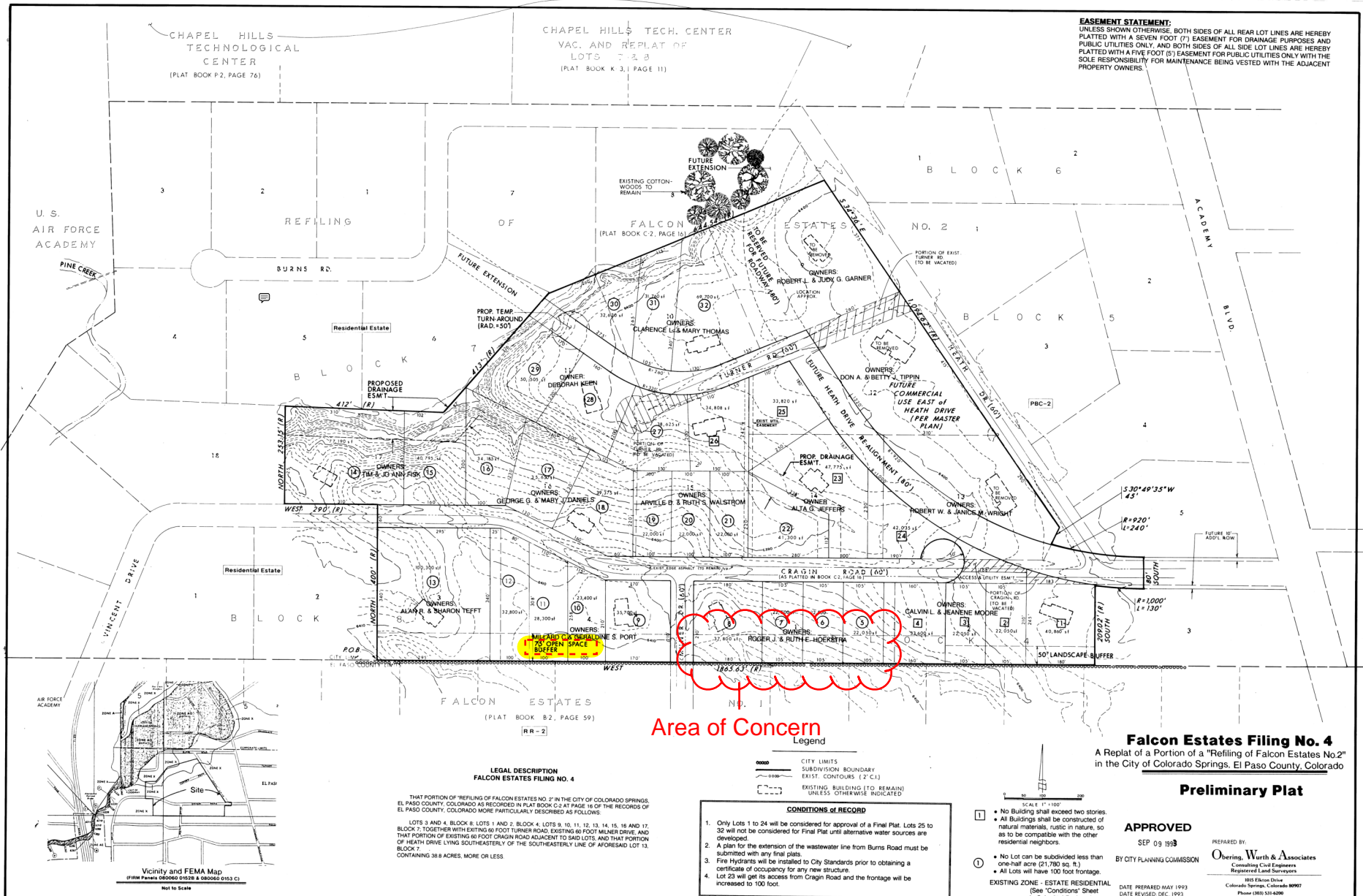


**CITY FILE NO. CPC S 93-159**



**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 BOTH 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.

**Area of Concern**  
 Legend

- CITY LIMITS
- SUBDIVISION BOUNDARY
- EXIST. CONTOURS (1' C.I.)
- EXISTING BUILDINGS (TO REMAIN) UNLESS OTHERWISE INDICATED

- CONDITIONS OF RECORD**
1. Only Lots 1 to 24 will be considered for approval of a Final Plat. Lots 25 to 32 will not be considered for Final Plat until alternative water sources are developed.
  2. A plan for the extension of the wastewater line from Burns Road must be submitted with any final plat.
  3. Fire Hydrants will be installed to City Standards prior to obtaining a certificate of occupancy for any new structure.
  4. Lot 23 will get its access from Crain Road and the frontage will be increased to 100 foot.

**LEGAL DESCRIPTION**  
**FALCON ESTATES FILING NO. 4**

THAT PORTION OF 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:  
 LOTS 3 AND 4, BLOCK 6, LOTS 1 AND 2, BLOCK 4, LOTS 9, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK 7, TOGETHER WITH EXISTING 60 FOOT TURNER ROAD, EXISTING 60 FOOT WELNER DRIVE, AND THAT PORTION OF EXISTING 80 FOOT CRAIG ROAD ADJACENT TO SAID LOTS; AND THAT PORTION OF HEATH DRIVE LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF FORESAID LOT 13, CONTAINING 38.8 ACRES, MORE OR LESS.

**Falcon Estates Filing No. 4**  
 A Replat of a Portion of a "Refiling of Falcon Estates No.2" in the City of Colorado Springs, El Paso County, Colorado

**Preliminary Plat**

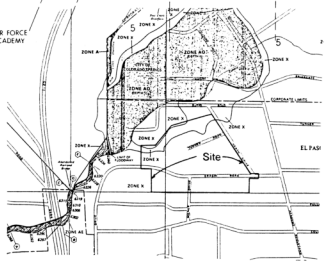
**APPROVED**  
 SEP 09 1993

BY CITY PLANNING COMMISSION

PREPARED BY:  
**Obering, Wurth & Associates**  
 Consulting Civil Engineers  
 Registered Land Surveyors  
 1025 El Paso Drive  
 Colorado Springs, Colorado 80907  
 Phone (303) 534-6200

DATE PREPARED: MAY 1993  
 DATE REVISED: DEC. 1993  
 PER CITY'S CONDITIONS OF RECORD DATE

PROJ. NO. 93002



Vicinity and FEMA Map  
 (FIRM Panels 08060 01028 & 08060 01033 C)  
 Not to Scale

CPC S 93-159P