# 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, ALL OF TRACT C, 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:

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, SO0'30'24"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 1615'39", 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, S0911'31"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, SO1"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) N1215'03"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;
- S01°59'13"W, A DISTANCE OF 158.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT:
- 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 S1215'59"W, A CHORD DISTANCE OF 47.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 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) S90'00'00"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, NO0°29'48"W, A DISTANCE OF 15.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

(CONTINUES)

## LEGAL DESCRIPTION (CONTINUED)

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 NO1°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 NO1 05 30 "E. A CHORD DISTANCE OF 29.29 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE:

THENCE WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE THE FOLLOWING 3 COURSES:

- 1) NOO 30'26"W, A DISTANCE OF 322.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT:
- 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;
- WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 134°24'55", HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 129.03 FEET, AND A CHORD BEARING N2317'58"W. A CHORD DISTANCE OF 101.41 FEET TO A POINT 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 135.43 TO THE POINT OF BEGINNING.

TOGETHER WITH SAID TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1. CONTAINING 10.42 ACRES (454,069 SQUARE FEET), MORE OR LESS.

> Add Tract B adjustment

### 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.

							TRACT	TAB
TRACT	USE							
	OPEN	SPACE,	PUBLIC	ACCESS,	PUBLIC	UTILITIES,	DRAINAGE	
	OPEN	SPACE,	PUBLIC	ACCESS,	PUBLIC	UTILITIES,	DRAINAGE	
	OPEN	SPACE,	PUBLIC	ACCESS,	PUBLIC	UTILITIES,	DRAINAGE	
	OPEN	SPACE,	PUBLIC	ACCESS,	PUBLIC	UTILITIES,	DRAINAGE	
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	OPEN	SPACE,	PUBLIC	ACCESS,	PUBLIC	UTILITIES,	DRAINAGE	
	OPEN	SPACE,	PUBLIC	ACCESS,	PUBLIC	UTILITIES,	DRAINAGE	
	OPEN	SPACE,	PUBLIC	ACCESS,	PUBLIC	UTILITIES,	DRAINAGE	
TOTAL								

# 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.

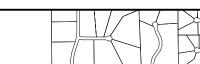
ALL OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1,

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

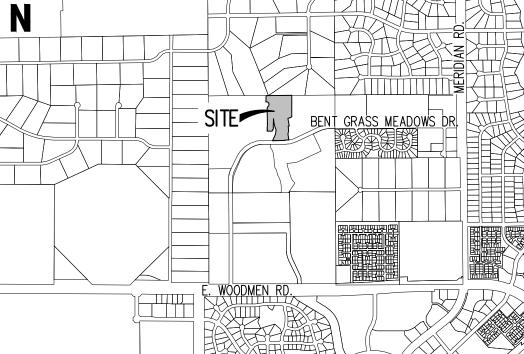
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO



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. 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, NOTARY PUBLIC 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 \_\_\_\_ CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY MY COMMISSION EXPIRES \_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL separate the tracts from the County will NOTARY PUBLIC own and what is privately owned and District owned along **SUMMARY** channel- this may create an additional 39 LOTS 5.34 ACRES 51.2% tract as result of 8 TRACTS \_\_\_\_\_ 4.05 ACRES 38.8% RIGHT OF WAY 1.04 ACRES 10.0% channel design and EDR PORTAT -0 AREA OWNERSHIP AND MAINTENANCE D.39 ACRES BENT GRASS METROPOLITAN DISTRICT MEADOW FIGHT OF 1.85 ACRES BENT GRASS METROPOLITAN DISTRICT 70 ACRES BENT GRASS METROPOLITAN DISTRICT No. No. 2.68 ACRES BENT GRASS METROPOLITAN DISTRICT 2.69 ACRES BENT GRASS METROPOLITAN DISTRICT 27.028"20"56"E 4.57 3 ACRES BENT GRASS METROPOLITAN DISTRICT

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 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, AND F 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	)
COUNTY OF	) SS. )
ACKNOWLEDGED BEFORE ME	THIS DAY OF, 20 BY
	AS

