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

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 "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, 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:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1 BEARS N89°36'34"E, MONUMENTED BY THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 11624", AND BY THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 38069", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, N89°36'34"E, A DISTANCE OF 1,207.60 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, N89°36'34"E, A DISTANCE OF 532.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT I, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE EAST LINE OF SAID TRACT I, S00°30'24"E, A DISTANCE OF 446.99 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SILKY THREAD ROAD;

THENCE WITH SAID RIGHT OF WAY LINE, S64°32'49"W, A DISTANCE OF 36.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°15'39", HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 49.67 FEET, AND A CHORD BEARING S72°40'39"W, A CHORD DISTANCE OF 49.50 FEET;

THENCE WITH THE EXTENDED WEST LINE OF LOT 161, BENT GRASS RESIDENTIAL FILING NO. 2, S09°11'31"E, A DISTANCE OF 158.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 161;

THENCE WITH THE NORTH LINE OF LOT 168, BENT GRASS RESIDENTIAL FILING NO. 2, S65°21'22"W, A DISTANCE OF 4.05 FEET TO AN ANGLE POINT IN SAID LOT LINE;

THENCE CONTINUING WITH THE NORTH LINE OF SAID LOT 168, S88°48'49"W, A DISTANCE OF 14.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 168;

THENCE WITH THE WEST LINE OF SAID LOT 168, S01°11'11"E, A DISTANCE OF 107.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 168, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF WILLMORE DRIVE;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S07°51'55"W, A DISTANCE OF 62.94 FEET TO THE NORTHWEST CORNER OF LOT 178, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE WEST LINE OF SAID LOT 178, S07°58'50"E, A DISTANCE OF 126.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 178, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE AND SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°25'11", HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 86.31 FEET, AND A CHORD BEARING S84°47'37"W, A CHORD DISTANCE OF 86.21 FEET;

THENCE CONTINUING WITH THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE, S89°30'12"W, A DISTANCE OF 256.79 FEET TO THE SOUTHEAST CORNER OF TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 2;

THENCE WITH THE BOUNDARY OF SAID TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 2, THE FOLLOWING 10 COURSES:

1) N27°22'40"E, A DISTANCE OF 143.51 FEET;
2) N04°47'47"E, A DISTANCE OF 94.40 FEET;
3) N16°48'19"W, A DISTANCE OF 98.31 FEET;
4) N12°15'03"W, A DISTANCE OF 78.86 FEET;
5) N07°25'43"W, A DISTANCE OF 64.83 FEET;
6) S02°46'30"E, A DISTANCE OF 23.36 FEET;
7) S01°59'13"W, A DISTANCE OF 158.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
8) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°33'31", HAVING A RADIUS OF 133.00 FEET, AN ARC LENGTH OF 47.72 FEET, AND A CHORD BEARING S12°15'59"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 9°03'17", HAVING A RADIUS OF 227.00 FEET, AN ARC LENGTH OF 35.87 FEET, AND A CHORD BEARING S18°01'06"W, A CHORD DISTANCE OF 35.84 FEET;
10) S9°00'00"W, A DISTANCE OF 104.05 FEET TO A POINT ON TH EAST RIGHT OF WAY LINE OF HENZLEE PLACE;

THENCE WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE, N00°29'48"W, A DISTANCE OF 15.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3°11'15", HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 26.42 FEET, AND A CHORD BEARING N01°05'49"E, A CHORD DISTANCE OF 26.42 FEET;

THENCE CONTINUING WITH THE EXTENDED EAST RIGHT OF WAY LINE OF HENZLEE PLACE, N02°41'25"E, A DISTANCE OF 85.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3°12'03", HAVING A RADIUS OF 524.46 FEET, AN ARC LENGTH OF 29.30 FEET, AND A CHORD BEARING N01°05'30"E, A CHORD DISTANCE OF 29.29 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE;

(CONTINUES)

LEGAL DESCRIPTION (CONTINUED)

