

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

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, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 2020 AT RECEPTION NUMBER 220714559, ALL OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2021 AT RECEPTION NUMBER 221714886, 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;

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 167°5'39", 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 TO 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) 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, 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;

(CONTINUES)

LEGAL DESCRIPTION (CONTINUED)

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;

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

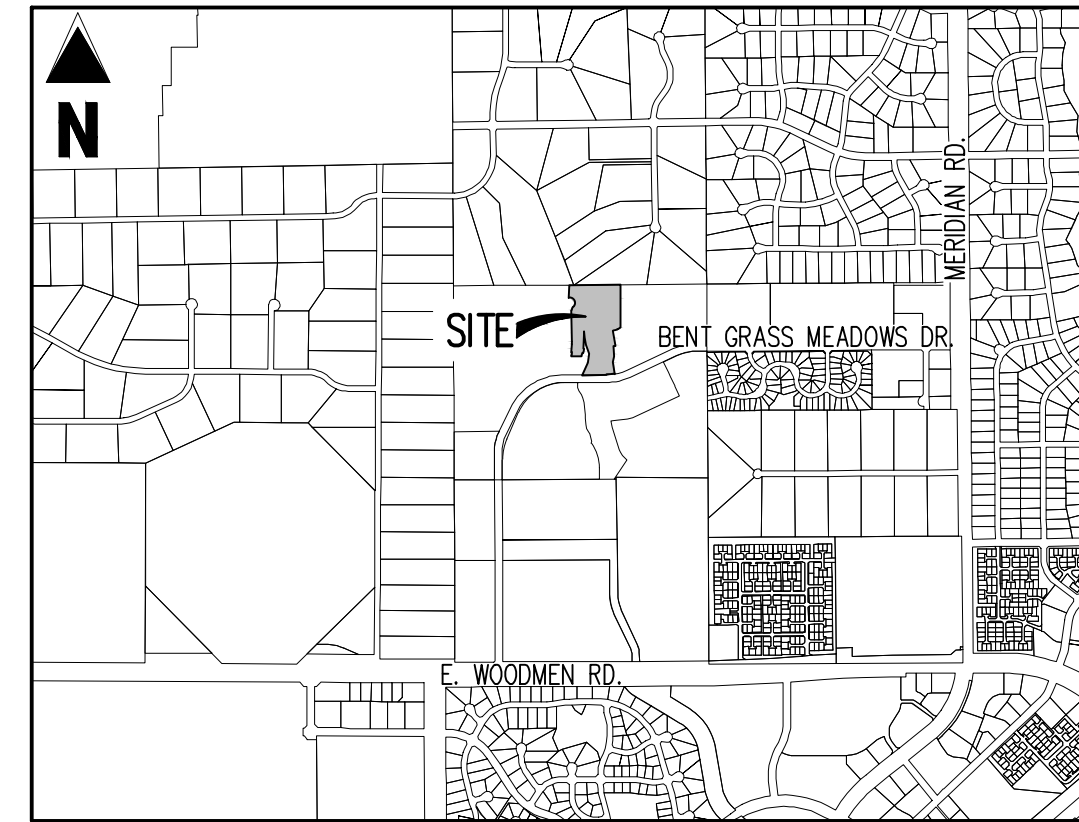
- 1) N00°30'26"W, A DISTANCE OF 322.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°24'56", HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.76 FEET, AND A CHORD BEARING N21°42'02"E, A CHORD DISTANCE OF 37.80 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 3) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 134°24'55", HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 129.03 FEET, AND A CHORD BEARING N23°17'58"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.

