

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, N0014°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, N001°3'46"W, A
DISTANCE OF 205.35 FEET TO THE POINT OF BEGINNING.

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

DEDICATION

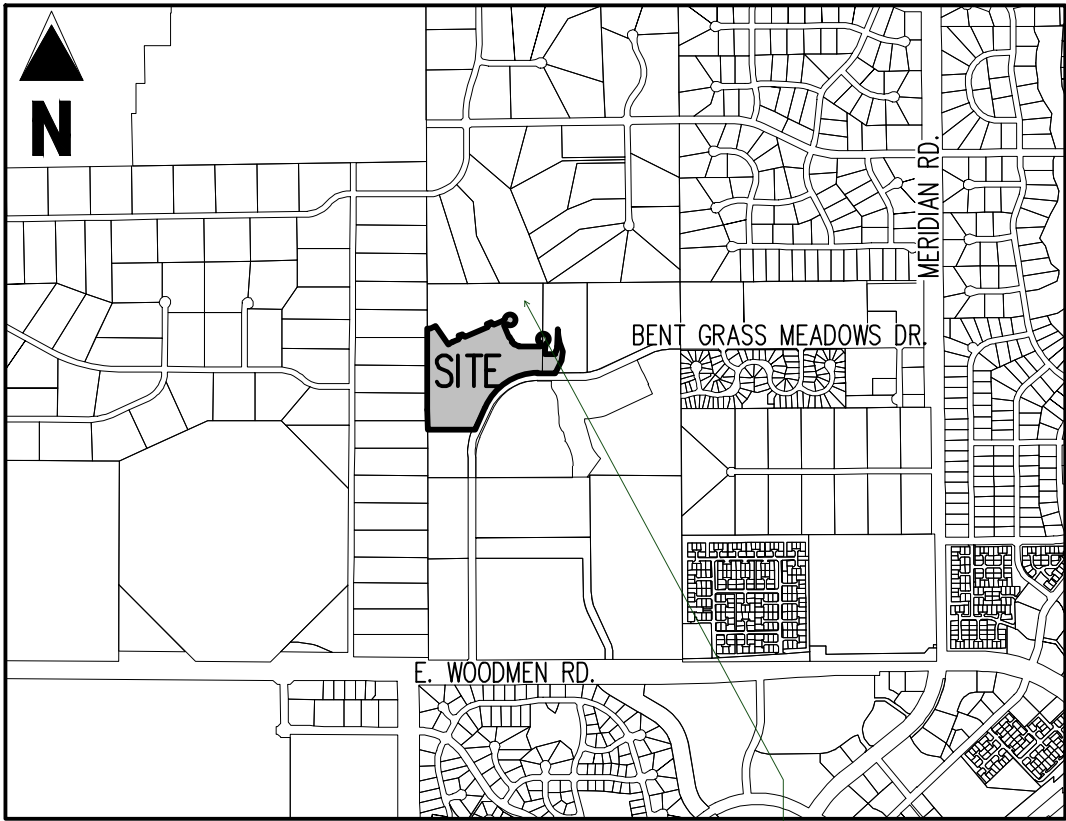
THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC
RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT
AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE.
THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "FALCON MEADOWS 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.

_____ DATE
EL PASO COUNTY, COLORADO
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)

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 _____, 2020 A.D.

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

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEES

BENT GRASS METROPOLITAN DISTRICT FEE: _____

WOODMEN ROAD DISTRICT FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

URBAN PARK FEE: _____

REGIONAL PARK FEE: _____

DRAINAGE BASIN FEE: _____

PCD does not collect
Woodmen Rd or
Bentgrass delete
please

add basins, districts,
and fee amount

Galloway

1155 Kelly Johnson Blvd., Suite 305
Calorado Springs, CO 80820
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

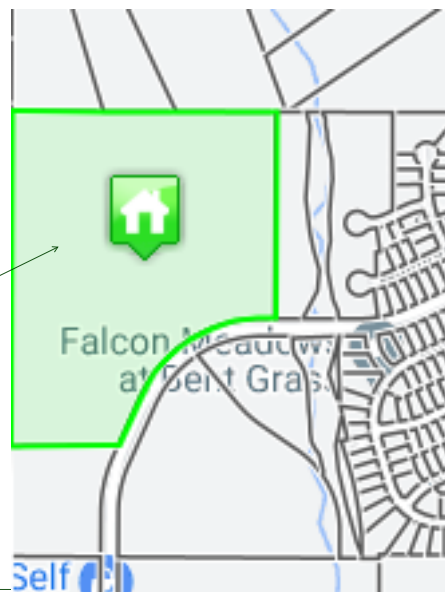
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| Project No: | CLH000019.10 |
| Drawn By: | EMV |
| Checked By: | BJD |
| Date: | 08/27/21 |

