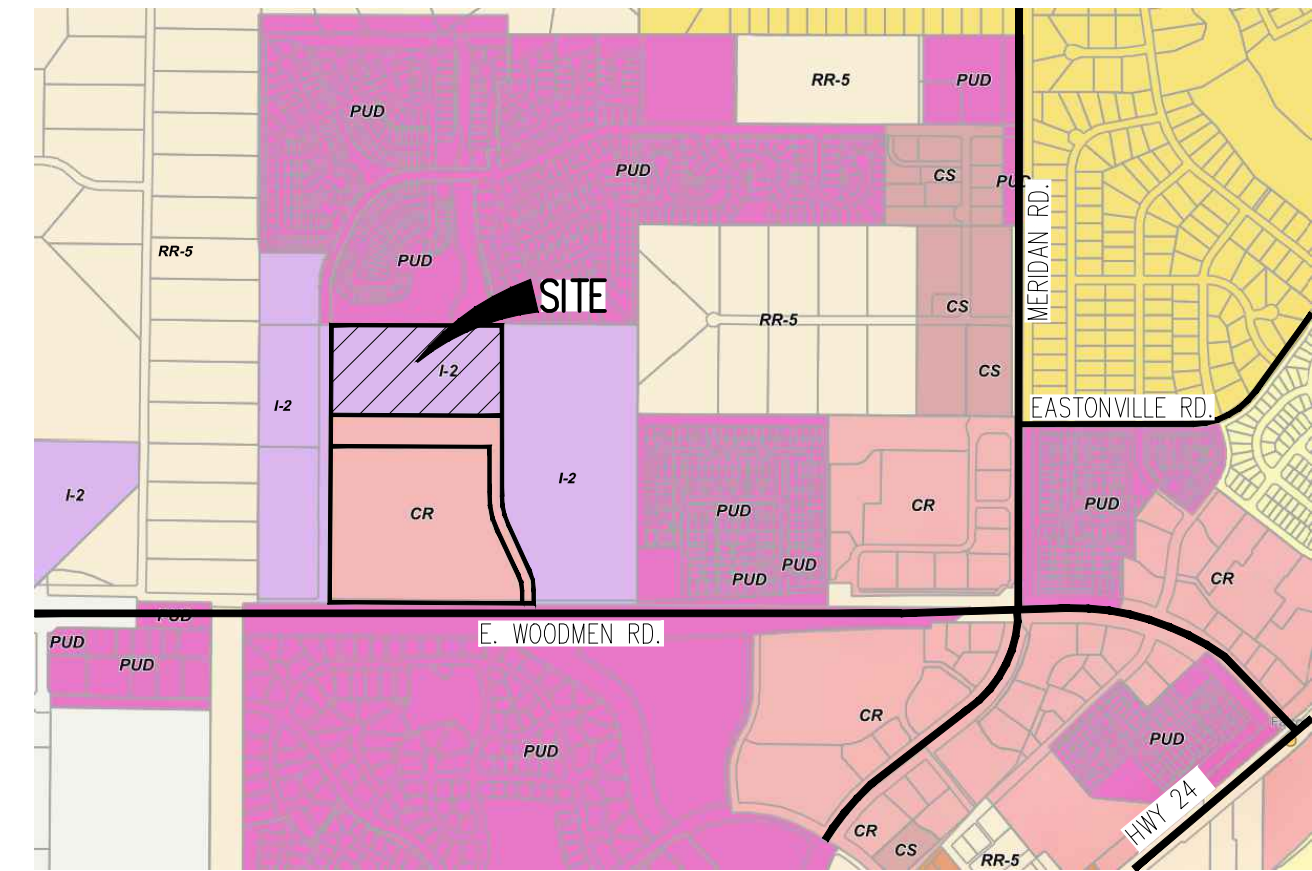


THE MARKETS AT BENT GRASS

REZONE MAP AMENDMENT



VICINITY MAP
N.T.S.

1. NO EXISTING STRUCTURES ARE LOCATED ON THE PROPERTY.

NOTE: THE BASES OF BEARING FOR THIS PROJECT DIFFERS FROM THE RECORDED DEED BY $-0^{\circ}31'48''$. THE PROVIDED LEGAL DESCRIPTION IS CONSISTENT WITH THE RECORDED DEED. BEARINGS SHOWN IN THESE PLANS ARE BASED ON THE BASIS OF BEARING IDENTIFIED WITHIN THESE PLANS.

A PARCEL OF LAND BEING THAT PORTION OF SECTION 1, TOWNSHIP 13
SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,
DESCRIBED AS FOLLOWS:

BEGNNING AT THE NORTHEAST CORNER OF LATGOS BUSINESS CENTER
 FLING NO. 1 (RECEPTION NO. 200507526, EL PASO COUNTY, COLORADO
 RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE
 NORTHERLY LINE OF SAID FLING, WHICH BEARS S 89 DEGREES 42 MINUTES
 50 SECONDS AS ASSUMED); THENCE S 89 DEGREES 42 MINUTES 50 SECONDS E
 ALONG THE EASTERLY EXTENSION OF SAID FLING'S NORTHERLY LINE,
 1190.7 FEET TO A POINT OF BEGINNING; THENCE S 89 DEGREES 42
 MINUTES 50 SECONDS EGRESS/UTILE EASEMENT AS DESCRIBED BY DOCUMENT 8
 (BOOK 3286, PAGE 517, SAID EL PASO COUNTY RECORDS); THENCE S 89
 DEGREES 07 MINUTES 47 SECONDS W ALONG SAID EASEMENTS' EASTERLY
 LINE, 627.84 FEET; THENCE S 89 DEGREES 42 MINUTES 50 SECONDS W,
 1190.7 FEET TO A POINT OF BEGINNING; THENCE S 89 DEGREES 42
 MINUTES 50 SECONDS EGRESS/UTILE EASEMENT AS DESCRIBED BY DOCUMENT
 8 (BOOK 3286, PAGE 517, SAID EL PASO COUNTY RECORDS); THENCE S
 89 DEGREES 16 MINUTES 02 SECONDS E ALONG SAID FLING'S EASTERLY
 LINE, 627.84 FEET TO THE POINT OF BEGINNING.

(SAME AS EXISTING)

FALCON MEADOWS AT BENT GRASS FIL. NO. 1				
ZONING: PUD		USE: SINGLE FAMILY RESIDENTIAL		
LOT NUMBER	OWNER	LOT NUMBER	OWNER	
33	PAUL CROSS	58	CRISTINA HOWELL	
34	ARIANNA SHELLEWELL	59	ALLISON ROSE	
35	LAWRENCE MEDINA	60	CAMERON MURPHY	
36	DAISY LESTER	61	FLORETH LEE-ROWE	
37	RYAN VAZQUEZ	62	ZENEN CARDENAS	
38	NATALIE DUGAN	63	MARC HENSLEY	
39	MICHAEL HUMPHREY	64	KIMBERLY MCKINLEY	
40	BROKE GAUNSKA	65	AMY NAGEL	
41	NICHOLE KISTLER	66	TREYOR BELDEN	
42	BRANDON REYNA	67	SPENCER LUDWIG	
52	PATRICK SULLIVAN	68	J. ALVAREZ-ROBLES	
53	DARLA BOSWELL	69	TYLER GANN	
54	LANE ODEA	70	JARED KENT	
55	JACOB CLARK	TRACT D	CHALLENGER CO., LLC	
56	ELI WALLACE	TRACT E	CHALLENGER CO., LLC	
57	MATTHEW GOSDON			

ZONING: PLUD USE: SINGLE FAMILY RESIDENTIAL

LOT NUMBER	OWNER	LOT NUMBER	OWNER
19	MARK GARCIA	81	CHEYENNE MAIAYA
20	DON WRIGHT	82	JULIAN FIERRO
21	NICOLE WATSON	83	MICHAEL ROBERTSON
22	TANNER BUSH	84	DANIEL DURAN
23	KRISTINA PARIS	85	JOSHUA BOWER
24	MEGAN RATHBUN	100	DEREK STAKER
25	SUSAN VECELLIO	101	TRUE SPIRIT BC
26	WILLIAM MARTINEZ	102	ENCARNACION ALIANESS
27	OLIVIA IVANOV	103	TERRIE WEBB
28	CHAD MATTSN	TRACT A	CHALLENGER CO., LLC
29	NICHOLAS MEYER	TRACT B	CHALLENGER CO., LLC

PROPERTY OWNER

RANDY & CINDY DEYOUNG
10925 E. US HIGHWAY 24
PEYTON, CO 80831-8158

EVERGREEN DEVCO, INC.
1873 SOUTH BELLAIRE ST., SUITE 1200
DENVER, CO 80222
CONTACT: SEAN MURPHY
TELE: (303) 757-0414

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
CONTACT: BRIAN DENNIS, P.L.S.
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
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EMAIL: JEFFREYODOR@GALLOWAYUS.COM



REZONE MAP AMENDMENT
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: CR261

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

[illegible]

Project No: EDI102

Drawn By: B I B

Checked By: CMW/L

Date: 02/27/2026

REZONE MAP AMENDMENT

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1 OF 1

Notes
