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 6TH 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 NOO"13'46"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 NOO"13'46"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 62.90 FEET;

THENCE NO0"14'14"W, A DISTANCE OF 938.90 FEET TO A POINT ON THE SOUTH LINE OF THE MEADOWS FILING NO. 3, 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 1431.39 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, SO0°21'34"E, A DISTANCE OF 699.51 FEET; THENCE CONTINUING WITH SAID EAST 1/16 LINE, SOO°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, SOO"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 179.94 FEET; THENCE NOO"12'38"W, A DISTANCE OF 119.39 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RICHI, 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"11'47"W WITH A CHORD DISTANCE OF 422.33 FEET; THENCE N56"10'56"W, A DISTANCE OF 198.31 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 16°06'20", A DISTANCE OF 151.79 FEET, A CHORD BEARING OF N48°07'46"W WITH A CHORD DISTANCE OF 151.29 FEET; THENCE N40°04'36"W, A DISTANCE OF 279.73 FEET TO A POINT OF NON-TANGENT CURVE:

THENCE ALONG SAID NON-TANGENT CURVE TO THE LFET, 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 S00°13'46"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 2,985,862 SQUARE FEET OR 68.55 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:	S-m	1-3
NAME: TITLE:	JAMES Byer	s ty DEvelopmet
DATE:	2-10-20	

_____ AS _____

STATE OF COLORADO COUNTY OF

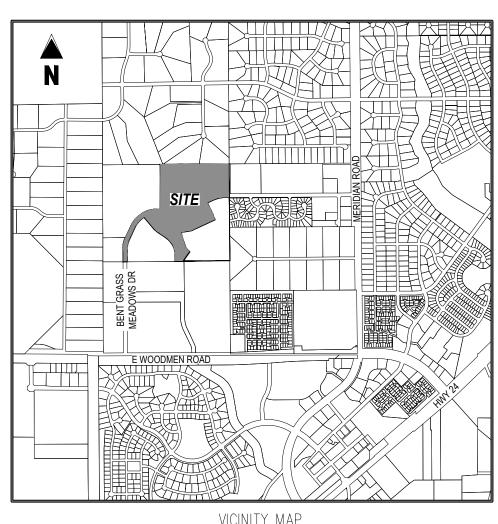
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021 BY

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC	
└── left?	

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



 $\frac{\text{VICINITY MAP}}{1"} = 2000'$

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL LOT LINES ARE HEREBY PLATTED WITH 5 FOOT SIDE, 10 FOOT FRONT, AND 7.5 FOOT REAR PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

<u>Sheet index</u> SHEET 2 PLAT NOTES & TRACT TABLE OVERALL BOUNDARY & EXISTING EASEMENTS MAP SHEET 3 SHEET 4–6 LOT CONFIGURATION SHEET 7 CURVE TABLE

ACCEPTANCE CERTIFICATE FOR TRACTS: WOODMEN HILLS METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L AND M FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE (SEE SHEET 2 OF 7) ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE <u>complete this text</u>.

BY: RANDLE CASE II, PRESIDENT, BENT GRASS METROPOLITAN DISTRICT

__, EL PASO COUNTY

STATE OF COLORADO) SS.

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2021 BY _____ AS _____.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

RECORDING:

STATE OF COLORADO) ss.

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUEMENT WAS FILED FOR RECORD AT MY OFFICE AT _____O' CLOCK _____, THIS _____ DAY OF _____, 2021 A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ DFPUTY

1155 Kelly Johnson Blvd, Suite 305 Colorado Springs, CO 80920 719.900.7220 GallowayUS.com

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 _____, 2021.

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

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 _____, 2021 A.D., AND IS DULY RECORDED AT RECEPTION NO. ___ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

SUMMARY:			
178 LOTS 13 TRACTS	33.904 ACRES 19.824 ACRES	49.5% 28.9%	
RIGHTS-OF-WAY TOTAL	14.817 ACRES 68.545 ACRES	21.6%	
FEES:			
FEE:		SURCHARGE:	
DRAINAGE FEE:		BRIDGE FEE:	
SCHOOL FEE:		PARK FEE:	· <u> </u>

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FINAL PLAT	BENT GRASS RESIDENTIAL FILING NO. 2	LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER O SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO	
# Date <u>1</u> 01/22/20 <u>2</u> 02/05/20 	Add Cou	Description unty Comments unty Comments	Init. <u>AA`</u> <u>AA`</u>

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

_ ____ ___

Sheet 1 of 7

PLAT NOTES:

- 1) 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
- 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 24-65.5-103.")
- 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 SUPVEYOR 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 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.

PLAT NOTES (CONTINUED):

- 22) 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.
- 40) WILDFIRE NOTE: AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT, WHICH HAS 23) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF EL PASO FOR COVERED STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER COUNTY SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM, RECORDED FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK AUGUST 07, 2013, UNDER RECEPTION NO. 213101580. ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. 24) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO RESOLUTION NO. 14-260, RECORDED JULY 23, 2014, UNDER RECEPTION NO. INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE 214065375. COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- 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.
- 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 08041C0553G, 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 ADDRESSED 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 🗚 FILE BENT GRASS RESIDENTIAL FILING NO. 2, #SF-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 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.

