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El Paso County, CO



4  
Pages 224715349

## SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

FALCON MEADOWS AT BENT GRASS FILING NO. 4

Name of Plat

CHALLENGER COMMUNITIES, LLC

Owner's Name

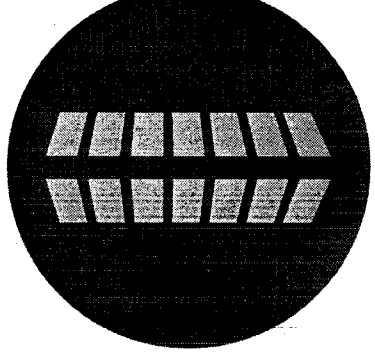
Subdivision



Condominium



C&R/016 Revised 6/06



# FALCON MEADOWS AT BENT GRASS FILING NO. 4

A REPLAT OF PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ALL OF TRACT "B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS AT BENT GRASS FILING NO. 1, A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

15349

A REPLAT OF PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ALL OF TRACT "B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS AT BENT GRASS FILING NO. 1, AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

TOGETHER CONTAINING 11.83 ACRES (915,200 SQUARE FEET), MORE OR LESS.

## KNOW ALL MEN BY THESE PRESENTS

THAT CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, AS ITS INTERESTS MAY APPEAR BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

## LEGAL DESCRIPTION

A PORTION OF TRACT "C", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, AND PORTIONS OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1) N0072720"E, A DISTANCE OF 143.51 FEET;  
2) N047477"E, A DISTANCE OF 94.40 FEET;  
3) N167491"W, A DISTANCE OF 98.31 FEET;  
4) N1275103"W, A DISTANCE OF 78.96 FEET;  
5) N072943"W, A DISTANCE OF 64.83 FEET;  
6) S0274630"E, A DISTANCE OF 23.36 FEET;  
7) S0179313"W, A DISTANCE OF 198.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;  
8) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 203337", HAVING A RADIUS OF 53.00 FEET, AN ARC LENGTH OF 41.72 FEET, AND A CHORD BEARING S379587"W, A CHORD DISTANCE OF 47.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;  
9) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 930317", HAVING A RADIUS OF 227.00 FEET, AN ARC LENGTH OF 35.87 FEET, AND A CHORD BEARING S18109"W, A CHORD DISTANCE OF 35.84 FEET;  
10) S907007"W, A DISTANCE OF 104.05 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE;

## LEGAL DESCRIPTION (CONTINUED)

THENCE WITH THE EAST RIGHT OF WAY LINES OF HENZLEE PLACE AND SOPHA LANE THE FOLLOWING 8 COURSES:

- 1) N0073076"W, A DISTANCE OF 322.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;  
2) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 442495", HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 35.76 FEET, AND A CHORD BEARING N2174202"E, A CHORD DISTANCE OF 37.80 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;  
3) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 2223519", HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 35.76 FEET, AND A CHORD BEARING S8278920"W, A CHORD DISTANCE OF 75.99 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;  
4) WITH SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 481123", HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 29.94 FEET, AND A CHORD BEARING S2479670"E, A CHORD DISTANCE OF 28.58 FEET;  
5) S0073076"E, A DISTANCE OF 207.66 FEET;  
6) S442934"W, A DISTANCE OF 43.27 FEET;  
7) S892934"W, A DISTANCE OF 23.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;  
8) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2474535", HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 75.82 FEET, AND A CHORD BEARING N780738"W, A CHORD DISTANCE OF 75.04 FEET TO THE SOUTHWEST CORNER OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 3;



VICINITY MAP  
1" = 2000'

THENCE WITH THE WEST LINE OF SAID TRACT C, N0072326"W, A DISTANCE OF 369.98 FEET TO THE NORTHWEST CORNER OF SAID TRACT G;

THENCE WITH THE NORTH LINE OF SAID TRACT C, N893834"E, A DISTANCE OF 132.52 FEET TO THE WEST LINE OF SAID TRACT G, N893834"E, A DISTANCE OF 132.52 FEET TO THE NORTHWEST CORNER OF SAID TRACT G, BEING ON THE WEST LINE OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2  
THENCE WITH THE WEST LINE OF SAID TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2, N0074957"E, A DISTANCE OF 110.01 FEET TO THE POINT OF BEGINNING.

