



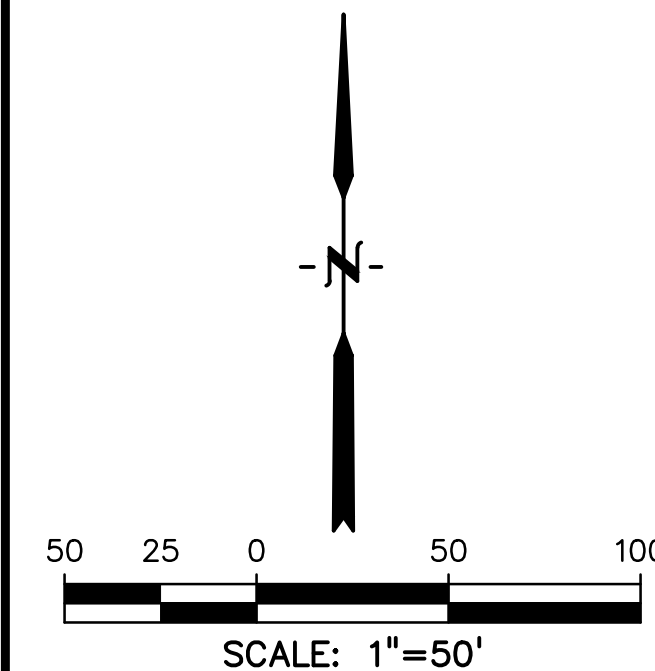
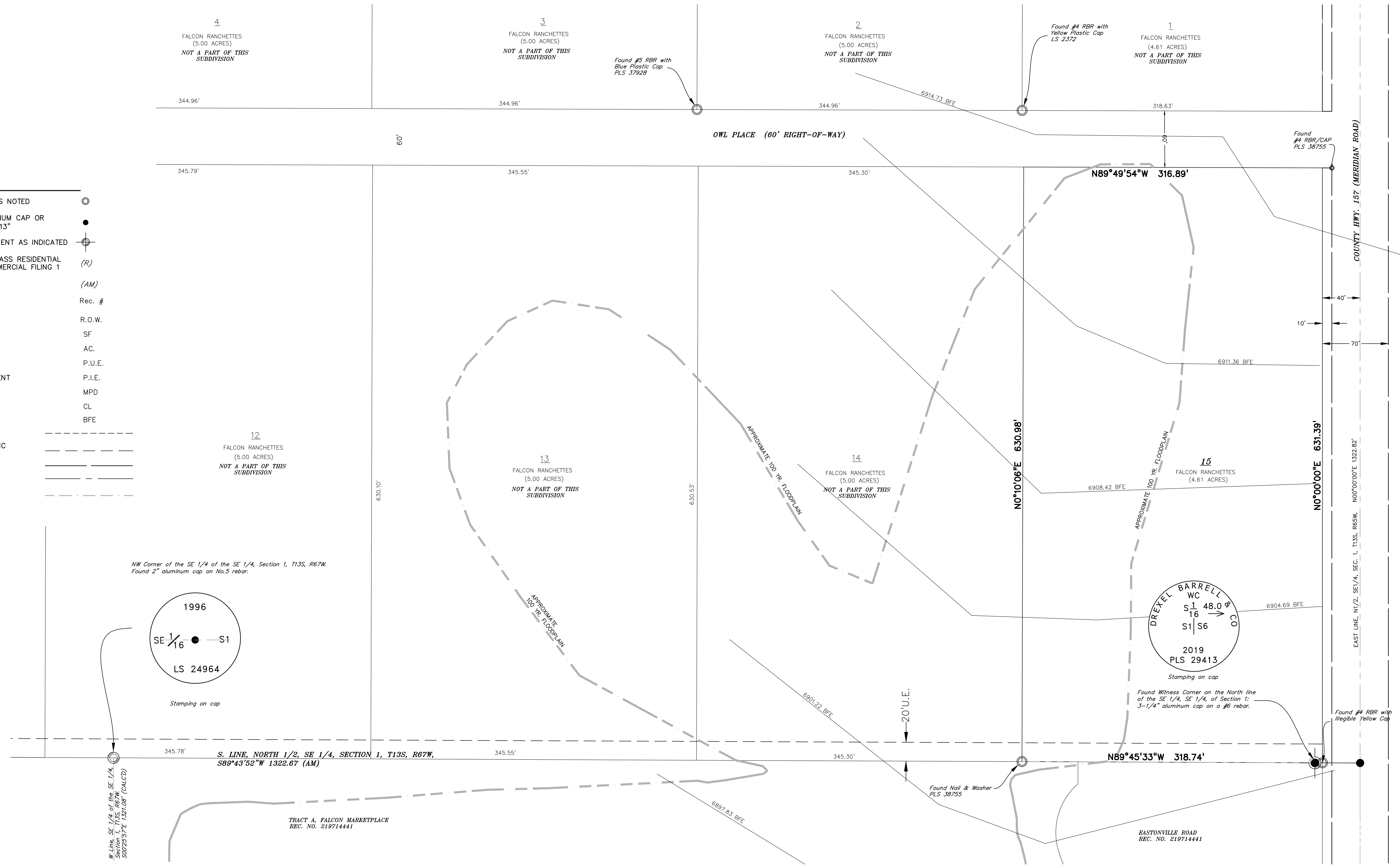


