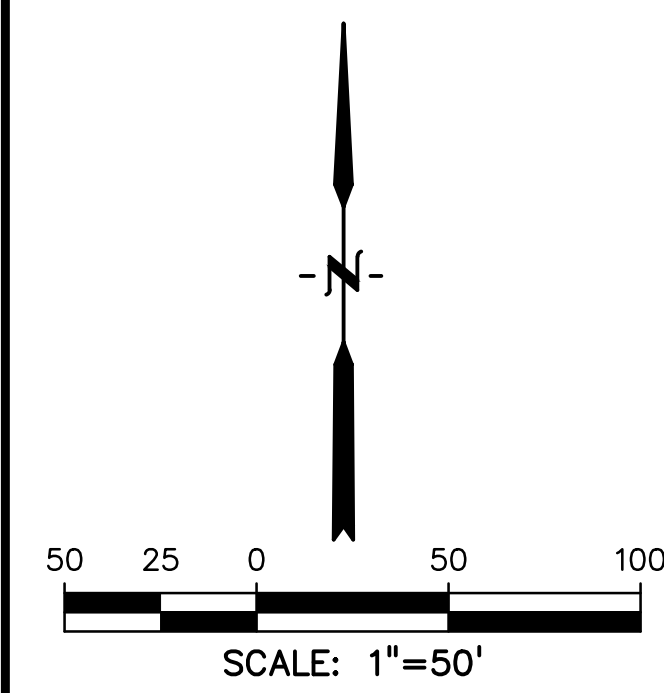
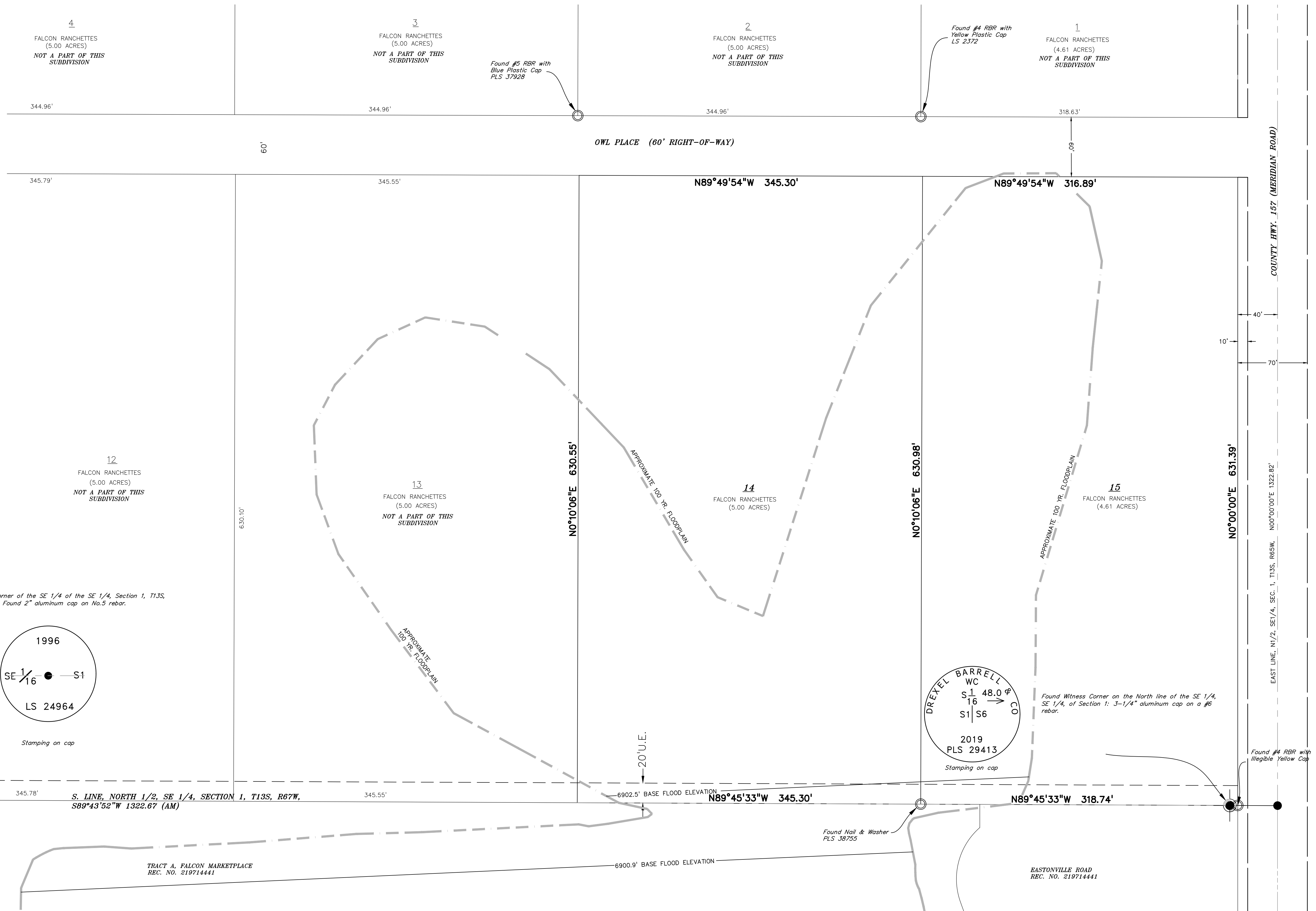