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

ONE 35 ACRE PARCEL NOW



CHANGE THIS AND TRACT TABLE, SUB SUM FORM, APPLICATION, LOI ETC FOR THE FUTURE DEV TRACTS TO BE ADDED AS THE PLAT WOULD HAVE CREATE PARCELS LESS THAN 35 ACRES WHICH IS NOT ALLOWED

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 RESENDERED 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 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 _____
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPART

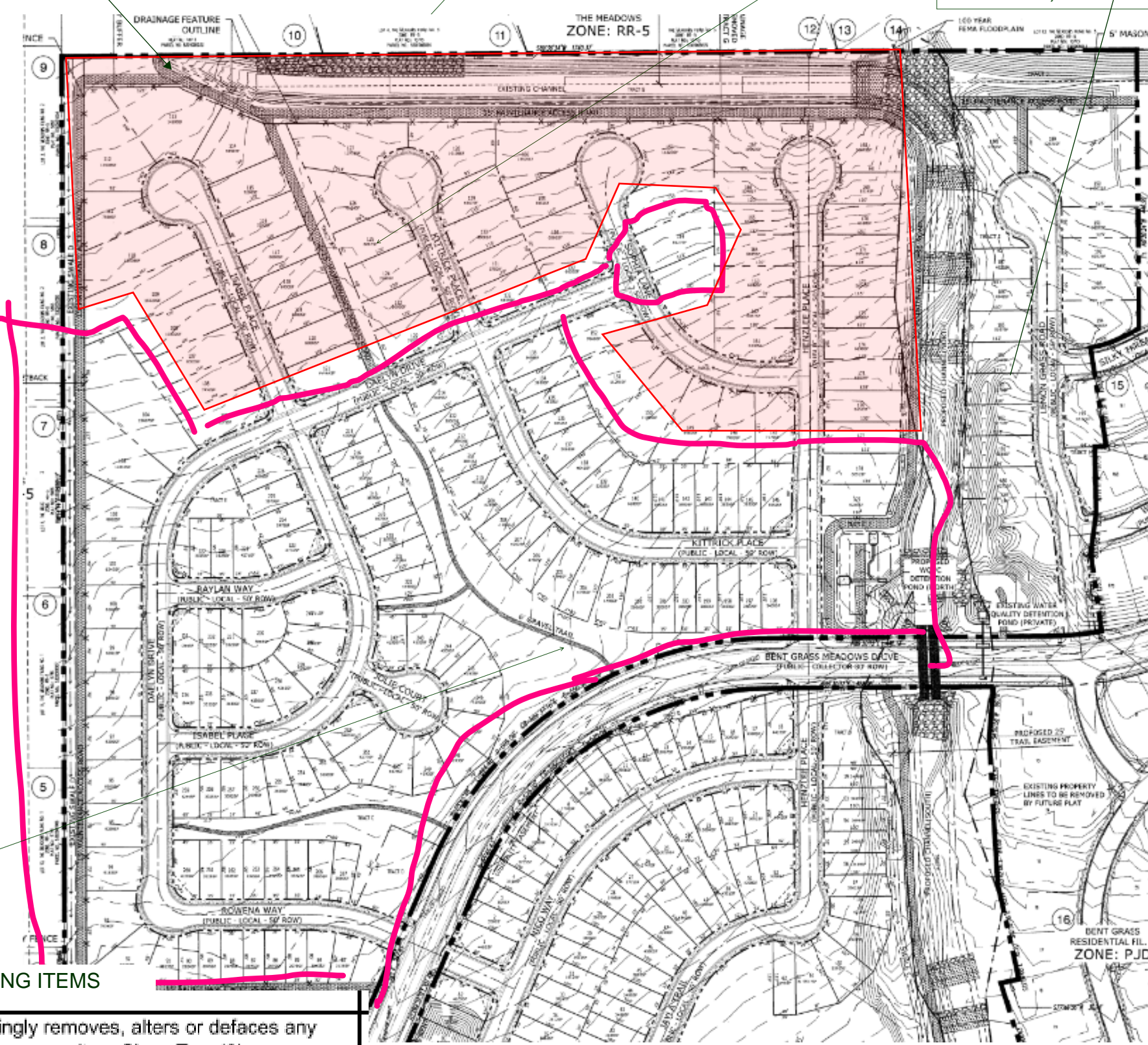
- THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206051091.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND 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. _____ OR 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.

