

FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

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

LEGAL DESCRIPTION

A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2, AND A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SAID SECTION 1 BEARS N001°3'46"W, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 1, BEING A 2-1/2 INCH ALUMINUM CAP IN RANGE BOX STAMPED "PLS 17664", AND BY THE WEST QUARTER CORNER OF SAID SECTION 1, BEING A 2" ALUMINUM CAP STAMPED "PLS 28651", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 1;

THENCE WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, N001°4'14"W, A DISTANCE OF 1,316.12 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 1;

THENCE WITH THE NORTH LINE OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, N89°36'34"E, A DISTANCE OF 1,207.60 FEET;

THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, S00°24'55"W, A DISTANCE OF 135.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 134°24'56", HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 129.03 FEET, AND A CHORD BEARING S23°17'58"E, A CHORD DISTANCE OF 101.41 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°24'56", HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.76 FEET, AND A CHORD BEARING S21°42'02"W, A CHORD DISTANCE OF 37.80 FEET;

THENCE S00°30'26"E, A DISTANCE OF 271.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 115°24'50", HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 110.79 FEET, AND A CHORD BEARING S06°49'35"E, A CHORD DISTANCE OF 92.99 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°11'23", HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 29.44 FEET, AND WHOSE CHORD BEARS S26°47'08"W, A CHORD DISTANCE OF 28.58 FEET;

THENCE S02°41'25"W, A DISTANCE OF 48.65 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°11'15", HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 26.42 FEET, AND WHOSE CHORD BEARS S01°05'49"W, A CHORD DISTANCE OF 26.42 FEET;

THENCE S00°29'48"E, A DISTANCE OF 15.55 FEET;

THENCE N90°00'00"E, A DISTANCE OF 104.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°03'17", HAVING A RADIUS OF 227.00 FEET, AN ARC LENGTH OF 35.87 FEET, AND WHOSE CHORD BEARS N18°01'06"E, A CHORD DISTANCE OF 35.84 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°33'31", HAVING A RADIUS OF 133.00 FEET, AN ARC LENGTH OF 47.72 FEET, AND WHOSE CHORD BEARS N12°15'59"E, A CHORD DISTANCE OF 47.47 FEET;

THENCE N01°59'13"E, A DISTANCE OF 158.63 FEET;

THENCE N02°46'30"W, A DISTANCE OF 23.36 FEET TO A POINT ON THE EAST LINE OF SAID TRACT G;

THENCE WITH SAID EAST LINE OF SAID TRACT G, S07°25'43"E, A DISTANCE OF 64.83 FEET; THENCE CONTINUING WITH SAID EAST LINE OF TRACT G, S12°15'03"E, A DISTANCE OF 78.86 FEET;

THENCE CONTINUING WITH SAID EAST LINE OF SAID TRACT G, S16°48'19"E, A DISTANCE OF 98.31 FEET;

THENCE CONTINUING WITH SAID EAST LINE OF SAID TRACT G, S04°47'47"W, A DISTANCE OF 94.40 FEET;

THENCE CONTINUING WITH SAID EAST LINE OF SAID TRACT G, S27°22'40"W, A DISTANCE OF 143.51 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE;

THENCE WITH SAID NORTH RIGHT OF WAY LINE, S89°30'12"W, A DISTANCE OF 191.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID NORTH RIGHT OF WAY LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°45'45", HAVING A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 694.40 FEET, AND WHOSE CHORD BEARS S56°37'18"W, A CHORD DISTANCE OF 656.91 FEET;

THENCE S23°44'26"W, A DISTANCE OF 247.83 FEET;

THENCE S89°46'14"W, A DISTANCE OF 493.96 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE WITH SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, N001°3'46"W, A DISTANCE OF 205.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.40 ACRES (1,585,416 SQUARE FEET), MORE OR LESS.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "FALCON MEADOWS AT BENT GRASS FILING NO. 2", IN THE COUNTY OF EL PASO COUNTY, COLORADO.