# OWL MARKETPLACE FILING NO. 1

A REPLAT OF LOT 15, FALCON RANCHETTES, AND VACATION OF PERMANENT EASEMENT PE-2, RECEPTION NO. 211005648, 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	MPD
CENTERLINE	CL
BASE FLOOD ELEVATION	BFE
EXISTING EASEMENT	---
PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT	---
EXISTING R.O.W.	---
CENTERLINE PROPOSED ROAD	---
100 YR. FLOODPLAIN	---



CURRENTLY EXISTING  
PLAT #3800

FEE:

OCTOBER 18, 2024

Sheet 2 of 3

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

PCD FILE VR2321

# OWL MARKETPLACE FILING NO. 1

A REPLAT OF LOT 15, FALCON RANCHETTES, AND VACATION OF PERMANENT EASEMENT PE-2, RECEPTION NO. 211005648, 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**

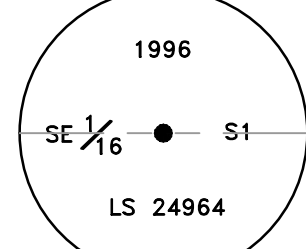
FOUND SURVEY MONUMENT AS NOTED	⊙
SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 37913"	●
SECTION CORNER/REF MONUMENT AS INDICATED	⊕
RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1	(R)
MEASURED DIMENSION	(AM)
RECEPTION NUMBER	Rec. #
RIGHT OF WAY	R.O.W.
SQUARE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

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C-1	12.57'	8.00'	90°00'00"	N44°40'38"E	11.31'
C-2	7.85'	5.00'	90°00'00"	S45°19'22"E	7.07'
C-3	7.85'	5.00'	90°00'00"	S44°40'38"W	7.07'
C-4	19.34'	150.88'	7°20'42"	N03°59'43"W	19.33'
C-5	7.85'	5.00'	90°00'00"	N45°19'20"W	7.07'
C-6	12.57'	8.00'	90°00'01"	N44°40'39"E	11.31'
C-7	12.57'	8.00'	90°00'00"	N45°19'22"W	11.31'

