

# FALCON MARKETPLACE, AMENDMENT NO. 1

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

### 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, easements 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 } SS  
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

Witness my hand and seal \_\_\_\_\_

Address \_\_\_\_\_

My Commission expires \_\_\_\_\_

### COUNTY APPROVALS:

This subdivision was approved by the El Paso County Development Services Department this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR

Approved by the Board of County Commissioners of El Paso County, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHAIR

Delete ONLY the PCD Executive director sign this

### PLANNING AND COMMUNITY DEVELOPMENT:

This plat for Falcon Marketplace Filing No. 1 was approved for filing by the El Paso County, Colorado Planning and Community Development, Executive Director on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, subject to any notes specified herein and any conditions included in the recorded decisions of approval. The dedications of land to the public street, tracts, lots and easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Planning and Community Development, Executive Director

Steve Schleiter

Delete the Assessors

This plat for (name of subdivision or plat) 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 or conditions specified herein.

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

### 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.

2. 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.

3. 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.

4. The lineal units used in this drawing are U.S. Survey Feet.

5. The improvements shown hereon are as of the date of field work, December 12, 2021.

6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMetta 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).

7. 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.

8. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

9. Number of lots in this subdivision: 2 lots.

remove +/- Boundary shall close for each lot

10. Areas subdivided:  
Lot 1: 40,104 Sq. Feet ± or 0.921 Acres ±  
Lot 2: 159,662 Sq. Feet ± or 3.665 Acres ±  
Total: 199,766 Sq. Feet ± or 4.586 Acres ±  
Lot 1A and lot 11A

11. No driveway shall be established unless an access permit has been granted by El Paso County.

12. 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.

13. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assignees shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 17-352), 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. 19-471

14. 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

15. The subject parcel is subject to Reservations as contained in Warranty Deed as evidenced by document recorded October 6, 1964 in Book 2036 at Page 193.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

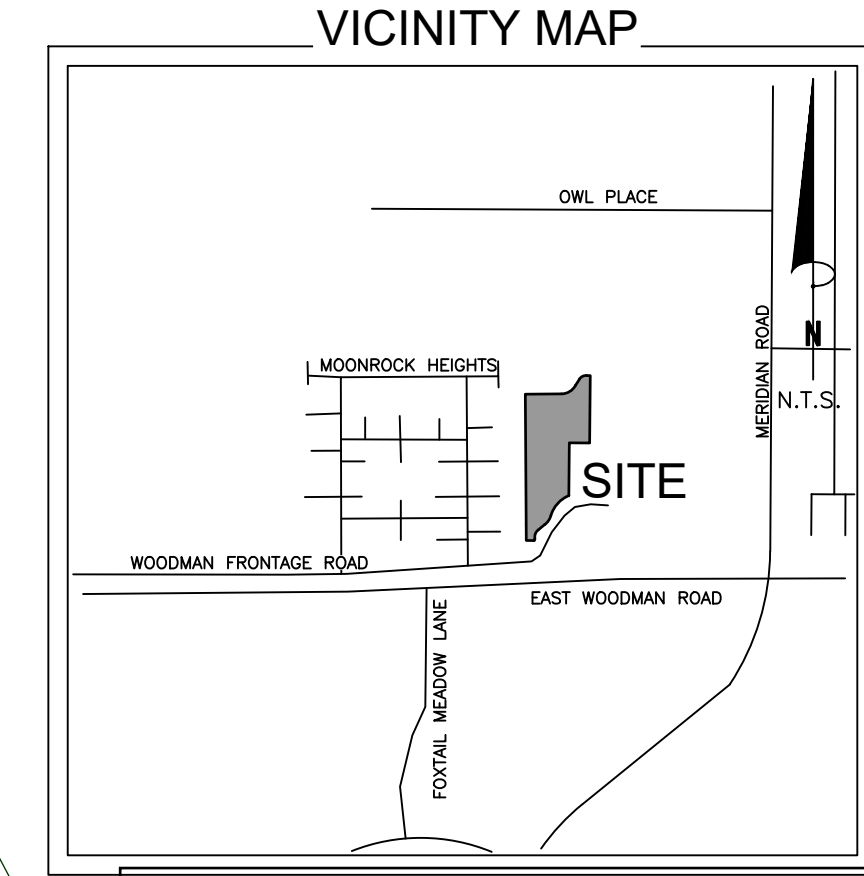
23. The subject parcel is subject to the Terms, Conditions, Provisions, Burdens and Obligations as evidenced by document Memorandum of Development Agreement recorded January 31, 2020 under Reception No. 220014219. Amendment in connection therewith recorded September 25, 2020 under Reception No. 220149891.

