

KNOW ALL MEN BY THESE PRESENTS:

THAT CST METRO LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND RANDAL L. GIBBS AND VICKY L. GIBBS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

PARCEL A:

LOTS 17 TO 32, INCLUSIVE, EXCEPT THE NORTHWESTERLY 20 FEET THEREOF, LYING WEST OF THE COUNTY ROAD IN BLOCK 24, TOWN OF FALCON, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 37.

PARCEL B:

LOTS 19 TO 32, INCLUSIVE, EXCEPT THE NORTHWESTERLY 20 FEET THEREOF, IN BLOCK 25, TOWN OF FALCON, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 37.

PARCEL C:

ALL THAT PORTION OF BLOCK 28 LYING WEST OF THE COUNTY LINE ROAD, INCLUDING THE NORTHEASTERLY 30.0 FEET OF VACATED 7TH STREET, TOWN OF FALCON, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 37.

PARCEL D:

ALL OF BLOCK 29, INCLUDING THE SOUTHWESTERLY 30.0 FEET OF VACATED 7TH STREET, EXCEPTING THEREFROM THAT PORTION OF MERIDIAN ROAD LYING ACROSS BLOCK 29 AND SAID VACATED PORTION OF 7TH STREET, TOWN OF FALCON, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 37.

PARCEL E:

THAT PART OF THE EAST HALF OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., FORMERLY BEING A PORTION OF LOTS 4 THROUGH 16 INCLUSIVE AND THE NORTHERLY 20 FEET OF LOTS 1 THROUGH 25 INCLUSIVE IN BLOCK 24, A PORTION OF LOTS 1 THROUGH 16 INCLUSIVE AND THE NORTHERLY 20 FEET OF LOTS 17 THROUGH 32 INCLUSIVE IN BLOCK 25 IN THE TOWN OF FALCON, EL PASO COUNTY, COLORADO, TOGETHER WITH VACATED 7TH STREET AND VACATED ALLEYS ADJACENT TO SAID LOTS AS VACATED BY VACATION PLAT RECORDED IN PLAT BOOK E-3 AT PAGE 46, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID BLOCK 25 AND THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY #24, FROM WHICH THE NORTHWEST CORNER OF SAID BLOCK BEARS N 40 DEGREES 12 MINUTES 34 SECONDS W, A DISTANCE OF 20.00 FEET; THENCE S 40 DEGREES 12 MINUTES 34 SECONDS E ALONG THE SAID WEST LINE, A DISTANCE OF 180.00 FEET; THENCE N 49 DEGREES 47 MINUTES 26 SECONDS E, A DISTANCE OF 665.57 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MERIDIAN ROAD; THENCE N 06 DEGREES 05 MINUTES 34 SECONDS W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 212.93 FEET; THENCE N 40 DEGREES 12 MINUTES 34 SECONDS W ALONG THE EASTERLY LINE OF SAID LOT 4 IN BLOCK 24, A DISTANCE OF 3.72 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY #24; THENCE S 49 DEGREES 47 MINUTES 26 SECONDS W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 785.00 FEET TO THE POINT OF BEGINNING, EXCEPT FOR THAT PORTION CONVEYED TO EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 12, 2019 AT RECEPTION NO. 219142199, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL F:

LOTS 17, 18 EXCEPT THE NORTHERLY TWENTY (20) FEET, IN BLOCK 25, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING 8.9850 ACRES, MORE OR LESS.

DEDICATION:

THE ABOVE OWNERS HAVE CAUSE AND ACCURATELY SET SAID LOTS AND EASEMENTS, SAID 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.

IN WITNESS WHEREOF:

THE FOREMENTIONED CST METRO LLC, BY _____ DAY OF _____ 200__.

