



# FALCON MEADOWS AT BENT GRASS FILING NO. 4

15350

**Galloway**

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.660.7220 • GallowayCO.com

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

**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) MALDROEDS, MALDROEDS SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.
- 6) 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 2019245. 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 PROJECT AND PROCEDURAL 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 REVISIONED 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.
- 8) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- 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 CHANGE.
- 12) THE LOTS PLATED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.
- 13) 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, PLATING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- 14) ENVIRONMENTAL: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, RULES 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 PARAMOUNTS BIRD AND PARTICIPATING AS IT RELATES TO THE LISTED SPECIES (E.G., PIED-BILL MEADOW LARKING MOUSE).
- 15) SPECIAL DISTRICT DISCLOSURE: A TITLE 33 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- 16) 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 2019245.
- 17) MALDROEDS 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. 200601091.
- 19) THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT TO OBTAIN ANY/NO SAN SUICIDORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRACT IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERE TO, 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 IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 21) THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 2019245. 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 I UNTIL THE NECESSARY CHANNEL STABILIZATION IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.
- 22) 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 OR RECORDS FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF. GALLOWAY & COMPANY, INC. RELEASING 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. 1757586, 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 20205849.
- 24) 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 21212248 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATED PROPERTY DETICED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- 25) THE BASE FLOOD ELEVATIONS (BFE) TAKEN FROM THE FEMA FIRM MAP 0804100553G, AND AS SHOWN ON THIS PLAN, ARE IN NAVD 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NAVD 29 DATUM. TO CONVERT THE BFE ELEVATIONS TO NAVD 29, SUBTRACT 3.280 FT (TOLERANCE IS +/- 0.164 FT).
- 26) 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.
- 27) 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, TRAFFIC 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) COVENANTS: LOT LINE EASEMENTS ARE DESIGNATED AS SHOWN IN THE TYPICAL EASEMENT DETAIL, SHEET 4, UNLESS OTHERWISE NOTED.
- 30) TRAILS AND FENCING ALONG THE NORTHERN BOUNDARY OF THE PROPERTY WILL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
- 31) 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 UNLESS OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS.
- 32) FLOODPLAIN: NO STRUCTURES OR FRAMES 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 0804100553G, EFFECTIVE DATE DECEMBER 07, 2018.
- 33) THE BASE FLOOD ELEVATIONS (BFE) TAKEN FROM THE FEMA FIRM MAP 0804100553G, AND AS SHOWN ON THIS PLAN, ARE IN NAVD 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NAVD 29 DATUM. TO CONVERT THE BFE ELEVATIONS TO NAVD 29, SUBTRACT 3.280 FT (TOLERANCE IS +/- 0.164 FT).

**UTILITY CONTACTS**

UTILITY REVIEW - WATER/WASTEWATER  
WOODMEN HILLS METRO DISTRICT  
5045 EASTWALL ROAD  
FALCON, CO 80831  
CONTACT: JERRY JACOBSON  
EMAIL: JERRY@WHD.ORG  
TEL: (719) 495-2200

UTILITY REVIEW - GAS  
COLORADO SPRINGS UTILITIES  
1021 HANCOCK CANY JUNCT  
COLORADO SPRINGS, CO 80903  
CONTACT: CALLE SAVAGE  
EMAIL: CSUR@CSUTILS.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. WIGGONER HILLS METRO DISTRICT HAS A MAP OF THE HAZARDOUS 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, 2020. AN ILLUSTRATION OF FALCON MEADOWS AT BENT GRASS FILING NO. 1, #P 22-16 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

FAULTS/SEISMICITY (LOTS 1-46)  
RADON/INERT/ARADON 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.