24. The subject parcel is subject to restrictive covenants, which do not contain a forfeiture or revert 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.

25. 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.

26. 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.

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



7.2.5. Plat Naming and Number Conventions and Standards  
All plats or documents filed for the purposes of compliance with this Chapter shall meet the following naming and numbering conventions:

- (A) Plat Naming. Plats including preliminary plans and final plats shall be named in accordance with the following naming conventions. Deviations from the plat naming convention shall be approved by the PCD Director.
  - (1) First Application Filed Entitled to Name. The first application which utilizes a specific name is exclusively entitled to use that name throughout the platting process. Plat names for final plats shall follow the name established by the preliminary plan or PUD. Changes to a plat name after initial approval of the plat or PUD may require that a name change fee be paid to cover the cost of changing County records. Changes to the proposed plat name after development application submittal, unless requested by County staff, shall be approved by the PCD Director.
  - (2) No Duplication. No plat shall receive approval if the name duplicates or could be confused with the name of a subdivision of record within any jurisdiction located in El Paso County on file with the Clerk and Recorder.
  - (3) Geographic Names Limited to Geographic Areas of the County. Plat names using a geographical description of a recognizable area of the County should be located within that recognized area.
  - (4) Filing Designators Contiguous to Original Filing. Plat names with filing designators shall be contiguous and in the geographic area of the County as the original filing.
  - (5) Multiple Filings within Same Preliminary Plan or PUD. Multiple plat filings within the same preliminary plan or PUD area shall utilize sequential filing or phase numbers consistent with the name of the preliminary plan or PUD, unless they represent distinctly separate land uses (e.g., residential and commercial).
  - (6) Replat. Replat names shall be consistent with the name of the original plat filing unless the land includes more than 1 plat name, and characterized by an alphabetic descriptor after the filing number, and shall reflect consistency with the order of the original filing.

Please add this note  
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

### 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 } SS  
COUNTY OF EL PASO }

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.

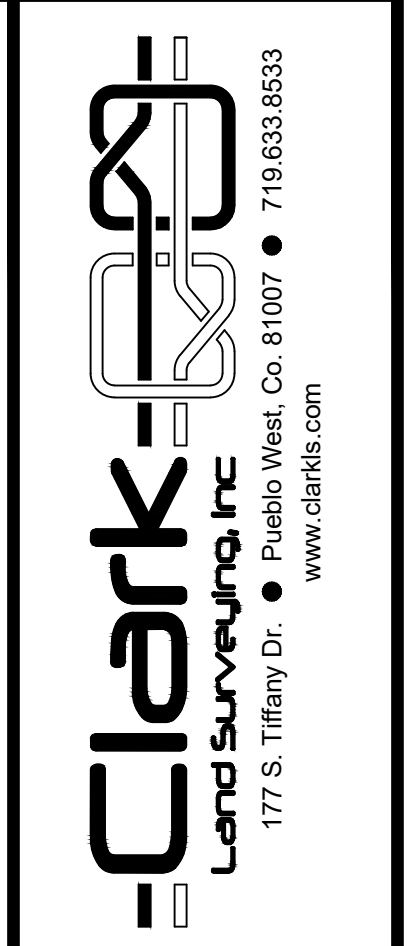
SURCHARGE: \_\_\_\_\_ CHUCK BROERMAN, RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

### INDEX OF SHEETS:

- Notes and signatures
- Plat Graphic

PCD FILE: VR 22 1



No.	Description	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.

FALCON MARKETPLACE, AMENDMENT NO. 1  
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