VICINITY MAP
1" = 2000'



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, 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)
) ss.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

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, ALL 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

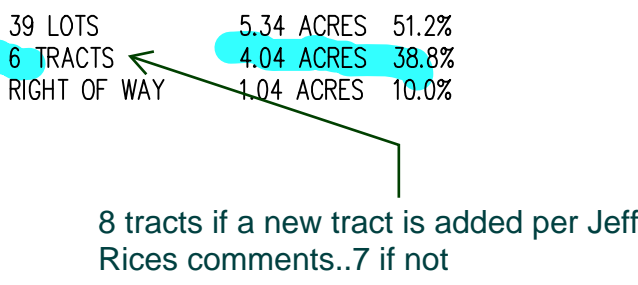
CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

SUMMARY



| 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 | 2.06 ACRES | BENT GRASS METROPOLITAN DISTRICT |
| C OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE | 0.70 ACRES | BENT GRASS METROPOLITAN DISTRICT |
| D OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE | 0.68 ACRES | BENT GRASS METROPOLITAN DISTRICT |
| E OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, CHANNEL | 0.09 ACRES | BENT GRASS METROPOLITAN DISTRICT |
| F OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE | 0.03 ACRES | BENT GRASS METROPOLITAN DISTRICT |
| G OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE | 0.10 ACRES | BENT GRASS METROPOLITAN DISTRICT |

add/adjust per comments ← → total acres

EASEMENTS

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, A 5 FOOT PUBLIC IMPROVEMENTS EASEMENT IS HEREBY DEDICATED ALONG ALL FRONT LOT LINES, A 10 FOOT UTILITY 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 DEFACTS 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 _____ O' CLOCK _____ M., THIS ____ DAY OF _____, 20____ A.D.

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

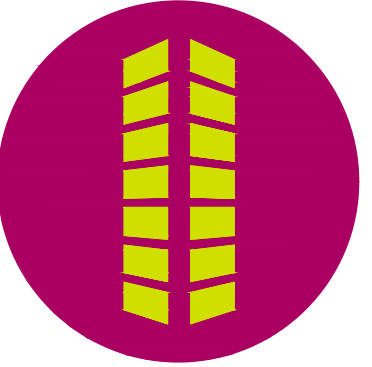
CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEES

| | |
|----------------------------------|-------|
| BRIDGE FEE (FALCON BASIN): | _____ |
| EL PASO COUNTY SCHOOL FEE (049): | _____ |
| URBAN PARK FEE (AREA 3): | _____ |
| REGIONAL PARK FEE (AREA 2): | _____ |
| FALCON DRAINAGE BASIN FEE: | _____ |

complete these fees and the basin, district name etc..



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| # | Date | Issue / Description | Init. |
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| Project No: | CLH000021.10 |
| Drawn By: | EMV |
| Checked By: | BJD |
| Date: | 06/02/2022 |

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GENERAL NOTES

- THE PURPOSE OF THE PLAT IS TO CREATE 40 NEW LOTS, 6 TRACTS, A PUBLIC RIGHT 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 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.
- 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.
- ADJACENT INDUSTRIAL AREAS: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- THIS PLAT HAS BEEN PLAT CHECKED BY PRRBD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER _____ delete
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- ADDRESSES: THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.
- WOODMEN ROAD DISTRICT NOTE: ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- ENVIRONMENTAL: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PUD PRELIMINARY PLAN, RECORDED AT RECEPTION NUMBER 221186560.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

- THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206051091.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- NOTE REGARDING STORMWATER DRAINAGE: ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ 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..
- 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 RESTRICTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. REPEAT UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY _____, COMMITMENT NO. _____, WITH A COMMITMENT DATE OF _____.
- 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.
- 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: C.SAVAGE@CSU.ORG
 TEL: (719) 668-1855
- ELECTRIC
 MOUNTAIN VIEW ELECTRIC
 11140 E WOODMEN RD
 FALCON, CO 80831
 TEL: (719) 495-2283

add exceptions from title work

this is problematic; you are required to depict all existing easements and state if they are to be vacated by the plat.

see PUDSP and customize the note to these lots a....

GENERAL NOTES

- Facilities and common area landscape will be maintained by the Bent Grass Metropolitan District.
- The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soils & Geology Study by Rocky Mountain Group dated December 10, 2020 in file (PUDSP20-009) available at the El Paso County Planning and Community Development Department: Potentially Seasonally High Groundwater: 146-146, 195-202, 115-118. The builder has agreed to restrict construction to non-basement foundation types in area where groundwater is anticipated to be shallower than 14 feet below ground surface (Lots 191, 106-108, 133-146, 195-213, and 22-266 as presented on the Engineering and Geology Map, Figure 10), unless performance of a groundwater monitoring program at some future date indicates that the lots are suitable for basement construction.
- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and standards 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 El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or in 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.
- Access Limitation: There shall be no direct lot access on Bent Grass Meadows Drive.
- 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 7, 2018.
- Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 5 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- NOTICE: This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial plants and activities. The buyer should research and be aware of this potentiality and the ramifications thereof.
- The trails and fencing along the Northern boundary will be installed by the developer.

