

FALCON RANCHETTES FILING NO. 1A

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

AS-PLATTED

EXISTING PLAT #3800

TRACT A
 BENT GRASS EAST COMMERCIAL FILING NO. 2

*NOT A PART OF THIS
 SUBDIVISION

MERIDIAN PARK DRIVE
 (PUBLIC RIGHT-OF-WAY VARIES)

*NOT A PART OF THIS
 SUBDIVISION

LOT 2A
 BENT GRASS EAST COMMERCIAL FILING NO. 2A

*NOT A PART OF THIS
 SUBDIVISION

NORTH CENTER $\frac{1}{8}$ CORNER
 SECTION 1, T13S, R65W
 FOUND 3-1/2" ALUMINUM CAP
 STAMPED, "N $\frac{1}{8}$ C-C S1 2019 PLS 38069"

CENTER QUARTER CORNER
 SECTION 1, T13S, R65W
 FOUND 1-1/2" ALUMINUM CAP
 STAMPED, "CCES PLS 30118"

N02°14'59"W 1319.17'

S89°49'54"E 1595.27'

S89°49'54"E 344.96'

S89°49'54"E 344.96'

S89°49'54"E 316.78'

FOUND #5 REBAR
 1-1/4" BLUE PLASTIC CAP
 "PLS 37928"

FOUND #5 REBAR
 1-1/2" ALUMINUM CAP
 "CCES LLC PLS 30118"

FOUND #5 REBAR
 1-1/4" BLUE PLASTIC CAP
 "PLS 37928"

FOUND #5 REBAR
 1-1/2" ALUMINUM CAP
 "CCES LLC PLS 30118"

FOUND #5 REBAR
 NO ID

10' UTILITY EASEMENT
 PLAT BOOK V-2, PAGE 15

20' UTILITY EASEMENT
 PLAT BOOK V-2, PAGE 15

10' UTILITY EASEMENT
 PLAT BOOK V-2, PAGE 15

LOT 4
 FALCON RANCHETTES

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LOT 3
 FALCON RANCHETTES

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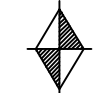

LOT 2
 FALCON RANCHETTES
 (5.00 ACRES)

LOT 1
 FALCON RANCHETTES
 (4.61 ACRES)

MERIDIAN ROAD
 (PUBLIC RIGHT-OF-WAY VARIES)

*NOT A PART OF THIS
 SUBDIVISION

LEGEND

-  ALIQUOT CORNER (AS DESCRIBED)
-  FOUND MONUMENT (AS DESCRIBED)

FOUND #4 REBAR
 1-1/4" YELLOW
 PLASTIC CAP
 "LS 2372"

N89°49'54"W 344.95'

N89°49'54"W 344.96'

FOUND #5 REBAR
 1-1/4" BLUE PLASTIC CAP
 "PLS 37928"

N89°49'54"W 344.96'

*NOT A PART OF THIS
 SUBDIVISION

OWL PLACE
 (60' RIGHT-OF-WAY)

FOUND #4 REBAR
 1-1/4" YELLOW PLASTIC CAP
 "LS 2372"

N89°49'54"W 316.63'

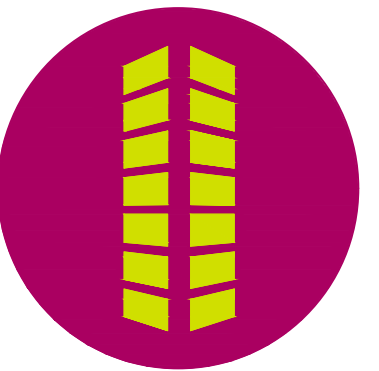
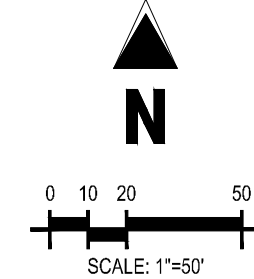
FOUND #5 REBAR
 1-1/4" BLUE PLASTIC CAP
 "PLS 37928"

FOUND #4 REBAR
 1-1/4" YELLOW PLASTIC CAP
 "LS 2372"

N89°49'54"W 316.89'

FOUND #5 REBAR
 1-1/4" RED PLASTIC CAP
 "PLS 38755"