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

WITNESS MY HAND AND OFFICIAL SEAL

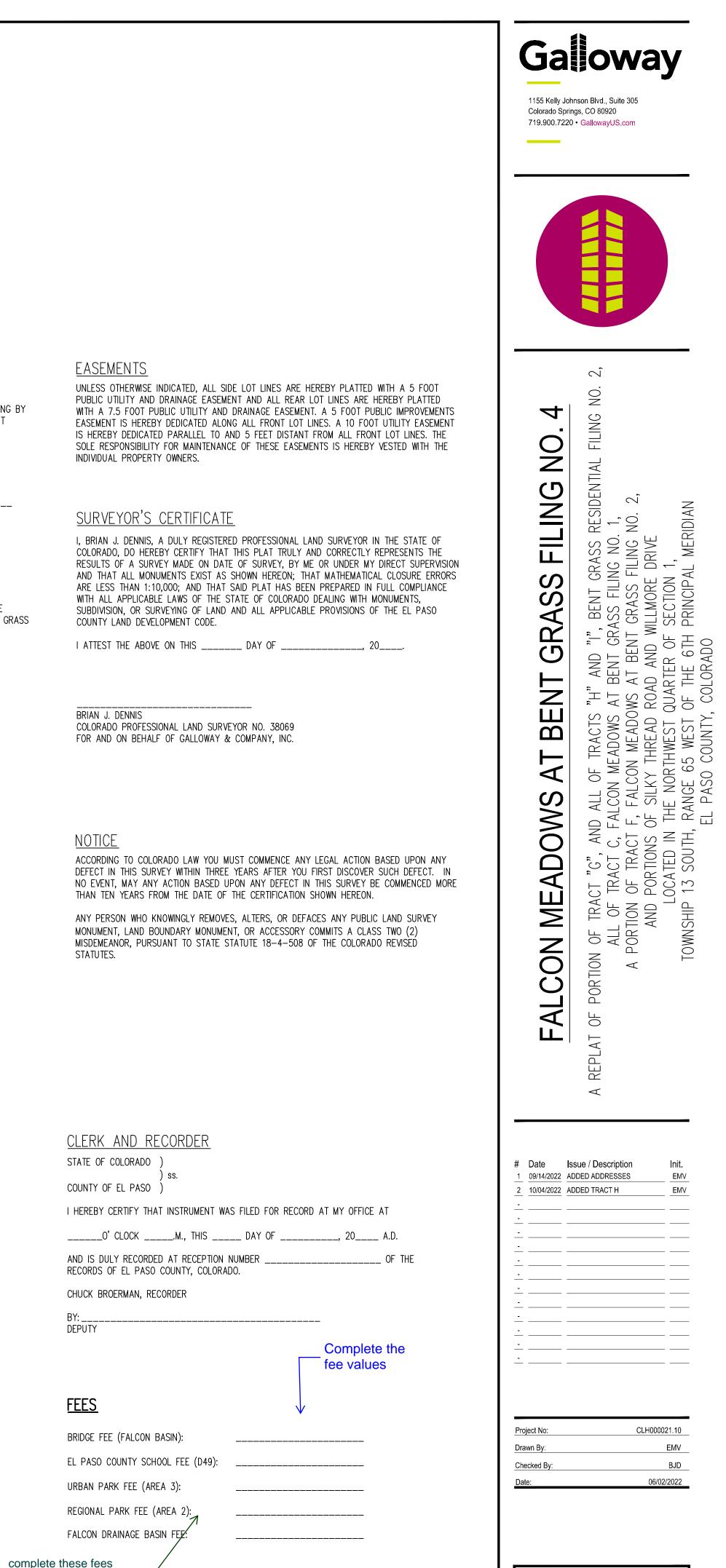
AT 0. 2

FALCON NEADONS A

10 ACRES BENT GRASS METROPOLITAN DISTRICT

.21 ACRES BENT GRASS METROPOLITAN DISTRICT

4.05 ACRES



and the basin, district name etc.. Repeat comment

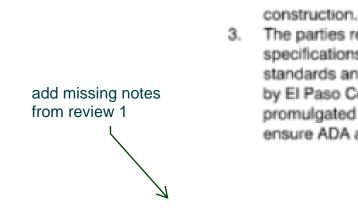
CHALLENGER COMMUNITIES LLC 8605 EXPLORER DR SUITE 250 COLORADO SPRINGS CO, 80920

