

COUNTY OF EL PASO, STATE OF COLORADO

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:

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:

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 N001°3'46"W AND MONUMENTED AS SHOWN:

THENCE N001°34'46"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°34'26"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 N001°44'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 S002°21'19"E, A DISTANCE OF 619.54 FEET TO THE 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 SAID 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, S002°31'34"E, A DISTANCE OF 699.51 FEET;
THENCE CONTINUING WITH SAID EAST 1/16 LINE, S002°1'50"E, A DISTANCE OF 693.63
FEET TO THE CONTINGENT CORNER OF A PARCEL DESCRIBED IN DEED AT BOOK 3233,
PAGE 824 OF THE EL PASO COUNTY CLERK & RECORDER;
THENCE WITH THE NORTH 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, S002°21'01"E, A DISTANCE OF 18.25
FEET TO THE NORTHWEST 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 N002°12'38"W, A DISTANCE OF 119.39 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A
CENTRAL ANGLE OF 55°58'18", A DISTANCE OF 439.60 FEET, A CHORD BEARING OF
N29°11'47"W WITH A CHORD DISTANCE OF 422.35 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°34'06"W, A DISTANCE OF 279.73 FEET TO A POINT OF NON-TANGENT
CURVE;
THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF
525.00 FEET, A CENTRAL ANGLE OF 32°26'00", A DISTANCE OF 2917.18 FEET, A CHORD
BEARING OF S39°57'28"W WITH A CHORD DISTANCE OF 293.23 FEET;
THENCE S23°44'26"E, 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 219.84 FEET, A CHORD BEARING OF
S11°45'20"W WITH A CHORD DISTANCE OF 218.04 FEET;
THENCE S001°34'46"E, A DISTANCE OF 206.50 FEET TO THE SOUTHEAST CORNER OF
SAID STRIP OF LAND DESCRIBED IN QUOTACUM 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.

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.

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, TEXAS. BY RESOLUTION OF SAID BOARD OF COUNTY COMMISSIONERS 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.

DATE: 2-10-20

COUNTY OF

AS

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



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.

NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS INSTRUMENT 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.

FEE: _____ BY: _____
DEPUTY

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.

THIS PLAN 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 EASEMENTS 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.

DATE _____

DATE _____

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.

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.

BY: _____
EL PASO COUNTY CLERK AND RECORDER

178 LOTS	33.904 ACRES	49.5%
13 TRACTS	19.824 ACRES	28.9%
RIGHTS-OF-WAY	14.817 ACRES	21.6%
<u>TOTAL</u>	<u>68.545 ACRES</u>	

SCHOOL FEE: _____ PARK FEE: _____



FINAL PLAT
BENT GRASS RESIDENTIAL FILING NO. 2

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	AAV
2	02/05/20	Add County Comments	AAV

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

COUNTY OF EL PASO, STATE OF COLORADO

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.

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.

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).

See comment letter regarding note for individual sump pumps.

Expansive
soils/bedrock?

Oil/bedrock?

- reword?

- inspection and

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.

district shall maintain.

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

TRACT NO.	TRACT USE	ACREAGE	TRACT OWNERSHIP AND MAINTENANCE
TRACT A	POCKET PARK	0.18	BENT GRASS METROPOLITAN DISTRICT
TRACT B	DRAINAGE/OPEN SPACE/UTILITIES	0.63	BENT GRASS METROPOLITAN DISTRICT
TRACT C	DRAINAGE/OPEN SPACE	0.64	BENT GRASS METROPOLITAN DISTRICT
TRACT D	POCKET PARK	0.22	BENT GRASS METROPOLITAN DISTRICT
TRACT E	DRAINAGE/OPEN SPACE	0.37	BENT GRASS METROPOLITAN DISTRICT
TRACT F	OPEN SPACE	0.09	BENT GRASS METROPOLITAN DISTRICT
TRACT G	FUTURE DEVELOPMENT	3.47	BENT GRASS METROPOLITAN DISTRICT
TRACT H	DRAINAGE	1.94	OWNERSHIP: BENT GRASS METROPOLITAN DISTRICT MAINTENANCE: EL PASO COUNTY
TRACT I	FUTURE DEVELOPMENT	5.32	BENT GRASS METROPOLITAN DISTRICT
TRACT J	OPEN SPACE	3.82	BENT GRASS METROPOLITAN DISTRICT
TRACT K	DRAINAGE	2.42	OWNERSHIP: BENT GRASS METROPOLITAN DISTRICT MAINTENANCE: EL PASO COUNTY
TRACT L	OPEN SPACE	0.16	BENT GRASS METROPOLITAN DISTRICT
TRACT M	OPEN SPACE	0.56	BENT GRASS METROPOLITAN DISTRICT

