

FALCON MEADOWS AT BENT GRASS FILING No 2A

A REPLAT OF TRACT B AND LOT 48, FALCON MEADOWS AT BENT GRASS FILING NO. 2 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO REPLATTED

← NAME CHANGED

(PLAT NAMING 6) Replat. Replat names shall be consistent with the name of the original plat filing unless the land includes more than 1 plat name, and characterized by an alphabetic descriptor after the filing number, and shall reflect consistency with the order of the original filing.

KNOW ALL MEN BY THESE PRESENTS

THAT CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, AS THEIR INTERESTS MAY APPEAR BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION

TRACT B AND LOT 48, FALCON MEADOWS AT BENT GRASS FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 2237150877, EL PASO COUNTY, COLORADO.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO A TRACT. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "FALCON MEADOWS AT BENT GRASS FILING NO. 5", IN THE COUNTY OF EL PASO COUNTY, COLORADO.

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 TRACT AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FALCON MEADOWS AT BENT GRASS FILING NO. 5. 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.

CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

DATE: _____

NOTARY

STATE OF COLORADO)

COUNTY OF _____) ss.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____

AS _____ OF CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

BASIS OF BEARINGS

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, 135S, R65W, BEARS N00°14'14"W, AS MONUMENTED BY THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING A 2" ALUMINUM CAP STAMPED "PLS 28651", AND BY THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, BEING A #6 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 11624".

UTILITY CONTACTS

UTILITY REVIEW - WATER/WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: JERRY JACOBSON
EMAIL: JERRY@WHMD.ORG
TEL: (719) 495-2500

UTILITY REVIEW - GAS
COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPY #4801
COLORADO SPRINGS, CO 80903
CONTACT: CALEB SAVAGE
EMAIL: C.SAVAGE@CSU.ORG
TEL: (719) 668-1855

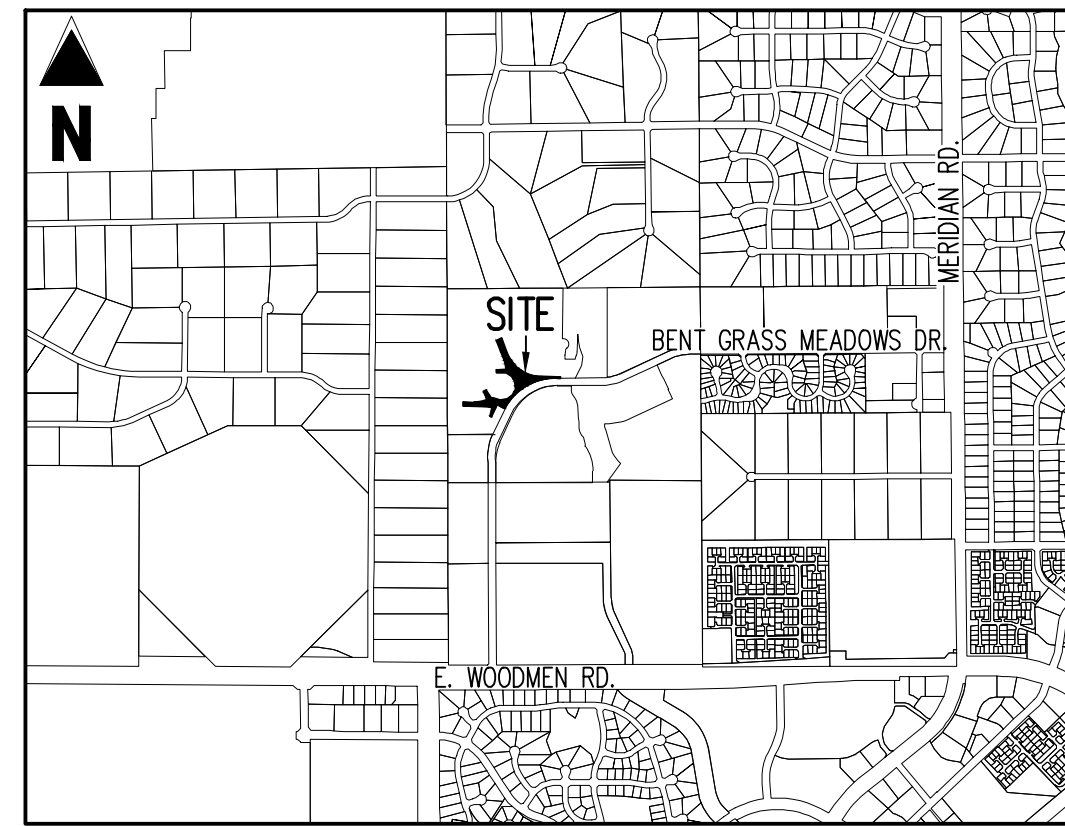
ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E WOODMEN RD
FALCON, CO 80831
TEL: (719) 495-2283