add

Note Regarding Reports on File:
 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 Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 •Downslope Creep: (name lots or location of area)
 •Rockfall Source:(name lots or location of area)
 •Rockfall Runout Zone:(name lots or location of area)
 •Potentially Seasonally High Groundwater:(name lots or location of area)
 •Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

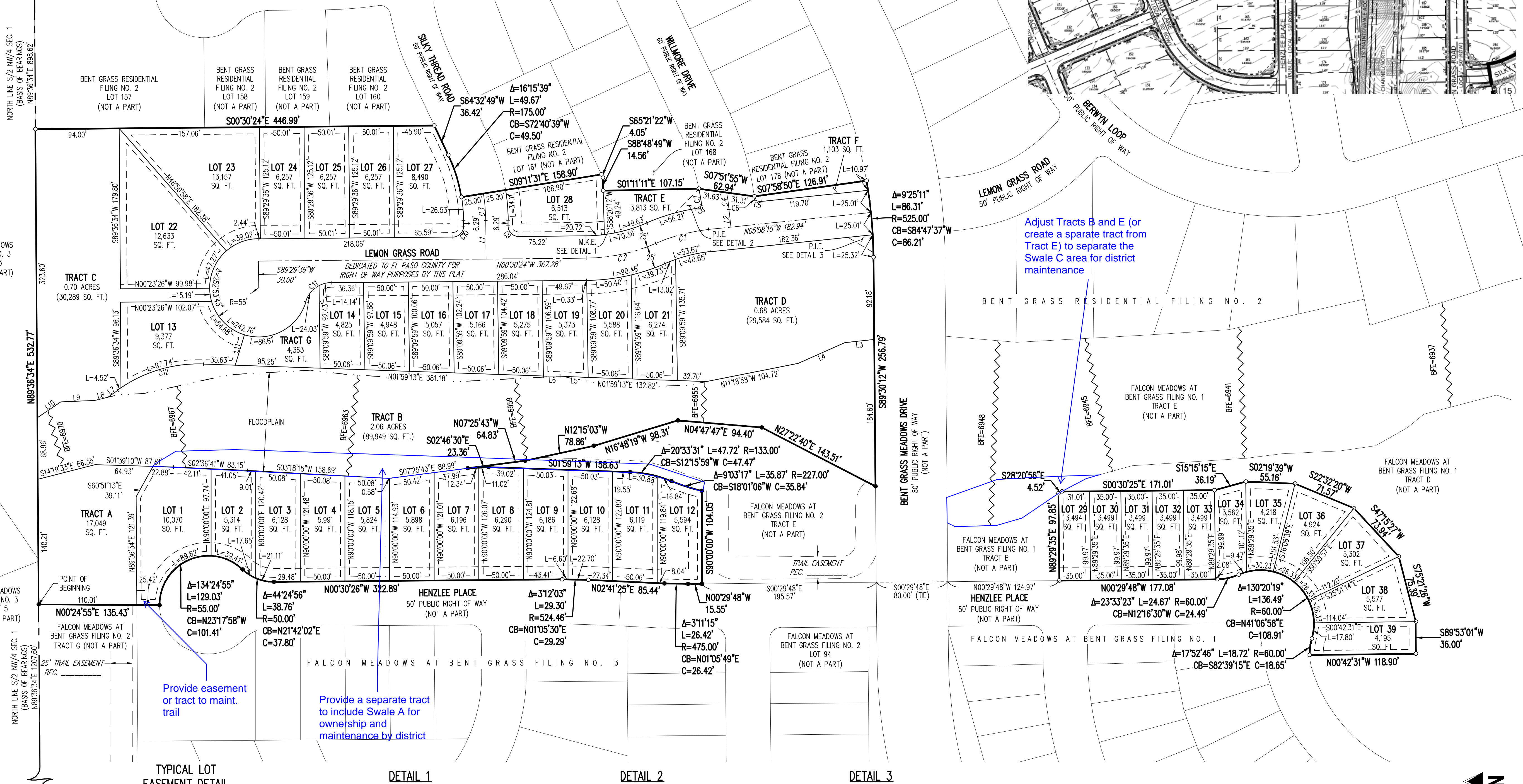
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|-------------|--------------|
| Project No: | CLH000021.10 |
| Drawn By: | EMV |
| Checked By: | BJD |
| Date: | 06/02/2022 |