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

39) TRACTS SHALL BE UTILIZED AS SPECIFIED IN THE TRACT TABLE, AS SHOWN. OWNERSHIP AND MAINTENANCE OF ALL TRACTS SHALL BE VESTED TO THE BENT GRASS METROPOLITAN DISTRICT.

- 41) ADJACENT INDUSTRIAL AREAS: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- ILL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIEIED 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.
- 43) FLOODPLAIN NOTE: ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN OR ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN AS SHOWN. inspection and
- 44) A BLANKET ACCESS EASEMENT IS HEREBY CREATED, OVER AND ACROSS TRACTS G & J AND ARE DEDICATED TO EL PASO COUNTY, FOR THE PURPOSES OF MAINTENANCE OF TRACTS H & K (DRAINAGE CHANNEL).

Add the following: The property owner or Bent Grass Metropolitan District shall be responsible for maintenance of the drainage channel until the necessary channel stabilization improvements are constructed and accepted for maintenance by El Paso County.

Add underdrain maintenance note if applicable UNDERDRAIN MAINTENANCE SHALL BE THE **RESPONSIBILITY OF THE BENT GRASS** METROPOLITAN DISTRICT

See comment letter regarding note for individual sump pumps.

Add the lot restriction: Lots 34,35,36,& 37 are restricted to a single-story single family home Per the PUD14-2 (Just "Colorado Parks and Wildlife")

amended January 13, 2020, and Subsurface Soil Investigation Dated January 21, 2020

> Expansive soils/bedrock?

If this is for CSU, verify wording and applicability to "all" public utility easements.

reword

LIST OF CONTACTS APPLICANT/DEVELOPER CHALLENGER HOMES, INC 13570 NORTHGATE ESTATES DR. COLORADO SPRINGS, CO 80921 CONTACT: JIM BYERS EMAIL: JIM@MYCHALLENGERHOMES.COM TEL: (719) 598–5190

ENGINEER/CONSULTANT GALLOWAY & COMPANY, INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 CONTACT: GRANT DENNIS, P.E. EMAIL: GRANTDENNIS@GALLOWAYUS.COM TEL: (719) 900–7220

EL PASO COUNTY EL PASO COUNTY, PLANNING & COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 TEL: (719) 520–6300

SURVEYOR GALLOWAY & COMPANY, INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 CONTACT: LYLE BISSEGGER EMAIL: LYLEBISSEGGER@GALLOWAYUS.COM TEL: (719) 900–7220

<u>UTILITY REVIEW – WATER/WASTEWATER</u> WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 CONTACT: JERRY JACOBSON EMAIL: JERRY@WHMD.ORG TEL: (719) 495–2500

<u>UTILITY REVIEW – GAS</u> COLORADO SPRINGS UTILITIES 1521 HANCOCK EXPY #4801 COLORADO SPRINGS, CO 80903 CONTACT: RYNE SOLBERG EMAIL: RSOLBERG@CSU.ORG TEL: (719) 668–8267

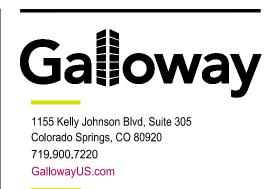
ELECTRIC MOUNTAIN VIEW ELECTRIC 11140 E WOODMEN RD FALCON, CO 80831 TEL: (719) 495–2283

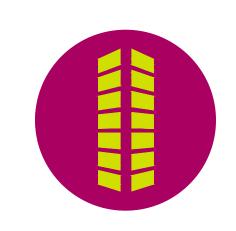
FIRE DISTRICT FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD PEYTON, CO 80831 EMAIL: FALCONFIRE@FALCONFIREPD.ORG TEL: (719) 495–4050

NOTE: further disturbance is allowed until confirmation from the Army Corp or a qualified wetland biologist is submitted determining no wetlands exist. Please see environmental division comments. The wetland report was not prepared by a wetland biologist per the Environmental division. The 2006 PUD does show the pond being channelized.

TRACT NO.	
TRACT A	
TRACT B	
TRACT C	
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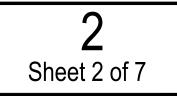
TRACT USE	ACREAGE	TRACT OWNERSHIP AND MAINTENANCE
POCKET PARK	0.18	BENT GRASS METROPOLITAN DISTRICT
DRAINAGE/OPEN SPACE/UTILITIES	0.63	BENT GRASS METROPOLITAN DISTRICT
DRAINAGE/OPEN SPACE	0.64	BENT GRASS METROPOLITAN DISTRICT
POCKET PARK	0.22	BENT GRASS METROPOLITAN DISTRICT
DRAINAGE/OPEN SPACE	0.37	BENT GRASS METROPOLITAN DISTRICT
OPEN SPACE	0.09	BENT GRASS METROPOLITAN DISTRICT
FUTURE DEVELOPMENT	3.47	BENT GRASS METROPOLITAN DISTRICT
DRAINAGE	1.94	OWNERSHIP: BENT GRASS METROPOLITAN DISTRICT MAINTENANCE: EL PASO COUNTY
FUTURE DEVELOPMENT	5.32	BENT GRASS METROPOLITAN DISTRICT
OPEN SPACE	3.82	BENT GRASS METROPOLITAN DISTRICT
DRAINAGE	2.42	OWNERSHIP: BENT GRASS METROPOLITAN DISTRICT MAINTENANCE <mark>: EL PASO COUNTY</mark>
OPEN SPACE	0.16	BENT GRASS METROPOLITAN DISTRICT
OPEN SPACE	0.56	BENT GRASS METROPOLITAN DISTRICT