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

1) N00°30'26"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 44°24'56", HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.76 FEET, AND A CHORD BEARING N21°42'02"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 272°36'18", HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 261.68 FEET, AND A CHORD BEARING S87°36'20"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 48°11'23", HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 29.44 FEET, AND A CHORD BEARING S24°36'07"E, A CHORD DISTANCE OF 28.58 FEET;
5) S00°30'26"E, A DISTANCE OF 207.66 FEET;
6) S44°29'34"W, A DISTANCE OF 43.27 FEET;
7) S89°29'34"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 24°45'35", HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 75.62 FEET, AND A CHORD BEARING N78°07'38"W, A CHORD DISTANCE OF 75.04 FEET TO THE SOUTHWEST CORNER OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 3;

THENCE WITH THE WEST LINE OF SAID TRACT C, N00°23'26"W, A DISTANCE OF 369.98 FEET TO THE NORTHWEST CORNER OF SAID TRACT C;

THENCE WITH THE NORTH LINE OF SAID TRACT C, N89°36'34"E, A DISTANCE OF 152.52 FEET TO THE NORTHEAST CORNER OF SAID TRACT C, 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, N00°24'55"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, 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, N89°30'12"E, A DISTANCE OF 93.63 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, S00°29'48"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 29°14'10", HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 22.96 FEET, AND A CHORD BEARING S15°06'53"E, A CHORD DISTANCE OF 22.71 FEET;

THENCE S29°43'58"E, A DISTANCE OF 25.68 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27°07'26", HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 16.57 FEET, AND A CHORD BEARING S16°10'15"E, A CHORD DISTANCE OF 16.41 FEET;

THENCE S02°36'32"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, N15°26'30"W, A DISTANCE OF 24.17 FEET TO AN ANGLE POINT;

THENCE CONTINUING WITH THE WEST LINE OF SAID TRACT E, N28°20'56"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;

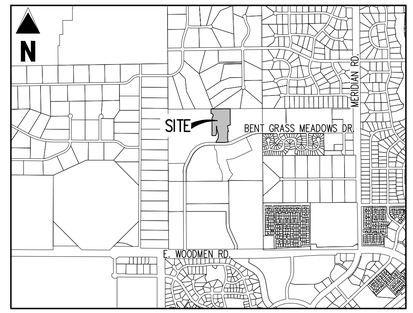
THENCE WITH THE BOUNDARY OF SAID TRACT C THE FOLLOWING 12 COURSES:

1) S00°30'25"E, A DISTANCE OF 171.01 FEET;
2) S15°15'15"E, A DISTANCE OF 36.19 FEET;
3) S02°19'39"W, A DISTANCE OF 55.16 FEET;
4) S22°32'20"W, A DISTANCE OF 71.57 FEET;
5) S47°15'27"W, A DISTANCE OF 73.94 FEET;
6) S75°21'26"W, A DISTANCE OF 75.39 FEET;
7) S89°53'01"W, A DISTANCE OF 36.00 FEET;
8) N00°42'31"W, A DISTANCE OF 118.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
9) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°52'46", HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 18.72 FEET, AND A CHORD BEARING S82°39'15"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 130°20'19", HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 136.49 FEET, AND A CHORD BEARING N41°06'58"E, A CHORD DISTANCE OF 108.91 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
11) WITH SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°33'23", HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 24.67, AND A CHORD BEARING N12°16'30"W, A CHORD DISTANCE OF 24.49 FEET;
12) WITH THE WEST LINES OF SAID TRACT B AND SAID TRACT C, N00°29'48"W, A DISTANCE OF 302.05 FEET TO THE POINT OF BEGINNING.

TOGETHER CONTAINING 11.83 ACRES (515,200 SQUARE FEET), MORE OR LESS.

VICINITY MAP

1" = 2000'



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. 4**", IN THE COUNTY OF EL PASO COUNTY, COLORADO.