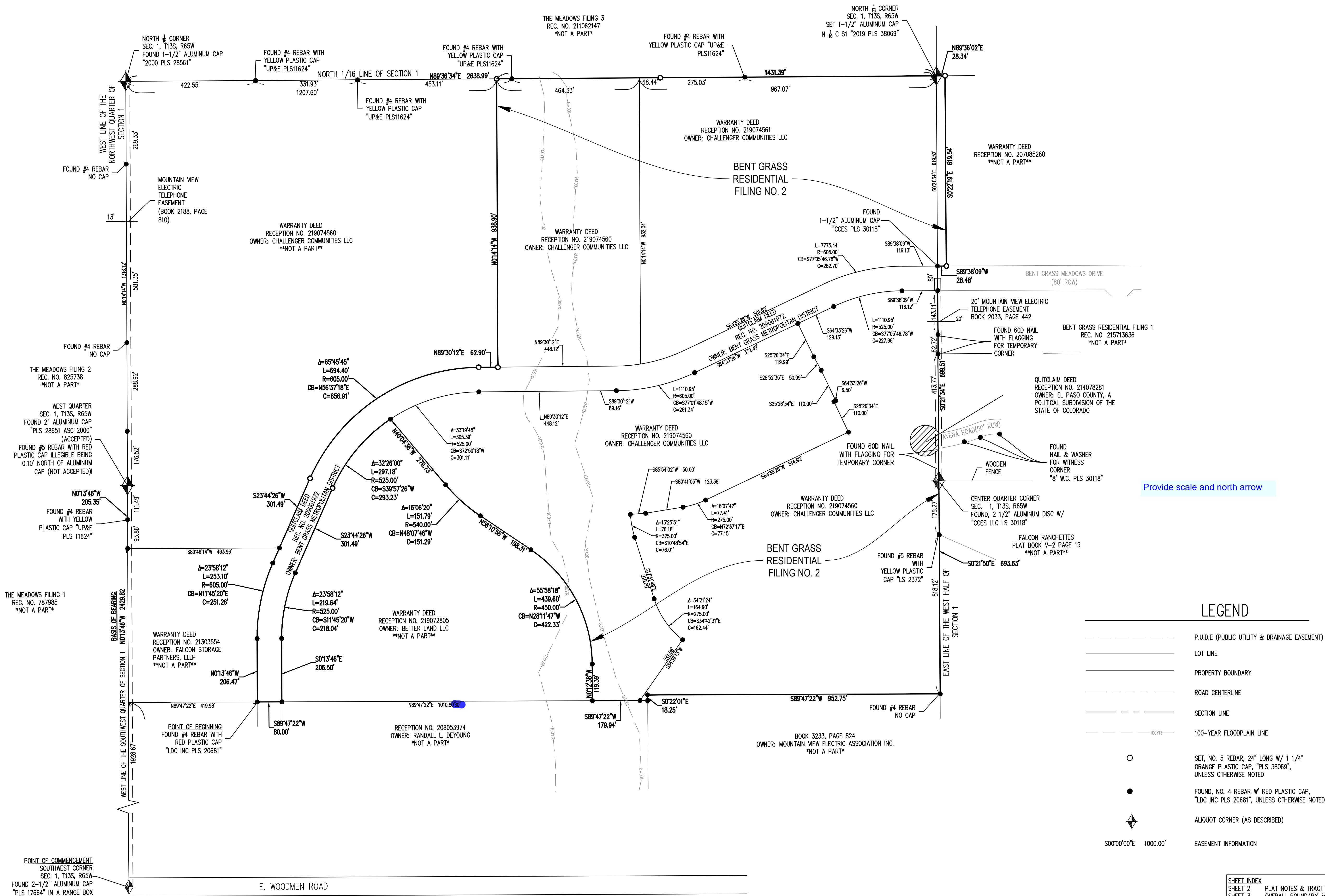
2
Sheet 2 of 7

<u>SHEET INDEX</u>	
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

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	
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FINAL PLAT
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Project No:	CLH014.20
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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