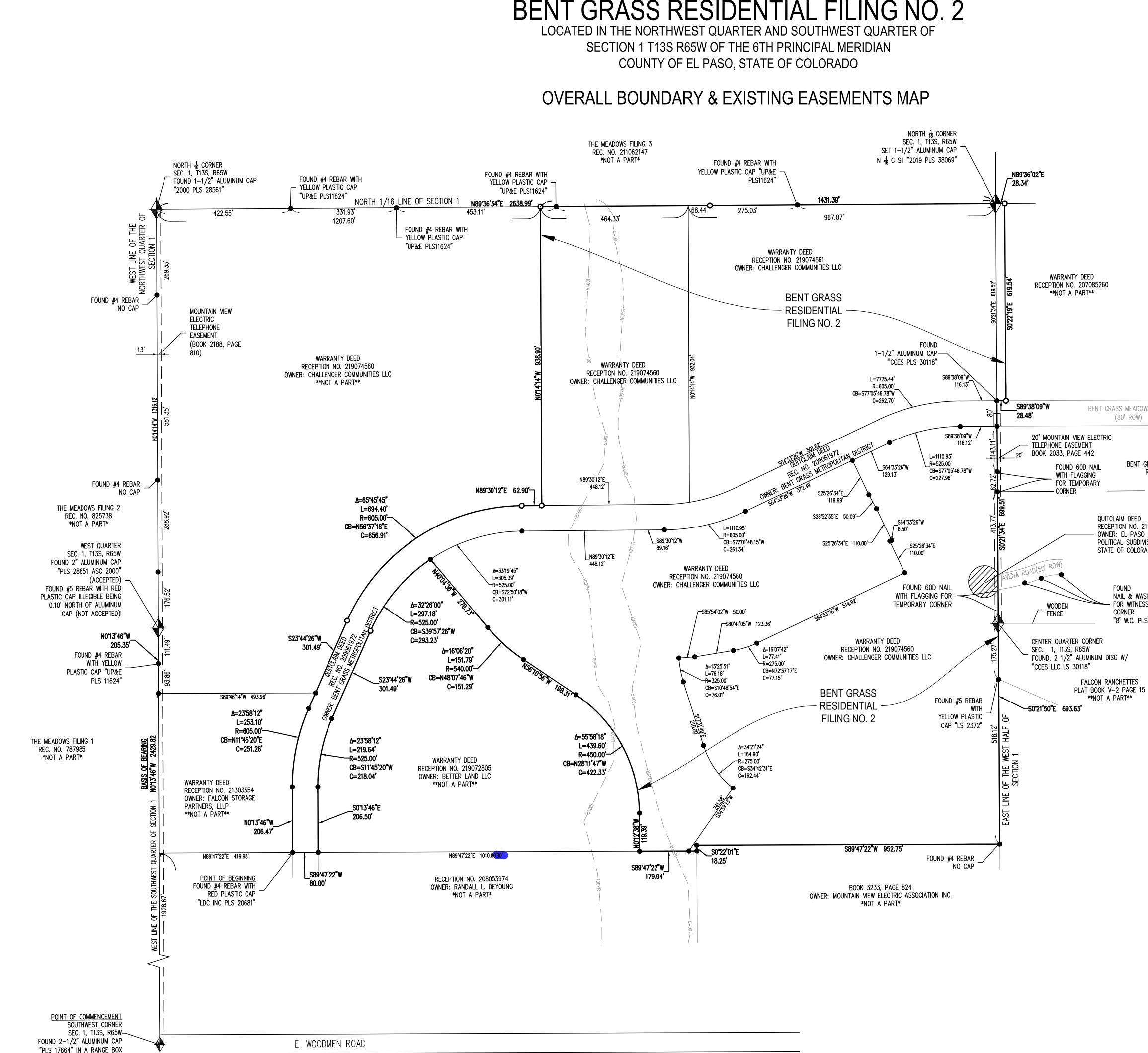
district shall maintain.

