

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

THE PURPOSE OF THE PLAT IS TO CREATE NEW LOTS, TRACTS, PUBLIC RIGHT OF
WAYS AND EASEMENTS.

2) FIELD WORK WAS COMPLETED ON: MARCH 8, 2019.

3) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08041C0553G
HAVING AN MAP REVISED DATE OF DECEMBER 07, 2018, INDICATES THE
SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE
OF FLOOD) AND PORTIONS OF THE PROPERTY ARE DESIGNATED AS ZONE AE
(REGULATORY FLOODWAY), AS SHOWN. THIS SURVEY MAKES THIS STATEMENT
BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF
MORE INFORMATION IS REQUIRED.

4) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY
FEET.

5) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY,
INC. TO DETERMINE OWNERSHIP OR THIS TRACT, VERIFY THE DESCRIPTION
SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF
ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION
REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY &
COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT
PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT
PROVIDED BY CLIENT AND PREPARED BY LAND TITLE GUARANTEE COMPANY,
ORDER NO. SC55075690, WITH AN EFFECTIVE DATE OF MARCH 16, 2019 AT
5:00 P.M. (NOTE PER TITLE COMMITMENT: "NOTE: THE COMMITMENT DOES NOT
REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF
SAID RIGHTS. NOTE: THIS COMMITMENT IS NOT A REPORT OR REPRESENTATION
AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN
CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS
24-65-103-105.")

6) EASEMENTS AND PUBLIC 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 THE
RIGHT TO GRANT THE SAME.

7) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE
FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP.
ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE
SURVEYOR IN CHARGE.

8) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,
OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE UPPER BLACK SQUIRREL
CREEK GROUND WATER MANAGEMENT DISTRICT FINAL ORDER AND DECREE,
RECORDED DECEMBER 11, 1979 IN BOOK 3260 AT PAGE 701.

9) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,
OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE FALCON FIRE
PROTECTION DISTRICT AS INSTRUMENTS, RECORDED DECEMBER 2, 1980 IN
BOOK 3380 AT PAGE 670 AND 675 AND RECORDED FEBRUARY 17, 1981 IN
BOOK 3404 AT PAGE 582 AND 587.

10) THE PROPERTY IS SUBJECT TO THE FINDINGS AND ORDER AS SET FORTH IN
THE COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, RECORDED
JULY 10, 2003, UNDER RECEPTION NO. 203158843.

11) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,
OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDER OF THE
INCLUSION OF THE WOODMEN HILLS METROPOLITAN DISTRICT, RECORDED
DECEMBER 12, 2003 UNDER RECEPTION NO. 203286253, AND RECORDED
JANUARY 23, 2004 UNDER RECEPTION NO. 204013207, AND RECORDED
FEBRUARY 11, 2011, UNDER RECEPTION NO. 211015822.

12) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,
OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDER OF THE
INCLUSION OF REAL PROPERTY IN THE WOODMEN ROAD METROPOLITAN
DISTRICT, RECORDED JANUARY 29, 2004, UNDER RECEPTION NO. 204016142.

13) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,
OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE EFFECT OF
RESOLUTION NO. 04-501, RECORDED JANUARY 24, 2005, UNDER RECEPTION
NO. 205011638.

14) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,
OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE CONVEYANCE OF ALL
WATER AND WATER RIGHTS AS CONVEYED TO WOODMEN HILLS METROPOLITAN
DISTRICT DESCRIBED IN THOSE SPECIAL WARRANTY DEEDS—WATER RIGHTS
RECORDED APRIL 8, 2005 UNDER RECEPTION NOS. 205050350 AND
205050349.

15) THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH
AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER
RECEPTION NO. 206051091.

16) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,
OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF
RESOLUTION NO. 07-133 REGARDING REZONING RECORDED MAY 30, 2007
UNDER RECEPTION NO. 207072586.

17) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,
OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF
RESOLUTION NO. 07-134 REGARDING REZONING RECORDED MAY 30, 2007
UNDER RECEPTION NO. 207072587.

18) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,
OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF
RESOLUTION NO. 07-135 REGARDING THE BENT GRASS PRELIMINARY PLAN
RECORDED MAY 30, 2007 UNDER RECEPTION NO. 207072588.

19) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,
OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF BENT
GRASS OVERALL PUD DEVELOPMENT PLAN MAP RECORDED JUNE 4, 2007
UNDER RECEPTION NO. 207074523.

20) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,
OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF BENT
GRASS PHASE ONE SITE SPECIFIC PUD DEVELOPMENT PLAN RECORDED JUNE 4,
2007 UNDER RECEPTION NO. 207074524.

21) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS,
OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF
RESOLUTION NO. 07-388 REGARDING BENT GRASS METROPOLITAN DISTRICT
RECORDED SEPTEMBER 25, 2007 UNDER RECEPTION NO. 207124524.

20) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BENT GRASS METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 29, 2007, UNDER RECEPTION NO. 207152168. NOTICE OF SPECIAL DISTRICT DISCLOSURE RECORDED DECEMBER 18, 2007 UNDER RECEPTION NO. 207160587.

23) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF EL PASO COUNTY SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM, RECORDED AUGUST 07, 2013, UNDER RECEPTION NO. 213101580.

24) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 14-260, RECORDED JULY 23, 2014, UNDER RECEPTION NO. 214065375.

25) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 14-259, RECORDED JULY 23, 2014, UNDER RECEPTION NO. 214065376.

26) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF BENT GRASS PLANNED UNIT DEVELOPMENT PLAN AMENDMENT, RECORDED JULY 30, 2014, UNDER RECEPTION NO. 214068054.

27) SPECIAL DISTRICT DISCLOSURE: ALL PROPERTY WITHIN THIS SUBDIVISION IS IN A PLANNED UNIT DEVELOPMENT DISTRICT, A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.

28) FLOODPLAIN NOTE: NO STRUCTURE OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREA. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP. COMMUNITY MAP NUMBER 08041005536, EFFECTIVE DATE DECEMBER 7, 2018.

29) WOODMEN ROAD DISTRICT NOTE: ALL PROPERTY WITHIN THIS SUBDIVISION IS 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.

30) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PLANNED UNIT DEVELOPMENT (FILE NO. PUD142), SOILS AND GEOLOGICAL STUDY, MASTER DEVELOPMENT DRAINAGE PLAN, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, EROSION CONTROL REPORT, TRAFFIC IMPACT ANALYSIS.

31) STORMWATER DRAINAGE NOTE: 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.

32) ENVIRONMENTAL NOTE: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS & WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES, (E.G. PREBLE'S MEADOW JUMPING MOUSE).

33) ADDRESS NOTE: THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

34) GEOLOGIC HAZARD NOTE: THE FOLLOWING PROJECT SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT GEOLOGY AND SOILS REPORT, BENT GRASS RESIDENTIAL, FILING NO. 2, EL PASO COUNTY, COLORADO BY ROCKY MOUNTAIN GROUP (RMG) DATED OCTOBER 21, 2019 IN FILE BENT GRASS RESIDENTIAL FILING NO. 2, JSF-19-014 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- FAULTS/SEISMICITY: (LOTS 1-178)
- RADIOACTIVITY/RADON GAS: (LOTS 1-178)

THE GEOLOGIC CONDITIONS ENCOUNTERED AT THIS SITE ARE RELATIVELY COMMON TO THE IMMEDIATE AREA AND MITIGATION CAN BE ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES. NONE OF THESE CONDITIONS ARE ANTICIPATED TO PRECLUDE THE PROPOSED DEVELOPMENT.

36) ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

37) MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.

38) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO

OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE

SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

FIRE DISTRICT
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD
PEYTON, CO 80831
EMAIL: FALCONFIRE@FALCONFIREPD.ORG
TEL: (719) 495-4050

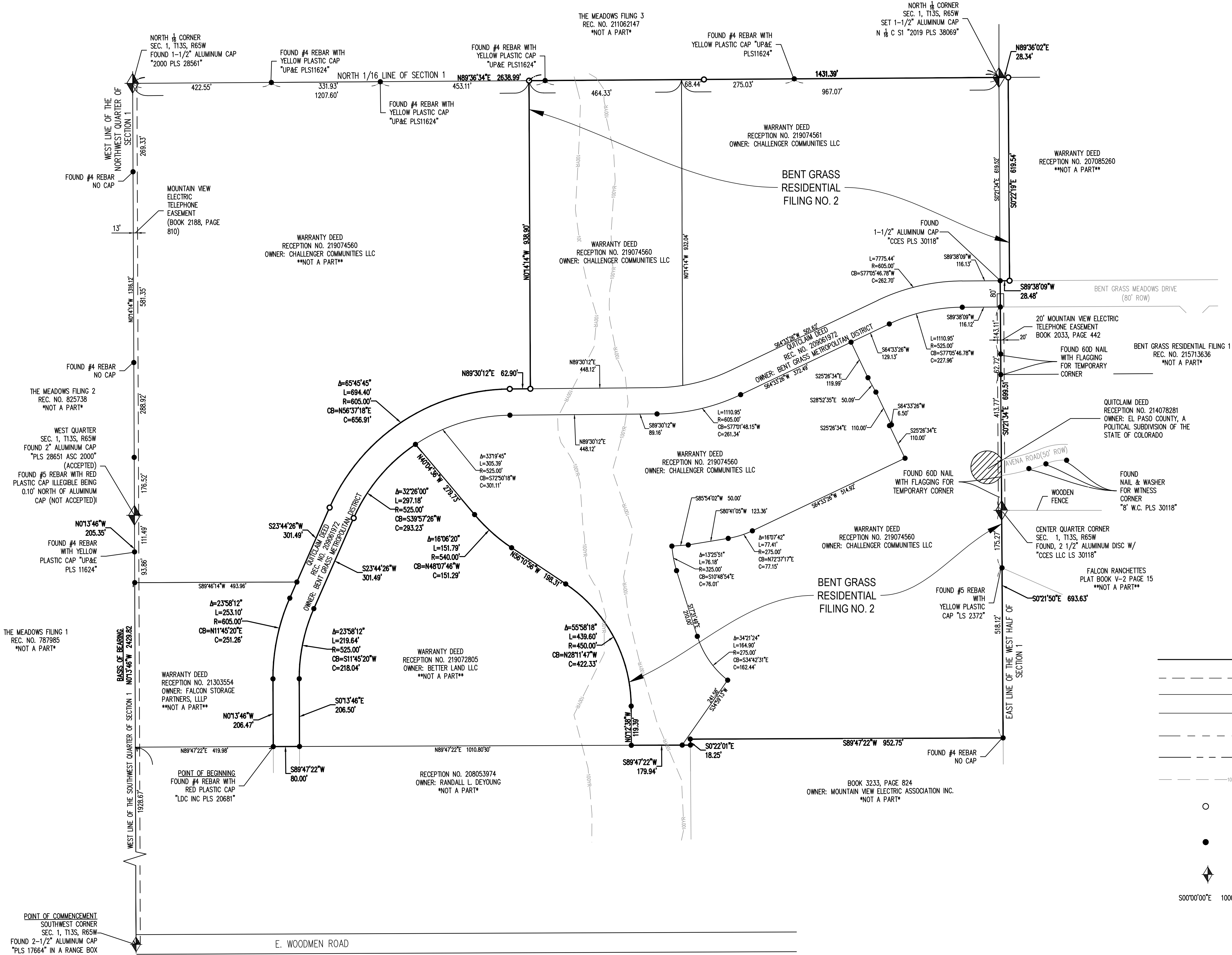
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