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 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
AS REPLATED

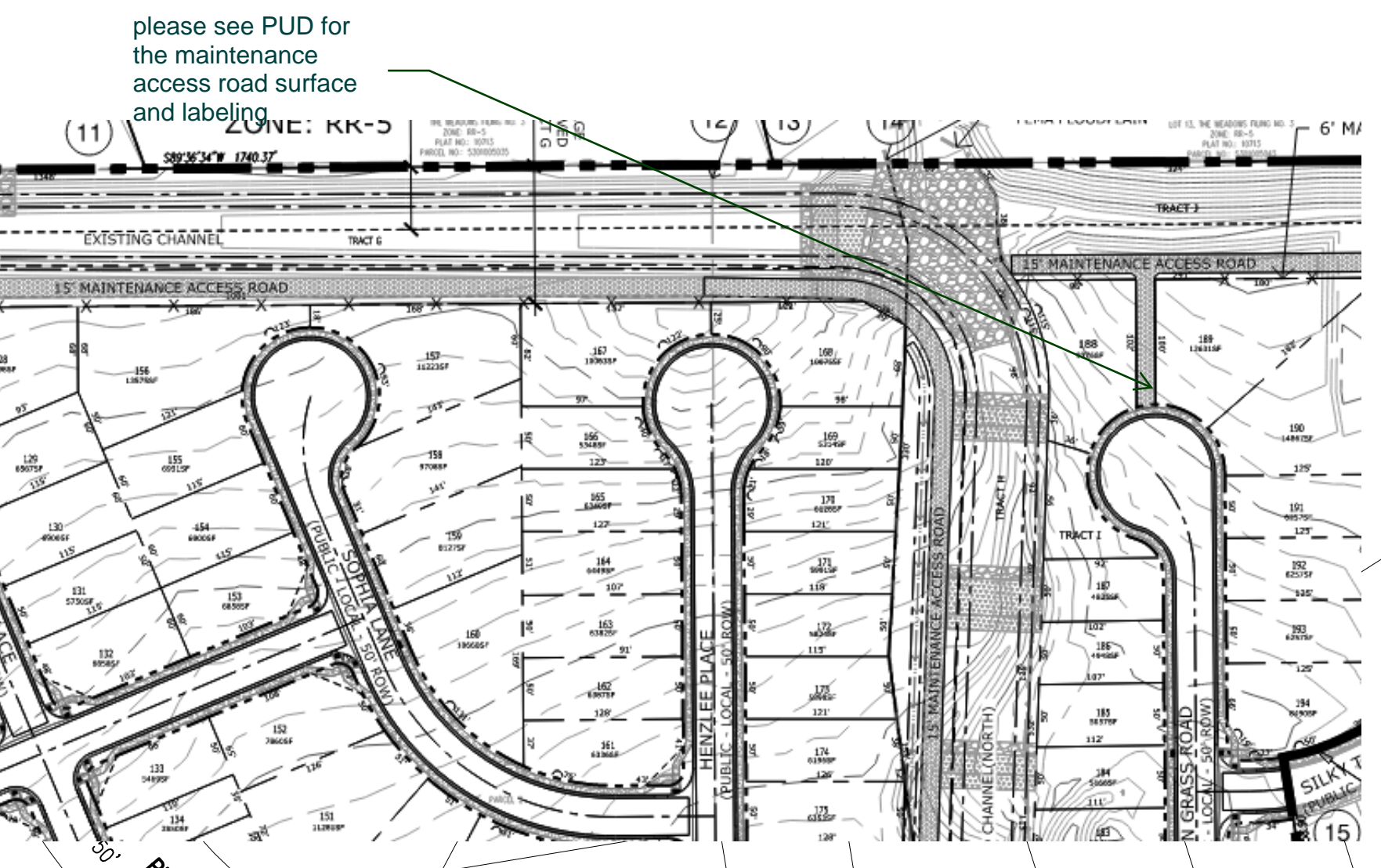
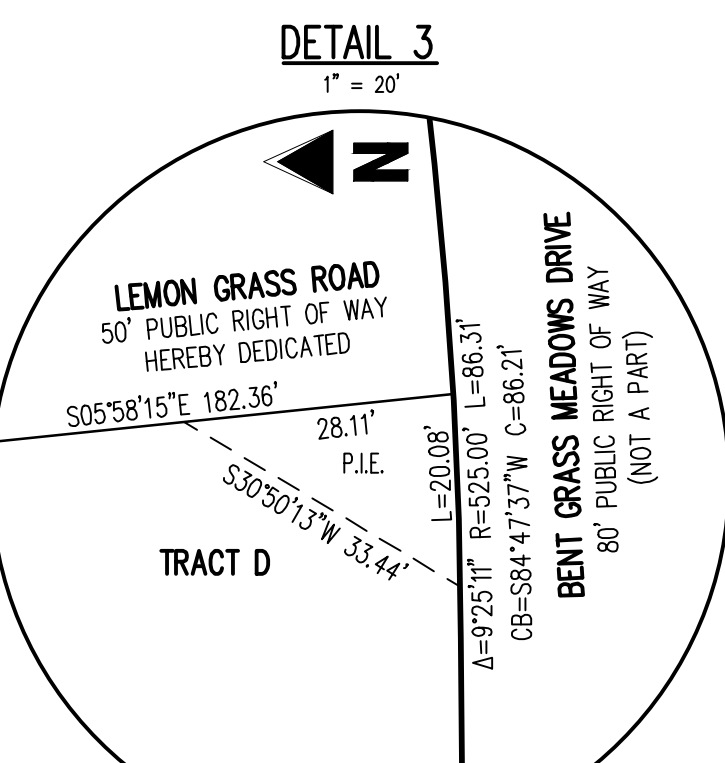
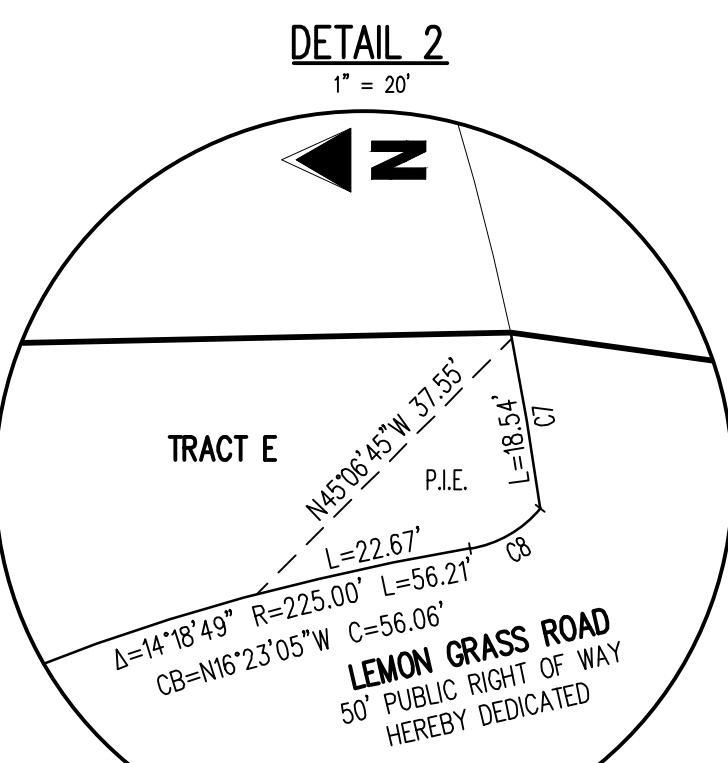
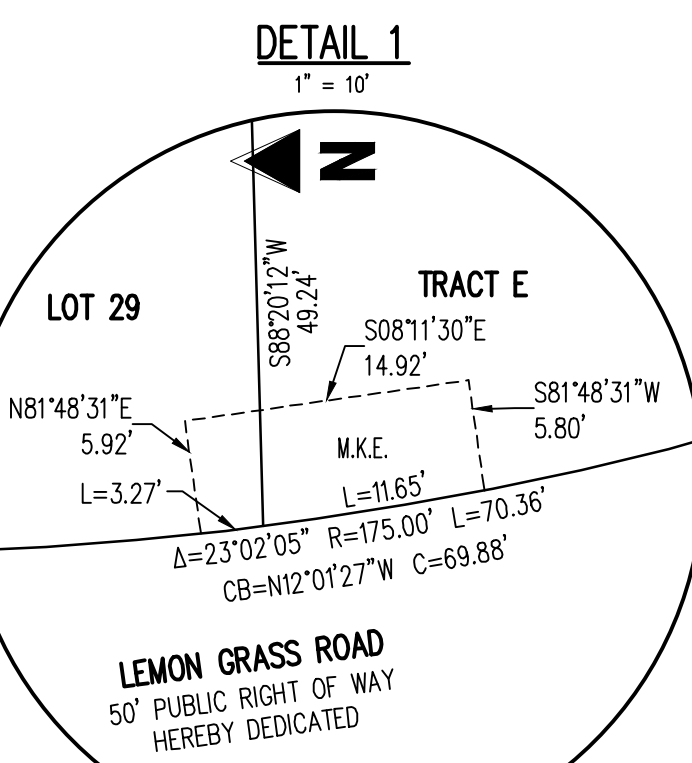