	BENT LOCATED IN TI SECTI	
	Issue / Description Add County Comments Add County Comments Add County Comments	
Project No:	C	LH014.20

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

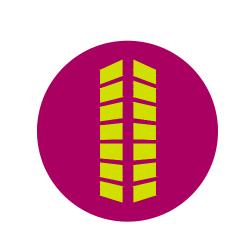
SHEET INDEX	
SHEET 2	PLAT NOTES & TRACT TABLE
SHEET 3	OVERALL BOUNDARY & EXISTING EASEMENTS MAP
SHEET 4-6	LOT CONFIGURATION
SHEET 7	CURVE TABLE





BENT GRASS RESIDENTIAL FILING NO. 2

Galloway 1155 Kelly Johnson Blvd, Suite 305 Colorado Springs, CO 80920 719.900.7220 GallowayUS.com



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BENT GRASS MEADOWS DRIVE (80'ROW)

> BENT GRASS RESIDENTIAL FILING 1 REC. NO. 215713636 *NOT A PART*

QUITCLAIM DEED RECEPTION NO. 214078281 · OWNER: EL PASO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO

> FOUND NAIL & WASHER - FOR WITNESS CORNER "8' W.C. PLS 30118"

Provide scale and north arrow

LEGEND

P.U.D.E (PUBLIC UTILITY & DRAINAGE EASEMENT) _ __ __ __ __ __ LOT LINE PROPERTY BOUNDARY ROAD CENTERLINE _____ SECTION LINE 100-YEAR FLOODPLAIN LINE 0 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) S00°00'00"E 1000.00' EASEMENT INFORMATION

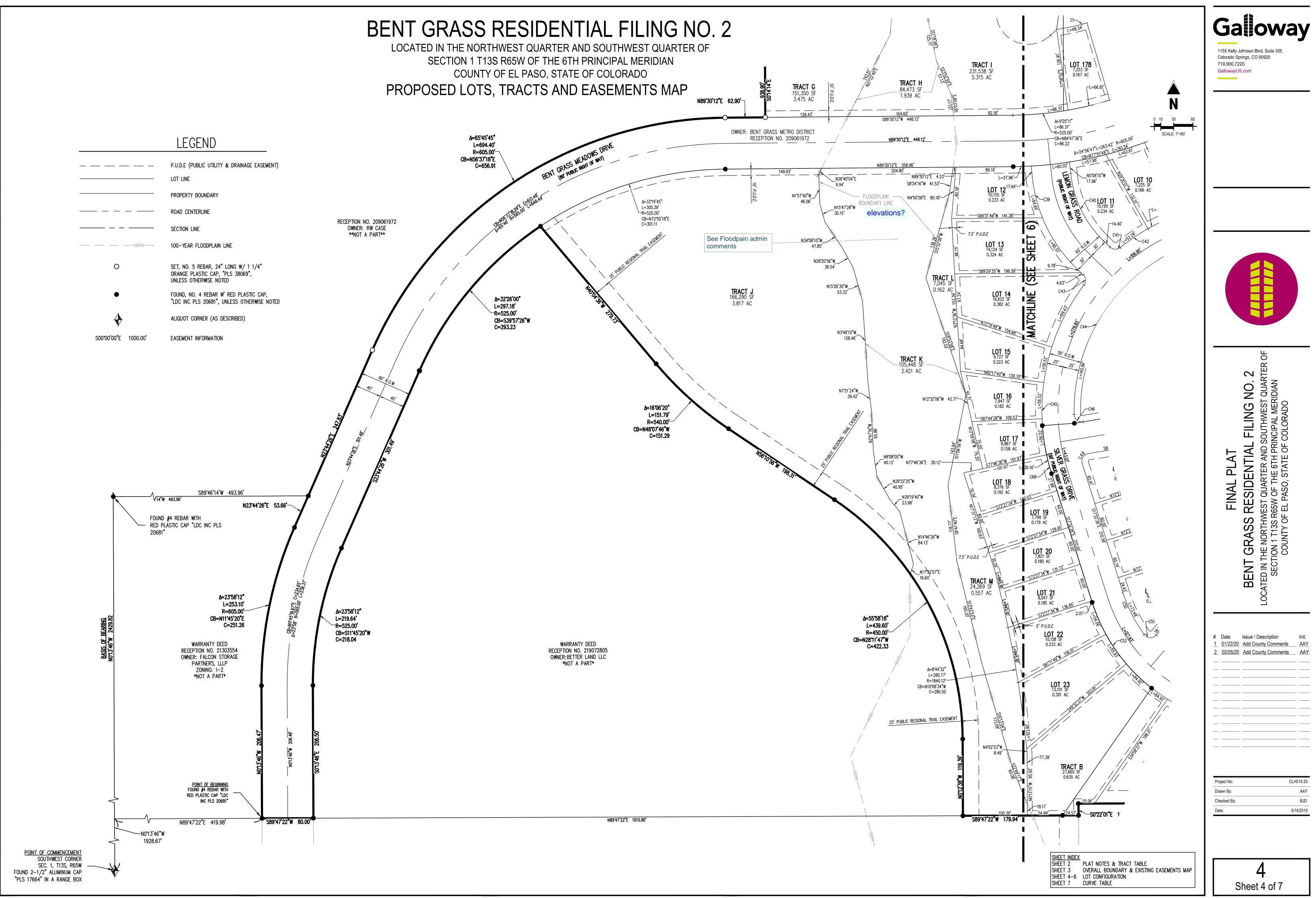
FINAL PLAT	BENT GRASS RESIDENTIAL FILING NO. 2 LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO	
	Issue / Description Add County Comments Add County Comments	Init. <u>AAY</u> AAY

