

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.

- 52) ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

Duplicate note on previous sheet?

Soil and Hazard Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard areas are included in the report (Title of Report, generally from the Preliminary Plan file) by the author of the report (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- **Downslope Creep:** (name lots or location of area)
- **Rockfall Source:** (name lots or location of area)
- **Rockfall Runout Zone:** (name lots or location of area)
- **Potentially Seasonally High Groundwater:** (name lots or location of area)
- **Other Hazard:**

In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

AREAS WHERE IT IS ANTICIPATED THAT OVERCAVIGATION WILL BE REQUIRED FOR COHESIVE SOILS WITHIN 3 FEET OF STIFFENED SLAB-ON-GRADE FOUNDATION COMPONENTS

41 LOTS IMPACTED

Add the lot numbers and identify this constraint

31 LOTS IMPACTED

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

Add note regarding underdrain maintenance.

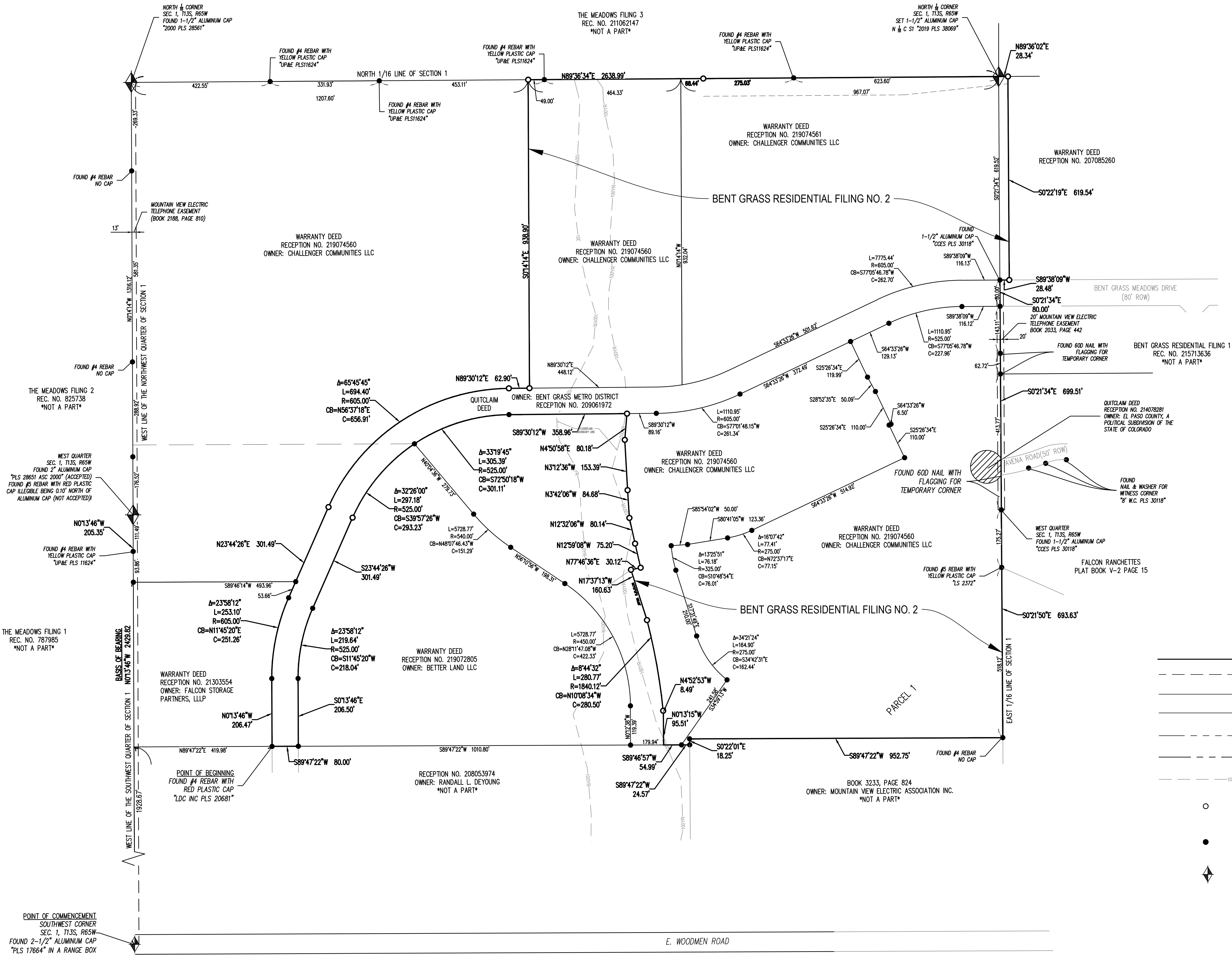
IS this correct? Are using another subdivisions covenants? Do you need to incorporate this sub into that HOA?

