

# FALCON PINES

A REPLAT OF A PORTION OF LOT 17, BLOCK 7 "REFILING OF FALCON ESTATES NO. 2"  
TOGETHER WITH A PORTION OF LOT 2, "FALCON ESTATES NO. 5, FILING NO. 1"  
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

### BE IT KNOWN BY THESE PRESENTS :

THAT TIMOTHY E. FISK AND JOANN FISK BEING THE OWNERS OF THE FOLLOWING TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING A PORTION OF LOT 17, BLOCK 7 "REFILING OF FALCON ESTATES NO. 2" AS RECORDED IN PLAT BOOK C-2 AT PAGE 16 UNDER RECEPTION NO. 176533 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND A PORTION OF LOT 2 "FALCON ESTATES NO. 5, FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 98030893 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 17, BLOCK 7 "REFILING OF FALCON ESTATES NO. 2", SAID POINT BEING ALSO ON THE SOUTHERLY LINE OF SAID LOT 2, "FALCON ESTATES NO. 5, FILING NO. 1" AND BEING ALSO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1 "FALCON ESTATES NO. 4, SUBDIVISION NO. 1" AS RECORDED UNDER RECEPTION NO. 95089575 IN SAID EL PASO COUNTY RECORDS; THENCE S 00°00'00" W ALONG THE EAST LINE OF SAID LOT 17 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 303.41 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EXISTING 80 FOOT WIDE CRAGIN ROAD AS PLATTED IN PLAT BOOK C-2 AT PAGE 16 UNDER RECEPTION NO. 176533 IN SAID EL PASO COUNTY RECORDS; THENCE S 90°00'00" W ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID LOT 17 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 470.89 FEET; THENCE N 00°00'00" E ALONG THE WEST LINE OF SAID LOT 17, 298.59 FEET; THENCE N 72°15'32" E, 20.42 FEET; THENCE S 73°54'57" E, 206.71 FEET; THENCE S 62°51'09" E, 88.83 FEET; THENCE N 74°24'13" E, 121.80 FEET; THENCE N 42°00'21" E, 87.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 119,562 SQUARE FEET (2.7448 ACRES) MORE OR LESS.

### DEDICATION :

THE ABOVE PARTIES IN INTEREST HAVE CAUSED SAID TRACT TO BE PLATTED INTO LOTS AND PUBLIC EASEMENTS AS SHOWN ON THIS PLAT.

THE UNDERSIGNED DO HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUIT CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS.

THE TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "FALCON PINES" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

### IN WITNESS WHEREOF :

THE AFOREMENTIONED TIMOTHY E. FISK, HAS EXECUTED THIS INSTRUMENT THIS 12<sup>th</sup> DAY OF August, 2008

BY: Timothy E. Fisk  
TIMOTHY E. FISK

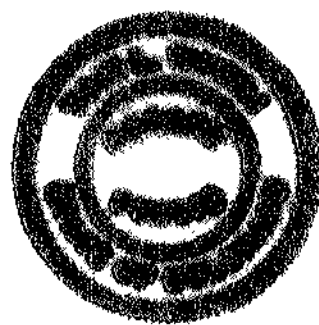
### NOTARIAL STATEMENT :

STATE OF COLORADO ) ss.  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF August, 2008, BY TIMOTHY E. FISK.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: 11/17/2012

