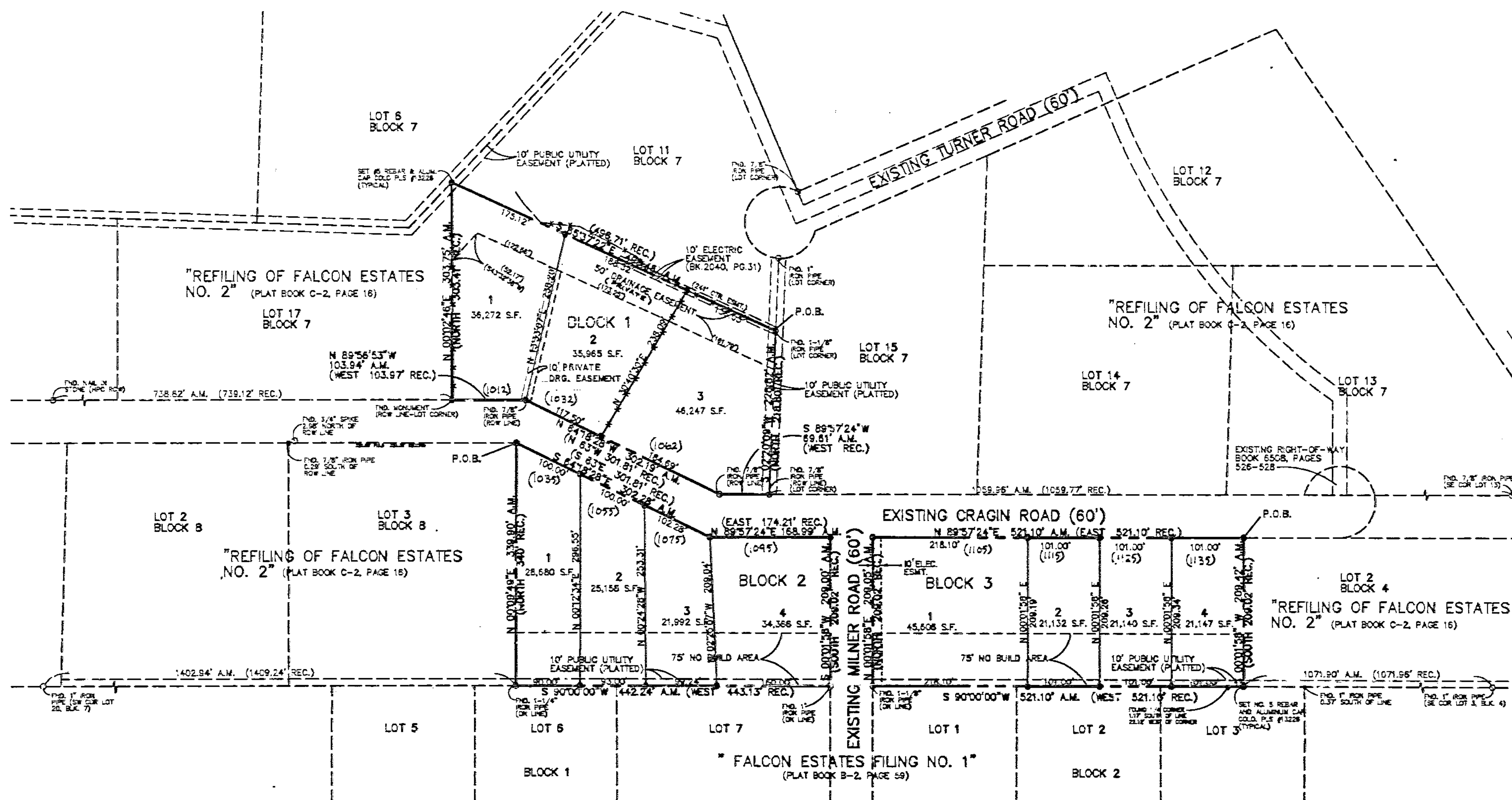


# FALCON ESTATES FILING NO. 4, SUBDIVISION NO. 1

9179

A REPLAT OF LOT 1, BLOCK 4; LOT 18, BLOCK 7; AND LOT 4, BLOCK 8 IN  
REFILING OF FALCON ESTATES NO. 2, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



AS REPLATTED

**BE IT KNOWN BY THESE PRESENTS:**

THAT ROGER J. HOOKSTRA & RUTH E. HOOKSTRA, GERALD G. DANIELS & MARY JANE DANIELS, AND MILLARD C. PORT & GERALDINE S. PORT, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:

LOT 1, BLOCK 4; LOT 18, BLOCK 7; AND LOT 4, BLOCK 8 IN "REFILING OF FALCON ESTATES NO. 2", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AS RECORDED IN PLAT BOOK C-2, AT PAGE 16 OF THE RECORDS OF EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AFORESAID LOT 1, BLOCK 4; THENCE S 00°15'50"W ALONG THE EASTERLY LINE THEREOF 206.42 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 90°00'00"W ALONG THE SOUTHERLY LINE THEREOF 521.10 FEET TO THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ALSO ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING 50 FOOT WIDE MILNER ROAD; THENCE N 00°01'54"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 206.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EXISTING 50 FOOT WIDE CRAGIN ROAD; THENCE N 89°57'24"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 521.10 FEET TO THE POINT OF BEGINNING. CONTAINING 109,024 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18, BLOCK 7; THENCE S 02°20'08"W ALONG THE EASTERLY LINE THEREOF 228.82 FEET TO THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ALSO ON THE NORTHERLY RIGHT-OF-WAY LINE OF EXISTING 50 FOOT WIDE CRAGIN ROAD AS PLATTED IN SAID SUBDIVISION; THENCE S 89°57'24"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 68.61 FEET; THENCE N 64°12'28"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 302.19 FEET; THENCE N 89°57'24"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 103.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE N 00°02'48"E ALONG THE WESTERLY LINE THEREOF 206.17 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 85°37'22"E ALONG THE NORTHERLY LINE THEREOF 498.48 FEET TO THE POINT OF BEGINNING. CONTAINING 110,484 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID LOT 4, BLOCK 8; THENCE S 64°12'28"E ALONG THE NORTHERLY LINE THEREOF SAID LINE BEING ALSO THE SOUTHERLY RIGHT-OF-WAY LINE OF EXISTING 50 FOOT WIDE CRAGIN ROAD AS PLATTED IN SAID SUBDIVISION 302.28 FEET; THENCE N 89°57'24"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 168.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; SAID POINT BEING ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF EXISTING 50 FOOT WIDE MILNER ROAD AS PLATTED IN SAID SUBDIVISION; THENCE S 00°15'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE 206.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S 90°00'00"W ALONG THE SOUTHERLY LINE THEREOF 442.24 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 00°08'48"E ALONG THE WESTERLY LINE THEREOF 338.90 FEET TO THE POINT OF BEGINNING. CONTAINING 110,198 SQUARE FEET, MORE OR LESS.

**DEDICATION:**

THE ABOVE PARTIES IN INTEREST HAVE CAUSED SAID TRACT TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DO HEREBY GRANT INTO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS SHOWN ON THE PLAT AND FURTHER RESTRICTS THE USE OF SAID EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHTS AND AUTHORITY TO RELEASE OR QUIT CLAIM ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THE TRACTS OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "FALCON ESTATES FILING NO. 4, SUBDIVISION NO. 1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

**REPLAT STATEMENT:**

THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

**IN WITNESS WHEREOF:**

THE AFORESAID ROGER J. HOOKSTRA & RUTH E. HOOKSTRA, GERALD G. DANIELS & MARY JANE DANIELS, AND MILLARD C. PORT & GERALDINE S. PORT, HAVE EXECUTED THIS INSTRUMENT THIS 11<sup>TH</sup> DAY OF August 1995.

*Roger J. Hookstra*  
ROGER J. HOOKSTRA  
*Ruth E. Hookstra*  
RUTH E. HOOKSTRA  
*Gerald G. Daniels*  
GERALD G. DANIELS  
*Mary Jane Daniels*  
MARY JANE DANIELS  
*Millard C. Port*  
MILLARD C. PORT  
*Geraldine S. Port*  
GERALDINE S. PORT

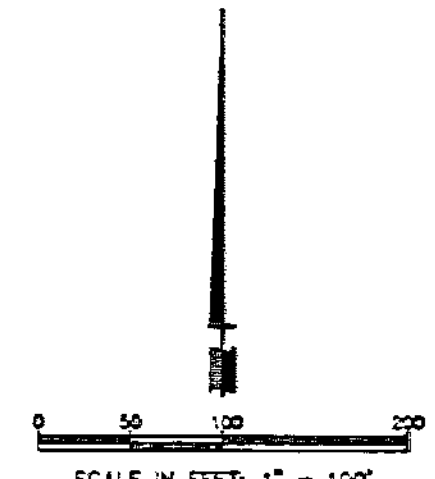
**NOTARIAL STATEMENTS:**

STATE OF COLORADO) s.s.  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>TH</sup> DAY OF August 1995, BY ROGER J. HOOKSTRA AND RUTH E. HOOKSTRA, AND BY GERALD G. DANIELS AND MARY JANE DANIELS, AND BY MILLARD C. PORT AND GERALDINE S. PORT.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 8/22/98  
*Carol S. Johnson*  
NOTARY PUBLIC



