

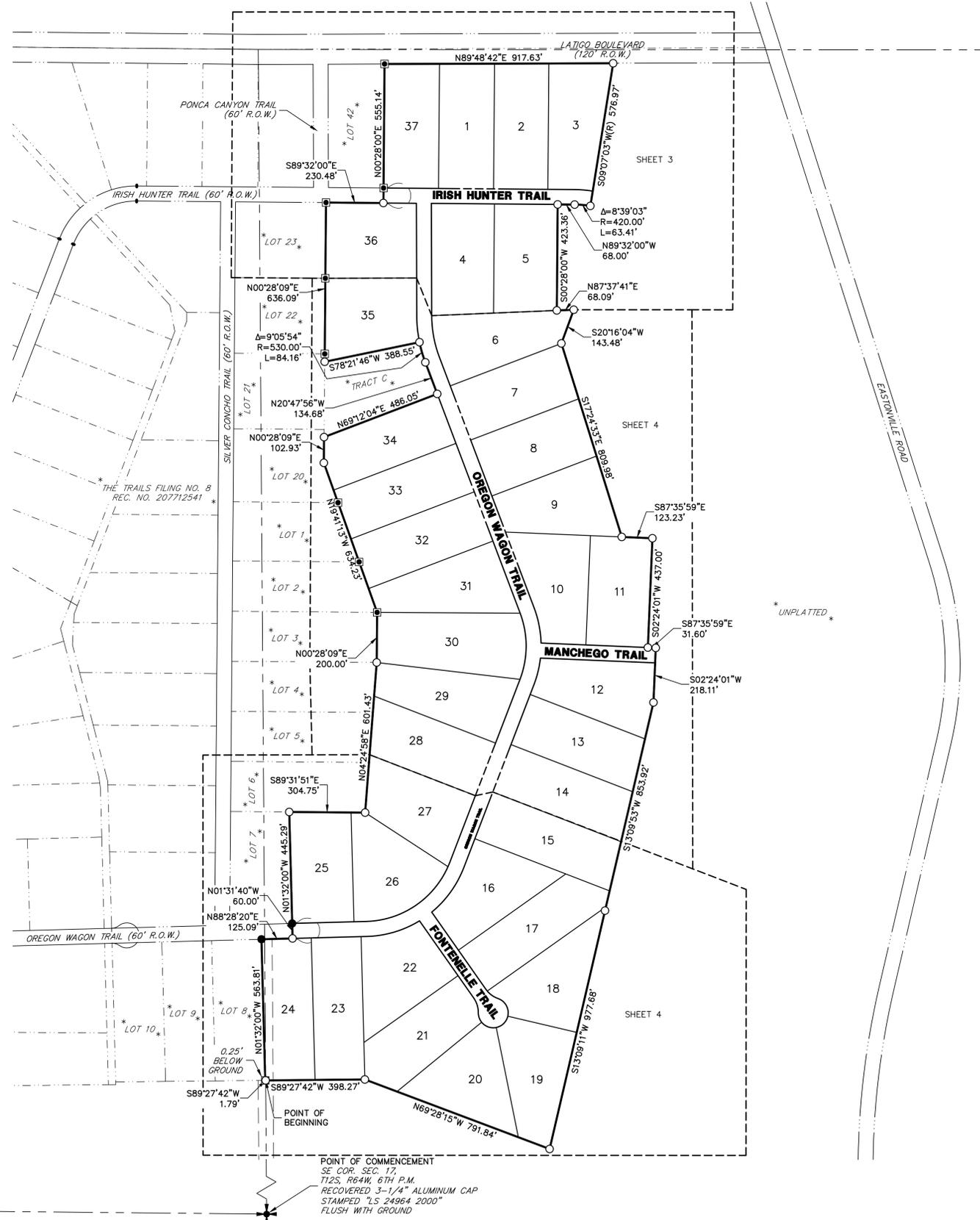


# THE TRAILS FILING NO. 9

LOCATED IN THE WEST HALF OF SECTION 16 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