**PARCEL LINE TABLE**

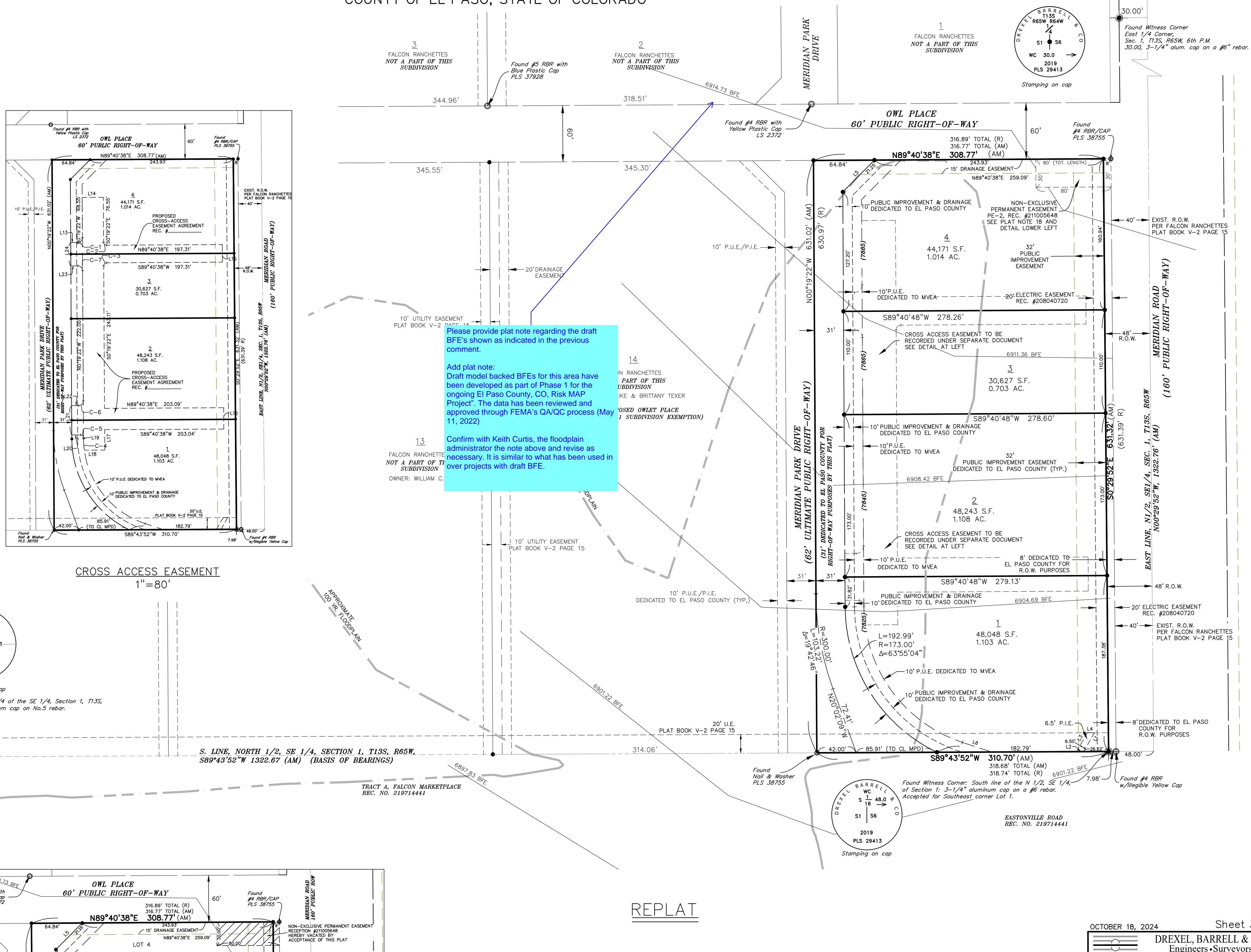
LINE #	LENGTH	DIRECTION
L1	23.04'	S29°30'09"W
L2	7.49'	S89°43'52"W
L3	23.04'	N29°30'09"E
L4	7.49'	N89°43'52"E
L5	47.78'	N44°46'12"E
L6	32.74'	S71°41'57"E
L13	12.00'	S89°40'38"W
L14	36.00'	N89°40'38"E
L15	30.00'	N0°19'22"W
L16	36.31'	S0°19'22"E
L17	34.69'	S0°19'22"E
L18	34.82'	S89°40'38"W
L19	1.82'	S0°19'20"E
L20	15.00'	N89°40'40"E
L21	50.00'	S0°19'21"E
L22	12.00'	N89°40'39"E
L23	12.00'	S89°40'38"W
L24	40.00'	S0°19'22"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.