David P. Munn  
NOTARY PUBLIC



### IN WITNESS WHEREOF :

THE AFOREMENTIONED JOANN FISK, HAS EXECUTED THIS INSTRUMENT THIS 12<sup>th</sup> DAY OF August, 2008

BY: Joann Fisk  
JOANN FISK

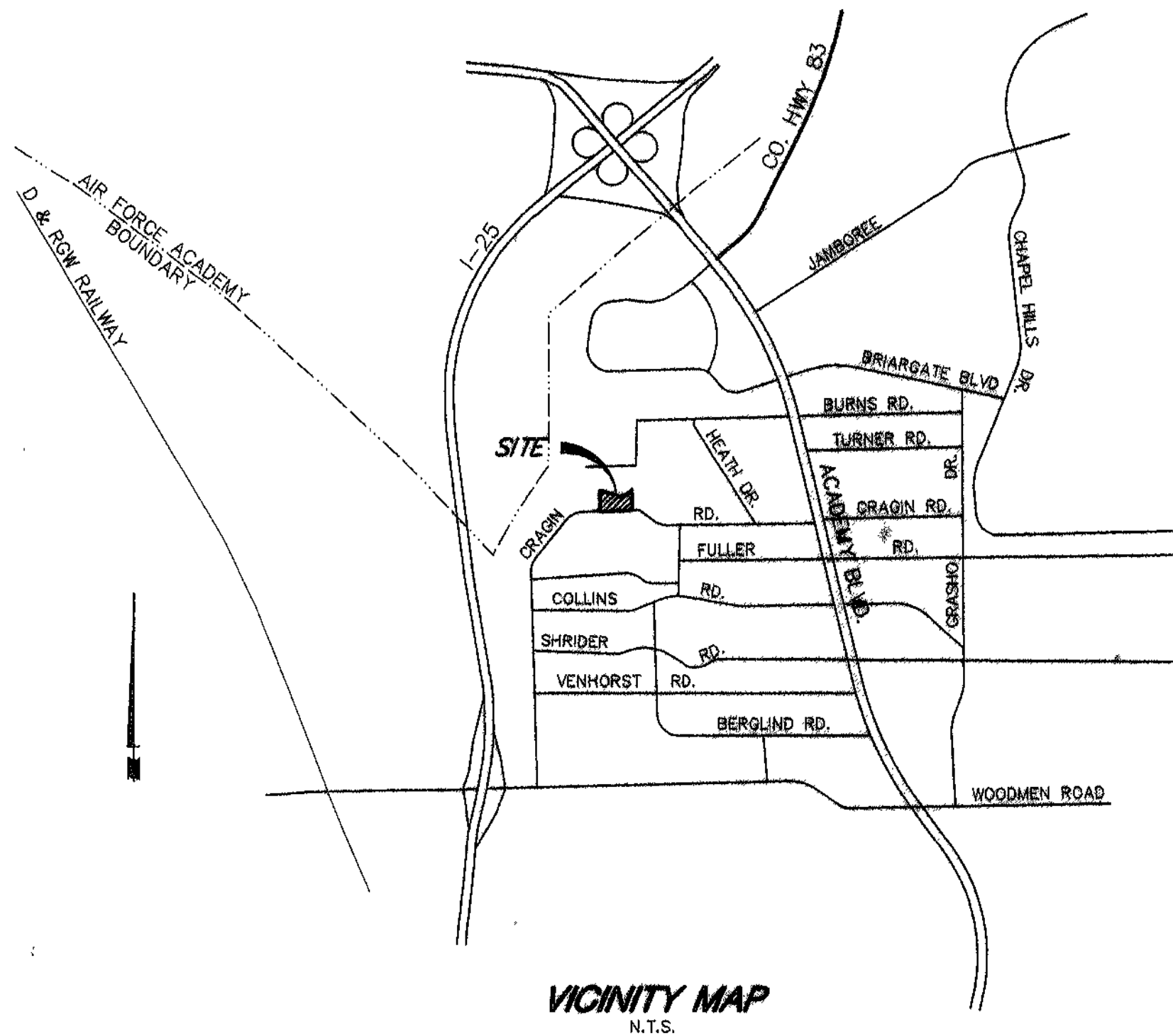
### NOTARIAL STATEMENT :

STATE OF COLORADO ) ss.  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF August, 2008, BY JOANN FISK.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: 11/17/2012

David P. Munn  
NOTARY PUBLIC



VICINITY MAP  
N.T.S.

### NOTES :

1. BASIS OF BEARING: THE SOUTH LINE OF "REFILING OF FALCON ESTATES NO. 2" AS RECORDED IN PLAT BOOK C-2 AT PAGE 16 UNDER RECEPTION NO. 176533, OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEARS S 90°00'00" W, AS CONTAINED THEREON AND AS MONUMENTED.

2. THE FOLLOWING REFERENCED DOCUMENTS ARE RECORDED IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND AFFECT THE PROPERTY TO THE EXTENT CONTAINED THEREIN:

THE SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 1842 AT PAGE 339; BOOK 5121 AT PAGE 207; BOOK 6578 AT PAGES 647-722; BOOK 8897 AT PAGES 600-634 AND 1086; UNDER RECEPTION NOS. 097190613-097190630; UNDER RECEPTION NOS. 098003417-0980043429.

THE SITE WAS INCLUDED IN THE WOODMEN WATER AND SANITATION DISTRICT, RECORDED IN BOOK DISCLOSED BY THE INSTRUMENT RECORDED IN BOOK 2095 AT PAGE 837.

THE SITE IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE CERTIFICATE OF RESOLUTION RECORDED IN BOOK 5844 AT PAGE 1440.

THE SITE IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ORDINANCE RECORDED IN BOOK 6125 AT PAGE 282.

