

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

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. 2A", 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. 2A. 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 }
} ss.
COUNTY OF }

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, T13S, 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

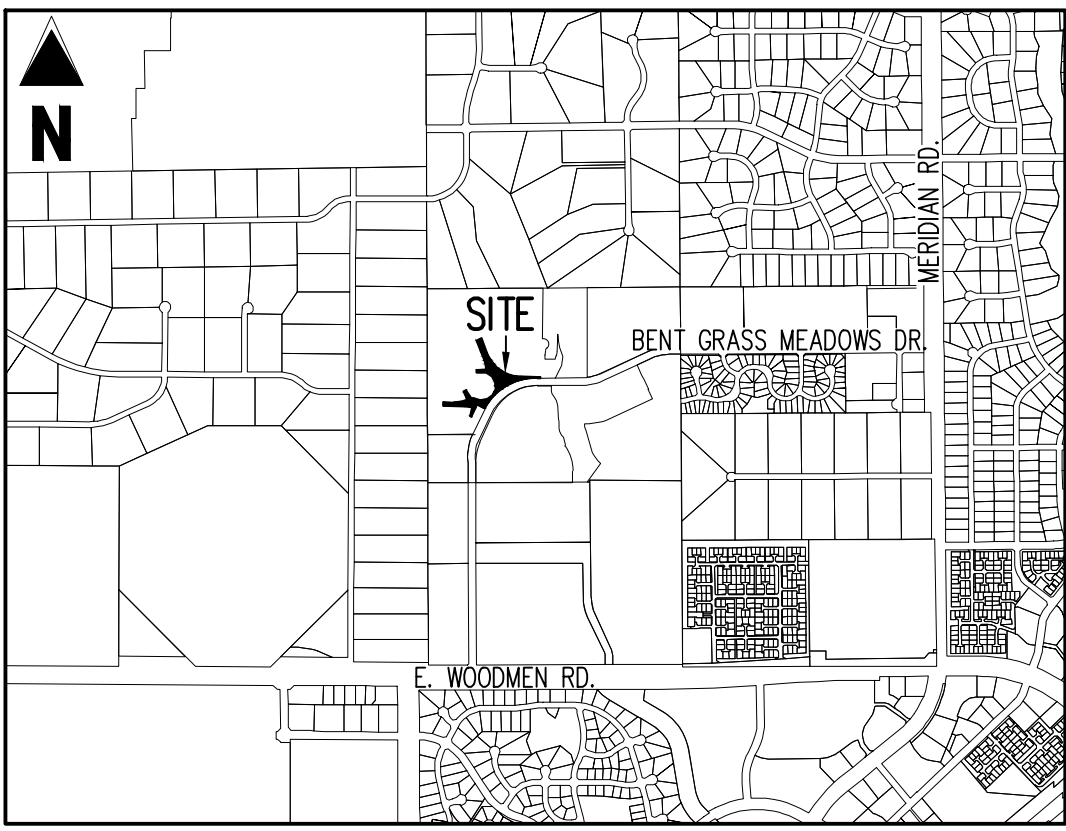
UTILITY REVIEW - GAS
COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPY #8001
COLORADO SPRINGS, CO 80903
CONTACT: CALEB SAVAGE
EMAIL: CJSAVAGE@CSU.ORG
TEL: (719) 668-1855

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, 2016.
10) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN
HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND
SPECIFICATIONS.
11) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
12) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW
ELECTRIC.

VICINITY MAP



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CERTIFICATE

THIS PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 2A 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
THE DEDICATION OF TRACT Ba 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)
) ss.
COUNTY OF _____)

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 COMPLETS A CLASS TWO (2)
MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED
STATUTES.

CLERK AND RECORDER

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

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

FEEES

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



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TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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Table with 4 columns: #, Date, Issue / Description, Init. EMI.

Table with 2 columns: Field Name, Value.