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. 4**". 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

SUMMARY

46 LOTS	6.11 ACRES	51.7%
9 TRACTS	4.64 ACRES	39.2%
RIGHT OF WAY	1.08 ACRES	9.1%

TRACT TABLE

TRACT	USE	AREA	OWNERSHIP AND MAINTENANCE
A	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.39 ACRES	BENT GRASS METROPOLITAN DISTRICT
B	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, CHANNEL	1.98 ACRES	BENT GRASS METROPOLITAN DISTRICT UNTIL ACCEPTED BY EPC
C	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.70 ACRES	BENT GRASS METROPOLITAN DISTRICT
D	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.43 ACRES	BENT GRASS METROPOLITAN DISTRICT
E	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.22 ACRES	BENT GRASS METROPOLITAN DISTRICT
F	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.02 ACRES	BENT GRASS METROPOLITAN DISTRICT
G	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.13 ACRES	BENT GRASS METROPOLITAN DISTRICT
H	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.21 ACRES	BENT GRASS METROPOLITAN DISTRICT
I	OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.56 ACRES	BENT GRASS METROPOLITAN DISTRICT
TOTAL		4.64 ACRES	

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT OF **FALCON MEADOWS AT BENT GRASS FILING NO. 4** WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE

_____ DAY OF _____, 20____,
SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

_____ _____
EL PASO COUNTY, COLORADO DATE
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

ACCEPTANCE CERTIFICATE FOR TRACTS

BENT GRASS METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H AND I 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 ACCESS, UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENT. A 5 FOOT PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG ALL FRONT LOT LINES. A 10 FOOT MVEA EASEMENT IS HEREBY DEDICATED PARALLEL TO AND 5 FEET DISTANT FROM ALL FRONT LOT LINES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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

_____0' CLOCK _____M., THIS _____ DAY OF _____, 20____ A.D.

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

STEVE SCHLEIKER, 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: _____

complete these fees and the basin, district name etc.. Repeat comment- multiple reviews that this comment has been made

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

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

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	Init.
1	09/14/2022	ADDED ADDRESSES	EMV
2	10/04/2022	ADDED TRACT H	EMV
3	03/15/2024	ADDED LOTS AND TRACTS	EMV
4	03/25/2024	REVISED LOT NUMBER	EMV
5	05/16/2024	REVISED LOT LINES	EMV

Project No:	CLH0000021.10
Drawn By:	EMV
Checked By:	BJD
Date:	06/02/2022

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

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 NOTE: NO DRIVEWAY 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, 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.

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 HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

9) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.

10) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.

11) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

12) THE LOTS PLATTED 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, 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).

15) 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.

16) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PUD PRELIMINARY PLAN, RECORDED AT RECEPTION NUMBER 221186560.

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. 206051091.

19) 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.

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 INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE 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._____ 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 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 OR 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. 1752589, WITH A COMMITMENT DATE OF JUNE 27, 2022 AT 8:00 AM.

23) THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY OF UNDEFINED LOCATION, AS RECORDED AT RECEPTION NUMBER 220128548.

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 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

25) THE BASE FLOOD ELEVATIONS (BFE) TAKEN FROM THE FEMA FIRM MAP 08041C0553G, AND AS SHOWN ON THIS PLAN, ARE IN NAVD 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NGVD 29 DATUM. TO CONVERT THE BFE ELEVATIONS TO NGVD 29, SUBTRACT 3.280 FT (TOLERANCE IS +/- 0.164 FT).

26) ALL ROOF DRAINS FOR LOTS 21-29 SHALL BE DIRECTED TOWARD LEMON GRASS ROAD. NO IMPERVIOUS SURFACES ARE ALLOWED WITHIN THE REAR LOT SETBACKS 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, DRAINAGE REPORT-FINAL, STORMWATER MANAGEMENT PLAN, SOILS & GEOLOGY REPORT, FIRE PROTECTION REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT.

28) FACILITIES, INCLUDING ANY UNDERDRAIN SYSTEM OR RETAINING WALLS, AND COMMON AREA LANDSCAPE 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 GUIDELINES PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH 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 08041C0553G, EFFECTIVE DATE DECEMBER 07, 2018.

33) THE BASE FLOOD ELEVATIONS (BFE) TAKEN FROM THE FEMA FIRM MAP 08041C0553G, AND AS SHOWN ON THIS PLAN, ARE IN NAVD 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NGVD 29 DATUM. TO CONVERT THE BFE ELEVATIONS TO NGVD 29, SUBTRACT 3.280 FT (TOLERANCE IS +/- 0.164 FT).