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Sheet 2 of 7

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
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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

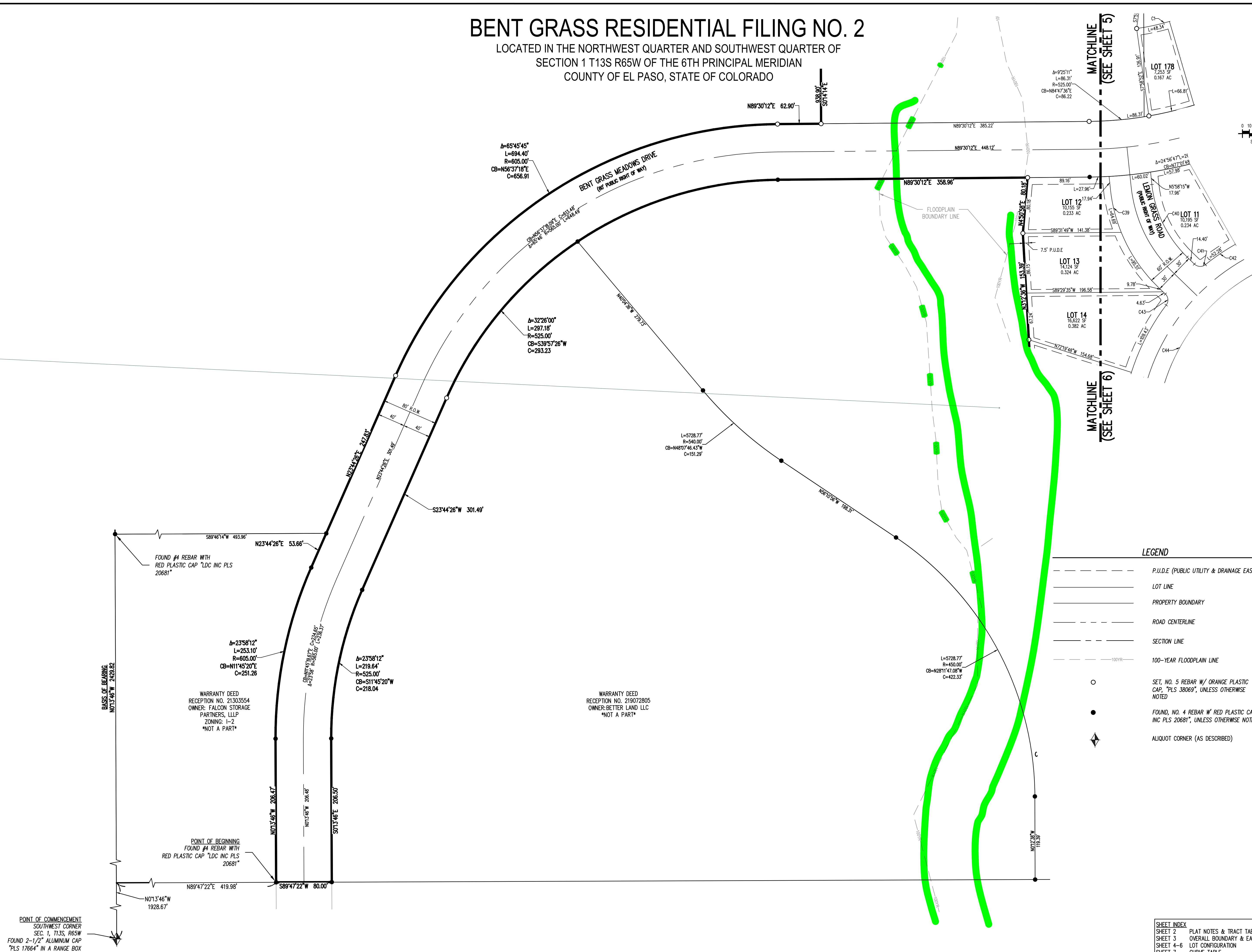
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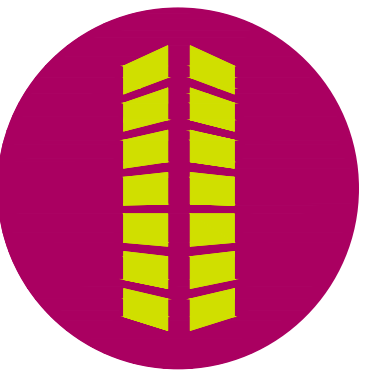
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NORTH $\frac{1}{16}$ CORNER SEC. 1, T13S, R65W
SET 1-1/2" ALUMINUM CAP
N $\frac{1}{16}$ C S1
"2019 PLS 38069"