1	01/22/20	Add County Comments	AAY
2	02/05/20	Add County Comments	AAY
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Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
	5/14/2019

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

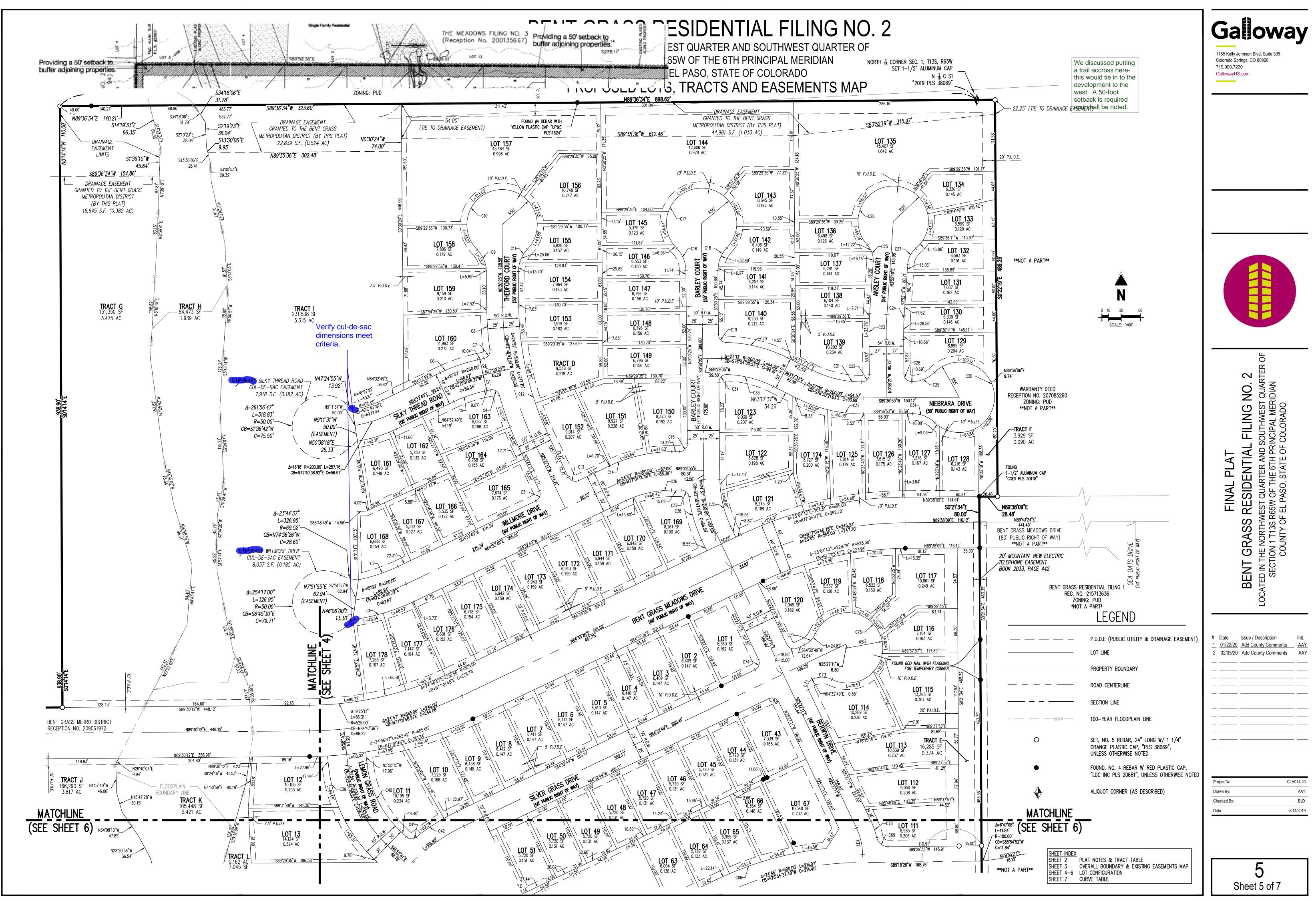
 \mathbf{n} Sheet 3 of 7

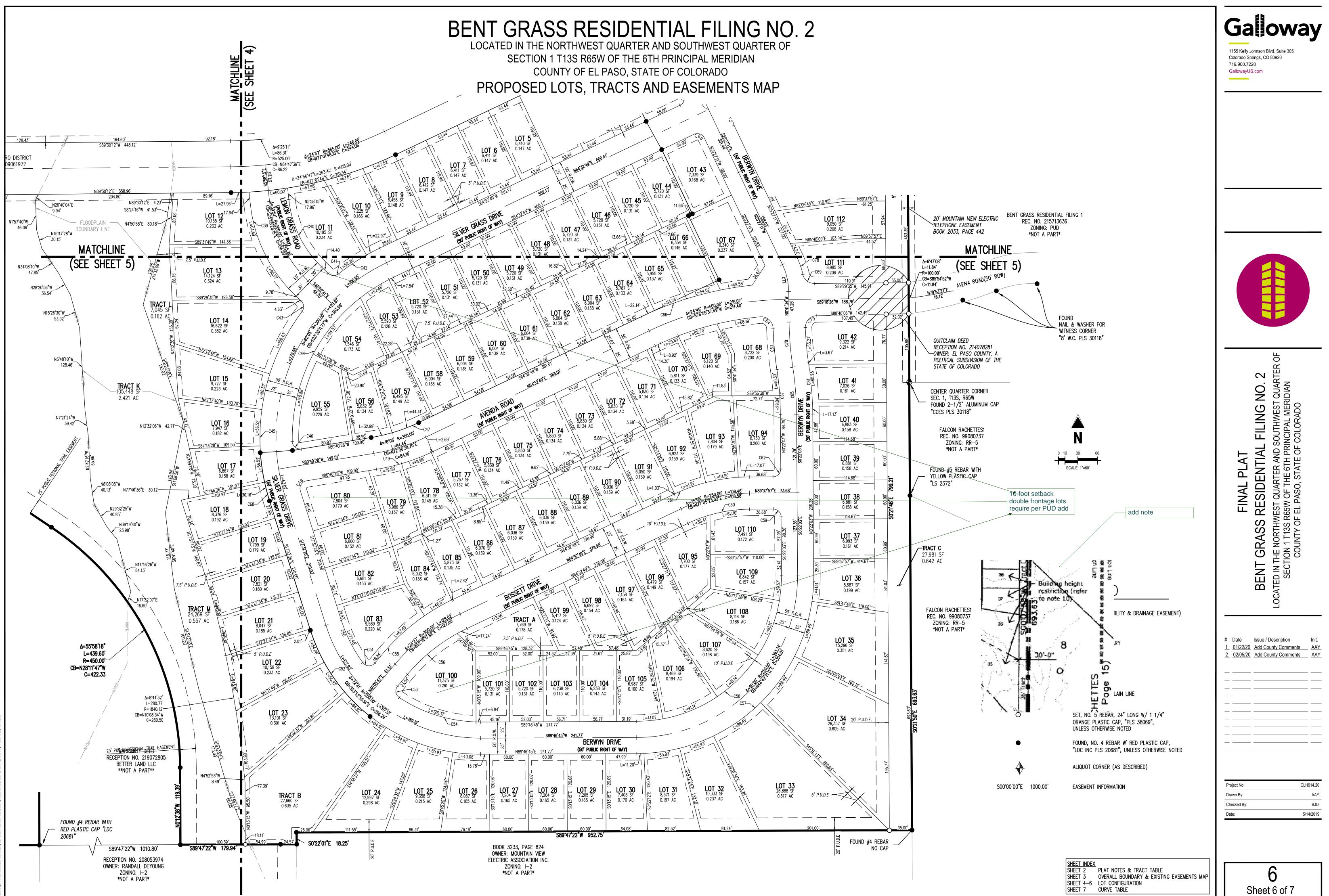


ATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTE SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO	
	Located in the northwest quarter and southwest quarter Section 1 T13S R65W of the 6th principal meridian County of El Paso, state of colorado

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4/2019





		PARCEL CI	URVE SEGME	NT TABLE	
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (F
C1	17 ° 28'21"	100.63	330.00	S7317'00"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	8518'00"	17.87	12.00	N34°50'23"E	16.26
C8	6 ° 28'57"	59.40	525.00	S4 ° 34'09"E	59.37
С9	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 CI	JRVE SEGME	NT 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	S512'38"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"	261.48	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	S4413'55"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

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

CURVE TABLE

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		PARCEL C	JRVE SEGME	NT TABLE	
CURVE TAG # DELTA LENGTH (FT) RADIUS (FT) C		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	N0°23'07"W	78.57
C31	44 ° 24'55"	38.76	50.00	N68*10'39"W	37.80
C32	27*06'12"	106.43	225.00	S76 * 50'43"E	105.45
C33	24 ° 34'36"	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	N8717'55"W	15.88

		PARCEL C	URVE SEGME	NT 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	S4°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	9812'54"	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*39'06"	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	N7315'37"W	131.27
C55	24 ° 27'03"	138.69	325.00	S5219'18"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	389.41
C58	90°08'49"	354.01	225.00	S44*42'21"W	318.61
C59	90°00'00"	18.85	12.00	S45°22'03"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

FT)	

Date Issue / Description Init. 1 01/22/20 Add County Comments AAY 2 02/05/20 Add County Comments AAY		FINAL PLAT	BENT GRASS RESIDENTIAL FILING NO. 2	LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN	COUNTY OF EL PASO, STATE OF COLORADO	
	<u> </u>	01/22/20	Add Co	Description		AAY

Galloway

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1155 Kelly Johnson Blvd, Suite 305 Colorado Springs, CO 80920 719.900.7220