FOUND #4 REBAR
 DESTROYED YELLOW CAP



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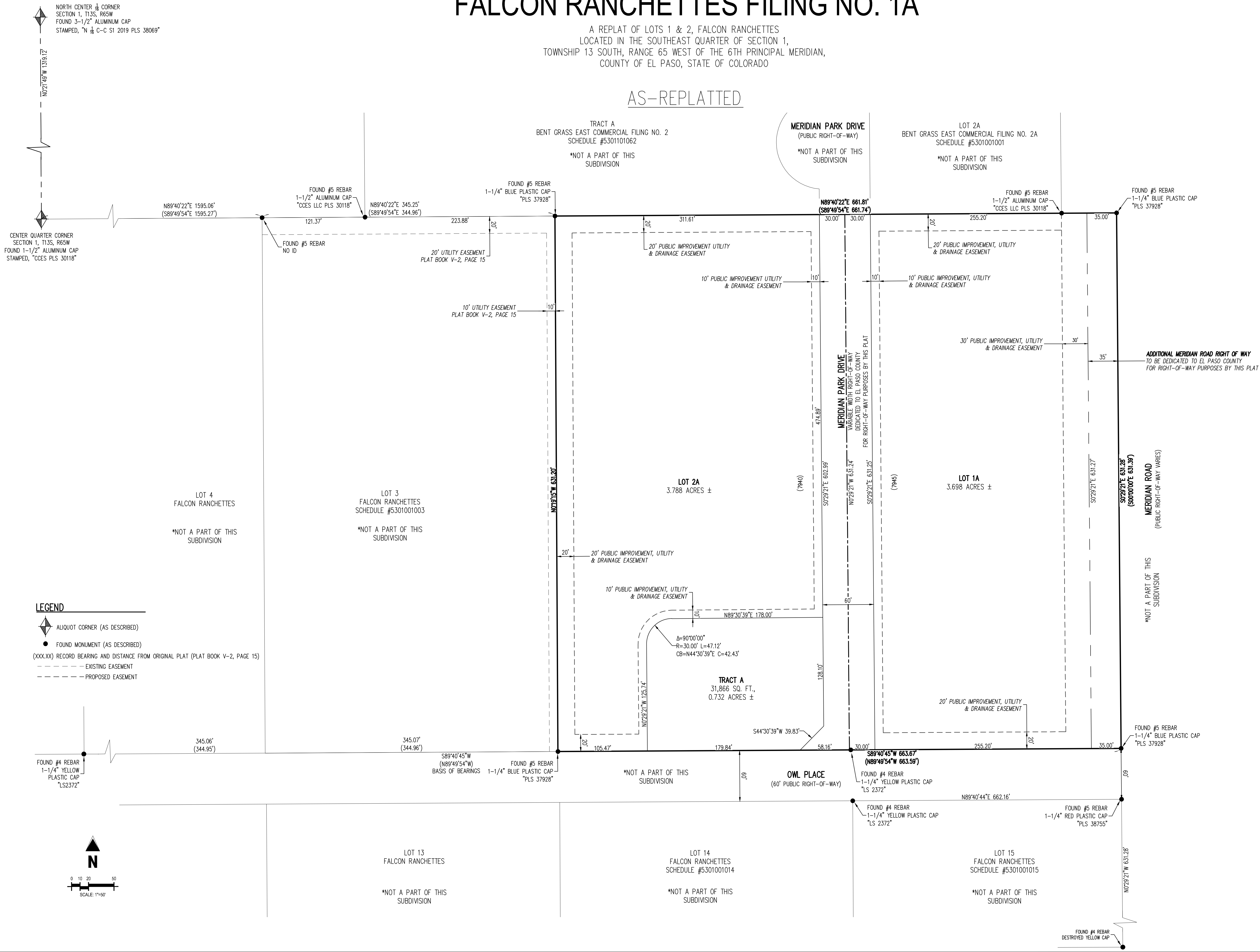
#	Date	Issue / Description	Init.
1	06/01/2023	ADDRESS COUNTY COMMENTS	MNB
2	10/19/2023	ADDRESS COUNTY COMMENTS	MNB
3	04/28/2024	ADDRESS COUNTY COMMENTS	MNB

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

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