

# FALCON MEADOWS AT BENT GRASS

## FILING NO. 2

A REPLAT 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 N0013°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, N00°14'14"W, A  
DISTANCE OF 851.49 FEET;

THENCE DEPARTING SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1,  
N89°45'46"E, A DISTANCE OF 35.00 FEET;

THENCE N67°06'21"E, A DISTANCE OF 57.64 FEET;

THENCE S35°19'45"E, A DISTANCE OF 230.66 FEET TO THE BEGINNING OF A NON-TANGENT  
CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°24'01", HAVING A  
RADIUS OF 225.00 FEET, AN ARC LENGTH OF 48.70 FEET, AND WHOSE CHORD BEARS  
N60°54'21"E, A CHORD DISTANCE OF 48.60 FEET;

THENCE N67°06'21"E, A DISTANCE OF 68.83 FEET TO THE BEGINNING OF A CURVE TO THE  
LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A  
RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND WHOSE CHORD BEARS  
N22°06'21"E, A CHORD DISTANCE OF 16.97 FEET;

THENCE N22°53'39"W, A DISTANCE OF 23.89 FEET;

THENCE N67°06'21"E, A DISTANCE OF 50.00 FEET;

THENCE S22°53'39"E, A DISTANCE OF 23.89 FEET TO THE BEGINNING OF A CURVE TO THE  
LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A  
RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND WHOSE CHORD BEARS  
S67°53'39"E, A CHORD DISTANCE OF 16.97 FEET;

THENCE N67°06'21"E, A DISTANCE OF 249.12 FEET TO THE BEGINNING OF A CURVE TO THE  
LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A  
RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND WHOSE CHORD BEARS  
N22°06'21"E, A CHORD DISTANCE OF 16.97 FEET;

THENCE N22°53'39"W, A DISTANCE OF 23.89 FEET;

THENCE N67°06'21"E, A DISTANCE OF 50.00 FEET;

THENCE S22°53'39"E, A DISTANCE OF 23.89 FEET TO THE BEGINNING OF A CURVE TO THE  
LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A  
RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND WHOSE CHORD BEARS  
S67°53'39"E, A CHORD DISTANCE OF 16.97 FEET;

THENCE N67°06'21"E, A DISTANCE OF 106.15 FEET TO THE BEGINNING OF A 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  
N43°00'40"E, A CHORD DISTANCE OF 28.58 FEET TO A POINT OF REVERSE CURVE TO THE  
RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 276°22'46", HAVING  
A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 265.31 FEET, AND WHOSE CHORD BEARS  
S22°53'39"E, A CHORD DISTANCE OF 73.33 FEET TO A POINT OF 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  
N88°47'57"W, A CHORD DISTANCE OF 28.58 FEET;

THENCE S67°06'21"W, A DISTANCE OF 8.15 FEET;

THENCE S22°53'39"E, A DISTANCE OF 137.16 FEET TO THE BEGINNING OF A CURVE TO THE  
LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°27'24", HAVING A  
RADIUS OF 165.00 FEET, AN ARC LENGTH OF 53.15 FEET, AND WHOSE CHORD BEARS  
S32°07'21"E, A CHORD DISTANCE OF 52.92 FEET;

THENCE S41°21'03"E, A DISTANCE OF 35.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°08'46", HAVING A  
RADIUS OF 85.00 FEET, AN ARC LENGTH OF 55.75 FEET, AND WHOSE CHORD BEARS  
S65°55'25"E, A CHORD DISTANCE OF 54.06 FEET;

(CONTINUES)

### LEGAL DESCRIPTION (CONTINUED)

THENCE N89°30'12"E, A DISTANCE OF 224.04 FEET;

THENCE N2°41'26"E, A DISTANCE OF 8.92 FEET TO THE BEGINNING OF A 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  
N21°24'15"W, A CHORD DISTANCE OF 28.58 FEET TO A POINT OF REVERSE CURVE TO THE  
RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 276°22'47", HAVING  
A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 265.31 FEET, AND WHOSE CHORD BEARS  
S87°18'34"E, A CHORD DISTANCE OF 73.33 FEET TO A POINT OF 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 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 TRACT G, S16°48'19"E, A DISTANCE OF 98.31  
FEET;

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

THENCE CONTINUING WITH SAID EAST LINE OF 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, N00°13'46"W, A  
DISTANCE OF 205.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.39 ACRES (931,624 SQUARE FEET), MORE OR LESS.