## TOGETHER WITH:

ALL OF TRACT "B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS AT BENT GRASS FILING NO. 1, A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF TRACT B, FALCON MEADOWS AT BENT GRASS FILING NO. 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE;  
THENCE WITH SAID RIGHT OF WAY LINE, N893107"E, A DISTANCE OF 63.83 FEET;  
THENCE DEPARTING SAID RIGHT OF WAY LINE, S007948"E, A DISTANCE OF 5.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;  
THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 291410", HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 22.96 FEET, AND A CHORD BEARING S195953"E, A CHORD DISTANCE OF 22.71 FEET;  
THENCE S294339"E, A DISTANCE OF 25.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;  
THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 270726", HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 18.57 FEET, AND A CHORD BEARING S167015"E, A CHORD DISTANCE OF 16.41 FEET;  
THENCE S076327"E, A DISTANCE OF 113.98 FEET TO A POINT ON THE WEST LINE OF TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 1;  
THENCE WITH THE WEST LINE OF SAID TRACT E, N152630"W, A DISTANCE OF 24.17 FEET TO AN ANGLE POINT;  
THENCE WITH THE WEST LINE OF SAID TRACT E, N292056"W, A DISTANCE OF 30.73 FEET TO A POINT ON THE EAST LINE OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1;  
THENCE WITH THE BOUNDARY OF SAID TRACT C THE FOLLOWING 12 COURSES:  
1) S007025"E, A DISTANCE OF 171.01 FEET;  
2) S191515"E, A DISTANCE OF 36.19 FEET;  
3) S027839"W, A DISTANCE OF 55.16 FEET;  
4) S223220"W, A DISTANCE OF 71.57 FEET;  
5) S471527"W, A DISTANCE OF 73.94 FEET;  
6) S757126"W, A DISTANCE OF 75.39 FEET;  
7) S893530"W, A DISTANCE OF 36.00 FEET;  
8) N0074231"W, A DISTANCE OF 118.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;  
9) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1752746", HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 18.72 FEET, AND A CHORD BEARING S827915"E, A CHORD DISTANCE OF 18.65 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;  
10) WITH SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1302019", HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 18.72 FEET, AND A CHORD BEARING S827915"E, A CHORD DISTANCE OF 18.65 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;  
11) WITH SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 231323", HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 24.67, AND A CHORD BEARING N127130"W, A CHORD DISTANCE OF 24.49 FEET;  
12) WITH THE WEST LINES OF SAID TRACT B AND SAID TRACT C, N0072946"W, A DISTANCE OF 302.05 FEET TO THE POINT OF BEGINNING.

## OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFACTORS, OR DEBTS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREBY, HAVE JOINED IN, SIGNED, AND FLALED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "FALCON MEADOWS AT BENT GRASS FILING NO. 4". ALL PUBLIC IMPROVEMENTS SO PLATED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEY AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAID CURVE 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 EL PASO COUNTY OF THE PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME THE RESPONSIBILITY OF EL PASO COUNTY FOR MAINTENANCE AND REPAIR OF THE PUBLIC IMPROVEMENTS AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EGRESS ROW AND TO ADJUST AND MAINTAIN THE PERPETUAL RIGHT OF INTEREST AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

## DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATED 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. SAID TRACT OF LAND HEREBY PLATED SHALL BE KNOWN AS "FALCON MEADOWS AT BENT GRASS FILING NO. 4", IN THE COUNTY OF EL PASO COUNTY, COLORADO.

## ACCEPTANCE CERTIFICATE FOR TRACTS

EL PASO COUNTY, COLORADO  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

DATE 7/11/24

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 4 WAS APPROVED FOR PLATING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE DATE OF JULY 20th 2024.  
SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREBY.

BY: [Signature] DATE 7/11/24

BY: [Signature] DATE JULY 20th 2024

## SURVEYOR'S CERTIFICATE

I, BRIAN J. DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY PLAT AND DEED HEREBY REPRESENTS THE RECORD OF SURVEY MADE ON THE SUBJECT LAND ON THE DATE AND TIME INDICATED THEREIN AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CALCULATIONS 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 20th DAY OF JULY, 2024.  
BRIAN J. DENNIS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069  
FOR AND ON BEHALF OF GALILOWAY & COMPANY, INC.  
39069

[Signature]

DATE JULY 20th 2024

## 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 WILL 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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMBINATION CLASS TWO (2) MISPREADANOR, PURSUANT TO STATE STATUTE 18-4-608 OF THE COLORADO REVISED STATUTES.

