TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT MIKE D. TEXER, AND BRITTANY A. TEXER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 & 2, FALCON RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK V-2, PAGE 15, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING 9.604 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, PUBLIC RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "FALCON RANCHETTES FILING NO. 2" IN THE COUNTY OF EL PASO, COLORADO.

OWNER'S CERTIFICATE(S): 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 RANCHETTES FILING NO. 2. 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.

OWNER:

THE AFOREMENTIONED, MIKE D. TEXER, HAVE EXECUTED THIS INSTRUMENT THIS ____DAY OF _____, 20____.

STATE OF COLORADO) SS

COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20___ BY MIKE D. TEXER.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL,

NOTARY PUBLIC

THE AFOREMENTIONED, BRITTANY A. TEXER, HAVE EXECUTED THIS INSTRUMENT THIS ___DAY OF _____, 20___.

BY: _____BRITTANY A. TEXER

STATE OF COLORADO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20____ BY BRITTANY A. TEXER.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COUNTY OF EL PASO

For Replats requiring BoCC action:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of __ 20 , subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts,

F easements: list those applicable) are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary THI acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision

Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception #

Chair, Board of County Commissioners

Due to ROW dedication this will need to go to the Board of County Commissioners

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 12. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS 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

ne following reports have been submitted in association with the Preliminary Plan or Fina lat for this subdivision and are on file at the County Planning and Community Dev artment: Transportation Impact Study; Drainage Report; Water Resources Report; stewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire card Report; Natural Features Report; (other; modify based upon specific reports)

PLAT NOTES:

WOODMEN F

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW LOTS, PUBLIC RIGHT OF WAY AND EASEMENTS.

MCINITY MAP1" = 2000'

2. FIELD WORK COMPLETED ON: NOVEMBER 11, 2022.

3. ALL DISTANCES SHOWN ON THIS MAP ARE 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 IN THE OFFICE OF THE CLERK AND RECORDED UNDER RECEPTION NUMBER _ RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE. CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED

- PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. 7. WILDFIRE NOTE: AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST
- 8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 9. 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.
- 10. THIS PLAT HAS BEEN CHECK BY PPRBD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER _____.
- 11. 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).
- 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 OBLIGATIONS, 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.
- 13. 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.
- 14. BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE SOUTH LINE OF LOTS 2, 3, & 4 OF FALCON RANCHETTES, AND IS CONSIDERED TO BEAR S89'40'45"W. DEFINED BY FOUND MONUMENTS AS FOLLOWS: A NO. 4 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 2372", BEING THE SOUTHEAST CORNER OF LOT 2; AND A NO. 4 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 2372", BEING THE SOUTHWEST CORNER OF LOT 4.
- 15. FLOODPLAIN STATEMENT: PER THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 08041C0553G WITH AN EFFECTIVE DATE OF DECEMBER 07, 2018, INDICATES THE SUBJECT PROPERTY IS DESIGNATED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

16. THE LOTS PLATTED HERON DO NOT HAVE DIRECT ACCESS TO MERIDIAN ROAD.

revise to state "shall not have direct access to Meridian Road"

_ (or Tract ____) (or entire operty) of this property is subject Private Detention Basin/Stormv ality BMP Maintenance Agree nd Easement as recorded at eception No. of the record El Paso County. The __ OA (or Owner or District) is sponsible for maintenance of the ubject drainage facilities.

dd notes

Add the following note:

Sewage treatment is the responsibility of each

approve each system and, in some cases the

Department may require an engineer designed

system prior to permit approval. These systems

Soils and Geology conditions on site require that

all (or certain lots)On-Site Wastewater Systems

shall be located and designed by a Professional

Engineer, currently registered in the State of

Colorado. (Note: this note used in special

cases only when requested by the Health

Department or pursuant to a condition of

Water and wastewater service for this

(District or provider name(s)) subject to the

specifications. (Combined note, which can be

broken into separate notes for water or sewer in

dd Note: Owl Place access to Meridian

oad will be closed upon the connection

Meridian Park Place southbound to

District's (Providers) rules, regulations and

subdivision is provided by the _

the case of different providers)

WI Place.

may cost more to design, install, and maintain.

individual property owner. The El Paso County Department of Health and Environment must

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SUMMARY: 2 LOTS 8.227 ACRE \$ 85.7%

1.377 ACRE 14.3%

SURVEYOR'S STATEMENT:

EASEMENTS

RIGHT OF WAY

I, WILLIAM BROOKS, 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____.

WILLIAM BROOKS, PLS COLORADO PROFESSIONAL LAND SURVEYOR NO. 37928 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 STATUTES.

