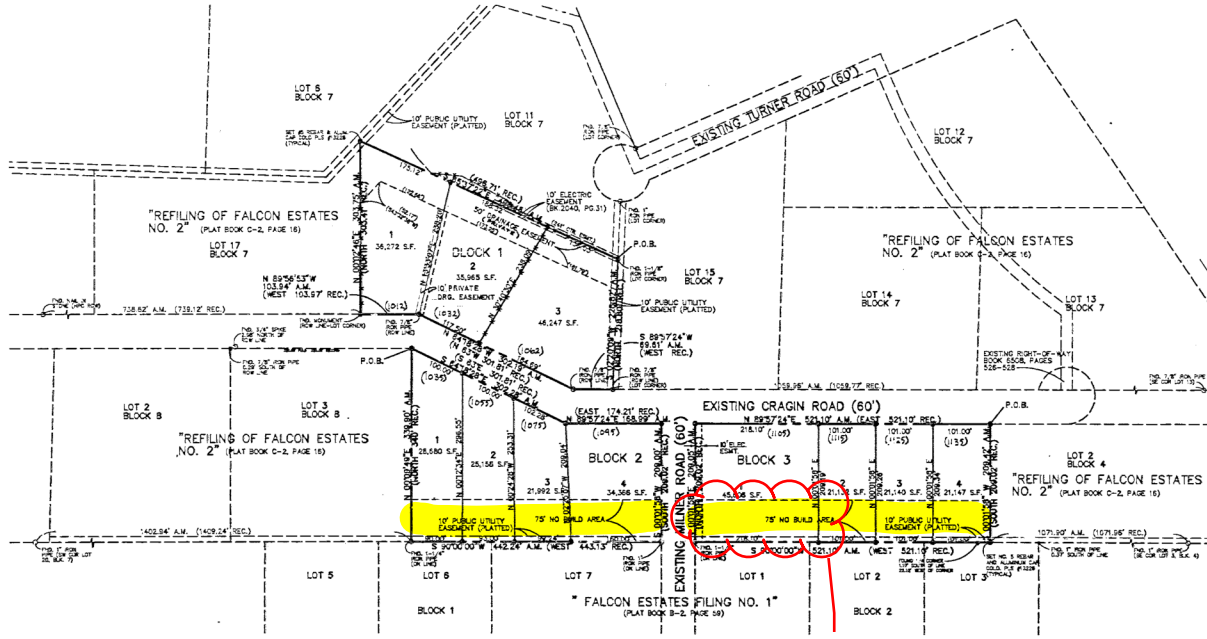


FALCON ESTATES FILING NO. 4, SUBDIVISION NO. 1

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 REPLATED

Area of Concern

BE IT KNOWN BY THESE PRESENTS:

THAT ROGER E. HODGETTA & RUTH E. HODGETTA, GERALD D. DANIELS & MARY JANE DANIELS, AND WILLARD 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, PAGE 16 OF THE RECORDS OF EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF APPLICABLE LOT 3, BLOCK 8; THENCE S 00°00'00" E ALONG THE EASTERN LINE THEREOF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°52'24" W ALONG THE SOUTHWESTERLY LINE THEREOF 121.10 FEET TO THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ALSO ON THE WESTERN RIGHT-OF-WAY LINE OF EXISTING 60 FOOT WIDE CRAGIN ROAD AS PLATTED IN SAID SUBDIVISION; THENCE S 89°52'24" W ALONG THE SOUTHWESTERLY LINE THEREOF 121.10 FEET TO THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ALSO ON THE WESTERN RIGHT-OF-WAY LINE OF EXISTING 60 FOOT WIDE CRAGIN ROAD; THENCE S 00°00'00" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EXISTING 60 FOOT WIDE CRAGIN ROAD 121.10 FEET TO THE POINT OF BEGINNING; CONTAINING 11,144 SQUARE FEET, MORE OR LESS.

TOGETHER WITH

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18, BLOCK 7; THENCE S 00°00'00" E ALONG THE EASTERN LINE THEREOF 50.00 FEET TO THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ALSO ON THE WESTERN RIGHT-OF-WAY LINE OF EXISTING 60 FOOT WIDE CRAGIN ROAD AS PLATTED IN SAID SUBDIVISION; THENCE S 89°52'24" W ALONG THE SOUTHWESTERLY LINE THEREOF 121.10 FEET TO THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ALSO ON THE WESTERN RIGHT-OF-WAY LINE OF EXISTING 60 FOOT WIDE CRAGIN ROAD; THENCE S 00°00'00" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EXISTING 60 FOOT WIDE CRAGIN ROAD 121.10 FEET TO THE POINT OF BEGINNING; CONTAINING 11,144 SQUARE FEET, MORE OR LESS.