GENERAL NOTES

- 1) THE PURPOSE OF THE PLAT IS TO VACATE THE SOUTH LINE OF LOT 48.
- 2) FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021.
- 3) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 4) ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 5) MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.
- 6) 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.
- 7) TRACT SHALL BE UTILIZED FOR OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, AND TRAIL PURPOSES. OWNERSHIP AND MAINTENANCE OF ALL TRACTS SHALL BE VESTED IN BENT GRASS METROPOLITAN DISTRICT.
- 8) ADJACENT INDUSTRIAL AREAS: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- 9) THIS PROPERTY IS LOCATED WITHIN "ZONE X", AN AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C05536, EFFECTIVE DATE DECEMBER 07, 2018.
- 10) THIS PLAT HAS BEEN PLAT CHECKED BY PRRB, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER _____ **NOTE REMOVED**
- 11) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- 12) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- 13) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.

VICINITY MAP

1" = 2000'



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS FILED OF FALCON MEADOWS AT BENT GRASS FILING NO. 5 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____

____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EL PASO COUNTY, COLORADO _____ DATE _____
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

ACCEPTANCE CERTIFICATE FOR TRACTS

BENT GRASS METROPOLITAN DISTRICT **TRACT NAME CHANGED**

THE DEDICATION OF TRACT _____ FOR THE PURPOSES OF OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, AND TRAIL ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE BENT GRASS METROPOLITAN DISTRICT.

BY: RANDLE CASE II, PRESIDENT, BENT GRASS METROPOLITAN DISTRICT

BY: _____ EL PASO COUNTY

STATE OF COLORADO)
COUNTY OF _____) ss.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____

AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, BRIAN J. DENNIS, 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 DATE OF SURVEY, 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____

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

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, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

CLERK AND RECORDER

STATE OF COLORADO)

COUNTY OF EL PASO) ss.

I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____

____ O' CLOCK _____ M., THIS ____ DAY OF _____, 20____ A.D.

AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

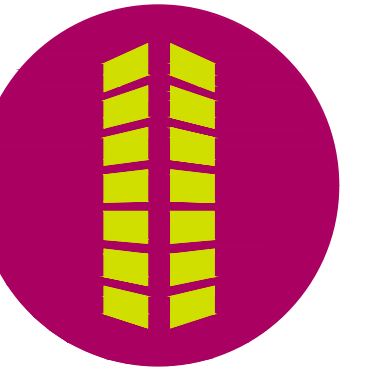
STEVE SCHLEIKER, RECORDER

BY: _____

DEPUTY

FEES

BRIDGE FEE (FALCON BASIN): _____
EL PASO COUNTY SCHOOL FEE (D49): _____
URBAN PARK FEE (AREA 3): _____
REGIONAL PARK FEE (AREA 2): _____
FALCON DRAINAGE BASIN FEE: _____



FALCON MEADOWS AT BENT GRASS FILING NO. 5

A REPLAT OF TRACT B AND LOT 48, FALCON MEADOWS AT BENT GRASS FILING NO. 2 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.
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Project No:	CLH000020.10
Drawn By:	EMV
Checked By:	BJD
Date:	01/30/24

CHALLENGER COMMUNITIES, L.L.C.
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
(719) 598-5192