THE PORTION OF THE SITE FOR WHICH THE FOLLOWING THREE (3) ITEMS APPLY IS THAT PORTION CONTAINED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 99102102.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ORDINANCE RECORDED IN BOOK 6125 AT PAGE 282.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE MARKET AT CHAPEL HILLS WEST SUBDIVISION COST RECOVERY AGREEMENT RECORDED UNDER RECEPTION NO. 096152841.

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 2550 AT PAGE 32; BOOK 2592 AT PAGE 921; BOOK 2615 AT PAGES 284; BOOK 3840 AT PAGE 1033; UNDER RECEPTION NO. 096156614.

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0808 F, EFFECTIVE DATE MARCH 17, 1997.

3. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC., JOB NO. 23948 DATED JUNE 20, 2008, AND HAS BEEN FILED WITH THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION AS A PART OF THE FILE OF THIS LAND USE ACTION.

4. THE MAXIMUM HEIGHT OF ANY STRUCTURE CONSTRUCTED ON LOT 2 SHALL BE LIMITED TO ONE (1) STORY AS DEFINED BY THE CITY CODE.

5. THE NORTHERLY PROPERTY LINE IS SUBJECT TO AN APPROVED PROPERTY BOUNDARY ADJUSTMENT AS RECORDED UNDER RECEPTION NO. 98080244 OF SAID EL PASO COUNTY RECORDS. A COPY OF SAID APPLICATION MAY BE FOUND WITHIN FILE AR PBA 99-28 OF THE CITY PLANNING OFFICE LOCATED AT 30 S. NEVADA AVE., STE 301, COLORADO SPRINGS, COLORADO.

### SURVEYORS CERTIFICATION :

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

Roland G. Obering  
ROLAND G. OBERING, P.E. & P.L.S. COLORADO 13228



### REPLAT STATEMENT :

THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA CONTAINED WITHIN THE BOUNDARIES OF THIS REPLAT.

### EASEMENT STATEMENT :

EASEMENTS ARE HEREBY GRANTED AS SHOWN HEREON WITH SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE ADJACENT PROPERTY OWNERS. ALL EASEMENTS SHOWN OR GRANTED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THAT INSTRUMENT RECORDED UNDER RECEPTION NO. 207044873 OF THE RECORDS OF EL PASO COUNTY, COLORADO (EXCEPT FOR DUAL EASEMENTS AS DEFINED IN 7.7.607 OF THE CITY CODE).

### NOTICE IS HEREBY GIVEN :

THE AREA INCLUDED IN THE REPLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS, OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO, LETTERS OF CREDIT, CASH, SUBDIVISION BONDS OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

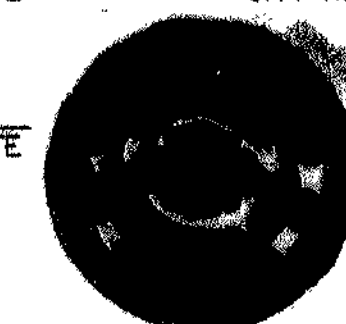
### CITY APPROVAL :

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT "FALCON PINES"

[Signature] 9/14/08  
FOR: CITY ENGINEER DATE

[Signature] 9/3/08  
CITY PLANNING DIRECTOR DATE

[Signature] 9/4/08  
DEPUTY CITY CLERK DATE



### RECORDING :

STATE OF COLORADO ) ss.  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:31 O'CLOCK A.M. THIS 9<sup>th</sup> DAY OF September, 2008 A.D., AND IS DULY RECORDED UNDER RECEPTION NO. 203712915 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

ROBERT C. BALINK, RECORDER

FEE: 20.00

BY: [Signature]  
DEPUTY

SURCHARGE: 1.00

### FEES:

DRAINAGE FEES: N/A  
BRIDGE FEES: N/A  
SCHOOL FEES: 246 @ R.C.  
PARK FEES: 246 @ R.C.