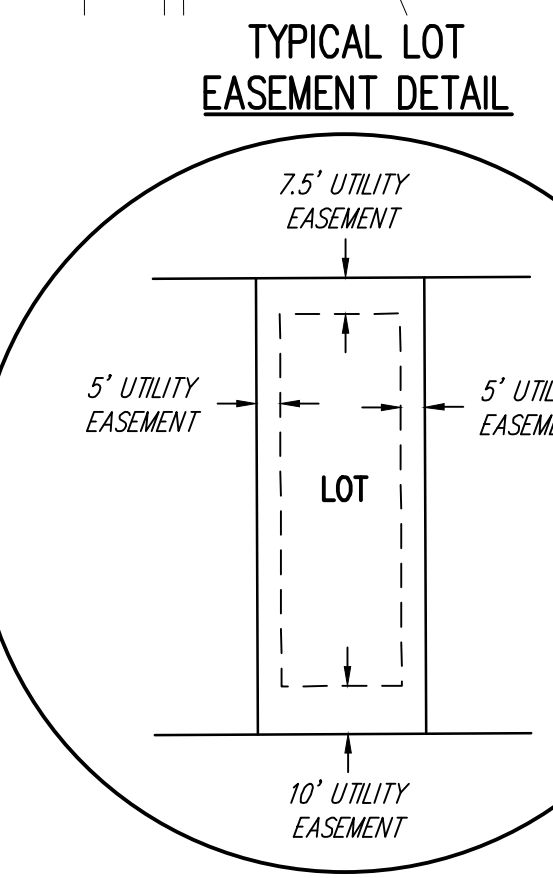
CENTER-NORTH 1/16 CORNER
SEC. 1, T13S, R65W
FOUND 1-1/2" ALUMINUM CAP
STAMPED "PLS 38069"