### DEDICATION

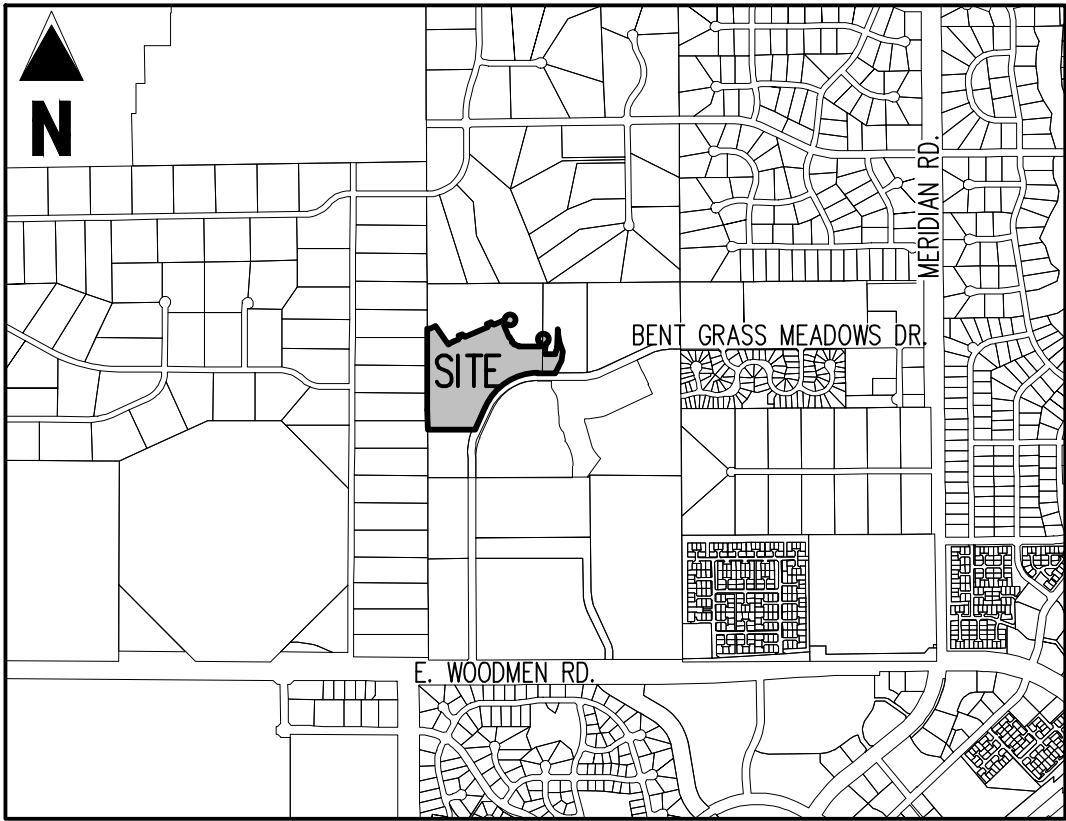
THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC  
RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT  
AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE.  
THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "FALCON MEADOWS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

### SUMMARY

108 LOTS	11.30 ACRES	52.8%
5 TRACTS	4.97 ACRES	23.2%
RIGHT OF WAY	5.12 ACRES	24.0%

### VICINITY MAP

1" = 2000'



### 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 )

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 )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY

\_\_\_\_ AS \_\_\_\_\_ OF

BETTER LAND LLC.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

### NOTARY PUBLIC

### 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  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

DATE

### 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 )

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 COMMITS 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 \_\_\_\_\_, 2020 A.D.

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

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
DEPUTY

### FEEES

BENT GRASS METROPOLITAN DISTRICT FEE: \_\_\_\_\_

WOODMEN ROAD DISTRICT FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

URBAN PARK FEE: \_\_\_\_\_

REGIONAL PARK FEE: \_\_\_\_\_

DRAINAGE BASIN FEE: \_\_\_\_\_

**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 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.
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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 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

### GENERAL NOTES

- THE PURPOSE OF THE PLAT IS TO CREATE 71 NEW LOTS, 5 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.
- WILDFIRE NOTE: 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. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- 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 08041005536, EFFECTIVE DATE DECEMBER 07, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- THIS PLAT HAS BEEN CHECKED BY PRRBO, 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.
- ADDRESSES: THE ADDRESSES EXHIBITED 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 \_\_\_\_\_
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

- THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206051091.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, 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 THE PROPERTY.
- NOTE REGARDING STORMWATER DRAINAGE: 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 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 BENT GRASS METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. BENT GRASS METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE CHANNEL IN TRACT E UNTIL THE NECESSARY CHANNEL STABILIZATION IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.

