# 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,

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** 

WOODMEN

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC

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

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.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST

SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER

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

BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY

RESOLUTION, AL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE

AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT,

THE NAME AND SUBDIVISION OF "FALCON MEADOWS AT BENT GRASS FILING NO. 4". ALL

SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE

BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY

EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY

CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

6.11 ACRES 51.7%

4.64 ACRES 39.2%

OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE

TILITIES, DRAINAGE

WITNESS MY HAND AND OFFICIAL SEAL

RIGHT OF WAY 1.08 ACRES 9.1%

REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

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

**DEDICATION** 

OWNERS CERTIFICATE

CHALLENGER COMMUNITIES, LLC,

NOTARY

COUNTY OF

NOTARY PUBLIC

**SUMMARY** 

46 LOTS

9 TRACTS

STATE OF COLORADO

A COLORADO LIMITED LIABILITY COMPANY

A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE

# LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS

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:

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:

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

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 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, 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. SO1"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, SO7°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, SO7°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

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) NO4°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
- 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;

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

THENCE CONTINUING WITH THE EXTENDED EAST RIGHT OF WAY LINE OF HENZLEE PLACE, NO2°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 312'03", 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

(CONTINUES)

#### LEGAL DESCRIPTION (CONTINUED)

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

- NO0°30'26"W, A DISTANCE OF 322.89 FEET TO THE BEGINNING OF A CURVE TO THE
- 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
- 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:
- 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;
- S89°29'34"W, A DISTANCE OF 23.97 FEET TO THE BEGINNING OF A CURVE TO THE
- 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, NO0°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, NO0°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

THENCE WITH SAID RIGHT OF WAY LINE, N89°30'12"E, A DISTANCE OF 93.63 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOO 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 2914'10", 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

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 SO2°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

### 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;
- NOO°42'31"W, A DISTANCE OF 118.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 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 N1216'30"W, A CHORD DISTANCE OF 24.49 FEET;
- 12) WITH THE WEST LINES OF SAID TRACT B AND SAID TRACT C, NO0°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.

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

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

BENT GRASS METROPOLITAN DISTRICT

ACCEPTANCE CERTIFICATE FOR TRACTS

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

Y:	, EL PASO COUNTY	
TATE OF COLORADO )		
OUNTY OF)	SS.	
CKNOWLEDGED BEFORE ME	THIS,	20 BY
	AS	

WITNESS MY HAND AND OFFICIAL SEAL

OWNERSHIP AND MAINTENANCE

0.39 ACRES BENT GRASS METROPOLITAN DISTRI

0.70 ACRES BENT GRASS METROPOLITAN DISTRICT

0.43 ACRES BENT GRASS METROPOLITAN DISTRICT

0.22 ACRES BENT GRASS METROPOLITAN DISTRICT

02 ACRES BENT GRASS METROPOLITAN DISTRIC

13 ACRES BENT GRASS METROPOLITAN DISTRIC

21 ACRES BENT GRASS METROPOLITAN DISTRIC

10.56 ACRES BENT GRASS METROPOLITAN DISTRICT

OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, CHANNEL 1.98 ACRES BENT GRASS METROPOLITAN DISTRICT UNTIL ACCEPTED BY EP

4.64 ACRES

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

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 MYEA 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 \_\_\_\_\_\_, 20\_\_\_\_\_, 20\_\_\_\_\_.

BRIAN J. DENNIS COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC

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

## CLERK AND RECORDER

STATE OF COLORADO 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.

STEVE SCHLEIKER, RECORDER

BENT GRASS METROPOLITAN DISTRICT FEE: \$17,710.00

WOODMEN ROAD DISTRICT FEE: \$17,710.00

BRIDGE FEE: \$16,422.78

SCHOOL FEE: \$11,040.00 URBAN PARK FEE: \$11,310.00

REGIONAL PARK FEE: \$17,940.00

DRAINAGE BASIN FEE: \$119,542.56

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

1155 Kelly Johnson Blyd Suite 305

Colorado Springs, CO 80920 719.900.7220 • GallowayUS.com

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Date Issue / Description 09/14/2022 ADDED ADDRESSES

10/04/2022 ADDED TRACT H 03/15/2024 ADDED LOTS AND TRACTS 4 03/25/2024 REVISED LOT NUMBER 5 05/16/2024 REVISED LOT LINES

CLH000021.10

SHEET 1 OF 4

# 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. 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.
- 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 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.
- 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.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND
- 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
- 12) THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS
- 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
- 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.
- 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.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNES 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.
- 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 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.
- 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).
- 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.
- 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.
- TRAILS AND FENCING ALONG THE NORTHERN BOUNDARY OF THE PROPERTY WILL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
- 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.
- 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

## 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.

ALL LOTS ARE RESTRICTED TO NON-BASEMENT FOUNDATIONS.