## CLERK AND RECORDER

STATE OF COLORADO }  
COUNTY OF EL PASO } ss.  
I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 11:21 AM, THIS 12 DAY OF JULY, 2024 AD.  
AND IS DULY RECORDED AT RECEPTION NUMBER 224715349 OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
STEP SCHMELER, RECORDER  
BY: [Signature] DEPUTY

## FEES

BENT GRASS METROPOLITAN DISTRICT FEE: \$17,710.00  
WOODEN ROAD DISTRICT FEE: \$17,710.00  
DRainage Fee: \$17,436.77  
SCHOOL FEE: \$11,040.00  
URBAN PARK FEE: \$11,310.00  
REGIONAL PARK FEE: \$17,940.00  
DRAINAGE BASIN FEE: \$124,581.12

TRACT TABLE with columns: TRACT, AREA, OWNERSHIP AND MAINTENANCE, etc.

## SUMMARY

46 LOTS  
9 TRACTS  
RIGHT OF WAY  
1.98 ACRES 51.76  
464 ACRES 39.25  
1.08 ACRES 9.14

CHALLENGER COMMUNITIES LLC  
8605 ENGELERS DR. SUITE 250  
COLORADO SPRINGS, CO. 80920

Checklist table with columns: #, Date, Issue/Description, H/W, Status.

# FALCON MEADOWS AT BENT GRASS

## 15349

### FILING NO. 4

A REPLAT OF PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2,  
 ALL OF TRACT "B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS AT BENT GRASS FILING NO. 1,  
 A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2,  
 AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 EL PASO COUNTY, COLORADO

#### GENERAL NOTES

- 1) THE PURPOSE OF THE PLAT IS TO CREATE 46 NEW LOTS, 9 TRACTS, A PUBLIC RIGHT OF WAY AND EASEMENTS.
- 2) FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021, NEW MONUMENTS SET: FEBRUARY 03, 2024.
- 3) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 4) ACCESS NOTES: NO OBSTACLES SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 5) MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.
- 6) PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVERTED, 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 FINANCED AND PERMITTED UNDER THE APPLICABLE ORDINANCES OF EL PASO COUNTY AS MANDATED AND PROVIDED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, EL PASO COUNTY, AS RECORDED UNDER RECEPTION NUMBER 2244025-5-28-6, 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, 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 RESIGNED 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 FINANCED AND PERMITTED UNDER THE APPLICABLE ORDINANCES OF EL PASO COUNTY AND THE PARTIAL RELEASE OF COSTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF COSTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 7) 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.
- 8) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN WATER AND WASTEWATER DISTRICT SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS.
- 9) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES ELECTRIC.
- 10) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- 11) ADDRESSES: THE ADDRESSES SHOWN ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 12) THE LOTS PLATED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.
- 13) 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.
- 14) ENVIRONMENTAL: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, RULES, REGULATIONS AND ORDINANCES, AND ALL AGENCIES AND DEPARTMENTAL 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 LAMING MOUSE).
- 15) SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FROM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- 16) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PLD PRELIMINARY PLAN, RECORDED AT RECEPTION NUMBER 22186590.
- 17) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 18) THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206031091.
- 19) THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS, AND THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THEREOF, 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.

- 20) 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 NOTICED. STRUCTURES, FENCES, WETLANDS OR OBSTACLES THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 21) THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 206031091 AND 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 B UNTIL THE NECESSARY CHANNEL STABILIZATION IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.
- 22) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY, INC. RELIED UPON THE INFORMATION ON THE TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 1752269, WITH A COMMITMENT DATE OF JUNE 27, 2022 AT 8:30 AM.
- 23) THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY OF UNDEFINED LOCATION, AS RECORDED AT RECEPTION NUMBER 220728546.
- 24) ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 21212548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- 25) THE BASE FLOOD ELEVATIONS (FEET) TAKEN FROM THE FEMA FIRM MAP 0804100535G, AND AS SHOWN ON THIS PLAN, ARE IN NAVD 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NAVD 29 DATUM. TO CONVERT THE BFE ELEVATIONS TO NAVD 29 SUBTRACT 3.280 FT (TOLERANCE IS +/- 0.164 FT).
- 26) ALL ROOF DRAINS FOR LOTS 21-29 SHALL BE DIRECTED TOWARD LEANOR GRASS ROAD. NO IMPERVIOUS SURFACES ARE ALLOWED WITHIN THE REAR LOT STRIPBACKS OF THESE LOTS, WHICH ARE TO MAINTAIN VEGETATIVE COVER.
- 27) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION MEMO, DAMAGE REPORT-FINAL, STORMWATER MANAGEMENT PLAN, SOILS & GEOLOGY REPORT, FIRE PROTECTION REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT.
- 28) FACILITIES, INCLUDING ANY UNDERGROUND SYSTEM OR RETAINING WALLS, AND COMMON AREA LANDSCOPE WILL BE MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
- 29) EASEMENTS: LOT LINE EASEMENTS ARE DEDICATED AS SHOWN IN THE TYPICAL EASEMENT DETAIL, SHEET 4, UNLESS OTHERWISE NOTED.
- 30) TRAILS AND FENCING ALONG THE NORTHERN BOUNDARY OF THE PROPERTY WILL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
- 31) THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND BARRIERS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. THE DEVELOPER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE TO VERIFY WITHIN THE AREA OF ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS.
- 32) 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 0804100535G, EFFECTIVE DATE: DECEMBER 07, 2006.
- 33) THE BASE FLOOD ELEVATIONS (FEET) TAKEN FROM THE FEMA FIRM MAP 0804100535G, AND AS SHOWN ON THIS PLAN, ARE IN NAVD 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NAVD 29 DATUM. TO CONVERT THE BFE ELEVATIONS TO NAVD 29, SUBTRACT 3.280 FT (TOLERANCE IS +/- 0.164 FT).