IS THIS FOR THIS PLAT OR WAS THIS TO BE RECORDED WITH FILING 1?

| 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 |

where is the key map indicating what sheets are which portion of plat? : SEE RECORDED PUD BELOW

IS THIS LESS THAN 35 ACRE PARCELS NOW? PLEASE INCLUDE S FUTURE DEV TRACT (WE HAD THIS CONVERSATION WITH FIL 1)



the entities are not all utilities below: EPC is not; owner is not etc

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.

IF THEN IN FUTURE AS NOTED: PERIMETER DRAINS WOULD BE REQUIRED AND THEY SHOULD HAVE BEEN DESIGNED NOW WITH STORM SEWER (RESPONSE REQUIRED)

CURRENT CGS COMMENT -PARTIAL

CGS recommends the county require groundwater monitoring/observation to verify that proposed floor levels are at least three feet above maximum anticipated groundwater levels and maintained year-round. This study should be performed prior to the approval of the Final Plat to determine if basements are feasible and/or if an underdrain system could be employed for this site. Groundwater levels typically rise after development, and measurements of groundwater variations provide a basis for anticipating future groundwater levels.

PLAT CHECKLIST (A PART OF) SEE EDARP AN VERIFY ADD MISSING ITEMS

| | |
|---|--|
| | The following note shall be placed on the plat: "Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508", and |
| | Reference to the information relied on to establish all easements, rights-of-way, and other features which may include specific reference to a certain title policy including the policy number. |
| 4 | Names, Numbering, Lots, Tracts and Road Information 7.2.5 LDC |
| | A number associated with each lot and block in the subdivision, beginning with the numeral 1 (one) and continuing consecutively throughout the property being subdivided, with no omissions or duplications. Tracts shall be given an alpha designation. All lot, and tract numbering shall conform to the provisions of Section 7.2.5 of the LDC, |
| | The address of each lot as provided by the Pikes Peak Regional Building Department (added prior to recording). |
| | Right-of-way lines, widths, and street names of all existing and proposed streets within and immediately adjacent to, the property being subdivided. Street names shall be approved by El Paso Teller E9-1.1 Authority. Alleys, greenways, bikeways, trails, and other transportation links shall also be indicated. Private drives and streets shall be labeled as such and shall include assignment of maintenance responsibility. |
| | The use designations, maintenance responsibility, and final ownership of all property proposed to be set aside for public and private facilities, including parks, trails, open space, recreation facilities, stormwater storage and drainage facilities, including the area of each tract or easement to be set aside. |
| | The use designations, maintenance responsibility, and beneficiary of all proposed or existing easements and rights-of-way showing when conveyed by reception number, and rights-of-way. |
| 5 | Other Plat Information |
| | The boundary of the subdivision delineated with a heavy solid line. |
| | The identification and designation of the boundary lines of any 100-year floodplain, and the source of the designation. 8.4.2 LDC |
| | Names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such. |
| | Lots that require special studies for development or that present significant constraints and/or hazards to development shall bear notation. 8.4.9 LDC |
| | Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision. 8.4.2 LDC |
| | Notes limiting ingress or egress to certain roadways pursuant to the ECM, as applicable. 8.4.3 LDC |

Chuck Broerman El Paso County, CO
10/06/2021 09:13:59 AM
Doc \$0.00 12
Rec \$123.00 Pages 221186560
PUD

Galloway

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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

| # | Date | Issue / Description | Init. |
|----|------|---------------------|-------|
| 1 | | | |
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| 19 | | | |

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

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

is there a perimeter easement per MVEA?

drainage easements
are additional to utility
easements, please
show

sight distance
easement; not PIE
maybe do a typical so
you dont have to label
all of them- Lines
shall stay on the lots
though