Adjust Tracts B and E (or
create a separate tract from
Tract E) to separate the
Swale C area for district
maintenance

Provide easement or
tract to maint.
trail

Provide a separate tract
to include Swale A for
ownership and
maintenance by district



| # | BEARING | ARC RADIUS | BEARING |
|-----|-------------|------------|---------|
| 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 | N02°48'05"E | 31.50 | |
| L6 | N00°36'21"E | 18.57 | |
| L7 | N35°48'48"W | 13.49 | |
| L8 | N13°30'06"W | 15.30 | |
| L9 | N02°19'23"W | 38.04 | |
| L10 | N34°18'06"W | 31.78 | |
| L11 | N73°10'41"W | 35.67 | |

| # | DELTA | ARC RADIUS | BEARING |
|-----|-----------|------------|--------------------|
| C1 | 17°34'14" | 61.33 | N14°45'22"W 61.09 |
| C2 | 23°02'05" | 80.41 | N12°01'27"W 79.87 |
| C3 | 8°41'07" | 30.32 | N85°09'02"E 30.29 |
| C4 | 3°38'34" | 19.07 | S82°12'28"W 19.07 |
| C5 | 39°40'39" | 8.31 | N13°52'05"E 8.14 |
| C6 | 0°38'55" | 3.74 | N82°20'38"E 3.74 |
| C7 | 3°56'00" | 18.54 | S80°20'13"W 18.53 |
| C8 | 41°14'06" | 8.64 | N29°50'43"W 8.45 |
| C9 | 9°00'00" | 18.85 | N44°29'36"E 16.97 |
| C10 | 9°00'00" | 18.85 | N45°30'24"W 16.97 |
| C11 | 72°53'43" | 38.17 | S36°57'16"E 35.65 |
| C12 | 37°48'02" | 102.26 | N16°54'48"W 100.42 |

LEGEND

- FOUND PLS 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
- P.I.E. PUBLIC IMPROVEMENTS EASEMENT
- M.K.E. MAILBOX KIOSK EASEMENT

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

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 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

Final Plat Drawings_v1.pdf Markup Summary 8-29-2022

dsdparsons (17)

SUMMARY
IN LOTS 2.5M ACRES 21.5M ACRES 21.5M ACRES
IN TRACTS 1.5M ACRES 1.5M ACRES 1.5M ACRES
NOT OF 1M ACRES 1M ACRES 1M ACRES

8 tracts if a new tract is added per Jeff Rices comments. 7 if not

| TRACT | ACRES |
|-------|-------|
| 1 | 1.5 |
| 2 | 1.5 |
| 3 | 1.5 |
| 4 | 1.5 |
| 5 | 1.5 |
| 6 | 1.5 |
| 7 | 1.5 |
| 8 | 1.5 |

Subject: Callout
Page Label: [1] COVER
Author: dsdparsons
Date: 8/29/2022 2:06:04 PM
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8 tracts if a new tract is added per Jeff Rices comments..7 if not

| TRACT | ACRES |
|-------|-------|
| 1 | 1.5 |
| 2 | 1.5 |
| 3 | 1.5 |
| 4 | 1.5 |
| 5 | 1.5 |
| 6 | 1.5 |
| 7 | 1.5 |
| 8 | 1.5 |

total acres

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Date: 8/29/2022 2:06:19 PM
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total acres

FEES
MAKE THE FEES AND
IN THE DRAINAGE BASIN
COMPLETE THESE FEES
AND THE BASIN, DISTRICT
NAME ETC..

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Author: dsdparsons
Date: 8/29/2022 2:21:35 PM
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complete these fees and the basin, district name etc..

| TRACT | ACRES |
|-------|-------|
| 1 | 1.5 |
| 2 | 1.5 |
| 3 | 1.5 |
| 4 | 1.5 |
| 5 | 1.5 |
| 6 | 1.5 |
| 7 | 1.5 |
| 8 | 1.5 |

Subject: Callout
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/29/2022 2:22:52 PM
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this is problematic; you are required to depict all existing easements and state if they are to be vacated by the plat.

| TRACT | ACRES |
|-------|-------|
| 1 | 1.5 |
| 2 | 1.5 |
| 3 | 1.5 |
| 4 | 1.5 |
| 5 | 1.5 |
| 6 | 1.5 |
| 7 | 1.5 |
| 8 | 1.5 |

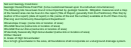
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Page Label: [1] NOTES
Author: dsdparsons
Date: 8/29/2022 2:23:02 PM
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add exceptions from title work

Note Regarding Reports on File:
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 Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Subject: Reports on File
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/29/2022 2:23:15 PM
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Note Regarding Reports on File:
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 Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



Subject: Soils & Geology
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/29/2022 2:23:29 PM
Status:
Color: ■
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Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

COPIED IN THE TRACT TABLE.

ADJACENT INDUSTRIAL AREAS: THIS PLAT, FUMES, AND LIGHT POLLUTIVE ACTIVITIES. THE PLAT SHOULD SHOW THE RAMIFICATIONS THEREOF.