SHEET 1 OF 4

### GENERAL NOTES

- THE PURPOSE OF THE PLAT IS TO CREATE 39 NEW LOTS, 8 TRACTS, A PUBLIC RIGHT 1) OF WAY 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 PROCEDURI REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT
- TRACTS SHALL BE UTILIZED AS SPECIFIED IN THE TRACT TABLE, AS SHOWN. OWNERSHIP AND MAINTENANCE OF ALL TRACTS SHALL BE VESTED IN THE ENTITIES SPECIFIED IN THE TRACT TABLE.
- THIS PLAT HAS BEEN PLAT CHECKED BY PPRBD, 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.
- 10) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- 11) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- 12) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 13) THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.
- 14) 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.
- 15) 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).
- 16) 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.
- 17) 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.
- 18) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

- 19) THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07. 2006, UNDER RECEPTION NO. 206051091.
- 20) 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.
- 21) 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.
- 22) THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION \_ OF THE RECORDS OF EL PASO COUNTY. THE BENT GRASS NO 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 ..
- 23) 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.
- 24) THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY OF UNDEFINED LOCATION, AS RECORDED AT RECEPTION NUMBER 220128548.
- 25) 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.
- 26) 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).
- 27) ALL ROOF DRAINS FOR LOTS 13-21 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.
- 28) 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: EDARP, FILE NO. SF-22-023.
- 29) BASEMENT UNDERDRAINS WILL BE PROVIDED AND MAINTAINED BY EACH LOT OWNER.
- 30) FACILITIES AND COMMON AREA LANDSCAPE WILL BE MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
- 31) THERE SHAELE BEINDIBIRE CT OUT ACCESS TO BENT GRASS MEADOWS DRIVE.
- 32) EASEMENTS: LOT LINE EASEMENTS ARE DEDICATED AS SHOWN IN THE TYPICAL EASEMENT DETAIL, SHEET 4, UNLESS OTHERWISE NOTED.
- 33) TRAILS AND FENCING ALONG THE NORTHERN BOUNDARY OF THE PROPERTY WILL BE INSTALLED BY THE DEVELOPER.



Facilities and common area landscape will be maintained by the Bent Grass Metropolitan District.

5. Floodplain:No structures or to es 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 7, 2018.

# 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 C, 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

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

you are required to depict the easements on the plat drawing (state if they are to be vacated by instrument) REPEAT comment see checklist for plat

List all reports in the preliminary plan file and the final plat file

> State the owner and maintenance entity of the in the right-of-way

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 as published by the united states department of justice. Approval of this plan by EI 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.

# **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 1–39) RADIOACTIVITY/RADON GAS: (LOTS 1-39) EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1–39)

THE GEOLOGIC CONDITIONS ENCOUNTERED AT THIS SITE ARE RELATIVELY COMMON TO THE IMMEDIATE AREA AND MITIGATION CAN BE ACCOMLISHED 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 AREAS WHERE GROUNDWATER IS ANTICIPATED TO BE SHALLOWER THAN 14 FEET BELOW GROUND SURFACE. THE SOILS AND GEOLOGY STUDY DID NOT RESTRICT ANY LOTS IN FALCON MEADOWS AT BENT GRASS FILING NO. 4 DUE TO SHALLOW GROUNDWATER.

If no lots are to be restricted an underdrain system allowing all houses to connect will be required.

