

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 WILMORE DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, AS ITS INTERESTS MAY APPEAR BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT:

LEGAL DESCRIPTION

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 WILMORE 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:

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°56'47"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 11924", AND BY THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTERS OF SAID SECTION 1, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 30669", WITH ALL BEARINGS HEREIN RELATIVE THEREBY.

COMMENCING AT THE NORTHWEST CORNER 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°56'47"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°56'47"E, A DISTANCE OF 432.77 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°02'04"E, A DISTANCE OF 449.89 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SILKY THREAD ROAD;

THENCE WITH SAID RIGHT OF WAY LINE, S84°32'46"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 161°35", 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, S07°13'31"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°27'22"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, S01°11'11"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 WILMORE DRIVE;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S07°51'52"W, A DISTANCE OF 62.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT I, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE WEST LINE OF SAID LOT 178, S07°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 THE RIGHT;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE, SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 97°51", HAVING A RADIUS OF 325.00 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, S87°30'17"W, A DISTANCE OF 256.79 FEET TO THE SOUTHEAST CORNER OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2;

THENCE WITH THE BOUNDARY OF SAID TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, THE FOLLOWING 10 COURSES:

- 1) N07°22'40"E, A DISTANCE OF 143.51 FEET;
- 2) N04°47'47"E, A DISTANCE OF 94.40 FEET;
- 3) N15°48'19"W, A DISTANCE OF 98.31 FEET;
- 4) N12°51'01"W, A DISTANCE OF 78.86 FEET;
- 5) N07°25'43"W, A DISTANCE OF 84.83 FEET;
- 6) S02°46'30"E, A DISTANCE OF 23.36 FEET;
- 7) S01°50'17"W, A DISTANCE OF 158.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 8) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 207°33", HAVING A RADIUS OF 133.00 FEET, AN ARC LENGTH OF 47.72 FEET, AND A CHORD BEARING S21°25'59"W, A CHORD DISTANCE OF 47.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 9) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°17", HAVING A RADIUS OF 227.00 FEET, AN ARC LENGTH OF 35.87 FEET, AND A CHORD BEARING S38°10'06"W, A CHORD DISTANCE OF 35.84 FEET;
- 10) S00°00'00"W, A DISTANCE OF 104.05 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE;

THENCE WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE, N02°29'48"W, A DISTANCE OF 15.65 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 371°15", HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 28.42 FEET, AND A CHORD BEARING N01°20'49"E, A CHORD DISTANCE OF 28.42 FEET;

THENCE CONTINUING WITH THE EXTENDED EAST RIGHT OF WAY LINE OF HENZLEE PLACE, N02°41'20"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 372°07", HAVING A RADIUS OF 524.46 FEET, AN ARC LENGTH OF 29.30 FEET, AND A CHORD BEARING N01°26'30"E, A CHORD DISTANCE OF 29.29 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE.

(CONTINUED)

LEGAL DESCRIPTION (CONTINUED)

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

- 1) N00°30'26"W, A DISTANCE OF 322.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°24'46", HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.76 FEET, AND A CHORD BEARING N07°40'09"E, A CHORD DISTANCE OF 37.90 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 3) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°23'40", HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 281.68 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;
- 4) WITH SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°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 28.36 FEET;
- 5) S00°30'26"E, A DISTANCE OF 207.66 FEET;
- 6) S44°29'34"W, A DISTANCE OF 43.27 FEET;
- 7) S89°29'34"W, A DISTANCE OF 23.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 8) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 264°45'46", HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 75.62 FEET, AND A CHORD BEARING N07°01'38"W, A CHORD DISTANCE OF 76.04 FEET TO THE SOUTHWEST CORNER OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 2;

THENCE WITH THE WEST LINE OF SAID TRACT C, N00°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°04'34"E, A DISTANCE OF 152.52 FEET TO THE NORTHEAST CORNER OF SAID TRACT C, BEING ON THE WEST LINE OF TRACT C, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE WEST LINE OF SAID TRACT C, S00°42'30"E, A DISTANCE OF 369.98 FEET TO THE NORTHWEST CORNER OF SAID TRACT C;