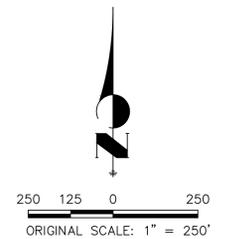
## GENERAL NOTES:

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEIPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- THE BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24964 2000" FLUSH WITH THE GROUND AND AT THE SOUTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 25955 1996" 0.35' BELOW GROUND, BEARING N89°25'55"W.
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, PANEL NUMBER 08041C0339G, EFFECTIVE DATE DECEMBER 7, 2018.
- WATER SERVICES SHALL BE SUPPLIED BY MERIDIAN SERVICE METROPOLITAN DISTRICT
- SEWER SERVICES SHALL BE SUPPLIED BY \_\_\_\_\_
- ELECTRIC SERVICES SHALL BE SUPPLIED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- NATURAL GAS SERVICES SHALL BE SUPPLIED BY \_\_\_\_\_
- FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT FALCON FIRE PROTECTION DISTRICT
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT;
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VEST IN THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO LISTED SPECIES.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THE ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEIPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN \_\_\_\_\_ METROPOLITAN DISTRICT.
- THE \_\_\_\_\_ METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEIPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATIONS, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT. THE SUBDIVIDER AGREES TO THE INCLUSION OF THE TRAILS FILING NO. 9 IN TO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AS RECORDED AT RECEIPTION NO. \_\_\_\_\_
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO LATIGO BOULEVARD.



## LEGEND

- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND
- ◼ RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 27605" FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR FLUSH WITH GROUND
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- AC ACRES
- (####) ADDRESS
- (R) RADIAL BEARING
- \* NOT PART OF SURVEY
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- D.E. DRAINAGE EASEMENT
- U. & D.E. UTILITY & DRAINAGE EASEMENT
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- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
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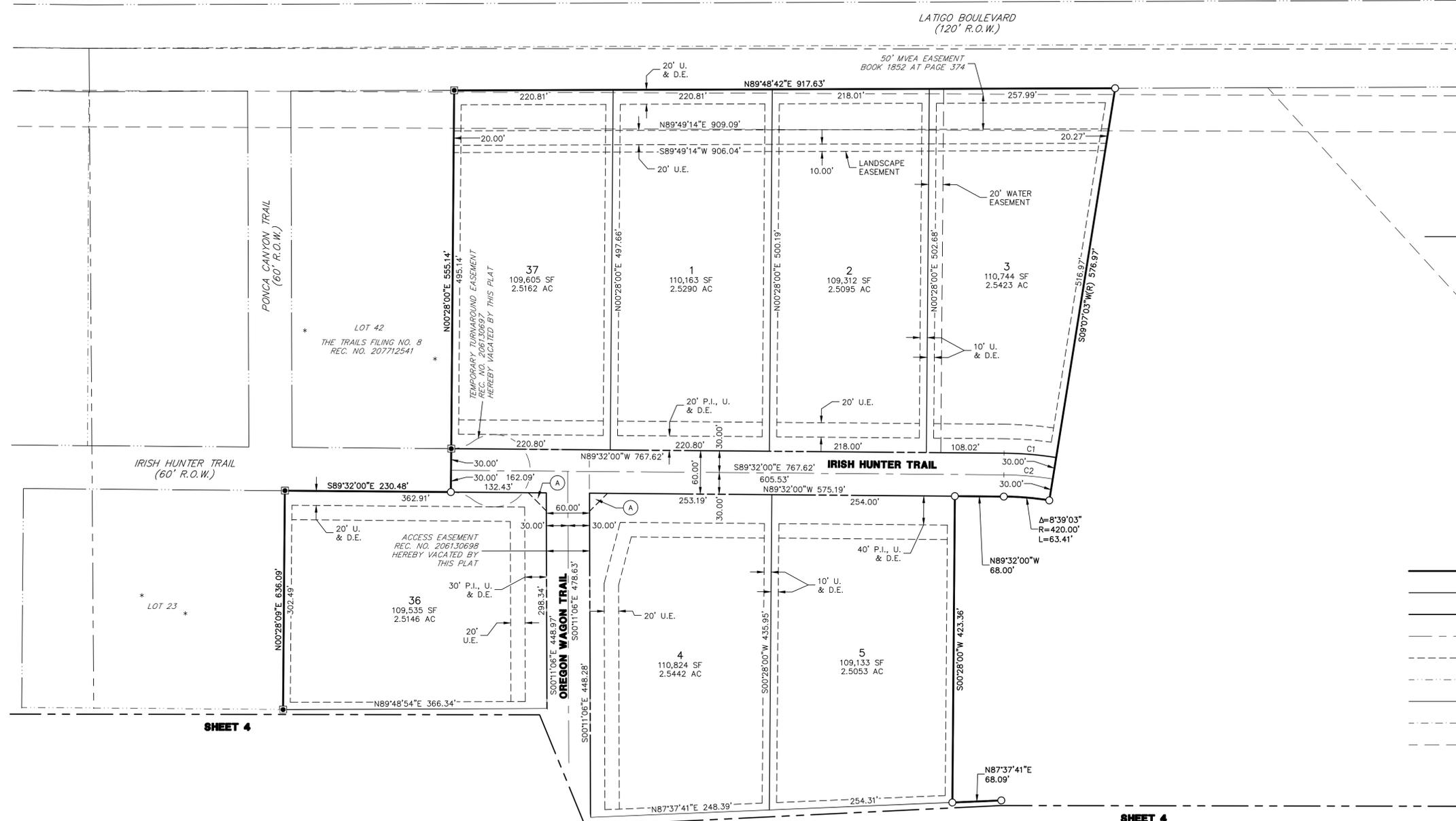
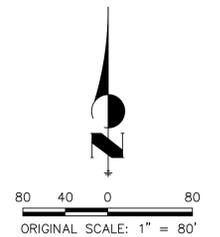
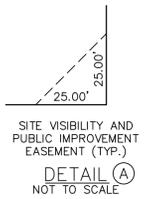
SW COR. SEC. 17,  
T12S, R64W, 6TH P.M.  
RECOVERED 2-1/2" ALUMINUM CAP  
STAMPED "LS 25955 1996"  
0.35' BELOW GROUND