**TYPICAL LOT
EASEMENT DETAIL**
1" = 40'

subdivision boundary
should be distinctive
from lots, tracts

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

| # | LINE | TABLE |
|------|-------------|--------|
| [1] | N8946'08"E | 45.00 |
| [2] | N8946'08"E | 35.00 |
| [3] | N8946'08"E | 35.00 |
| [4] | N7510'00"E | 26.07 |
| [5] | N7510'00"E | 36.87 |
| [6] | N3650'52"E | 27.88 |
| [7] | N15540'02"E | 27.88 |
| [8] | N12539'59"E | 34.56 |
| [9] | N12539'59"E | 34.56 |
| [10] | N12539'59"E | 34.56 |
| [11] | N7076'34"W | 35.50 |
| [12] | N0241'26"E | 34.46 |
| [13] | N0241'13"E | 12.31 |
| [14] | N80100'00"E | 60.23 |
| [15] | N80122'32"E | 60.23 |
| [16] | N80122'32"E | 60.23 |
| [17] | N80100'00"E | 100.89 |
| [18] | N015913"E | 68.87 |
| [19] | N248430"E | 31.90 |
| [20] | S261156"W | 31.90 |
| [21] | S261156"W | 31.90 |
| [22] | N89408"E | 35.50 |
| [23] | S001355"E | 16.66 |
| [24] | S84408"W | 35.50 |
| [25] | S84408"W | 43.72 |
| [26] | N451352"E | 43.72 |
| [27] | N451352"E | 43.72 |
| [28] | N452433"E | 42.73 |
| [29] | N675339"E | 43.72 |
| [30] | N12026"E | 43.72 |
| [31] | S194240"E | 43.72 |
| [32] | N042628"E | 48.62 |
| [33] | S84784"E | 51.87 |
| [34] | S725239"E | 46.06 |
| [35] | S725239"E | 46.06 |
| [36] | S725239"E | 43.72 |
| [37] | S453043"E | 43.72 |
| [38] | S453043"E | 43.72 |
| [39] | S38716"E | 31.90 |
| [40] | N2026"E | 43.72 |

| CURVE TABLE | | | | |
|-------------|-----------|--------|--------|-------------------|
| # | DELTA | LENCH | RADIUS | CHORD |
| C1 | 23'33.24" | 24.67 | 60.00 | N11'32.49" 24.50 |
| C2 | 13'07.44" | 143.58 | 60.00 | N45'13.52" 111.69 |
| C3 | 23'33.23" | 24.67 | 60.00 | S47'59.26" 24.59 |
| C4 | 9'00.00" | 42.41 | 27.00 | N45'13.52" 38.16 |
| C5 | 9'00.00" | 18.85 | 12.00 | N44'46.08" 16.93 |
| C6 | 8'10.76" | 18.85 | 12.00 | S47'59.26" 15.53 |
| C7 | 44'24.55" | 38.76 | 50.00 | S42'21.00" 37.80 |
| C8 | 26'84.99" | 258.06 | 55.00 | S25'26.12" 78.57 |
| C9 | 44'24.55" | 38.76 | 50.00 | N46'08.16" 38.60 |
| C10 | 8'10.76" | 18.87 | 12.00 | N42'03.15" 15.59 |
| C11 | 9'00.00" | 18.85 | 12.00 | S27'06.21" 16.97 |
| C12 | 8'10.76" | 18.85 | 12.00 | S47'59.26" 15.53 |
| C13 | 9'00.00" | 18.85 | 12.00 | S45'29.48" 16.97 |
| C14 | 9'00.00" | 18.85 | 12.00 | S45'13.52" 16.97 |
| C15 | 9'00.00" | 18.85 | 12.00 | S44'46.08" 16.97 |
| C16 | 9'06.28" | 20.13 | 12.00 | N64'50.24" 17.85 |
| C17 | 9'00.00" | 18.85 | 12.00 | S45'13.52" 16.97 |
| C18 | 9'00.00" | 18.85 | 12.00 | N67'53.21" 16.97 |
| C19 | 9'00.00" | 18.85 | 12.00 | S47'59.26" 15.97 |
| C20 | 9'00.00" | 18.85 | 12.00 | S22'06.21" 16.97 |
| C21 | 9'00.00" | 18.85 | 12.00 | N44'30.12" 16.97 |
| C22 | 20'33.31" | 61.36 | 17.00 | N12'15.99" 61.03 |
| C23 | 70'53.3" | 23.30 | 189.00 | N19'00.48" 23.29 |
| C24 | 74'31.08" | 48.49 | 37.50 | N52'24.26" 47.65 |
| C25 | 9'00.00" | 18.84 | 7.50 | S47'59.26" 70.85 |
| C26 | 68'44.01" | 23.23 | 15.00 | N44'47.33" 20.68 |
| C27 | 41'17.29" | 43.06 | 588.64 | S89'30.56" 43.05 |
| C28 | 48'03.42" | 29.36 | 35.00 | N65'28.36" 28.51 |
| C29 | 69'24.25" | 48.69 | 40.00 | N35'16.45" 45.72 |
| C30 | 9'00.00" | 51.29 | 32.50 | N44'46.08" 46.13 |
| C31 | 72'59.19" | 24.46 | 12.54 | S47'59.26" 24.46 |
| C32 | 70'53.3" | 26.39 | 146.00 | N19'00.48" 26.37 |
| C33 | 20'33.31" | 52.39 | 214.00 | N12'15.99" 52.31 |