FALCON MEADOWS AT BENT GRASS FILING NO. 2A

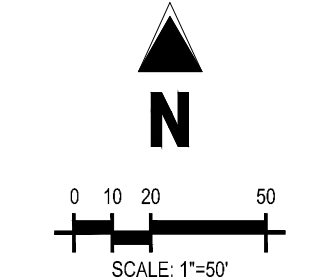
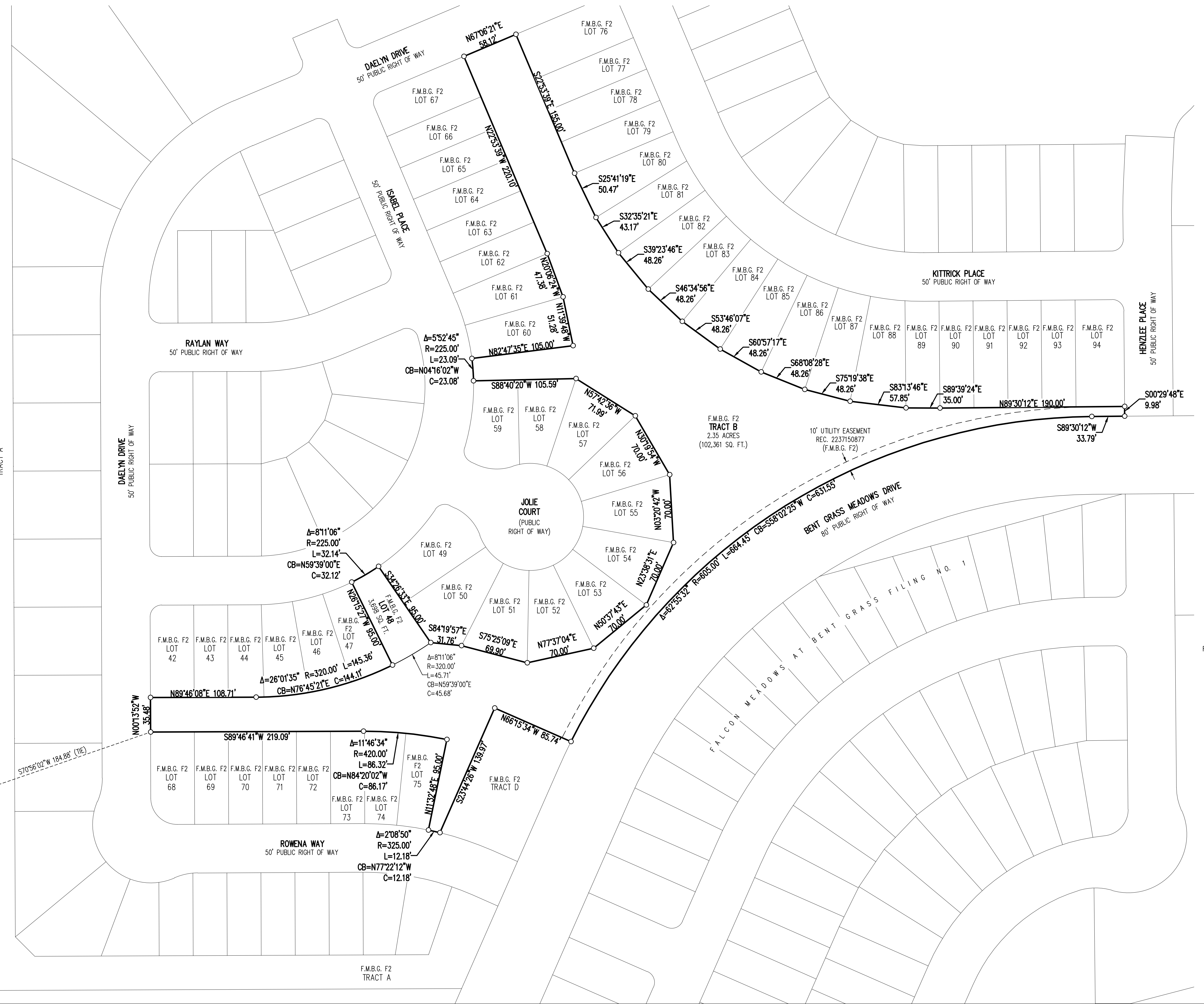
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COUNTY OF EL PASO, STATE OF COLORADO
AS PLATTED

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°13'11"W 136.12'
F.M.B.G. F2
TRACT A

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"

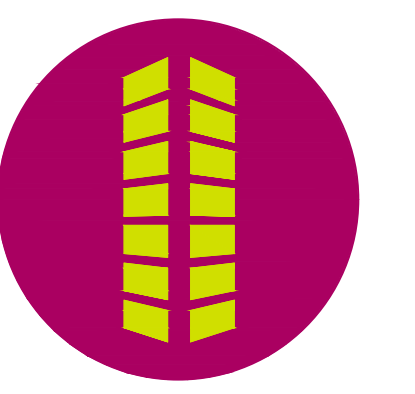


LEGEND

- ◆ FOUND PLSS 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

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com



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#	Date	Issue / Description	Init.
1	05/20/24	CHANGED SUBD. NAME	EMV