BASIS OF BEARINGS  
S. LINE, SEC. 17,  
T12S, R64W, 6TH P.M.  
N89°25'55"W 5267.83(W)

POINT OF COMMENCEMENT  
SE COR. SEC. 17,  
T12S, R64W, 6TH P.M.  
RECOVERED 3-1/4" ALUMINUM CAP  
STAMPED "LS 24964 2000"  
FLUSH WITH GROUND

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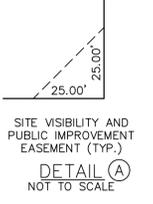
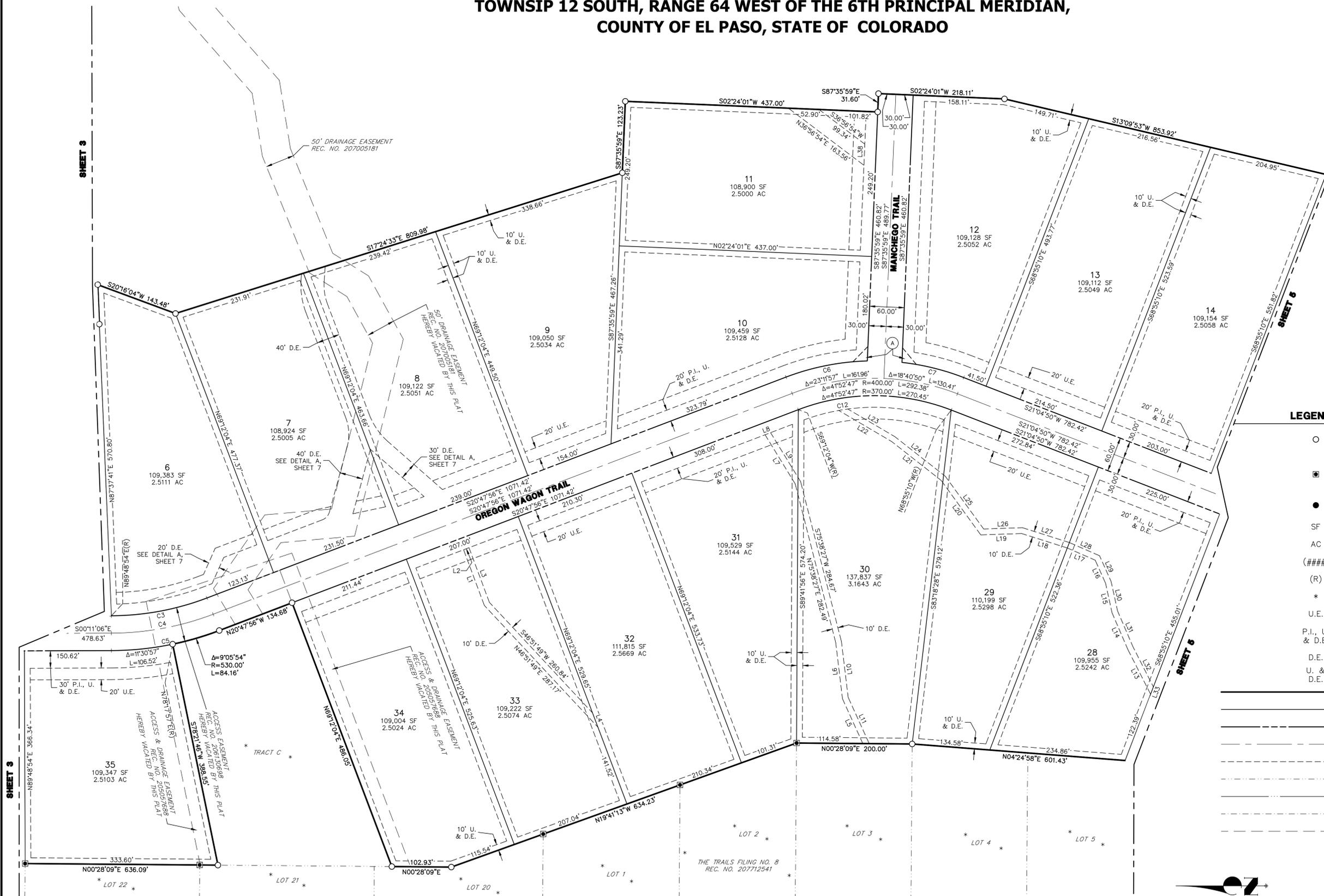
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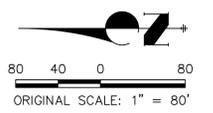
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A Westrian Company