CLERK AND RECORDER:

STATE OF COLORADO

COUNTY OF EL PASO) Clerk and Recorder

I HEREBY CERTIFY THAT INSTRUMENT WAS FILE STATE OF COLORADO COUNTY OF EL PASO

_____O' CLOCK _____.M., THIS _____ I hereby certify that this instrument was filed in my office on AND IS DULY RECORDED AT RECEPTION NUMBER Reception Number this ____ day of _____, 20__, and was recorded at OF EL PASO COUNTY, COLORADO. El Paso County

CHUCK BROERMAN, RECORDER

El Paso County Clerk and Recorder DEPUTY

SCHOOL FEE: _____ BRIDGE FEE: _____

PARK FEE: ______ DRAINAGE FEE: _____

OWNER CONTACT INFORMATION

MIKE D. TEXER 719-641-9261 11750 OWL PLACE, PEYTON, CO 80831

BRITTANY A. TEXER 719-641-9261 11750 OWL PLACE, PEYTON, CO 80831

Add PCD File No. VR239

<u>·</u> _____

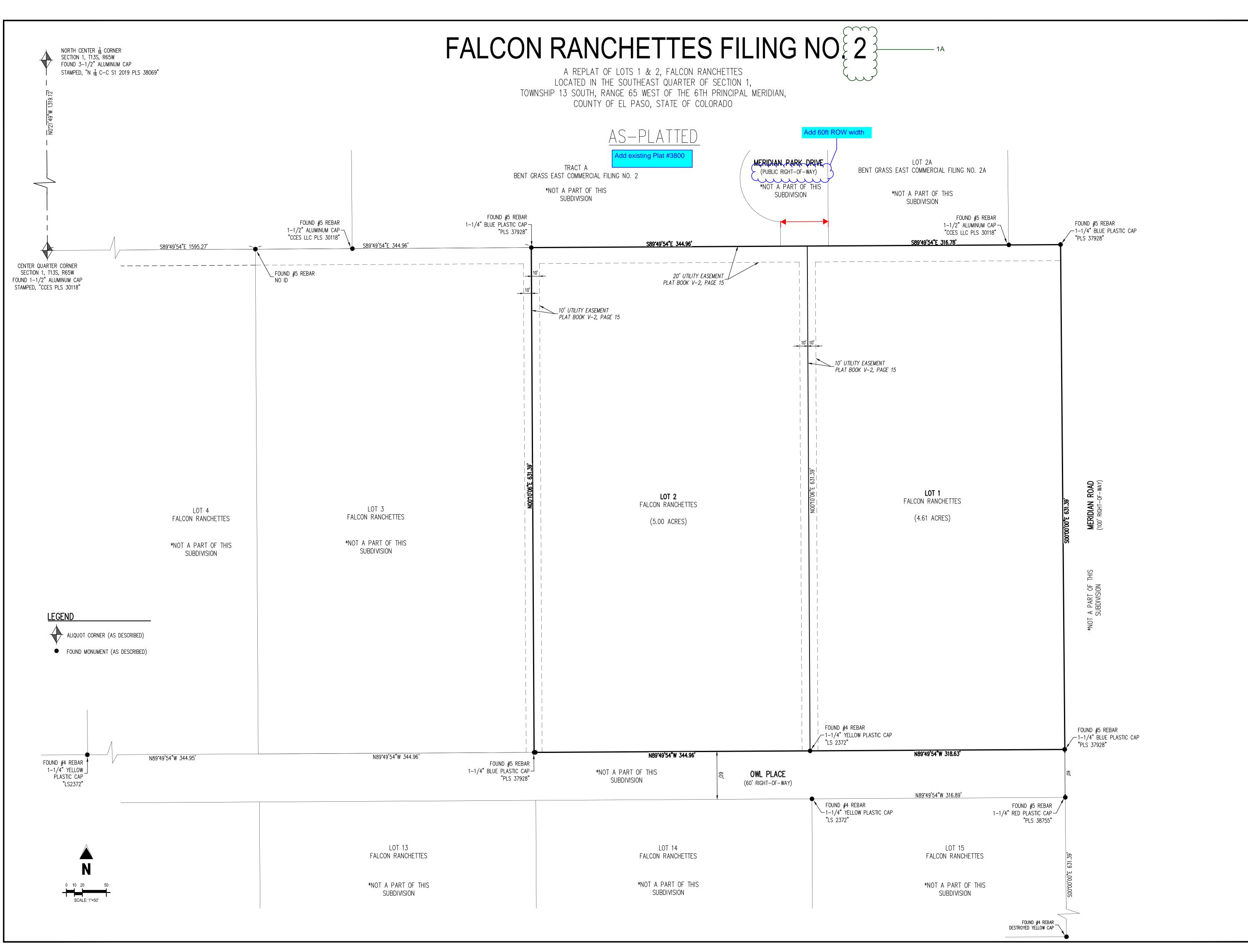
Date Issue / Description

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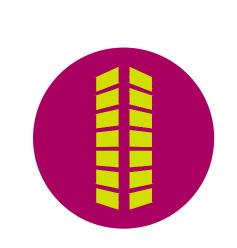
Project No:	MRS000002.10
Drawn By:	MNB
Checked By:	ВВ
Date:	02.10.2023

SHEET 1 OF 3





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



FALCON RANCHETTES FILING NO.