THENCE WITH THE WEST LINE OF SAID TRACT C, S00°42'30"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 NORTHEAST CORNER OF TRACT I, FALCON MEADOWS AT BENT GRASS FILING NO. 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE;

THENCE WITH SAID RIGHT OF WAY LINE, N89°30'12"E, A DISTANCE OF 83.63 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, S00°29'47"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 294°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 S20°43'58"E, A DISTANCE OF 25.68 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 270°26", HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 10.57 FEET, AND A CHORD BEARING S10°10'10"E, A CHORD DISTANCE OF 16.41 FEET;

THENCE S02°38'30"E, A DISTANCE OF 113.88 FEET TO A POINT ON THE WEST LINE OF TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 1;

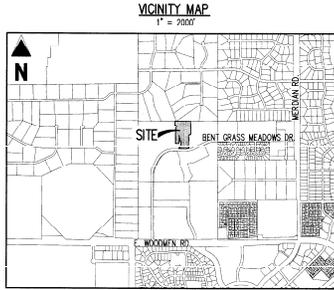
THENCE WITH THE WEST LINE OF SAID TRACT E, N15°26'30"W, A DISTANCE OF 24.17 FEET TO AN ANGLE POINT;

THENCE CONTINUING WITH THE WEST LINE OF SAID TRACT E, N03°20'54"W, A DISTANCE OF 30.73 FEET TO A POINT ON THE EAST LINE OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1;

THENCE WITH THE BOUNDARY OF SAID TRACT C THE FOLLOWING 12 COURSES:

- 1) S00°20'25"E, A DISTANCE OF 171.01 FEET;
- 2) S15°15'15"E, A DISTANCE OF 36.16 FEET;
- 3) S02°19'30"W, A DISTANCE OF 56.16 FEET;
- 4) S02°30'20"W, A DISTANCE OF 71.67 FEET;
- 5) S47°51'27"W, A DISTANCE OF 72.04 FEET;
- 6) S70°21'20"W, A DISTANCE OF 72.09 FEET;
- 7) S89°25'01"W, A DISTANCE OF 36.00 FEET;
- 8) N00°42'31"W, A DISTANCE OF 118.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 9) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 175°54" HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 19.72 FEET, AND A CHORD BEARING S82°39'30"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°01" HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 136.49 FEET, AND A CHORD BEARING N12°16'30"W, A CHORD DISTANCE OF 108.89 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- 11) WITH SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 233°30", HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 24.67, AND A CHORD BEARING N12°16'30"W, A CHORD DISTANCE OF 24.49 FEET;
- 12) WITH THE WEST LINES OF SAID TRACT B AND SAID TRACT C, N00°29'48"W, A DISTANCE OF 302.69 FEET TO THE POINT OF BEGINNING;

1068.16 AC. CONTAINING 118.0 ACRES (315,200 SQUARE FEET), MORE OR LESS.



DEDICATION

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

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRACT AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LAND INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FALCON MEADOWS AT BENT GRASS FILING NO. 4. 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 COMPLY 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.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRACT AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LAND INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FALCON MEADOWS AT BENT GRASS FILING NO. 4. 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 COMPLY 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.

CHALLENGER COMMUNITIES, L.L.C. A COLORADO LIMITED LIABILITY COMPANY
BY: *James Byers*
NAME: *James Byers*
TITLE: *VP of Community Dev.*
DATE: *7/8/24*

NOTARY
STATE OF COLORADO }
COUNTY OF EL PASO } ss.
I, *Erin Linneman*, a Notary Public in and for the State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of my office.
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC

SUMMARY

46 LOTS 6.11 ACRES 51.7%

9 TRACTS 4.84 ACRES 39.2%

TRACT OF WAY 1.08 ACRES 8.1%

TRACT USE	AREA	OWNERSHIP AND MAINTENANCE
E. OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.26 ACRES	BENT GRASS METROPOLITAN DISTRICT
F. OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, CHANNEL	1.98 ACRES	BENT GRASS METROPOLITAN DISTRICT
G. OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.70 ACRES	BENT GRASS METROPOLITAN DISTRICT
H. OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.43 ACRES	BENT GRASS METROPOLITAN DISTRICT
I. OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.27 ACRES	BENT GRASS METROPOLITAN DISTRICT
J. OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.02 ACRES	BENT GRASS METROPOLITAN DISTRICT
K. OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	11.13 ACRES	BENT GRASS METROPOLITAN DISTRICT
L. OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.21 ACRES	BENT GRASS METROPOLITAN DISTRICT
M. OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	0.26 ACRES	BENT GRASS METROPOLITAN DISTRICT
TOTAL	6.68 ACRES	

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

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 _____ DAY OF *July*, 20*24*.
SUBJECT TO ANY NOTICES OR CONDITIONS SPECIFIED HEREON
[Signature]
EL PASO COUNTY, COLORADO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

ACCEPTANCE CERTIFICATE FOR TRACTS

BENT GRASS METROPOLITAN DISTRICT
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.
[Signature]
BY: *Randle Case II*, PRESIDENT, BENT GRASS METROPOLITAN DISTRICT

OWNERS CERTIFICATE

BY: _____ EL PASO COUNTY
STATE OF COLORADO } ss.
COUNTY OF EL PASO }
I, *Randle Case II*, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of my office.
ACKNOWLEDGED BEFORE ME THIS *8* DAY OF *July*, 20*24* BY
Randle Case II AS *President*
MY COMMISSION EXPIRES: *2-27-27*
WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
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 WEA 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 *10th* DAY OF *July*, 20*24*

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.
[Signature]
07/10/2024

NOTICE

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 COMBATS 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 } ss.
I, HENRY CRYSTY, CLERK OF RECORD, DO HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK *A.M.* THIS *12* DAY OF *JULY*, 20*24* A.D.
AND IS DULY RECORDED AT RECEPTION NUMBER *224715350* AND A CHORD OF THE RECORDS OF EL PASO COUNTY, COLORADO.
BY: *[Signature]*
STEVE SCHLEIKER, RECORDER
BY: *[Signature]*
DEPUTY

FEES

BENT GRASS METROPOLITAN DISTRICT FEE: \$17,710.00
WOODMEN ROAD DISTRICT FEE: \$17,710.00
BRIDGE FEE: *\$17,436.95*
URBAN PARK FEE: \$11,040.00
SCHOOL FEE: \$11,310.00
REGIONAL PARK FEE: \$17,940.00
DRAINAGE BASIN FEE: *\$166,856.00 (Pre-Credit)*
\$15,881.12

CHALLENGER COMMUNITIES, L.L.C.
8605 EXPLORED DR SUITE 200
COLORADO SPRINGS CO, 80920

Galloway

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Colorado Springs, CO 80920
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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 WILMORE 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	Init.
1.	09/14/2022	ADDED ADDRESSES	EMW
2.	09/14/2022	ADDED TRACT NO.	EMW
3.	03/15/2024	ADDED LOTS AND TRACTS	EMW
4.	03/20/2024	REVEALED LOT NUMBER	EMW
5.	06/26/2024	REVEALED LOT LINES	EMW

Project No.: CH080021-10
Drawn By: EMW
Checked by: BJD
Date: 06/26/2022

1
SHEET OF 4

FALCON MEADOWS AT BENT GRASS FILING NO. 4

15350

Galloway

1155 Kelly Johnson Blvd., Suite 505
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 THIS 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 20192582, OR 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 SPECIFIC 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., PROBLEMS MEADOW LUMPING 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 20192582.
- 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 SUICIDIOSAS AND ASSIGNS SHALL BE REQUIRED TO PAY TRACTIC 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 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. _____ 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 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 20200584.
- 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 08041005530, 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) EASEMENTS: 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 08041005530, EFFECTIVE DATE DECEMBER 07, 2018.
- 33) THE BASE FLOOD ELEVATIONS (BFE) TAKEN FROM THE FEMA FIRM MAP 08041005530, 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. WIGGINTON MEASURES AND 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. 4, #P. 22-16 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