#### UTILITY CONTACTS

UTILITY REVIEW - WATER/WASTEWATER  
 WOODMEN WATER DISTRICT  
 806 EASTWALL ROAD  
 FALCON, CO 80801  
 CONTACT: KYLE JOHNSON  
 EMAIL: KEJOHNS@WOODMEN.ORG  
 TEL: (719) 495-2900

UTILITY REVIEW - GAS  
 COLORADO SPRINGS UTILITIES  
 1921 HANCOCK Pkwy #801  
 COLORADO SPRINGS, CO 80903  
 CONTACT: CALEB SVALBERG  
 EMAIL: CSVALBER@CSUTILITIES.ORG  
 TEL: (719) 668-1655

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

#### GEOLOGIC HAZARDS

THE FOLLOWING PROJECT SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MINUTION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS AND GEOLIST SURVEY, FALCON MEADOWS AT BENT GRASS, EL PASO COUNTY, COLORADO FROM THE FALCON MEADOWS AT BENT GRASS FILING NO. 1, AND REVISION NUMBER 1, EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

FALTS/FISSURILITY: (LOTS 1-46)  
 RADIOACTIVITY/RADON GAS: (LOTS 1-46)  
 EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1-46)  
 GROUNDWATER: (LOTS 1-46)

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.

ALL LOTS ARE RESTRICTED TO NON-BASEMENT FOUNDATIONS.



## FALCON MEADOWS AT BENT GRASS FILING NO. 4

A REPLAT OF PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2,  
 ALL OF TRACT "B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS AT BENT GRASS FILING NO. 1,  
 A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2,  
 AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 EL PASO COUNTY, COLORADO

#	Date	Issue/Description	Initials
1	08/04/2022	ISSUED/REVISIONS	EMV
2	10/06/2022	ISSUED/REVISIONS	EMV
3	01/19/2024	REVISION LOT AND TRACTS	EMV
4	02/29/2024	REVISION LOT NUMBER	EMV
5	05/16/2024	REVISION LOT LINES	EMV