# OWL MARKETPLACE FILING NO. 1

A REPLAT OF LOTS 14 & 15, FALCON RANCHETTES, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

## LEGEND

FOUND SURVEY MONUMENT AS NOTED	⊙
SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 37913"	●
SECTION CORNER/REF MONUMENT AS INDICATED	⊕
RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1	(R)
MEASURED DIMENSION	(AM)
RECEPTION NUMBER	Rec. #
RIGHT OF WAY	R.O.W.
SQUARE FEET	SF
ACRE(S)	AC.
PUBLIC UTILITY EASEMENT	P.U.E.
PUBLIC IMPROVEMENT EASEMENT	P.I.E.
MERIDIAN PARK DRIVE CENTERLINE	MPD CL
EXISTING EASEMENT	-----
PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT	-----
EXISTING R.O.W.	-----
CENTERLINE PROPOSED ROAD	-----
100 YR. FLOODPLAIN	-----



CURRENTLY EXISTING  
PLAT #3800

FEE:

MAY 23, 2024

DREXEL, BARRELL & CO.  
Engineers-Surveyors  
101 SAWATCH STREET, SUITE 100  
COLORADO SPGS, COLORADO 80905  
(719) 260-0887

Job No. 21611-01 Drawing: 21611-01 REPLAT.dwg