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

ACCESS ROAD

LOT 1
THE MEADOWS FILING 2

ALL LOTS NEED
THE () FOR
ADDRESSES

MATCH LINE - SEE SHEET 5

LOT 11
THE MEADOWS FILING 1

Galloway

155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
1.900.7220 • GallowayUS.com



FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPEAT OF IRACI G, BENI GRASS RESIDENTIAL FILING NO. Z AND
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 |

FALCON MEADOWS AT BENT GRASS

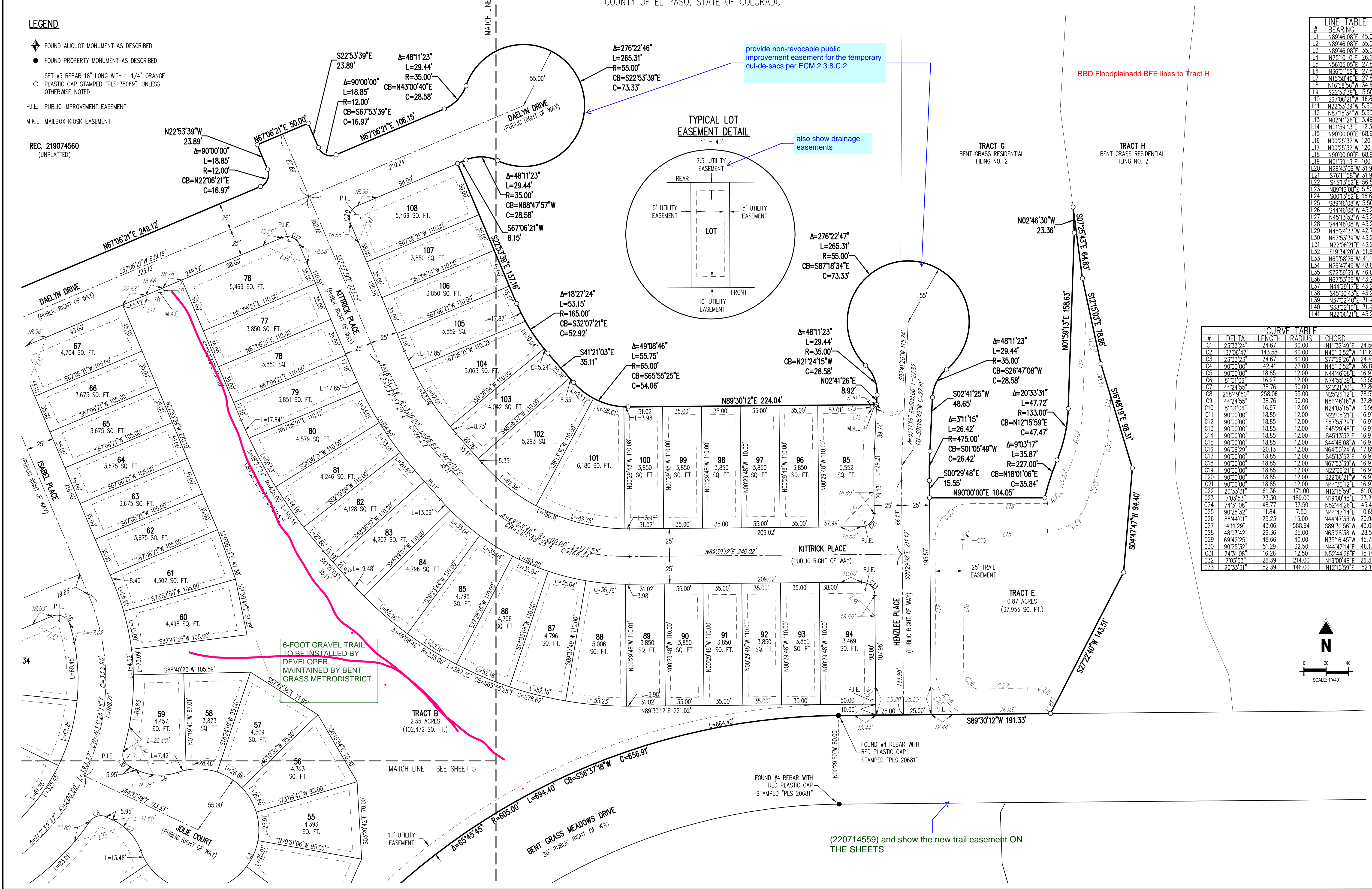
FILING NO. 2

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

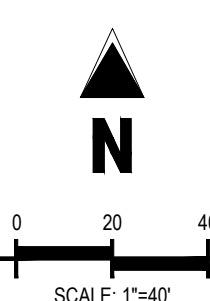
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE NOTED
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- M.K.E. MAILBOX KIOSK EASEMENT

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 | N50°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 | 46.06 |
