

THE TRAILS FILING NO. 9
LOACTED IN THE WEST HALF OF SECTION 16 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT FALCON LATIGO, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND 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, 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.

BASIS OF BEARINGS: 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.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF SAID SECTION 17, N00°24'42"W A DISTANCE OF 1,154.37 FEET, TO THE POINT BEING THE POINT OF BEGINNING;

THENCE S89°27'42"W A DISTANCE OF 1.79 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 8, THE TRAILS FILING NO. 8 RECORDED UNDER RECEPTION NO. 207712541 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE BOUNDARY OF SAID THE TRAILS FILING NO. 8, THE FOLLOWING SIXTEEN (16) COURSES:

- N01°32'00"W A DISTANCE OF 563.81 FEET;
- N88°28'20"E A DISTANCE OF 125.09 FEET;
- N01°31'40"W A DISTANCE OF 60.00 FEET;
- N01°32'00"W A DISTANCE OF 445.29 FEET;
- S89°31'51"E A DISTANCE OF 304.75 FEET;
- N04°24'58"E A DISTANCE OF 601.43 FEET;
- N00°28'09"E A DISTANCE OF 200.00 FEET;
- N19°41'13"W A DISTANCE OF 634.23 FEET;
- N00°28'09"E A DISTANCE OF 102.93 FEET;
- N69°12'04"E A DISTANCE OF 486.05 FEET;
- N20°47'56"W A DISTANCE OF 134.68 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 09°05'54" AND AN ARC LENGTH OF 84.16 FEET, TO A POINT OF NON-TANGENT;
- S78°21'46"W A DISTANCE OF 388.55 FEET;
- N00°28'09"E A DISTANCE OF 636.09 FEET;
- S89°32'00"E A DISTANCE OF 230.48 FEET;
- N00°28'00"E A DISTANCE OF 555.14 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LATIGO BOULEVARD;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°48'42"E A DISTANCE OF 917.63 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIFTEEN (15) COURSES:

S09°07'03"W A DISTANCE OF 576.97 FEET, TO A POINT OF NON-TANGENT CURVE;

ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S09°07'03"W, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 08°39'03" AND AN ARC LENGTH OF 63.41 FEET, TO A POINT OF TANGENT;

N89°32'00"W A DISTANCE OF 68.00 FEET;

S00°28'00"W A DISTANCE OF 423.36 FEET;

N87°37'41"E A DISTANCE OF 68.09 FEET;

S20°16'04"W A DISTANCE OF 143.48 FEET;

S17°24'33"E A DISTANCE OF 809.98 FEET;

S87°35'59"E A DISTANCE OF 123.23 FEET;

S02°24'01"W A DISTANCE OF 437.00 FEET;

S87°35'59"E A DISTANCE OF 31.60 FEET;

S02°24'01"W A DISTANCE OF 218.11 FEET;

S13°09'53"W A DISTANCE OF 853.92 FEET;

S13°09'11"W A DISTANCE OF 977.68 FEET;

N69°28'15"W A DISTANCE OF 791.84 FEET;

S89°27'42"W A DISTANCE OF 398.27 FEET, TO THE POINT OF BEGINNING.