# Galloway

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2, 2, 3 NO. 1,

ASS RESIDENTIAL FILING NO. 2, OWS AT BENT GRASS FILING NO. 2, OWS NO. 2, OWS

FILING

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'B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS

A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING

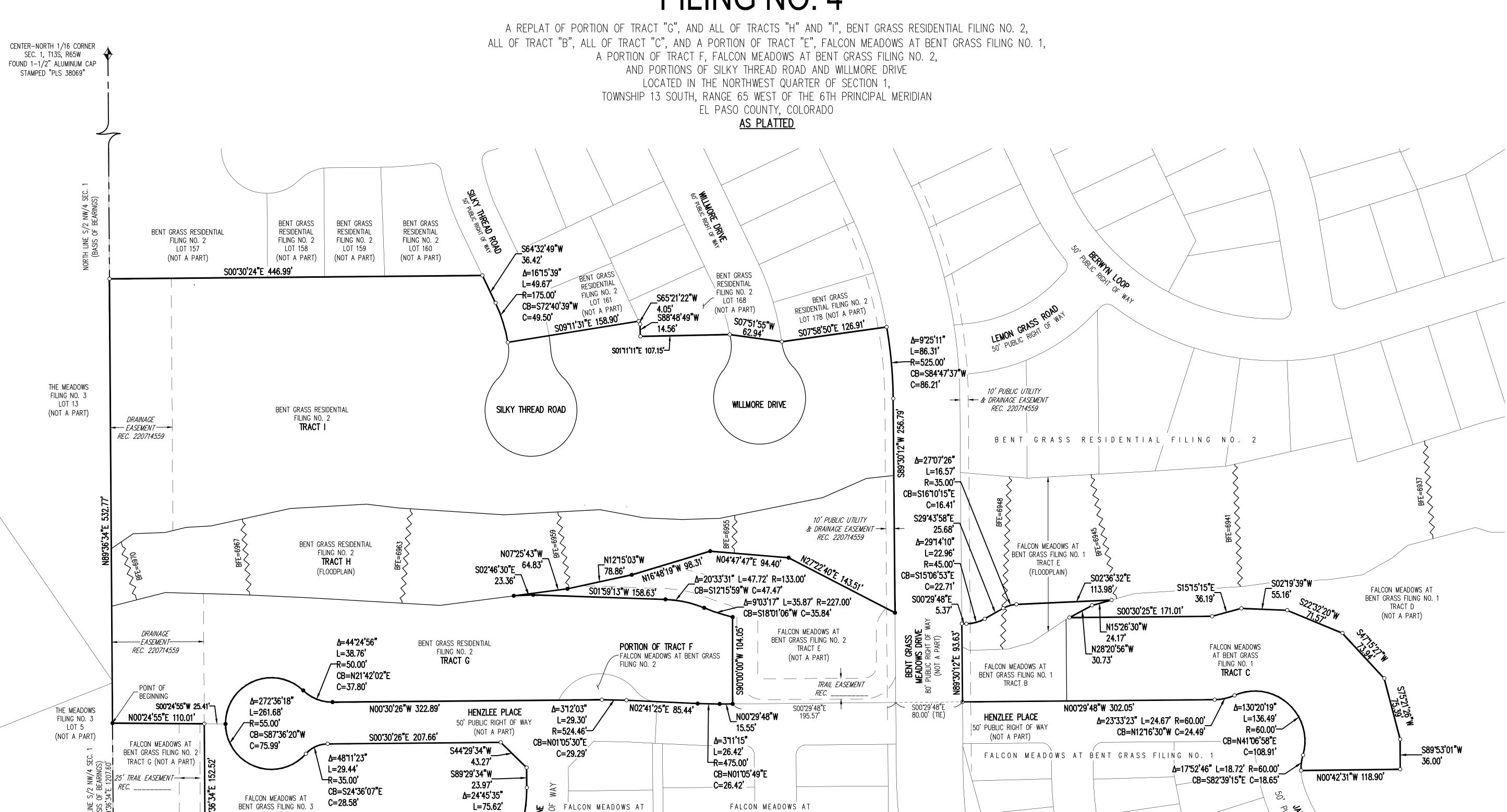
AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIV

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,

<u>!</u>	Date	Issue / Description
1	09/14/2022	ADDED ADDRESSES
2	10/04/2022	ADDED TRACT H
3_	03/15/2024	ADDED LOTS AND TRACTS
4_	03/25/2024	REVISED LOT NUMBER
5	05/16/2024	REVISED LOT LINES
-		
_		

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

# FALCON MEADOWS AT BENT GRASS FILING NO. 4



BENT GRASS FILING NO. 2

BENT GRASS FILING NO. 3

R=175.00'-

CB=N78°07'38"W

N00°23'26"W 369.98'

TRACT C

POINT OF COMMENCEMENT

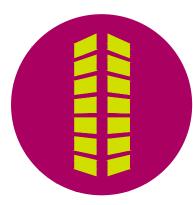
NORTH SIXTEENTH CORNER SEC. 2 | SEC. 1 T13S R65W FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 11624"

# <u>LEGEND</u>

- 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" O ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED

**4 Z** 

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FILING NO

AD

ME

**FALCON** 

# Date Issue / Description 09/14/2022 ADDED ADDRESSES 10/04/2022 ADDED TRACT H 03/15/2024 ADDED LOTS AND TRACTS 4 03/25/2024 REVISED LOT NUMBER

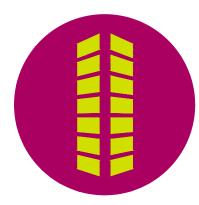
5 05/16/2024 REVISED LOT LINES

CLH000021.10

SHEET 3 OF 4

#### FALCON MEADOWS AT BENT GRASS FILING NO. 4 CENTER-NORTH 1/16 CORNER A REPLAT OF PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, SEC. 1, T13S, R65W ALL OF TRACT "B", ALL OF TRACT "C", AND A PORTION OF TRACT "E", FALCON MEADOWS AT BENT GRASS FILING NO. 1, FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 38069" AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO AS REPLATTED BENT GRASS RESIDENTIAL BENT GRASS RESIDENTIAL RESIDENTIAL FILING NO. 2 LOT 159 FILING NO. 2 LOT 157 LOT 158 LOT 160 \$64°32'49"W (NOT A PART) (NOT A PART) (NOT A PART) (NOT A PART) S00°30'24"E 446.99 RESIDENTIAL FILING NO. 2 LOT 161 RESIDENTIAL CB=S72°40'39"W (NOT A PART) LOT 32 | LOT 33 | LOT 34 | LOT 35 \ 2 6,257 SF | 2 6,257 SF | 2 8,060 SF TRACT E SIGHT TRIANGLE 9,574 SF L=86.31' CB=S84°47'37"W 11,994 SF C=86.21' THE MEADOWS 10' PUBLIC UTILITY FILING NO. 3 LEMON GRASS ROAD L=5.24'-- & DRAINAGE EASEMENT LOT 13 DEDICATED TO EL PASO COUNTY FOR REC. 220714559 (NOT A PART) TRACT C 0.70 ACRES TRACT D 0.43 ACRES BENT GRASS RESIDENTIAL FILING NO. 2 (18,737 SF) *— EASEMENT* — REC. 220714559 FALCON MEADOWS AT BENT GRASS FILING NO. & DRAINAGE EASEMENT -1.98 ACRES Δ=27°07'26" REC. 220714559 EASEMENT HEREBY \_N12T5'03"W 30.86 Δ=29 14 IU DEDICA TED <u> 501°59′13″W 465.64′</u> L=22.96' N04°47'47"E 94.40' \_R=35.00° R=45.00'-S02°46'30"I EASEMENT N15**°**26'30"W CB=S16\*10'15"E N01°59'13"E 377.08' 143.51 DEDICATED CB=S15°06'53"E Δ=20°33′31" L=47.72' R=133.00' C=16.41'CB=S1215'59"W C=47.47' FALCON MEADOWS AT 9,243 SF S07°25<u>'43"E 88.99'</u> S02'36'32"E 113.98' BENT GRASS FILING NO. 1 , <del>-41.05'--</del>/1 <del>- 50.08' -</del> 1-50.08'-Δ=9°03'17" L=35.87' R=227.00' - 