FALCON MEADOWS AT BENT GRASS FILING NO. 5

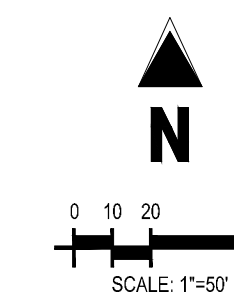
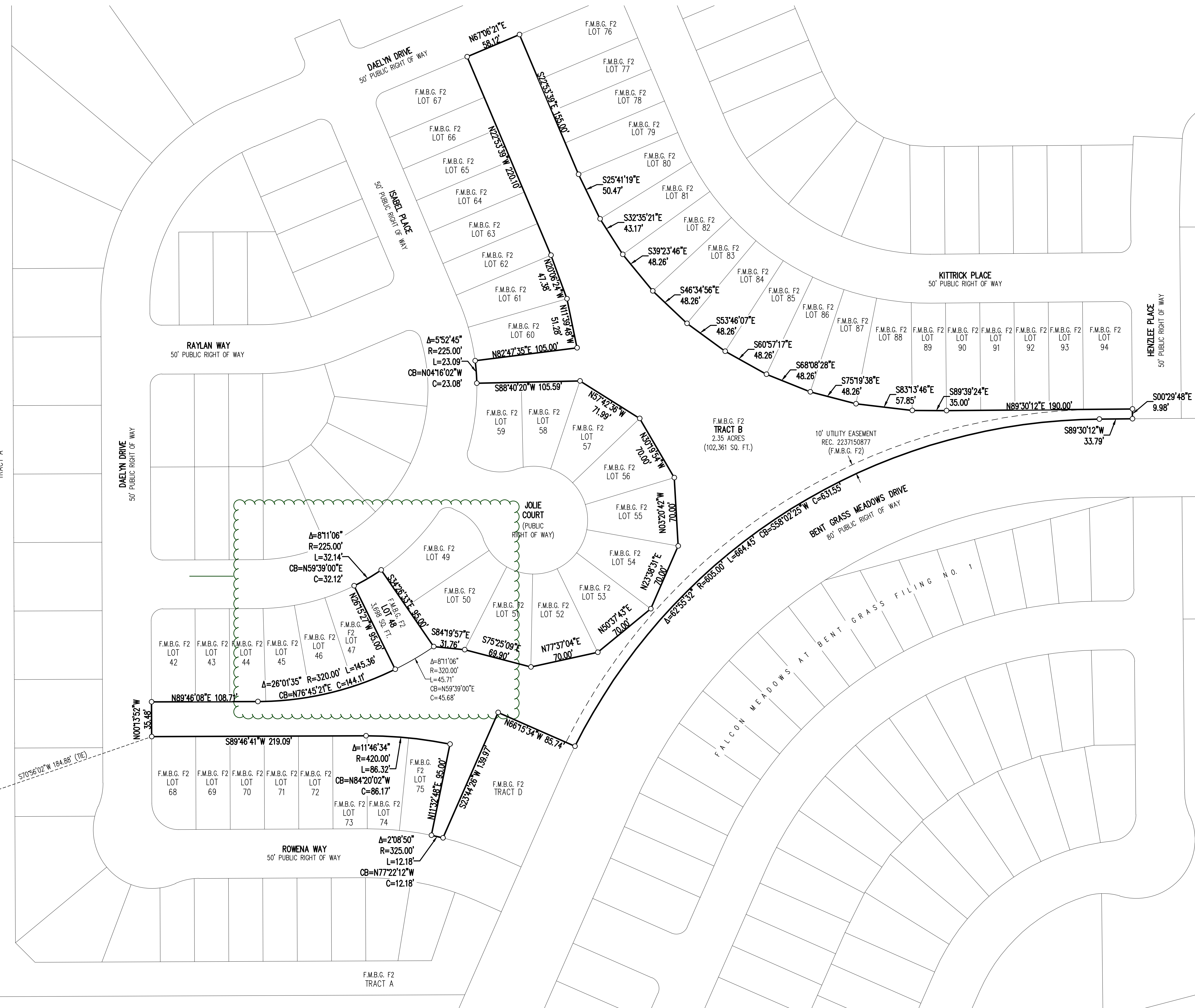
A REPLAT OF TRACT B AND LOT 48, FALCON MEADOWS AT BENT GRASS FILING NO. 2
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO
AS PLATTED

