

Chuck Broerman  
08/04/2020 02:45:54 PM  
Doc \$0.00  
Rec \$73.00

El Paso County, CO



7  
Pages 220714559

### SUBDIVISION/CONDOMINIUM PLAT

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Reception Number                      Date                      Time

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Reception Fee                      Number of Pages                      File Number

Bent Grass Residential Filing No. 2  
Name of Plat

Challenger Communities LLC  
Owner's Name

Subdivision



Condominium



# BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

14559

**KNOW ALL MEN BY THESE PRESENTS:**  
THAT CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

**LEGAL DESCRIPTION:**  
PARCELS OF LAND AS DESCRIBED IN WARRANTY DEEDS RECORDED AT RECEPTION NO. 21907480 AND 21907481 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, BEING A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASE OF REFERENCE:**  
ALL BEARINGS AND DISTANCES OF THE COLORADO STATE PLAT BEING CORROBORATED BY THE SYSTEM OF BENT GRASS RESIDENTIAL FILING NO. 2. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER OF SECTION 1, T13S, R65W IS NORTH 34°46'W AND MONUMENTED AS SHOWN.

**COMMENTING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1:** HENCE NORTH 34°46'W WITH THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1928.67 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 21035535 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, BEING A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HENCE NORTH 34°46'W, A DISTANCE OF 208.47 FEET TO A POINT OF CURVATURE, HENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 23°58'12", A DISTANCE OF 253.10 FEET, A CHORD BEARING OF N17°45'20"E WITH A CHORD DISTANCE OF 251.28 FEET;  
HENCE W23°44'26"E, A DISTANCE OF 301.49 FEET TO A POINT OF CURVATURE, HENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 65°45'45", A DISTANCE OF 694.40 FEET, A CHORD BEARING OF N65°37'16"E WITH A CHORD DISTANCE OF 685.91 FEET;  
HENCE W69°30'12"E, A DISTANCE OF 623.90 FEET TO A POINT ON THE SOUTH LINE OF THE MEADOWS TRACT NO. 3, RECORDED AT RECEPTION NO. 20013877 AND ALSO BEING A PORTION OF THE NORTH 1/8TH OF SAID SECTION 1, HENCE ALONG SAID SOUTH LINE, BEARING S4°E, A DISTANCE OF 143.39 FEET TO THE NORTH 1/8TH CORNER OF SAID SECTION 1.  
HENCE S89°18'07"E, A DISTANCE OF 618.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE (AN 80' PUBLIC RIGHT OF WAY) AND BEING A POINT ON THE NORTH LINE OF BENT GRASS RESIDENTIAL FILING NO. 1, RECORDED AT RECEPTION NO. 21571363E;  
HENCE WITH SAID NORTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID BENT GRASS RESIDENTIAL FILING NO. 1, S89°38'09"W, A DISTANCE OF 28.48 FEET TO THE NORTHWEST CORNER OF SAID BENT GRASS MEADOWS DRIVE RIGHT OF WAY AND BEING A POINT ON THE EAST 1/16 LINE OF SAID SECTION 1;  
HENCE WITH SAID EAST 1/16 LINE, S00°27'50"E, A DISTANCE OF 699.91 FEET; HENCE CONTINUING WITH SAID EAST 1/16 LINE, S00°27'50"E, A DISTANCE OF 699.91 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED AT BOOK 3233, PAGE 824 OF THE EL PASO COUNTY CLERK & RECORDER OFFICE;  
HENCE WITH THE NORTH LINE OF SAID PARCEL, S89°47'22"W, A DISTANCE OF 952.25 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 3233 HENCE ALONG THE WEST LINE OF SAID PARCEL, S00°27'01"E, A DISTANCE OF 18.25 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED AT RECEPTION NO. 208663974;  
HENCE WITH THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 208663974, S89°47'22"W, A DISTANCE OF 179.94 FEET;  
HENCE NORTH 2°30'W, A DISTANCE OF 119.39 FEET TO A POINT OF CURVE, HENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 55°58'18", A DISTANCE OF 439.60 FEET, A CHORD BEARING OF N28°17'41"W WITH A CHORD DISTANCE OF 422.33 FEET;  
HENCE W45°10'59"W, A DISTANCE OF 198.31 FEET TO A POINT OF CURVE, HENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 108°20', A DISTANCE OF 151.79 FEET, A CHORD BEARING OF N70°46'41"W WITH A CHORD DISTANCE OF 151.29 FEET;  
HENCE W40°43'58"W, A DISTANCE OF 279.73 FEET TO A POINT OF NON-TANGENT CURVE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 37°28'07", A DISTANCE OF 972.18 FEET, A CHORD BEARING OF S39°57'28"W WITH A CHORD DISTANCE OF 293.23 FEET;  
HENCE S23°44'26"W, A DISTANCE OF 301.49 FEET TO A POINT OF CURVATURE, HENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 23°58'12", A DISTANCE OF 219.64 FEET, A CHORD BEARING OF S17°45'20"W WITH A CHORD DISTANCE OF 218.04 FEET;  
HENCE S00°13'46"E, A DISTANCE OF 206.50 FEET TO THE SOUTHEAST CORNER OF SAID STRIP OF LAND DESCRIBED IN QUICKEYAM DEED AT RECEPTION NO. 209061972, HENCE WITH SOUTH LINE OF SAID STRIP OF LAND, S89°47'22"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,985,869 SQUARE FEET OR 68.55 ACRES MORE OR LESS.

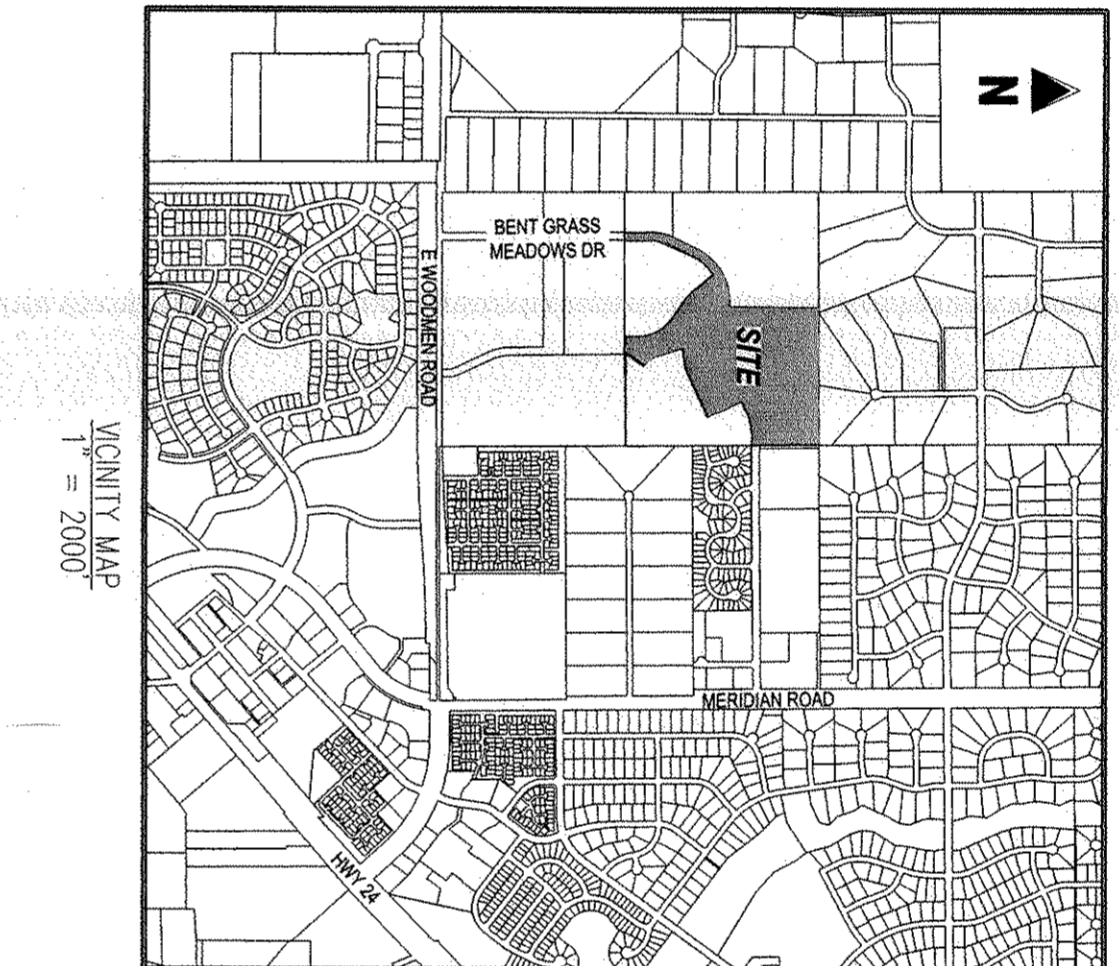
**EDUCATION:**  
THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE INTERESTS AND EASEMENTS FOR PLATTING THE SAID TRACTS IN THE COUNTY OF EL PASO PLATTED SHALL BE KNOWN AS "BENT GRASS RESIDENTIAL FILING NO. 2" IN THE COUNTY OF EL PASO COUNTY, COLORADO.

**OWNERS CERTIFICATE(S):**

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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **BENT GRASS RESIDENTIAL FILING NO. 2** AND PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS HEREBY CONVEYANT AND WAIVE THAT THE PUBLIC IMPROVEMENTS WILL BE FINANCED BY THE STATE OF COLORADO THROUGH THE PUBLIC DEBT AND PERSON CONTROL FOR SAID STATE WILL BE PROVIDED FOR SAID IMPROVEMENTS 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 FOR PUBLIC UTILITIES AND COMMUNICATIONS 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 ACCESS AND EGRESS FROM AND TO LINES AND RELATED FACILITIES.

CHALLENGER COMMUNITIES, L.L.C.  
A COLORADO LIMITED LIABILITY COMPANY

BY: James Bygones  
NAME: James Bygones  
TITLE: V.P. Community Development  
DATE: 6-18-2020



STATE OF COLORADO )  
COUNTY OF EL PASO ) ss  
ACKNOWLEDGED BEFORE ME THIS 18th day of June, 2020 BY James Bygones of Challenger Communities, L.L.C.  
MY COMMISSION EXPIRES 8-26-2021  
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
BENT GRASS METROPOLITAN DISTRICT  
BY: Michelle Prud'homme  
NAME: Michelle Prud'homme  
TITLE: President  
DATE: 6/19/2020

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss  
ACKNOWLEDGED BEFORE ME THIS 14th day of June, 2020 BY Randle W Case II of Case II as President  
MY COMMISSION EXPIRES May 2, 2021  
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
Michelle Prud'homme  
NOTARY PUBLIC

**EASEMENTS:**  
UNLESS OTHERWISE INDICATED, ALL LOT LINES ARE HEREBY PLATTED WITH 5 FOOT SIDE-TO-FOOT FRONT, AND 7.5 FOOT REAR PUBLIC UTILITY AND DRIVEWAY EASEMENTS. THE UNDERSIGNED HEREBY GRANT, CONVEY, AND WAIVE ALL RIGHTS AND INTERESTS IN THE SAID LOT LINES, FRONT, REAR, AND SIDE DRIVEWAY EASEMENTS TO THE BENT GRASS METROPOLITAN DISTRICT FOR THE MAINTENANCE OF THESE EASEMENTS AS HEREBY ESTABLISHED WITH THE INDIVIDUAL PROPERTY OWNERS.

**SHEET INDEX**

SHEET 2	PLAT NOTES & TRACT TABLE
SHEET 3	OVERALL BOUNDARY & EXISTING EASEMENTS MAP
SHEET 4-6	LOT CONFIGURATION AND DRAINAGE EASEMENTS
SHEET 7	LINE & CURVE TABLE INFORMATION

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**  
THIS PLAT FOR BENT GRASS RESIDENTIAL FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS AND THE BOARD OF COUNTY COMMISSIONERS HAS ACCEPTED THE PLAT AND THE PUBLIC IMPROVEMENTS AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEEDS OF SAID LAND TO THE PUBLIC IMPROVEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE 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.

CHIEF BOARD OF COUNTY COMMISSIONERS  
DATE: 7/29/2020  
DATE: 7/29/2020

ACCEPTANCE CERTIFICATE FOR TRACTS:  
BENT GRASS METROPOLITAN DISTRICT  
THE DESIGNATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L AND M FOR THE PURPOSES OF THE BENT GRASS RESIDENTIAL FILING NO. 2 HAS BEEN HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE BENT GRASS METROPOLITAN DISTRICT.

BY: Randle W Case II, President, BENT GRASS METROPOLITAN DISTRICT  
ATTEST:  
Steph T Long, Board Member  
STATE OF COLORADO )  
COUNTY OF EL PASO ) ss  
ACKNOWLEDGED BEFORE ME THIS 14th day of June, 2020 BY Randle W Case II as President  
MY COMMISSION EXPIRES May 2, 2021  
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
Michelle Prud'homme  
NOTARY PUBLIC

CLERK AND RECORDER:  
STATE OF COLORADO )  
COUNTY OF EL PASO ) ss  
I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 2:15:00 CLOCK P.M. THIS 14th DAY OF June, 2020 A.D. AND IS DULY RECORDED AT RECEPTION NUMBER 22071455 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BERGMAN, RECORDER  
BY: Chuck Bergman  
DEPUTY

**NOTICE:**  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SEVEN YEARS AFTER YOU FIRST DISCOVER SAID 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 DEFEATS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COGNATE CLASS TWO (2) MOUND MARK, PERSUASIVE TO STATE STATUTE 18-4-308 OF THE COLORADO REVISED STATUTES.

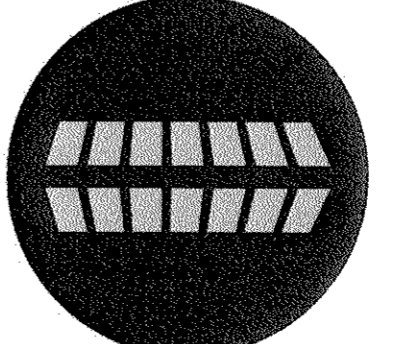
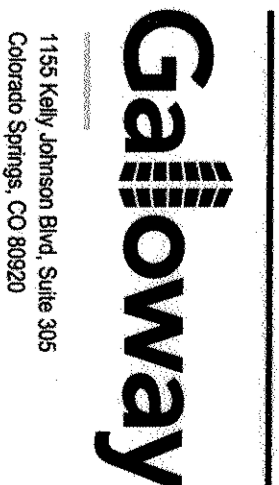
**SURVEYOR'S CERTIFICATE:**  
I, BRIAN J DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRACTS AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CALCULATIONS 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, SURVEYS, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. I ATTEST THE ABOVE ON THIS 18th DAY OF June, 2020.

BRIAN J DENNIS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069  
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

**FEEES:**

RECORDED FEE:	\$44.135	RECORDED FEE:	\$95.418
DRAINAGE FEE:	\$42.720	PLATTING FEE:	\$82.531
SPRINKLE FEE:	No Fee	RECORDING FEE:	\$63.128
STAMP FEE:	No Fee		

CHUCK BERGMAN, RECORDER  
BY: Chuck Bergman  
DEPUTY



## FINAL PLAT

### BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue Description	Int.
1	07/29/2020	Add County Comments	AAV
2	08/26/2020	Add County Comments	AAV
3	08/26/2020	Add County Comments	AAV
4	08/26/2020	Reverse Address	AAV
5	08/26/2020	Reverse Parcel Info	BLD
6	08/26/2020	Add County Comments	AAV

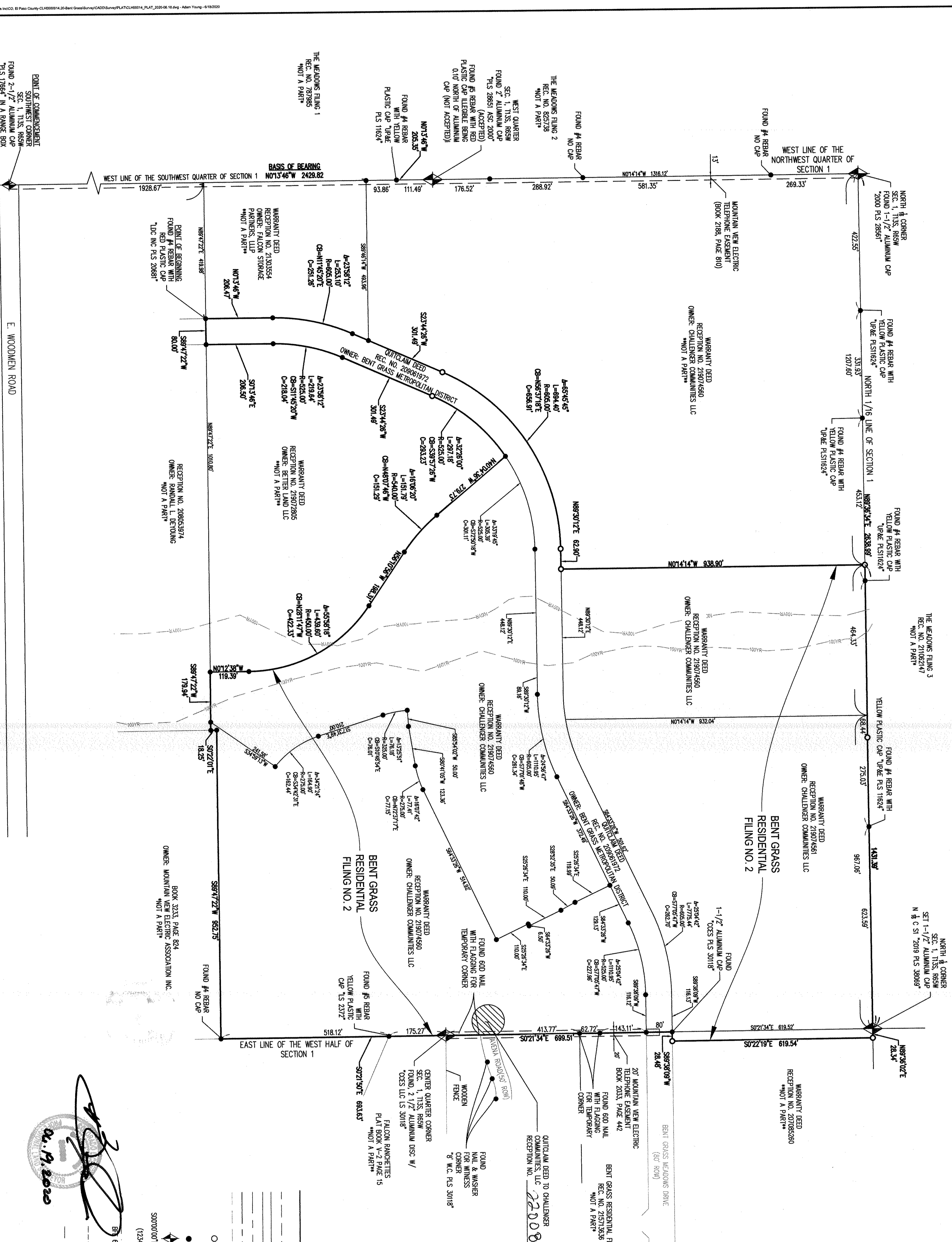


# BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

# 14559

## OVERALL BOUNDARY & EXISTING EASEMENTS MAP



### LEGEND

- PUBLIC UTILITY & DRAINAGE EASEMENT
- LOT LINE
- PROPERTY BOUNDARY
- ROAD CENTERLINE
- SECTION LINE
- 100'-FEET FLOODPLAIN LINE
- SET, NO. 3 REBAR, 24' LONG W/ 1 1/4" ORANGE PLASTIC CAP, T-13S 38089'
- UNLESS OTHERWISE NOTED
- FOUND, NO. 4 REBAR W/ RED PLASTIC CAP, TDC INC PLS 20881' UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- EASEMENT INFORMATION
- ENUMERATED ADDRESS
- BASE ELEVATION (ELEVATIONS ARE BASED ON FEMA FIRM PANEL BASE FLOOD ELEVATIONS. ELEVATIONS SHOWN ARE MA088)
- PUBLIC IMPROVEMENT EASEMENT (P.I.E.) (500 NUMBERING SERIES)
- MAILBOX EASEMENT (700 NUMBERING SERIES)

*[Signature]*  
 04.11.2020

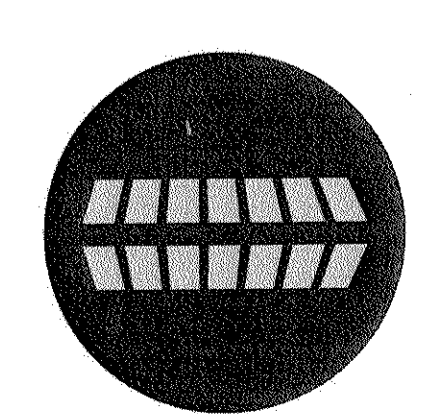
**SHEET INDEX**

SHEET 2	PLAT NOTES & TRACT TABLE
SHEET 3	OVERALL BOUNDARY & EXISTING EASEMENTS MAP
SHEET 4-6	LOT DIMENSIONS
SHEET 7	LINE & CURVE TABLE INFORMATION

## FINAL PLAT

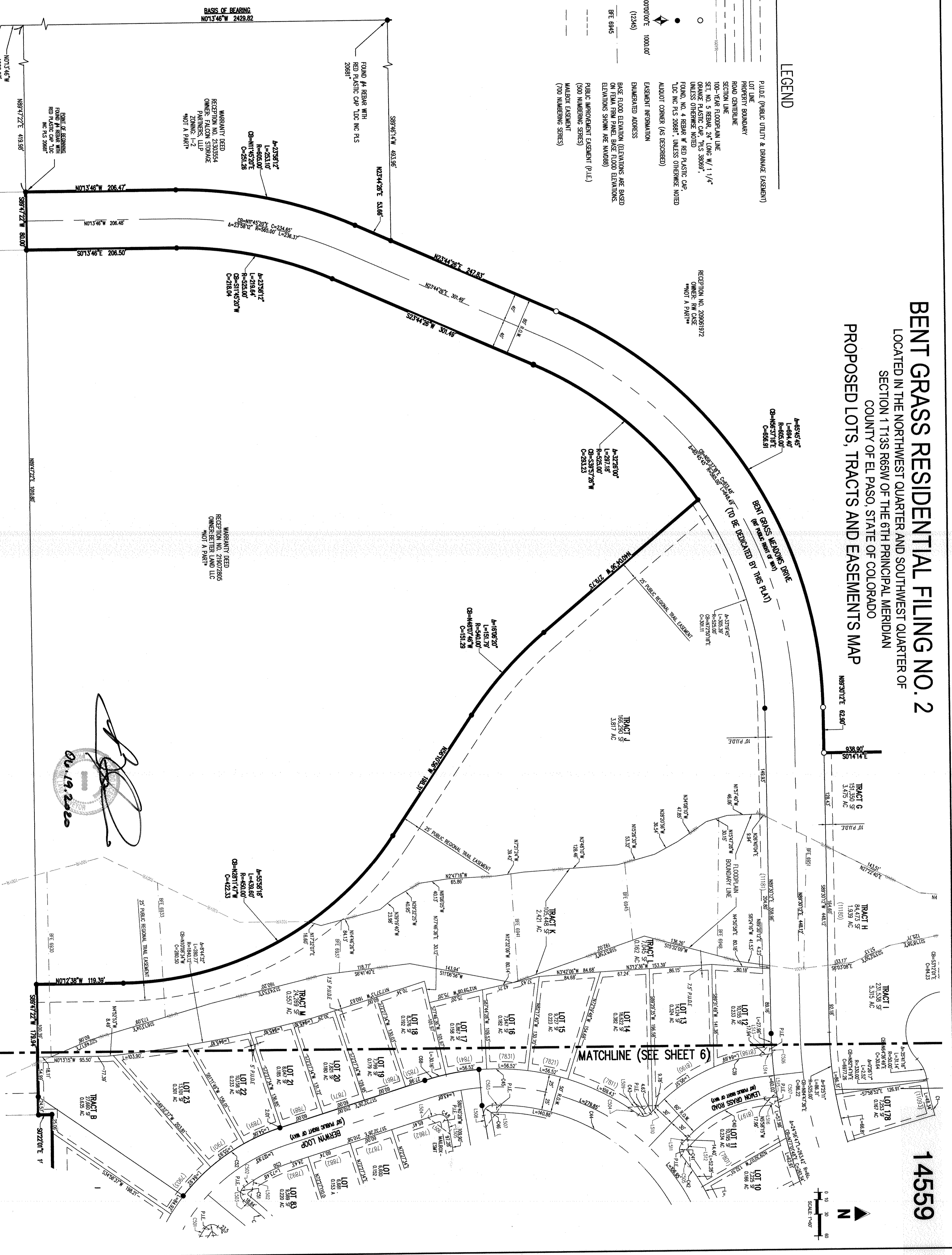
### BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO



#	Date	Issue/Description	Initials
1	01/22/20	Add County Comments	AAV
2	02/05/20	Add County Comments	AAV
3	02/11/20	Add County Comments	AAV
4	06/09/20	Revised address	BAJ
5	06/17/20	Revised address	BAJ
6	06/17/20	Add County Comments	AAV

POINT OF COMMENCEMENT  
SOUTHWEST CORNER  
SEC. 1, T13S, R65W  
FOUND 2-1/2" ALUMINUM CAP  
PLS 17664" IN A RANGE BOX

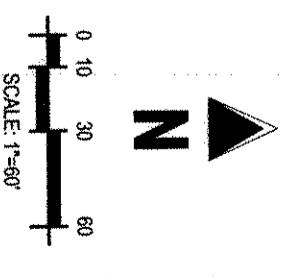


**LEGEND**

- PLUDE (PUBLIC UTILITY & DRAINAGE EASEMENT)
- LOT LINE
- PROPERTY BOUNDARY
- ROAD CENTERLINE
- SECTION LINE
- 100-YEAR FLOODPLAIN LINE
- SET NO. 5 BEARING 24' LONG W/ 1/4" ORANGE PLASTIC CAP, PLS 38069"
- UNLESS OTHERWISE NOTED
- FOUND NO. 4 REBAR W/ RED PLASTIC CAP, LOC NO. PLS 20681" UNLESS OTHERWISE NOTED
- AUDIOT CORNER (AS DESCRIBED)
- EASEMENT INFORMATION
- EASEMENTED ADDRESS
- BASE FLOOD ELEVATION (ELEVATIONS ARE BASED ON FEMA FIRM PANEL BASE FLOOD ELEVATIONS, ELEVATIONS SHOWN ARE NAVD83)
- PUBLIC IMPROVEMENT EASEMENT (PIE) (500 NUMBERING SERIES)
- WALDOX EASEMENT (700 NUMBERING SERIES)

**BENT GRASS RESIDENTIAL FILING NO. 2**  
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF  
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO  
**PROPOSED LOTS, TRACTS AND EASEMENTS MAP**

**14559**



*[Handwritten Signature]*  
06.19.2020

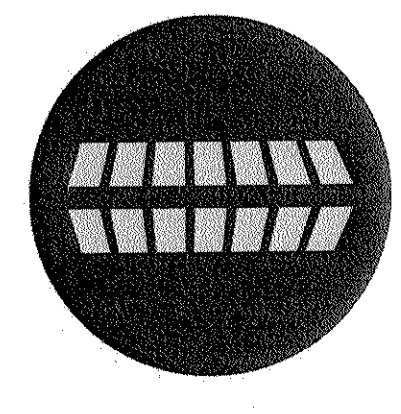
**SHEET INDEX**

SHEET 4	PLAT NOTES & TRACT TABLE
SHEET 5	OVERALL BOUNDARY & EXISTING EASEMENTS MAP
SHEET 6	LOT CONFIGURATION
SHEET 7	LINE & CURVE TABLE INFORMATION

#	Date	Issue / Description	Int.
1.	01/22/20	Add County Comments	AAV
2.	02/05/20	Add County Comments	AAV
3.	03/17/20	Add County Comments	AAV
4.	06/05/20	Revised addresses	AAV
5.	06/17/20	Revised parcel info	AAV
6.	06/17/20	Add County Comments	AAV

Project No: CL19714.0  
Drawn By: AAV  
Checked By: BJD  
Date: 5/4/2019

**FINAL PLAT**  
**BENT GRASS RESIDENTIAL FILING NO. 2**  
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF  
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO



# BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF EL PASO, STATE OF COLORADO

## PROPOSED LOTS, TRACTS AND EASEMENTS MAP

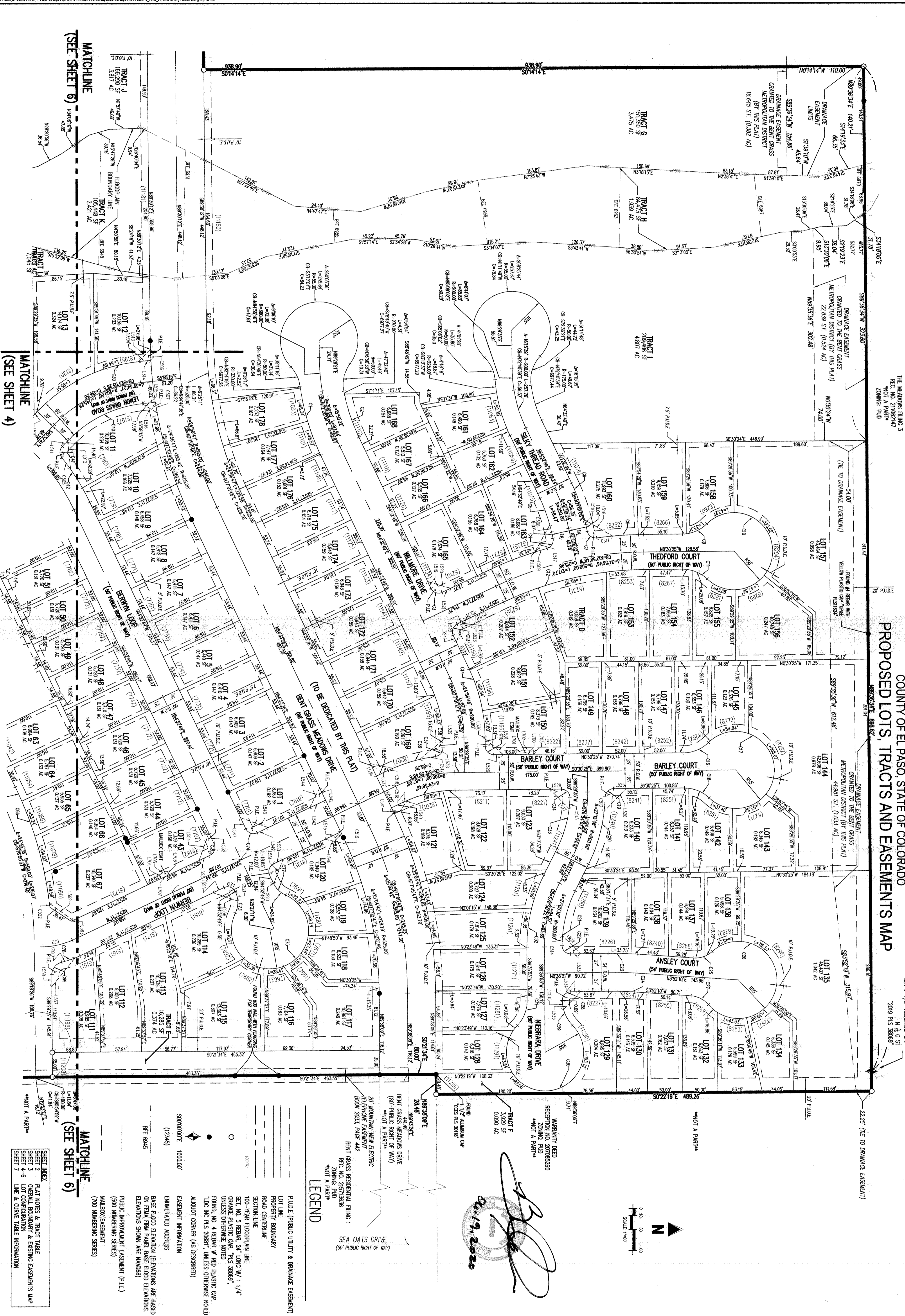
NORTH & CORNER SEC. 1, T13S, R65W

SET 1-1/2" ALUMINUM CAP

N & C SI

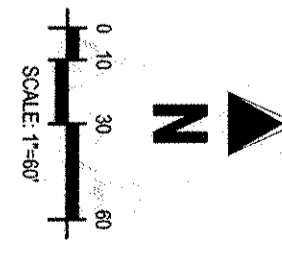
2019 PLS 30069\*

# 14559



THE MEADOWS PLANS 3  
RECORD PLAT  
ZONING: R10

WARRANTY DEED  
RECEPTION NO. 207062500  
ZONING: R10  
NOT A PART\*



*2019.10.20*

### LEGEND

- SEA OATS DRIVE (60' PUBLIC RIGHT OF WAY)
- 20' MOUNTAIN VIEW ELECTRIC TELEPHONE EASEMENT BOOK 2033 PAGE 442
- BENT GRASS RESIDENTIAL FILING 1 REC. NO. 207178336 NOT A PART\*
- BENT GRASS MEADOWS DRIVE (60' PUBLIC RIGHT OF WAY) NOT A PART\*
- 20' PLASTER CORNER (AS DESCRIBED)
- EASEMENT INFORMATION
- EMERGENCY ADDRESS
- BASE FLOOD ELEVATION (ELEVATIONS ARE BASED ON FEMA FIRM PANEL BASE FLOOD ELEVATIONS. ELEVATIONS SHOWN ARE NAVD83)
- PUBLIC IMPROVEMENT EASEMENT (PIE)
- MAJOR EASEMENT (700 NUMBERING SERIES)

### LEGEND

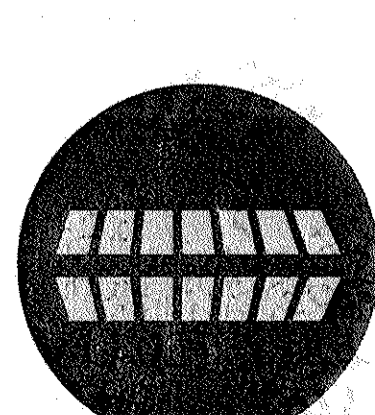
- PIE (PUBLIC UTILITY & DRAINAGE EASEMENT)
- LOT LINE
- PROPERTY BOUNDARY
- ROAD CENTERLINE
- SECTION LINE
- 100'-YEAR FLOODPLAIN LINE
- SET NO. 5 BEARING 247° LONG W 1 1/4" ORANGE PLASTIC CAP "PLS 30069"
- UNLESS OTHERWISE NOTED
- FOUND, NO. 4 REBAR W RED PLASTIC CAP (500 NUMBERING SERIES)
- ADJUT CORNER (AS DESCRIBED)
- SOU00000T 1000.00'
- (12345)
- BEF 6945

SHEET INDEX  
SHEET 2 PLAT NOTES & TRACT TABLE  
SHEET 3 REBAR INFORMATION  
SHEET 4 MATCHLINE (SEE SHEET 4)  
SHEET 5 MATCHLINE (SEE SHEET 5)  
SHEET 6 MATCHLINE (SEE SHEET 6)  
SHEET 7 LINE & CURVE TABLE INFORMATION

### FINAL PLAT

#### BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO



## Galloway

1155 Kelly Johnson Blvd, Suite 305  
Colorado Springs, CO 80920  
719.500.7220  
Galloway.com

5  
SHEET 5 OF 7

#	Date / Description	Init.
1.	01/22/20 Add County Comments	AAV
2.	02/09/20 Add County Comments	AAV
3.	03/17/20 Add County Comments	AAV
4.	06/06/20 Review address	AAV
5.	08/17/20 Review parcel info	AAV
6.	08/17/20 Add County Comments	AAV

Project No: CLM1420  
Drawn By: AAV  
Checked By: BAO  
Date: 5/4/2019



