

KNOW ALL MEN BY THESE PRESENTS:

That Evergreen–Meridian & Woodmen, L.L.C., an Arizona Limited Liability Company, being the owner of the following described tract of land to wit:

Lot 11, Falcon Marketplace, County of El Paso, State of Colorado,

AND

Lot 1, Falcon Marketplace, County of El Paso, State of Colorado.

Containing a calculated area of 4.586 acres, more or less.

DEDICATION:

The above owners has caused said tract of land to be surveyed and platted into lots, esements and additional road right of way as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the location of said easements, and which tract so platted shall be known as Falcon Marketplace Filing No. 1, El Paso County, Colorado. The undersigned do hereby grant to El Paso County, Colorado those utility easements and additional road right of way shown on this plat and further restricts the use of said easements to the county and/or its assigns, provided however that the sole right and authority to release or quit claim any such public easements shall remain exclusively vested in El Paso County.

IN WITNESS WHEREOF:

The aforementioned, Evergreen–Meridian & Woodmen, L.L.C., an Arizona Limited Liability Company, has executed this instrument this _____ day of _____, 20____.

By _____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____, by _____.

Witness my hand and seal _____

Address _____

My Commission expires _____

PLANNING AND COMMUNITY DEVELOPMENT:

This replat for Falcon Marketplace, Lot 1A and Lot 11A was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____ 2022, subject to any notes specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Planning and Community Development Director

FALCON MARKETPLACE, LOT 1A AND LOT 11A

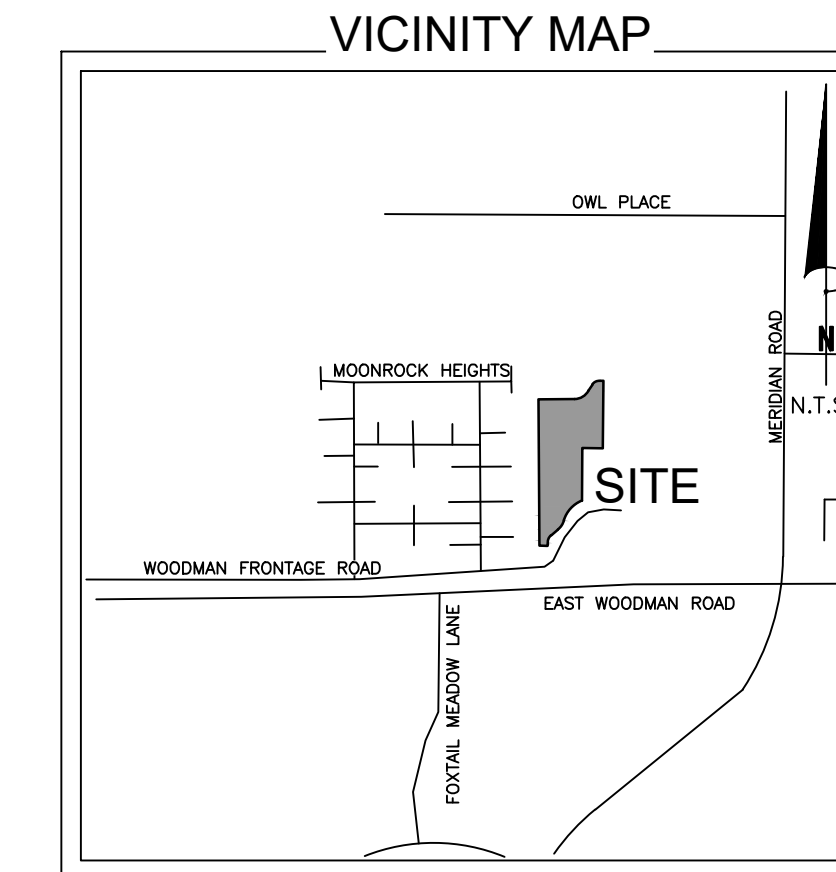
A REPLAT OF LOTS 1 AND 11 OF FALCON MARKETPLACE, BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

NOTES:

- Denotes monument found, marked as noted.
 - Denotes monument set, marked as noted.