NORTH SIXTEENTH CORNER
SEC. 2 | SEC. 1
T13S R65W
FOUND 1-1/2" ALUMINUM
CAP STAMPED "PLS 11624"

WEST LINE SW/4 NW/4 SEC. 1
(BASIS OF BEARINGS)
N00°14'14"W 1316.12'

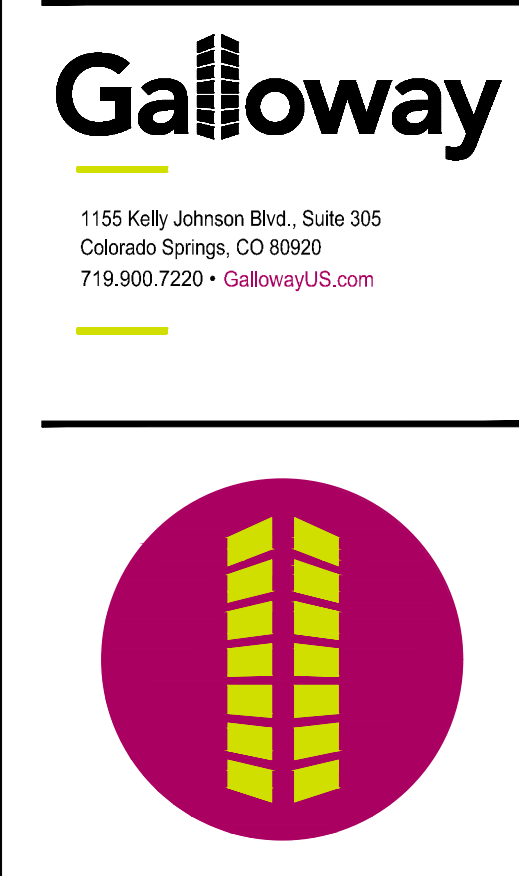
POINT OF BEGINNING
QUARTER CORNER
SEC. 2 | SEC. 1
T13S R65W
FOUND 2" ALUMINUM CAP
STAMPED "PLS 28651"

SOUTHWEST CORNER
TRACT A, F.M.B.G. F2
FOUND #4 REBAR WITH
1" RED PLASTIC CAP
STAMPED "PLS 20681"



LEGEND

- ◆ FOUND PLS MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- SET #5 REBAR, 24" LONG, WITH 1-1/4" ALUMINUM CAP STAMPED "PLS 38069"
- F.M.B.G. F2 FALCON MEADOWS AT BENT GRASS FILING NO. 2, RECEPTION NO. 2237150877



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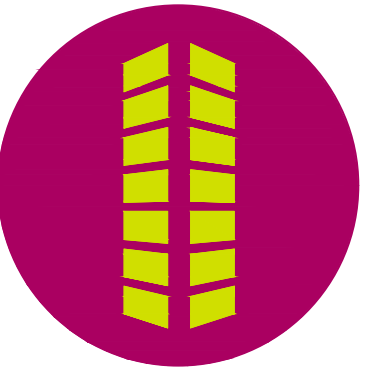
#	Date	Issue / Description	Init.