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
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LOT 14
16,622 SF
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LOT 15
9,727 SF
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LOT 16
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LOT 12
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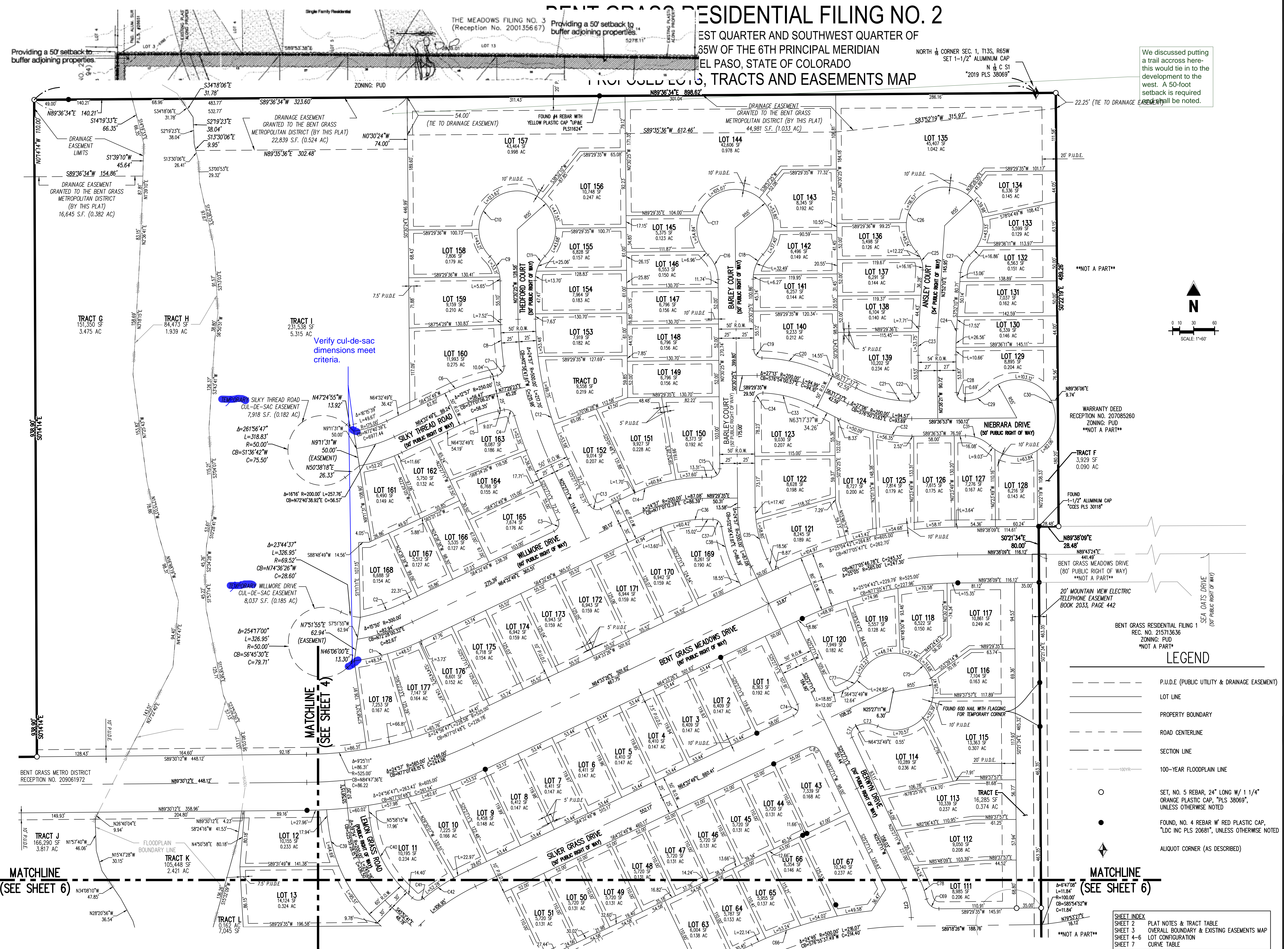
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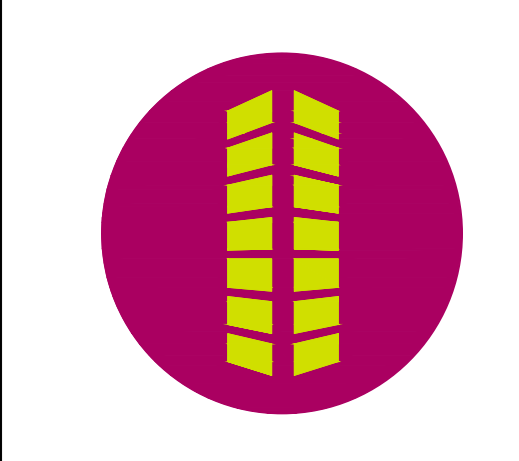
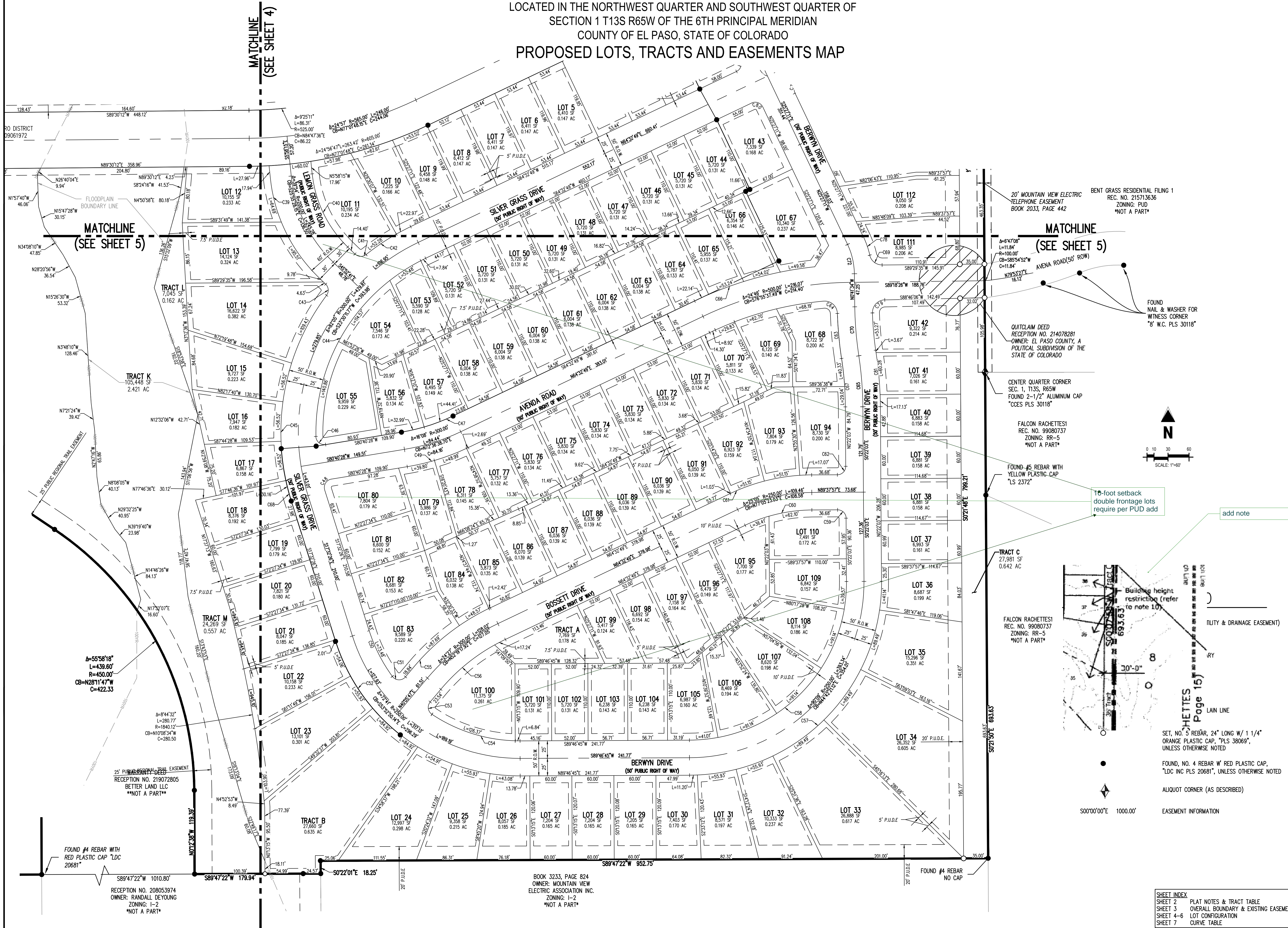
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SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