FAULTS/SEISMICITY (LOTS 1-46)
MINERALITY/NATURAL 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	Init.
1	04/10/2022	ADDED ADDRESSES	BMV
2	05/04/2022	ADDED TRACT "H"	BMV
3	05/04/2024	ADDED LOT LINE INFORMATION	BMV
4	03/05/2024	REVISED LOT NUMBER	BMV
5	05/10/2024	REVISED LOT LINES	BMV
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: BMV
Checked By: BJD
Date: 06/20/2024

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"

MIRLINE 1/2" DIA./A. SEC. 1
(BASES OF BEARINGS)

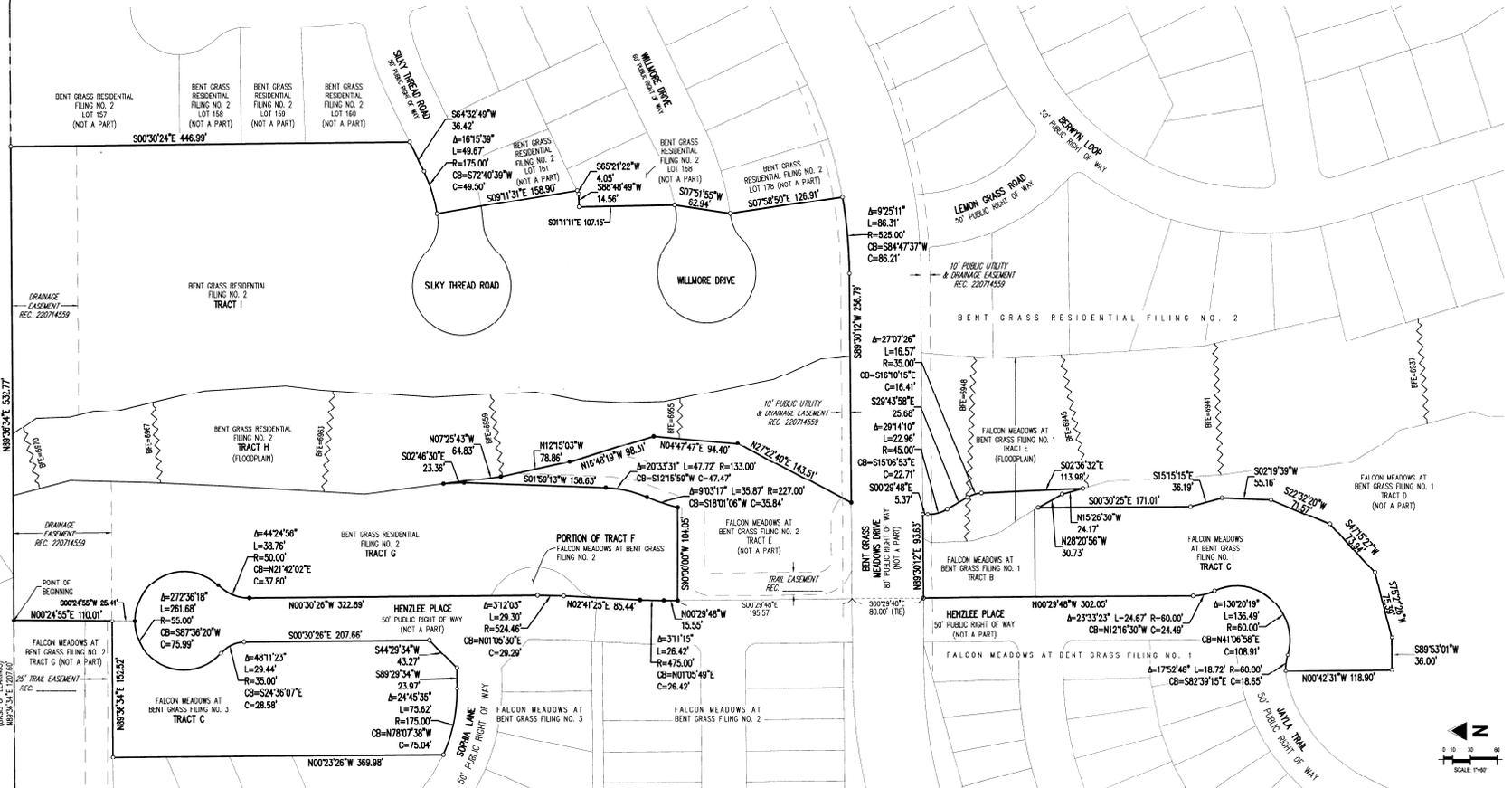
THE MEADOWS FILING NO. 3
LOT 13
(NOT A PART)