BY: _____ Owners/Mortgagee (Signature)

ATTEST: _____ By: _____ Title:

STATE OF _____) ATTEST: (if corporation)

COUNTY OF _____) Secretary/Treasurer

THE ABOVE AND FOREMENTIONED STATE OF COLORADO) ss _____ A.D. COUNTY OF _____) IN LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____ My commission expires _____ as _____, 200__ by _____

WITNESS MY HAND AND OFFICIAL SEAL _____ Witness my hand and official seal _____ Notary Public Signatures of officers signing for a corporation shall be acknowledged as follows: (print name as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.) _____ DAY

THE FOREMENTIONED RANDAL L. GIBBS _____ Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized) _____

BY: _____ RANDAL L. GIBBS _____

ATTEST: _____

STATE OF COLORADO)) SS _____

COUNTY OF EL PASO))

THE ABOVE AND FOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 200__ BY RANDAL L. GIBBS AND VICKY L. GIBBS AS OWNERS.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

PCD FILE NO.: EA-18-150

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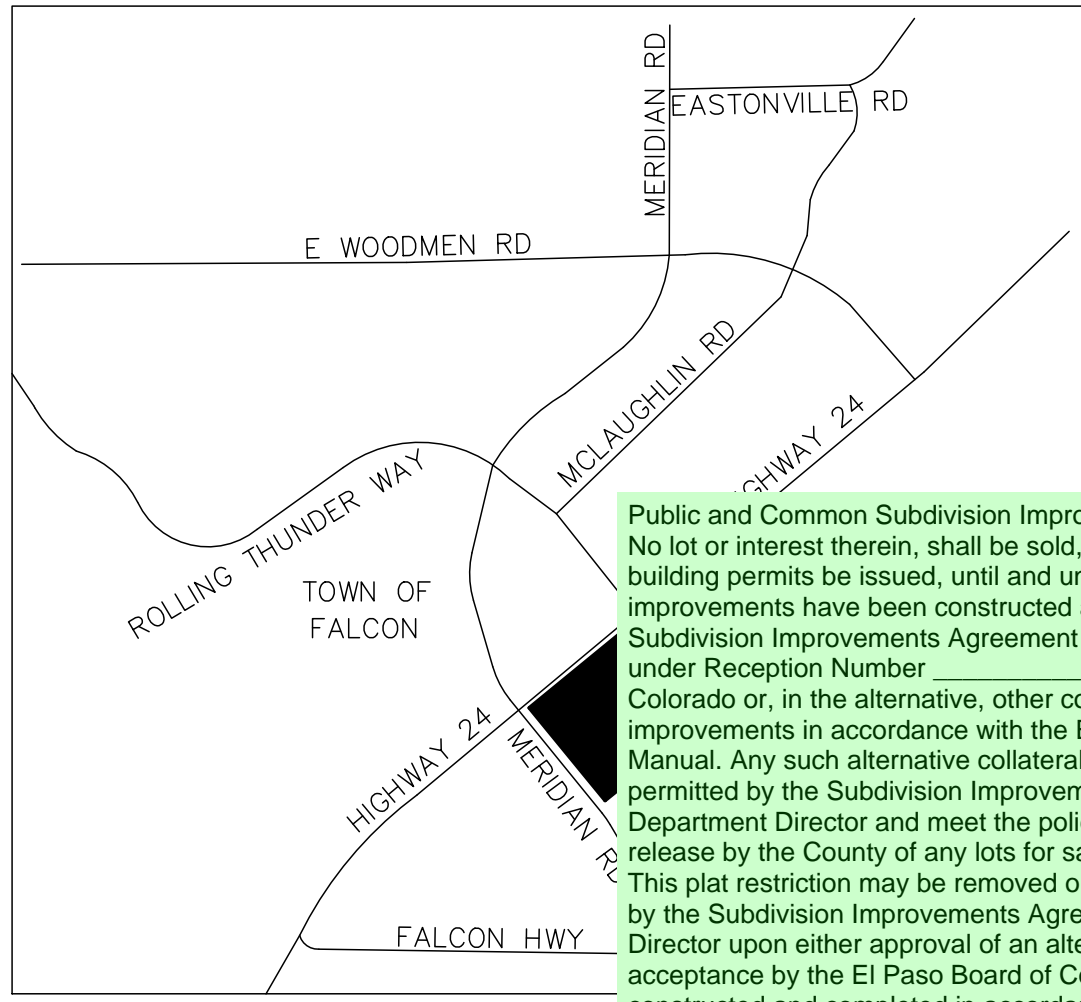
AFTA SUBDIVISION

A VACATION AND RESUBDIVISION OF PORTIONS OF BLOCKS 24, 25, 28, AND 29, FALCON SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

SHEET 1 OF 4

Include the following summary notes:

The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.