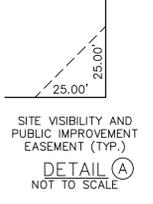
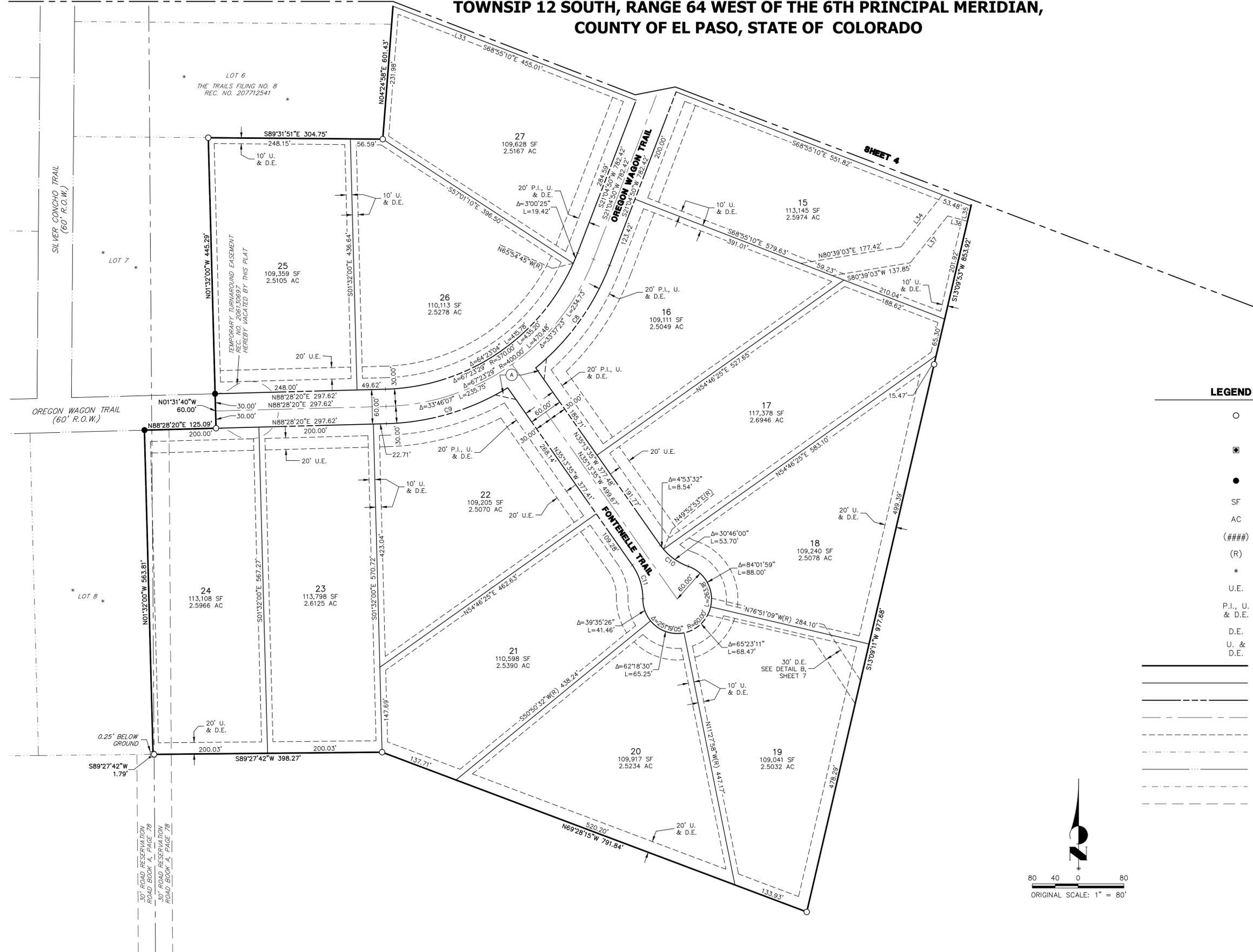
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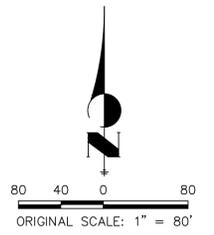
SHEET 4

