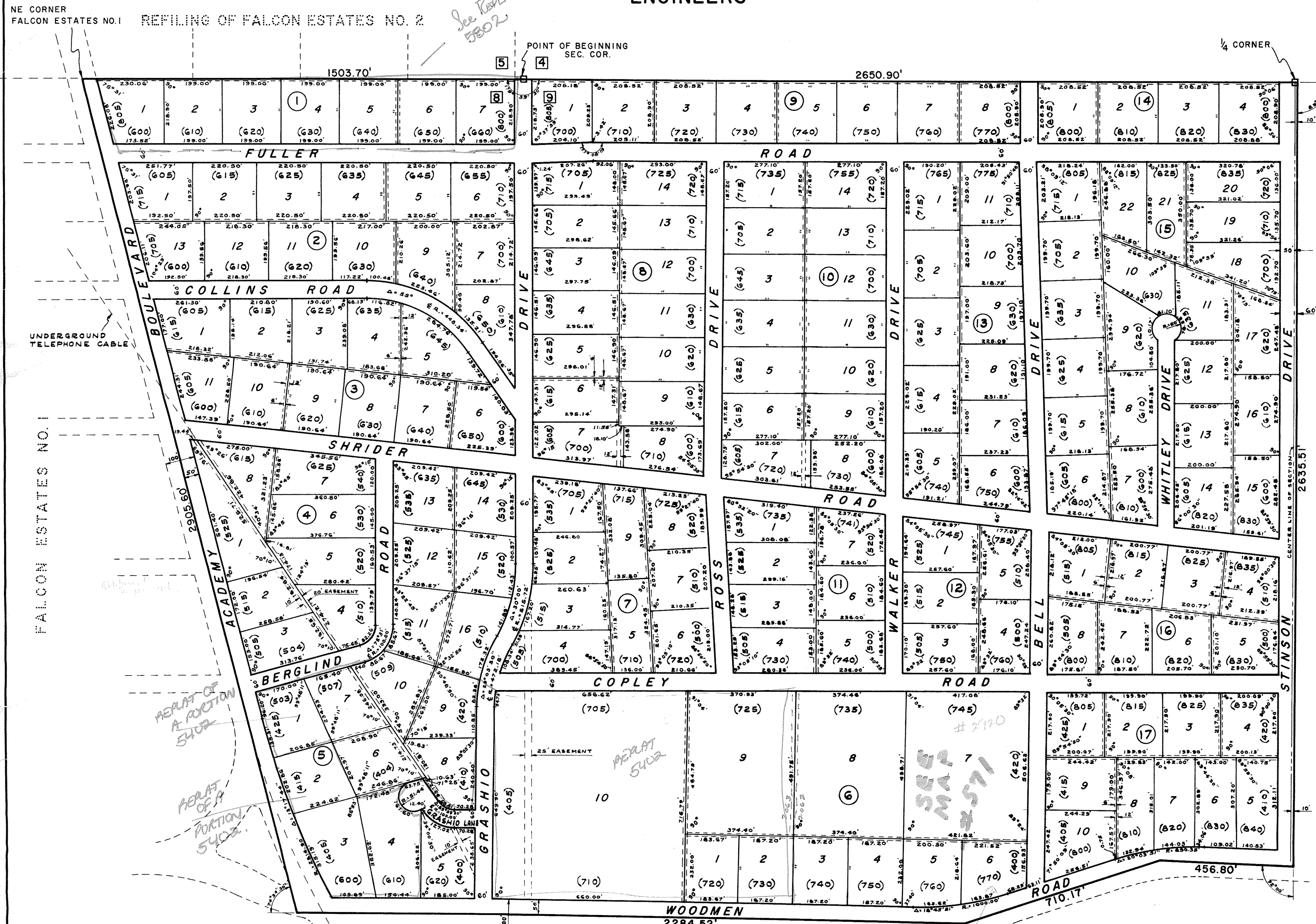


# REFILING OF FALCON ESTATES NO. 3 EL PASO COUNTY, COLORADO

**H. J. KRAETTLI & SONS  
ENGINEERS**



NOTES:-  
ALL REAR PROPERTY CORNERS ARE SUBJECT TO A 5' X 20' GUY WIRE EASEMENT.  
ALL LOTS SHALL HAVE A 6' EASEMENT ON EITHER SIDE OF THE REAR LOT LINE UNLESS OTHERWISE INDICATED.  
(505) - INDICATES ADDRESSES

THE OWNERS OF ALL THE LAND INVOLVED IN SAID PLAT ARE HEREUNDER JOINED AND DO COVENANT AND AGREE THAT EL PASO COUNTY SHALL NOT BE REQUIRED TO ISSUE MORE THAN SEVENTY (70) RESIDENCE BUILDING PERMITS ON LOTS INVOLVED HEREIN UNTIL SUCH TIME AS A PUBLIC WATER OR A PUBLIC SEWER SYSTEM SHALL BE INSTALLED AND SERVICE AVAILABLE TO THE LOT INVOLVED IN SAID APPLICATION FOR A BUILDING PERMIT.

APPROVED BY THE COUNTY ENGINEER OF EL PASO COUNTY, COLORADO THIS 6th DAY OF November A.D. 1961 FOR DRAINAGE AND RELATED MATTERS.