Add note There will be no direct lot access to New Meridian or Old Meridian Road. All lots will access from the private access road

Add Note 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.

Add Note: Water and wastewater service for this subdivision is provided by the (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

Public and Common Subdivision Improvements: 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.

BOARD OF COMMISSIONERS CERTIFICATE:

THIS PLAT FOR AFTA This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes ANY NOTES SPECIFIC specified hereon and any conditions included in the resolution of approval. The dedications of land to THE DEDICATIONS OF the public (streets, tracts, easements: list those applicable) are accepted, but public improvements IMPROVEMENTS THEREON will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

VACATION CERTIFICATE:

THIS PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 200__, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

THE STREETS, LOTS, ALLEYS, AND EASEMENTS SHOWN ON THE PLAT OF FALCON SUBDIVISION, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, PLAT BOOK B AT PAGE 37, ARE HEREBY VACATED THIS _____ DAY OF _____, 200__.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

SURVEYORS CERTIFICATE:

I ROBERT J RUBINO, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 4/17/18, 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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 200__.

ROBERT J RUBINO _____ DATE _____ COLORADO REGISTERED PLS 14142

SURVEY NOTES:

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 100-N0016656-010-102, EFFECTIVE MARCH 14, 2018.
2. PER FEMA'S FLOOD INSURANCE RATE MAP NUMBER 08041C0561G EFFECTIVE 12/7/2018 THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED).
3. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
4. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12 AS MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "EL PASO COUNTY DPW T13S S12/S7/S13/S18 R65W R64W 1982 LS 17496" AT THE SOUTHEAST CORNER OF SECTION 12 AND BY A 3.25" ALUMINUM CAP STAMPED "SURVCON INC. T13S R65W 1/4 S12 S13 2003 PLS 30829" AT THE SOUTH 1/4 CORNER OF SECTION 12. SAID LINE IS ASSUMED TO BEAR N89°50'28"W.

Update note to following 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. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements

Add Note The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision or individual lot. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.

Add Note Lot ____ (or Tract ____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

Add note with general notes

The following lists have been found to be impacted by geologic hazards or constraints. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department.

Specifically hydrocompactive soils and shallow groundwater:(name lots or location of area) Due to high groundwater in the area, all foundations shall incorporate an underground drainage system and abide by recommendations listed in the Soils Report

PLAT NOTES:

- 1. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF PARKS AND WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
2. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
3. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
4. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
5. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
6. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
7. 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 PRELIMINARY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ 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 UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR 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.
8. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY, STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN THE STORM WATER CONVEYANCE PATHS.
9. THE SUBDIVIDERS AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTY WIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 18-471) AS AMENDED, 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 PROPERTY. 19-471
10. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE: HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OF 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES.
11. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

Remove as you will be on central services and this statement is no longer applicable

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; (other, modify based upon specific reports)

CLERK AND RECORDER:

STATE OF COLORADO)) SS _____

COUNTY OF EL PASO)) I HEREBY CERTIFY THAT THIS INSTRUMENT _____ DAY OF _____ OF THE RECORDS OF EL PASO COUNTY

EL PASO COUNTY CLERK AND RECORDER _____

Fire Note on Final Plats: (Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval. As of 4/1/2008 this includes: Black Forest Fire Protection District; Cimarron Hills Fire Protection District; Donald Westcott Fire District; Falcon Fire Protection District; and Tri-Lakes Fire Protection District.) At the time of approval of this project, this property is located within the _____ Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.

prepared by: RUBINO SURVEYING 3312 AIRPORT ROAD BOULDER, COLORADO 80301 (303) 464-9515

AFTA SUBDIVISION

A VACATION AND RESUBDIVISION OF PORTIONS OF BLOCKS 24, 25, 28, AND 29, FALCON SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

SCHEDULE B--SECTION 2 TITLE EXCEPTION COMMENTS (PARCELS A, B, C, AND D):

SHEET 2 OF 4

9. RESERVATIONS CONTAINED IN THE PATENT:

FROM: THE UNITED STATES OF AMERICA
TO: SAMUEL STRAYER
RECORDING DATE: JANUARY 20, 1880
RECORDING NO.: COCOAA NO. 077199, BLM RECORDS
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS

GRANTED IN A DOCUMENT:
GRANTED TO: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED
PURPOSE: TRANSMISSION AND DISTRIBUTION LINES AND FIXTURES
RECORDING DATE: FEBRUARY 9, 1971
RECORDING NO.: BOOK 2389 PAGE 10
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

11. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE FALCON FIRE PROTECTION DISTRICT,

AS EVIDENCED BY INSTRUMENT(S):
RECORDING DATE: JULY 30, 1980
RECORDING NO.: RECEPTION NO. 688399
RECORDING NO.: BOOK 3404 PAGE 587
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. BOA-93-097

AS SET FORTH BELOW:
RECORDING DATE: DECEMBER 7, 1993
RECORDING NO.: BOOK 6328 PAGE 1431
(AFFECTS PARCEL E - NOT PLOTTABLE)

13. THE EFFECT OF A MOBILE HOME TITLE APPLICATION:

RECORDING DATE: DECEMBER 16, 2010
RECORDING NO.: RECEPTION NO. 210128760
(NOT PLOTTABLE)

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS

GRANTED IN A DOCUMENT:
GRANTED TO: EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO
PURPOSE: NON-EXCLUSIVE PERMANENT EASEMENT PE-22A
RECORDING DATE: DECEMBER 27, 2019
RECORDING NO.: RECEPTION NO. 219164724
(PLOTTED AND SHOWN HEREON)

15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-199, BOARD OF COUNTY COMMISSIONERS COUNTY OF EL PASO, STATE OF COLORADO AS SET FORTH BELOW:

RECORDING DATE: JUNE 07, 2019
RECORDING NO.: RECEPTION NO. 219062551
(PLOTTED AND SHOWN HEREON)

16. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT AS SET FORTH BELOW:

RECORDING DATE: JUNE 07, 2019
RECORDING NO.: RECEPTION NO. 219062552
(EASEMENTS PLOTTED AND SHOWN HEREON)

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS

GRANTED IN A DOCUMENT:
GRANTED TO: EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO
PURPOSE: NON-EXCLUSIVE PERMANENT EASEMENT PE-22
RECORDING DATE: DECEMBER 27, 2019
RECORDING NO.: RECEPTION NO. 219164725
(PLOTTED AND SHOWN HEREON)

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS

GRANTED IN A DOCUMENT:
GRANTED TO: EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO
PURPOSE: NON-EXCLUSIVE PERMANENT EASEMENT PE-21
RECORDING DATE: DECEMBER 27, 2019
RECORDING NO.: RECEPTION NO. 219164726
(PLOTTED AND SHOWN HEREON)

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS

GRANTED IN A DOCUMENT:
GRANTED TO: EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO
PURPOSE: NON-EXCLUSIVE PERMANENT EASEMENT PE-20
RECORDING DATE: DECEMBER 27, 2019
RECORDING NO.: RECEPTION NO. 219164727
(PLOTTED AND SHOWN HEREON)

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS

GRANTED IN A DOCUMENT:
GRANTED TO: EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO C
PURPOSE: NON-EXCLUSIVE PERMANENT EASEMENT PE-18
RECORDING DATE: DECEMBER 27, 2019
RECORDING NO.: RECEPTION NO. 219164728
(SAME EASEMENT AS ITEM 15 - PLOTTED AND SHOWN HEREON)

SCHEDULE B--SECTION 2 TITLE EXCEPTION COMMENTS (PARCEL E):

8. RIGHTS OF CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY COMPANY AS SET FORTH IN DEED RECORDED JUNE 13, 1888 IN BOOK 91 AT PAGE 474, AS AMENDED BY WAIVER AND RELEASE RECORDED AUGUST 17, 1960 IN BOOK 1820 AT PAGE 335 AND AS AMENDED BY QUIT CLAIM DEED RECORDED AUGUST 6, 1985 IN BOOK 5044 AT PAGE 440. (RR ROW APPEARS TO BE QUITCLAIMED)

9. THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

10. RESERVATION OF WATER RIGHTS AS CONTAINED IN DEED RECORDED JANUARY 6, 1988 IN BOOK 5462 AT PAGE 598. (AFFECTS PARCEL E - NOT PLOTTABLE)

11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY, GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION AS SET FORTH BELOW:
RECORDING DATE: APRIL 14, 1989
RECORDING NO.: BOOK 5622 AT PAGE 406
(PLOTTED AND SHOWN HEREON)

12. THE EFFECT OF CERTIFICATE OF NON-COMPLIANCE RECORDED OCTOBER 28, 2008 AT RECEPTION NO. 208117136.
(NOT PLOTTABLE)

13. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-117 AS SET FORTH BELOW:

RECORDING DATE: APRIL 17, 2019
RECORDING NO.: RECEPTION NO. 219039573
(PLOTTED AND SHOWN HEREON)

14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT AS SET FORTH BELOW:

RECORDING DATE: APRIL 17, 2019
RECORDING NO.: RECEPTION NO. 219039574
(PLOTTED AND SHOWN HEREON)

15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT AS SET FORTH BELOW:

RECORDING DATE: OCTOBER 21, 2019
RECORDING NO.: RECEPTION NO. 219130662
(PLOTTED AND SHOWN HEREON)

16. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT TE-7 AS SET FORTH BELOW:

RECORDING DATE: NOVEMBER 12, 2019
RECORDING NO.: RECEPTION NO. 219142200
(PLOTTED AND SHOWN HEREON)

17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE NON-EXCLUSIVE PERMANENT EASEMENT PE-7 AS SET FORTH BELOW:

RECORDING DATE: NOVEMBER 12, 2019
RECORDING NO.: RECEPTION NO. 219142201
(PLOTTED AND SHOWN HEREON)

SCHEDULE B--SECTION 2 TITLE EXCEPTION COMMENTS (PARCEL F):

9. RESERVATIONS CONTAINED IN THE PATENT:

FROM: THE UNITED STATES OF AMERICA
TO: SAMUEL STRAYER
RECORDING DATE: JANUARY 20, 1880
RECORDING NO.: COCOAA NO. 077199
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.

THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

10. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT(S):

RECORDING DATE: JULY 30, 1980
RECORDING NO.: RECEPTION NO. 688399
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)



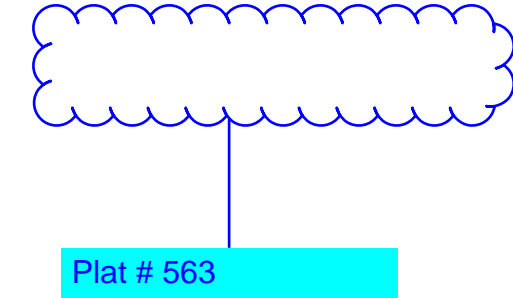
AFTA SUBDIVISION

A VACATION AND RESUBDIVISION OF PORTIONS OF BLOCKS 24, 25, 28, AND 29, FALCON SUBDIVISION
 LOCATED IN THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH,
 RANGE 65 WEST OF THE 6TH P.M., COUNTY OF
 EL PASO, STATE OF COLORADO