**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

#	Date	Issue / Description	INT.
1	04/10/2022	ADDED ADDRESSES	BM
2	05/04/2022	ADDED TRACT "H"	BM
3	05/04/2022	ADDED LOT LINE INFORMATION	BM
4	05/05/2024	REVISED LOT NUMBER	BM
5	05/10/2024	REVISED LOT LINES	BM
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			

*[Signature]*  
30009  
07/10/2024

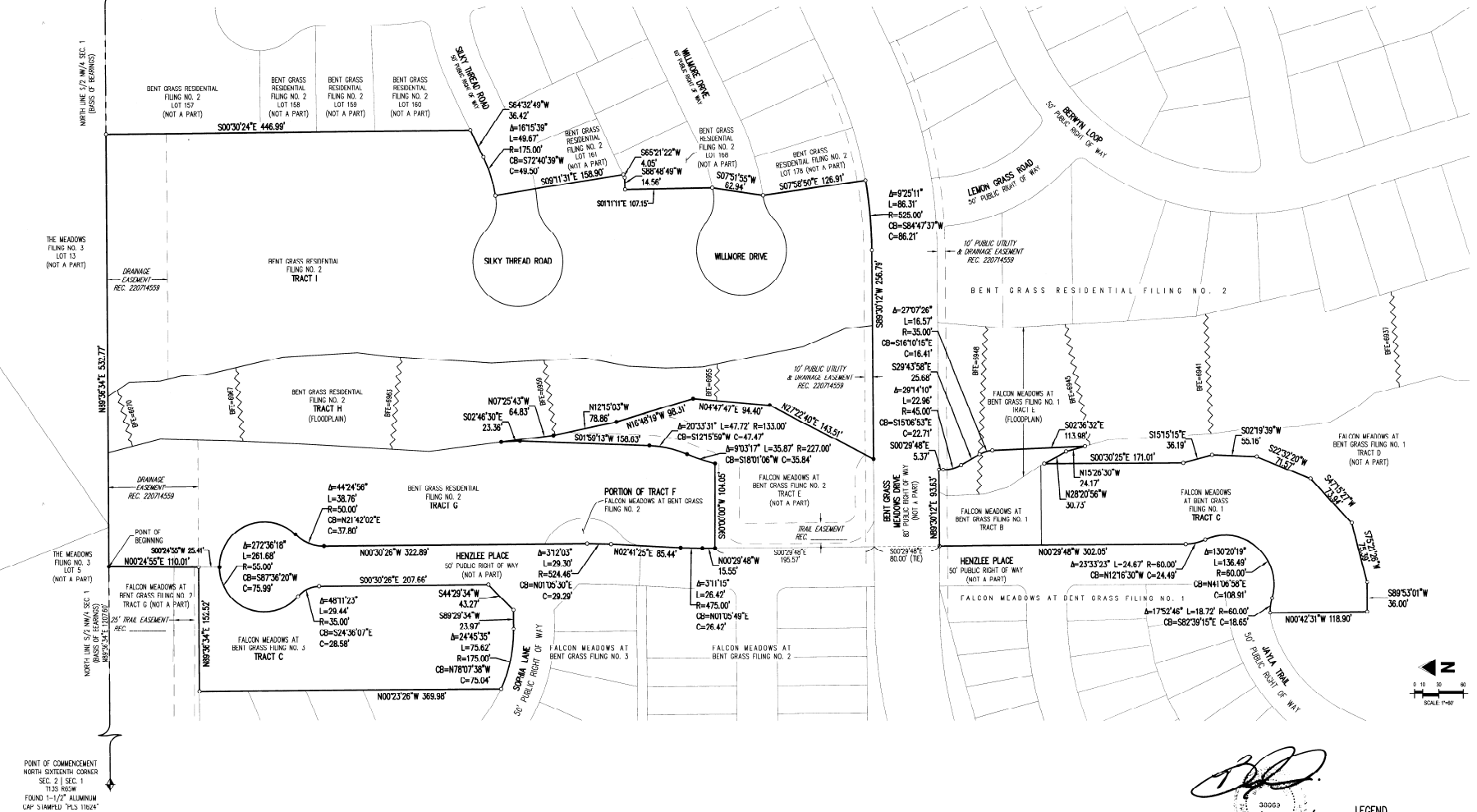
Project No. CU000001-10  
Drawn By: BM  
Checked By: BJD  
Date: 06/20/2022

# FALCON MEADOWS AT BENT GRASS FILING NO. 4

15350

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 PLATTED

CENTER-NORTH 1/8 CORNER  
SEC. 1, T3S, R65W  
FOUND 1-1/2" ALUMINUM CAP  
STAMPED "PLS 38069"



POINT OF COMMENCEMENT  
NORTH SIXTEENTH CORNER  
SEC. 2, T3S, R65W  
FOUND 1-1/2" ALUMINUM CAP  
STAMPED "PLS 11624"