BENT GRASS RESIDENTIAL FILING NO. 2

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



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

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

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

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°32'42"W	16.97
C4	86°47'51"	18.18	12.00	S59°06'41"E	16.49
C5	12°36'34"	50.83	225.00	N70°10'06"E	50.72
C6	12°36'34"	62.12	275.00	S71°00'06"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	S13°56'54"W	41.46
C24	4°30'31"	37.22	473.00	S13°56'54"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°10'50"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°30'7"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°50'45"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	N87°17'55"W	15.88

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C42	13°55'57"	75.25	325.00	S57°54'51"W	75.08
C43	82°50'26"	17.35	12.00	S42°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°53'49"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°55'16"	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	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

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	16.87
C63	67°18'42"	64.57	586.17	S51°2'38"E	64.54
C64	93°28'28"	29.37	18.00	N48°25'26"W	26.22
C65	82°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	82°22'02"	69.37	475.00	N4°33'04"W	69.30
C68	57°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	87°02'30"	70.18	500.00	N44°2'49"W	70.12
C71	90°00'00"	18.85	12.00	N19°32'49"E	16.87
C72	24°45'36"	43.21	100.00	N137°42'33"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	16.87
C75	27°22'53.5"	261.48	55.00	N19°53'03.3"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"	28.85	18.00	S43°29'45"W	25.58
C80	90°00'00"	18.85	12.00	N70°27'11"W	16.87
C81	6°34'27"	60.28	525.33	N53°1'30"W	6977.52

SHEET INDEX

SHEET 2	PLAT NOTES & TRACT TABLE
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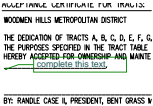

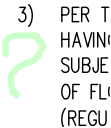



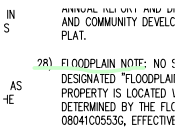

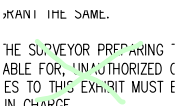

FINAL PLAT

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

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

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

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
	Subject: Callout Page Label: [1] SHEET 1 Author: dsdparsons Date: 3/12/2020 2:54:44 PM Status: Color:  Layer: Space:	complete this text.
	Subject: Owner Certification Page Label: [1] SHEET 2 Author: dsdparsons Date: 3/12/2020 2:56:18 PM Status: Color:  Layer: Space:	?
	Subject: Owner Certification Page Label: [1] SHEET 2 Author: dsdparsons Date: 3/12/2020 2:56:21 PM Status: Color:  Layer: Space:	6
	Subject: Owner Certification Page Label: [1] SHEET 2 Author: dsdparsons Date: 3/12/2020 2:56:29 PM Status: Color:  Layer: Space:	—
	Subject: Owner Certification Page Label: [1] SHEET 2 Author: dsdparsons Date: 3/12/2020 2:56:42 PM Status: Color:  Layer: Space:	x

2.42	OWNERSHIP: WEST GRASS METROPOLITAN DISTRICT
2.43	UNITS: 10000, 10000, 10000
2.44	WEST GRASS METROPOLITAN DISTRICT
2.45	WEST GRASS METROPOLITAN DISTRICT

district shall maintain.

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district shall maintain.

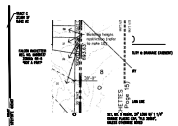


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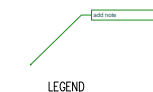


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We discussed putting a trail accross here- this would tie in to the development to the west. A 50-foot setback is required and shall be noted.

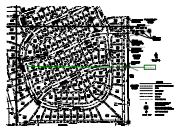


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Subject: Callout
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add note



Subject: Callout
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10-foot setback double frontage lots require per PUD add



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Subject: Arrow
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Subject: Callout
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Add the lot restriction: Lots 34,35,36,& 37 are restricted to a single-story single family home Per the PUD14-2



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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)

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Verify cul-de-sac dimensions meet criteria.

GRASS METROPOLITAN DISTRICT
SHIP: BENT GRASS METROPOLITAN
NANCE: EL PASO COUNTY
GRASS METROPOLITAN DISTRICT
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GRASS METROPOLITAN DISTRICT
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NANCE: EL PASO COUNTY
GRASS METROPOLITAN DISTRICT
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42) ALL EASEMENTS THAT
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Provide scale and north arrow


Subject: Text Box
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Provide scale and north arrow


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(Just "Colorado Parks and Wildlife")


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Expansive soils/bedrock?


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


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


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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.




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Author: dsdrice
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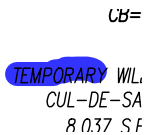
Add underdrain maintenance note if applicable:
UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE BENT GRASS METROPOLITAN DISTRICT.


See comment letter regarding note for individual sump pumps.

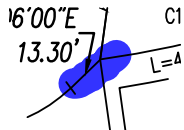



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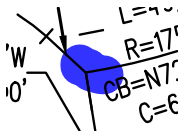
elevations?



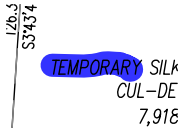
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Author: dsdrice
Date: 3/6/2020 6:39:58 PM
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