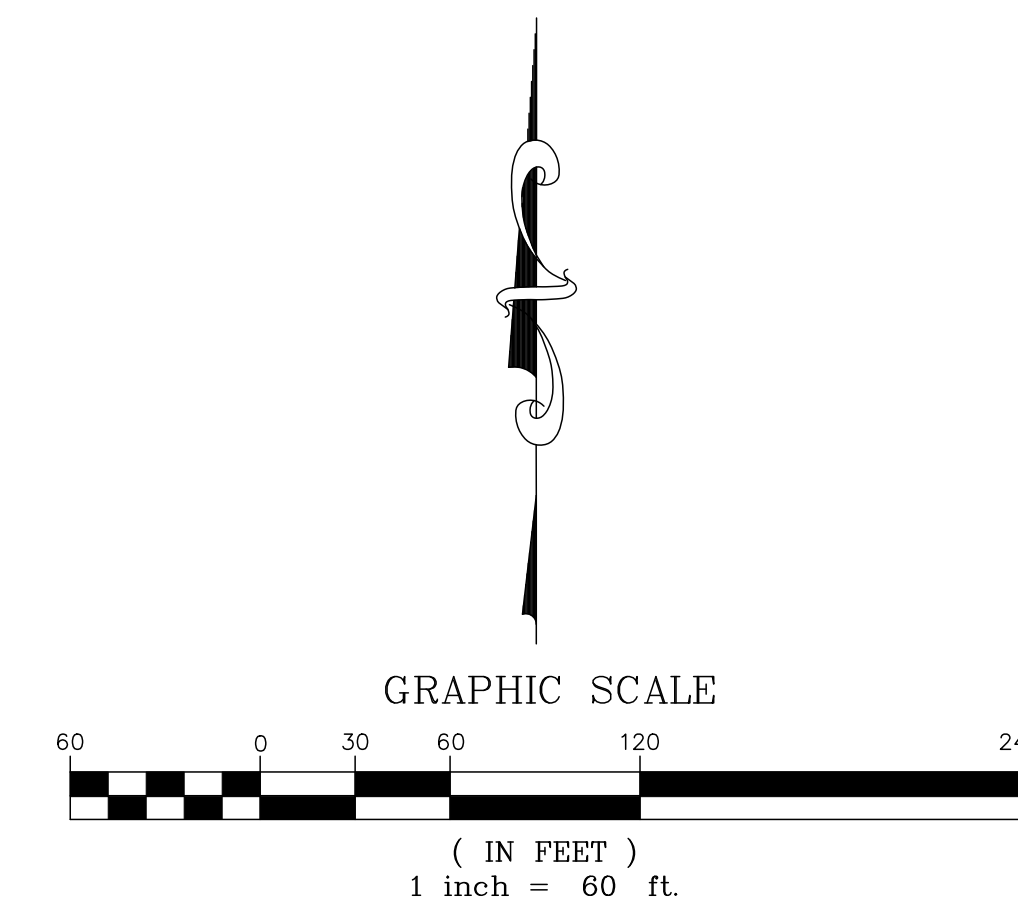
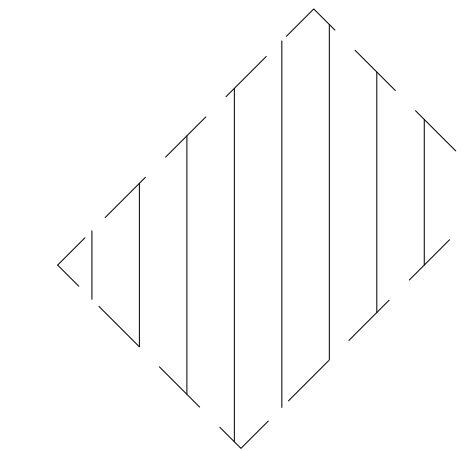
SHEET 3 OF 4

TOWN OF FALCON - PLAT BOOK B AT PAGE 37

"AS PLATTED"