S. LINE, NORTH 1/2, SE 1/4, SECTION 1, T13S, R65W,  
S89°43'52"W 1322.67' (AM) (BASIS OF BEARINGS)

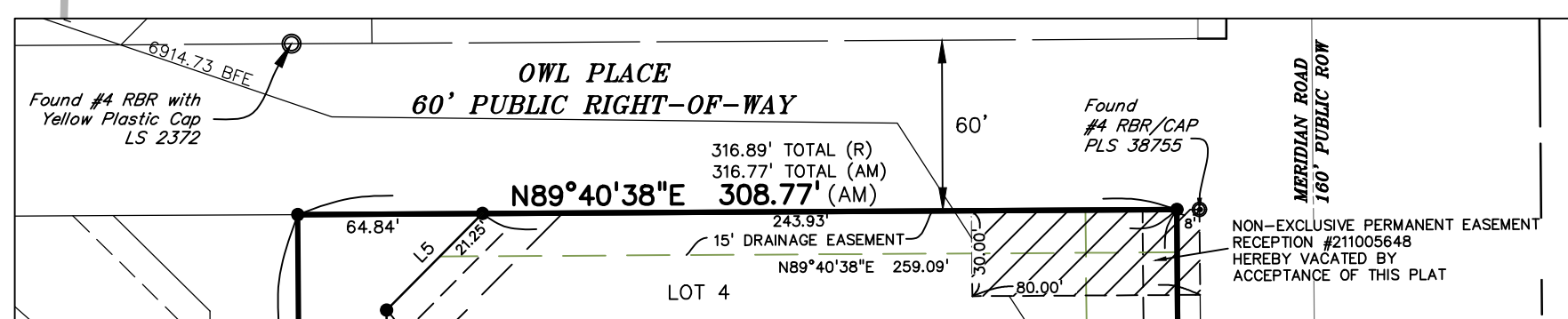
TRACT A, FALCON MARKETPLACE  
REC. NO. 219714441



Please provide plat note regarding the draft BFE's shown as indicated in the previous comment.

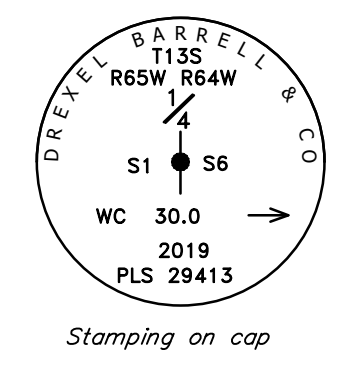
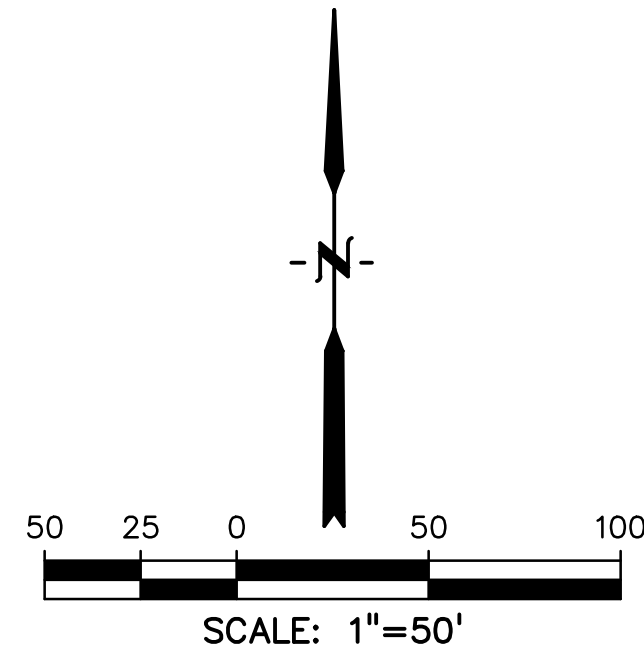
Add plat note: Draft model backed BFE's for this area have been developed as part of Phase 1 for the ongoing El Paso County, CO, Risk MAP Project. The data has been reviewed and approved through FEMA's QA/QC process (May 11, 2022)

Confirm with Keith Curtis, the floodplain administrator the note above and revise as necessary. It is similar to what has been used in over projects with draft BFE.

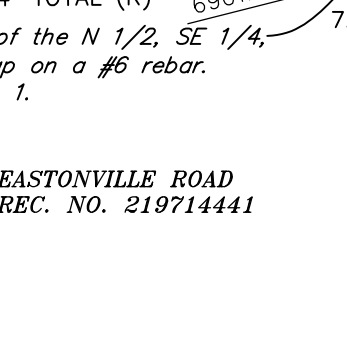


EASEMENT VACATION  
1"=60'

REPLAT



Found Witness Corner  
East 1/4 Corner,  
Sec. 1, T13S, R65W, 6th P.M.  
30.00, 3-1/4" alum. cap on a #6" rebar.



Found Witness Corner: South line of the N 1/2, SE 1/4, Section 1, T13S, R65W. Accepted for Southeast corner Lot 1.

PCD FILE VR2321