TRACT TABLE		
TRACT/USE	AREA	OWNERSHIP AND MAINTENANCE
A OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	1.30 ACRES	BENT GRASS METROPOLITAN DISTRICT
B OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL	2.35 ACRES	BENT GRASS METROPOLITAN DISTRICT
C OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL	0.18 ACRES	BENT GRASS METROPOLITAN DISTRICT
D WELL SITE, WATER IMPROVEMENTS	0.27 ACRES	BENT GRASS METROPOLITAN DISTRICT
E OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL	0.87 ACRES	BENT GRASS METROPOLITAN DISTRICT

### UTILITY CONTACTS

APPLICANT/DEVELOPER  
CHALLENGER HOMES, INC.  
13570 NORTHGATE ESTATES DR.  
COLORADO SPRINGS, CO 80921  
CONTACT: JIM BYERS  
EMAIL: JIM@MYCHALLENGERHOMES.COM  
TEL: (719) 598-5190

ENGINEER/CONSULTANT  
GALLOWAY & COMPANY, INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
CONTACT: GRANT DENNIS, P.E.  
EMAIL: GRANTDENNIS@GALLOWAYUS.COM  
TEL: (719) 900-7220

EL PASO COUNTY  
EL PASO COUNTY, PLANNING &  
COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
TEL: (719) 520-6300

SURVEYOR  
GALLOWAY & COMPANY, INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
CONTACT: LYLE BISSEGER  
EMAIL: LYLEBISSEGER@GALLOWAYUS.COM  
TEL: (719) 900-7220

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: RYNE SOLBERG  
EMAIL: RSOLBERG@CSU.ORG  
TEL: (719) 668-8267

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

FIRE DISTRICT  
FALCON FIRE PROTECTION DISTRICT  
7030 OLD MERIDIAN ROAD  
PEYTON, CO 80831  
EMAIL: FALCONFIRE@FALCONFIREPD.ORG  
TEL: (719) 495-4050

### 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 REVISED DECEMBER 10, 2020, IN FILE FALCON MEADOWS AT BENT GRASS FILING NO. 2, #SF-21-XXX 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 AREA WHERE GROUNDWATER IS ANTICIPATED TO BE SHALLOWER THAN 14 FEET BELOW GROUND SURFACE (LOTS 1-9, 23-59, 76-108), UNLESS PERFORMANCE OF A GROUNDWATER MONITORING PROGRAM AT SOME FUTURE DATE INDICATES THAT THE LOTS ARE SUITABLE FOR BASEMENT CONSTRUCTION.

**Galloway**

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220 • [GallowayUS.com](http://GallowayUS.com)



## FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAT 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			
2			
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19			

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 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