UTILITY CONTACTS

UTILITY REVIEW - WATER/WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: JERRY JACOBSON
EMAIL: JERRY@WHMD.ORG
TEL: (719) 495-2500

UTILITY REVIEW - GAS
COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPY #4801
COLORADO SPRINGS, CO 80903
CONTACT: CALEB SAVAGE
EMAIL: CJSAVAGE@CSU.ORG
TEL: (719) 668-1855

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

CGS has not returned comments- Please update notes per their comments before resubmitting

GEOLOGIC HAZARDS

THE FOLLOWING PROJECT SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS AND GEOLOGY STUDY, FALCON MEADOWS AT BENT GRASS, EL PASO COUNTY, COLORADO BY ROCKY MOUNTAIN GROUP (RMG) DATED JUNE 22, 2020, AND LAST REVISED DECEMBER 3, 2021, IN FILE FALCON MEADOWS AT BENT GRASS FILING NO .4, #SF-22-16 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

FAULTS/SEISMICITY: (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.

~~THE BUILDER HAS AGREED~~ TO RESTRICT ALL CONSTRUCTION TO NON-BASEMENT FOUNDATION TYPES.

All lots are restricted to NO basements foundations.

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

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	Init.
1	09/14/2022	ADDED ADDRESSES	EMV
2	10/04/2022	ADDED TRACT H	EMV
3	03/15/2024	ADDED LOTS AND TRACTS	EMV
4	03/25/2024	REVISED LOT NUMBER	EMV
5	05/16/2024	REVISED LOT LINES	EMV

Project No:	CLH000021.10
Drawn By:	EMV
Checked By:	BJD
Date:	06/02/2022

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,
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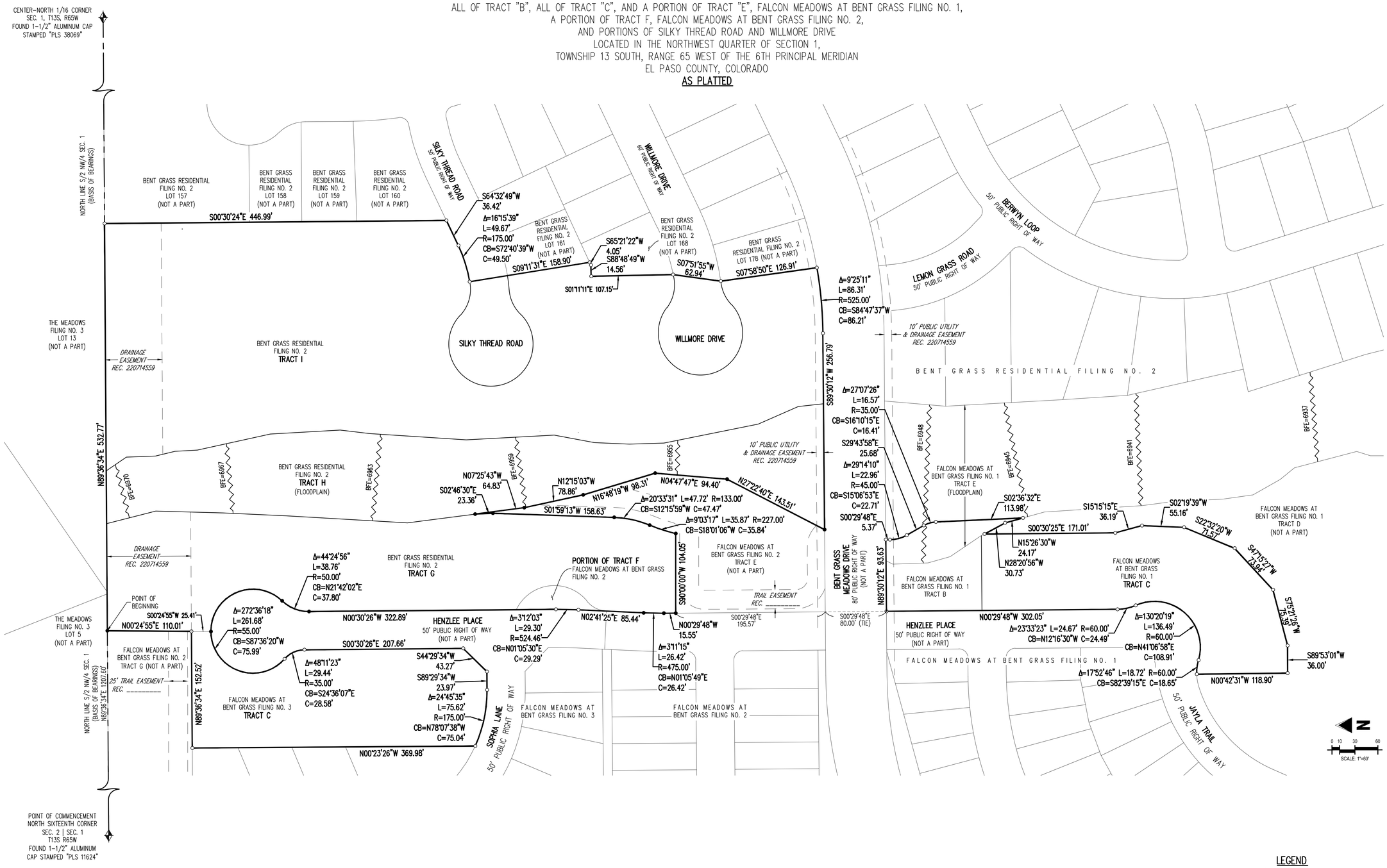
AS PLATTED