This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by Old Republic National Title Insurance Company, File No. 304991NCT-301 dated June 10, 2021 at 5:00PM.
- Basis of bearings is the east line of Tract C, Falcon Marketplace, recorded at Document No. 219714441, monumented at the southeast corner with a no. 5 rebar with green plastic cap, stamped "PLS 38245", flush with grade, and at the northeast corner with a no. 5 rebar with green plastic cap, stamped "PLS 38245", flush with grade, and is measured to bear N 0°26'06"W, a distance of 804.10 feet.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- The lineal units used in this drawing are U.S. Survey Feet.
- The improvements shown hereon are as of the date of field work, December 12, 2021.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published December 08, 2021, referencing Flood Insurance Rate Map, Map Number 08041C0553G effective date December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
- 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.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Number of lots in this subdivision: 2 lots.
- Areas subdivided:
Lot 1: 40,104 Sq. Feet or 0.921 Acres
Lot 2: 159,662 Sq. Feet or 3.665 Acres
Total: 199,765 Sq. Feet or 4.586 Acres
- No driveway shall be established unless an access permit has been granted by El Paso County.
- 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.
- 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. 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.
- The subject parcel is subject to Right of Proprietor of a Vein or Lode to Extract and remove his ore as evidenced by document dated January 20, 1880. said Patent is stored in our system as image 35849754
- The subject parcel is subject to Reservations as contained in Warranty Deed as evidenced by document recorded October 6, 1964 in Book 2038 at Page 193.
- The subject parcel is subject to Terms, Conditions, Provisions, Burdens and Obligations as set forth in grant of right of way recorded December 09, 1964 in Book 2048 at Page 85.
- The subject parcel is subject to Terms, Conditions, Provisions, Burdens and Obligations as evidenced by Grant of Right of Way recorded June 30, 1967 in Book 2186 at Page 985.
- The subject parcel is subject to Terms, Conditions, Provisions, Burdens and Obligations as evidenced by Deferred Payment Right of Way Agreement recorded July 12, 1995 in Book 6682 at Page 1425. Diamond Shamrock Pipeline Company map in connection therewith recorded May 7, 1997 under Reception No. 97026397.
- The subject parcel is subject to easements, conditions, covenants, restrictions, reservations and notes on the plat of Falcon Marketplace recorded December 23, 2019 under Reception No. 219714441.approval of final plat in connection therewith recorded December 23, 2019 under Reception No. 219163004. ratification of plat in connection therewith recorded December 23, 2019 under Reception No. 219163009.
- The subject parcel is subject to terms, conditions, provisions, burdens and obligations as evidenced by non-exclusive easement agreement recorded December 23, 2019 under Reception No. 219163007.
- The subject parcel is subject to Terms, Conditions, Provisions, Burdens and Obligations as evidenced by Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement recorded December 23, 2019 under Reception 219163010.
- The subject parcel is subject to the effect of Falcon Marketplace Landscape Exhibit, as evidenced by document recorded December 23, 2019, under Reception No. 219163011.
- The subject parcel is subject to the Terms, Conditions, Provisions, Burdens and Obligations as evidenced by document Memorandum of Development Agreement recorded January 31, 2020 under Reception No. 220014219. Amendment in connection therewith recorded September 25, 2020 under Reception No. 220149891.
- The subject parcel is subject to restrictive covenants, which do not contain a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as evidenced by Instrument recorded January 31, 2020, under Reception No. 220014220. assignment of developing party rights in connection therewith recorded September 25, 2020 under reception 220149889. First amendment to Declaration of Covenants recorded 9 25, 2020 under Reception No. 220149892.
- The subject parcel is subject to terms, conditions, provisions, burdens and obligations as evidenced by agreement for Operation and Maintenance for Common Areas for Falcon Marketplace recorded January 31, 2020 under Reception No. 220014221 First Amendment thereto recorded September 25, 2020 under Reception No. 220149893.
- The subject parcel is subject to terms, conditions, provisions, burdens and obligations as evidenced by Common Operation and Reciprocal Easement Agreement recorded November 17, 2020 under Reception No. 220186309.
- The property within this subdivision is located within the boundaries of the woodmen road metropolitan district and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.

