

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

KNOW ALL MEN BY THESE PRESENTS:

THAT CST METRO LLC, A MICHIGAN LIMITED LIABILITY COMPANY BEING THE OWNER 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 17 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.

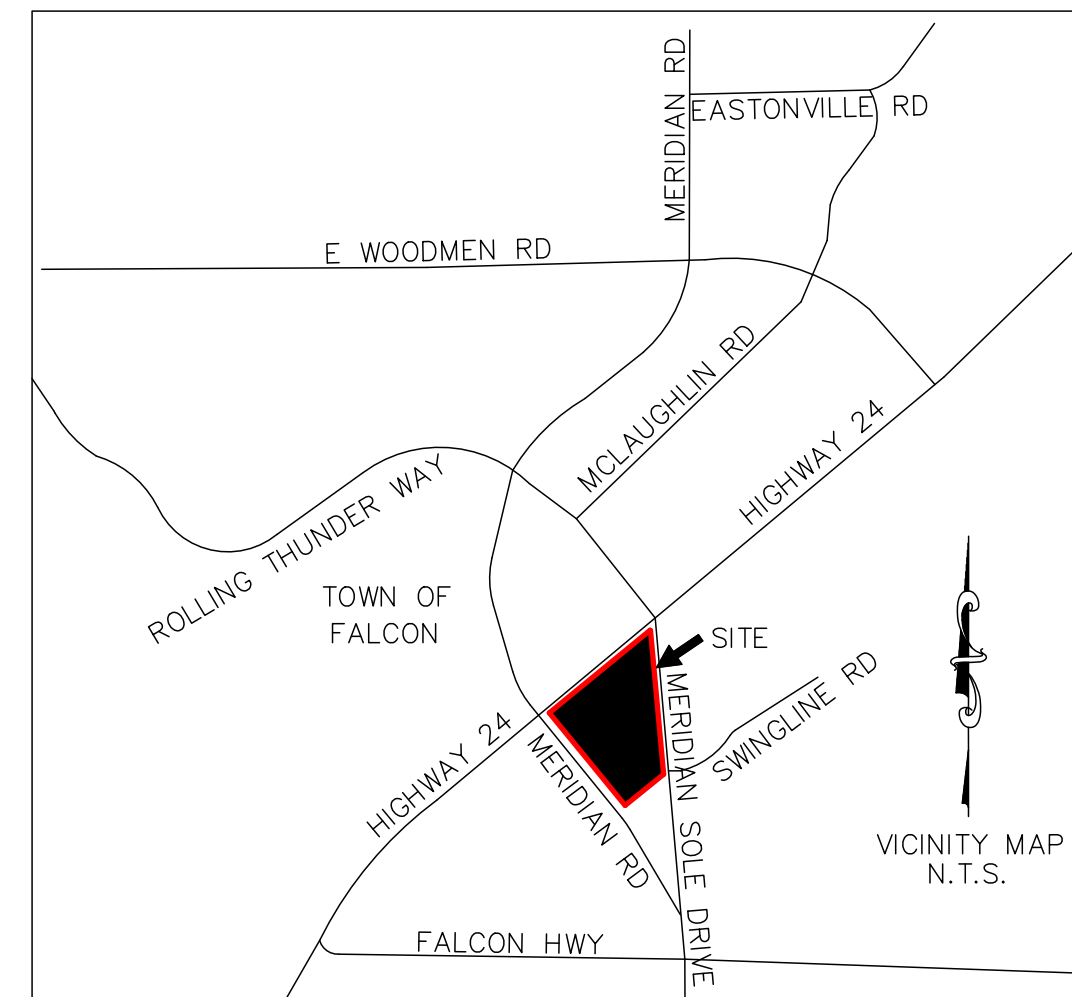
PARCEL F:

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.

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 LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF AFTA SUBDIVISION. 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.



AREA SUMMARY:

TOTAL GROSS ACREAGE: 8.9850
 TOTAL NUMBER OF LOTS: 2 LOTS, 1 TRACT
 ACREAGE OF ROW DEDICATION: 0.4409
 NET ACREAGE OF SUBDIVISION: 8.5441

IN WITNESS WHEREOF:

THE AFOREMENTIONED CST METRO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____ A.D.