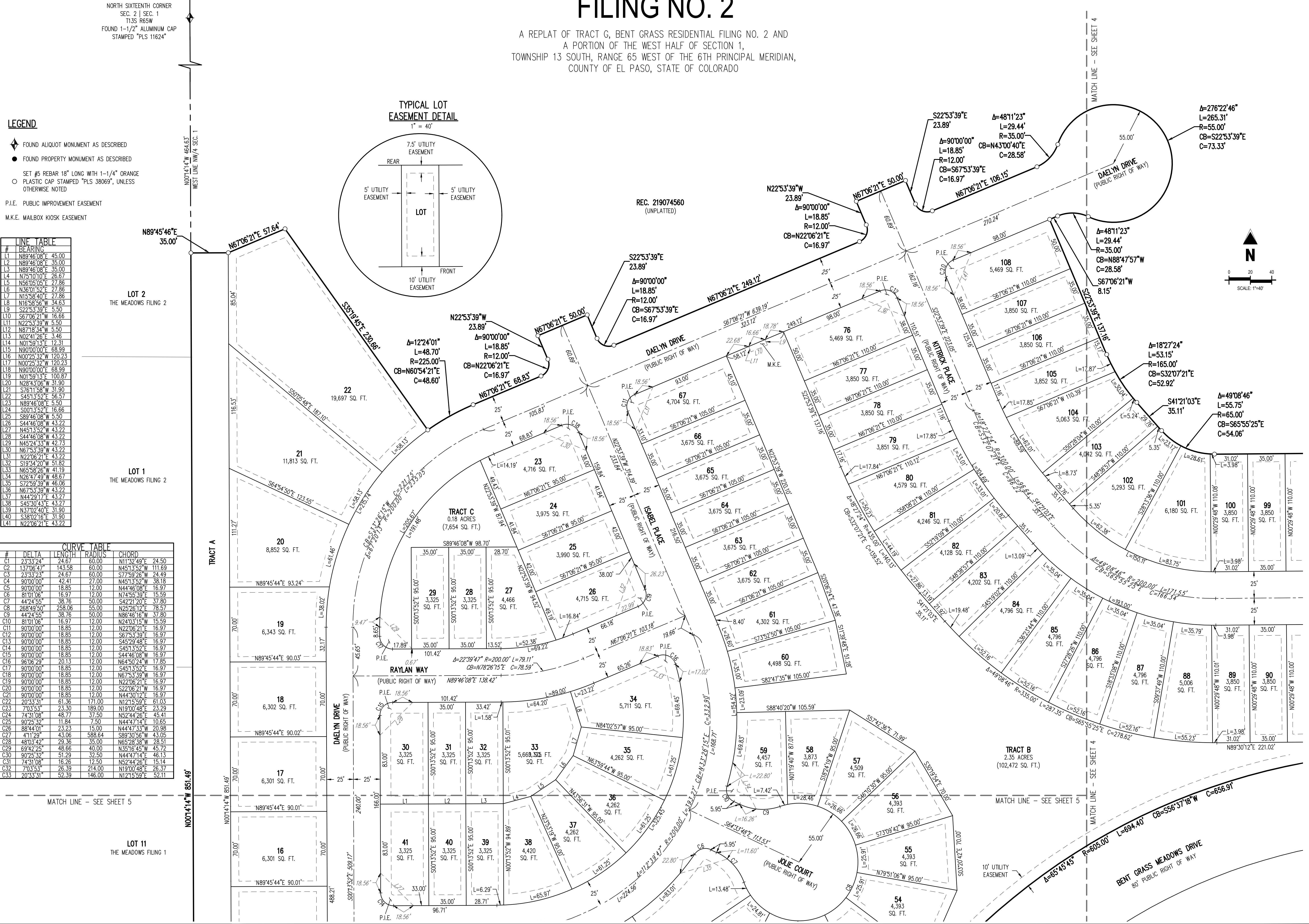


### FALCON MEADOWS AT BENT GRASS FILING NO. 2

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



**LEGEND**

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- M.K.E. MAILBOX KIOSK EASEMENT

#	BEARING	LENGTH
L1	N89°46'08"E	45.00
L2	N89°46'08"E	35.00
L3	N89°46'08"E	35.00
L4	N75°10'10"E	26.67
L5	N60°05'05"E	27.86
L6	N60°05'05"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°58'13"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	S78°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	S72°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

#	DELTA	LENGTH	RADIUS	CHORD
C1	23°33'24"	24.67	60.00	N11°32'49"E 24.50
C2	137°06'47"	143.58	60.00	N45°13'52"W 111.69
C3	23°33'23"	24.67	60.00	S77°59'26"W 24.49
C4	90°00'00"	42.41	27.00	N45°13'52"W 38.18
C5	90°00'00"	18.85	12.00	N44°46'08"E 16.97
C6	81°01'06"	16.97	12.00	N74°58'39"E 15.99
C7	44°24'55"	38.76	50.00	S42°21'20"E 37.80
C8	268°49'50"	258.06	55.00	N25°26'12"E 78.57
C9	44°24'55"	38.76	50.00	N86°46'16"W 37.80
C10	81°01'06"	16.97	12.00	N24°03'15"W 15.99
C11	90°00'00"	18.85	12.00	N22°06'21"E 16.97
C12	90°00'00"	18.85	12.00	S67°53'39"E 16.97
C13	90°00'00"	18.85	12.00	S45°29'48"E 16.97
C14	90°00'00"	18.85	12.00	S45°13'52"E 16.97
C15	90°00'00"	18.85	12.00	S44°46'08"W 16.97
C16	96°06'29"	20.13	12.00	N64°50'24"W 17.85
C17	90°00'00"	18.85	12.00	S45°13'52"E 16.97
C18	90°00'00"	18.85	12.00	N67°53'39"W 16.97
C19	90°00'00"	18.85	12.00	N22°06'21"E 16.97
C20	90°00'00"	18.85	12.00	S22°06'21"W 16.97
C21	90°00'00"	18.85	12.00	N44°30'12"E 16.97
C22	20°33'31"	61.36	171.00	N12°15'59"E 61.03
C23	70°35'53"	23.30	189.00	N19°00'48"E 23.29
C24	74°51'08"	48.77	37.50	N52°44'26"E 45.41
C25	90°25'32"	11.84	7.50	N44°41'14"E 10.65
C26	88°44'01"	23.23	15.00	N44°47'33"W 20.98
C27	41°1'29"	43.06	588.64	S89°30'56"W 43.05
C28	48°03'42"	29.36	35.00	N65°28'38"W 28.51
C29	69°42'25"	48.66	40.00	N35°16'45"W 45.72
C30	90°25'32"	51.29	39.50	N44°47'14"E 46.13
C31	74°51'08"	16.26	12.50	N52°44'26"E 15.14
C32	70°35'53"	26.39	214.00	N19°00'48"E 26.37
C33	20°33'31"	52.39	146.00	N12°15'59"E 52.11