LEGEND

- FOUND PLSS MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED
- SET #5 REBAR, 24" LONG, WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED

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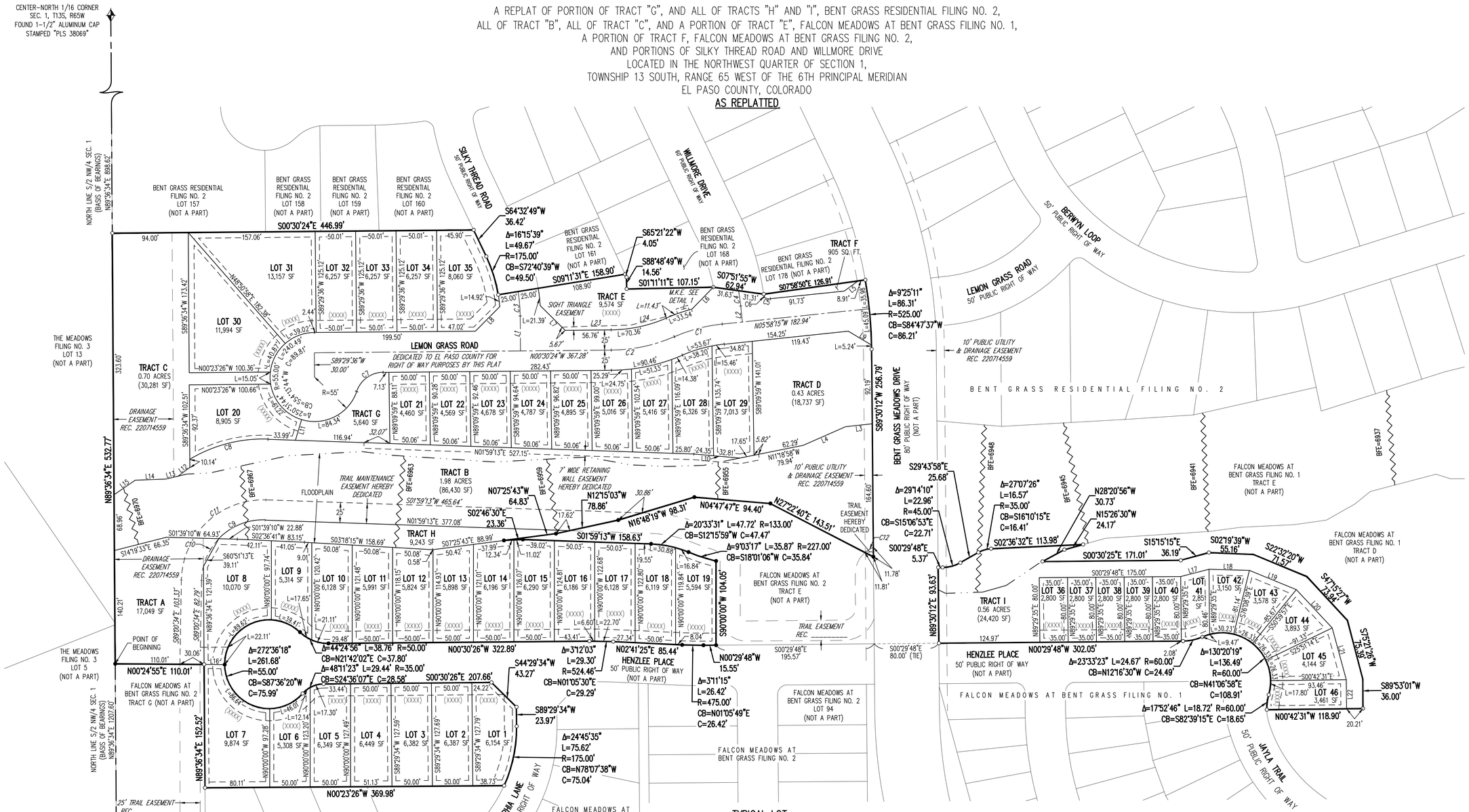
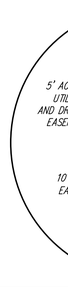
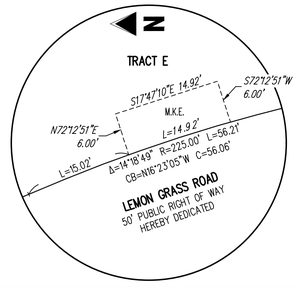