SUMMARY

108 LOTS	11.31 ACRES	31.0%
7 TRACTS	20.44 ACRES	56.2%
RIGHT OF WAY	4.65 ACRES	12.8%

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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **FALCON MEADOWS AT BENT GRASS FILING NO. 2**. 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, AL 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 EL PASO)

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

BETTER LAND LLC.

BY: _____

NAME: _____

TITLE: _____

DATE: _____

NOTARY

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

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

_____, AS _____ OF
BETTER LAND LLC.

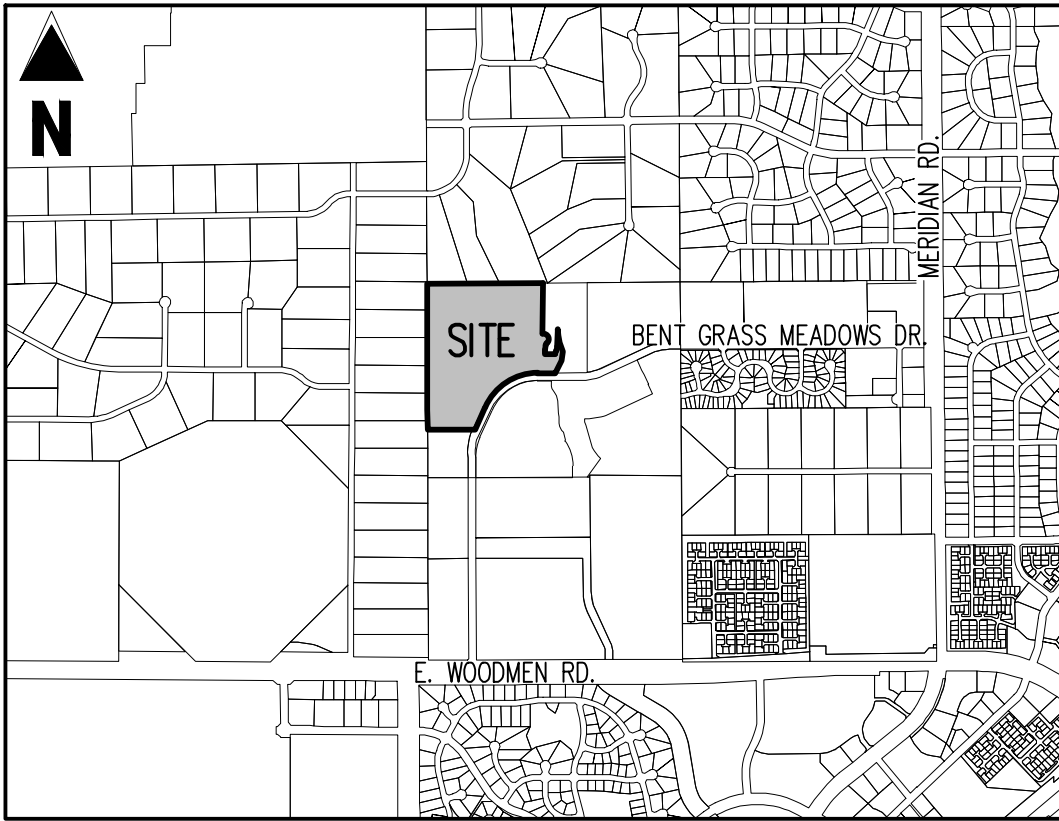
MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

VICINITY MAP

1" = 2000'



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 2 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 TRACTS A, B, C, D AND E FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE 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 EL PASO)

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

_____, AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

EASEMENTS

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL FRONT, AND REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. A 10 FOOT PUBLIC IMPROVEMENTS EASEMENT IS HEREBY DEDICATED ALONG ALL FRONT LOT LINES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

THE TRAIL EASEMENT SHOWN HEREON WILL BE MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.