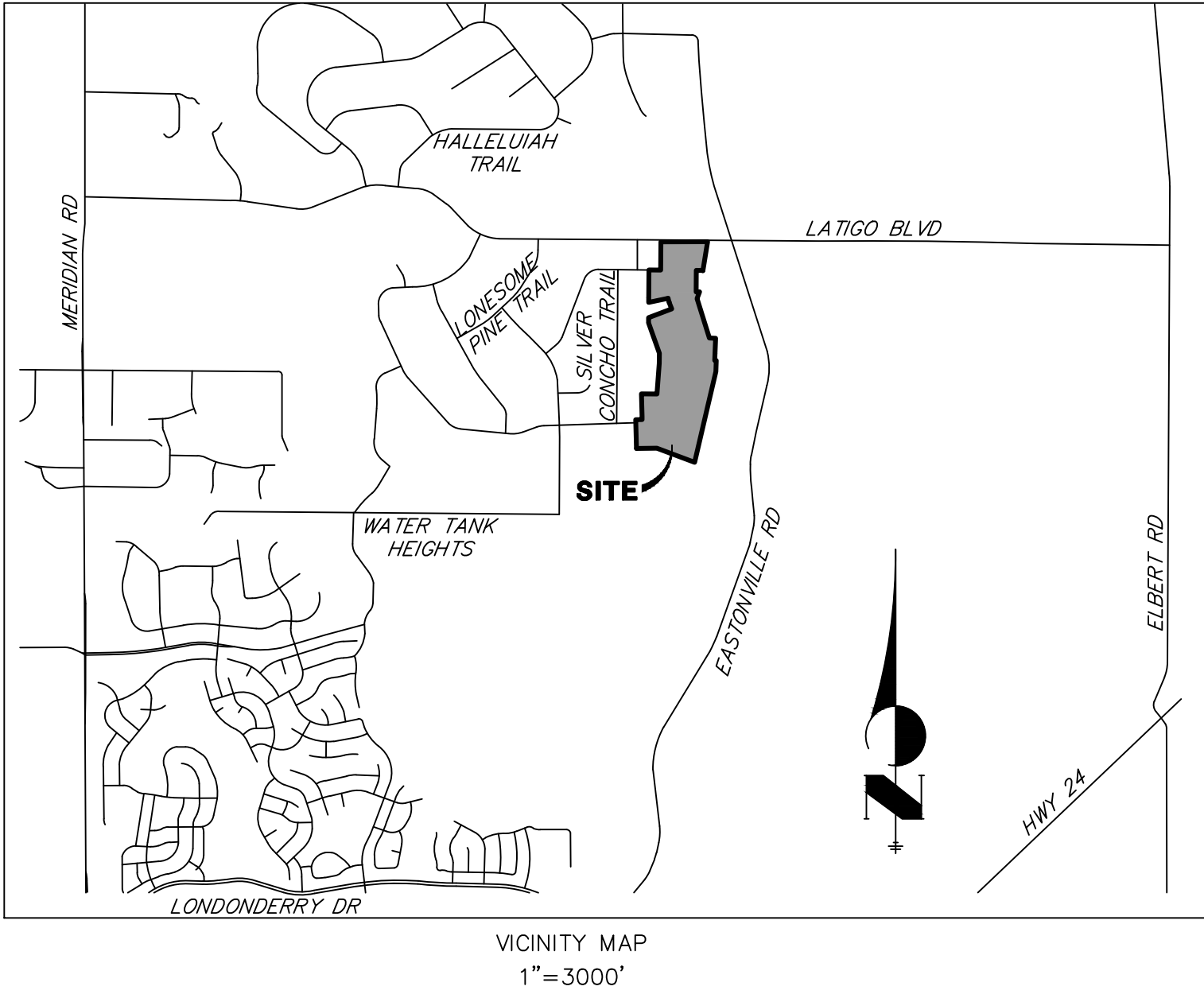
CONTAINING A CALCULATED AREA OF 4,428,810 SQUARE FEET OR 101.6715 ACRES.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 37 LOTS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VEST IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE TRAILS FILING NO. 9" IN EL PASO COUNTY, COLORADO.

EASEMENTS:

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND AFFECT.



OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE TRAILS FILING NO. 9. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO THE PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTER OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED, FALCON LATIGO, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF FALCON LATIGO, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY: _____

AS: _____ OF FALCON LATIGO, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

OWNERS CERTIFICATE

THE AFOREMENTIONED, BRJM, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF 8335 VOLLMER ROAD, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202____, A.D. BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT 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.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "THE TRAILS FILING NO. 9" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS ____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CHAIR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "THE TRAILS FILING NO. 9" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 202____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

CLERK AND RECORDER

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

SUMMARY:

37 LOTS	94.1712 ACRES	92.62%
RIGHTS-OF-WAY	7.5003 ACRES	7.38%
TOTAL	101.6715 ACRES	100.00%

JOB NO. 25175.01
SEPTEMBER 9, 2021
SHEET 1 OF 6

 **J-R ENGINEERING**
A Westrian Company

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Fort Collins 970-491-9888 • www.jrengineering.com