GallowayUS.com

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

Sheet 7 of 7

<u>SHEET</u>		
SHEET	2	PLAT NOTES & TRACT TABLE
SHEET	3	OVERALL BOUNDARY & EXISTING EASEMENTS MA
SHEET	4-6	LOT CONFIGURATION
SHEET	7	CURVE TABLE

PLAT V_3 redlines KP.pdf Markup Summary

dsdparsons (16)		
	Subject: Callout Page Label: [1] SHEET 4 Author: dsdparsons Date: 3/12/2020 2:54:07 PM Status: Color: Layer: Space:	See Floodpain admin comments
RULET HAVE LEATIFULATE FUN TRALLS. RUCHEN HELS METROCITIAN GUERT THE EXERCISES OF TRACES A. R. G. D. F. G. HEET ALGEBRA GRAVENERS AND MATE COTOCOMO FUN 1005 THE RANKE CASE IL PRESENT, BOIT GRASS V	Subject: Callout Page Label: [1] SHEET 1 Author: dsdparsons Date: 3/12/2020 2:54:44 PM Status: Color: Layer: Space:	complete this text.
SUBJE OF FL	Subject: Owner Certification Page Label: [1] SHEET 2 Author: dsdparsons Date: 3/12/2020 2:56:18 PM Status: Color: Layer: Space:	?
6	Subject: Owner Certification Page Label: [1] SHEET 2 Author: dsdparsons Date: 3/12/2020 2:56:21 PM Status: Color: Layer: Space:	6
N AND COMMUNITY DEVELC PLAT. PRAT. PROPERTY IS LOCATED V DESIGNATED "FLOODPLAIN PROPERTY IS LOCATED V DESIGNATED TO COMPANY PROPERTY IS LOCATED V PROPERTY IS LOCATED V PROPERT	Subject: Owner Certification Page Label: [1] SHEET 2 Author: dsdparsons Date: 3/12/2020 2:56:29 PM Status: Color: Layer: Space:	_
HE SAME. HE SUPVEYOR PREPARING ABLE FOR, UNAUTHORIZED (ES TO THIS EXHIBIT MUST E IN CHARGE.	Subject: Owner Certification Page Label: [1] SHEET 2 Author: dsdparsons Date: 3/12/2020 2:56:42 PM Status: Color: Layer: Space:	x

All THE LEAR AND ANY THE LEAR AND ANY THE LEAR AND ANY THE LEAR A	Subject: Callout Page Label: [1] SHEET 2 Author: dsdparsons Date: 3/12/2020 3:00:19 PM Status: Color: Layer: Space:	district shall maintain.
	Subject: Image Page Label: [1] SHEET 5 Author: dsdparsons Date: 3/12/2020 4:27:40 PM Status: Color: Layer: Space:	
	Subject: Callout Page Label: [1] SHEET 5 Author: dsdparsons Date: 3/12/2020 4:30:46 PM Status: Color: Layer: Space:	We discussed putting a trail accross here- this would tie in to the development to the west. A 50-foot setback is required and shall be noted.
	Subject: Image Page Label: [1] SHEET 6 Author: dsdparsons Date: 3/12/2020 4:48:40 PM Status: Color: Layer: Space:	
LEGEND	Subject: Callout Page Label: [1] SHEET 6 Author: dsdparsons Date: 3/12/2020 4:48:57 PM Status: Color: Layer: Space:	add note
	Subject: Callout Page Label: [1] SHEET 6 Author: dsdparsons Date: 3/12/2020 4:59:55 PM Status: Color: Layer: Space:	10-foot setback double frontage lots require per PUD add

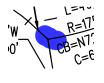
	Subject: Arrow Page Label: [1] SHEET 6 Author: dsdparsons Date: 3/12/2020 5:00:02 PM Status: Color: Layer: Space:	
	Subject: Arrow Page Label: [1] SHEET 6 Author: dsdparsons Date: 3/12/2020 5:00:10 PM Status: Color: Layer: Space:	
	Subject: Callout Page Label: [1] SHEET 2 Author: dsdparsons Date: 3/12/2020 5:00:46 PM Status: Color: Layer: Space:	Add the lot restriction: Lots 34,35,36,& 37 are restricted to a single-story single family home Per the PUD14-2
	Subject: Callout Page Label: [1] SHEET 2 Author: dsdparsons Date: 3/12/2020 5:02:33 PM Status: Color: Layer: Space:	NOTE: further disturbance is allowed until confirmation from the Army Corp or a qualified wetland biologist is submitted determining no wetlands exist. Please see environmental division comments. The wetland report was not prepared by a wetland biologist per the Environmental division. The 2006 PUD does show the pond being channelized.
dsdrice (28)		
} TEMPORAR CL	Subject: Delete Page Label: [1] SHEET 5 Author: dsdrice Date: 3/11/2020 12:33:22 PM Status: Color: Layer: Space:	Delete
TE <mark>MP</mark> ORAI CUL-	Subject: Delete Page Label: [1] SHEET 5 Author: dsdrice Date: 3/11/2020 12:33:29 PM Status: Color: Layer: Space:	Delete
TE <mark>MP</mark> ORAI CUL-	Page Label: [1] SHEET 5 Author: dsdrice Date: 3/11/2020 12:33:29 PM Status: Color: Layer:	Delete