TOGETHER WITH

BEGINNING AT THE NORTHWEST CORNER OF APPLICABLE LOT 4, BLOCK 8; THENCE S 89°52'24" W ALONG THE WESTERLY LINE THEREOF 121.10 FEET TO THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ALSO ON THE WESTERN RIGHT-OF-WAY LINE OF EXISTING 60 FOOT WIDE CRAGIN ROAD AS PLATTED IN SAID SUBDIVISION; THENCE S 00°00'00" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EXISTING 60 FOOT WIDE CRAGIN ROAD 121.10 FEET TO THE POINT OF BEGINNING; CONTAINING 11,144 SQUARE FEET, MORE OR LESS.

DEDICATION:

THE ABOVE PARTIES IN INTEREST HAVE CAUSED SAID TRACTS TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT, AND HEREBY REQUESTS THE CITY OF COLORADO SPRINGS TO ACCEPT SAID TRACTS INTO THE CITY OF COLORADO SPRINGS UNDER THE PROVISIONS OF THE CITY CHARTER AND ORDINANCES OF SAID CITY, AND TO GRANT TO THE CITY OF COLORADO SPRINGS THE RIGHT OF EASEMENT, PROVIDED HOWEVER, THAT THE SOLE RIGHTS AND AUTHORITY TO RELEASE OR GRANT CLAIM ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY WITH THE CITY OF COLORADO SPRINGS. THE CITY OF COLORADO SPRINGS 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 ABovesigned ROGER E. HODGETTA & RUTH E. HODGETTA, GERALD D. DANIELS & MARY JANE DANIELS, AND WILLARD C. PORT & GERALDINE S. PORT HAVE EXECUTED THIS INSTRUMENT THIS 12th DAY OF August 1995.

Roger E. Hodgetta
ROGER E. HODGETTA
Ruth E. Hodgetta
RUTH E. HODGETTA
Gerald D. Daniels
GERALD D. DANIELS

Mary Jane Daniels
MARY JANE DANIELS
Willard C. Port
WILLARD C. PORT
Geraldine S. Port
GERALDINE S. PORT

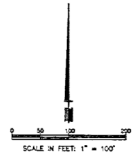
NOTARIAL STATEMENTS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August 1995, BY ROGER E. HODGETTA AND RUTH E. HODGETTA, AND BY GERALD D. DANIELS AND MARY JANE DANIELS, AND BY WILLARD C. PORT AND GERALDINE S. PORT.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 8/31/98

Carol J. Johnson
NOTARY PUBLIC



- FOUND MONUMENT AS DESCRIBED
- SET #8 REBAR AND ALUMINUM CAP #1155 AT ALL OTHER CORNERS

REFER TO SHEET 2 OF 2 FOR VENTNY MAP

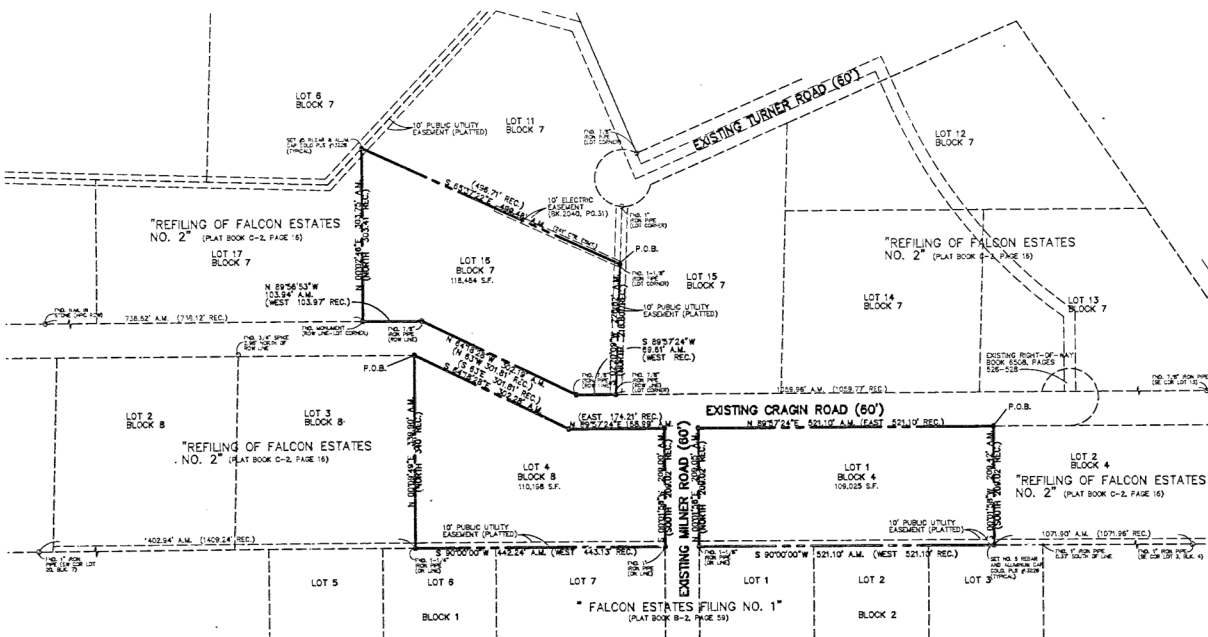
PLAT NO. 95012
DATE: MAY 10, 1995
SHEET 1 OF 2