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 COMITS 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.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEES

BRIDGE FEE (FALCON BASIN): \$42,0418.00 (\$392,549.05 PRE-CREDIT)

EL PASO COUNTY SCHOOL FEE (D49): _____

URBAN PARK FEE (AREA 3): _____

REGIONAL PARK FEE (AREA 2): _____

FALCON DRAINAGE BASIN FEE: \$306,096.00 (\$434,597.05 PRE-CREDIT)

Galloway

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



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A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	12/05/2021	REVISED FOR CITY COMMENTS	EMV
2	02/16/2022	REVISED FOR CITY COMMENTS	EMV
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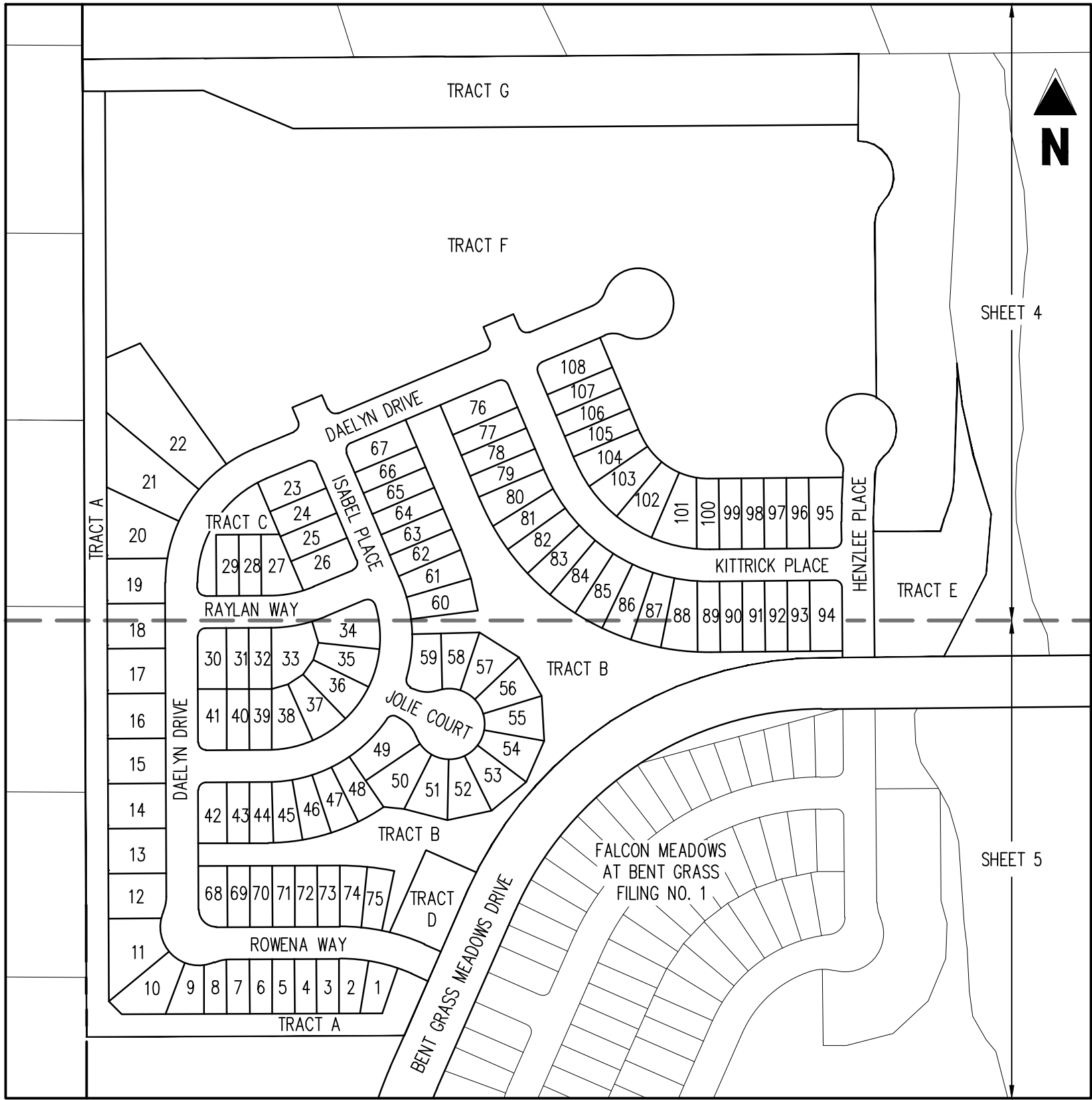
Project No:	CLH000019.10
Drawn By:	EMV
Checked By:	BJD
Date:	08/27/21