*Pikes Peak Regional Building Enumerations approval provided by email dated _____ and recorded in the El Paso County Clerk and Recorder records at reception number _____



SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty nor guaranty, either expressed or implied.

Stewart L. Mapes Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

This survey plat is null and void without surveyor's original signature and seal.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____M., THIS _____ DAY OF _____, _____, A.D., AND IS DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

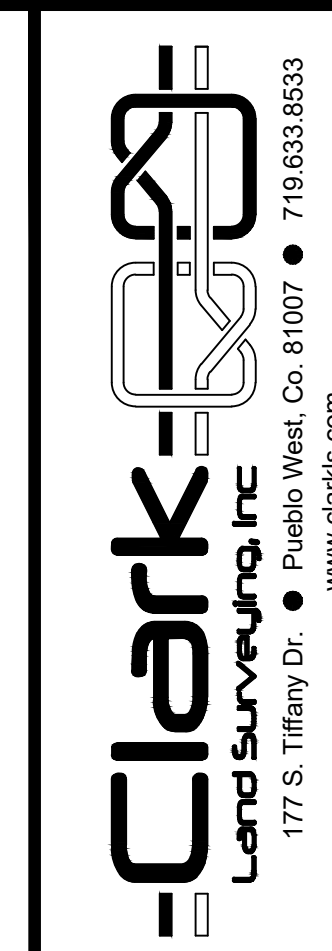
SURCHARGE: _____ CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ DEPUTY

INDEX OF SHEETS:

- Notes and signatures
- Plat Graphic

PCD FILE: VR 22 1



No.	Description	Revisions	
		By	Date

Notes: 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 herein.