INSPEC. DATE 5/27/12

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

NORTHLINE 5/2" DIA./A. SEC. 1
(BASES OF BEARINGS)

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



[Signature]
08/10/2014

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



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	08/10/2012	ADDRESS CORRECTIONS	EMV
2	08/06/2012	ADDRESS TRACTS	EMV
3	03/15/2014	ADDED LOTS AND TRACTS	EMV
4	03/05/2014	REVISED LOT NUMBER	EMV
5	05/06/2014	REVISED LOT LINES	EMV

Project No: CH-00002110
 Drawn By: EMV
 Created By: ISL
 Date: 06/10/2012

FALCON MEADOWS AT BENT GRASS FILING NO. 4

15350

Galloway

1155 Hwy. Johnson Blvd., 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"

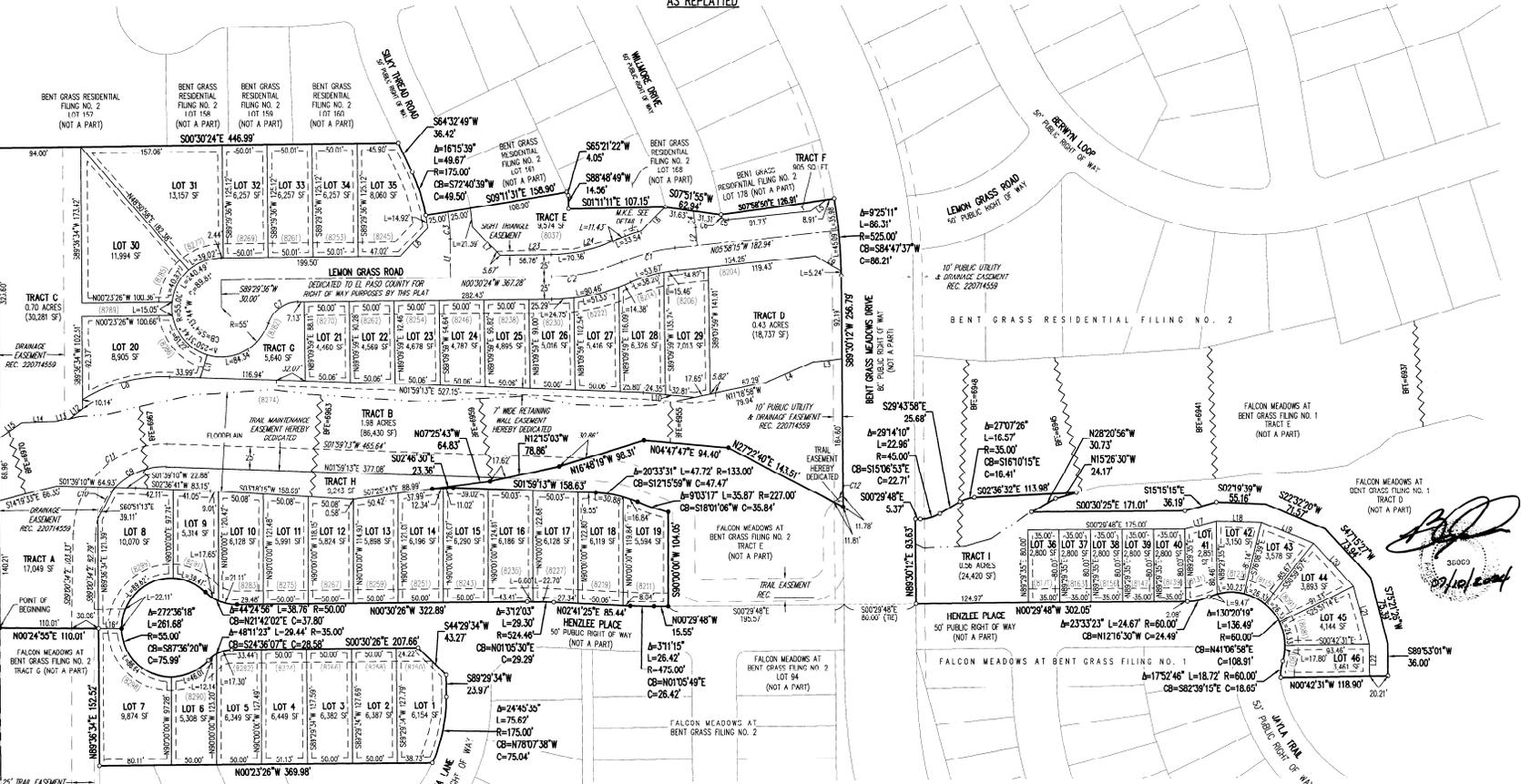
NORTH LINE S/2 NW/4 SEC. 1
(BASE OF BEARING)
N89°54'26"E 388.76'