1100 KATE ARDEN DRIVE, SUITE 100  
COLORADO SPRINGS, CO 80902  
719.590.7200 • GALLOWAY.CO



## 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

#	Date	Issue / Description	Inv
1	09/10/2022	ADDRESS CORRECTIONS	EMV
2	09/06/2022	ADDRESS CORRECTIONS	EMV
3	03/15/2024	ADDED LOTS AND TRACTS	EMV
4	03/05/2024	REVISED LOT NUMBER	EMV
5	05/06/2024	REVISED LOT LINES	EMV

Project No: CA-00002110  
Drawn By: EMV  
Checked By: ISL  
Date: 05/10/2024

*[Signature]*  
05/10/2024

- LEGEND**
- ◆ FOUND PLS MONUMENT AS DESCRIBED
  - FOUND PLS REBAR WITH 1-1/4" GRANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED
  - SET PLS REBAR, 2" LONG, WITH 1-1/4" GRANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED

**Lots owned by Challenger and sidewalks deferred**

**Lots owned by Challenger and sidewalks built in previous filings**

# FALCON MEADOWS AT BENT GRASS FILING NO. 4

15350

**Galloway**

1155 High Johnson Drive, Suite 300  
Colorado Springs, CO 80906  
719.596.7200 • GallowayCO.com

A REPEAT 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 REPLATED**

CENTER-NORTH 1/8 CORNER  
SEC. 1, T13S, R65W  
FOUND 1-1/2" ALUMINUM CAP  
STAMPED "PLS 38069"

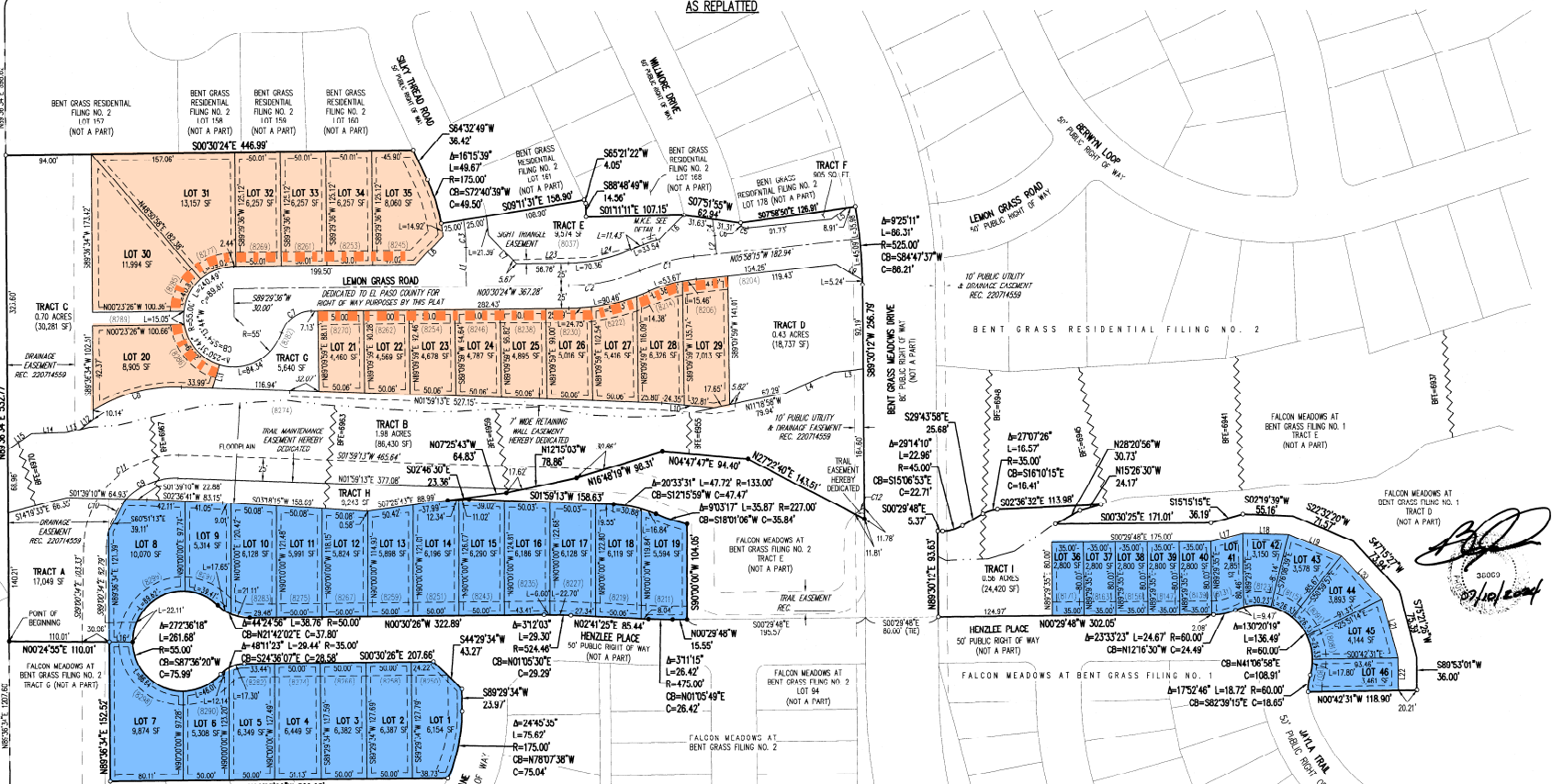
NORTH LINE 5/2" DIA. SEC. 1  
(BASE OF BEARING)  
N89°54'26"E 188.76'