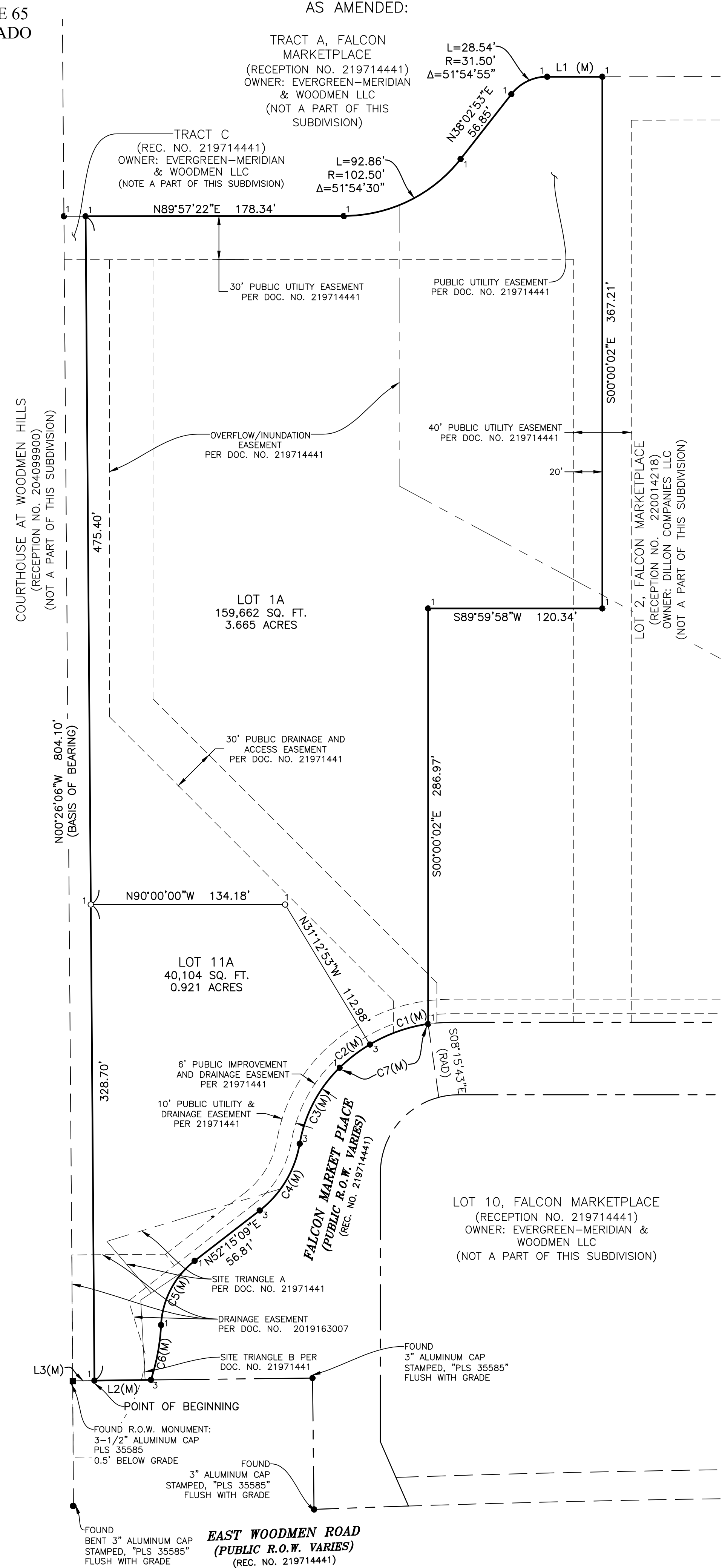
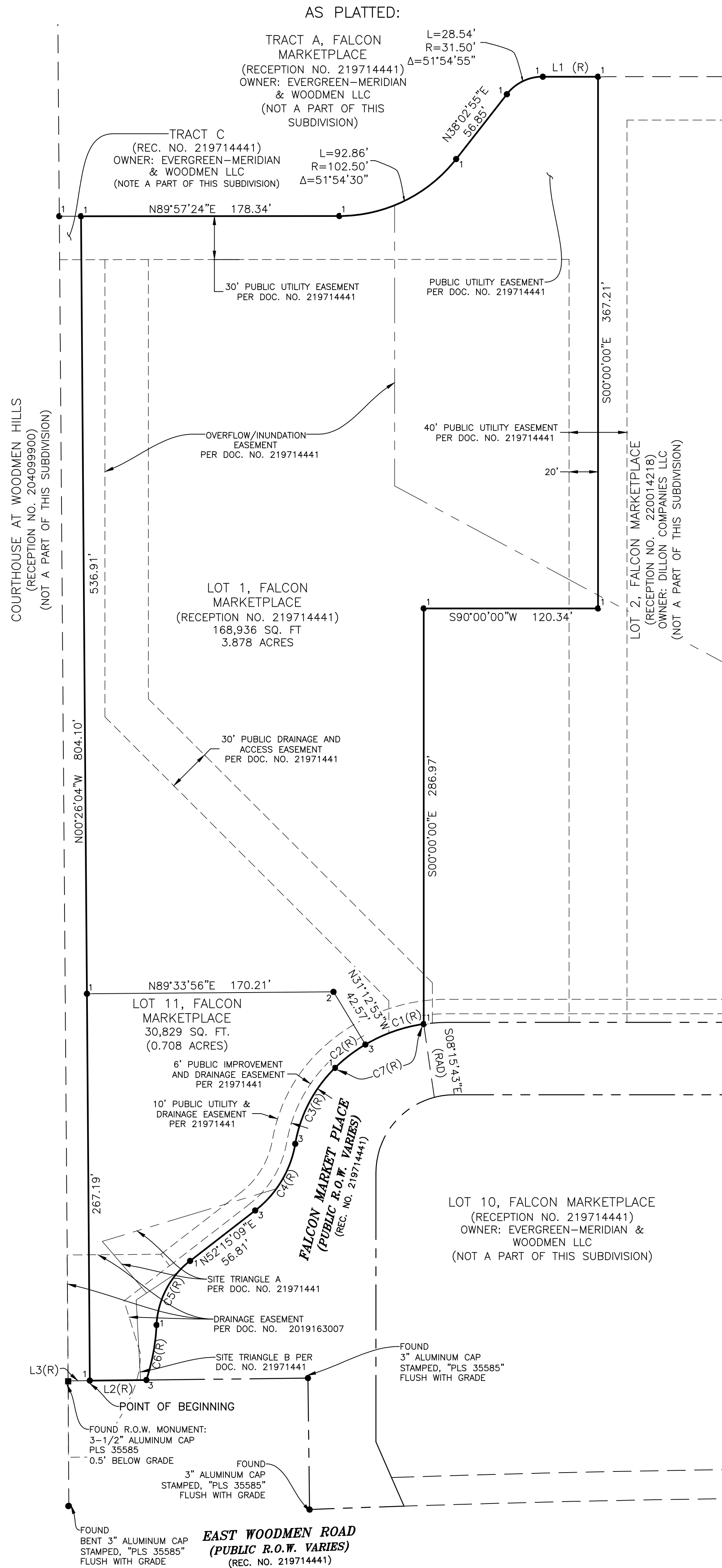
FALCON MARKETPLACE, LOT 1A AND LOT 11A
A PORTION OF THE SE 1/4 OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST, SIXTH P.M.
EL PASO COUNTY, STATE OF COLORADO

