PARCEL B: THAT PORTION OF BLOCK 1, TOWN OF FALCON, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO. PARCEL A: THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP RANGE 65 WEST OF THE 6TH P.M., EXCEPT THAT PORTION THEREOF LYING WITHIN THE LIMITS OF THE TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO. OF THE PLAT

EXCEPTING FROM THE ABOVE-REFERENCED PARCELS THOSE PORTIONS CONVEYED TO WOODMEN ROAD METROPOLITAN DISTRICT BY WARRANTY DEED RECORDED APRIL 19, 2004 AT RECEPTION NO. 204062427, AND PERSONAL REPRESENTATIVE'S DEED RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116129.

THE ABOVE DESCRIBED PARCELS OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 1 AND CONSIDERING THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 IS ASSUMED TO BEAR SOUTH 89°44°22" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, SOUTH 00°26'04"" EAST, 1133.99 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 204062427 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

(1) NORTH 89"9'51" EAST, 165.69 FEET;

(2) SOUTH 00"40'09" EAST, 90.69 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS SOUTH 02"11"54" EAST;

(3) EASTERLY 408.73 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, HAVING A CENTRAL ANGLE OF 02"00"54", A RADIUS OF 11622.00 FEET AND CHORD WHICH BEARS NORTH 88"48"33" EAST, 408.71 FEET;

(4) NORTH 89"49"00" EAST, 594.21 FEET;

(5) NORTH 44"39"52" EAST, 70.52 FEET;

(6) NORTH 88"49"00" EAST, 45.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 207116129 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO; THENCE ALONG SAID TRACT OF LAND THE FOLLOWING THREE (3) COURSES;

NORTH 00'29'16" WEST, 30.00 FEET;
 NORTH 89'49'00" EAST, 30.01 FEET;
 SOUTH 00'29'40" EAST, 30.00 FEET TO THE NORTHEASTERLY MOST CORNER OF THE WOODMEN ROAD RIGHT-OF-WAY AS DESCRIBED IN SAID DOCUMENT RECORDED UNDER RECEPTION NO. 204062427; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

THENCE ALONG SAID WEST LINE, SOUTH 00'26'04"EAST, 30.00 FEET TO THE SOUTH LINE OF THE SE1/4 OF THE SE1/4; THENCE ALONG SAID SOUTH LINE NORTH 89'49'00" EAST, 1324.08 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4; THENCE ALONG THE EAST LINE OF THE SE 1/4 OF THE SE 1/4, NORTH 00'29'40" WEST, 1322.87 FEET TO THE NORTH LINE OF THE SE1/4 OF THE SE1/4; THENCE ALONG SAID NORTH LINE, SOUTH 89'44'22" WEST, 1322.68 FEET TO THE POINT OF BEGINNING. (1) SOUTH 00°29'40" 最終ST, 124.99 FEET; (2) SOUTH 89°49'00" WEST, 1294.04 FEET TO THE WEST LINE OF THE SE 1/4 OF THE SE 1/4;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 37.506 ACRES OR 1,633,759 SQUARE FEET, MORE OR LESS.

## 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 AND EASEMENTS FOR PUBLIC IMPROVEMENTS, UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "FALCON MARKETPLACE". 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. THE DECICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES 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.

IN WINESS THEREOF:

LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED EXECUTED THIS DAY OF LACTOR DAY, 2019.

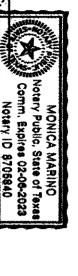
STATE OF\_ ACKNOWLEDGMENT exas

AS MANAGER OF LG HI FALCON, LLC

TEXAS LIMITED

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE BY CON THE AS MANAGER OF LG HI FALCON, LLC COUNTY OF Dallas DAY OF DECEMBELITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:



A SUBDIVISION 13 SOUTH, RA ATED IN SOUTHEAST H PRINCIPAL I 유 THE SOU! COUNTY OF E  $\triangleright$   $\bigcirc$ TOWNSHIP