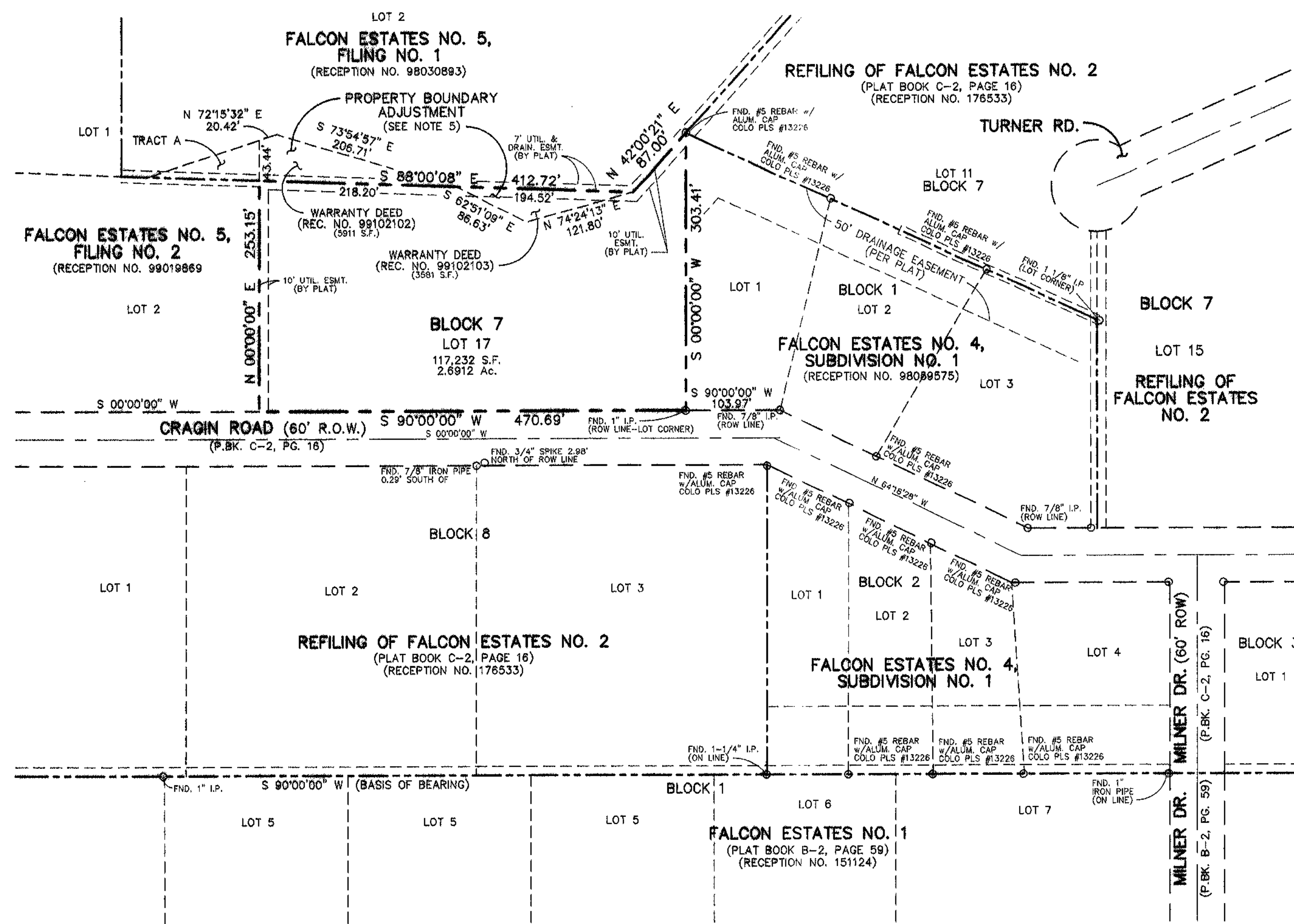
PREPARED BY:  
**Obering, Wurth & Associates**  
Consulting Civil Engineers  
Professional Land Surveyors