FALCON MEADOWS AT BENT GRASS

FILING NO. 2

A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
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TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

KEY MAP
1" = 200'



TRACT TABLE		
TRACT	USE	
A	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, MAINTENANCE ROAD	1.63 ACRES
B	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL	2.34 ACRES
C	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL	0.18 ACRES
D	WELL SITE, ASSOCIATED DISTRICT WATER, WASTEWATER IMPROVEMENTS	0.27 ACRES
E	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL	0.87 ACRES
F	FUTURE DEVELOPMENT	12.46 ACRES
G	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, CHANNEL, TRAIL	2.69 ACRES

LINE TABLE	
#	BEARING
L1	N89°46'08"E 45.00
L2	N89°46'08"E 35.00
L3	N89°46'08"E 35.00
L4	N75°10'01"E 26.67
L5	N56°05'05"E 27.86
L6	N36°01'52"E 27.86
L7	N15°58'40"E 27.86
L8	N16°58'56"W 34.63
L9	S22°53'39"E 5.50
L10	S67°06'21"W 16.66
L11	N22°53'39"W 5.50
L12	N87°18'34"W 5.50
L13	N02°41'26"E 3.46
L14	N01°59'13"E 12.31
L15	N90°00'00"E 68.99
L16	N00°25'32"W 120.23
L17	N00°25'32"W 120.23
L18	N90°00'00"E 68.99
L19	N01°59'13"E 100.87
L20	N28°43'06"W 31.90
L21	S76°11'58"W 31.90
L22	S45°13'52"E 56.57
L23	N89°46'08"E 5.50
L24	S00°13'52"E 16.66
L25	S89°46'08"W 5.50
L26	S44°46'08"W 43.22
L27	N45°13'52"W 43.22
L28	S44°46'08"W 43.22
L29	N45°24'33"W 42.73
L30	N67°53'39"W 43.22
L31	N22°06'21"E 43.22
L32	S19°34'20"W 51.82
L33	N65°58'26"W 41.19
L34	N26°47'49"W 48.67
L35	S22°59'39"W 46.06
L36	N67°53'39"W 43.22
L37	N44°29'17"E 43.27
L38	S45°30'43"E 43.27
L39	N37°02'40"E 31.90
L40	S38°02'16"E 31.90
L41	N22°06'21"E 43.22
L42	N00°23'26"W 3.90

CURVE TABLE			
#	DELTA	LENGTH	RADIUS
C1	23°33'24"	24.67	60.00
C2	137°06'47"	143.58	60.00
C3	23°33'23"	24.67	60.00
C4	90°00'00"	42.41	27.00
C5	90°00'00"	18.85	12.00
C6	81°01'06"	16.97	12.00
C7	44°24'55"	38.76	50.00
C8	268°49'50"	258.06	55.00
C9	44°24'55"	38.76	50.00
C10	81°01'06"	16.97	12.00
C11	90°00'00"	18.85	12.00
C12	90°00'00"	18.85	12.00
C13	90°00'00"	18.85	12.00
C14	90°00'00"	18.85	12.00
C15	90°00'00"	18.85	12.00
C16	96°08'29"	20.13	12.00
C17	90°00'00"	18.85	12.00
C18	90°00'00"	18.85	12.00
C19	90°00'00"	18.85	12.00
C20	90°00'00"	18.85	12.00
C21	90°00'00"	18.85	12.00
C22	20°33'31"	61.36	171.00
C23	70°33'53"	23.30	189.00
C24	74°31'08"	48.77	37.50
C25	90°25'32"	11.84	7.50
C26	88°44'01"	23.23	15.00
C27	41°11'29"	43.06	588.64
C28	46°03'42"	29.36	35.00
C29	69°42'25"	48.66	40.00
C30	90°25'32"	51.29	32.50
C31	74°31'08"	16.26	12.50
C32	70°33'53"	26.39	214.00
C33	20°33'31"	52.39	146.00
C34	46°11'23"	29.44	35.00
C35	31°11'55"	26.42	47.50
C36	90°31'17"	35.87	227.00
C37	20°33'31"	47.72	133.00
C38	31°11'55"	27.82	500.00
C39	48°11'23"	29.44	35.00
C40	16°05'25"	154.52	35.00
C41	48°11'23"	29.44	35.00
C42	276°22'46"	265.31	55.00
C43	48°11'23"	29.44	35.00
C44	23°15'30"	15.22	37.50
C45	66°44'30"	26.21	22.50