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

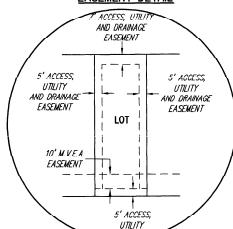
THE MEADOWS FILING NO. 3  
LOT 5  
(NOT A PART)

THE MEADOWS FILING NO. 3  
LOT 5  
(NOT A PART)

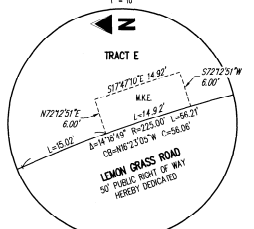
POINT OF COMMENCEMENT  
NORTH SIXTEENTH CORNER  
SEC. 21 SEC. 1  
T13S, R65W  
FOUND 1-1/2" ALUMINUM  
CAP STAMPED "PLS 11024"



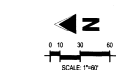
TYPICAL LOT EASEMENT DETAIL



DETAIL 1



LINE NUMBER	LINE TABLE	CURVE TABLE	CHORD
1	N89°54'26" E 188.76'		
2	S89°23'01" W 6.00'		
3	S89°23'01" W 6.00'		
4	S89°23'01" W 6.00'		
5	S89°23'01" W 6.00'		
6	S89°23'01" W 6.00'		
7	S89°23'01" W 6.00'		
8	S89°23'01" W 6.00'		
9	S89°23'01" W 6.00'		
10	S89°23'01" W 6.00'		
11	S89°23'01" W 6.00'		
12	S89°23'01" W 6.00'		
13	S89°23'01" W 6.00'		
14	S89°23'01" W 6.00'		
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33	S89°23'01" W 6.00'		
34	S89°23'01" W 6.00'		
35	S89°23'01" W 6.00'		
36	S89°23'01" W 6.00'		
37	S89°23'01" W 6.00'		
38	S89°23'01" W 6.00'		
39	S89°23'01" W 6.00'		
40	S89°23'01" W 6.00'		
41	S89°23'01" W 6.00'		
42	S89°23'01" W 6.00'		
43	S89°23'01" W 6.00'		
44	S89°23'01" W 6.00'		
45	S89°23'01" W 6.00'		
46	S89°23'01" W 6.00'		



**LEGEND**

- FOUND PLSS POINT AS DESCRIBED
- FOUND PLSS WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED
- SET AS BEARS, 1/4" LONG, WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED
- W.K.E. WOODRICK EASEMENT

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#	Date	Issue / Description	INIT.
1	08/14/2002	ADDED ADDRESSES	EMV
2	10/04/2002	ADDED TRACTS	EMV
3	03/03/2004	ADDED LOTS AND TRACTS	EMV
4	03/25/2004	REVISED LOT NUMBERS	EMV
5	05/06/2004	REVISED LOT LINES	EMV