# FALCON MEADOWS AT BENT GRASS

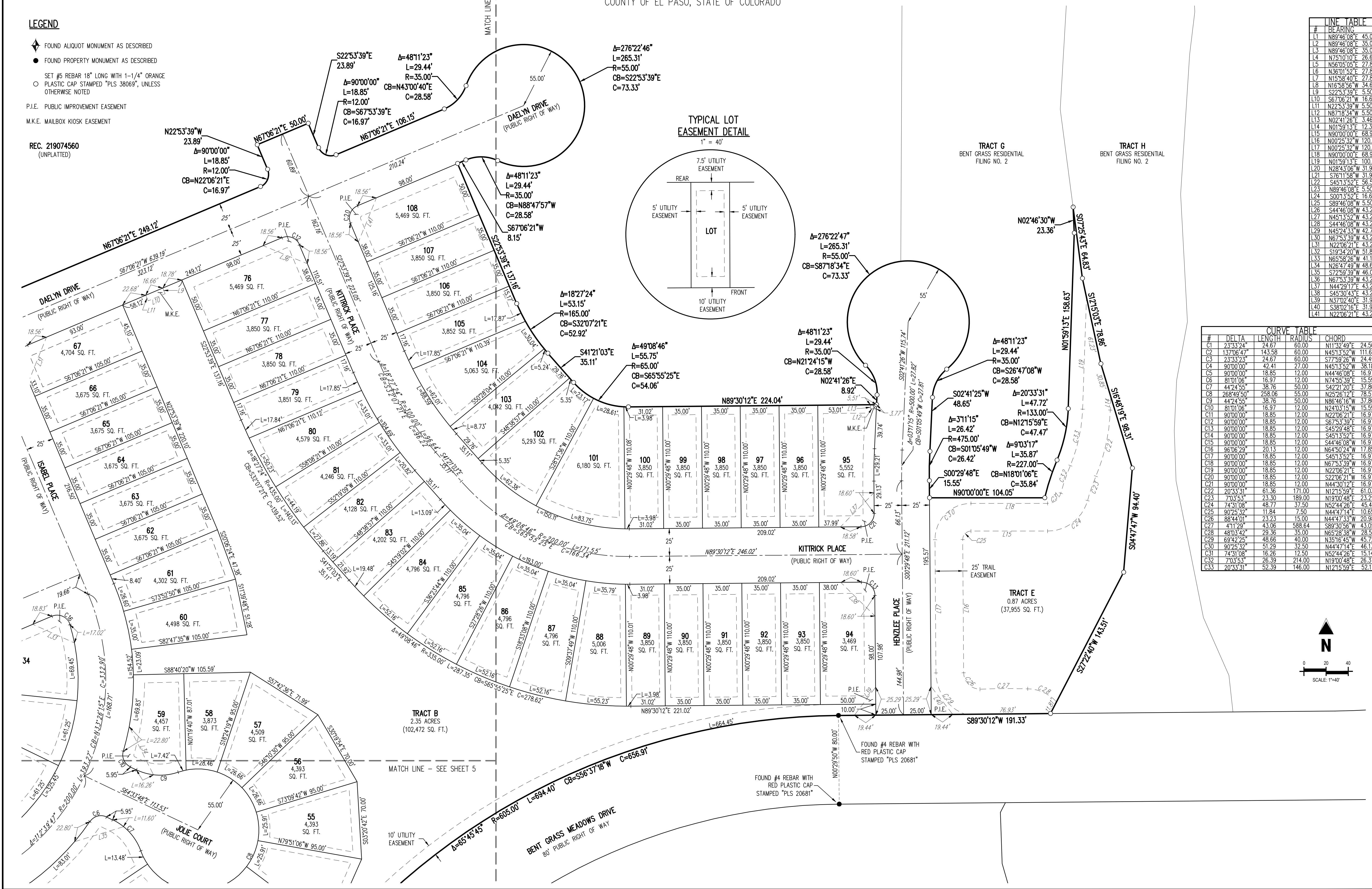
## FILING NO. 2

A REPLAT 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

### LEGEND

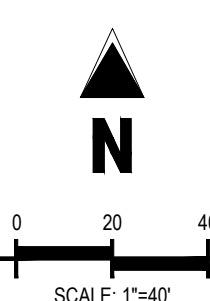
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- M.K.E. MAILBOX KIOSK EASEMENT

REC. 219074560  
(UNPLATTED)



#	BEARING	LENGTH
L1	N89°46'08"E	45.00
L2	N89°46'08"E	35.00
L3	N89°46'08"E	35.00
L4	N75°10'10"E	26.67
L5	N58°05'05"E	27.86
L6	N36°01'52"E	27.86
L7	N15°38'40"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	36.57
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°13'52"W	43.22
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	N28°47'49"W	48.67
L35	S72°59'39"W	46.66
L36	N67°53'39"W	43.22
L37	N44°29'17"E	43.22
L38	S45°30'43"E	43.22
L39	N37°02'40"E	31.90
L40	S36°02'16"E	31.90
L41	N22°06'21"E	43.22

#	DELTA	LENGTH	RADIUS	CHORD
C1	23°33'24"	24.67	60.00	N11°32'49"E 24.50
C2	137°08'47"	143.58	60.00	N45°13'52"W 111.69
C3	23°33'23"	24.67	60.00	S77°58'26"W 24.49
C4	90°00'00"	42.41	27.00	N45°13'52"W 38.18
C5	90°00'00"	18.85	12.00	N44°46'08"E 16.97
C6	81°01'06"	16.97	12.00	N45°58'39"E 15.59
C7	44°24'55"	38.76	50.00	S42°21'20"E 37.80
C8	268°49'50"	258.06	55.00	N25°26'12"E 78.57
C9	44°24'55"	38.76	50.00	N86°46'16"W 37.80
C10	81°01'06"	16.97	12.00	N24°03'15"W 15.59
C11	90°00'00"	18.85	12.00	N22°06'21"E 16.97