GENERAL NOTES

- THE PURPOSE OF THE PLAT IS TO CREATE 108 NEW LOTS, 7 TRACTS, PUBLIC RIGHT OF WAYS AND EASEMENTS.
- FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.
- 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.
- TRACTS SHALL BE UTILIZED AS SPECIFIED IN THE TRACT TABLE, AS SHOWN. OWNERSHIP AND MAINTENANCE OF ALL TRACTS SHALL BE VESTED IN THE ENTITIES SPECIFIED IN THE TRACT TABLE.
- 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.
- FLOODPLAIN: NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0553G, EFFECTIVE DATE DECEMBER 07, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- THIS PLAT HAS BEEN PLAT CHECKED BY PPRBD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER _____.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- ADDRESSES: THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.
- WOODMEN ROAD DISTRICT NOTE: ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- ENVIRONMENTAL: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PUD PRELIMINARY PLAN, RECORDED AT RECEPTION NUMBER 221186560.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

GEOLOGIC HAZARD NOTE

THE FOLLOWING PROJECT SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS AND GEOLOGY STUDY, FALCON MEADOWS AT BENT GRASS, EL PASO COUNTY, COLORADO BY ROCKY MOUNTAIN GROUP (RMG) DATED JUNE 22, 2020, AND LAST REVISED DECEMBER 3, 2021, IN FILE FALCON MEADOWS AT BENT GRASS FILING NO. 2, #SF-21-34 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- FAULTS/SEISMICITY: (LOTS 1-108)
- RADIOACTIVITY/RADON GAS: (LOTS 1-108)
- EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1-108)
- SHALLOW GROUND WATER: (LOTS 1-9, 23-59, 76-108)

THE GEOLOGIC CONDITIONS ENCOUNTERED AT THIS SITE ARE RELATIVELY COMMON TO THE IMMEDIATE AREA AND MITIGATION CAN BE ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES. NONE OF THESE CONDITIONS ARE ANTICIPATED TO PRECLUDE THE PROPOSED DEVELOPMENT.

THE BUILDER HAS AGREED TO RESTRICT CONSTRUCTION TO NON-BASEMENT FOUNDATION TYPES IN AREAS WHERE GROUNDWATER IS ANTICIPATED TO BE SHALLOWER THAN 14 FEET BELOW GROUND SURFACE (LOTS 1-9, 23-59, 76-108).

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
1140 E WOODMEN RD
FALCON, CO 80831
TEL: (719) 495-2283

Galloway

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



FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	12/05/2021	REVISED FOR CITY COMMENTS	EMV
2	02/16/2022	REVISED FOR CITY COMMENTS	EMV
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Project No:	CLH000019.10
Drawn By:	EMV
Checked By:	BJD
Date:	08/27/21