Project No: CLH000203 10
 Drawn By: EMV
 Checked By: BJD
 Date: 01/30/24

CHALLENGER COMMUNITIES, L.L.C.
 8605 EXPLORER DRIVE, SUITE 250
 COLORADO SPRINGS, CO 80920
 (719) 598-5192

FALCON MEADOWS AT BENT GRASS FILING NO. 2A

← NAME CHANGED



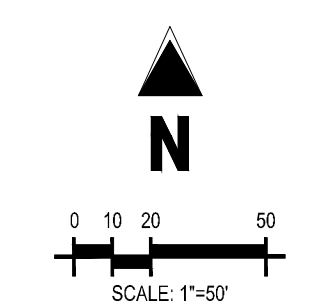
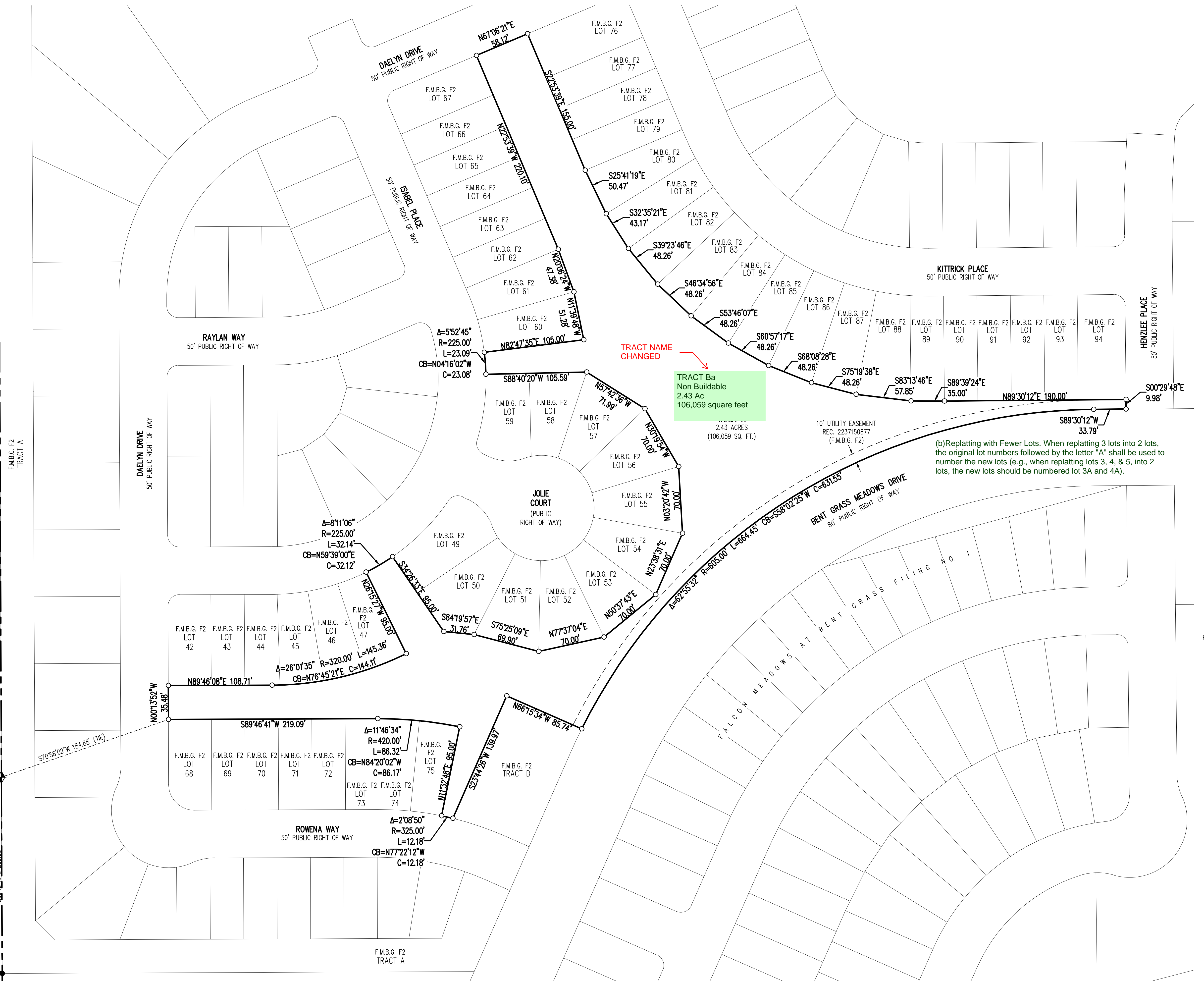
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REPLATTED

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