	Subject: Callout Page Label: [1] SHEET 5 Author: dsdrice Date: 3/11/2020 12:34:18 PM Status: Color: Layer: Space:	Verify cul-de-sac dimensions meet criteria.
RASS METROPOLITAN DISTRICT SHIP: BENT GRASS METROPOLITAN NANCE EL PASO COUNTY RASS METROPOLITAN DISTRICT PASE METROPOLITAN DISTRICT	Subject: Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 1:55:22 PM Status: Color: Layer: Space:	
RASS METROPOLITAN DISTRICT SHIP: BENT GRASS METROPOLITAN (NANCE EL PASO COUNTY RASS METROPOLITAN DISTRICT RASS METROPOLITAN DISTRICT	Subject: Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 1:55:26 PM Status: Color: Layer: Space:	
SS 🔴	Subject: Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 2:00:48 PM Status: Color: Color: Color: Space:	
TED OUTSIDE THE	Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 2:01:19 PM	
BE AWARE OF THIS P 42) ALL EASEMENTS THAT SHALL BE SUBJECT T INSTRUMENT RECORDE OF EL PASO COUNTY,	Subject: Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 2:01:35 PM Status: Color: Layer: Space:	

REVIEW AND PERM ANY, OF APPLICAB DO QIVISION OF PA SPORTATION, U.S. A D WILDLIFE SERVICE	Subject: Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 2:03:15 PM Status: Color: Layer: Space:	
Provide scale and north arrow	Subject: Text Box Page Label: [1] SHEET 3 Author: dsdrice Date: 3/6/2020 2:33:49 PM Status: Color: Layer: Space:	Provide scale and north arrow
10.8 <mark>0'30'</mark>	Subject: Page Label: [1] SHEET 3 Author: dsdrice Date: 3/6/2020 2:35:07 PM Status: Color: Layer: Space:	
CE OF 119.39 F THE RIGHD, H, A DISTANCE OF	Subject: Page Label: [1] SHEET 1 Author: dsdrice Date: 3/6/2020 2:48:44 PM Status: Color: Layer: Space:	
	Subject: Callout Page Label: [1] SHEET 1 Author: dsdrice Date: 3/6/2020 2:49:36 PM Status: Color: Layer: Space:	left?
	Subject: Callout Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 2:50:38 PM Status: Color: Layer: Space:	(Just "Colorado Parks and Wildlife")

National Light of the person of the second	Subject: Callout Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 3:02:46 PM Status: Color: Layer: Space:	Expansive soils/bedrock?
	Subject: Callout Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 3:03:58 PM Status: Color: Layer: Space:	amended January 13, 2020, and Subsurface Soil Investigation Dated January 21, 2020.
SS EASEME. ND ARE DE	Subject: Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 5:38:01 PM Status: Color: Layer: Space:	
AND I BROOLERIN ALCOL TULOR INCOMES, DIA BUD THE SCHED DIRECT IN SCHEDUNG TO BE THE ADDR THE SCHED DIRECT IN SCHEDUNG TO BE THE ADDR THE AD	Subject: Callout Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 5:39:32 PM Status: Color: Layer: Space:	inspection and
L Network of the second secon	Subject: Callout Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 6:17:15 PM Status: Color: Layer: Space:	If this is for CSU, verify wording and applicability to "all" public utility easements.
	Subject: Callout Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 6:17:49 PM Status: Color: Layer: Space:	reword?

Jrance Rat Wit hin Thi	Subject: Highlight Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 6:21:12 PM Status: Color: Layer: Space:	
	Subject: Callout Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 6:21:56 PM Status: Color: Layer: Space:	Add the following: The property owner or Bent Grass Metropolitan District shall be responsible for maintenance of the drainage channel until the necessary channel stabilization improvements are constructed and accepted for maintenance by El Paso County.
A device array of a first of a fi	Subject: Text Box Page Label: [1] SHEET 2 Author: dsdrice Date: 3/6/2020 6:24:05 PM Status: Color: Layer: Space:	Add underdrain maintenance note if applicable: UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE BENT GRASS METROPOLITAN DISTRICT. See comment letter regarding note for individual sump pumps.
- FLOODPLAIN N45 BOUNDARY LINE elevations?	Subject: Text Box Page Label: [1] SHEET 4 Author: dsdrice Date: 3/6/2020 6:28:26 PM Status: Color: Layer: Space:	elevations?
TEMPORARY WIL. CUL-DE-SA	Subject: Page Label: [1] SHEET 5 Author: dsdrice Date: 3/6/2020 6:39:48 PM Status: Color: Layer: Space:	
13.30'7 C1	Subject: Page Label: [1] SHEET 5 Author: dsdrice Date: 3/6/2020 6:39:54 PM Status: Color: Layer: Space:	



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