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 & EXISTING 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, 24" LONG W/ 1 1/4" 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)
000'00"00"E 1000.00'	EASEMENT INFORMATION

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

Galloway

1155 Kelly Johnson Blvd, Suite 305
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

#	Date	Issue / Description	Init.
1	01/22/20	Add County Comments	AAY
2	02/05/20	Add County Comments	AAY

Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
	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

PROPOSED LOTS, TRACTS AND 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, 24" LONG W/ 1 1/4" 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)
- EASEMENT INFORMATION

S00°00'00"E 1000.00'

BASE OF BEARING
N013°46'W 243.92'

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

POINT OF BEGINNING
FOUND #4 REBAR WITH
RED PLASTIC CAP *LDC
INC PLS 20681*

WARRANTY DEED
RECEPTION NO. 21303554
OWNER: FALCON STORAGE
PARTNERS, LLP
ZONING: I-2
NOT A PART

WARRANTY DEED
RECEPTION NO. 219072805
OWNER: BETTER LAND LLC
NOT A PART

RECEPTION NO. 209061972
OWNER: RW CASE
NOT A PART

OWNER: BENT GRASS METRO DISTRICT
RECEPTION NO. 209061972

TRACT G
151,350 SF
3.475 AC

TRACT H
84,473 SF
1.939 AC

TRACT I
231,538 SF
5.315 AC

TRACT J
166,290 SF
3.817 AC

TRACT K
105,448 SF
2.421 AC

TRACT L
7,045 SF
0.162 AC

TRACT M
24,269 SF
0.557 AC

TRACT B
27,660 SF
0.635 AC

LOT 178
2,233 SF
0.167 AC

LOT 10
7,225 SF
0.166 AC

LOT 11
10,185 SF
0.234 AC

LOT 12
10,155 SF
0.233 AC

LOT 13
14,124 SF
0.324 AC

LOT 14
16,622 SF
0.382 AC

LOT 15
9,727 SF
0.223 AC

LOT 16
7,947 SF
0.182 AC

LOT 17
6,867 SF
0.158 AC

LOT 18
8,376 SF
0.192 AC

LOT 19
7,789 SF
0.179 AC

LOT 20
7,821 SF
0.180 AC

LOT 21
5,040 SF
0.185 AC

LOT 22
10,158 SF
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LOT 23
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2,233 SF
0.167 AC