Sheet 2 of 3

PCD FILE VR2321

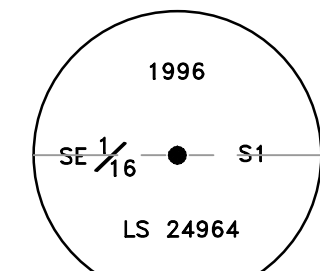
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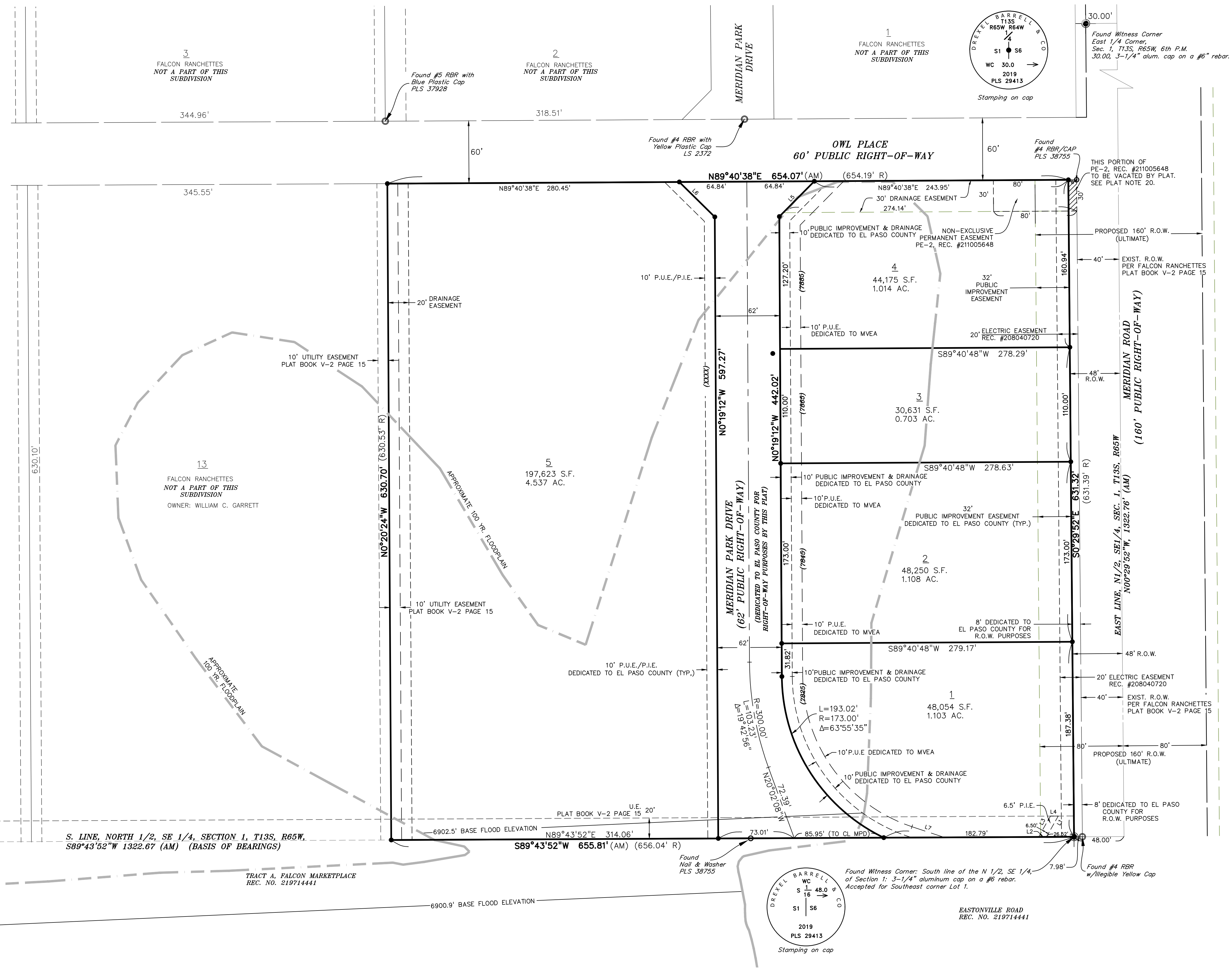
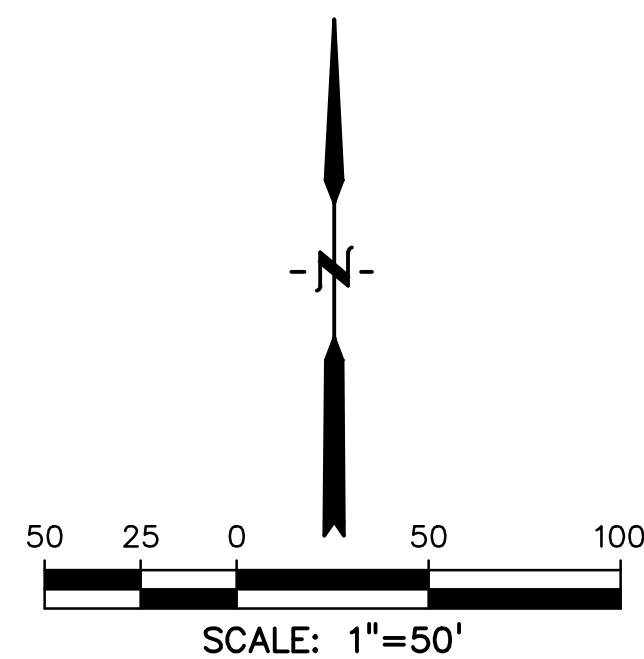
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- SQUARE FEET SF
- ACRE(S) AC.
- PUBLIC UTILITY EASEMENT P.U.E.
- PUBLIC IMPROVEMENT EASEMENT P.I.E.
- MOUNTAIN VIEW ELECTRIC ASSOCIATION MVEA
- MERIDIAN PARK DRIVE MPD
- CENTERLINE CL
- EXISTING EASEMENT
- PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT
- EXISTING R.O.W.
- CENTERLINE PROPOSED ROAD
- 100 YR. FLOODPLAIN

LINE #	LENGTH	DIRECTION
L1	23.04'	S29°30'09"W
L2	7.49'	S89°43'52"W
L3	23.04'	N29°30'09"E
L4	7.49'	N89°43'52"E
L5	47.78'	N44°46'24"E
L6	47.77'	N45°24'48"W
L7	32.74'	S71°41'57"E



Stamping on cap  
NW Corner of the SE 1/4 of the SE 1/4, Section 1, T13S, R65W. Found 2" aluminum cap on No.5 rebar.



REPLAT

PCD FILE VR2321