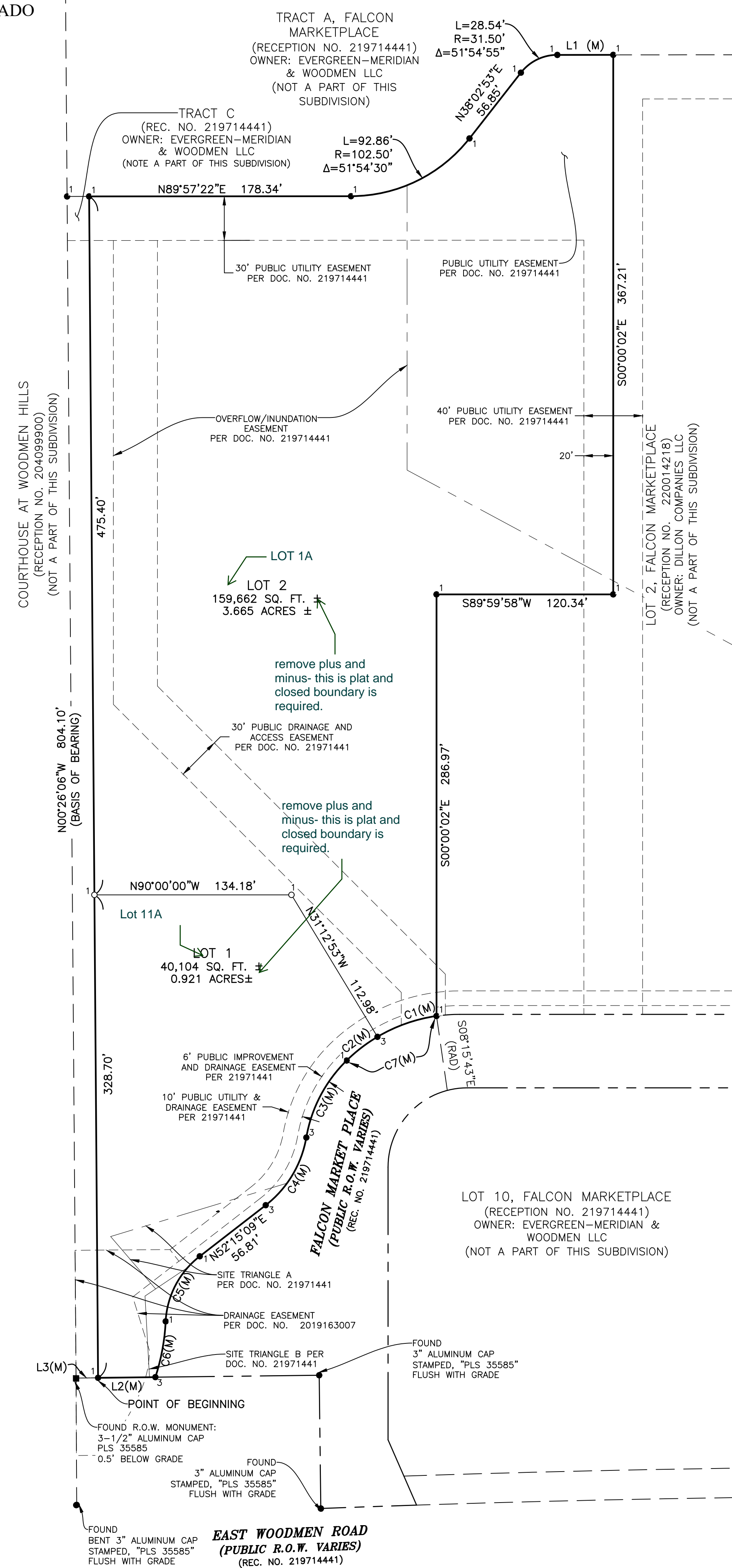
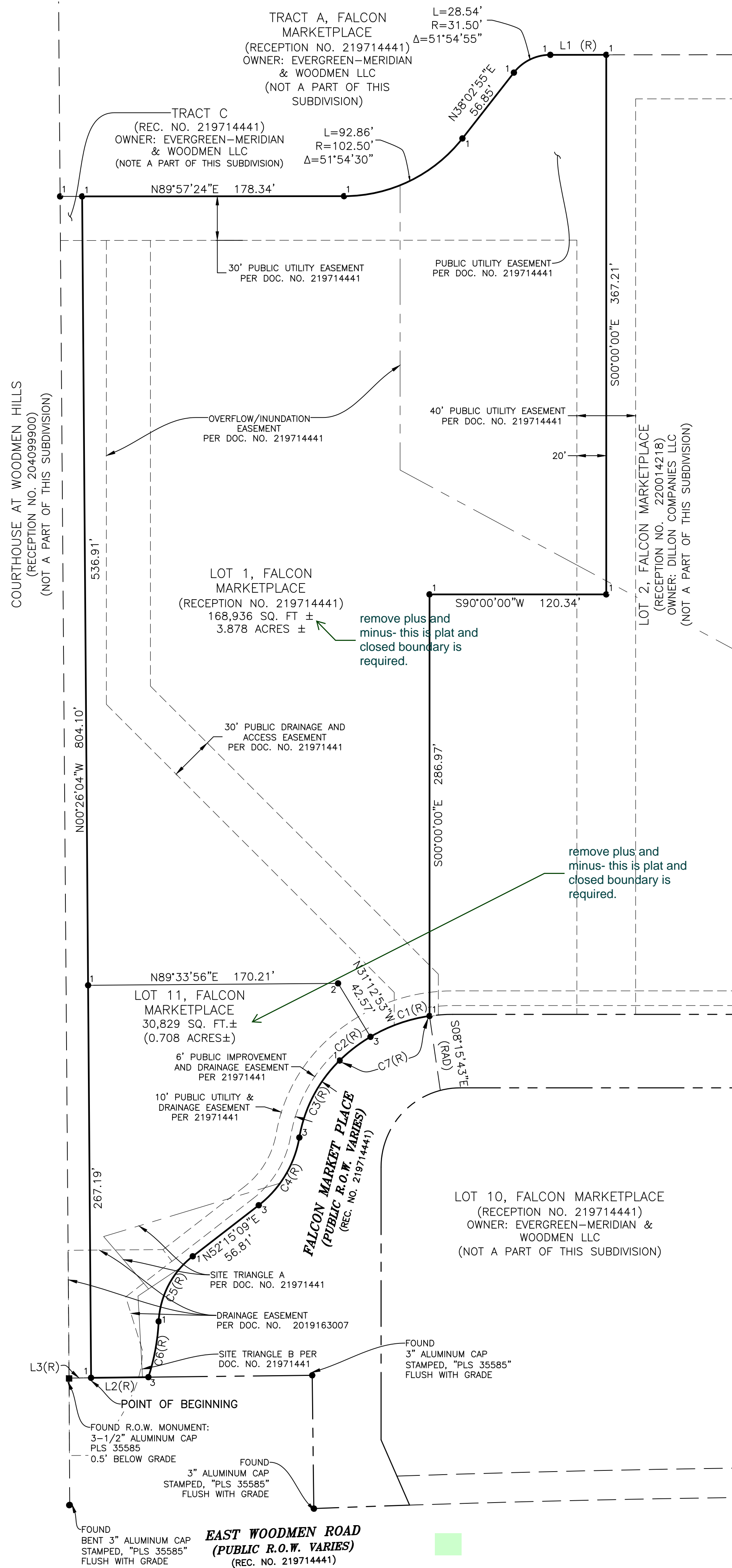
Project No. 211866  
Date: 12/08/2021  
Sheet 1 of 2  
Drawn By: JAL  
Checked By: SLM