LOT 30
2,233 SF
0.167 AC

LOT 29
2,233 SF
0.167 AC

LOT 28
2,233 SF
0.167 AC

LOT 27
2,233 SF
0.167 AC

LOT 26
2,233 SF
0.167 AC

LOT 25
2,233 SF
0.167 AC

LOT 24
2,233 SF
0.167 AC

LOT 23
2,233 SF
0.167 AC

LOT 22
2,233 SF
0.167 AC

LOT 21
2,233 SF
0.167 AC

LOT 20
2,233 SF
0.167 AC

LOT 19
2,233 SF
0.167 AC

LOT 18
2,233 SF
0.167 AC

LOT 17
2,233 SF
0.167 AC

LOT 16
2,233 SF
0.167 AC

LOT 15
2,233 SF
0.167 AC

LOT 14
2,233 SF
0.167 AC

LOT 13
2,233 SF
0.167 AC

LOT 12
2,233 SF
0.167 AC

LOT 11
2,233 SF
0.167 AC

LOT 10
2,233 SF
0.167 AC

LOT 9
2,233 SF
0.167 AC

LOT 8
2,233 SF
0.167 AC

LOT 7
2,233 SF
0.167 AC

LOT 6
2,233 SF
0.167 AC

LOT 5
2,233 SF
0.167 AC

LOT 4
2,233 SF
0.167 AC

LOT 3
2,233 SF
0.167 AC

LOT 2
2,233 SF
0.167 AC

LOT 1
2,233 SF
0.167 AC

LOT 0
2,233 SF
0.167 AC

LOT -1
2,233 SF
0.167 AC

LOT -2
2,233 SF
0.167 AC

LOT -3
2,233 SF
0.167 AC

LOT -4
2,233 SF
0.167 AC

LOT -5
2,233 SF
0.167 AC

LOT -6
2,233 SF
0.167 AC

LOT -7
2,233 SF
0.167 AC

LOT -8
2,233 SF
0.167 AC

LOT -9
2,233 SF
0.167 AC

LOT -10
2,233 SF
0.167 AC

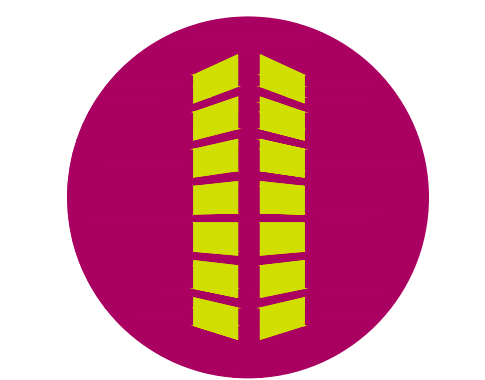
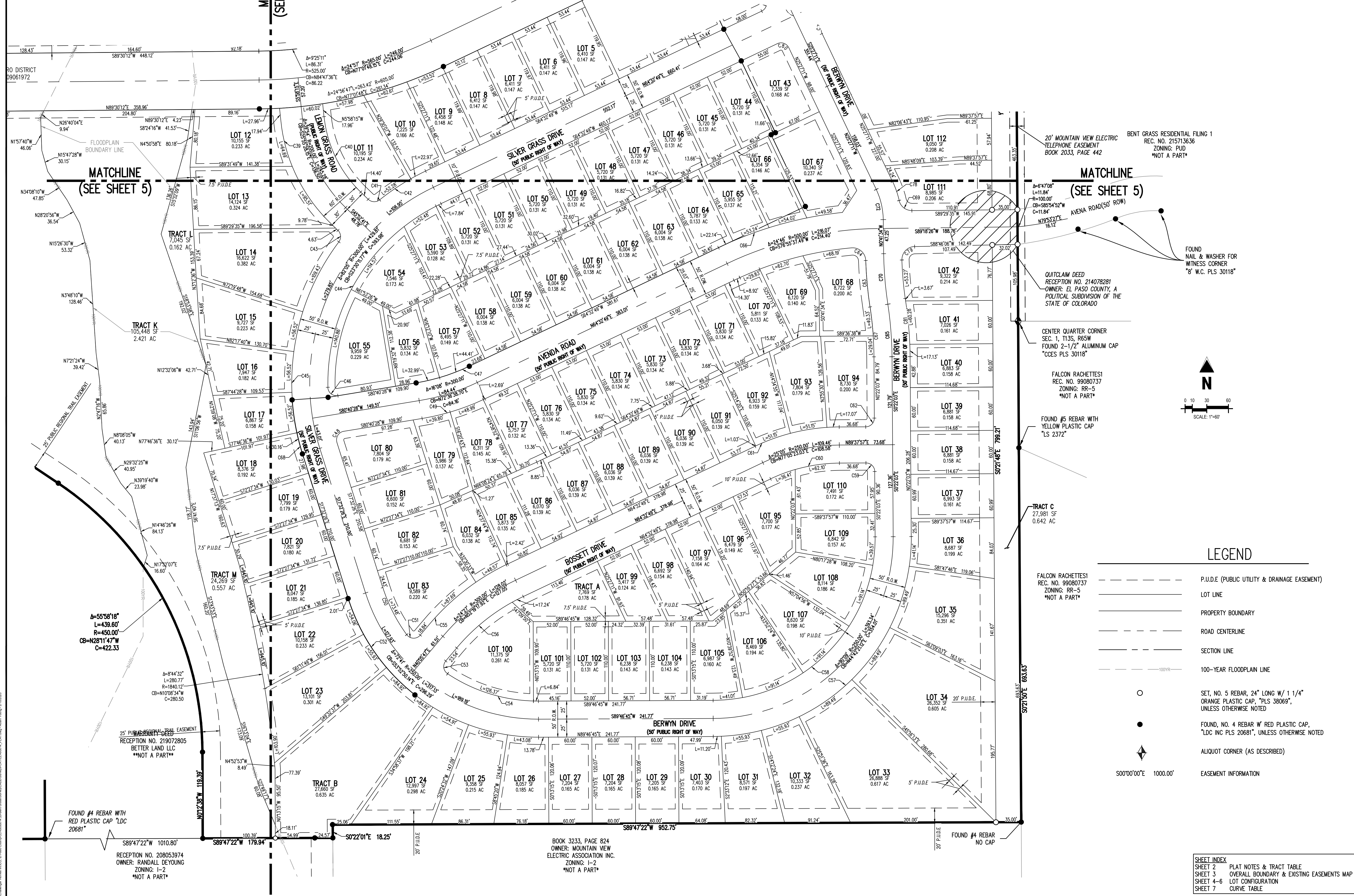
LOT -11
2,233 SF
0.167 AC