BY: _____ NAME: _____ TITLE: _____

ATTEST:

STATE OF _____)
) SS.
 COUNTY OF _____)

THE ABOVE AND AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____A.D. BY _____ AS _____ OF CST METRO LLC, A MICHIGAN LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

BOARD OF COUNTY

For Replats requiring BoCC action:

THIS PLAT FOR AFTA W/ COUNTY COMMISSIONERS SPECIFIED HEREON AND DEDICATIONS OF LAND T ACCEPTED, BUT PUBLIC RESPONSIBILITY OF EL P IN ACCORDANCE WITH T CRITERIA MANUAL, AND

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 _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but the public 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 COUN

PLANNING AND COMMUN

Previous plat name in entirety is vacated and amended for the areas described by this replat, subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Chair, Board of County Commissioners _____ Date _____

Delete this

VACATION CERTIFICATE:

THIS PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, 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 _____, 20____.

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 _____, 20____.

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-T02, 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.

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY

EL PASO COUNTY CLERK AND RECORDER

PCD FILE # VR-22-03

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

SHEET 2 OF 4

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. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
6. 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.
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 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.
8. 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.
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 19-471), 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.

PLAT NOTES:

10. UNLESS OTHERWISE INDICATED, ALL SIDE AND FRONT LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH 7 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.
11. THE FOLLOWING LOTS 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.
12. LOT 1 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 OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
13. THERE WILL BE NO DIRECT LOT ACCESS TO NEW MERIDIAN ROAD OR MERIDIAN SOL DRIVE. ALL LOTS WILL ACCESS FROM THE PRIVATE ACCESS ROAD.
14. 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.
15. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON 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.
16. 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.

Unresolved V2
Please updated this note to be applicable in accordance with the GEOTECH Report findings and CGS recommendation. Add name of both GEOTECH reports and dates NOV 30 2018 and FEB 22 2023. Both lots (LOT #1 & LOT #2) should be addressed.