*Thomas J. Russell*  
THOMAS J. RUSSELL, COUNTY ENGINEER

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNERS OF THE FOLLOWING DESCRIBED LAND; BEGINNING AT THE NORTHWEST CORNER OF SECTION 9, T.13 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO; THENCE EASTERLY ON THE NORTH LINE OF SAID SECTION A DISTANCE OF 2650.90 FEET, MORE OR LESS, TO A POINT 10 FEET EASTERLY OF THE NORTH 1/4 CORNER OF SAID SECTION; THENCE ANGLE RIGHT SOUTHERLY 89°54' ON A LINE THAT IS 10 FEET EASTERLY MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH-SOUTH CENTER LINE OF SAID SECTION 9, A DISTANCE OF 2635.51 FEET; THENCE ANGLE RIGHT 92°00' A DISTANCE OF 456.80 FEET; THENCE ANGLE LEFT 20°03' 51" SOUTHWESTERLY A DISTANCE OF 710.17 FEET; THENCE ANGLE RIGHT 18°45' 51" WESTERLY A DISTANCE OF 2284.52 FEET, MORE OR LESS, TO INTERSECT THE EXTENSION OF THE CENTER LINE OF ACADEMY BOULEVARD AS SHOWN ON THE PLAT OF FALCON ESTATES NO. 1 AS RECORDED IN PLAT BOOK B2 AT PAGE 59 UNDER RECEPTION NO. 151124 OF THE RECORDS OF EL PASO COUNTY, COLORADO, WHICH CENTER LINE IS ALSO THE CENTER LINE OF THAT CERTAIN RIGHT OF WAY GRANT TO EL PASO COUNTY RECORDED IN BOOK 1780 AT PAGE 21, EL PASO COUNTY RECORDS; THENCE ANGLE RIGHT 74° 34' 30" NORTHWESTERLY ON SAID EXTENSION AND THE PLATTED CENTER LINE OF ACADEMY BOULEVARD, SAID LINE ALSO BEING THE EASTERLY BOUNDARY OF THE AFOREMENTIONED FALCON ESTATES NO. 1 A DISTANCE OF 2905.60 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SECTION 8, T.13 S., R. 66 W., SAID POINT BEING THE NORTHEAST CORNER OF FALCON ESTATES NO. 1; THENCE EAST ON THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 1503.70 FEET TO THE POINT OF BEGINNING, CONTAINING 242.08 ACRES MORE OR LESS, HAVE CAUSED SAID TRACT TO BE SURVEYED AND PLATTED INTO TRACTS, LOTS, BLOCKS, ROADS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, SAID PLAT IS DRAWN TO A FIXED SCALE AS SHOWN THEREON AND ACCURATELY SETS FORTH THE BOUNDARY AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID AREAS, AND THE LOCATION OF SAID TRACTS, LOTS, ROADS AND EASEMENTS. SAID PLAT SHALL BE KNOWN AS "REFILING OF FALCON ESTATES NO. 3," EL PASO COUNTY, COLORADO. ALL ROADS AS PLATTED ARE HEREBY DEDICATED FOR PUBLIC USE.

IN WITNESS WHEREOF: THE UNDERSIGNED OWNERS HAVE EXECUTED THESE PRESENTS THIS 6th DAY OF November A.D. 1961

ATTEST: *A. E. Grant* SECRETARY BY *William E. Wiley* PRESIDENT  
BY *Bernard L. Trott* ATTORNEY AT LAW  
WILLIAM E. WILEY  
THE UNDERSIGNED, H. E. GRANT, PERSONALLY COVENANTS AND AGREES THAT HE WILL, AT HIS OWN EXPENSE, GRADE AND GRAVEL THE PLATTED ROADS AND PROVIDE PROPER DRAINAGE FOR SAME, ALL TO THE SATISFACTION OF BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS 6th DAY OF November A.D. 1961

*A. E. Grant*  
H. E. GRANT

THE ABOVE AND FOREGOING STATEMENTS WERE ACKNOWLEDGED BEFORE ME THIS 6th DAY OF November A.D. 1961 BY *A. E. Grant* PRESIDENT, AND *H. E. Grant* SECRETARY OF FALCON LAND COMPANY, A COLORADO CORPORATION, AND WILLIAM E. WILEY; BY BERNARD L. TROTT, HIS ATTORNEY IN FACT. MY COMMISSION EXPIRES October 10, 1964.  
*Edward J. Kimmel*  
NOTARY PUBLIC

WATER AND SEWER STATEMENT: WATER AND SEWAGE DISPOSAL TO BE TAKEN CARE OF BY INDIVIDUAL OWNERS UNTIL SUCH TIME AS PUBLIC UTILITIES ON SAME BECOME AVAILABLE.

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED AND PLATTED UNDER HIS SUPERVISION AND THAT SAID PLAT SHOWS THE DESCRIBED TRACT AND THE SUBDIVISION THEREOF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

*Harold Jack Kraettili*  
HAROLD JACK KRAETTLI  
REGISTERED LAND SURVEYOR NO. 2154

APPROVED BY THE EL PASO COUNTY PLANNING COMMISSION THIS 8th DAY OF November A.D. 1961

*John H. Starnes*  
CHAIRMAN

STATE OF COLORADO } ss  
COUNTY OF EL PASO }  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AT 2:30 O'CLOCK P.M., THIS 8th DAY OF November A.D. 1961 AND DULY RECORDED IN BOOK e-2 AT PAGE 64

*Harriet Beale*  
RECORDER  
BY: *Gladya Browner*  
DEPUTY

RECEPTION NO. 211422  
FEE \$ 13.50