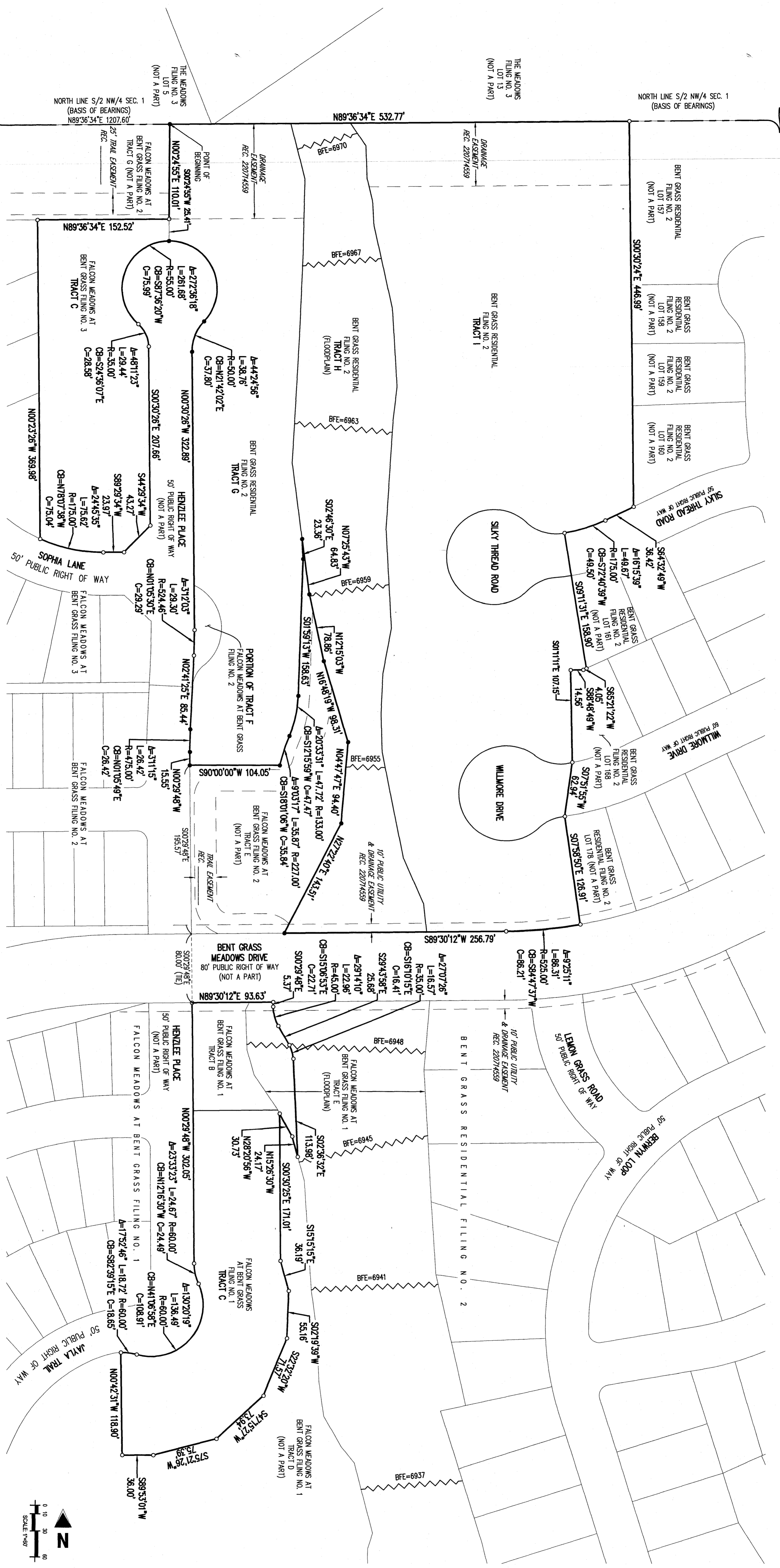
Filed No: C1400202110  
 Drawn By: EMV  
 Checked By: BLD  
 Date: 08/02/2022

# FALCON MEADOWS AT BENT GRASS

15349

## FILING NO. 4

A REPLAT OF PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ALL OF TRACT "B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS AT BENT GRASS FILING NO. 1, A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS PLATTED



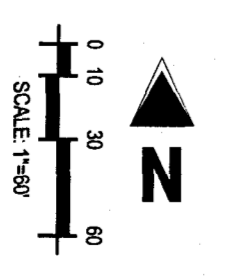
CENTER-NORTH 1/16 CORNER  
SEC. 1, T13S, R65W  
FOUND 1-1/2" ALUMINUM CAP  
STAMPED "P.S. 38069"

NORTH LINE S/2 NW/4 SEC. 1  
(BASIS OF BEARINGS)

NORTH LINE S/2 NW/4 SEC. 1  
(BASIS OF BEARINGS)

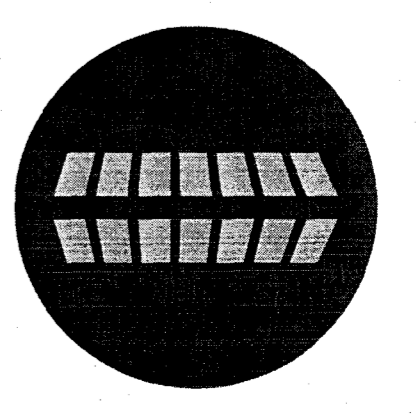
38069  
3/10/2022

**LEGEND**  
 FOUND PLSS MARKING AS DESCRIBED  
 FOUND BY REBAR WITH 1-1/4" GRANGE  
 NUTS AND WASHERS  
 FOUND BY REBAR WITH 1-1/4" GRANGE  
 NUTS AND WASHERS  
 FOUND BY REBAR WITH 1-1/4" GRANGE  
 NUTS AND WASHERS  
 FOUND BY REBAR WITH 1-1/4" GRANGE  
 NUTS AND WASHERS



