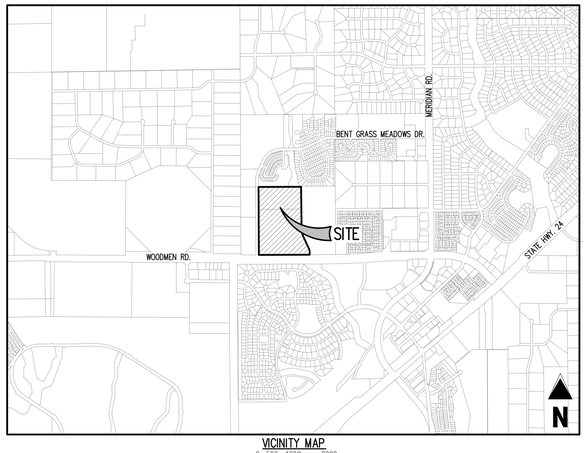
THE MARKETS AT BENT GRASS
FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
0 500 1000 2000
SCALE: 1"=2000'

SHEET INDEX

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KNOW ALL MEN BY THESE PRESENTS

THAT LENA GAIL CASE AND CYNTHIA DEYOUNG, AS WHOSE INTERESTS MAY APPEAR BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF 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(11) AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST BEARING N89°45'24"E, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARRELL 1985 LS 17664", AND AS MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARRELL & CO 1985 LS 17664".

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1, THENCE N89°45'24"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 500.02 FEET; THENCE DEPARTING SAID SECTION LINE, N00°14'36"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WOODMEN ROAD AND THE EAST RIGHT-OF-WAY LINE OF BENT GRASS MEADOW DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N00°13'46"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1898.43 FEET TO THE SOUTHWEST CORNER OF TRACT D, FALCON MEADOWS AT BENT GRASS FILING NO. 1;

THENCE N89°47'22"E ALONG THE SOUTH LINE OF SAID TRACT D AND TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 1, A DISTANCE OF 1190.72 FEET TO THE SOUTHEAST CORNER OF TRACT B, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED BY WARRANTY DEED RECEPTION NO. 000602276 THE FOLLOWING FIVE (5) COURSES:

1. S00°22'01"E, A DISTANCE OF 1180.38 FEET TO A POINT OF TANGENT CURVATURE;
2. ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25°15'43", A RADIUS OF 490.87 FEET, A LENGTH OF 216.43 FEET, A CHORD BEARING OF S12°59'53"E WITH A CHORD DISTANCE OF 214.68 FEET;
3. S25°37'44"E, A DISTANCE OF 365.00 FEET TO A POINT OF TANGENT CURVATURE;
4. ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 25°25'06", A RADIUS OF 266.04 FEET, A LENGTH OF 118.02 FEET, A CHORD BEARING OF S12°55'11"E WITH A CHORD DISTANCE OF 117.06 FEET;
5. S00°12'38"E, A DISTANCE OF 64.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WOODMEN RD;

THENCE S89°45'24"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1423.26 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS 2,348,507 SQUARE FEET OR 53.91 ACRES, MORE OR LESS.

ALL LINEAR DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

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 **THE MARKETS AT BENT GRASS FILING NO. 1**, IN THE COUNTY OF EL PASO COUNTY, COLORADO.

BASIS OF BEARING

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983(11) AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST BEARING N89°45'24"E, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARRELL 1985 LS 17664", AND AS MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARRELL & CO 1985 LS 17664".

OWNERS CERTIFICATE

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, TRACTS, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE MARKETS AT BENT GRASS FILING NO. 1. 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, ALL 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: _____

_____
(SIGNATURE)

OWNER: _____

_____
(SIGNATURE)

NOTARY

STATE OF COLORADO)
) SS
COUNTY OF _____)

SIGNED BEFORE ME ON _____, 20____

BY: _____

_____
(NOTARY'S OFFICIAL SIGNATURE)

_____
(TITLE OF OFFICE)

_____
(COMMISSION EXPIRATION)

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "**THE MARKETS AT BENT GRASS FILING NO. 1**" SUBDIVISION WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20_____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS FOR UTILITIES AND DRAINAGE ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

_____
EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

ACCEPTANCE CERTIFICATE FOR TRACTS

BENT GRASS COMMERCIAL METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS B, C AND D FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE (SEE SHEET 2 OF 9) ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE BENT GRASS COMMERCIAL METROPOLITAN DISTRICT.

BY: _____

NOTARY

STATE OF COLORADO)
) SS
COUNTY OF _____)

SIGNED BEFORE ME ON _____, 20____

BY: _____

_____
(NOTARY'S OFFICIAL SIGNATURE)

_____
(TITLE OF OFFICE)

_____
(COMMISSION EXPIRATION)

SURVEYORS CERTIFICATE

I, AARON J. HANDL, 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____.

_____
AARON J. HANDL
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38328
FOR AND ON BEHALF OF GALLOWAY & COMPANY, LLC

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 COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

CLERK AND RECORDER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20_____, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

_____
EL PASO COUNTY CLERK AND RECORDER

_____ _____
(SIGNATURE) (DATE)

PLAT PREPARER

AARON HANDL, PLS
GALLOWAY & CO. LLC
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO, 80920
TEL: (719) 900-7237

OWNER OF RECORD

LENA GAIL CASE
119 N WAHSATCH AVE
COLORADO SPRINGS, CO 80903

(NOTE: TO BE UPDATED WITH OWNER OF RECORD UPON FINAL PLAT RECORDING)

OWNER OF RECORD

CYNTHIA DEYOUNG
10924 E HIGHWAY 24
PEYTON, CO 80831

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

Galloway & Company, LLC

THE MARKETS AT BENT GRASS
FILING NO. 1
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TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	EDI000102.10
Drawn By:	AJH
Checked By:	BJD
Date:	11/20/2026

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THE MARKETS AT BENT GRASS
FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

(NOTES, LAND USE & PARCEL AREA TABLES)

GENERAL NOTES

1. ALL EXISTING INFORMATION SHOWN HEREIN IS FROM AN ALTA SURVEY, PREPARED BY GALLOWAY & COMPANY, LLC, DATED 07/01/2025.
2. ALL SITE GRADING, UTILITIES, AND PUBLIC ROADWAY CONNECTIONS WILL BE CONSTRUCTED IN ONE PHASE. FORTHCOMING PAD LOT DEVELOPMENTS WILL REQUIRE SEPARATE SITE DEVELOPMENT PLAN (PPR) APPLICATIONS SUBMITTED TO EL PASO COUNTY FOR REVIEW AND APPROVAL.
3. NO RAILROAD RIGHTS-OF-WAY EXIST ON THE PROPERTY.
4. NO MINERAL RESOURCE AREAS NOR HISTORIC OR ARCHEOLOGICAL SIGNIFICANT SITES WERE LOCATED ON THE PROPERTY.
5. NO MAJOR ROCK OUTCROPPINGS NOR WOODED AREAS EXIST ON THE PROPERTY.
6. THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE NOXIOUS WEED MANAGEMENT PLAN BY BRISTLECONE ECOLOGY, LLC DATED 02/26/2026, IN FILE SP262 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT
7. CROSS-LOT ACCESS IS PROVIDED BY THE PUBLIC ACCESS EASEMENTS PLATTED.