Unresolved - dotschoenheit
04/10/2023 2:02:34 PM

PCD FILE # VR-22-03

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

OWNERS: CST METRO LLC; RANDAL L. GIBBS AND VICKY L. GIBBS

21124 1/31/2023

AFTA SUBDIVISION

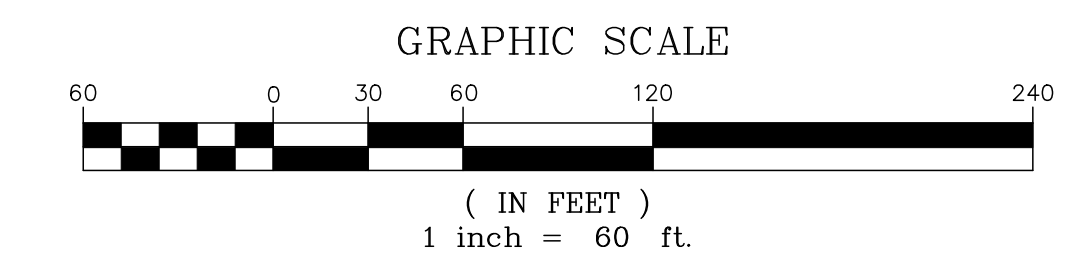
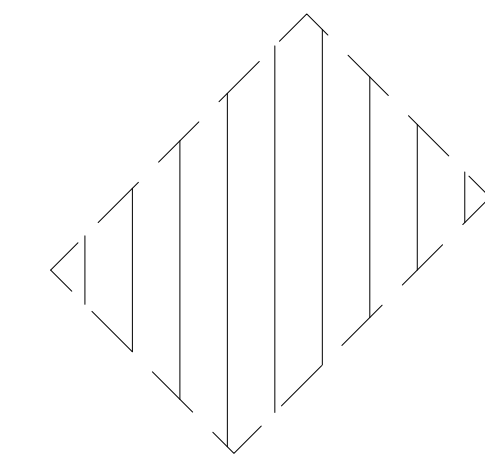
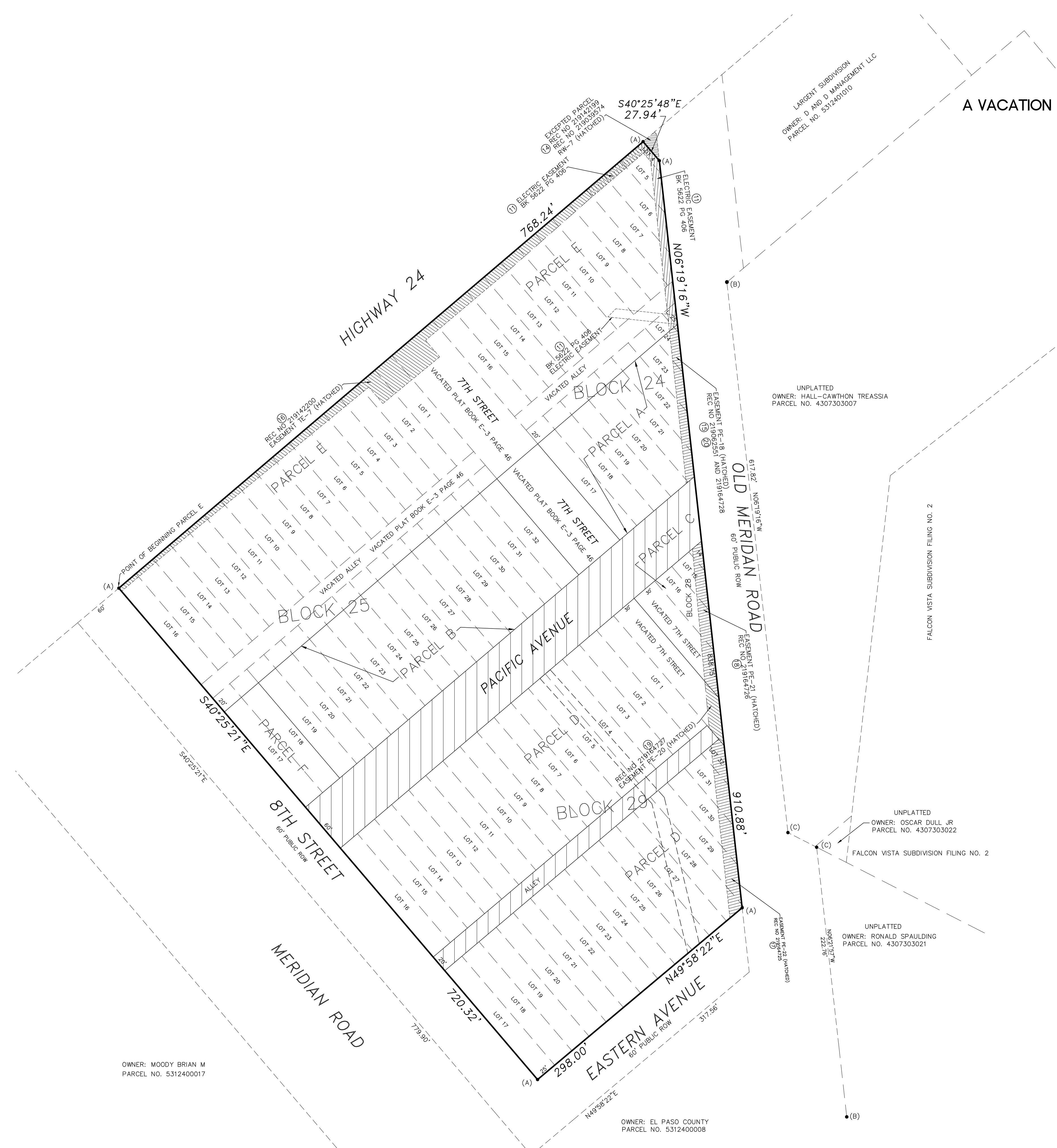
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 EL PASO, STATE OF COLORADO

SHEET 3 OF 4

TOWN OF FALCON - PLAT BOOK B AT PAGE 37 PLAT #563

"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
 - (10) REFERS TO TITLE COMMITMENT EXCEPTION NUMBER SEE SHEET 2 FOR ADDITIONAL DETAILS
 - PROPERTY LINE
 - - - EASEMENT LINE
 - - - ROW LINE