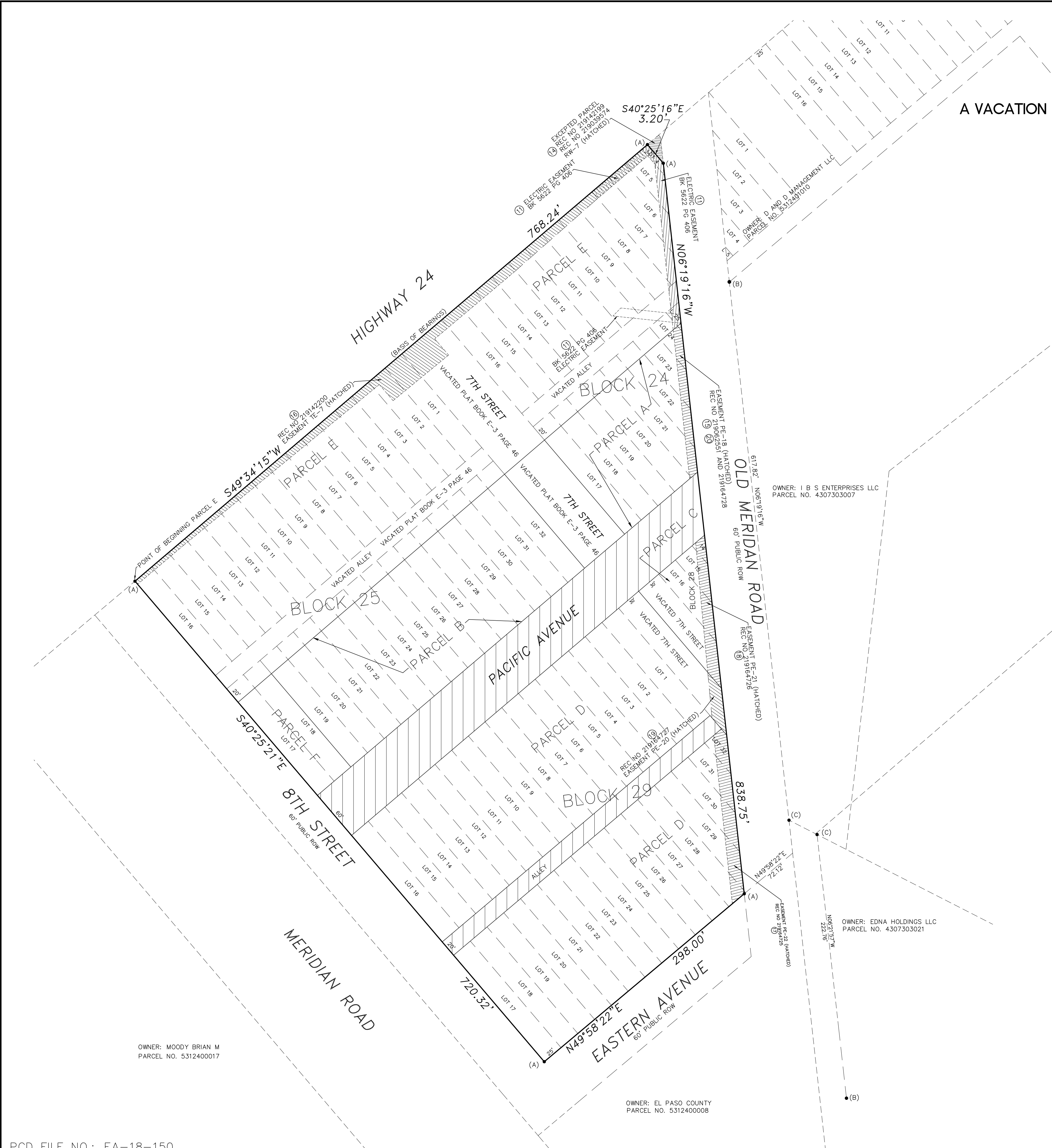


TO BE VACATED



LEGEND

- (A) SET PIN/CAP PLS 14142 ON NO 5 REBAR
- (B) FOUND PIN/CAP PLS ILLEGIBLE
- (C) FOUND NO 5 REBAR NO CAP
- (D) REFERS TO TITLE COMMITMENT EXCEPTION NUMBER SEE SHEET 2 FOR ADDITIONAL DETAILS



OWNER: MOODY BRIAN M
 PARCEL NO. 5312400017

OWNER: EL PASO COUNTY
 PARCEL NO. 5312400008

OWNER: I B S ENTERPRISES LLC
 PARCEL NO. 4307303007

OWNER: EDNA HOLDINGS LLC
 PARCEL NO. 4307303021

AFTA SUBDIVISION

A VACATION AND RESUBDIVISION OF PORTIONS OF BLOCKS 24, 25, 28, AND 29, FALCON SUBDIVISION
 LOCATED IN THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH,
 RANGE 65 WEST OF THE 6TH P.M., COUNTY OF
 EL PASO, STATE OF COLORADO

SHEET 4 OF 4

As replatted

"AS RESUBDIVIDED"

NOTE: NO FURTHER SUBDIVISION ALLOWED
 UNLESS PRELIMINARY PLAN IS COMPLETED

The appropriate sight distance triangles shall be designated and dimensioned. Sight distance triangles shall be shown at the intersection of all roads and at the intersection of all private drives/access points with public roads.