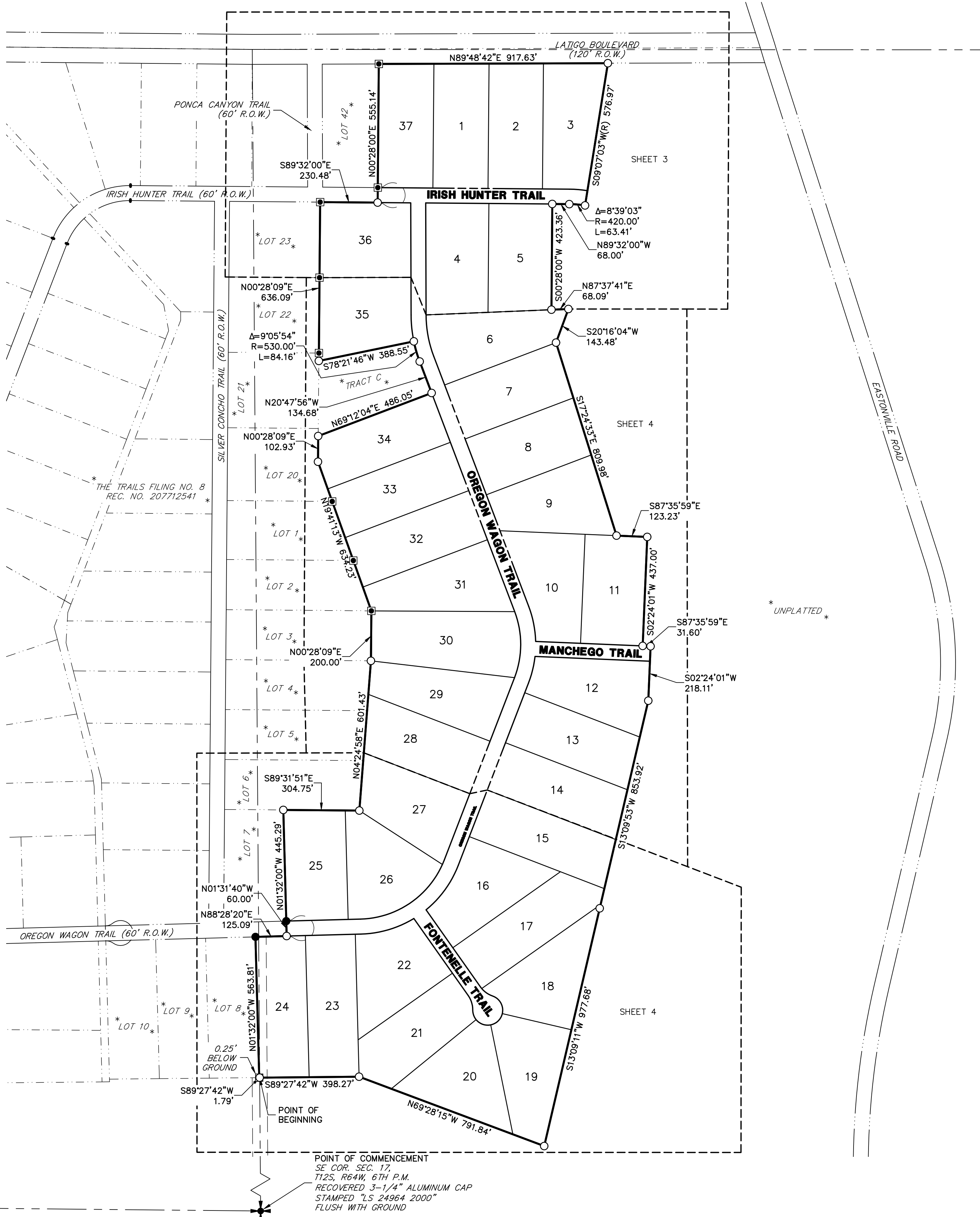
THE TRAILS FILING NO. 9

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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 RECEPTION 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 _____
- 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.
- 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 RECEPTION 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 RECEPTION 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 RECEPTION 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

SF SQUARE FEET

AC ACRES

(####) ADDRESS

(R) RADIAL BEARING

* NOT PART OF SURVEY

U.E. UTILITY EASEMENT

P.I., U. & D.E. PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT

D.E. DRAINAGE EASEMENT

U. & D.E. UTILITY & DRAINAGE EASEMENT

PROPOSED SUBDIVISION LINE

PROPOSED LOT LINE

PROPOSED RIGHT-OF-WAY LINE

PROPOSED CENTERLINE

PROPOSED EASEMENT

EXISTING PROPERTY LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING CENTERLINE