OWNER: MOODY BRIAN M
 PARCEL NO. 5312400017

OWNER: EL PASO COUNTY
 PARCEL NO. 5312400008

LARGENT SUBDIVISION
 OWNER: D AND D MANAGEMENT LLC
 PARCEL NO. 5312401010

UNPLATTED
 OWNER: HALL-CAWTHON TREASSIA
 PARCEL NO. 4307303007

UNPLATTED
 OWNER: OSCAR DULL JR
 PARCEL NO. 4307303022

UNPLATTED
 OWNER: RONALD SPAULDING
 PARCEL NO. 4307303021

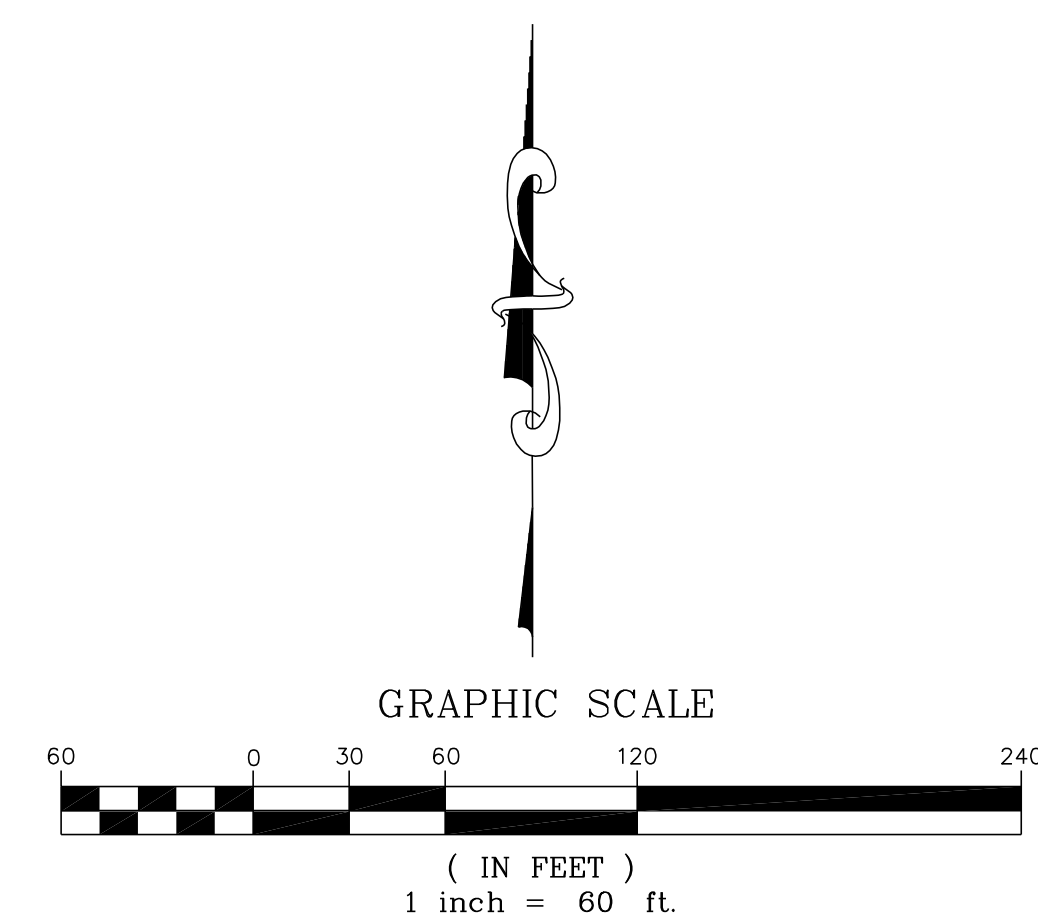
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SHEET 4 OF 4

"AS REPLATTED"