50.08' <del>- √</del> - 50.42' ¬ S00'30'25"E 171.01' 36.19' TRACT D 12.34' — I — 11.02' S60°51'13"E CB=S18°01'06"W C=35.84' —*DRAINAGE* — (NOT A PART) EASEMENT REC. 220714559 | | 5,314 SF | | LOT 10 | | LOT 11 | | LOT 12 | | COT 13 | | LOT 14 | | LOT 15 | | LOT 16 | | LOT 17 | | LOT 18 | LOT 19 | FALCON MEADOWS AT -35.00'<sub>1</sub> -35.00'<sub>1</sub> | 35.00'- | -35.00'<sub>1</sub> | -**LOT**| BENT GRASS FILING NO. 2 $\begin{bmatrix} 3 & 6,128 & SF \end{bmatrix} \begin{bmatrix} \frac{1}{8} & 5,991 & SF \end{bmatrix} \begin{bmatrix} \frac{1}{8} & 5,824 & SF \end{bmatrix} \begin{bmatrix} \frac{1}{8} & 5,898 & SF \end{bmatrix} \begin{bmatrix} \frac{1}{8} & 6,196 & SF \end{bmatrix} \begin{bmatrix} \frac{1}{8} & 6,290 & SF \end{bmatrix}$ 100.00 SF 2,800 SF 2, (NOT A PART) TRACT I TRACT A 🐉 17,049 SF 🔟 0.56 ACRES (24,420 SF) TRAIL EASEMENT *REC.* \_\_\_\_\_ POINT OF BEGINNING Δ=44°24′56" L=38.76' R=50.00' S00°29'48"E 80.00' (TIE) THE MEADOWS CB=N21°42'02"E C=37.80' \_S44\*29'34"W L=29.30' HENZLEE PLACE FILING NO. 3 L=261.68' Δ=23°33'23" L=24.67' R=60.00'\_ L=136.49' 50' PUBLIC RIGHT OF WAY \_\_ 15.55**'** LOT 5 Δ=4811'23" L=29.44' R=35.00' 50' PUBLIC RIGHT OF WAY N00°24'55"E 110.01' R=524.46'— CB=N1216'30"W C=24.49' $R=60.00^{\circ}$ (NOT A PART) <u>CB=S24°36'07"E C=28.58'</u> S00°30'26"E 207.66' (NOT A PART) (NOT A PART) CB=N01°05'30"E + - - 93.46' - 7 E/ L=17.80' **LOT 46** FALCON MEADOWS AT L=26.42' C=29.29'FALCON MEADOWS AT BENT GRASS FILING NO. 2 C=108.91' FALCON MEADOWS AT BENT GRASS FILING NO. 1 BENT GRASS FILING NO. 2 <sup>L</sup>R=475.00' TRACT G (NOT A PART) Δ=17°52'46" L=18.72' R=60.00' LOT 94 S89°29'34"W CB=N01°05'49"E (NOT A PART) \_CB=S82°39'15"E C=18.65' \_C=26.42' \_ $| LOT 4 | | \cong LOT 3 | | \cong LOT 2 | | \cong LOT 1$ **Δ=24°45'35**" ¦|≥ 6,382 SF|≥ 6,387 SF|≥ 6,154 SF 6,449 SF :| | 5,308 SF≥| ¦ 6,349 SF≥ L=75.62' FALCON MEADOWS AT\_ R=175.00 BENT GRASS FILING NO. 2 CB=N78°07'38"W C=75.04' 9 N00°23'26"W 369.98' 25' TRAIL EASEMENT ---FÀLCON MEADOWS AT TYPICAL LOT <u>DETAIL 1</u> 1" = 10' BENT GRASS FILING NO. 3 **EASEMENT DETAIL 4Z** AND DRAINAGE EASEMENT TRACT E 5' ACCESS, 5' ACCESS, AND DRAINAGE POINT OF COMMENCEMENT AND DRAINAGE FOUND PLSS MONUMENT AS DESCRIBED EASEMENT NORTH SIXTEENTH CORNER EASEMENT FOUND #5 REBAR WITH 1-1/4" ORANGE SEC. 2 | SEC. 1 PLASTIC CAP STAMPED "PLS 38069", T13S R65W UNLESS OTHERWISE DESCRIBED FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 11624" SET #5 REBAR, 24" LONG, WITH 1-1/4" 10' M. V.E.A. O ORANGE PLASTIC CAP STAMPED "PLS 38069", **EASEMENT** UNLESS OTHERWISE DESCRIBED M.K.E. MAILBOX KIOSK EASEMENT 5' ACCESS, UTILITY

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**FALCON** 

AD

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

CLH000021.10

SHEET 4 OF 4