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

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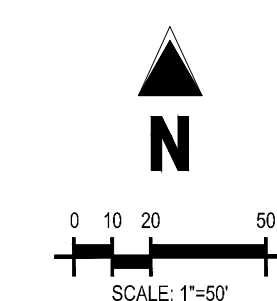
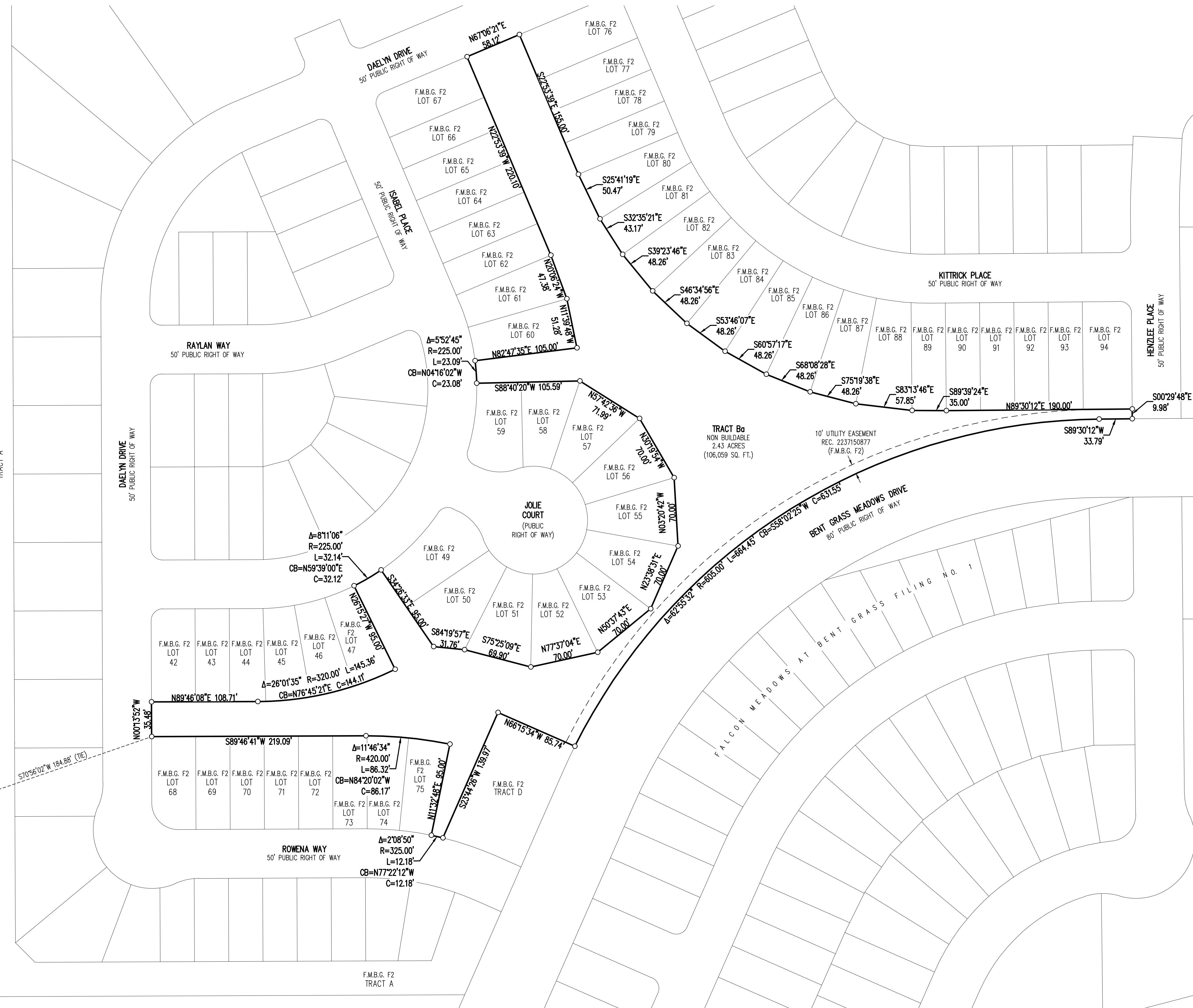
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REPLATED

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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)
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F.M.B.G. F2
TRACT A

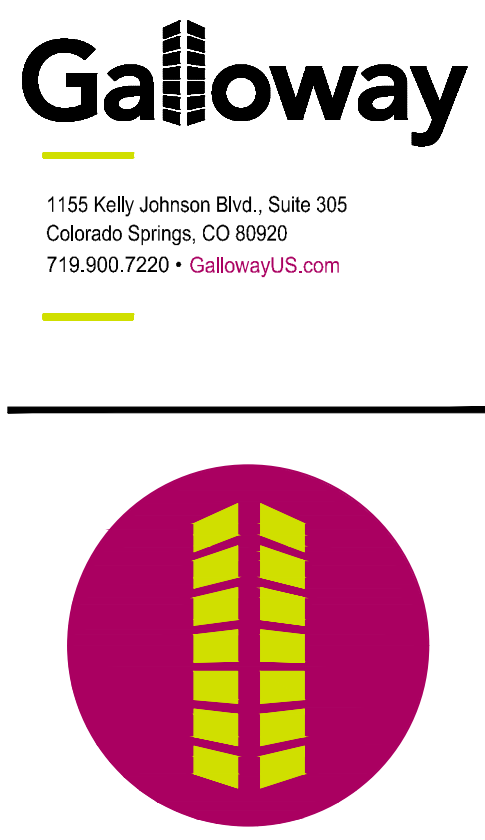
POINT OF BEGINNING
QUARTER CORNER
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FOUND 2" ALUMINUM CAP
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SOUTHWEST CORNER
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Project No: CLH000203.10
Drawn By: EMV
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CHALLENGER COMMUNITIES, L.L.C.
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
(719) 598-5192