FLOODPLAIN NOTES

1. A PORTION OF THE SITE IS LOCATED WITH ZONE AE AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08041C0553G, EFFECTIVE DATE 12/7/2018. THE EFFECTIVE 100-YEAR FLOODPLAIN IS PRIMARILY LOCATED ON THE EASTERN SIDE OF THE SITE, AS DEPICTED ON THIS PRELIMINARY PLAN AND PRELIMINARY DRAINAGE REPORT.
2. A LETTER OF MAP REVISION (LOMR) IS IN PROCESS DUE TO RECENT CHANNEL IMPROVEMENTS TO THE UNNAMED TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2. THESE CHANNEL IMPROVEMENTS ARE ASSOCIATED WITH FALCON MEADOWS AT BENT GRASS DRAINAGE CHANNEL PROJECT (EPC FILE NOS. CDR2114 & ASB2525). THE CORRECTED 100-YEAR FLOODPLAIN IS CONTAINED WITHIN PROPOSED TRACT A.
3. ALL PROPOSED IMPROVEMENTS SHOWN IN THIS PRELIMINARY PLAN REMAIN OUTSIDE OF THE CORRECTED 100-YEAR FLOODPLAIN. THE LOMR IS EXPECTED TO BE PROCESSED WITH FEMA PRIOR TO CONSTRUCTION STARTING FOR THIS DEVELOPMENT. THEREFORE, NO FLOODPLAIN DEVELOPMENT PERMIT IS EXPECTED TO BE REQUIRED FOR THIS PROJECT.

SOILS & GEOLOGY NOTES

1. THE PROPERTY(S) IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE GEOLOGY AND SOILS EVALUATION REPORT BY VIVID ENGINEERING GROUP, DATED 02/25/2026 & REVISION 1, DATED 05/08/2026. THE PROJECT SITE EXHIBITS NO GEOLOGIC HAZARDS THAT POSE A SIGNIFICANT RISK TO THE PROPOSED PROJECT OR ADJACENT PROPERTIES THAT CANNOT BE MITIGATED THROUGH PROPER LAND USAGE PLANNING, FOUNDATION DESIGN, ENGINEERING DESIGN, AND/OR CONSTRUCTION PRACTICE GENERALLY DISCUSSED IN SAID REPORT. RECOMMENDATIONS REGARDING MITIGATION OF THE IDENTIFIED POTENTIAL HAZARDS MUST BE ADDRESSED IN THE LOT SPECIFIC GEOTECHNICAL INVESTIGATION REPORT, OR THROUGH THE USE OF CURRENT BUILDING DESIGN CODES. ADDITIONAL RECOMMENDATIONS PERTINENT TO THIS DEVELOPMENT ARE PROVIDED IN SAID REPORT.
2. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS OR CONSTRAINTS. GEOLOGIC CONDITIONS CAN BE FOUND IN THE REPORT BY VIVID ENGINEERING GROUP, REVISION 1, DATED 05/08/2026, IN THE FILE SP262 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

   POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 1-14 AND TRACTS A-F

   OTHER HAZARDS OR CONSTRAINTS:
   - POTENTIALLY LOOSE OR COMPRESSIBLE SOILS: LOTS 1, 2, 4-6, 9, 10, 13 AND TRACTS AÃ± B
   - CLAYS AND CLAYSTONE WITH LOW EXPANSION POTENTIAL: LOTS 1, 2, 7, 8, 11, 12 AND TRACTS B-D

***SUBJECT TO SITE-SPECIFIC INVESTIGATIONS, IDENTIFIED HAZARDS AND CONSTRAINTS SHALL BE ADDRESSED BY PROJECT-SPECIFIC MITIGATION MEASURES. FUTURE DEVELOPERS OF IDENTIFIED LOTS SHOULD CONSIDER APPROPRIATE MITIGATION MEASURES FOR SHALLOW GROUNDWATER, SUCH AS INCORPORATING FOUNDATION DRAINAGE SYSTEMS.

STANDARD EL PASO COUNTY PLAT NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
2. 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.
3. 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 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 IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
4. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. 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 _____ 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 POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
8. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS 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. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL. 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.
9. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
10. DEVELOPER OR DISTRICT IS RESPONSIBLE FOR OPERATION & MAINTENANCE OF ALL PRIVATE ROADS AND PUBLIC ACCESS EASEMENTS.
11. DUE TO THE POTENTIAL FOR HIGH GROUNDWATER IN THE AREA, FUTURE DEVELOPERS OF LOTS SHOULD CONSIDER APPROPRIATE MITIGATION MEASURES, SUCH AS UNDERGROUND DRAINAGE SYSTEMS. ANY UNDERGROUND DRAINAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
12. WOODMEN ROAD DISTRICT NOTE: SUBJECT TO THE THEN CURRENT RULES AND REGULATIONS OF THE DISTRICT, ALL PROPERTY WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, MAY BE SUBJECT TO A MILL LEVY, PLATTING FEES, AND BUILDING PERMIT FEE FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
13. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METRO DISTRICT (WHMD) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
14. ALL SIDE, FRONT, AND REAR LOT LINES ARE SHOWN AND PLATTED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

GAS & ELECTRIC NOTES

1. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE
2. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS.
3. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS.

PROJECT CONTACTS

DEVELOPER & APPLICANT
EVERGREEN DEVELOPMENT
1873 SOUTH BELLAIRE ST., SUITE 1200
DENVER, CO 80222
CONTACT: SEAN MURPHY
EMAIL: SMURPHY@EVGRE.COM
TEL: (303) 757-0414

CIVIL ENGINEER
GALLOWAY & COMPANY, LLC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO, 80920
CONTACT: JEFFREY ODOR, PE
EMAIL: JEFFREYODOR@GALLOWAYUS.COM
TEL: (719) 308-2519

SURVEYOR
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
CONTACT: BRIAN DENNIS, PLS
EMAIL: BRIANDENNIS@GALLOWAYUS.COM
TEL: (719) 900-7232

TRAFFIC ENGINEER
SM ROCHA, LLC
6 SOUTH TEJON STREET, SUITE 618
COLORADO SPRINGS, COLORADO 80903
CONTACT: MIKE ROCHA
EMAIL:
TEL: (719) 203-6639

GEOTECHINCAL ENGINEER
VIVID ENGINEERING GROUP
1053 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
CONTACT: NATE DOMDEN, PE
EMAIL: NDOMDEN@VIVIDEG.COM
TEL: (719) 896-4356

ECOLOGIST
BRISTLECONE ECOLOGY, LLC
2023 W SCOTT PLACE
DENVER, CO 80211
CONTACT: DAN MAYNARD
EMAIL: DMAYNARD@BRISTLECONEECOLOGY.COM
TEL: (971) 237-3906