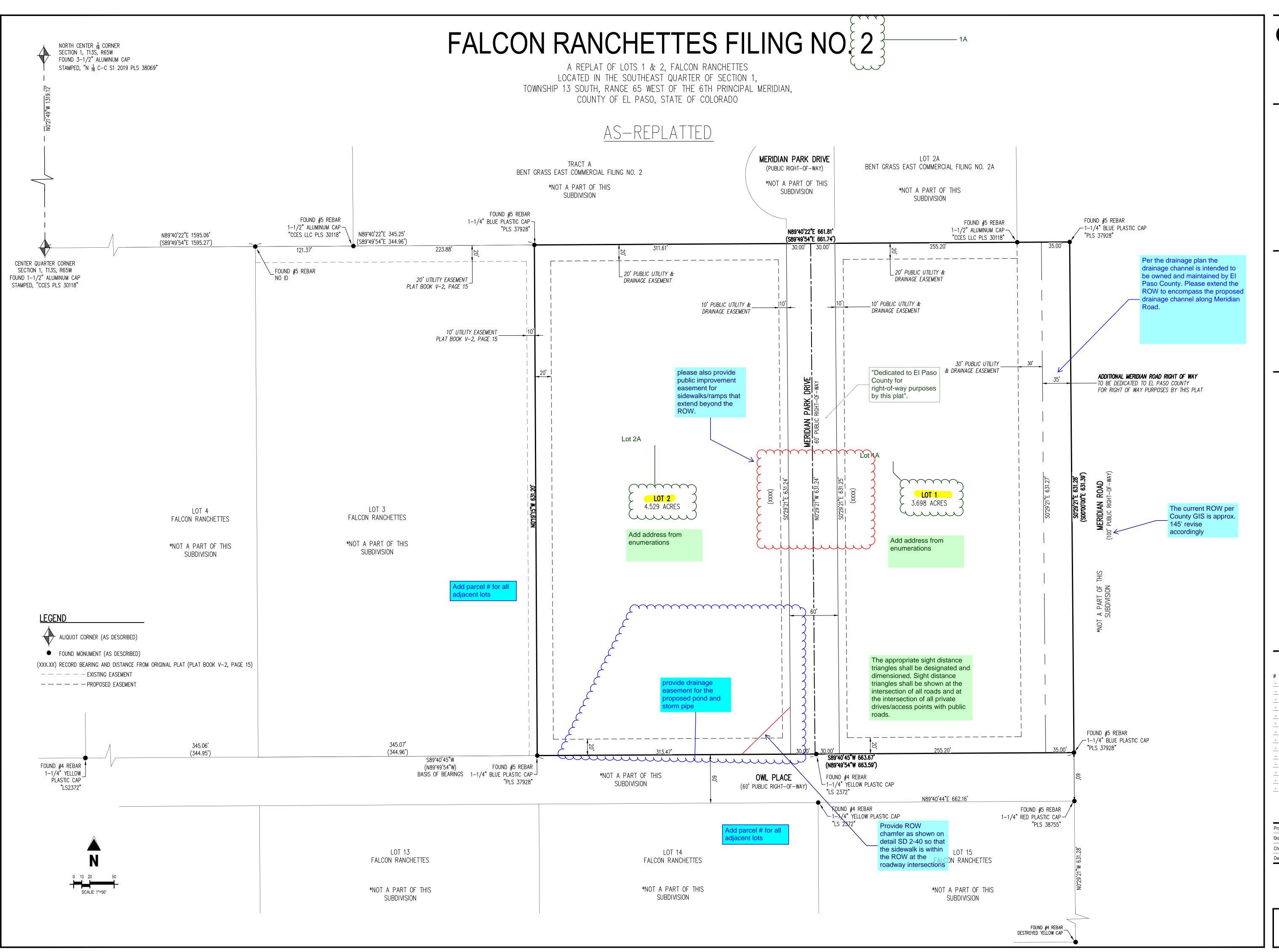
A REPLAT OF LOT 1 & 2, FALCON RANCHETTES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,

MNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MEF

Project No:	MRS000002.10
Drawn By:	MNB
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Checked By:	
Date:	02.10.2023

2 SHEET 2 OF 3





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A REPLAT OF LOT 1 & 2, FALCON RANCHETTES
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL ME
COUNTY OF EL PASO, STATE OF COLORADO

Date Issue / Description Init.

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3 SHEET 3 OF 3