1048 Elkton Drive  
Colorado Springs, Colorado  
Phone (719) 531-8200 - FAX (719) 531-8286

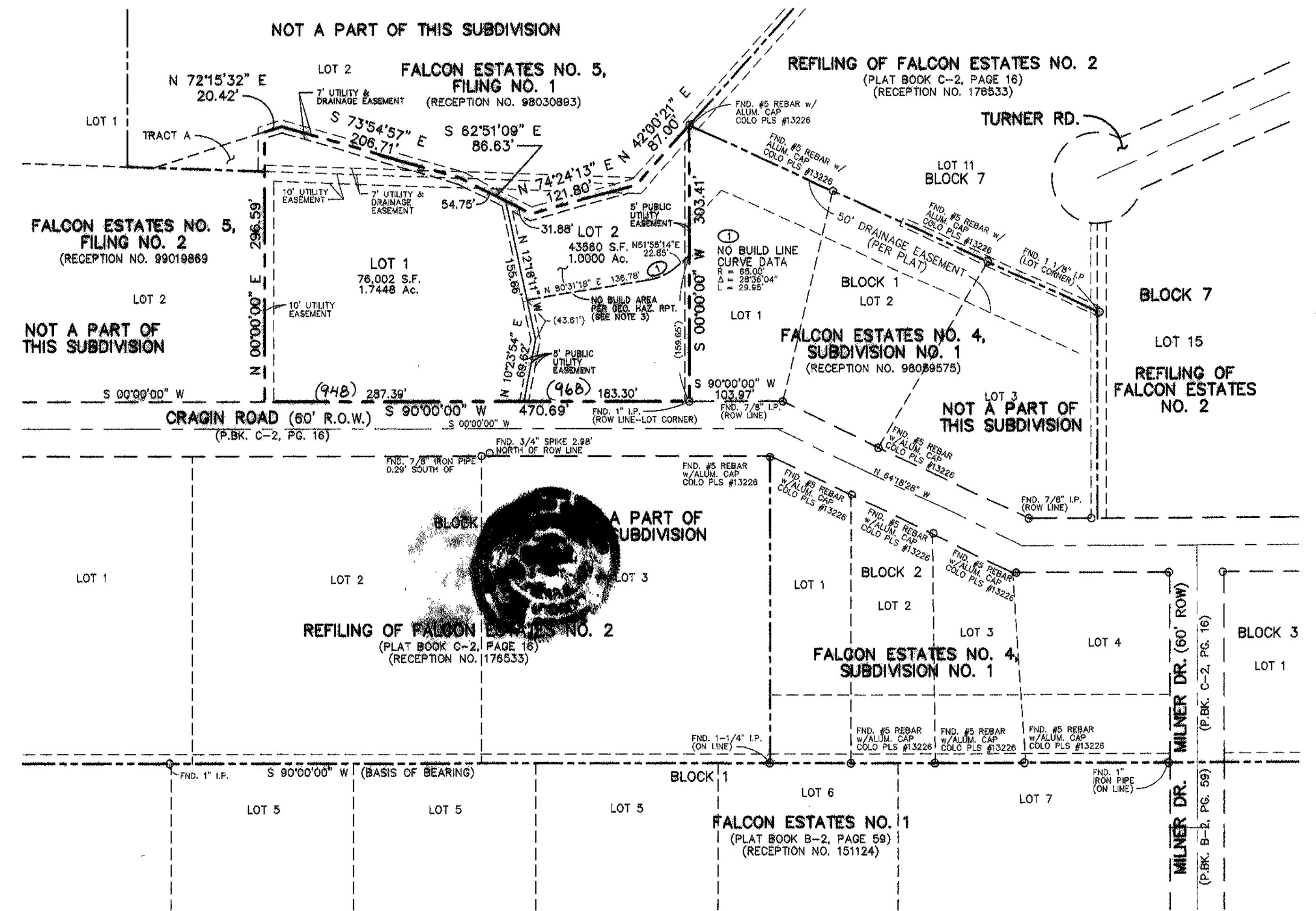
PROJECT NO. 07020  
DATE PREPARED: JUNE 2, 2008  
REVISED: JULY 30, 2008

# FALCON PINES

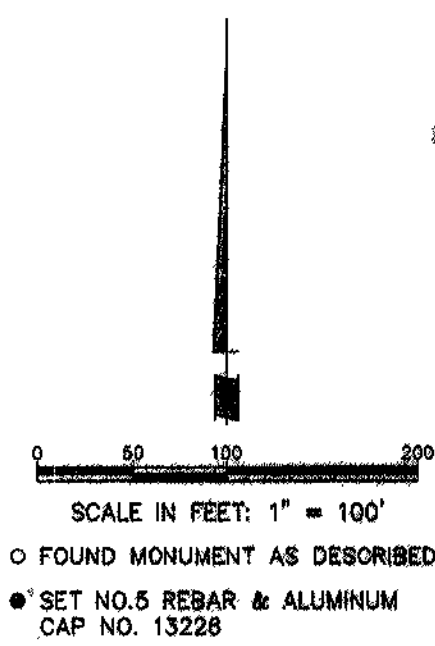
A REPLAT OF A PORTION OF LOT 17, BLOCK 7 'REFILING OF FALCON ESTATES NO. 2'  
TOGETHER WITH A PORTION OF LOT 2, 'FALCON ESTATES NO. 5, FILING NO. 1'  
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



AS PLATTED



AS REPLATTED



PROJECT NAME: FISK SUBDIVISION  
DRAWN BY: OBERING, WURTH & ASSOCIATES, P.L.C.  
ACAD FILE NAME: 07-030001.DWG  
PROJECT NO.: 07020  
DATE PREPARED: JUNE 2, 2008

PREPARED BY:  
**Obering, Wirth & Associates**  
Consulting Civil Engineers  
Professional Land Surveyors  
1042 Elkton Drive  
Colorado Springs, Colorado  
Phone (719) 531-6200 - FAX (719) 531-6286

PROJECT NO. 07020  
DATE PREPARED: JUNE 2, 2008  
REVISED: JULY 30, 2008

SHEET 2 OF 2