AGENCY CONTACTS

EL PASO COUNTY
EL PASO COUNTY PLANNING & COMMUNITY DEVELOP.
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6300

FIRE PROTECTION
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN RD.,
FALCON, CO 80831
CONTACT: TRENT HARWIG
EMAIL: THARWIG@FALCONFIREPD.ORG
TEL: (719) 495-4050

WATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORG
TEL: (719) 495-2500

WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORG
TEL: (719) 495-2500

ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 E WOODMEN RD.,
FALCON, CO 80831
CONTACT: LAURA J. HUTSON
EMAIL:
TEL: (800) 388-9881

GAS
COLORADO SPRINGS UTILITIES
1521 SOUTH HANCOCK EXPRESSWAY, MC 1812
COLORADO SPRINGS, CO 80903
CONTACT: MATTHEW ALCURAN
EMAIL: (719) 668-8261

LAND USE SUMMARY TABLE		
USE	AREA (AC)	% OF LAND
COMMERCIAL	37.05	68.7%
DRAINAGE	1.44	2.7%
OPEN SPACE	12.31	22.8%
PUBLIC IMPROVEMENT	3.11	5.8%

PARCEL AREA TABLE			
PARCEL	AREA (AC)	USE	OWNERSHIP & MAINTENANCE
LOT 1	11.88	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 2	10.34	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 3	1.29	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 4	1.45	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 5	0.94	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 6	0.86	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 7	0.89	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 8	1.26	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 9	1.10	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 10	0.78	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 11	0.72	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 12	2.46	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 13	1.71	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 14	1.37	COMMERCIAL DEVELOPMENT	LOT OWNER
TRACT A	10.92	DRAINAGE CHANNEL	EL PASO COUNTY
TRACT B	1.00	OPEN SPACE	BENT GRASS COMMERCIAL METRO DISTRICT
TRACT C	1.37	DRAINAGE	BENT GRASS COMMERCIAL METRO DISTRICT
TRACT D	0.44	DRAINAGE/PEDESTRIAN ACCESS	BENT GRASS COMMERCIAL METRO DISTRICT
TRACT E	0.36	PRIVATE ROADWAY	BENT GRASS COMMERCIAL METRO DISTRICT
TRACT F	0.12	OPEN SPACE	LOT OWNER
PR PUBLIC R.O.W.	2.77	PUBLIC R.O.W.	EL PASO COUNTY
TOTAL ACERAGE	54.03		

EASEMENT AREA TABLE		
TYPE	AREA (AC)	OWNERSHIP & MAINTENANCE
GENERAL UTILITY	1.38	BENT GRASS COMMERCIAL METRO DISTRICT
PUBLIC IMPROVEMENT	0.68	BENT GRASS COMMERCIAL METRO DISTRICT
PUBLIC ACCESS	2.22	BENT GRASS COMMERCIAL METRO DISTRICT
WATER UTILITY	2.74	WHMD
ELECTRIC UTILITY	1.55	MVEA