LOT -12
2,233 SF
0.167 AC

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



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	Init.
1	01/22/20	Add County Comments	AAY
2	02/05/20	Add County Comments	AAY

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
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COUNTY OF EL PASO, STATE OF COLORADO

CURVE TABLE

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	17°28'21"	100.63	330.00	S73°17'00"W	100.25
C2	13°49'23"	65.14	270.00	S71°27'31"W	64.98
C3	90°00'00"	18.85	12.00	S19°32'49"W	16.97
C4	86°47'51"	18.18	12.00	S59°06'41"E	16.49
C5	12°56'34"	50.83	225.00	N71°01'06"E	50.72
C6	12°56'34"	62.12	275.00	S71°01'06"W	61.99
C7	85°18'00"	17.87	12.00	N34°50'23"E	16.26
C8	6°28'57"	59.40	525.00	S4°34'09"E	59.37
C9	44°24'55"	38.76	50.00	N22°42'52"W	37.80
C10	268°49'50"	258.06	55.00	S89°29'35"W	78.57
C11	44°24'55"	38.76	50.00	S21°42'03"W	37.80
C12	24°56'46"	206.81	475.00	S12°58'48"E	205.18
C13	90°00'00"	18.85	12.00	N70°27'11"W	16.97
C14	24°56'46"	100.14	230.00	S77°01'12"W	99.35
C15	90°00'00"	18.85	12.00	N44°29'35"E	16.97
C17	268°49'50"	258.06	55.00	S89°29'35"W	78.57
C18	44°24'55"	38.76	50.00	S21°42'03"W	37.80
C19	88°11'13"	18.47	12.00	S44°36'01"E	16.70
C20	25°24'01"	99.75	225.00	N75°59'37"W	98.93
C21	26°22'14"	80.54	175.00	S76°28'44"E	79.84

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C22	90°58'30"	19.05	12.00	N44°50'54"E	17.11
C23	4°30'31"	41.47	527.00	S1°36'54"W	41.46
C24	4°30'31"	37.22	473.00	S1°36'54"W	37.21
C25	46°27'28"	28.38	35.00	N19°21'34"W	27.61
C26	272°54'56"	261.98	55.00	N86°07'50"W	75.78
C27	46°27'28"	28.38	35.00	S27°05'54"W	27.61
C28	89°49'07"	18.81	12.00	S45°28'33"E	16.94
C29	44°24'55"	38.76	50.00	N67°24'26"E	37.80
C30	268°49'50"	258.06	55.00	N02°37'07"W	78.57
C31	44°24'55"	38.76	50.00	N68°10'36"W	37.80
C32	27°06'12"	106.43	225.00	S76°50'43"E	105.45
C33	24°54'36"	75.07	175.00	N75°34'55"W	74.49
C34	92°38'11"	19.40	12.00	S45°48'41"W	17.36
C35	24°56'46"	76.19	175.00	S12°58'48"E	75.59
C36	24°56'46"	74.02	170.00	S77°01'12"W	73.43
C37	83°06'42"	17.41	12.00	N48°57'03"W	15.92
C38	18°03'29"	70.91	225.00	N16°25'26"W	70.62
C39	39°54'27"	160.20	230.00	S25°55'28"E	156.98
C40	39°54'27"	118.41	170.00	N25°55'28"W	116.03
C41	82°50'26"	17.35	12.00	N87°17'55"W	15.88

