

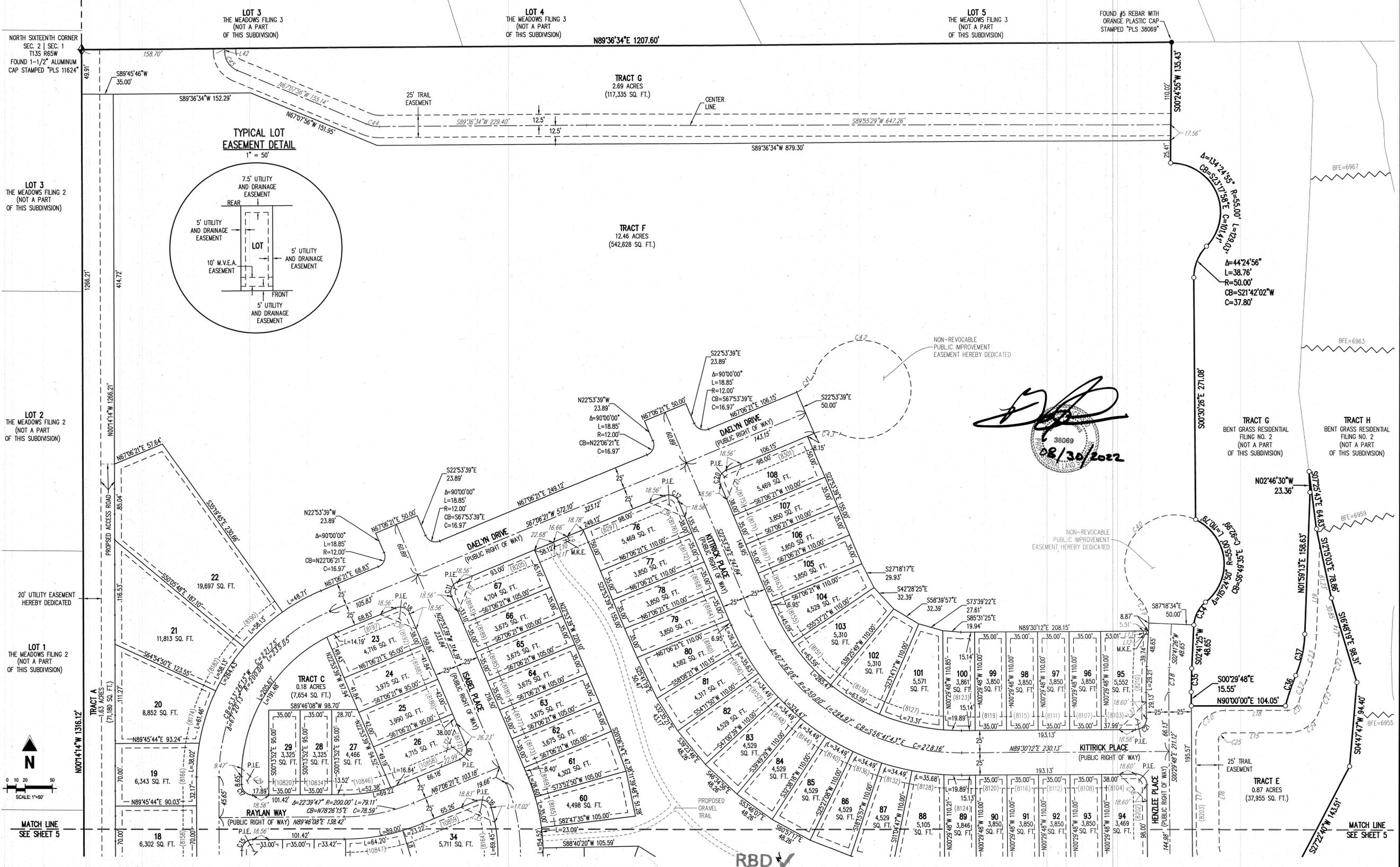
FALCON MEADOWS AT BENT GRASS FILING NO. 2

15087

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

- LEGEND**
- 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
 - PROPOSED CEDAR FENCE
 - P.I.E. PUBLIC IMPROVEMENT EASEMENT
 - M.K.E. MAILBOX KIOSK EASEMENT

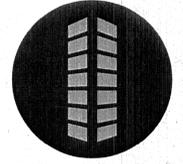


[Signature]
 08/30/2022
 38069

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	12/09/2021	REVISED FOR CITY COMMENTS	EMV
2	02/19/2022	REVISED FOR CITY COMMENTS	EMV
3	08/15/2022	REVISED LOT SIZES	EMV
4	08/29/2022	ADDED ADDRESSES	EMV