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

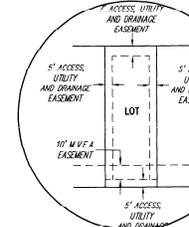
THE MEADOWS
FILING NO. 3
LOT 5
(NOT A PART)

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

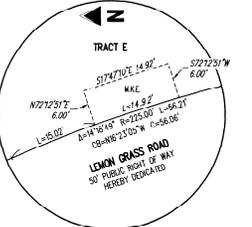
POINT OF COMMENCEMENT
NORTH SIXTEENTH CORNER
SEC. 21 SEC. 1
T13S, R65W
FOUND 1-1/2" ALUMINUM
CAP STAMPED "PLS 11624"



TYPICAL LOT
EASEMENT DETAIL



DETAIL 1
1" = 10'



LINE TABLE
1" = 10'

LINE NO.	BEARING	DISTANCE	POINT NO.
1	N89°54'26"E	388.76'	1
2	S89°54'26"W	388.76'	2
3	N89°54'26"E	388.76'	3
4	S89°54'26"W	388.76'	4
5	N89°54'26"E	388.76'	5
6	S89°54'26"W	388.76'	6
7	N89°54'26"E	388.76'	7
8	S89°54'26"W	388.76'	8
9	N89°54'26"E	388.76'	9
10	S89°54'26"W	388.76'	10
11	N89°54'26"E	388.76'	11
12	S89°54'26"W	388.76'	12
13	N89°54'26"E	388.76'	13
14	S89°54'26"W	388.76'	14
15	N89°54'26"E	388.76'	15
16	S89°54'26"W	388.76'	16
17	N89°54'26"E	388.76'	17
18	S89°54'26"W	388.76'	18
19	N89°54'26"E	388.76'	19
20	S89°54'26"W	388.76'	20
21	N89°54'26"E	388.76'	21
22	S89°54'26"W	388.76'	22
23	N89°54'26"E	388.76'	23
24	S89°54'26"W	388.76'	24
25	N89°54'26"E	388.76'	25
26	S89°54'26"W	388.76'	26
27	N89°54'26"E	388.76'	27
28	S89°54'26"W	388.76'	28
29	N89°54'26"E	388.76'	29
30	S89°54'26"W	388.76'	30
31	N89°54'26"E	388.76'	31
32	S89°54'26"W	388.76'	32
33	N89°54'26"E	388.76'	33
34	S89°54'26"W	388.76'	34
35	N89°54'26"E	388.76'	35
36	S89°54'26"W	388.76'	36
37	N89°54'26"E	388.76'	37
38	S89°54'26"W	388.76'	38
39	N89°54'26"E	388.76'	39
40	S89°54'26"W	388.76'	40
41	N89°54'26"E	388.76'	41
42	S89°54'26"W	388.76'	42
43	N89°54'26"E	388.76'	43
44	S89°54'26"W	388.76'	44
45	N89°54'26"E	388.76'	45
46	S89°54'26"W	388.76'	46
47	N89°54'26"E	388.76'	47
48	S89°54'26"W	388.76'	48
49	N89°54'26"E	388.76'	49
50	S89°54'26"W	388.76'	50

CURVE TABLE

LINE NO.	BEARING	DISTANCE	POINT NO.
1	N89°54'26"E	388.76'	1
2	S89°54'26"W	388.76'	2
3	N89°54'26"E	388.76'	3
4	S89°54'26"W	388.76'	4
5	N89°54'26"E	388.76'	5
6	S89°54'26"W	388.76'	6
7	N89°54'26"E	388.76'	7
8	S89°54'26"W	388.76'	8
9	N89°54'26"E	388.76'	9
10	S89°54'26"W	388.76'	10
11	N89°54'26"E	388.76'	11
12	S89°54'26"W	388.76'	12
13	N89°54'26"E	388.76'	13
14	S89°54'26"W	388.76'	14
15	N89°54'26"E	388.76'	15
16	S89°54'26"W	388.76'	16
17	N89°54'26"E	388.76'	17
18	S89°54'26"W	388.76'	18
19	N89°54'26"E	388.76'	19
20	S89°54'26"W	388.76'	20
21	N89°54'26"E	388.76'	21
22	S89°54'26"W	388.76'	22
23	N89°54'26"E	388.76'	23
24	S89°54'26"W	388.76'	24
25	N89°54'26"E	388.76'	25
26	S89°54'26"W	388.76'	26
27	N89°54'26"E	388.76'	27
28	S89°54'26"W	388.76'	28
29	N89°54'26"E	388.76'	29
30	S89°54'26"W	388.76'	30
31	N89°54'26"E	388.76'	31
32	S89°54'26"W	388.76'	32
33	N89°54'26"E	388.76'	33
34	S89°54'26"W	388.76'	34
35	N89°54'26"E	388.76'	35
36	S89°54'26"W	388.76'	36
37	N89°54'26"E	388.76'	37
38	S89°54'26"W	388.76'	38
39	N89°54'26"E	388.76'	39
40	S89°54'26"W	388.76'	40
41	N89°54'26"E	388.76'	41
42	S89°54'26"W	388.76'	42
43	N89°54'26"E	388.76'	43
44	S89°54'26"W	388.76'	44
45	N89°54'26"E	388.76'	45
46	S89°54'26"W	388.76'	46
47	N89°54'26"E	388.76'	47
48	S89°54'26"W	388.76'	48
49	N89°54'26"E	388.76'	49
50	S89°54'26"W	388.76'	50



LEGEND

- FOUND PLSS MONUMENT AS DESCRIBED
- PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED
- SET AS BEARING 1" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED
- WAKE WALKER IRON EASEMENT

FALCON MEADOWS AT BENT GRASS FILING NO. 4

A REPEAT OF PORTION OF TRACT "C", 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 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	03/26/2004	REVISED LOT NUMBERS	EMV
5	05/06/2004	REVISED LOT LINES	EMV
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