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C42	13°15'57"	75.25	325.00	S57°54'51"W	75.08
C43	82°50'26"	17.35	12.00	S47°27'28"E	15.88
C44	64°09'09"	307.91	275.00	S30°50'18"W	292.08
C45	54°30'11"	309.16	325.00	S9°42'40"W	297.63
C46	98°05'15"	20.54	12.00	S50°16'54"E	18.13
C47	16°07'39"	77.41	275.00	S72°36'39"W	77.15
C48	98°12'54"	20.57	12.00	S31°34'01"W	18.14
C49	15°39'11"	88.79	325.00	S72°50'52"W	88.51
C50	18°42'42"	73.48	225.00	S26°53'47"E	73.15
C51	103°39'08"	21.71	12.00	S88°04'41"E	18.87
C52	72°40'49"	348.84	275.00	S53°52'50"E	325.92
C53	96°23'46"	20.19	12.00	N8°06'06"W	17.89
C54	33°55'15"	133.21	225.00	N73°15'37"W	131.27
C55	24°27'03"	138.69	325.00	S52°19'18"W	137.64
C56	20°51'31"	100.11	275.00	N50°31'32"E	99.56
C57	90°08'49"	432.67	275.00	N44°42'21"E	388.41
C58	90°08'49"	354.01	225.00	S44°42'21"W	318.61
C59	90°00'00"	18.85	12.00	S45°23'03"E	16.97
C60	25°05'07"	98.51	225.00	N77°05'23"E	97.73
C61	25°05'07"	120.40	275.00	S77°05'23"W	119.44

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C62	90°00'00"	18.85	12.00	N44°37'57"E	16.97
C63	6°18'42"	64.57	586.17	S57°12'38"E	64.54
C64	93°28'28"	29.37	18.00	N48°25'26"W	26.22
C65	8°22'02"	73.02	500.00	N4°33'04"W	72.95
C66	11°42'20"	107.26	525.00	S72°39'49"W	107.07
C67	8°22'02"	69.37	475.00	N4°33'04"W	69.30
C68	5°19'02"	30.16	325.00	S14°52'55"E	30.15
C69	77°42'32"	24.41	18.00	N51°39'08"W	22.58
C70	8°02'30"	70.18	500.00	N4°42'49"W	70.12
C71	90°00'00"	18.85	12.00	N19°32'49"E	16.97
C72	24°45'36"	43.21	100.00	N13°04'23"W	42.88
C73	51°46'05"	31.62	35.00	S89°34'08"E	30.56
C74	90°00'00"	18.85	12.00	S19°32'49"W	16.97
C75	272°23'53"	281.48	55.00	N19°53'03"W	76.14
C76	6°11'03"	100.38	930.00	S25°28'44"E	100.33
C77	40°37'48"	24.82	35.00	S44°13'55"W	24.30
C78	12°39'18"	27.61	125.00	N19°07'32"W	27.55
C79	90°32'43"	28.45	18.00	S43°29'45"W	25.58
C80	90°00'00"	18.85	12.00	N70°27'11"W	16.97
C81	6°34'27"	60.28	525.33	N5°31'30"W	6977.52

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

Galloway

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Colorado Springs, CO 80920
719.900.7220
GallowayUS.com



FINAL PLAT

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