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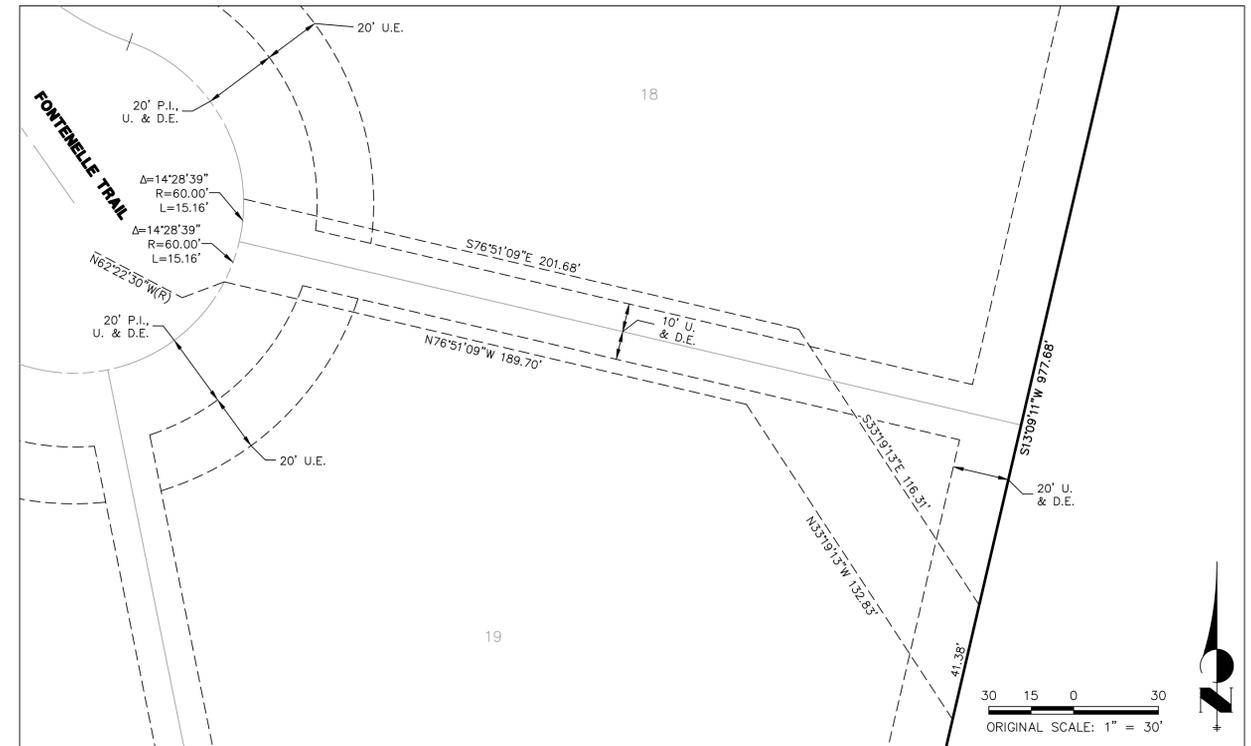
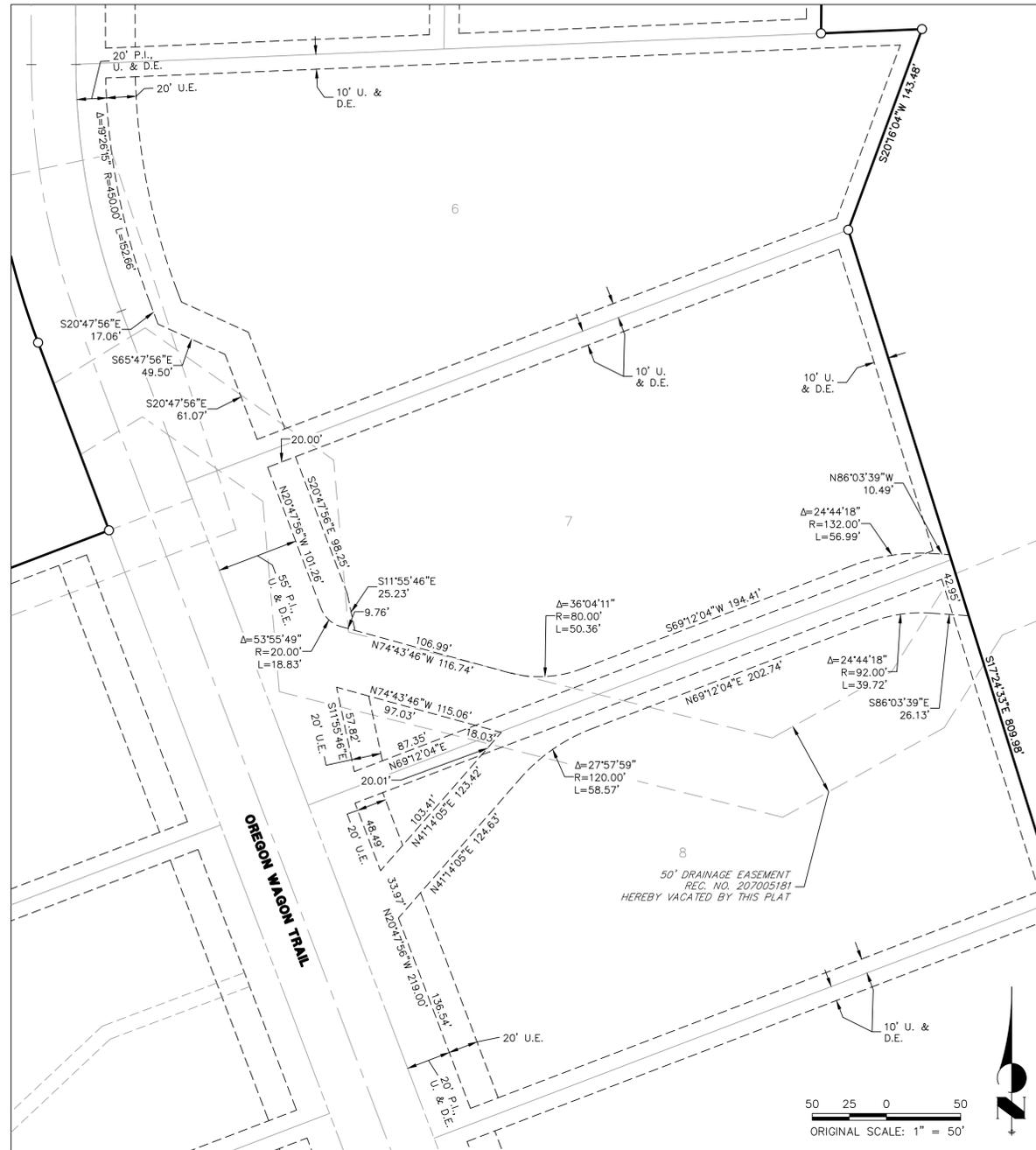
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LINE	BEARING	DISTANCE
L1	N69°28'49"E	102.50'
L2	S20°47'56"E	10.00'
L3	S69°28'49"W	100.55'
L4	S69°12'04"W	26.31'
L5	N65°28'16"E	84.67'
L6	N83°06'28"E	97.23'
L7	N58°20'06"E	99.46'
L8	S20°47'56"E	10.18'
L9	S58°20'06"W	99.07'
L10	S83°06'28"W	96.33'
L11	S65°28'16"W	87.78'
L12	N00°28'09"E	11.03'
L13	N62°57'09"E	86.47'
L14	N66°35'40"E	68.96'
L15	N77°36'28"E	51.87'
L16	N65°42'46"E	43.78'
L17	N23°30'23"E	52.51'
L18	N17°30'46"E	82.85'
L19	N01°54'43"W	70.73'