C12	90°00'00"	18.85	12.00	S87°53'39"E 16.97
C13	90°00'00"	18.85	12.00	S45°29'48"E 16.97
C14	90°00'00"	18.85	12.00	S45°13'52"E 16.97
C15	90°00'00"	18.85	12.00	S44°46'08"W 16.97
C16	96°06'29"	20.13	12.00	N64°50'24"W 17.85
C17	90°00'00"	18.85	12.00	S45°13'52"E 16.97
C18	90°00'00"	18.85	12.00	N67°53'39"W 16.97
C19	90°00'00"	18.85	12.00	N22°06'21"E 16.97
C20	90°00'00"	18.85	12.00	N22°06'21"E 16.97
C21	90°00'00"	18.85	12.00	N44°30'12"E 16.97
C22	20°33'31"	61.36	171.00	N12°15'59"E 61.03
C23	7°03'53"	23.50	189.00	N19°00'48"E 23.29
C24	74°31'08"	48.77	37.50	N52°44'26"E 45.41
C25	90°25'32"	11.84	7.50	N44°47'14"E 10.65
C26	88°44'01"	23.23	15.00	N44°47'33"W 20.98
C27	41°1'29"	43.06	588.64	S89°30'56"W 43.05
C28	48°03'42"	29.36	35.00	N65°28'38"W 28.51
C29	68°42'25"	48.66	40.00	N35°16'45"W 45.72
C30	90°25'32"	51.29	37.50	N44°47'14"E 46.13
C31	74°31'08"	16.26	12.50	N52°44'26"E 15.14
C32	7°03'53"	26.39	214.00	N19°00'48"E 26.37
C33	20°33'31"	52.39	146.00	N12°15'59"E 52.11



1155 Kelly Johnson Blvd., Suite 305  
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## FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAT 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,  
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#	Date	Issue / Description	Init.
1			
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Project No: CLH000019.10