EXISTING EASEMENT

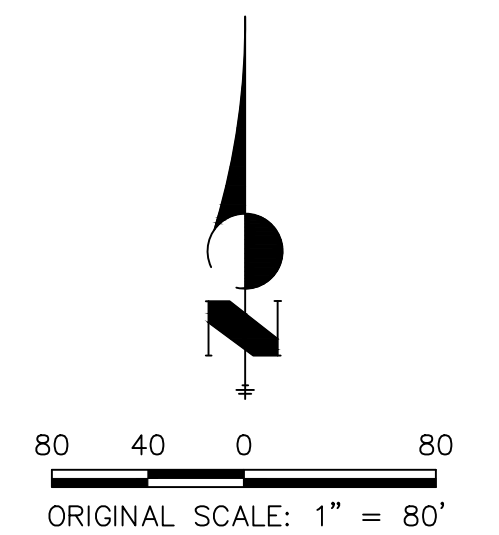


JOB NO. 25175.01
SEPTEMBER 9, 2021
SHEET 2 OF 6

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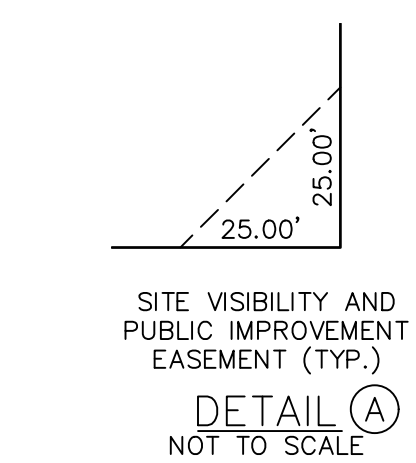
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- | | |
|--------------------|-------------------------------------------------------------------------------------------------|
| ○ | SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP
STAMPED "JR ENG LS 38252"
FLUSH WITH GROUND |
| ■ | RECOVERED 1-1/2" ALUMINUM CAP
STAMPED "LS 27605"
FLUSH WITH GROUND UNLESS OTHERWISE NOTED |
| ● | RECOVERED #5 REBAR
FLUSH WITH GROUND |
| SF | SQUARE FEET |
| AC | ACRES |
| (####) | ADDRESS |
| (R) | RADIAL BEARING |
| * | NOT PART OF SURVEY |
| U.E. | UTILITY EASEMENT |
| P.I., U.
& D.E. | PUBLIC IMPROVEMENTS, UTILITY &
DRAINAGE EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| U. &
D.E. | UTILITY & DRAINAGE EASEMENT |
| ————— | PROPOSED SUBDIVISION LINE |
| ————— | PROPOSED LOT LINE |
| ————— | PROPOSED RIGHT-OF-WAY LINE |
| - - - - - | PROPOSED CENTERLINE |
| - - - - - | PROPOSED EASEMENT |
| - · - · - · - | EXISTING PROPERTY LINE |
| ————— | EXISTING RIGHT-OF-WAY LINE |
| - · - · - · - | EXISTING CENTERLINE |
| — — — — — | EXISTING EASEMENT |

JOB NO. 25175.01
SEPTEMBER 9, 2021
SHEET 3 OF 6

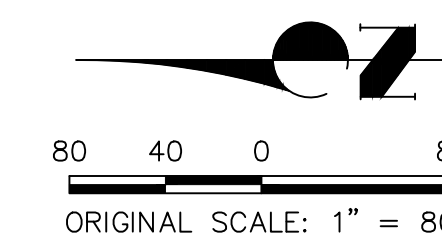
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LEGEND

- 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
- SF SQUARE FEET
- AC ACRES
- (####) ADDRESS
- (R) RADIAL BEARING
- * NOT PART OF SURVEY
- U.E. UTILITY EASEMENT
- P.I., U. & D.E. PUBLIC IMPROVEMENTS, UTILITY &
DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
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- PROPOSED SUBDIVISION LINE
- PROPOSED LOT LINE
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- - - - - PROPOSED CENTERLINE
- - - - - PROPOSED EASEMENT
- - - - - EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- - - - - EXISTING CENTERLINE
- - - - - EXISTING EASEMENT

JOB NO. 25175.01
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SHEET 4 OF 6