### FALCON MEADOWS AT BENT GRASS FILING NO. 4

A REPLAT OF PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ALL OF TRACT "B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS AT BENT GRASS FILING NO. 1, A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**Galloway**  
 1155 West 100th Blvd., Suite 305  
 Colorado Springs, CO 80920  
 719.900.7230 • GallowayUSA.com

Project No.	CH000021-10
Drawn By	EMW
Checked By	EMW
Date	08/02/2022

3

SHEET 3 OF 4

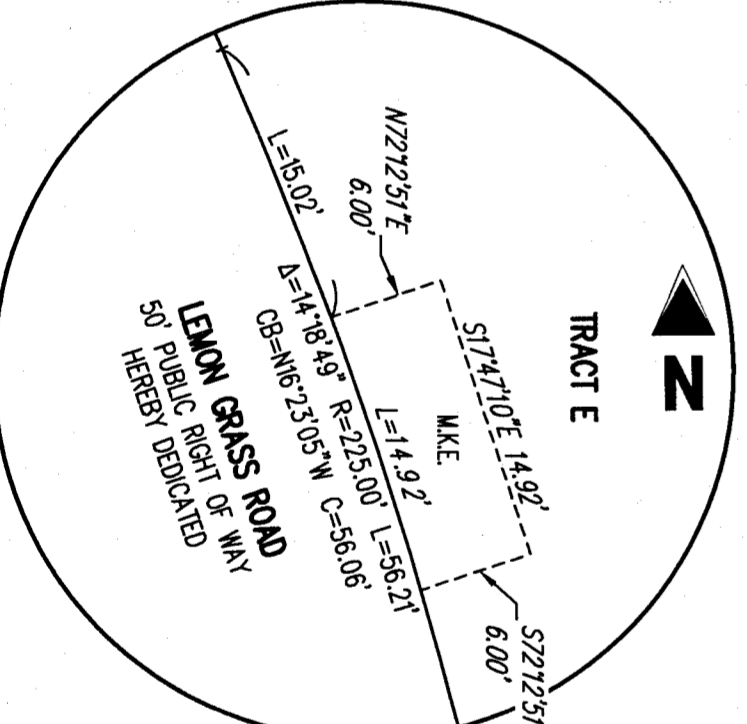
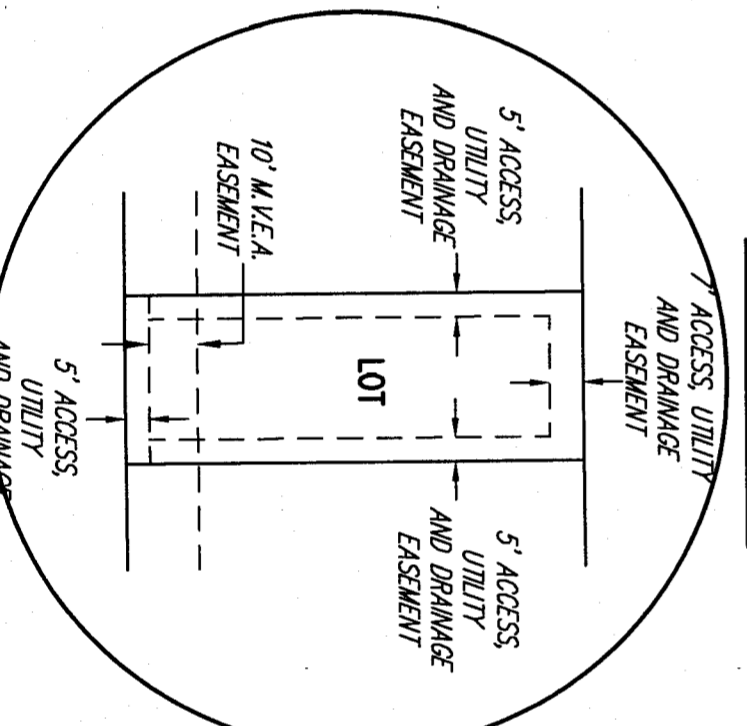