Project No. **211866**
Date: 12/08/2021
Sheet 1 of 2
Drawn By: JAI
Checked By: SLM

FALCON MARKETPLACE, LOT 1A AND LOT 11A

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AS AMENDED:

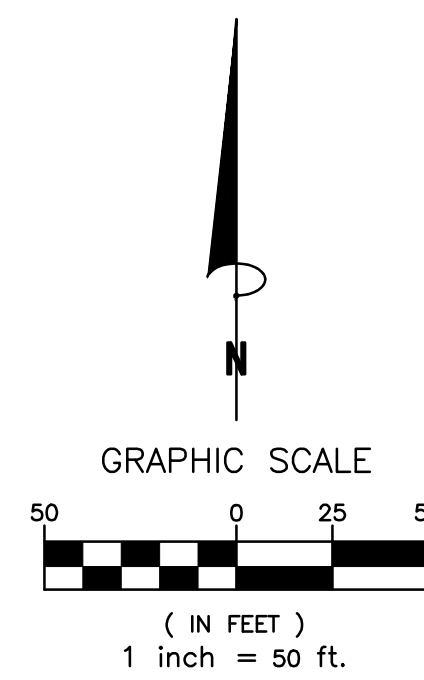


LEGEND:

- FOUND R.O.W. MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- 1 1-1/4" YELLOW PLASTIC CAP, PLS 38245, FLUSH WITH GRADE
- 2 #3 REBAR 0.3' BELOW GRADE
- 3 PK NAIL WITH WASHER, PLS 38245, FLUSH WITH GRADE
- SET MONUMENT (AS NOTED)
- 1 1-1/4" YELLOW PLASTIC CAP, PLS 38245, FLUSH WITH GRADE
- (R) RECORDED
- (M) MEASURED
- R.O.W RIGHT OF WAY

LINE	BEARING	DISTANCE
L1 (M)	N89°57'44"E	38.06'
L1 (R)	N89°57'46"E	38.06'
L2 (M)	S89°20'26"W	39.04'
L2 (R)	S89°19'51"W	39.04'
L3 (TIE)(M)	N89°20'26"E	15.00'
L3 (TIE)(R)	N89°19'51"E	15.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	RADIAL BEARING
C1 (R)(M)	22°20'15"	110.00'	42.88'	S08°15'43"E
C2 (R)(M)	13°48'56"	110.00'	26.52'	S30°35'57"E
C3 (R)(M)	35°53'56"	96.00'	60.15'	S44°24'54"E
C4 (R)(M)	42°33'57"	74.00'	54.98'	N80°18'47"W
C5 (R)(M)	49°14'17"	60.00'	51.56'	S37°44'45"E
C6 (R)(M)	14°53'13"	149.00'	38.71'	N86°58'48"W
C7 (R)(M)	36°09'11"	110.00'	69.41'	S08°15'43"E



No.	Description	By	Date

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 herein.