NOTE: NO FURTHER SUBDIVISION ALLOWED
 UNLESS PRELIMINARY PLAN IS COMPLETED



LEGEND

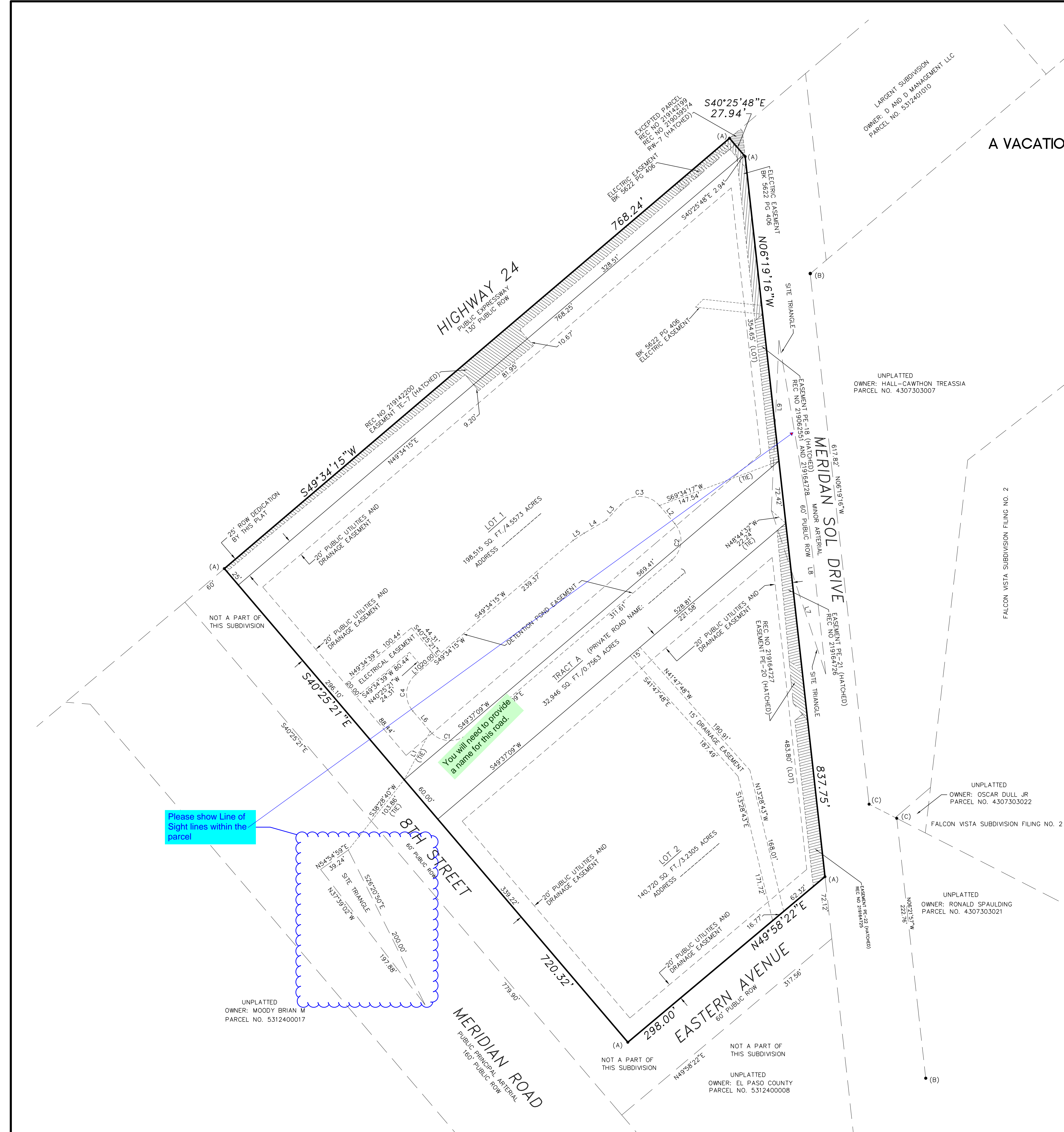
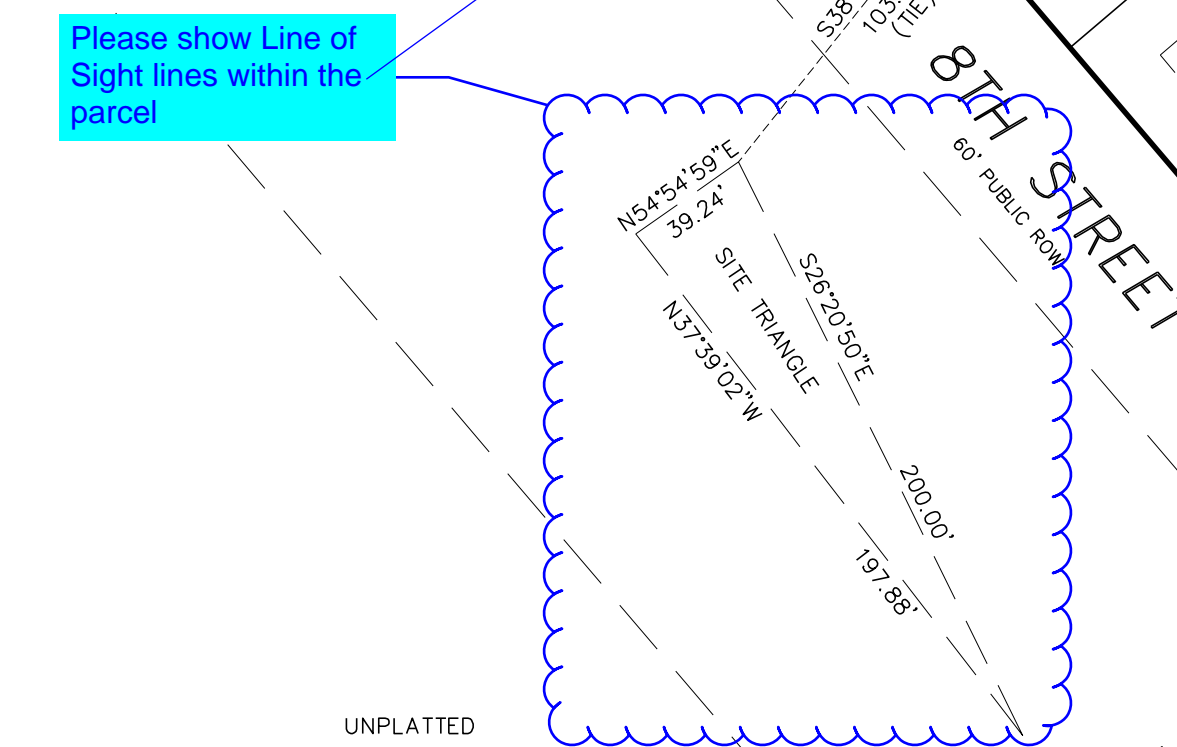
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- (B) FOUND PIN/CAP PLS ILLEGIBLE
- (C) FOUND NO 5 REBAR NO CAP
- (D) REFERS TO TITLE COMMITMENT EXCEPTION NUMBER
SEE SHEET 2 FOR ADDITIONAL DETAILS