## SURVEY NOTES:

1. "NOTICE: ACCORDING TO COLO ANY DEFECT IN THIS SURVEY WIT EVENT, MAY ANY ACTION BASED TEN YEARS FROM THE DATE OF

2. THE BEARINGS AS SHOWN HI OF THE SE1/4 OF THE SE1/4 C P.M. IS ASSUMED TO BEAR SOU

3. THE LINEAL UNIT OF MEASUR

4. THE UNDERSIGNED HAS RELIE INSURANCE, FILE No. 01330 DECEMBER 13, 2018 AT 5:30 P.N. EASEMENTS AND RIGHTS-OF-WAY TITLE SEARCH BY DREXEL, BARRI

5. ANY PERSON WHO KNOWINGLY MONUMENT OR LAND BOUNDARY MISDEMEANOR PURSUANT TO C.R.
6. THE PARCEL A AND PARCEL 216085936. THE "...MORE PARTIPLS 29413 FOR AND ON BEHALF

## PLAT NOTES:

1. THE FOLLOWING REPORTS HAVE SUBDIVISION AND ARE ON FILE A DEPARTMENT: TRANSPORTATION WASTEWATER DISPOSAL REPORT,

2. PORTIONS OF THIS PROPERTY INUNDATED BY 100-YEAR FLOOD FLOODPLAIN AS DETERMINED BY 08041C0575 G, HAVING AN EFFE BEEN APPROVED. A CONSTITUTE OF THE CASE AND 17-08-00742, DATES AND LOTS WILL HAVE DIRECT AS MILL HAVE DIRECT AS

4. ALL PROPERTY OWNERS ARE IN AND THROUGH THEIR PROPERT THE PLAT SHALL BE MAINTAINED STRUCTURES, FENCES, MATERIALS SHALL NOT BE PLACED IN DRAIN

5. ALL PROPERTY WITHIN THIS SI ROAD METROPOLITAN DISTRICT AN BUILDING PERMIT FEES FOR THE IMPROVEMENTS TO WOODMEN ROA 6. TRACT A SHALL BE UTILIZED DEEDED TO EL PASO COUNTY. I PRELIMINARY ACCEPTANCE OF 1

THE TRACT B SHALL BE UTILIZED , DEEDED TO EL PASO COUNTY. M. PRINT SPILL WAY AND DUTING ACCEPTANCE OF THE CO. THE TRACT. MAINTENAN OUTLET SHALL BE BY

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MARCH 17,

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SERVICE STED SPECIES

reco

FALCON, LLC

SK-

17 DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT 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 SERVING REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED S (e.g., PREBLE'S MEADOW JUMPING MOUSE).

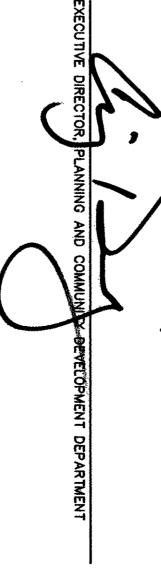
SURVEYOR'S STATEMENT:

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT IT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

ECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS 23.4 DAY OF DECEMBES. 2012 SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY NOTES INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE BLIC FOR STREETS AND EASEMENTS FOR UTILITIES AND DRAINAGE ARE ACCEPTED, BUT PUBLIC PROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL ELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION PROVEMENTS AGREEMENT



DRAINAGE FEE: 4 719,058. 70 60 すってるようち

BRIDGE FEE: DEAMME B 3

CLERK AND RECORDER'S CERTIFICATE:

COLORADO

)SS
COUNTY OF EL PASO )
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
AT 2:25 O'CLOCK P.M., THIS 23 DAY OF December 2019 AND
IS DULY RECORDED UNDER RECEPTION NUMBER 219711444 OTHE RECORDS OF EL PASO COUNTY, COLORADO.

Chuck Brownow RECORDER

DEPUTY

Blown

SURCHARGE:

\$3.00

\$20.00

Description, Dedication, Notes and Certificates
Plat Graphic, Commercial Lots