PLAT HAS BEEN PLAT CHECKED

Subject: Pen
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/29/2022 2:23:51 PM
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IF UTILIZED AS SPECIFIED IN THE TRACT TABLE, AS SHOWN, MAINTENANCE OF ALL TRACTS SHALL BE KEPT IN THE DISTRICT TRACT TABLE.
 THAT AREA: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE OR LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES. THE BUYER SHOULD CONDUCT RESEARCH AND BE AWARE OF THIS POTENTIAL ADVERSE IMPACT.
 EVEN PLAT CHECKED BY PPMB, THE STAMPED APPROVAL IS RECORD SUBJECT.
 EMBER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE HOA OR DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND

Subject: Callout
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/29/2022 2:24:07 PM
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delete



Subject: Callout
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/29/2022 2:26:17 PM
Status:
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see PUDSP and customize the note to these lots a....



Subject: Image
Page Label: [1] NOTES
Author: dsdparsons
Date: 8/29/2022 2:25:21 PM
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Subject: Pen
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 Author: dsdparsons
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Subject: Pen
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 Date: 8/29/2022 2:25:35 PM
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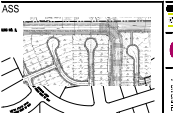


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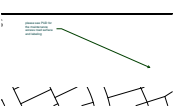


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add



Subject: Image
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 Author: dsdparsons
 Date: 8/29/2022 2:02:27 PM
 Status:
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Subject: Callout
 Page Label: [1] REPLATTED
 Author: dsdparsons
 Date: 8/29/2022 2:03:10 PM
 Status:
 Color: ■
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please see PUD for the maintenance access road surface and labeling



Subject: Callout
Page Label: [1] COVER
Author: dsdrice
Date: 8/19/2022 11:29:21 AM
Status:
Color: ■
Layer:
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add/adjust per comments

Y
5.34 ACRES 51.2%
4.04 ACRES 38.8%
Y 1.04 ACRES 10.0%

Subject:
Page Label: [1] COVER
Author: dsdrice
Date: 8/19/2022 11:30:08 AM
Status:
Color: ■
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39 LOT
6 TRAC
RIGHT (

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Page Label: [1] COVER
Author: dsdrice
Date: 8/19/2022 11:30:16 AM
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Subject: Callout
Page Label: [1] NOTES
Author: dsdrice
Date: 8/19/2022 11:27:52 AM
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Add note: 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.

.OTS, 6 TRAC

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Page Label: [1] NOTES
Author: dsdrice
Date: 8/19/2022 11:28:38 AM
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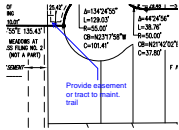
ATE 40 NEW

Subject:
Page Label: [1] NOTES
Author: dsdrice
Date: 8/19/2022 11:31:38 AM
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If there will be basements add note about underdrain provider/maintenance entity

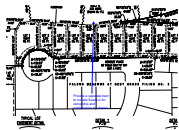
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Page Label: [1] NOTES
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Date: 8/19/2022 2:58:49 PM
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If there will be basements add note about underdrain provider/maintenance entity



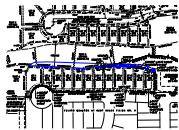
Subject: Callout
Page Label: [1] REPLATTED
Author: dsdrice
Date: 8/19/2022 10:50:57 AM
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Provide easement or tract to maint. trail



Subject: Callout
Page Label: [1] REPLATTED
Author: dsdrice
Date: 8/19/2022 11:36:21 AM
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Provide a separate tract to include Swale A for ownership and maintenance by district

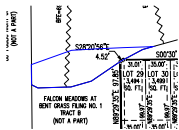


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Page Label: [1] REPLATTED
Author: dsdrice
Date: 8/19/2022 10:50:26 AM
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Subject: Callout
Page Label: [1] REPLATTED
Author: dsdrice
Date: 8/19/2022 11:09:31 AM
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Adjust Tracts B and E (or create a sparate tract from Tract E) to separate the Swale C area for district maintenance



Subject: Polygon
Page Label: [1] REPLATTED
Author: dsdrice
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