- PROPERTY LINE
- - - EASEMENT LINE
- - - ROW LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	63.45	S28°23'24"W
L2	27.32	S40°25'42"E
L3	24.41	N42°50'32"E
L4	29.70	N59°44'30"E
L5	15.36	N56°49'08"E
L6	31.17	S40°25'42"E
L7	199.43	N18°25'03"W
L8	195.00	S06°19'16"E
L9	197.36	N02°32'56"E
L10	11.29	S49°34'15"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	47.10	30.00	89°57'08"	S85°24'16"E	42.43
C2	47.15	30.00	90°02'51"	N04°35'44"E	42.44
C3	50.65	30.00	96°43'46"	N88°47'35"W	44.84
C4	47.12	30.00	89°59'57"	S04°34'16"W	42.43

Please show Line of Sight lines within the parcel



UNPLATTED
 OWNER: MOODY BRIAN M
 PARCEL NO. 5312400017

UNPLATTED
 OWNER: EL PASO COUNTY
 PARCEL NO. 5312400008

UNPLATTED
 OWNER: RONALD SPAULDING
 PARCEL NO. 4307303021

UNPLATTED
 OWNER: OSCAR DULL JR
 PARCEL NO. 4307303022

UNPLATTED
 OWNER: HALL-CAWTHON TREASSIA
 PARCEL NO. 4307303007

UNPLATTED
 OWNER: D AND D MANAGEMENT LLC
 PARCEL NO. 5312401010

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 3312 AIRPORT ROAD
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OWNERS: CST METRO LLC; RANDAL L. GIBBS AND VICKY L. GIBBS

21124 2/18/2023