| 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 | 69°42'25" | 48.66 | 40.00 | N35°16'45"W 45.72 |
| C30 | 90°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 | 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,
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

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SHEET 4 OF 5

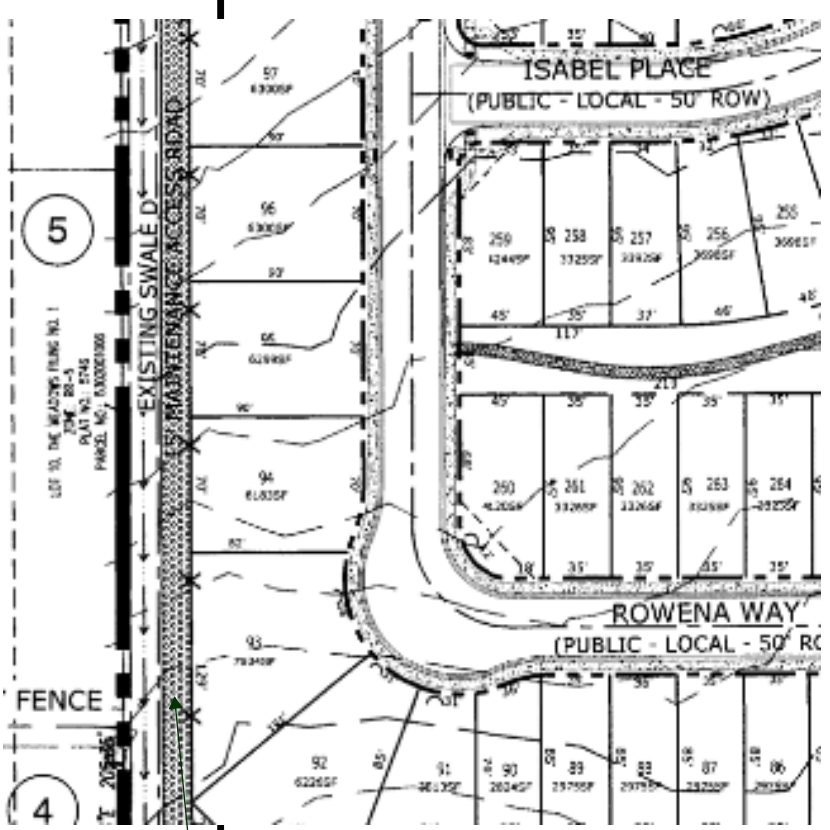
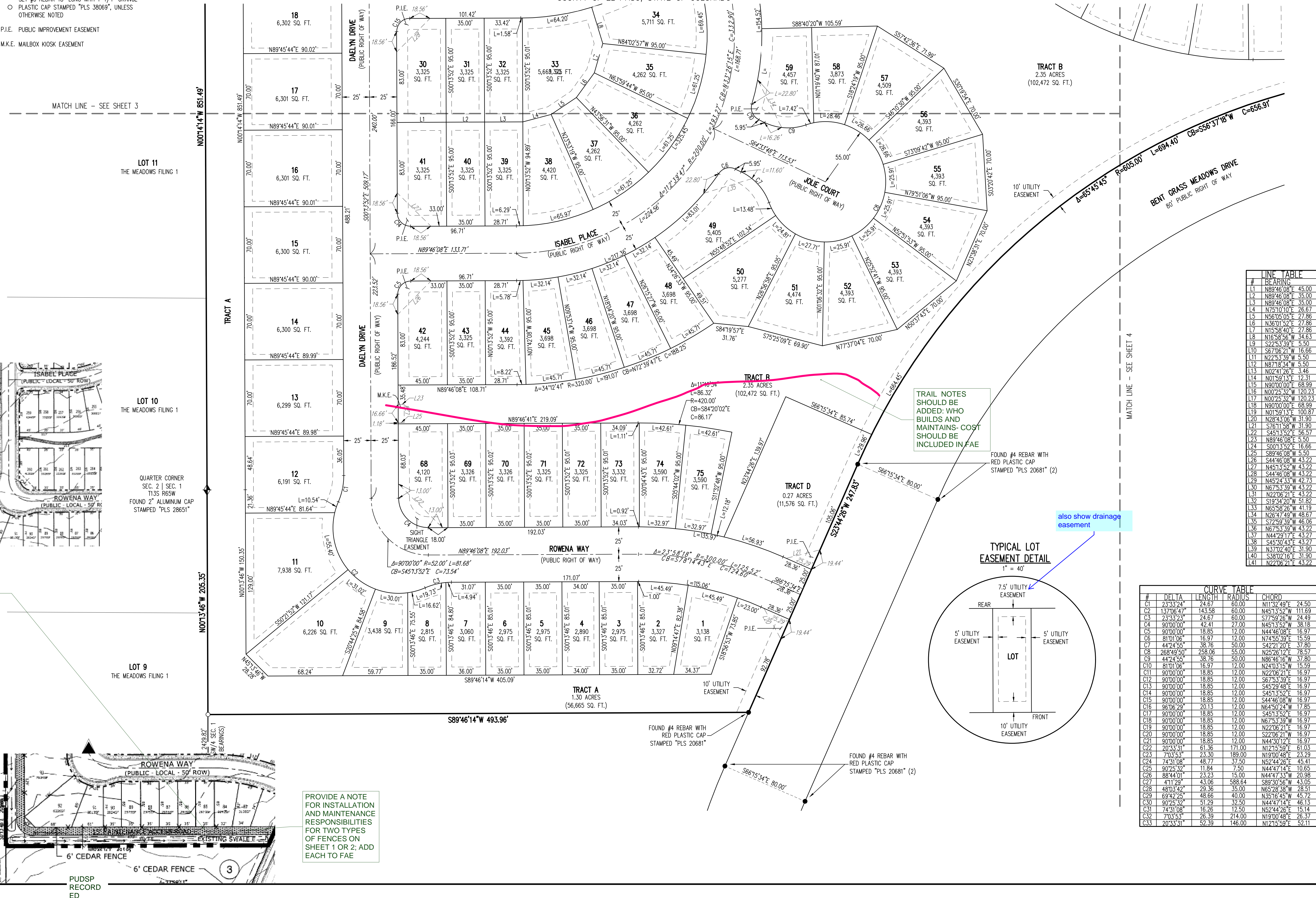
FALCON MEADOWS AT BENT GRASS