Drawn By: EMV

Checked By: BJD

Date: 08/27/21

# 4

SHEET 4 OF 5



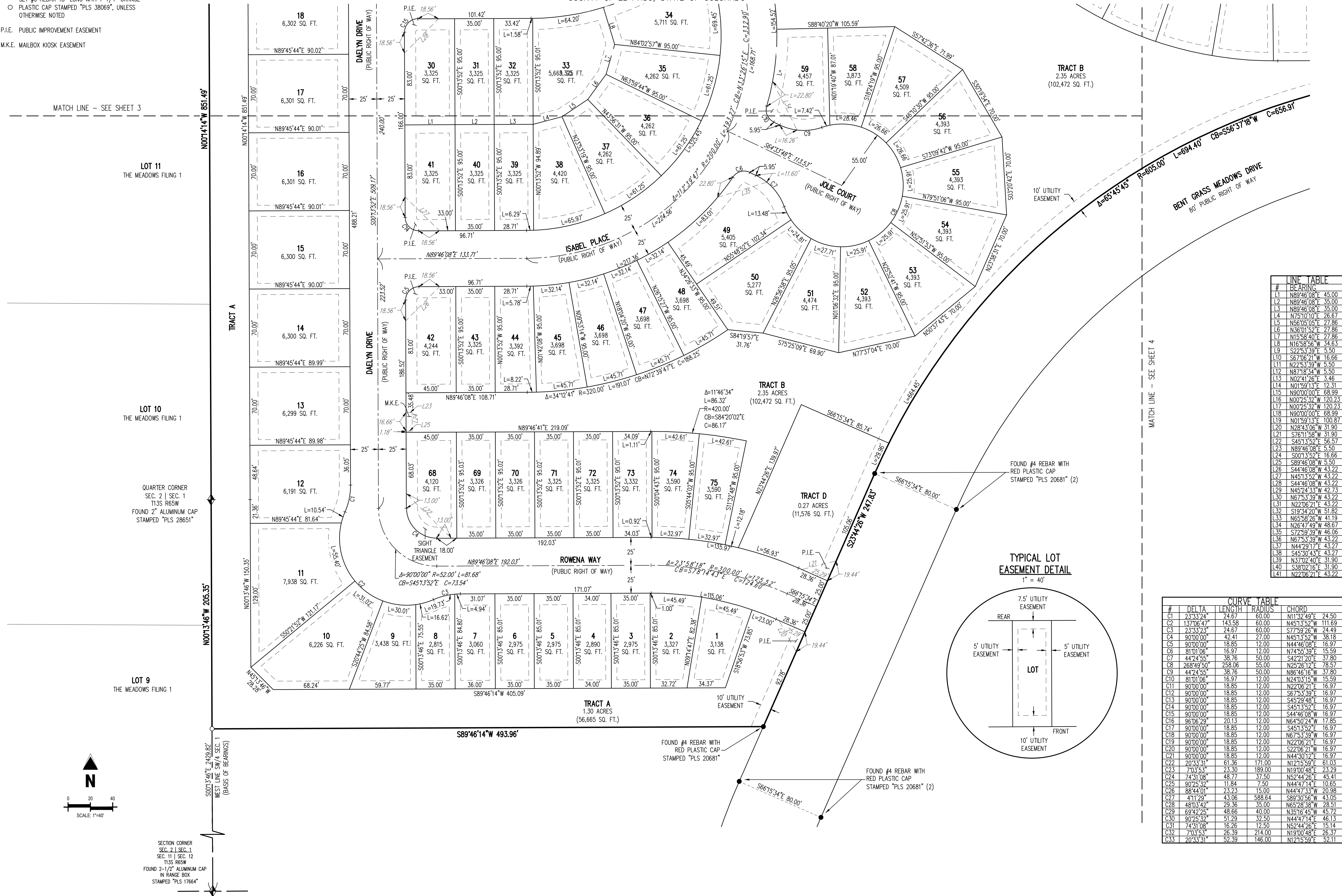
# FALCON MEADOWS AT BENT GRASS

## FILING NO. 2

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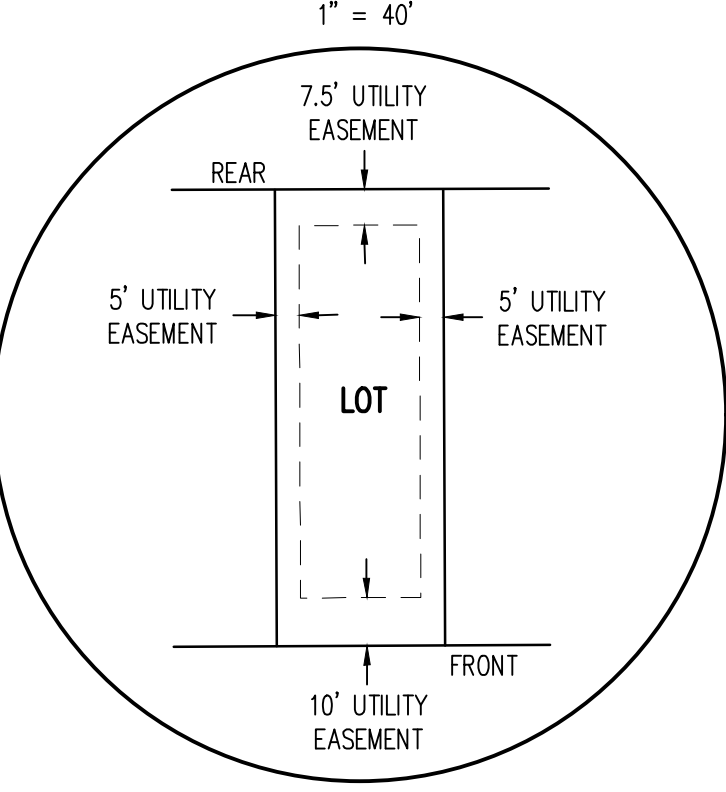
### LEGEND

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- M.K.E. MAILBOX KIOSK EASEMENT



#	BEARING
L1	N89°46'08"E 45.00'
L2	N89°46'08"E 35.00'
L3	N89°46'08"E 35.00'
L4	N75°10'10"E 26.67'
L5	N60°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	N02°41'26"E 3.46'
L13	N01°58'13"E 12.31'
L14	N90°00'00"E 68.99'
L15	N90°00'00"E 68.99'
L16	N00°25'32"E 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°24'13"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°53'39"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'

TYPICAL LOT  
EASEMENT DETAIL



#	DELTA	LENGTH	RADIUS	CHORD
C1	23°33'24"	24.67	60.00	N11°32'49"E 24.50
C2	13°06'47"	143.58	60.00	N45°13'52"W 111.69
C3	23°33'23"	24.67	60.00	S77°59'26"W 24.49
C4	90°00'00"	42.41	27.00	N45°13'52"W 38.18
C5	90°00'00"	18.85	12.00	N44°46'08"E 16.97
C6	81°01'06"	16.97	12.00	N74°55'39"E 15.59
C7	44°24'55"	38.76	50.00	S42°21'20"E 37.90
C8	268°49'50"	258.06	55.00	N26°47'49"E 78.57
C9	44°24'55"	38.76	50.00	N86°46'16"W 37.80
C10	81°01'06"	16.97	12.00	N24°03'15"W 15.59
C11	90°00'00"	18.85	12.00	N22°06'21"E 16.97