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

#	Date	Issue / Description	Init.

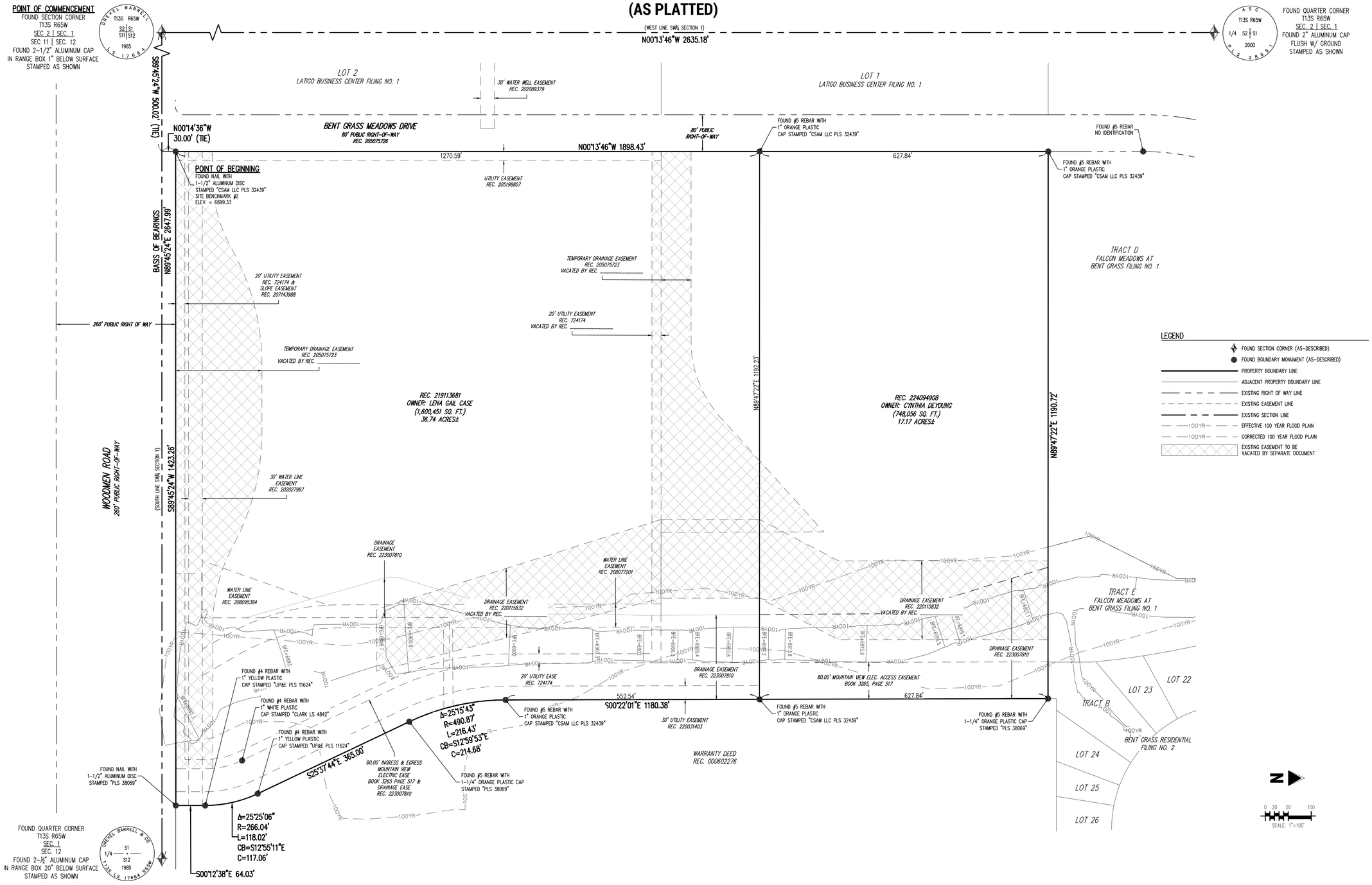
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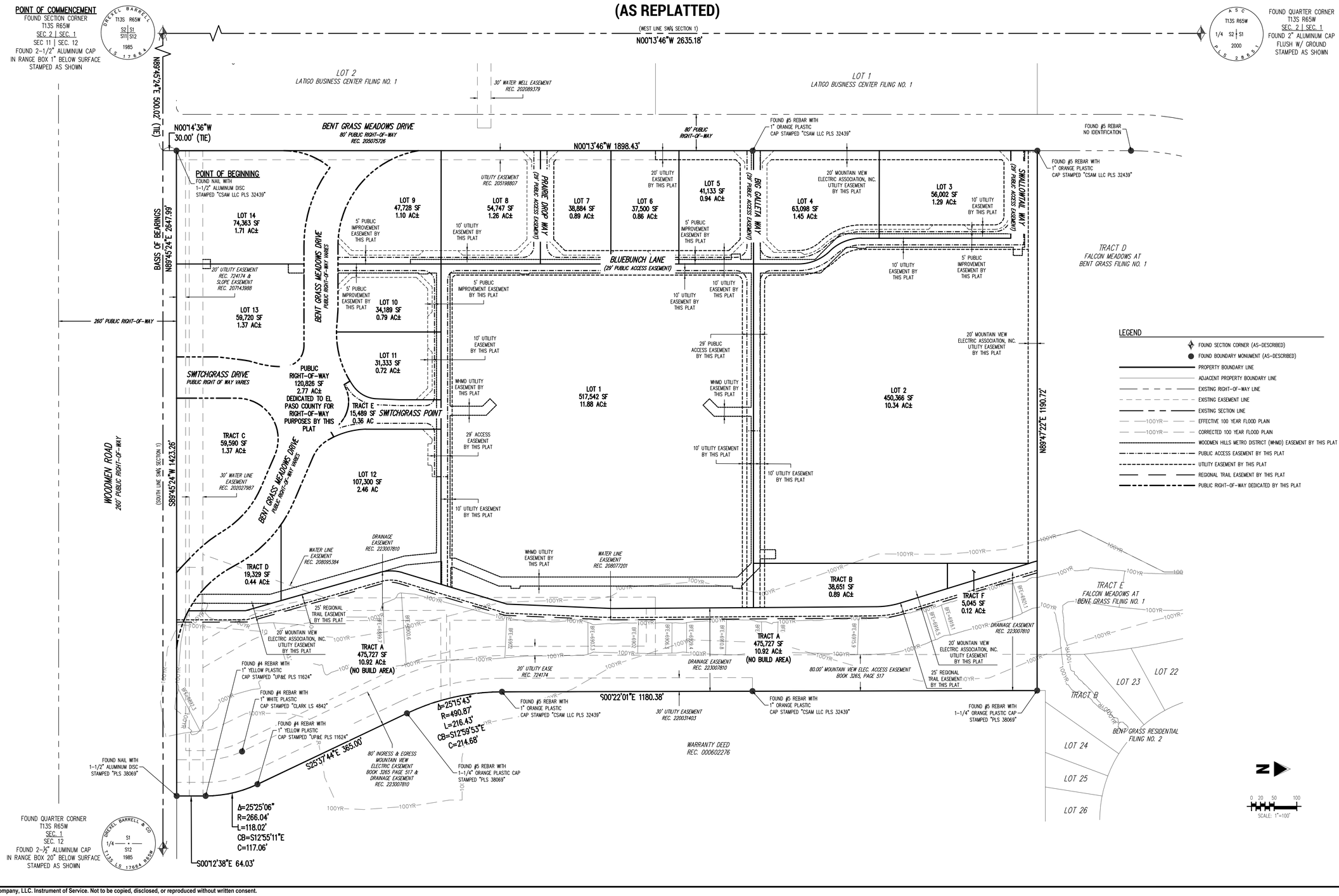
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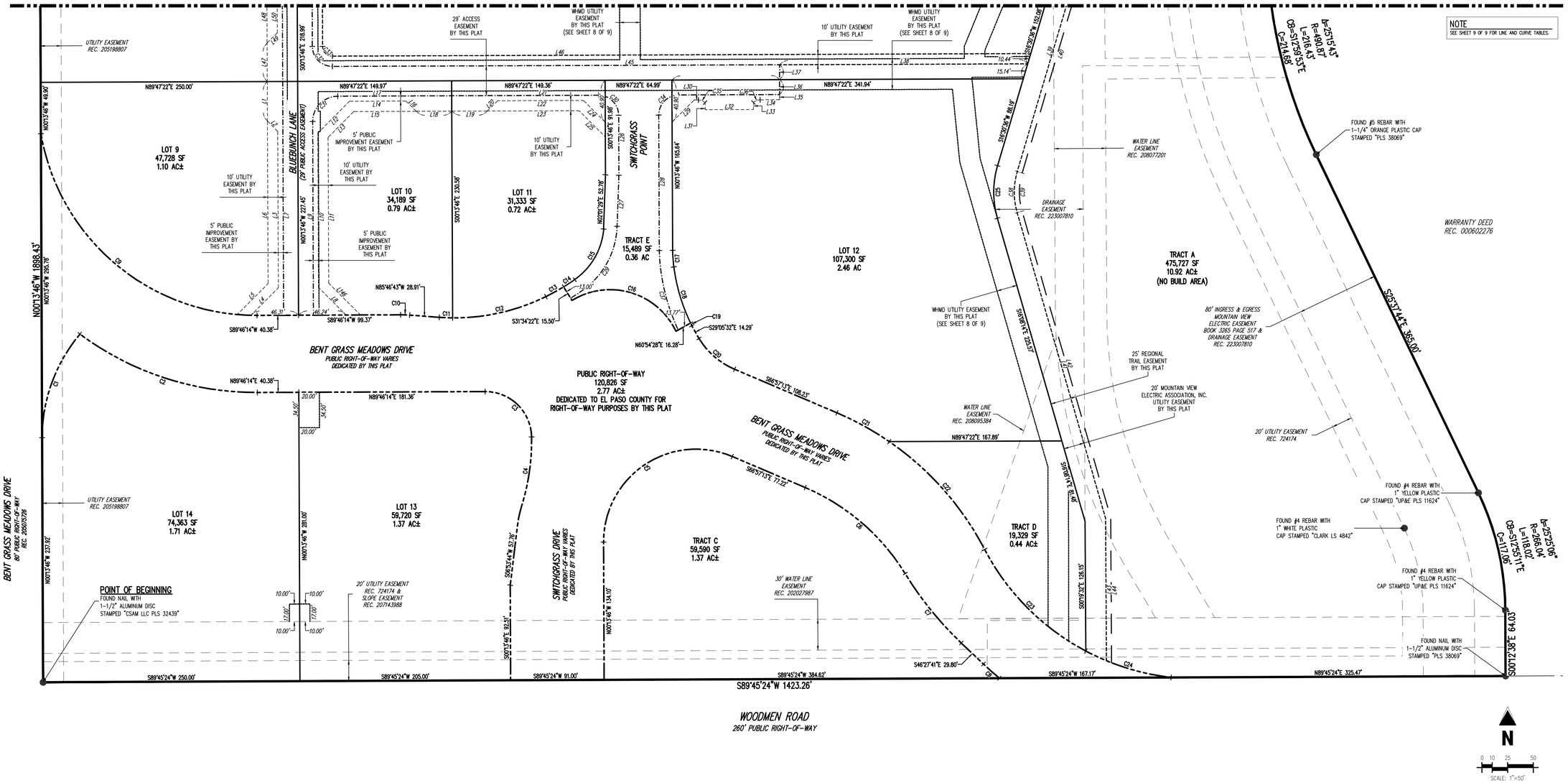
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TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- FOUND SECTION CORNER (AS-DESCRIBED)
- FOUND BOUNDARY MONUMENT (AS-DESCRIBED)
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING SECTION LINE
- WOODMEN HILLS METRO DISTRICT (WHMD) EASEMENT BY THIS PLAT
- PUBLIC ACCESS EASEMENT BY THIS PLAT
- UTILITY EASEMENT BY THIS PLAT
- REGIONAL TRAIL EASEMENT BY THIS PLAT
- PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT

(MATCHLINE - SEE SHEET 6 OF 9)



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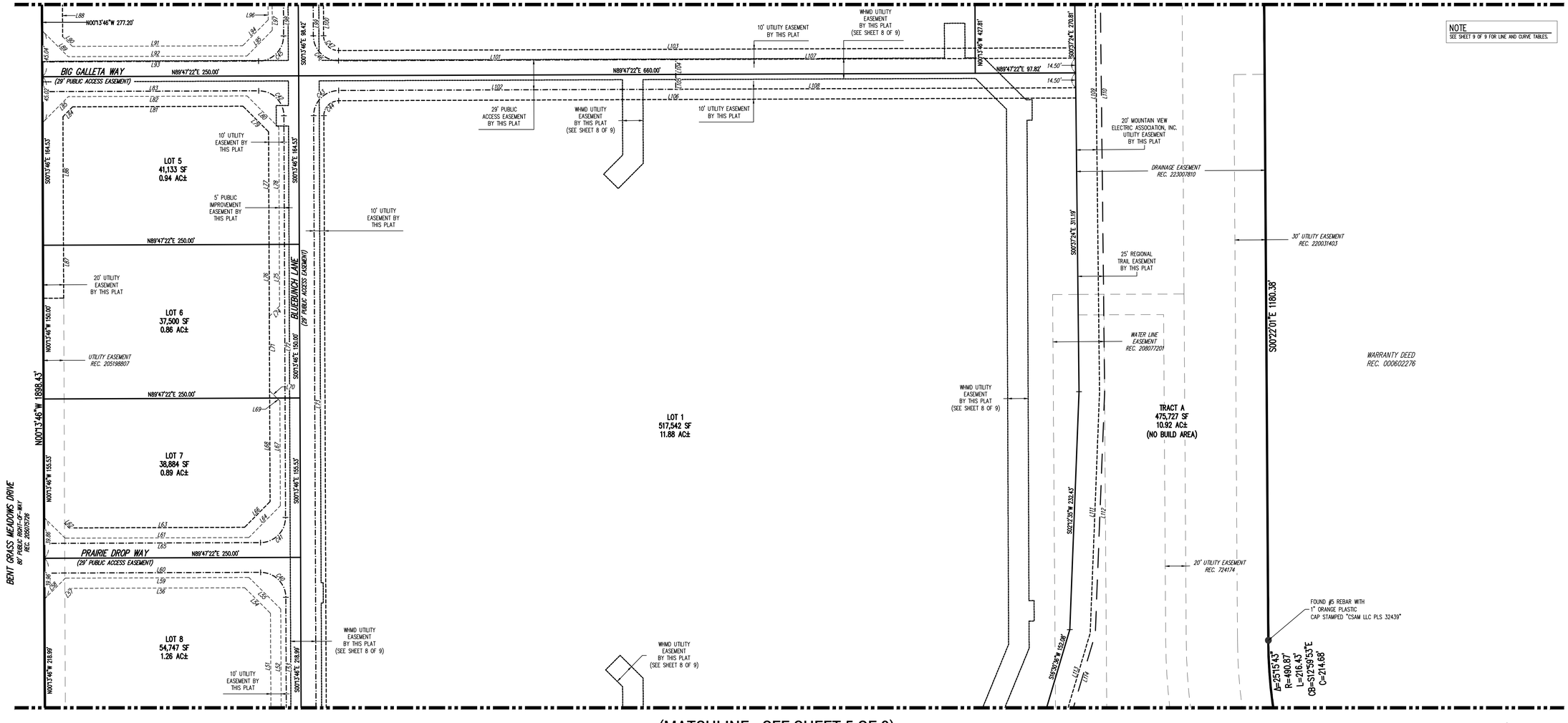
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- FOUND SECTION CORNER (AS-DESCRIBED)
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- PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT

(MATCHLINE - SEE SHEET 7 OF 9)



NOTE
SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.

(MATCHLINE - SEE SHEET 5 OF 9)

N

0 10 25 50
SCALE: 1"=50'

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#	Date	Issue / Description	Init.