PREPARED BY:
Obering, Wirth & Associates
Consulting Civil Engineers
Registered Land Surveyors

1010 Seward Drive
Colorado Springs, Colorado
Phone (719) 531-8200

FALCON ESTATES FILING NO. 4, SUBDIVISION NO. 1

A REPLAT OF LOT 1, BLOCK 4; LOT 18, BLOCK 7; AND LOT 4, BLOCK 8 IN REPLATING 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 CODES OF THE CITY OF COLORADO SPRINGS, 1990, 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. NO ALTERNATE LOTS OR ACCEPTABLE PROPOSURES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH SUBSTITUTION BONDS OR COBORDATIONS, THEREBY GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN FILED ON FILE WITH THE CITY OF COLORADO SPRINGS.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO AUTHORIZED THE PLATING OF THE ABOVE DESCRIBED TRACTS OF LAND AS SET FORTH IN THE REPLAT AND AT THE SAME TIME AUTHORIZED THE UNDERSIGNED TO ADMINISTER THE SAME WHICH IS DONE ACCORDING TO THE CHARTER OF THE CITY OF COLORADO SPRINGS THIS 15th DAY OF August, 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.

[Signatures] DATE: 8-22-95 CITY CLERK

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING REPLAT WAS PREPARED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACTS OF LAND AND HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

[Signature] ROLAND B. CHERRY, P.E. & P.L.S. COLORADO NO. 13268

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, OR NO LATER THAN ANY 45th YEAR, FROM ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SIGNATURE HEREON. 13-60-106, C.D.S.

NOTES:

1. BASIS OF BEARING: THE SOUTHERLY LINE OF REPLATING OF FALCON ESTATES NO. 2 AS INSTRUMENTED BEARS N 89°00'00" W FOR THE RECORD PLAT OF SAID REPLATING OF FALCON ESTATES NO. 2.
2. MAINTENANCE OF NO ROAD AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
3. THE PORTIONS OF THIS REPLAT Lying WITHIN THE FEMA DESIGNATED FLOODPLAIN (FEMA PANELS CROSS 17188 AND 20000) (FLOOD ZONE X) ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS PLATTED HEREON.
4. THE PROVISIONS AND RESTRICTIONS AS CONTAINED IN DECLARATION RECORDED IN BOOK 1262 AT PAGE 338 AND AS AMENDED IN BOOK 2128 AT PAGE 558, BOOK 2128 AT PAGE 557, BOOK 2028 AT PAGE 144, BOOK 1428 AT PAGE 121-122, AND BOOK 2078 AT PAGE 647-752 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
5. THE PROPERTY INCLUDED IN THIS REPLAT IS CONTAINED IN THE WOODBURN WATER AND SANITATION DISTRICT.
6. THE PROPERTY INCLUDED IN THIS REPLAT IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE AGREEMENT APPLICABLE TO THE CITY OF COLORADO SPRINGS AS RECORDED IN BOOK 2128 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 NEAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN FOOT (7') EASEMENT FOR DRAINAGE PURPOSES AND PUBLIC UTILITIES ONLY, AND THE BODIES OF ALL SAID 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
COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:32 O'CLOCK P.M. THIS 22nd DAY OF AUGUST, 1995 AND IS NOW RECORDED IN PLAT BOOK 2128 AT PAGE 122 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

RECEPTION NO. 95089516
FEE: \$0.00
1.00 3C
[Signature]
DRL Deputy Clerk

FEES:

DRAINAGE FEES: N/A
BRIDGE FEES: N/A
SCHOOL FEES: *[Signature]*
PARK FEES: *[Signature]*



VICINITY MAP

PROJECT NO. 8803
DATE: MAY 10, 1995
SHEET 2 OF 2
DRAWN BY:
Obering, Wirth & Associates
Consulting Civil Engineers
Registered Land Surveyors
1515 Eldora Drive
Colorado Springs, Colorado
Phone (719) 531-4800