C12	90°00'00"	18.85	12.00	S67°53'39"E 16.97
C13	90°00'00"	18.85	12.00	S45°29'46"E 16.97
C14	90°00'00"	18.85	12.00	S45°13'52"E 16.97
C15	90°00'00"	18.85	12.00	S44°46'08"W 16.97
C16	96°06'29"	20.13	12.00	N64°50'24"W 17.85
C17	90°00'00"	18.85	12.00	S45°13'52"E 16.97
C18	90°00'00"	18.85	12.00	N67°53'39"W 16.97
C19	90°00'00"	18.85	12.00	N22°06'21"E 16.97
C20	90°00'00"	18.85	12.00	S22°06'21"W 16.97
C21	90°00'00"	18.85	12.00	N44°46'08"E 16.97
C22	20°33'31"	61.36	171.00	N12°15'59"E 61.03
C23	70°33'53"	23.30	189.00	N19°00'48"E 23.29
C24	74°31'08"	48.77	37.50	N52°44'26"E 45.41
C25	80°25'32"	11.84	7.50	N44°44'14"E 10.65
C26	88°44'01"	23.23	15.00	N44°41'33"W 20.98
C27	4°11'29"	43.06	588.64	S89°30'56"W 43.05
C28	48°03'42"	29.36	35.00	N65°28'38"W 28.51
C29	69°42'25"	48.66	40.00	N35°16'45"W 45.72
C30	80°25'32"	51.29	32.50	N44°47'14"E 46.13
C31	74°31'08"	16.26	12.50	N52°44'26"E 15.14
C32	70°33'53"	26.39	214.00	N19°00'48"E 26.37
C33	20°33'31"	52.39	146.00	N12°15'59"E 52.11

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
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### FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAT 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

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

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SHEET 5 OF 5