FILING NO. 2

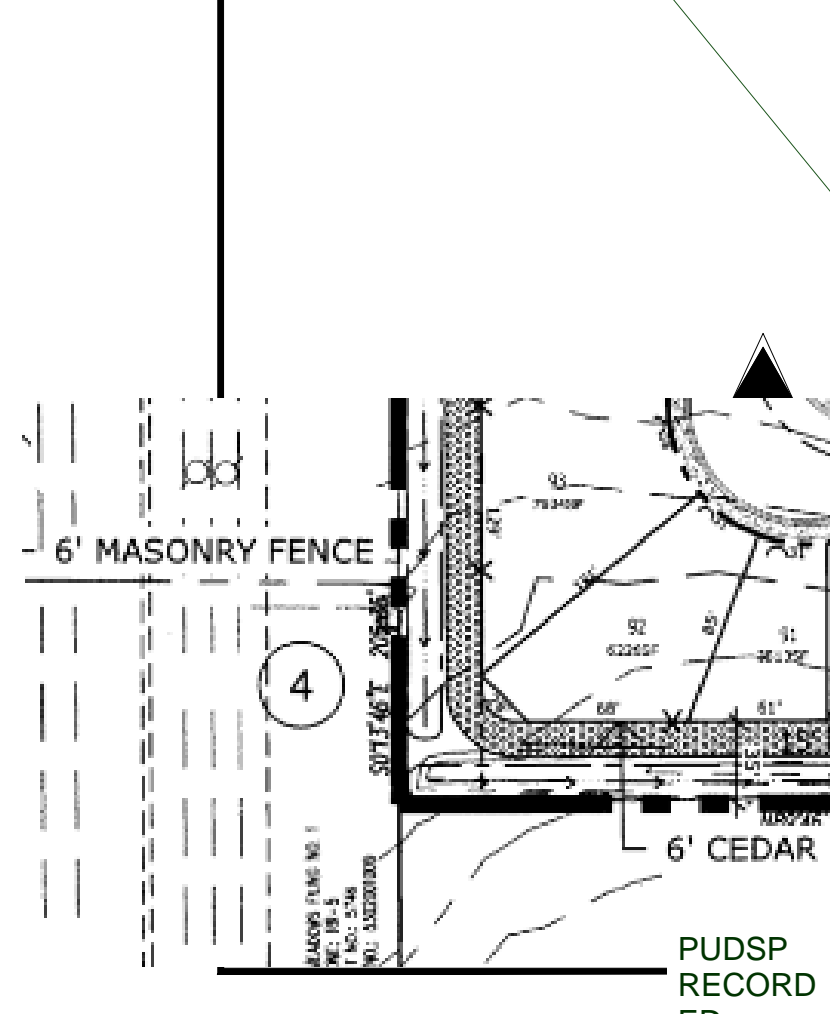
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COUNTY OF EL PASO, STATE OF COLORADO

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



ALL ACCESS ROADS SHOULD BE NOTED ON PLAT



PROVIDE A NOTE FOR INSTALLATION AND MAINTENANCE RESPONSIBILITIES FOR TWO TYPES OF FENCES ON SHEET 1 OR 2; ADD EACH TO FAE

TRAIL NOTES SHOULD BE ADDED: WHO BUILDS AND MAINTAINS- COST SHOULD BE INCLUDED IN FAE

FOUND #4 REBAR WITH RED PLASTIC CAP STAMPED "PLS 20681" (2)

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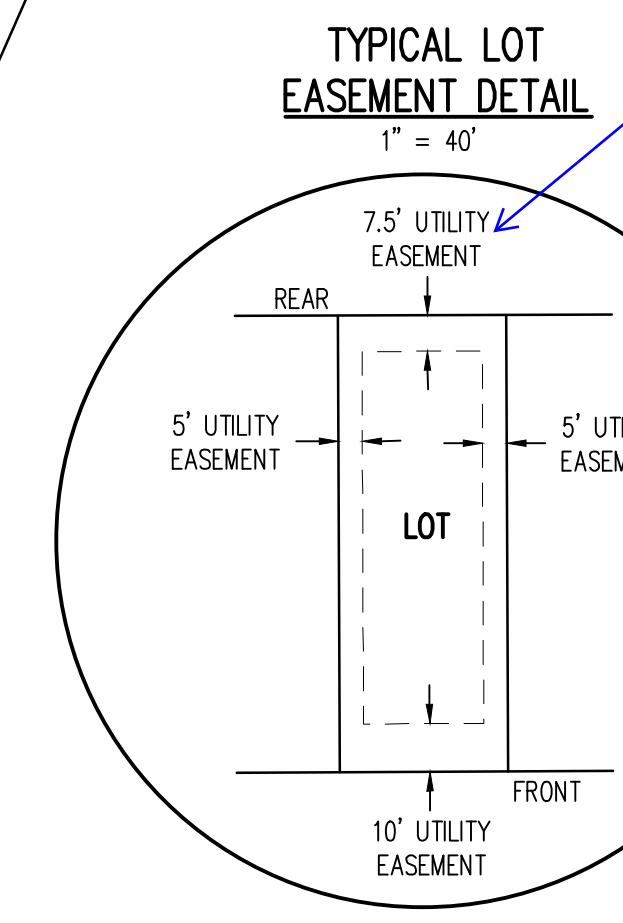
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also show drainage easement

| # | 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 | 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°23'32"W 120.23' |
| L17 | N00°23'32"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°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 | N26°47'49"W 48.67' |
| L35 | S24°29'39"W 46.06' |
| 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 | 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°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°24'12"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 | 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"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 | 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°47'14"E 10.65' |
| C26 | 88°44'01" | 23.23 | 15.00 | N44°47'14"E 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 | 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' |

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Colorado Springs, CO 80920
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SHEET 5 OF 5