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FINAL PLAT
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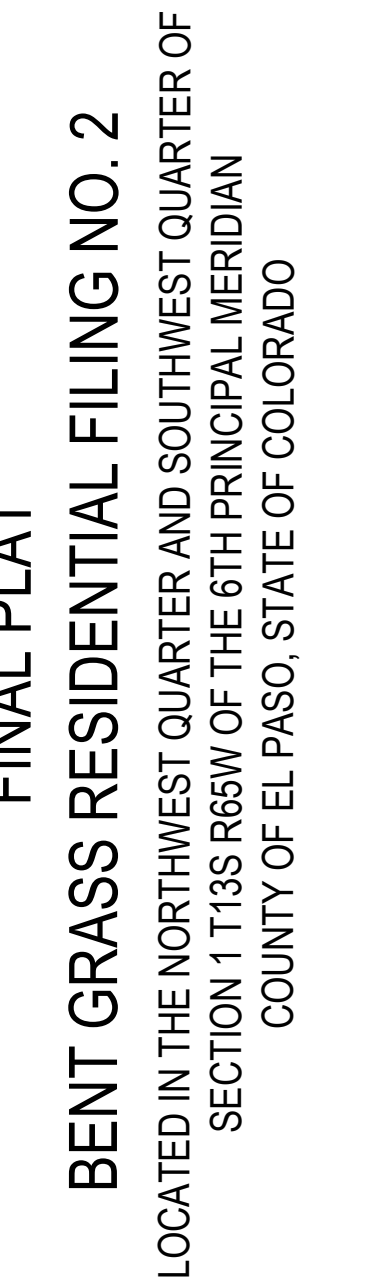
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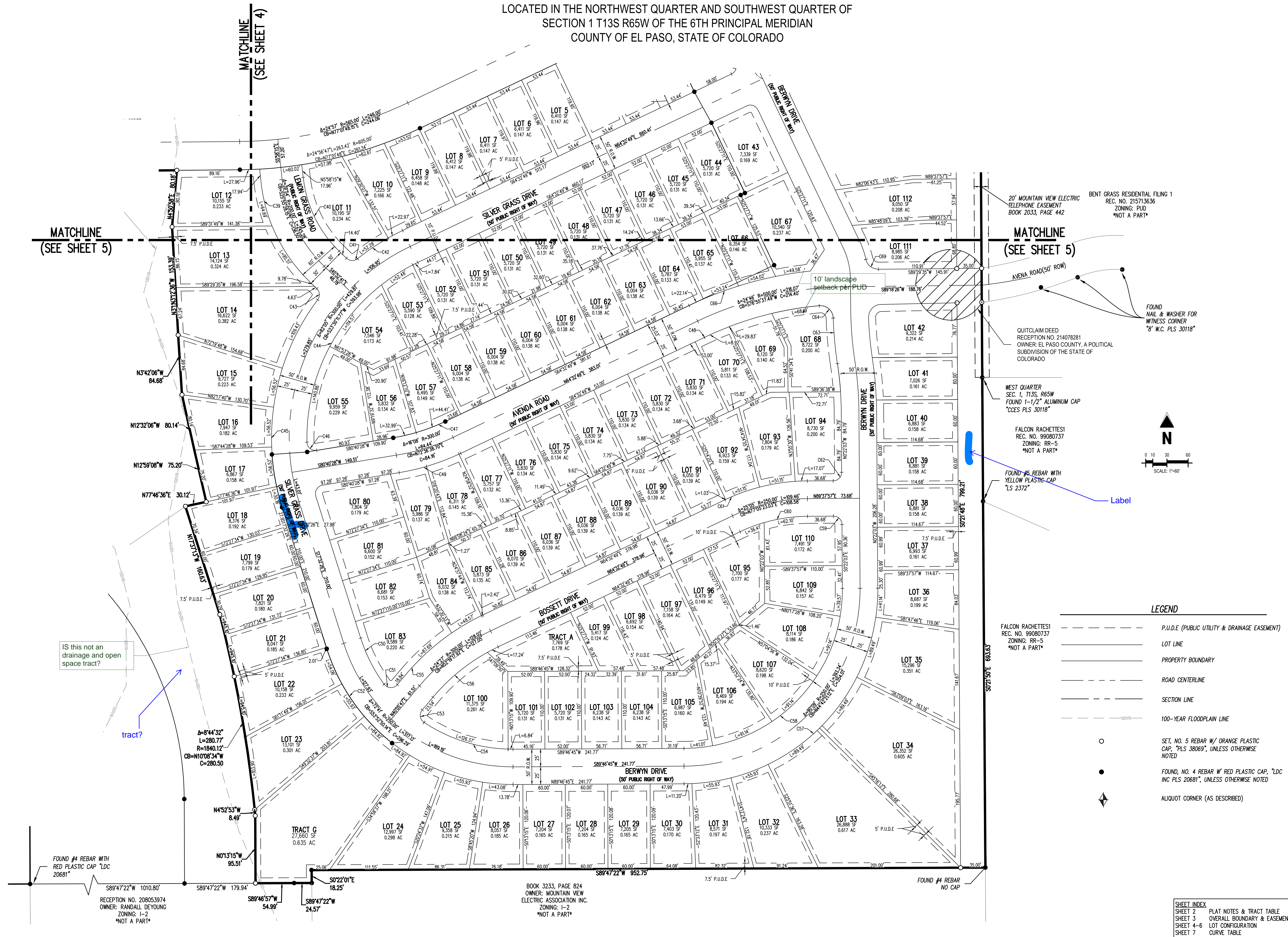


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COUNTY OF EL PASO, STATE OF COLORADO

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C61	25'05"07"	120.40	275.00	S77'05'25"W	119.44
C62	90'00"00"	18.85	12.00	N44'3'59"E	16.97
C63	6'18"42"	64.57	586.17	S51'23'38"E	64.54
C64	93'28'28"	29.37	58.00	N48'25'26"W	26.22
C66	11'42'20"	107.26	125.00	S72'39'49"W	107.07
C68	54'30'11"	309.16	325.00	S94'40'49"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



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