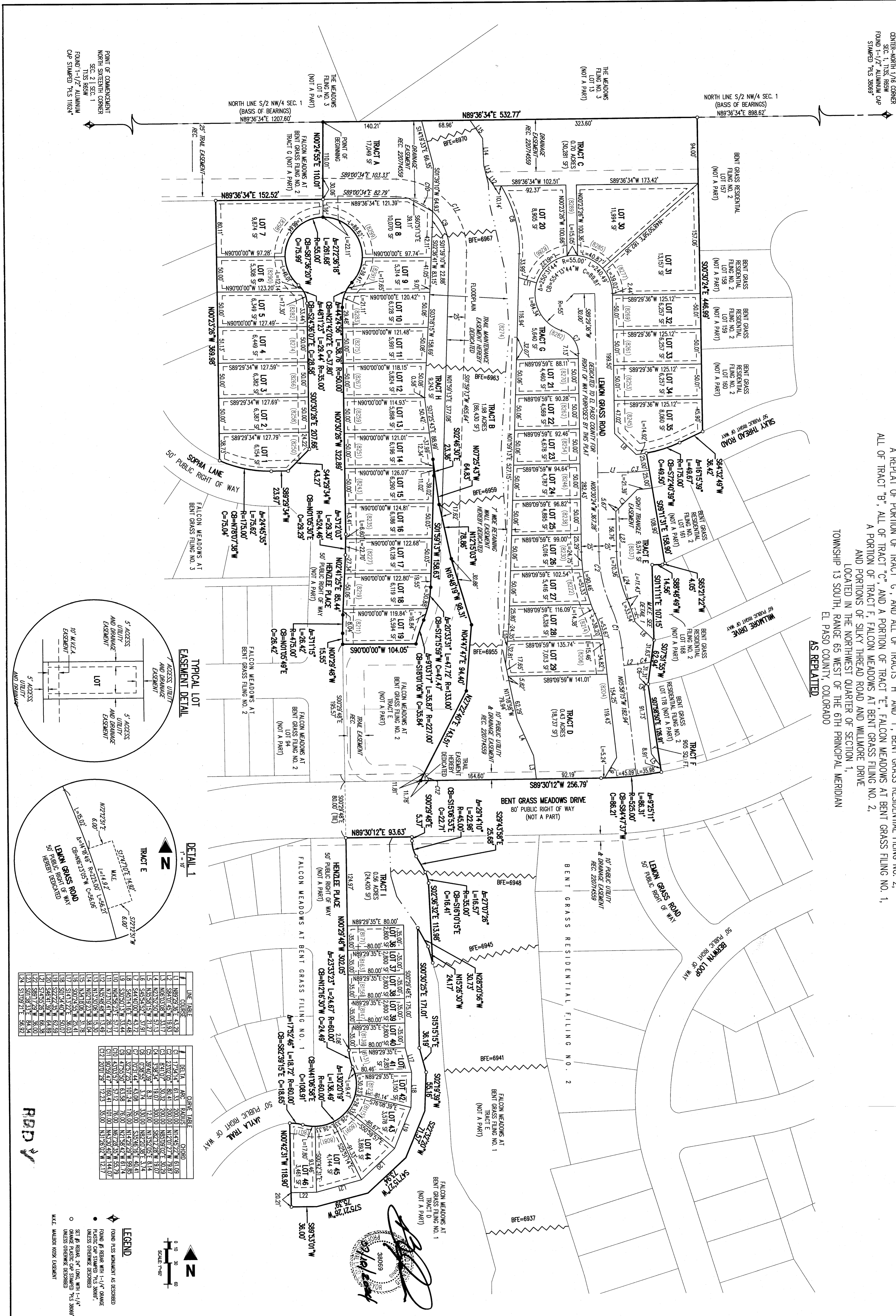
# FALCON MEADOWS AT BENT GRASS FILING NO. 4

15349

A REPLAT OF PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ALL OF TRACT "B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS AT BENT GRASS FILING NO. 1, A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO AS REPLATTED

CENTER-NORTH 1/4 CORNER  
SEC. 1, T13S, R65W  
FOUND 1-1/2" ALUMINUM CAP  
STAMPED "1533869"

POINT OF COMMENCEMENT  
NORTH S/4 CORNER  
SEC. 21, T13S, R65W  
FOUND 1-1/2" ALUMINUM  
CAP STAMPED "1533869"