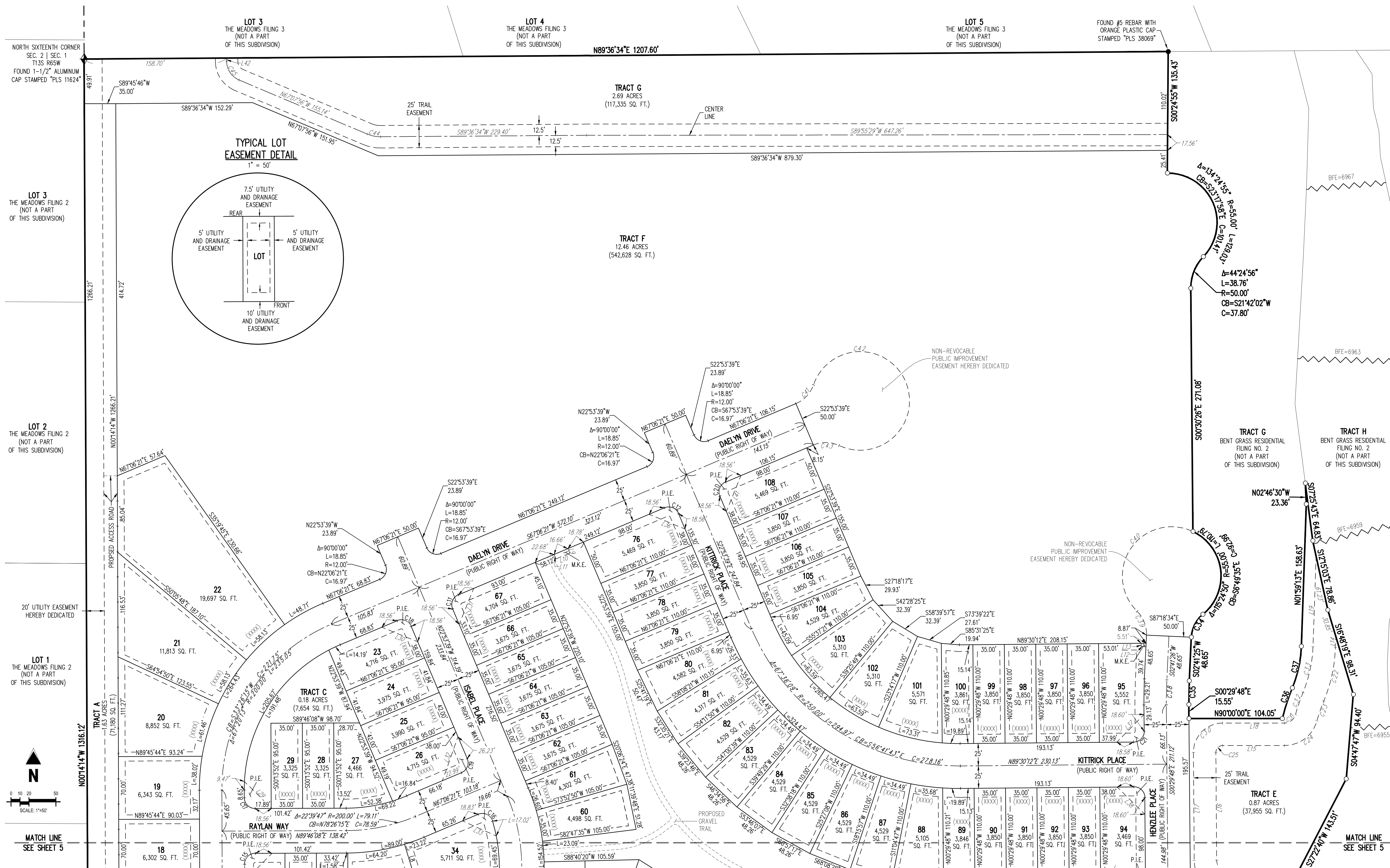
A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO
AS REPLATTED

[illegible]

◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
 ● FOUND PROPERTY MONUMENT AS DESCRIBED
 ○ SET #5 REBAR 24" LONG WITH 1-1/4" ORANGE
 PLASTIC CAP STAMPED "PLS 38069", UNLESS
 OTHERWISE NOTED
 —X— PROPOSED CEDAR FENCE
 P.I.E. PUBLIC IMPROVEMENT EASEMENT
 M.K.E. MAILBOX KIOSK EASEMENT