underdrain system

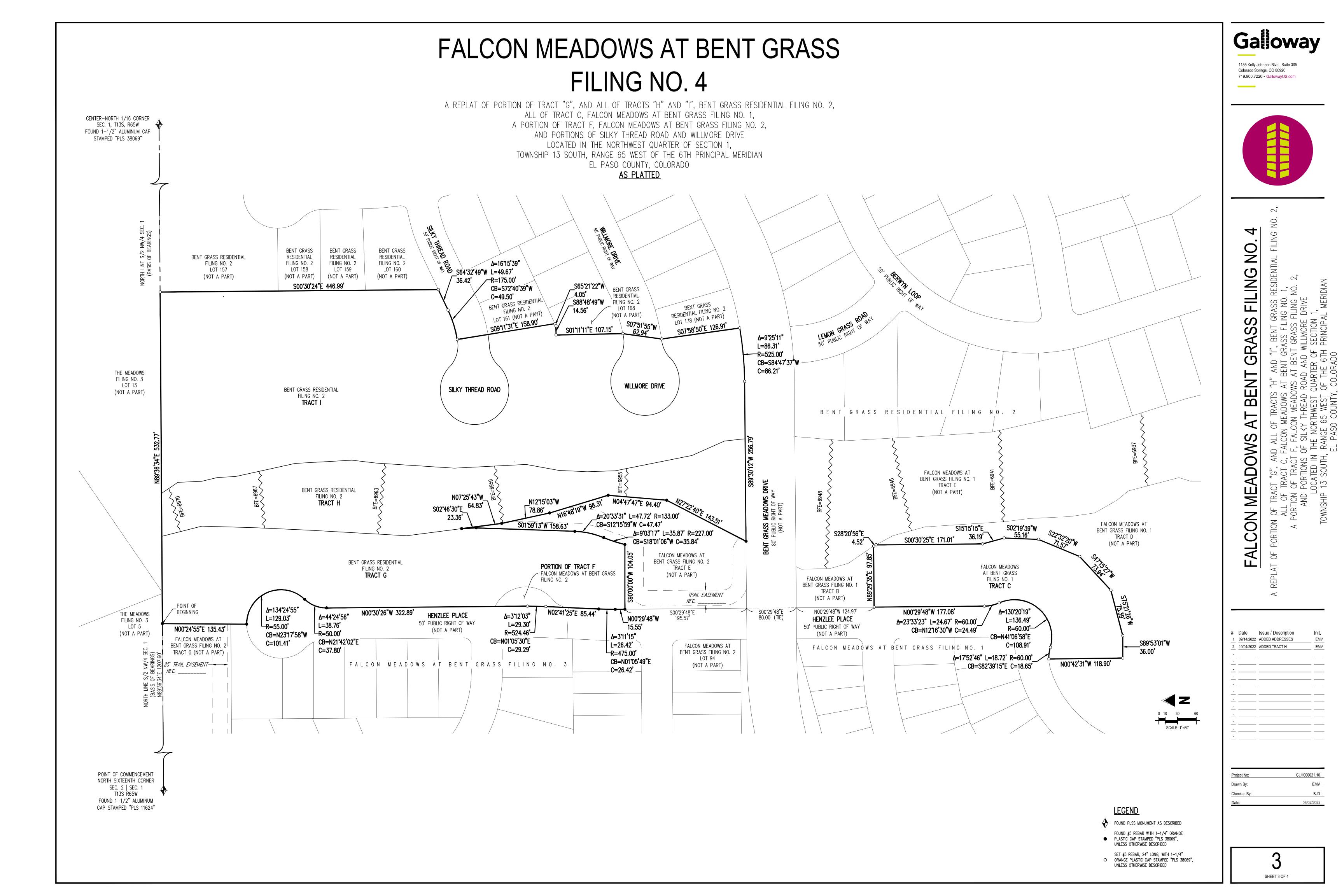


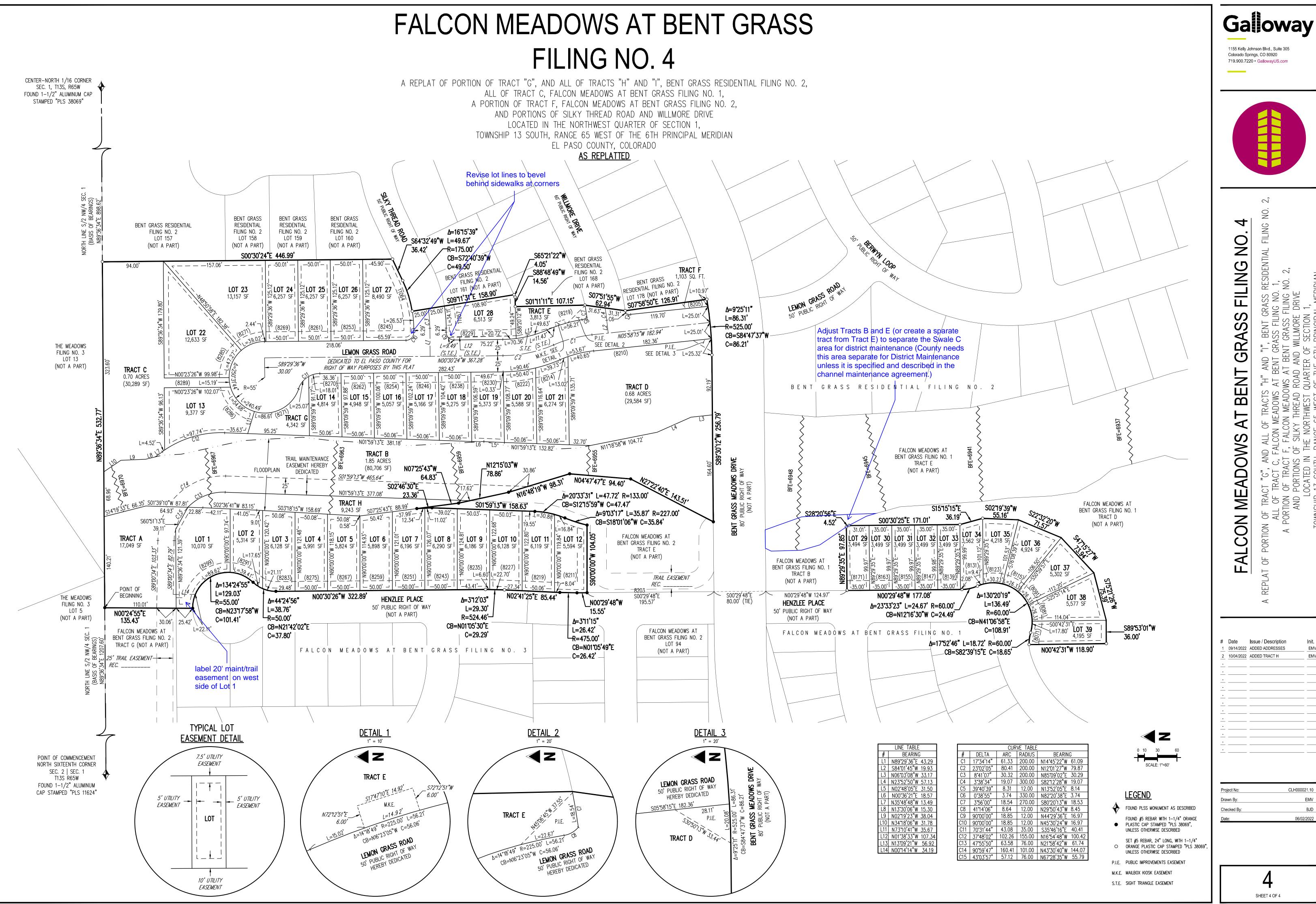
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#	