#	LINE	BEARING	DISTANCE	CHORD
1	1	N89°36'34\"	152.52'	152.52'
2	2	N89°36'34\"	152.52'	152.52'
3	3	N89°36'34\"	152.52'	152.52'
4	4	N89°36'34\"	152.52'	152.52'
5	5	N89°36'34\"	152.52'	152.52'
6	6	N89°36'34\"	152.52'	152.52'
7	7	N89°36'34\"	152.52'	152.52'
8	8	N89°36'34\"	152.52'	152.52'
9	9	N89°36'34\"	152.52'	152.52'
10	10	N89°36'34\"	152.52'	152.52'
11	11	N89°36'34\"	152.52'	152.52'
12	12	N89°36'34\"	152.52'	152.52'
13	13	N89°36'34\"	152.52'	152.52'
14	14	N89°36'34\"	152.52'	152.52'
15	15	N89°36'34\"	152.52'	152.52'
16	16	N89°36'34\"	152.52'	152.52'
17	17	N89°36'34\"	152.52'	152.52'
18	18	N89°36'34\"	152.52'	152.52'
19	19	N89°36'34\"	152.52'	152.52'
20	20	N89°36'34\"	152.52'	152.52'
21	21	N89°36'34\"	152.52'	152.52'
22	22	N89°36'34\"	152.52'	152.52'
23	23	N89°36'34\"	152.52'	152.52'
24	24	N89°36'34\"	152.52'	152.52'
25	25	N89°36'34\"	152.52'	152.52'
26	26	N89°36'34\"	152.52'	152.52'
27	27	N89°36'34\"	152.52'	152.52'
28	28	N89°36'34\"	152.52'	152.52'
29	29	N89°36'34\"	152.52'	152.52'
30	30	N89°36'34\"	152.52'	152.52'
31	31	N89°36'34\"	152.52'	152.52'
32	32	N89°36'34\"	152.52'	152.52'
33	33	N89°36'34\"	152.52'	152.52'
34	34	N89°36'34\"	152.52'	152.52'
35	35	N89°36'34\"	152.52'	152.52'
36	36	N89°36'34\"	152.52'	152.52'
37	37	N89°36'34\"	152.52'	152.52'
38	38	N89°36'34\"	152.52'	152.52'
39	39	N89°36'34\"	152.52'	152.52'
40	40	N89°36'34\"	152.52'	152.52'
41	41	N89°36'34\"	152.52'	152.52'
42	42	N89°36'34\"	152.52'	152.52'
43	43	N89°36'34\"	152.52'	152.52'
44	44	N89°36'34\"	152.52'	152.52'
45	45	N89°36'34\"	152.52'	152.52'

#	BEARING	DISTANCE	CHORD
1	N89°36'34\"	152.52'	152.52'
2	N89°36'34\"	152.52'	152.52'
3	N89°36'34\"	152.52'	152.52'
4	N89°36'34\"	152.52'	152.52'
5	N89°36'34\"	152.52'	152.52'
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14	N89°36'34\"	152.52'	152.52'
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17	N89°36'34\"	152.52'	152.52'
18	N89°36'34\"	152.52'	152.52'
19	N89°36'34\"	152.52'	152.52'
20	N89°36'34\"	152.52'	152.52'
21	N89°36'34\"	152.52'	152.52'
22	N89°36'34\"	152.52'	152.52'
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37	N89°36'34\"	152.52'	152.52'
38	N89°36'34\"	152.52'	152.52'
39	N89°36'34\"	152.52'	152.52'
40	N89°36'34\"	152.52'	152.52'
41	N89°36'34\"	152.52'	152.52'
42	N89°36'34\"	152.52'	152.52'
43	N89°36'34\"	152.52'	152.52'
44	N89°36'34\"	152.52'	152.52'
45	N89°36'34\"	152.52'	152.52'

**LEGEND**  
 FOUND AS BEAR WITH 1-1/4\" GRASS  
 FOUND CAP STAMPED "1533869"  
 SET BE BEAR, 3/4\" LONG, WITH 1-1/4\"  
 GRASS PLASTIC CAP STAMPED "1533869"  
 UNLESS OTHERWISE DESCRIBED  
 W.M.E. WILSON ARCHITECT

#	Date	Issue/Description	Int.
1	09/14/2022	ADDED ADDRESS	BM
2	09/14/2022	ADDED TRACTS	BM
3	09/14/2022	REMOVED LOT NUMBERS	BM
4	09/14/2022	REMOVED LOT LINES	BM
5	09/14/2022	REMOVED LOT LINES	BM

## FALCON MEADOWS AT BENT GRASS FILING NO. 4

A REPLAT OF PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ALL OF TRACT "B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS AT BENT GRASS FILING NO. 1, A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO