

C:\Challenger\Notes\NOCL\17 Final County CL 10080915 20 Bent Grass Residential Filing NO. 2.dwg, 1/11/2019, Adam Young, 11/10/2019

KNOW ALL MEN BY THESE PRESENTS:

THAT CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY; AS THEIR INTERESTS MAY APPEAR BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

PARCELS OF LAND AS DESCRIBED IN WARRANTY DEEDS RECORDED AT RECEPTION NO. 219074560 AND 219074561 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 6<sup>TH</sup> PRINCIPAL MERIDIAN, LOCATED IN EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. 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 N0013°46'W AND MONUMENTED AS SHOWN:

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1; THENCE N0013°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. 21303554 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE; THENCE WITH THE SOUTH LINE OF SAID PARCEL, N89°47'22"E A DISTANCE OF 419.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND BEING THE SOUTHWEST CORNER OF A STRIP OF LAND DESCRIBED IN QUIT CLAIM DEED AT RECEPTION NO. 209061972 AND ALSO BEING THE POINT OF BEGINNING:

THENCE N0013°46'W, A DISTANCE OF 206.47 FEET TO A POINT OF CURVATURE; THENCE 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 N11°45'20"E WITH A CHORD DISTANCE OF 251.26 FEET; THENCE N23°44'26"E, A DISTANCE OF 301.49 FEET TO A POINT OF CURVATURE; THENCE 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 N56°37'18"E WITH A CHORD DISTANCE OF 656.91 FEET; THENCE N89°30'12"E, A DISTANCE OF 448.12 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 09°25'11", A DISTANCE OF 86.31 FEET, A CHORD BEARING OF N84°47'36"E WITH A CHORD DISTANCE OF 86.22 FEET; THENCE N07°58'52"W, A DISTANCE OF 126.91 FEET; THENCE N07°51'55"E, A DISTANCE OF 62.94 FEET; THENCE N01°11'11"W, A DISTANCE OF 107.15 FEET; THENCE N88°48'49"E, A DISTANCE OF 14.56 FEET; THENCE N65°21'22"E, A DISTANCE OF 4.05 FEET; THENCE N09°11'31"W, A DISTANCE OF 158.90 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 16°15'39", A DISTANCE OF 49.67 FEET, A CHORD BEARING OF N72°40'39"E WITH A CHORD DISTANCE OF 49.50 FEET; THENCE N64°32'49"E, A DISTANCE OF 36.42 FEET; THENCE N00°30'24"W, A DISTANCE OF 446.99 FEET TO A POINT ON THE SOUTH LINE OF THE MEADOWS FILING NO. 4, RECORDED AT RECEPTION NO. 200135677 AND ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH 1/16TH OF SAID SECTION 1; THENCE WITH SAID SOUTH LINE, N89°36'34"E, A DISTANCE OF 898.62 FEET TO THE NORTH 1/16TH CORNER OF SAID SECTION 1; THENCE N89°36'02"E, A DISTANCE OF 28.34 FEET; THENCE S00°22'19"E, DISTANCE OF 619.54 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. 215713636; THENCE 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; THENCE WITH SAID EAST 1/16 LINE, S00°21'34"E, A DISTANCE OF 699.51 FEET; THENCE CONTINUING WITH SAID EAST 1/16 LINE, S0°21'50"E, A DISTANCE OF 693.63 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED AT BOOK 3233, PAGE 824 OF THE EL PASO COUNTY CLERK & RECORDER; THENCE WITH THE NORTH OF LINE OF SAID PARCEL, S89°47'22"W, A DISTANCE OF 952.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 3233 AT PAGE 824; THENCE ALONG THE WEST LINE OF SAID PARCEL, S00°22'01"E, A DISTANCE OF 18.25 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED AT RECEPTION NO. 208053974; THENCE WITH THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 208053974, S89°47'22"W, A DISTANCE OF 24.57 FEET; THENCE N28°23'21"W, A DISTANCE OF 117.94 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1840.12 FEET, A CENTRAL ANGLE OF 08°44'32", A DISTANCE OF 280.77 FEET, A CHORD BEARING OF N1°08'34"W WITH A CHORD DISTANCE OF 280.50 FEET; THENCE N17°37'13"W, A DISTANCE OF 160.63 FEET; THENCE N77°46'36"E, A DISTANCE OF 30.12 FEET; THENCE N12°59'08"W, A DISTANCE OF 75.20 FEET; THENCE N12°32'06"W, A DISTANCE OF 80.14 FEET; THENCE N03°42'06"W, A DISTANCE OF 84.68 FEET; THENCE N03°12'36"W, A DISTANCE OF 153.39 FEET; THENCE N04°50'58"E, A DISTANCE OF 80.18 FEET TO A POINT ON THE SOUTH LINE OF SAID STRIP OF LAND DESCRIBED IN QUITCLAIM DEED AT RECEPTION NO. 209061972; THENCE WITH THE SOUTH LINE OF SAID STRIP OF LAND, S89°30'12"W, A DISTANCE OF 358.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 33°19'45", A DISTANCE OF 305.39 FEET, A CHORD BEARING OF S72°50'18"W WITH A CHORD DISTANCE OF 301.11 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 32°26'00", A DISTANCE OF 297.18 FEET, A CHORD BEARING OF S39°57'26"W WITH A CHORD DISTANCE OF 293.23 FEET; THENCE S23°44'26"W, A DISTANCE OF 301.49 FEET TO A POINT OF CURVATURE; THENCE 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 S11°45'20"W WITH A CHORD DISTANCE OF 218.04 FEET; THENCE S0013°46"E, A DISTANCE OF 206.50 FEET TO THE SOUTHEAST CORNER OF SAID STRIP OF LAND DESCRIBED IN QUITCLAIM DEED AT RECEPTION NO. 209061972; THENCE 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 2,212,624 SQUARE FEET OR 50.795 ACRES, MORE OR LESS.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "BENT GRASS RESIDENTIAL, FILING NO 2", IN THE COUNTY OF EL PASO COUNTY, COLORADO.

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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **BENT GRASS RESIDENTIAL FILING NO. 2**. 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. UPON ACCEPTANCE BY RESOLUTION, AL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION 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 INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

CHALLENGER COMMUNITIES, LLC,  
A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

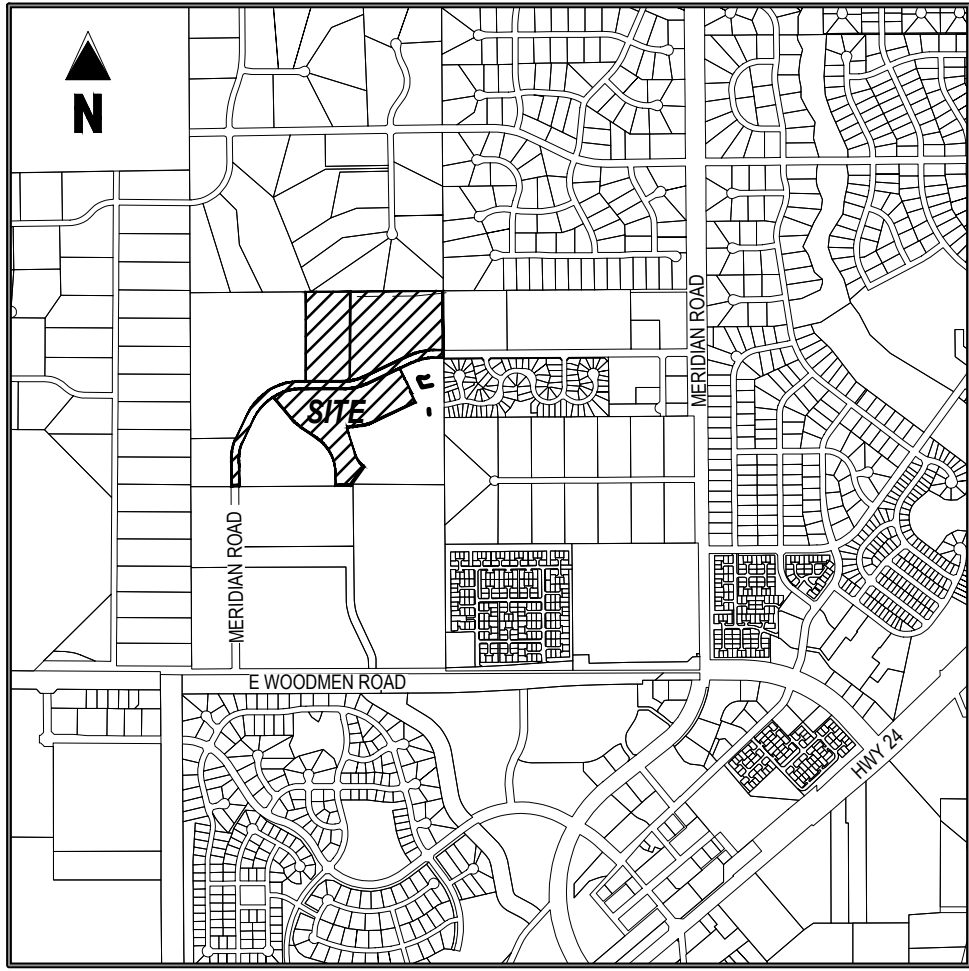
STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) ss.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC



EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

FLOODPLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0553G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 HAVE BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE FLOODPLAIN LIMITS AS SHOWN HEREON.

fix note- these lots  
are less than 2.5  
acres

duplicate note sheet 2

SHEET INDEX  
SHEET 2 PLAT NOTES & TRACT TABLE  
SHEET 3 OVERALL BOUNDARY & EASEMENTS MAP  
SHEET 4-6 LOT CONFIGURATION  
SHEET 7 CURVE TABLE

Bent Grass Metro is  
to own & maintain  
Tracts- will they own  
and maintain pocket  
parks?

ACCEPTANCE CERTIFICATE FOR TRACTS:

WOODMEN HILLS METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F AND G FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE (SEE SHEET 2 OF 7) ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE \_\_\_\_\_

BY: JERRY JACOBSON, GENERAL MANGER, WOODMEN HILLS METRO DISTRICT

STATE OF COLORADO )  
SS. \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

delete

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "BENT GRASS RESIDENTIAL FILING NO. 2" ON THIS \_\_\_\_ OF \_\_\_\_\_, 2019, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

this is not necessary  
this is in the  
Woodmen Road  
District

RECORDING:

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O' CLOCK \_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEES: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY

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 HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

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 ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENT 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY 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 CLOSURE ERRORS 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, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

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

CLERK AND RECORDER

STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O' CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_

OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_  
EL PASO COUNTY CLERK AND RECORDER

SUMMARY:

178 LOTS 33.913 ACRES 55.1%  
7 TRACTS 12.868 ACRES 20.9%  
RIGHTS-OF-WAY 14.807 ACRES 24.0%

total acerage

FEES:

FEES: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_ BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_ PARK FEE: \_\_\_\_\_

Galloway

1755 Teletar Drive, Suite 107  
Colorado Springs, CO 80920  
719.900.7220  
GallowayUS.com



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

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Project No:	CLH014.20
Drawn By:	AYY
Checked By:	BJD
Date:	5/14/2019



## COUNTY OF EL PASO, STATE OF COLORADO

28) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,

MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

IS this correct? Are you using another subdivisions covenants? Do you need to incorporate this sub into that HOA?

TRACT NO.	TRACT USE	ACREAGE	TRACT OWNERSHIP AND MAINTENANCE
TRACT A	POCKET PARK	0.18	BENT GRASS METROPOLITAN DISTRICT
TRACT B	FUTURE DEVELOPMENT	10.73	BENT GRASS METROPOLITAN DISTRICT
TRACT C	WATER LINE	0.64	BENT GRASS METROPOLITAN DISTRICT
TRACT D	POCKET PARK	0.22	BENT GRASS METROPOLITAN DISTRICT
TRACT E	PEDESTRIAN TRAIL AND WATERLINE	0.37	BENT GRASS METROPOLITAN DISTRICT
TRACT F	WELL SITE	0.09	BENT GRASS METROPOLITAN DISTRICT
TRACT G	OUTFALL SEWER TRACT	0.63	BENT GRASS METROPOLITAN DISTRICT

[illegible]

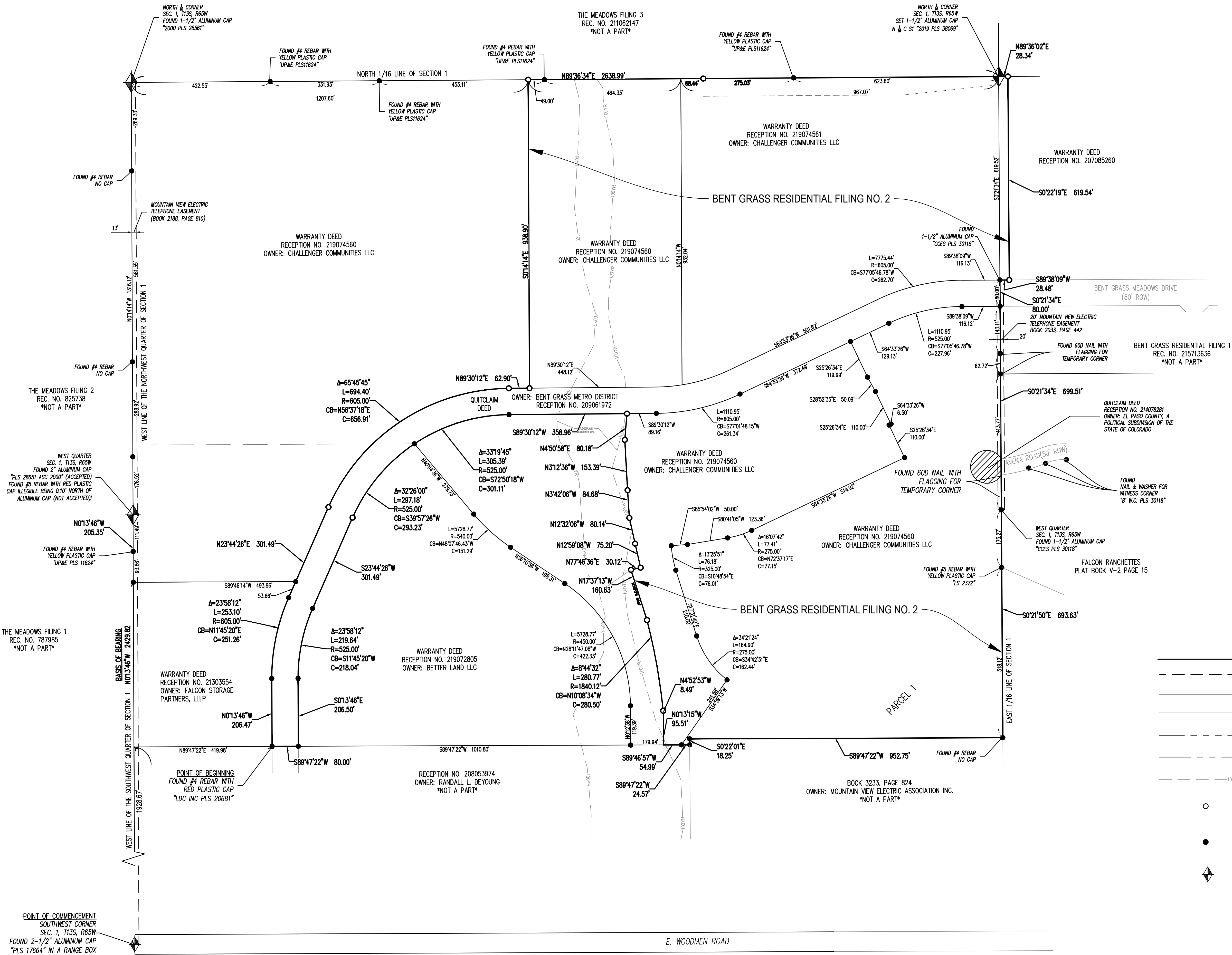
Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
Date:	5/14/2019



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

OVERALL BOUNDARY & EASEMENTS MAP



LEGEND

---	P.U.D.E (PUBLIC UTILITY & DRAINAGE EASEMENT)
---	LOT LINE
---	PROPERTY BOUNDARY
---	ROAD CENTERLINE
---	SECTION LINE
---	100-YEAR FLOODPLAIN LINE
○	SET, NO. 5 REBAR W/ ORANGE PLASTIC CAP, "PLS 38069", UNLESS OTHERWISE NOTED
●	FOUND, NO. 4 REBAR W/ RED PLASTIC CAP, "LDC INC PLS 20681", UNLESS OTHERWISE NOTED
◆	ALIQUOT CORNER (AS DESCRIBED)

SHEET INDEX

SHEET 2	PLAT NOTES & TRACT TABLE
SHEET 3	OVERALL BOUNDARY & EASEMENTS MAP
SHEET 4-6	LOT CONFIGURATION
SHEET 7	CURVE TABLE

Galloway

1755 Teletar Drive, Suite 107  
Colorado Springs, CO 80920  
719.900.7220  
GallowayUS.com



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

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Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
	5/14/2019



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



FINAL PLAINT  
BENT GRASS RESIDENTIAL FILING NO. 2  
DATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER

SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

[illegible]

Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
Date:	5/14/2019



# 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**

1755 Telear Drive, Suite 107  
Colorado Springs, CO 80920  
719.900.7220  
gallowayus.com

We discussed putting  
a trail across here-  
this would tie in to the  
development to the  
west.

is there a pond here?  
are you keeping?

put the floodplain in a  
trct by itself- show the  
required elevations

Plat the lots and cul  
de sac here - Why  
would you leave  
empty space and  
come back in later to  
plat- Channel  
improvements  
whether stabilization  
or CLOMR must be  
addressed with the  
plat's drainage report.

isnt there a large  
drainage easement  
here along the nrth  
heading west? State  
who is going to  
maintain this offsite  
easement if your not  
plating as a tract with  
this plat

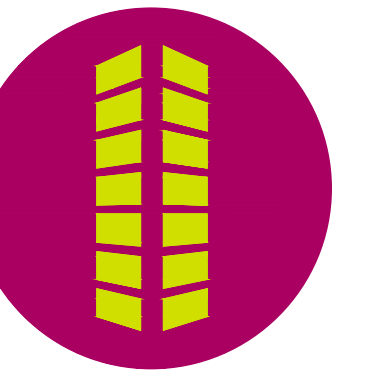
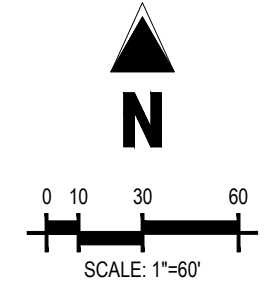
to HOA and/or  
district?



PHOTO-26

REBAR WITH  
PLASTIC CAP  
PLS 11624"

NORTH 1/4 CORNER SEC. 1, T13S, R65W  
SET 1-1/2" ALUMINUM CAP  
N 1/2 C S1  
"2019 PLS 38069"



**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

\*\*NOT A PART OF THIS  
SUBDIVISION\*\*

WARRANTY DEED  
RECEPTION NO. 207085260  
ZONING: PUD  
\*\*NOT A PART\*\*

FOUND  
1-1/2" ALUMINUM CAP  
"PLS 30118"

N89°38'09"E

28.48'

N89°33'24"E

44.49'

BENT GRASS MEADOWS DRIVE

(60' PUBLIC RIGHT OF WAY)

20' MOUNTAIN VIEW ELECTRIC

TELEPHONE EASEMENT

BOOK 2033, PAGE 442

BENT GRASS RESIDENTIAL FILING 1

REC. NO. 215713636

ZONING: PUD

\*NOT A PART\*

## LEGEND

P.U.D.E (PUBLIC UTILITY & DRAINAGE EASEMENT)

LOT LINE

PROPERTY BOUNDARY

ROAD CENTERLINE

SECTION LINE

100-YEAR FLOODPLAIN LINE

SET, NO. 5 REBAR W/ ORANGE PLASTIC  
CAP, "PLS 38069", UNLESS OTHERWISE  
NOTED

FOUND, NO. 4 REBAR W/ RED PLASTIC CAP, "LOC  
INC PLS 20681", UNLESS OTHERWISE NOTED

ALIQUOT CORNER (AS DESCRIBED)

## SHEET INDEX

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SHEET 3 OVERALL BOUNDARY & EASEMENTS MAP  
SHEET 4-6 LOT CONFIGURATION  
SHEET 7 CURVE TABLE

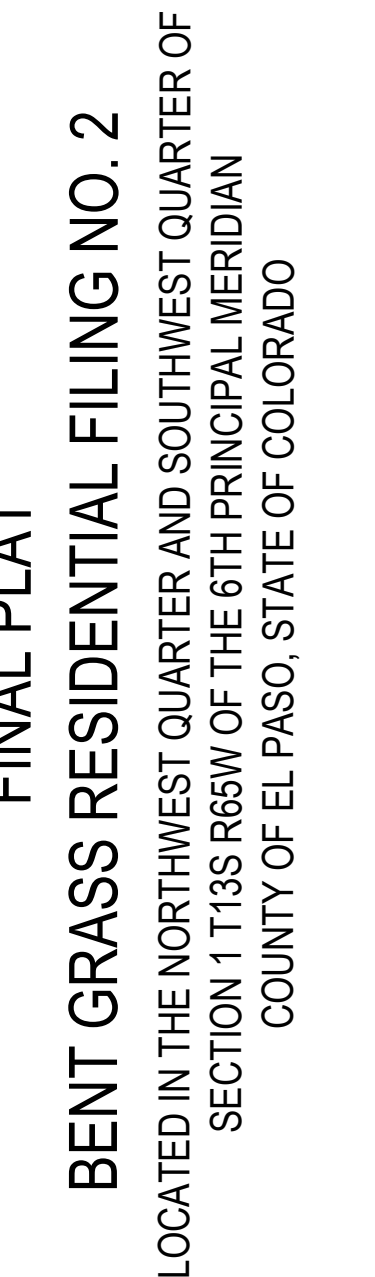
#	Date	Issue / Description	Init.
1			
2			
3			
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10			

Project No: CLH014.20  
Drawn By: AAY  
Checked By: BJD  
Date: 5/14/2019



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

755 Telstar Drive, Suite 107  
Colorado Springs, CO 80920  
19.900.7220  
[allowayUS.com](http://allowayUS.com)

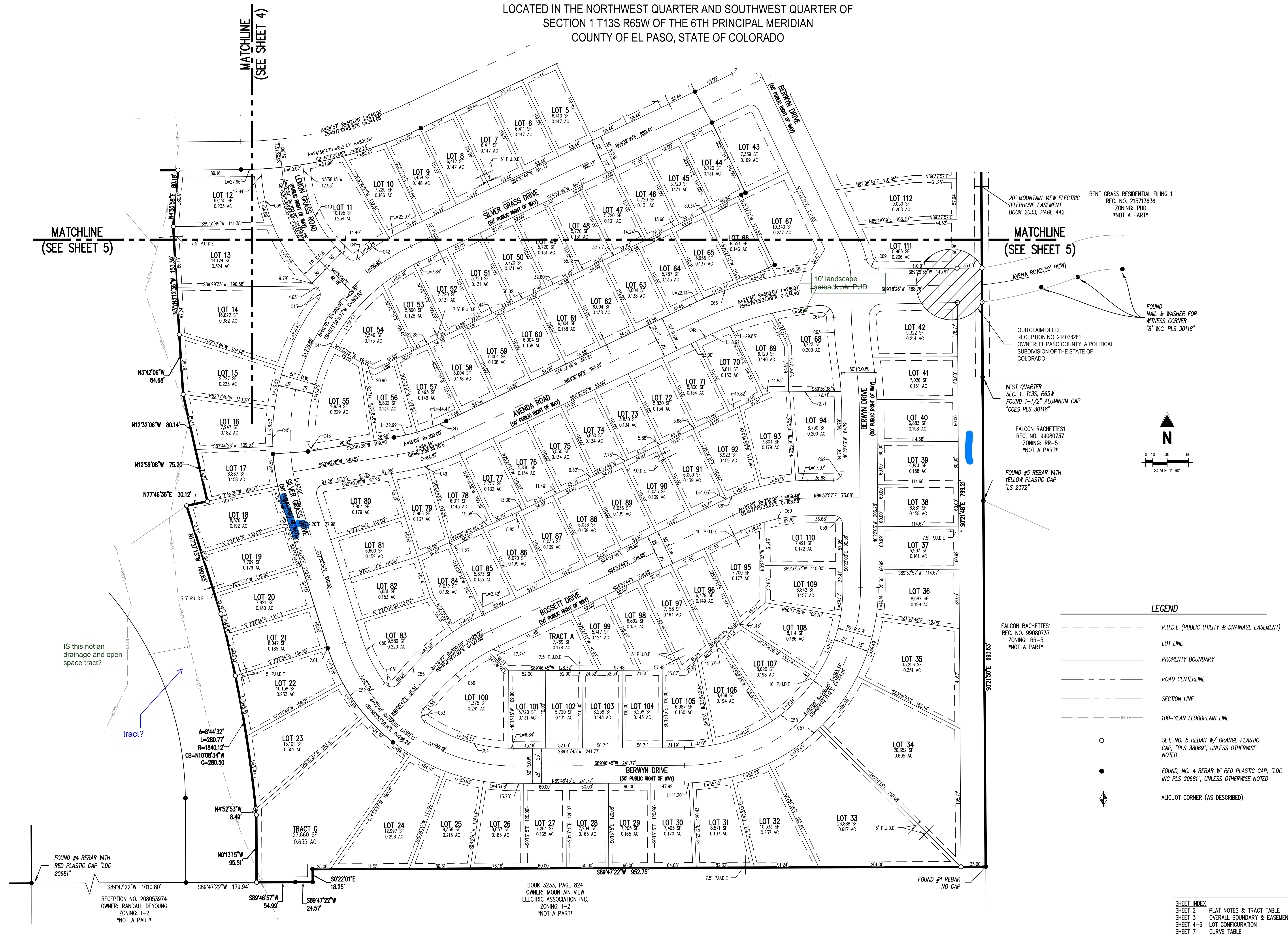


FINAL PLAT  
BENT GRASS RESIDENTIAL FILING NO. 2  
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER  
SECTION 1 T13S R6SW OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

[illegible]

Project No:	CLH014.2
Drawn By:	AA
Checked By:	BJJ
Date:	5/14/201

6  
Sheet 6 of 7





## COUNTY OF EL PASO, STATE OF COLORADO

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C61	25'05"07"	120.40	275.00	S77'05"23"W	119.44
C62	90'00"00"	18.85	12.00	N44'37"53"E	16.97
C63	6'18"42"	64.57	586.17	S5'13'38"E	64.54
C64	93'28'28"	29.37	18.00	N48'25'26"W	26.22
C66	11'42'20"	107.26	525.00	S72'39'49"W	107.07
C68	54'30"11"	309.16	325.00	S94'42'40"W	297.63
C69	77'42'32"	24.41	18.00	N51'39'08"W	22.58
C74	90'00"00"	18.85	12.00	S19'32'49"W	16.97
C77	40'37'48"	24.82	35.00	S44'33'55"W	24.30
C78	27'22'33.3"	261.48	55.00	N19'53'03"W	76.14

M:\Challenger Homes Inc\CO, III Pass County-CL H0030014 20-Bent Grass\Survey\PLAT\CL H00314\_PLAT.dwg - Adam Young - 11/12/2019