Date	Issue / Description	Init.
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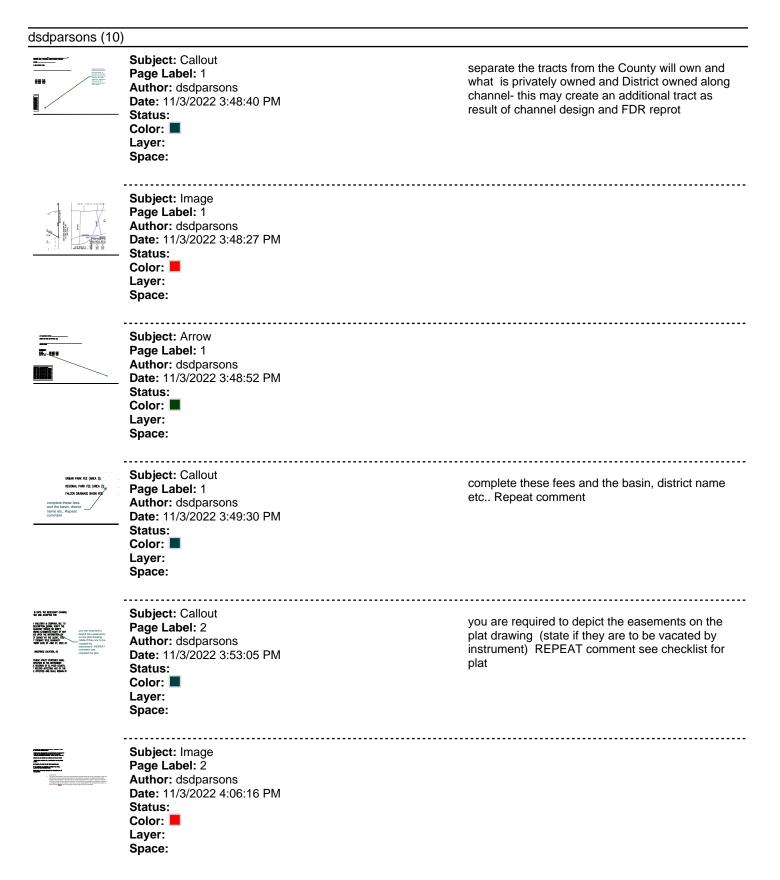