- FOUND MONUMENT AS DESCRIBED
  - SET #5 REBAR AND ALUMINUM CAP #3226 AT ALL OTHER CORNERS
- REFER TO SHEET 2 OF 2 FOR VICINITY MAP

PLAT NO. 95012  
DA - MAY 10, 1995  
SHEET 1 OF 2  
PREPARED BY:  
**Obering, Wurth & Associates**  
Consulting Civil Engineers  
Registered Land Surveyors  
1015 Elston Drive  
Colorado Springs, Colorado  
Phone (719) 531-6200

DRAWN BY: TLW/WPT  
CHECKED BY: JLD/MLC  
PLAT NO. 95012  
SHEET 1 OF 2  
DATE: 08/22/95

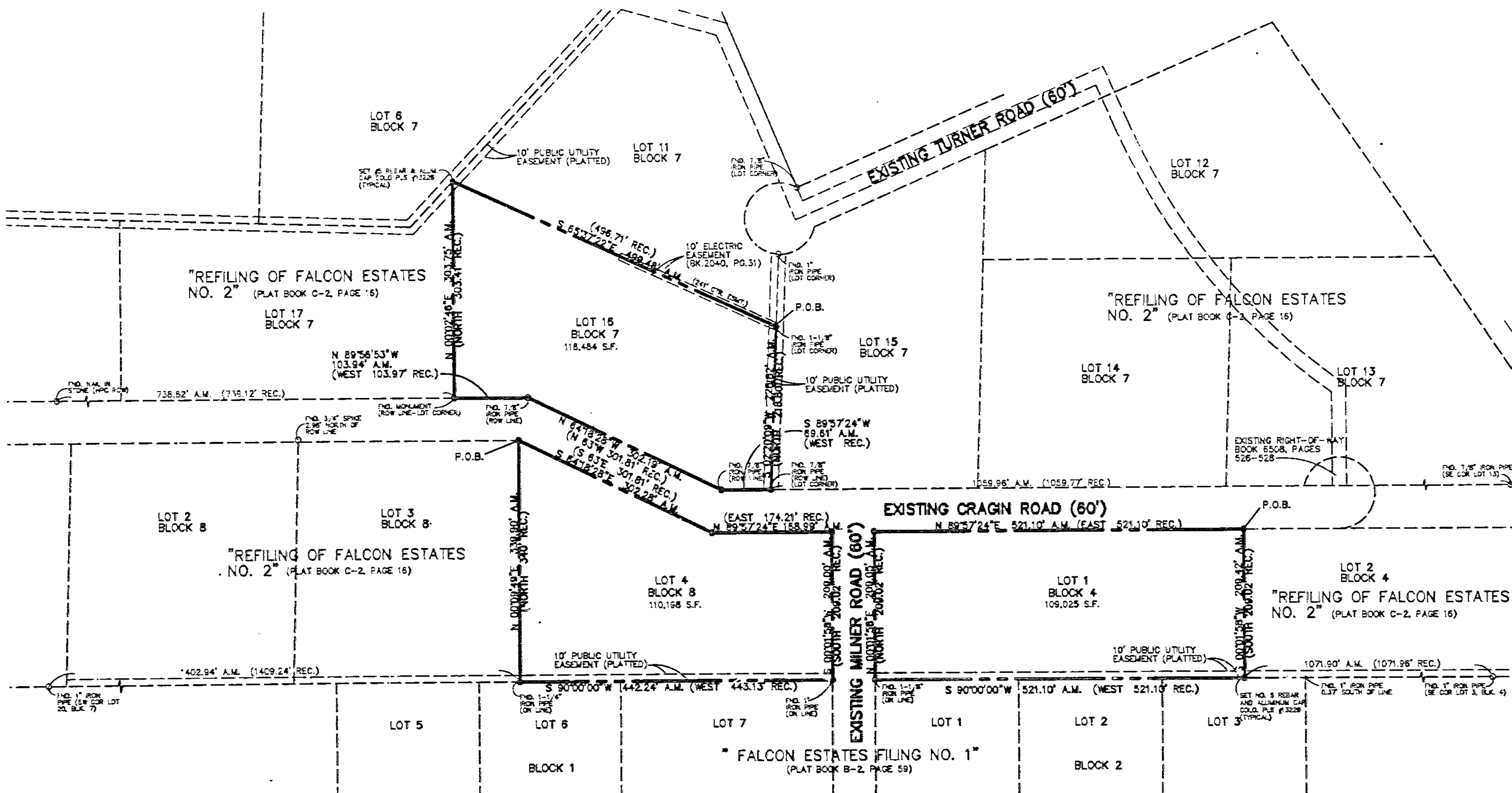
DRL

9179

# FALCON ESTATES FILING NO. 4, SUBDIVISION NO. 1

9179

A REPLAT OF LOT 1, BLOCK 4; LOT 18, BLOCK 7; AND LOT 4, BLOCK 8 IN  
REFILING OF FALCON ESTATES NO. 2, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



