









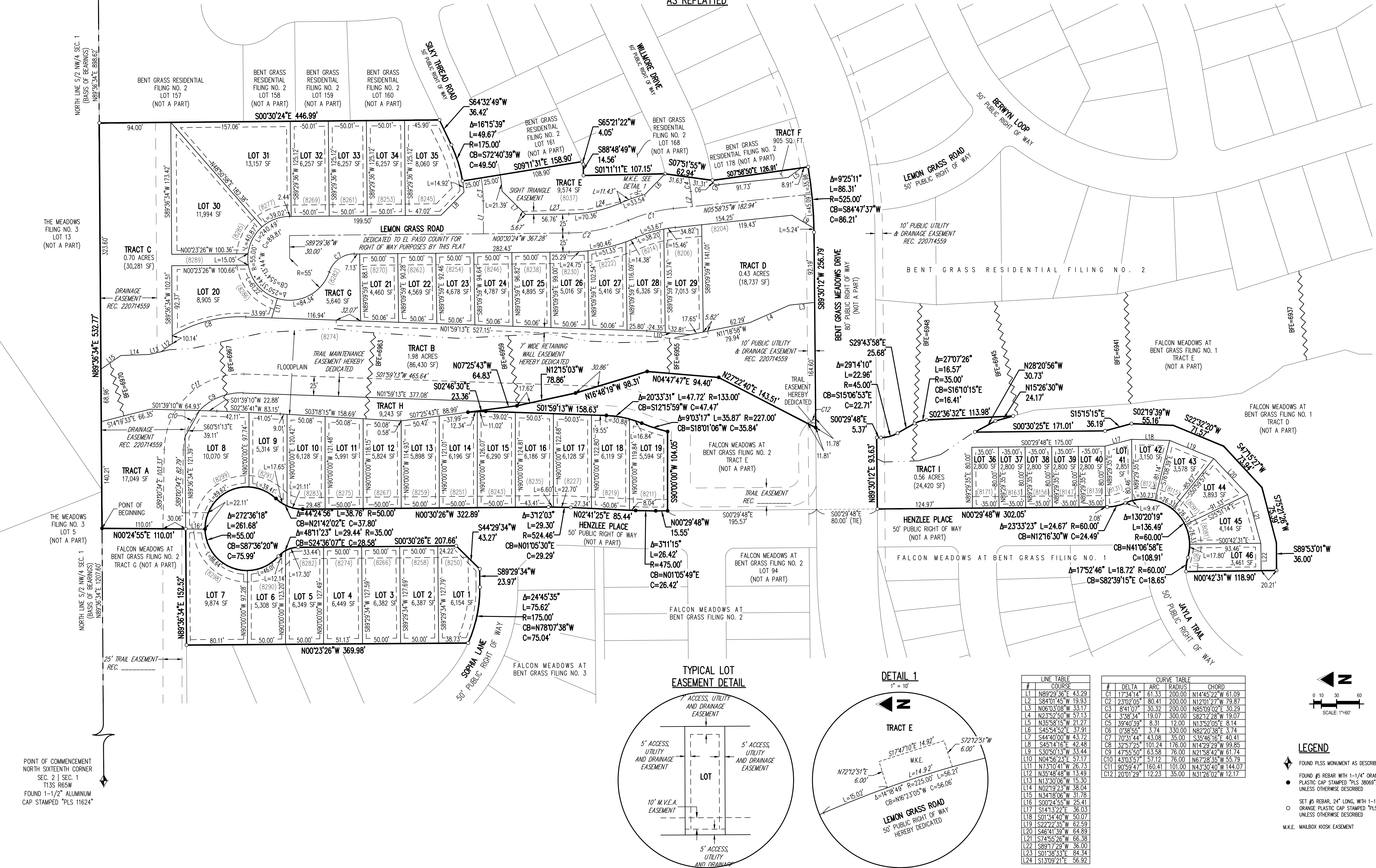




# FALCON MEADOWS AT BENT GRASS FILING NO. 4

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  
AS REPLATTED

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



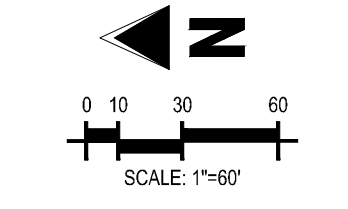
THE MEADOWS  
FILING NO. 3  
LOT 13  
(NOT A PART)

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

TYPICAL LOT  
EASEMENT  
DETAIL

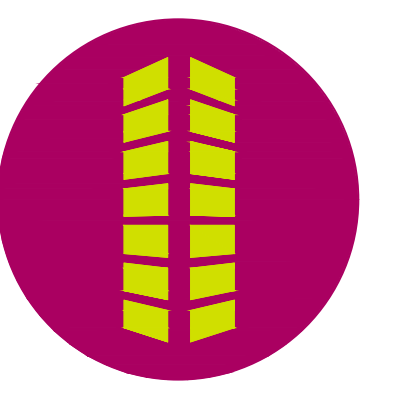
DETAIL 1

LINE	COURSE	DELTA	ARC	RADIUS	CHORD
L1	N89°29'36"E 43.29	C1	173°41'14"	61.33	N14°45'22"W 61.09
L2	S84°01'45"W 19.93	C2	230°20'55"	80.41	N12°01'22"W 79.87
L3	N06°03'08"W 33.17	C3	8°41'07"	30.32	N85°09'02"E 30.29
L4	N23°52'50"W 57.13	C4	3°38'34"	19.07	S82°12'28"W 19.07
L5	N35°58'15"W 21.27	C5	39°40'39"	8.31	N13°52'05"E 8.14
L6	S45°54'52"E 37.91	C6	0°38'55"	3.74	N82°20'38"E 3.74
L7	S44°40'00"W 43.72	C7	70°31'44"	43.08	S35°46'16"E 40.41
L8	S45°14'16"E 42.48	C8	32°57'25"	101.74	N14°29'29"W 99.65
L9	S30°50'13"W 33.44	C9	47°55'50"	63.58	N21°58'42"W 61.74
L10	N04°56'23"E 57.17	C10	43°03'57"	57.12	N67°28'35"W 55.79
L11	N73°10'41"W 26.73	C11	90°59'47"	160.41	N43°30'40"W 144.07
L12	N35°48'48"W 13.49	C12	20°01'29"	12.23	N31°26'02"W 12.17
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°27'35"W 62.59				
L20	S46°41'39"W 64.89				
L21	S74°55'28"W 66.38				
L22	S89°11'29"W 36.00				
L23	S01°38'33"E 84.34				
L24	S13°09'21"E 56.92				



**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
- M.V.E.A. MALIBO KIOSK EASEMENT



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#	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: BID  
Date: 06/02/2022