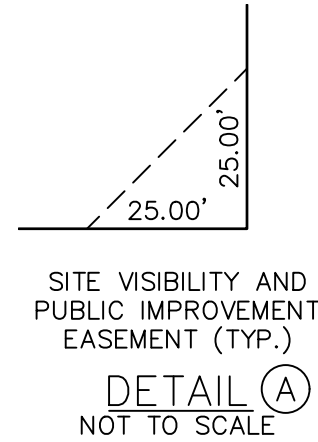
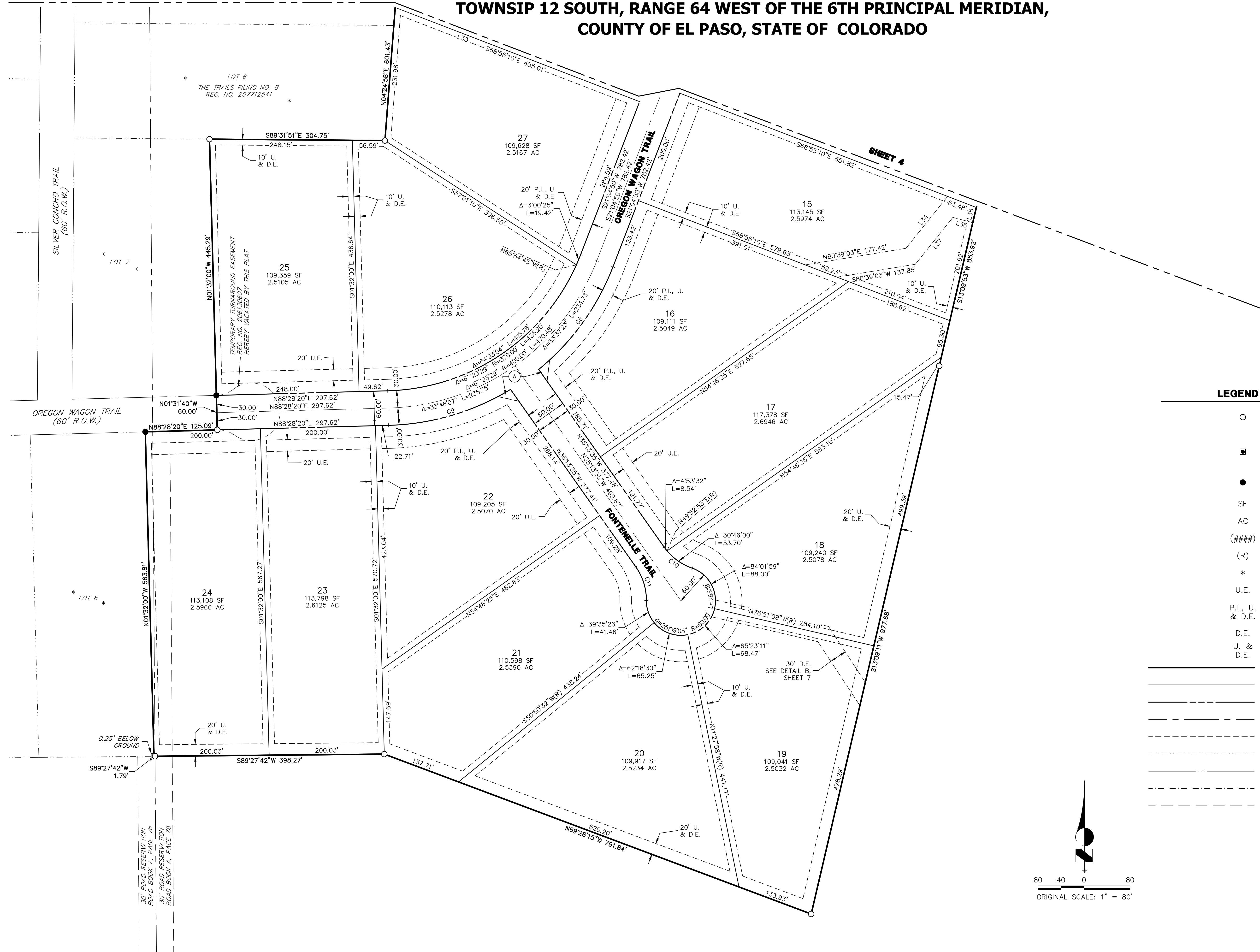

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COUNTY OF EL PASO, STATE OF COLORADO

SHEET 4



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
- SF SQUARE FEET
- AC ACRES
- (####) ADDRESS
- (R) RADIAL BEARING
- * NOT PART OF SURVEY
- U.E. UTILITY EASEMENT
- P.I., U. & D.E. PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- U. & D.E. UTILITY & DRAINAGE EASEMENT
- PROPOSED SUBDIVISION LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT

JOB NO. 25175.01
SEPTEMBER 9, 2021
SHEET 5 OF 6

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

**LOACTED 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**












○	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
SF	SQUARE FEET
AC	ACRES
(#####)	ADDRESS
(R)	RADIAL BEARING
*	NOT PART OF SURVEY
U.E.	UTILITY EASEMENT
P.I., U. & D.E.	PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
U. & D.E.	UTILITY & DRAINAGE EASEMENT

LINE TABLE		
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°33'40"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°54'41"E	70.73'

LINE TABLE		
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	S130°9'53"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 TABLE			
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'

- | | |
|---------------------------------------------------------------------------------------|----------------------------|
|  | PROPOSED SUBDIVISION LINE |
|  | PROPOSED LOT LINE |
|  | PROPOSED RIGHT-OF-WAY LINE |
|  | PROPOSED CENTERLINE |
|  | PROPOSED EASEMENT |
|  | EXISTING PROPERTY LINE |
|  | EXISTING RIGHT-OF-WAY LINE |
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|  | EXISTING EASEMENT |

JOB NO. 25175.01
SEPTEMBER 9, 2021
SHEET 6 OF 6