Add ROW Width and Road Classification

HIGHWAY 24

The street name needs to change on this plat to Meridian Sol Drive per Enumerations

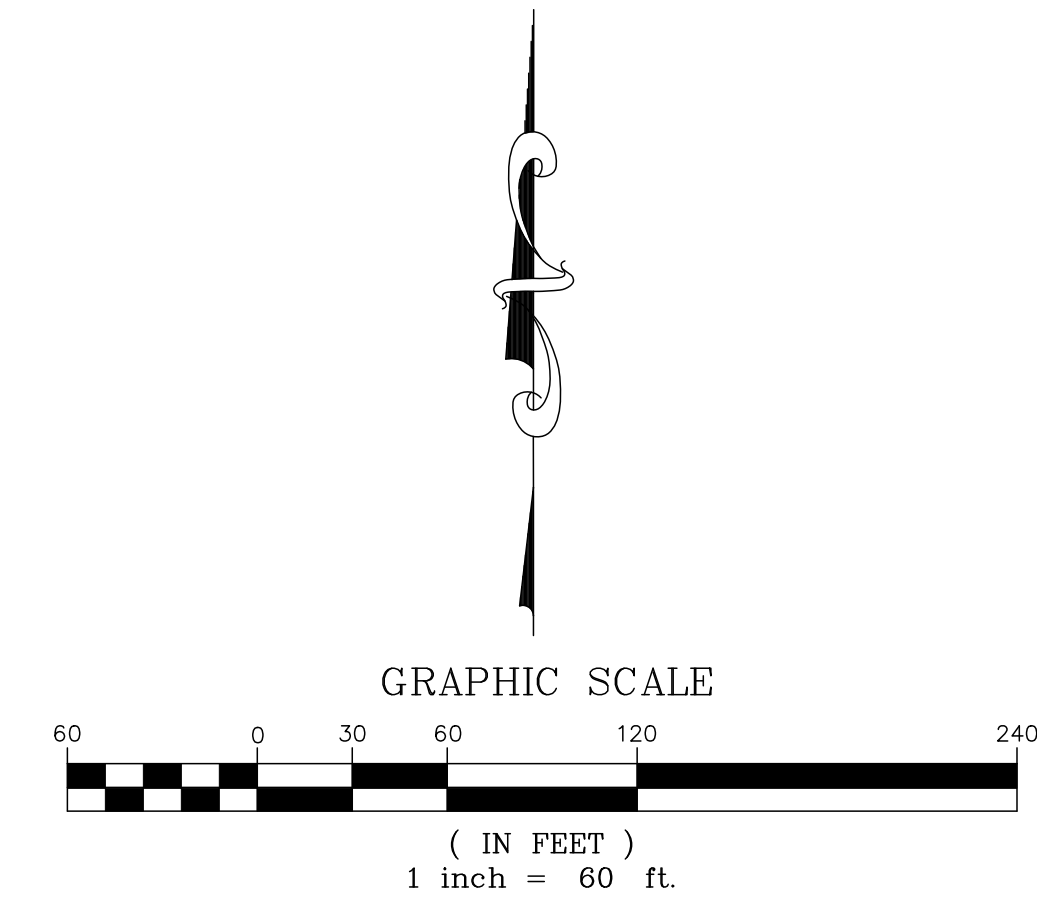
Add a Road Name

Names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such.

The address of each lot as provided by the Pikes Peak Regional Building Department (added prior to recording). New store address is 6970 Meridian Sol Drive, Carwash address is 6980, and new Gas Canopy is 6976 Meridian Sol Drive.

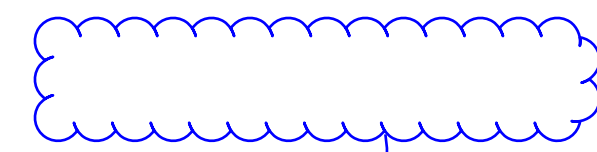
Add ROW width and road classification

MERIDIAN ROAD



LEGEND

- (A) SET PIN/CAP PLS 14142 ON NO 5 REBAR
- (B) FOUND PIN/CAP PLS ILLEGIBLE
- (C) FOUND NO 5 REBAR NO CAP
- Ⓢ REFERS TO TITLE COMMITMENT EXCEPTION NUMBER SEE SHEET 2 FOR ADDITIONAL DETAILS



Add Legend Line Type