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

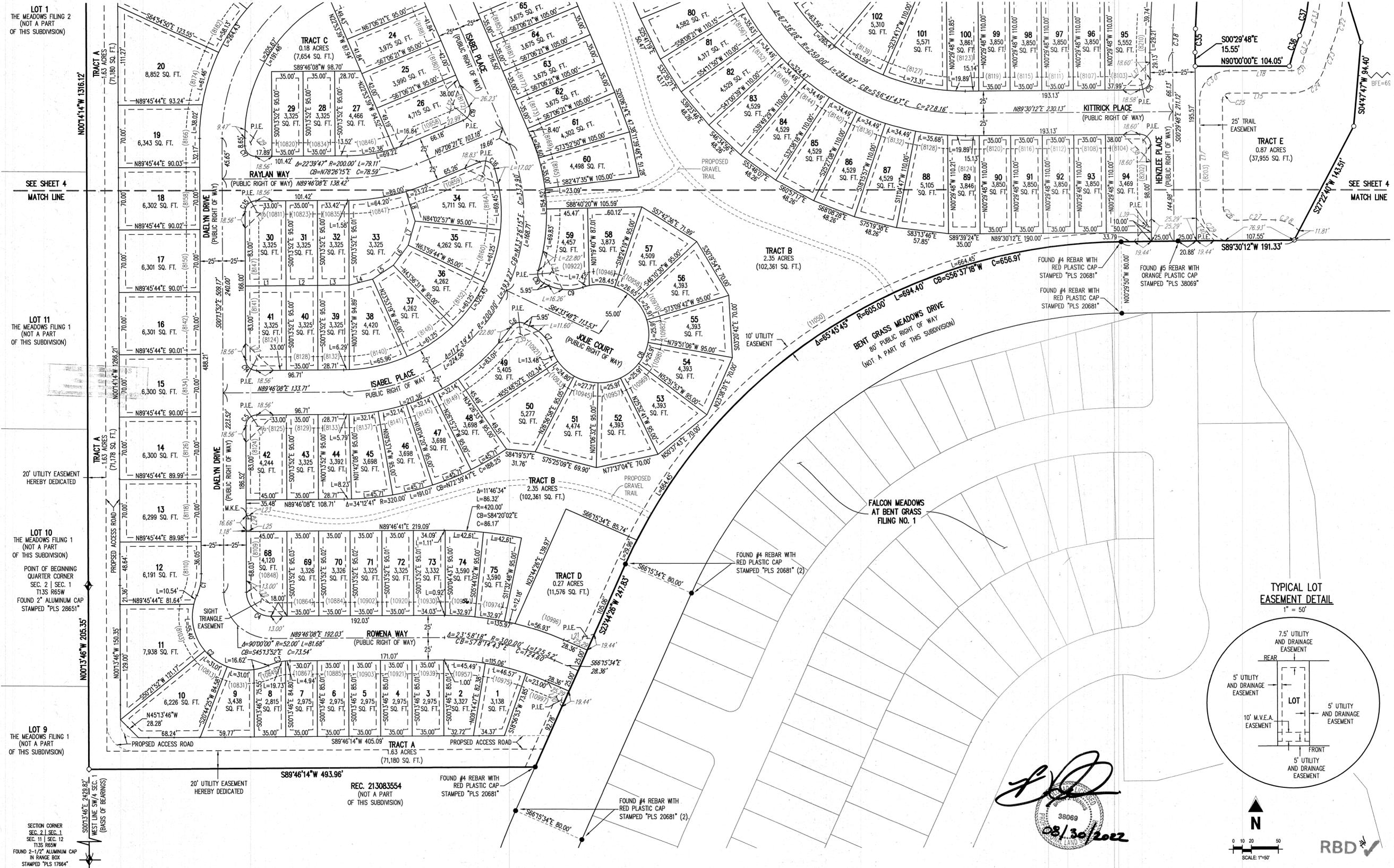


FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAT OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
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

- LEGEND**
- ◆ 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
 - PROPOSED CEDAR FENCE
 - P.I.E. PUBLIC IMPROVEMENT EASEMENT
 - M.K.E. MAILBOX KIOSK EASEMENT



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. 21 SEC. 12
THIS RESUB
FOUND 2-1/2" ALUMINUM CAP
IN RANGE BOX
STAMPED "PLS 17864"

TRACT C
0.18 ACRES
(7,654 SQ. FT.)

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

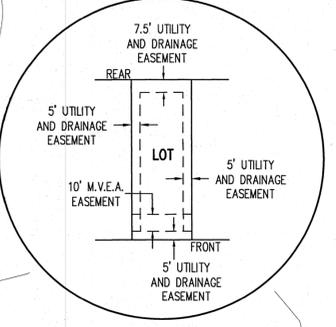
TRACT D
0.27 ACRES
(11,576 SQ. FT.)

TRACT A
6.3 ACRES
(71,180 SQ. FT.)

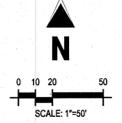
TRACT E
0.87 ACRES
(37,955 SQ. FT.)

FALCON MEADOWS AT BENT GRASS FILING NO. 1
(NOT A PART OF THIS SUBDIVISION)

TYPICAL LOT EASEMENT DETAIL
1" = 50'



[Signature]
08/30/2022
38069



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
3	08/15/2022	REVISED LOT SIZES	EMV
4	08/29/2022	ADDED ADDRESSES	EMV

Project No: CLH000219.10
 Drawn By: EMV
 Checked By: BJD
 Date: 08/27/21