LINE	BEARING	DISTANCE
L20	N53°50'44"E	116.27'
L21	N38°01'15"E	108.67'
L22	N30°18'28"E	106.07'
L23	S30°18'28"W	94.45'
L24	S38°01'15"W	110.74'
L25	S53°50'44"W	112.37'
L26	S01°54'43"E	67.15'
L27	S17°30'46"W	85.09'
L28	S23°30'23"W	56.90'
L29	S65°42'46"W	48.69'
L30	S77°36'28"W	51.95'
L31	S66°35'40"W	67.68'
L32	S62°57'09"W	77.19'
L33	N68°55'10"W	13.43'
L34	N38°42'42"E	115.57'
L35	S13°09'53"W	27.11'
L36	N75°14'10"W	35.74'
L37	S38°42'42"W	104.29'
L38	N87°35'59"W	36.42'

CURVE	DELTA	RADIUS	LENGTH
C1	8°39'03"	480.00'	72.47'
C2	8°39'03"	450.00'	67.94'
C3	20°36'50"	470.00'	169.10'
C4	20°36'50"	500.00'	179.89'
C5	20°36'50"	530.00'	190.68'
C6	19°11'55"	430.00'	144.08'
C7	14°40'47"	430.00'	110.17'
C8	29°37'37"	430.00'	222.35'
C9	29°45'47"	430.00'	223.37'
C10	35°39'33"	100.00'	62.24'
C11	35°39'33"	100.00'	62.24'
C12	2°35'38"	350.00'	15.85'

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