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# Final Plat Drawings\_v2.pdf Markup Summary 11-3-2022



	Subject: Image Page Label: 2 Author: dsdparsons Date: 11/3/2022 4:07:36 PM Status: Color: Layer: Space:	
	Subject: Image Page Label: 2 Author: dsdparsons Date: 11/3/2022 4:08:13 PM Status: Color: Layer: Space:	
	Subject: Callout Page Label: 2 Author: dsdparsons Date: 11/3/2022 4:09:50 PM Status: Color: Layer: Space:	deletel this is now repeated
add missing notes from review 1	Subject: Callout Page Label: 2 Author: dsdparsons Date: 11/3/2022 4:10:09 PM Status: Color: Layer: Space:	add missing notes from review 1
dsdrice (9)		
near the state of a set way of the set of th	Subject: Callout Page Label: 1 Author: dsdrice Date: 10/31/2022 2:28:26 PM Status: Color: Layer: Space:	Add Tract B adjustment
Complete the fee values	Subject: Callout Page Label: 1 Author: dsdrice Date: 10/31/2022 2:36:38 PM Status: Color: Layer: Space:	Complete the fee values

FIGURE FIGURE Antonio Constraints of the second sec	Subject: Callout Page Label: 2 Author: dsdrice Date: 10/31/2022 2:41:52 PM Status: Color: Layer: Space:	If no lots are to be restricted an underdrain system allowing all houses to connect will be required.
	Subject: Callout Page Label: 2 Author: dsdrice Date: 10/31/2022 2:42:31 PM Status: Color: Layer: Space:	State the owner and maintenance entity of the underdrain system in the right-of-way
* ON-LOSSON, AND TK EFT. List all reports in the pretennany out of vices work from plan file and the from plan file and the form year.	Subject: Callout Page Label: 2 Author: dsdrice Date: 10/31/2022 2:43:43 PM Status: Color: Layer: Space:	List all reports in the preliminary plan file and the final plat file
A STATE OF	Subject: Callout Page Label: 4 Author: dsdrice Date: 10/31/2022 2:49:27 PM Status: Color: Layer: Space:	label 20' maint/trail easement on west side of Lot 1
	Subject: Callout Page Label: 4 Author: dsdrice Date: 10/31/2022 2:51:17 PM Status: Color: Layer: Space:	Adjust Tracts B and E (or create a sparate tract from Tract E) to separate the Swale C area for district maintenance (County needs this area separate for District Maintenance unless it is specified and described in the channel maintenance agreement.)
	Subject: Polygon Page Label: 4 Author: dsdrice Date: 10/31/2022 2:45:28 PM Status: Color: Layer: Space:	



\_\_\_\_\_ Subject: Callout Page Label: 4 Author: dsdrice Date: 10/31/2022 5:59:39 PM Status: Color: Layer: Space:

Revise lot lines to bevel behind sidewalks at corners