# FALCON MARKETPLACE, AMENDMENT NO. 1 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

AS PLATTED:

AS AMENDED:

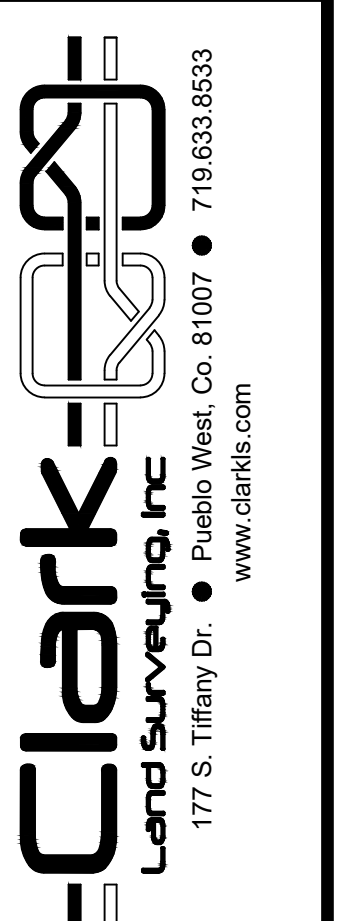
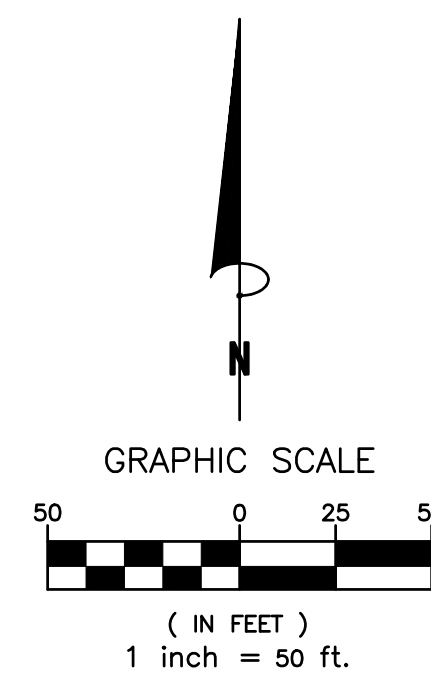