TYPICAL LOT EASEMENT DETAIL



DETAIL 1

1" = 10'



LINE TABLE	
#	COURSE
L1	N89°29'36"E 43.29
L2	S84°01'45"W 19.93
L3	N06°03'08"W 33.17
L4	N23°52'50"W 57.13
L5	N35°58'15"W 21.27
L6	S45°54'52"E 37.91
L7	S44°40'00"W 43.72
L8	S45°14'16"E 42.48
L9	S30°50'13"W 33.44
L10	N04°56'23"E 57.17
L11	N73°10'41"W 26.73
L12	N35°48'48"W 13.49
L13	N13°30'06"W 15.30
L14	N02°19'23"W 38.04
L15	N34°18'06"W 31.78
L16	S00°24'55"W 25.41
L17	S14°13'22"E 36.03
L18	S01°34'40"W 50.07
L19	S22°22'35"W 62.59
L20	S46°41'39"W 64.89
L21	S74°55'26"W 66.38
L22	S89°17'29"W 36.00
L23	S01°38'33"E 84.34
L24	S13°09'21"E 56.92

CURVE TABLE				
#	DELTA	ARC	RADIUS	CHORD
C1	17°34'14"	61.33	200.00	N14°45'22"W 61.09
C2	23°02'05"	80.41	200.00	N12°01'27"W 79.87
C3	8°41'07"	30.32	200.00	N85°09'02"E 30.29
C4	3°38'34"	19.07	300.00	S82°12'28"W 19.07
C5	39°40'39"	8.31	12.00	N13°52'05"E 8.14
C6	0°38'55"	3.74	330.00	N82°20'38"E 3.74
C7	70°31'44"	43.08	35.00	S35°46'16"E 40.41
C8	32°57'25"	101.24	176.00	N14°29'29"W 99.85
C9	47°55'50"	63.58	76.00	N21°58'42"W 61.74
C10	43°03'57"	57.12	76.00	N67°28'35"W 55.79
C11	90°59'47"	160.41	101.00	N43°30'40"W 144.07
C12	20°01'29"	12.23	35.00	N31°26'02"W 12.17

N

0 10 30 60

SCALE: 1"=60'

LEGEND

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