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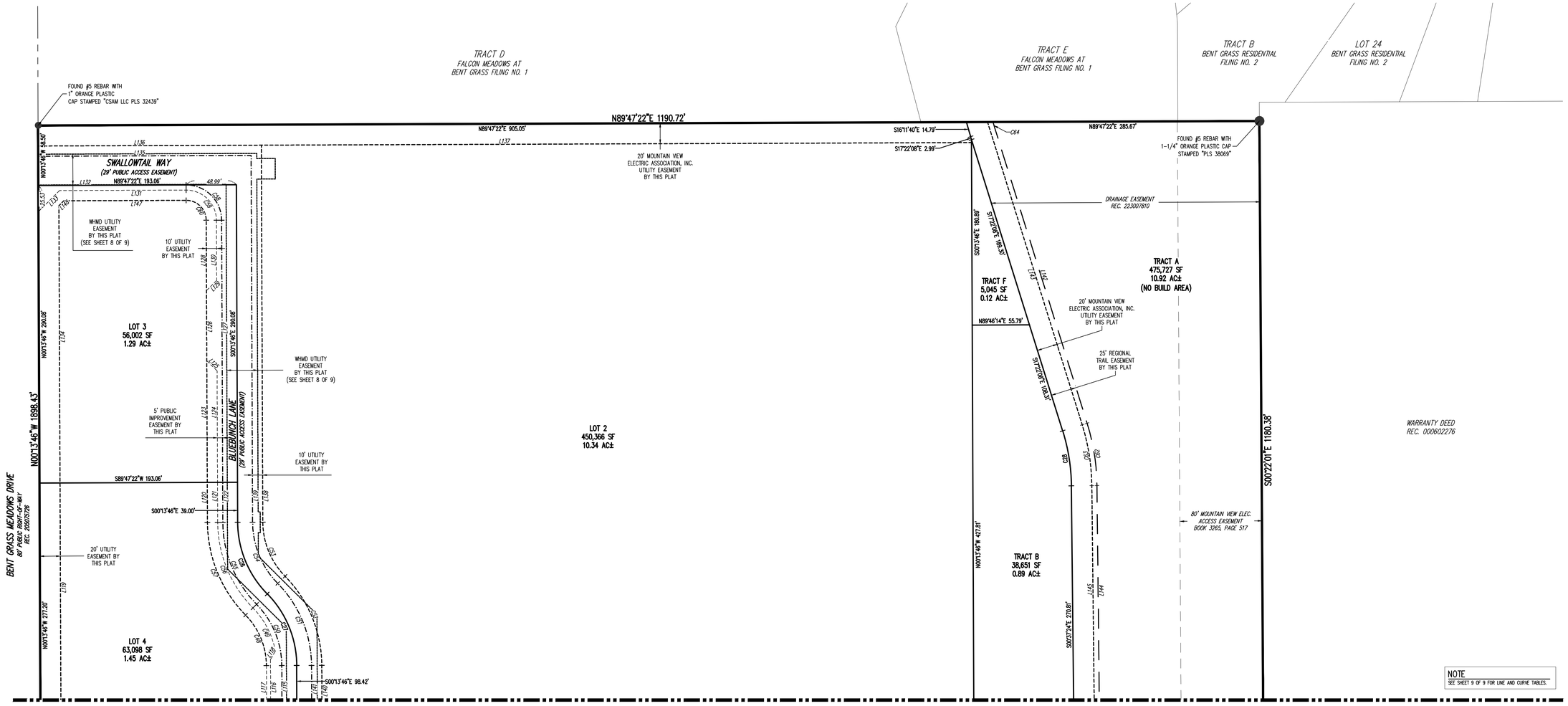
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TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

N

0 10 25 50
SCALE: 1"=50'

LEGEND

- FOUND SECTION CORNER (AS-DESCRIBED)
- FOUND BOUNDARY MONUMENT (AS-DESCRIBED)
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NOTE
SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.

(MATCHLINE - SEE SHEET 6 OF 9)

N

0 10 25 50
SCALE: 1"=50'

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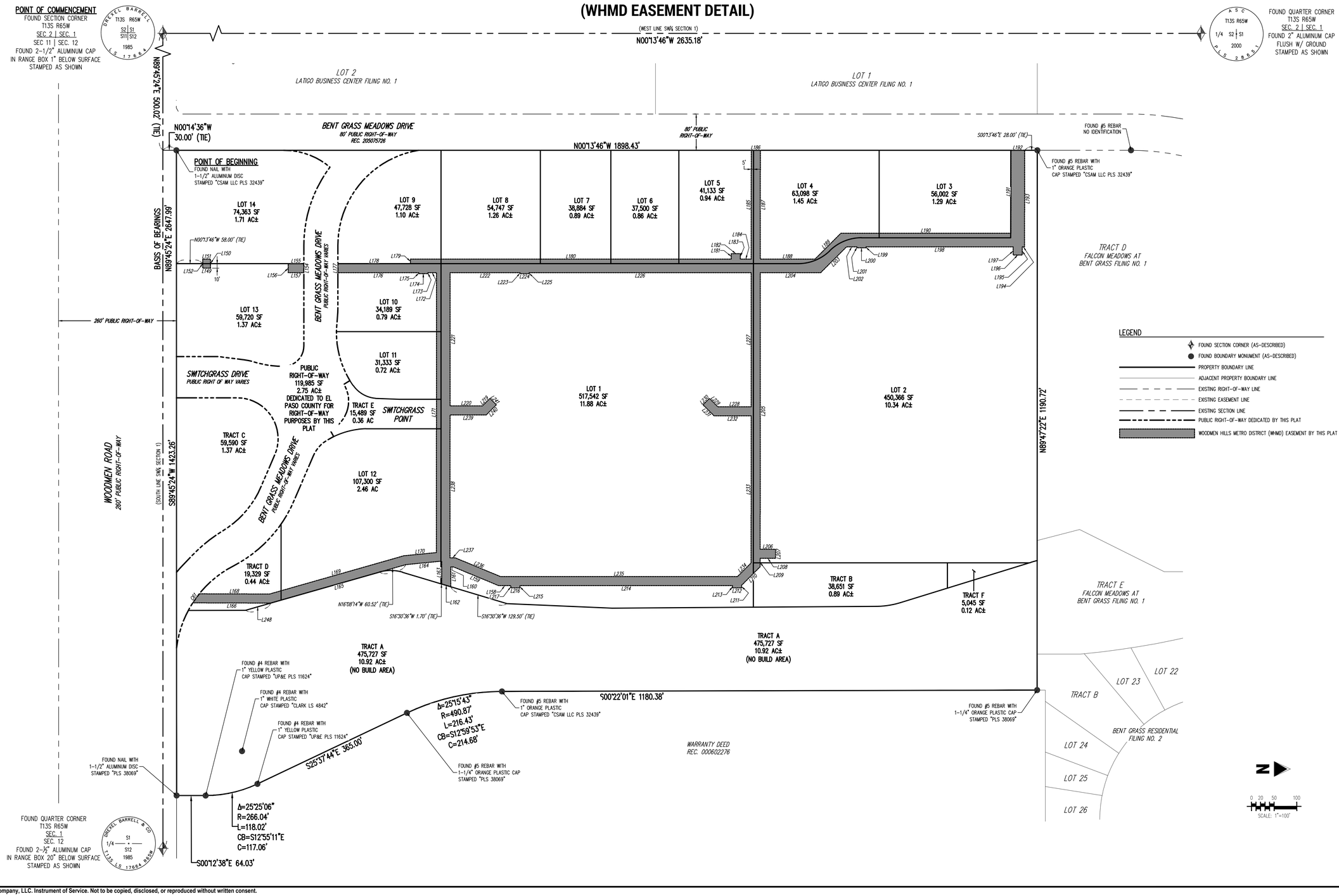
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(WHMD EASEMENT DETAIL)



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COUNTY OF EL PASO, STATE OF COLORADO

(LINE & CURVE TABLES)

LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	S00°13'46"E	75.94
L2	N45°00'00"W	14.20
L3	N00°13'46"W	152.23
L4	N45°00'00"E	37.77
L5	N45°00'00"E	42.55
L6	N00°13'46"W	158.14
L7	N00°13'46"W	227.46
L8	N45°00'00"W	37.97
L9	N00°13'46"W	188.44
L10	N00°13'46"W	150.13
L11	S00°13'46"E	141.86
L12	N44°52'09"E	43.69
L13	S44°52'09"W	35.41
L14	N89°47'22"E	55.05
L15	S89°47'22"W	60.84
L16	S45°00'00"E	14.09
L17	N89°47'22"E	110.96
L18	S89°47'22"W	34.55
L19	S89°47'22"W	34.50
L20	S45°00'00"W	14.19
L21	N89°47'22"E	142.86
L22	S89°47'22"W	83.53
L23	S89°47'22"W	89.44
L24	N45°00'00"W	30.16
L25	N45°00'00"W	36.08
L26	S00°13'46"E	58.37
L27	S01°59'12"W	49.87
L28	N00°13'46"W	131.79
L29	S45°00'00"W	30.37
L30	S89°47'22"W	4.13
L31	N00°10'45"W	6.88
L32	S89°47'22"W	47.01
L33	S00°09'53"E	6.88
L34	S89°47'22"W	19.03
L35	S00°12'38"E	5.00
L36	S00°12'38"E	14.50
L37	S00°12'38"E	14.50
L38	N89°47'22"E	241.58
L39	N16°30'36"E	242.78
L40	N16°30'36"E	243.41

LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L41	N16°08'14"W	309.83
L42	N16°08'14"W	310.52
L43	N00°19'32"W	138.45
L44	N00°19'32"W	141.17
L45	S89°47'22"W	435.06
L46	N89°47'22"E	679.64
L47	S00°13'46"E	75.94
L48	N00°13'46"W	126.46
L49	N45°00'00"E	14.09
L50	N00°13'46"W	121.17
L51	N00°13'46"W	126.46
L52	N00°13'46"W	121.17
L53	N00°13'46"W	179.99
L54	N45°12'20"W	35.44
L55	N45°12'20"W	43.72
L56	S89°47'22"W	170.78
L57	S44°53'37"W	6.59
L58	S44°53'37"W	28.99
L59	S89°47'22"W	179.06
L60	S89°47'22"W	211.01
L61	S89°47'22"W	179.27
L62	N45°19'02"W	6.44
L63	S89°47'22"W	170.98
L64	S44°42'19"W	43.62
L65	N89°47'22"E	210.99
L66	S44°42'19"W	35.33
L67	S00°13'46"E	102.28
L68	S00°13'40"E	108.07
L69	S45°27'32"E	4.07
L70	S45°27'32"E	10.01
L71	N00°13'55"W	72.79
L72	N00°13'48"W	392.07
L73	N00°13'46"W	616.05
L74	S45°00'00"W	14.09
L75	S00°13'46"E	60.24
L76	S00°13'46"E	70.17
L77	S00°13'46"E	109.95
L78	S00°13'46"E	114.08
L79	S45°05'53"E	35.40
L80	S45°05'53"E	43.69

LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L81	N89°47'22"E	166.04
L82	N89°47'22"E	174.36
L83	S89°47'22"W	211.01
L84	N44°32'54"E	13.46
L85	N44°32'54"E	35.94
L86	S00°13'46"E	125.48
L87	S00°13'46"E	51.69
L88	N00°13'46"W	238.11
L89	N45°00'00"W	35.99
L90	S45°00'00"E	13.51
L91	N89°47'22"E	166.02
L92	S89°47'22"W	174.35
L93	S89°47'22"W	210.99
L94	N44°34'44"E	35.43
L95	S44°34'44"W	35.20
L96	N00°13'46"W	43.76
L97	S00°13'46"E	59.81
L98	S00°13'46"E	59.40
L99	N00°13'46"W	59.43
L100	S00°13'46"E	59.43
L101	S89°47'22"W	328.89
L102	N89°47'22"E	328.87
L103	N89°47'22"E	718.66
L104	N00°12'38"W	14.50
L105	N00°12'38"W	14.50
L106	S89°47'22"W	718.99
L107	N89°47'22"E	389.84
L108	S89°47'22"W	390.05
L109	N00°37'24"W	582.49
L110	N00°37'24"W	582.61
L111	N02°12'35"E	235.44
L112	N02°12'35"E	236.19
L113	N16°30'36"E	242.78
L114	N16°30'36"E	243.41
L115	S00°13'46"E	59.40
L116	S00°13'46"E	59.81
L117	N00°13'46"W	43.76
L118	S30°00'00"W	9.46
L119	N00°13'46"W	238.11
L120	N00°13'46"W	39.00

LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L121	S00°13'46"E	39.01
L122	S00°13'46"E	39.00
L123	N00°13'46"W	118.64
L124	S00°13'46"E	108.71
L125	S45°27'32"E	14.09
L126	N00°13'46"W	68.33
L127	S00°13'46"E	255.59
L128	N00°13'46"W	68.63
L129	S45°00'00"W	14.09
L130	S00°13'46"E	58.71
L131	N89°47'22"E	123.38
L132	N89°47'22"E	144.07
L133	N45°00'00"E	29.15
L134	N00°13'46"W	270.31
L135	S89°47'22"W	207.56
L136	S89°47'22"W	217.56
L137	S89°47'22"W	693.34
L138	S00°13'46"E	39.00
L139	N00°13'46"W	39.00
L140	S00°13'46"E	59.43
L141	N00°13'46"W	59.43
L142	N17°22'08"W	300.60
L143	N17°22'08"W	309.31
L144	N00°37'24"W	582.61
L145	N00°37'24"W	582.49
L146	S45°00'00"E	43.78
L147	S89°47'22"W	119.26
L148	S45°00'00"W	6.77
L149	N00°13'46"W	17.00
L150	S89°45'25"W	20.00
L151	S00°13'46"E	17.00
L152	N89°45'24"E	20.00
L154	S89°46'14"W	20.00
L155	S00°13'47"E	34.50
L156	N89°46'13"E	20.00
L157	N00°13'47"W	34.50
L158	S00°13'36"E	26.60
L159	S22°16'56"W	107.99
L160	S00°12'38"E	6.13
L161	N89°47'16"E	43.80

LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L162	S16°30'36"W	20.88
L163	S89°47'16"W	50.57
L164	S05°48'24"E	79.42
L165	S16°08'14"E	309.44
L166	S00°04'12"E	172.30
L168	N00°04'12"W	155.15
L169	N16°08'14"W	308.42
L170	N05°48'24"W	71.51
L171	S89°47'22"W	617.23
L172	S00°13'46"E	19.01
L173	N89°46'14"E	2.00
L174	S00°13'46"E	20.00
L175	S89°46'14"W	2.00
L176	S00°13'46"E	178.44
L177	S89°46'14"W	20.00
L178	N00°13'46"W	159.94
L179	S89°46'14"W	10.00
L180	N00°13'46"W	707.58
L181	S89°46'14"W	12.00
L182	N00°13'46"W	20.00
L183	N89°46'14"E	12.00
L184	N00°13'46"W	23.99
L185	S89°47'22"W	240.00
L186	N00°13'46"W	20.00
L187	N89°47'22"E	240.00
L188	N00°13'46"W	120.67
L189	N45°12'38"W	80.55
L190	N00°13'46"W	375.15
L191	S89°47'22"W	183.06
L192	N00°13'46"W	30.00
L193	N89°47'22"E	213.06
L194	S00°13'46"E	5.00
L195	N89°47'22"E	18.00
L196	S00°12'38"E	20.00
L197	S89°47'22"W	18.00
L198	S00°13'46"E	324.58
L199	N89°46'14"E	2.00
L200	S00°13'46"E	20.00
L201	S89°46'14"W	2.00
L202	S00°13'46"E	23.14

LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L203	S45°12'38"E	80.55
L204	S00°13'46"E	133.10
L205	N89°47'22"E	610.07
L206	N00°12'38"W	33.91
L207	N89°47'22"E	20.00
L208	S00°12'38"E	33.91
L209	N89°47'22"E	18.40
L210	S45°13'45"E	57.98
L211	N89°46'14"E	5.85
L212	S00°13'46"E	20.00
L213	S89°46'14"W	5.00
L214	S00°13'46"E	468.94
L215	N89°46'14"E	5.00
L216	S00°13'46"E	20.00
L217	S89°46'14"W	5.00
L219	S45°13'45"E	23.35
L220	S00°12'50"E	71.49
L221	S89°47'22"W	293.66
L222	N00°13'46"W	154.24
L223	N89°46'18"E	2.00
L224	N00°13'42"W	20.00
L225	S89°46'18"W	2.00
L226	N00°13'46"W	489.82
L227	N89°47'22"E	295.85
L228	S00°12'38"E	73.43
L229	S44°47'22"W	26.37
L230	S45°12'38"E	20.00
L231	N44°47'22"E	34.66
L232	N00°12'38"W	81.72
L233	N89°47'22"E	324.33
L234	S45°13'45"E	42.62
L235	S00°13'46"E	522.42
L236	S22°16'56"W	107.99
L237	S00°12'38"E	11.74
L238	S89°47'22"W	315.31
L239	N00°12'50"W	79.78
L240	N45°13'45"W	31.63
L241	S44°46'15"W	20.00
L248	N16°08'14"W	58.14

CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	40°07'01"	109.46	156.34	N20°04'21"E	107.24
C2	36°50'51"	184.89	287.50	S71°48'21"E	181.72
C3	89°07'21"	70.00	45.00	S45°40'06"E	63.15
C4	18°25'03"	67.34	209.50	S08°06'06"W	67.05
C5	113°16'33"	177.93	90.00	N56°24'31"E	150.34
C6	35°23'58"	130.36	211.00	S49°15'14"E	128.30
C7	14°54'26"	87.03	334.50	S39°00'28"E	86.79
C8	3°53'51"	20.65	303.50	S48°24'37"E	20.64
C9	80°33'18"	298.76	212.50	N49°57'07"W	274.76
C10	4°27'03"	8.82	113.50	N88°00'14"W	8.81
C11	3°41'37"	12.99	201.50	N87°37'31"W	12.99
C12	26°42'37"	93.94	201.50	N77°10'22"E	93.09
C13	5°23'25"	19.71	209.50	N61°07'21"E	19.70
C14	3°31'34"	12.89	209.50	N56°39'51"E	12.89
C15	50°15'15"	58.48	66.68	N29°48'26"E	56.62
C16	96°09'38"	119.02	70.91	S73°29'33"E	105.53
C17	5°08'29"	16.22	180.75	N04°10'56"W	16.21
C18	18°35'30"	57.27	176.50	N16°34'36"W	57.02
C19	0°53'56"	2.77	176.50	N26°19'19"W	2.77
C20	35°32'26"	46.52	75.00	N49°11'00"W	45.78
C21	11°29'40"	58.28	290.50	N61°12'23"W	58.18

CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C22	27°54'20"	141.49	290.50	N41°30'23"W	140.09
C23	34°36'48"	141.67	234.50	N44°51'37"W	139.52
C24	21°21'13"	87.40	234.50	S72°50'36"E	86.89
C25	32°38'50"	51.85	91.00	S00°11'11"W	51.15
C26	44°21'06"	77.41	100.00	S22°23'11"E	75.49
C27	44°19'58"	77.38	100.00	S22°23'45"E	75.46
C28	16°44'44"	54.36	186.00	S08°59'46"E	54.17
C29	52°53'00"	73.38	79.50	S28°25'42"W	70.80
C30	89°58'52"	30.62	19.50	S45°13'12"E	27.57
C31	90°01'08"	38.49	24.50	N44°46'48"E	34.65
C32	89°58'56"	30.62	19.50	N45°13'10"W	27.57
C33	89°58'56"	14.92	9.50	S45°13'10"E	13.43
C34	89°29'35"	30.46	19.50	N44°31'07"E	27.46
C35	4°30'35"	7.15	9.50	N68°38'51"W	6.98
C36	4°30'35"	7.15	9.50	S68°13'34"W	6.98
C37	23°40'11"	80.04	193.75	N13°23'57"W	79.47
C38	32°38'50"	40.46	71.00	N00°11'11"E	39.91
C39	32°38'50"	37.61	66.00	N00°11'11"E	37.10
C40	89°59'53"	38.48	24.50	N45°12'58"W	34.64
C41	90°01'08"	38.49	24.50	N44°46'48"E	34.65
C42	89°58'52"	38.48	24.50	N45°13'12"W	34.64

CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C43	90°01'08"	38.49	24.50	N44°46'48"E	34.65
C44	90°01'08"	22.78	14.50	S44°46'48"W	20.51
C45	90°01'05"	38.49	24.50	S44°46'49"W	34.65
C46	89°58'52"	38.48	24.50	N45°13'12"W	34.64
C47	89°58'52"	22.77	14.50	S45°13'12"E	20.50
C48	44°19'58"	54.55	70.50	N22°23'45"W	53.20
C49	34°16'39"	48.16	80.50	S27°25'24"E	47.44
C50	44°19'58"	66.16	85.50	S22°23'45"E	64.52
C51	44°19'58"	88.59	114.50	N22°23'45"W	86.40
C52	44°19'58"	96.33	124.50	S22°23'45"E	93.95
C53	44°21'29"	58.45	75.50	S22°23'01"E	57.00
C54	44°21'18"	66.19	85.50	N22°23'05"W	64.55
C55	44°20'55"	88.63	114.50	S22°23'16"E	86.43
C56	44°20'55"	92.50	119.50	S22°23'17"E	90.20
C57	44°20'55"	100.23	129.50	N22°23'19"W	97.75
C58	89°58'52"	54.18	34.50	S45°13'12"E	48.78
C59	89°58'52"	46.33	29.50	S45°13'12"E	41.71
C60	89°58'52"	30.62	19.50	N45°13'12"W	27.57
C62	16°44'44"	61.67	211.00	N08°59'46"W	61.45
C63	16°44'44"	60.21	206.00	N08°59'46"W	59.99
C64	1°12'24"	7.14	339.00	N16°45'55"W	7.14

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THE MARKETS AT BENT GRASS
FILING NO. 1
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No: EDI000102.10
Drawn By: AJH
Checked By: BJD
Date: 11/20/2026

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