### LEGEND:

- 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) RECORD
- (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

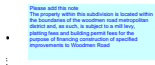
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# Final Plat Drawings\_V1.pdf Markup Summary 1-27-2022

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## Daniel Torres (1)

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Please add this note  
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

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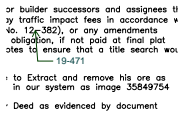
## dsdparsons (30)

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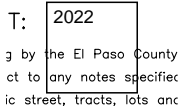
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"Pikes Peak Regional Building Enumerations approval provided by email dated \_\_\_\_\_ and recorded in the El Paso County Clerk and Recorder records at reception number \_\_\_\_\_"



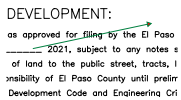
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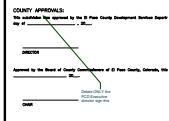


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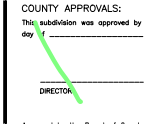
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Delete the Assessors



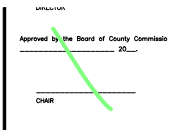
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Delete ONLY the PCD Executive director sign this



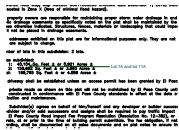
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Lot 1A and lot 11A



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LOT 1A and LOT 11A



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7.2.5. Plat Naming and Number Conventions and Standards

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(A)Plat Naming. Plats including preliminary plans and final plats shall be named in accordance with the following naming conventions. Deviations from the plat naming convention shall be approved by the PCD Director.

(1)First Application Filed Entitled to Name. The first application which utilizes a specific name is exclusively entitled to use that name throughout the platting process. Plat names for final plats shall follow the name established by the preliminary plan or PUD. Changes to a plat name after initial approval of the plat or PUD may require that a name change fee be paid to cover the cost of changing County records. Changes to the proposed plat name after development application submittal, unless requested by County staff, shall be approved by the PCD Director.

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(4)Filing Designators Contiguous to Original Filing. Plat names with filing designators shall be contiguous and in the geographic area of the County as the original filing.

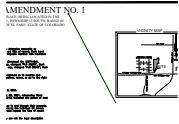
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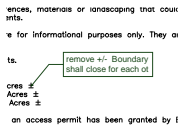
(C)Lot Numbering.

(1)Sequential Numbering. The numbering of lots shall follow a sequential numbering pattern

(2)Lot Numbers Not Repeated in Same Block. Lot numbers shall not be repeated within the same block.



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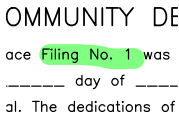
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remove +/- Boundary shall close for each of



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correct title to read as above lot 1A & 11A



**Subject:** Architect  
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replat

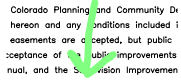


**Subject:** Admin Replat  
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**Author:** dsdparsons  
**Date:** 1/27/2022 1:13:25 PM  
**Status:**  
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This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, subject to any notes or conditions 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



**Subject:** Pen  
**Page Label:** [1] 211866-PLAT - EL PASO  
**Author:** dsdparsons  
**Date:** 1/27/2022 1:13:31 PM  
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t



**Subject:** Text Box  
**Page Label:** [1] 211866-PLAT - EL PASO  
**Author:** dsdparsons  
**Date:** 1/27/2022 1:13:59 PM  
**Status:**  
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USE the signature block below



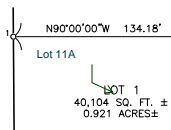
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**Author:** dsdparsons  
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PCD FILE: VR 22 1



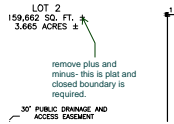
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**Author:** dsdparsons  
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LOT 1A



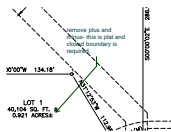
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Lot 11A



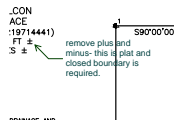
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**Author:** dsdparsons  
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**Layer:**  
**Space:**

remove plus and minus- this is plat and closed boundary is required.



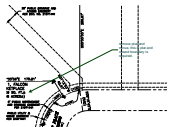
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remove plus and minus- this is plat and closed boundary is required.



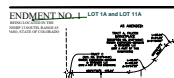
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remove plus and minus- this is plat and closed boundary is required.



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remove plus and minus- this is plat and closed boundary is required.




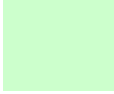
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LOT 1A and LOT 11A




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**Subject:** Pen  
**Page Label:** [2] 211866-PLAT - EL PASO (2)  
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