AS PLATTED

**NOTICE IS HEREBY GIVEN:**

THAT THE AREA INCLUDED IN THE REPLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 1980, 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 HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

**KNOW ALL MEN BY THESE PRESENTS:**

THAT THE CITY OF COLORADO SPRINGS, COLORADO AUTHORIZED THE PLATTING OF THE ABOVE DESCRIBED TRACTS OF LAND AS SET FORTH IN THE REPLAT AND AT THE SAME TIME AUTHORIZED THE UNDERSIGNED TO ACKNOWLEDGE THE SAME WHICH IS DONE ACCORDING TO THE CODE OF THE CITY OF COLORADO SPRINGS THIS 22nd DAY OF MAY 1995.

ATTEST: *[Signature]* BY: *[Signature]*  
 MAYOR OF COLORADO SPRINGS

**FILING APPROVALS:**

THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "FALCON ESTATES FILING NO. 4, SUBDIVISION NO. 1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.  
*[Signature]* 8-21-95 *[Signature]* 8-22-95  
 MANAGER OF DEVELOPMENT SERVICES DATE CITY ENGINEER DATE

**SURVEYOR'S CERTIFICATION:**

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING REPLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACTS 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.

*[Signature]*  
 ROLAND G. OBERING, P.E. & P.L.S. COLORADO NO. 13228

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 13-80-104, C.R.S.

**NOTES:**

1. BASIS OF BEARING: THE SOUTHERLY LINE OF "REFILING OF FALCON ESTATES NO. 2" AS MONUMENTED BEARS N 90°00'00"E PER THE RECORD PLAT OF SAID "REFILING OF FALCON ESTATES NO. 2".
2. MAINTENANCE OF NO BUILD AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE PORTIONS OF THIS REPLAT LYING WITHIN THE FEMA DESIGNATED FLOODPLAIN (FIRM PANELS 080040 01523 AND 080040 01530) ZONE X ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS PLATTED HEREIN.
4. THE PROPERTY INCLUDED IN THIS REPLAT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN DECLARATION RECORDED IN BOOK 1842 AT PAGE 1338 AND AS AMENDED IN BOOK 5121 AT PAGE 258, BOOK 5122 AT PAGE 207, BOOK 5621 AT PAGE 1424, BOOK 8368 AT PAGE 1281-1285, AND BOOK 8578 AT PAGE 647-722 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
5. THE PROPERTY INCLUDED IN THIS REPLAT IS CONTAINED IN THE WOODMEN WATER AND SANITATION DISTRICT.
6. THE PROPERTY INCLUDED IN THIS REPLAT IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE ANNEXATION AGREEMENT TO THE CITY OF COLORADO SPRINGS AS RECORDED IN BOOK 8128 AT PAGE 282.
7. AN AVIGATION EASEMENT IS HEREBY GRANTED OVER THE PROPERTY INCLUDED IN THIS REPLAT.

**EASEMENT STATEMENT:**

UNLESS SHOWN OTHERWISE, BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN FOOT (7') EASEMENT FOR DRAINAGE PURPOSES AND PUBLIC UTILITIES ONLY, AND THE SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') EASEMENT FOR PUBLIC UTILITIES ONLY WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE ADJACENT PROPERTY OWNERS.

**RECORDING:**

STATE OF COLORADO, EL PASO COUNTY OF EL PASO  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 8:32 o'clock A.M. THIS 22nd DAY OF MAY 1995 AND IS DULY RECORDED IN PLAT BOOK 1125 AT PAGE 19.

RECEPTION NO. 95089525

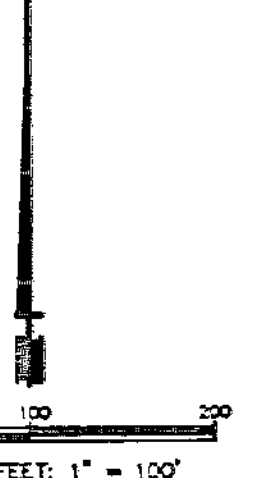
FEES: 20.00  
 1.00 BC

**FEES:**

DRAINAGE FEES: N/A  
 BRIDGE FEES: N/A  
 SCHOOL FEES: ONE @ TIME OF BLUE PERMIT  
 PARK FEES: ONE @ TIME OF BLUE PERMIT



VICINITY MAP



PROJECT NO. 95012  
 DATE: MAY 10, 1995  
 SHEET 2 OF 2

PREPARED BY:  
**Obering, Wurth & Associates**  
 Consulting Civil Engineers  
 Registered Land Surveyors  
 1015 Elton Drive  
 Colorado Springs, Colorado  
 Phone (719) 531-6200

9179

*[Signature]*  
 DRL Deputy Clerk