A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO
AS REPLATTED

NOTE:
SEE LINE AND CURVE TABLES, SHEET 2



A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

[illegible]

Project No:	CLH000019.10
Drawn By:	EMV
Checked By:	BJD
Date:	08/27/21

◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
 ● FOUND PROPERTY MONUMENT AS DESCRIBED
 SET #5 REBAR 24" LONG WITH 1-1/4" ORANGE
 ○ PLASTIC CAP STAMPED "PLS 38069", UNLESS
 OTHERWISE NOTED

LOT 1
THE MEADOWS FILING 2
(NOT A PART
OF THIS SUBDIVISION)

LOT 11
THE MEADOWS FILING 1
(NOT A PART
OF THIS SUBDIVISION)

LOT 10
THE MEADOWS FILING 1
(NOT A PART
OF THIS SUBDIVISION)

LOT 9
THE MEADOWS FILING 1
(NOT A PART
OF THIS SUBDIVISION)

SECTION CORNER
SEC. 2 | SEC. 1
SEC. 11 | SEC. 12
T13S R65W
FOUND 2-1/2" ALUMINUM CAP
IN RANGE BOX
STAMPED "PLS 17664"

A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO
AS REPLATTED

FOUND #4 REBAR WITH
RED PLASTIC CAP
STAMPED "PLS 20681"

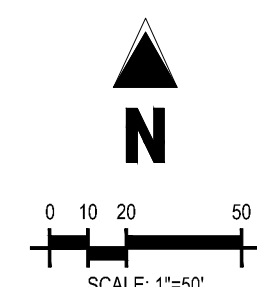
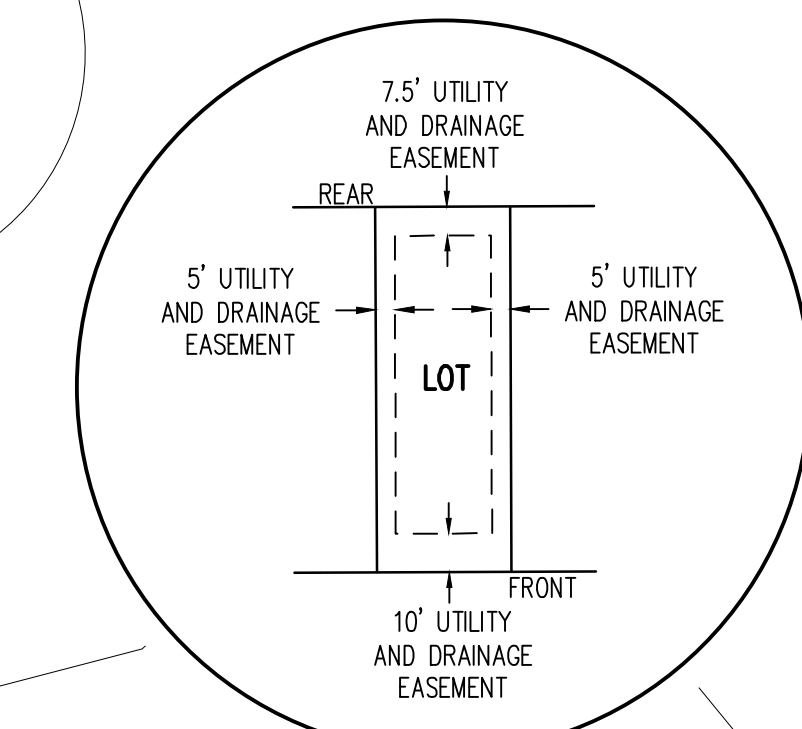
FOUND #4 REBAR WITH
RED PLASTIC CAP
STAMPED "PLS 20681"

FOUND #5 REBAR WITH
ORANGE PLASTIC CAP
STAMPED "PLS 38069"

TRACT B
2.35 ACRES
(102,361 SQ. FT.)

FALCON MEADOWS
AT BENT GRASS
FILING NO. 1

$$1'' = 50'$$



A REPLAY OF A PORTION OF TRACT G, BENIT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

[illegible]

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