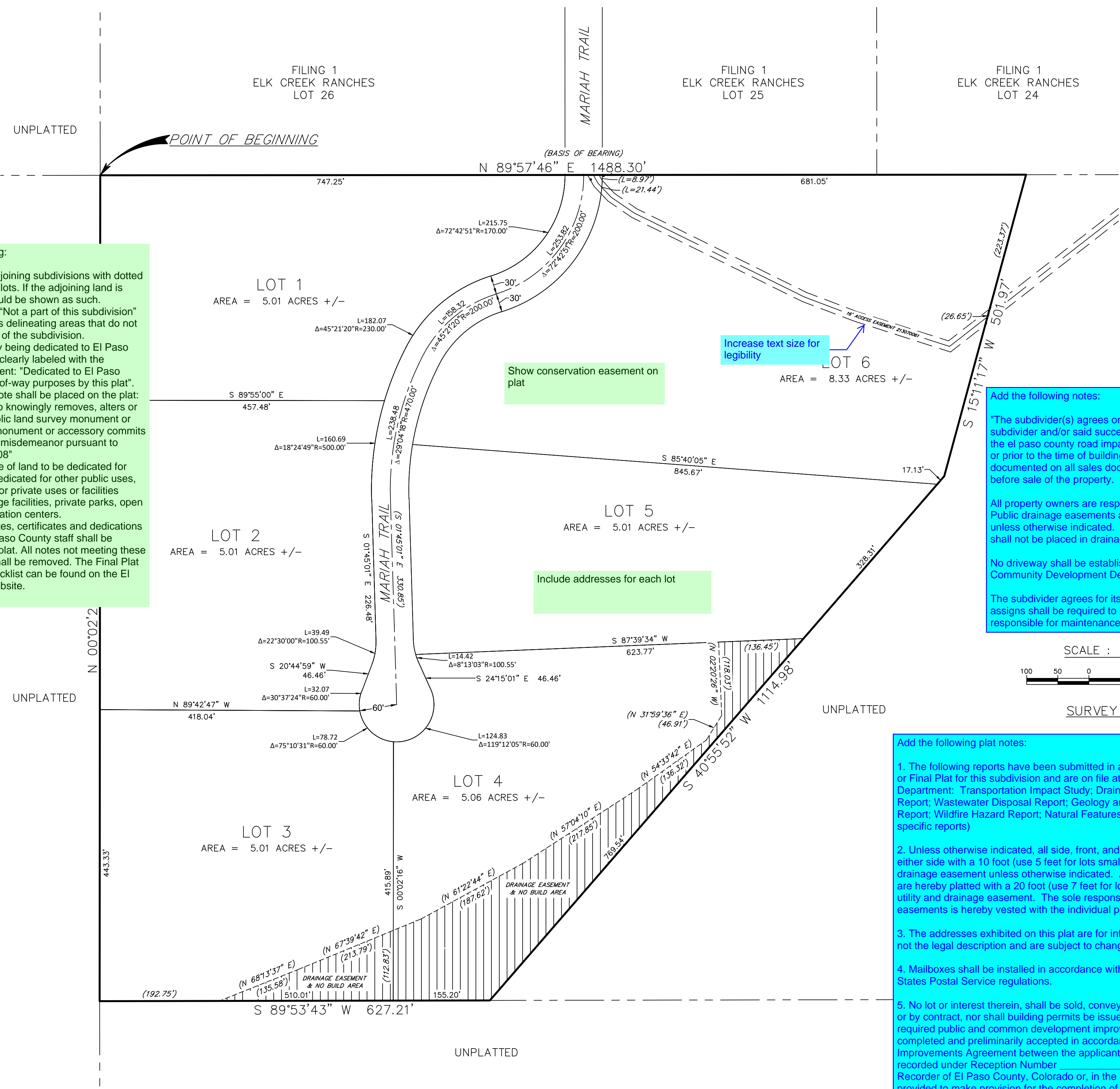


MARIAH TRAIL FILING NO. 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE 6th PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO.



Add the following:

- Names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such.
- Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision.
- All rights-of-way being dedicated to El Paso County shall be clearly labeled with the following statement: "Dedicated to El Paso County for right-of-way purposes by this plat".
- The following note shall be placed on the plat: "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 C.R.S. § 18-4-508"
- The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.
- All standard notes, certificates and dedications required by El Paso County staff shall be included on the plat. All notes not meeting these specifications shall be removed. The Final Plat Subdivision Checklist can be found on the El Paso County website.

Show conservation easement on plat

Increase text size for legibility

Include addresses for each lot

Add the following notes:

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 obligation, 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.

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.

No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development Department.

The subdivider agrees for itself and its successors and assigns that subdivider and/or said successor and assigns shall be required to maintain drainage channel that flows through the site. The County is not responsible for maintenance of the drainage easement.

Add the following plat notes:

- 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 Development Services Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)
- Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 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 Department 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.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District)

KNOW ALL MEN BY THESE PRESENTS:

THAT THOMAS D KIRK JR, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:
A TRACT OF LAND BEING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBE AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7,
THENCE N89°57'46"E, 1488.30 FEET ALONG THE NORTH LINE OF SAID NORTHWEST ¼;
THENCE S15°11'17"W, 501.97 FEET;
THENCE S40°55'52"W, 1114.98 FEET;
THENCE S89°53'43"W, 627.21 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST ¼;
THENCE N00°02'20"E, 1326.98 FEET ALONG THE WEST LINE OF SAID NORTHWEST ¼ TO THE NORTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING.
AREA = 35 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED OWNER THE UNDERSIGNED BEING THE OWNER IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF MARIAN TRAIL FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO 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 MATTERS 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.

BY: THOMAS D KIRK, JR

THOMAS D KIRK, JR

NOTARIAL:

STATE OF COLORADO))
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 A.D., BY THOMAS D KIRK, JR, OWNER

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES SURVEYOR'S CERTIFICATE

I, Randall D. Hency, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat correctly represents the results of a survey made on date of survey, by me or under my direct supervision and accurately shows subdivision thereof, and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable provisions of the El Paso County Land Development Code, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of my professional knowledge, belief and opinion and that it is in accordance with applicable standards of practice and this is not a guaranty or warranty, either expressed or implied.

Randall D. Hency
Colorado Professional Land Surveyor No. 27605

APPROVALS:

This plat for Maria Trail Filing No. 1 was approved by the El Paso County Planning and Community Development Department Director on the _____ day of _____, 2023, subject to any notes or conditions specified hereon.

Planning and Community Development Director

Board of County Commissioners' Certificate
This plat for Maria Trail Filing No. 1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2023, 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 the 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.

Chair, Board of County Commissioners _____ Date _____

CLERK Clerk and Recorder

STATE OF STATE OF COLORADO
COUNTY OF EL PASO
COUNTY (I hereby certify that this instrument was filed in my office on _____ day of _____, 20____, and was recorded at _____ MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ day of _____, 20____, and was recorded at _____ CORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE El Paso County

STEVE SC _____
BY: _____ El Paso County Clerk and Recorder

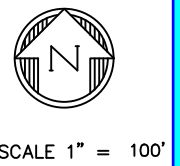
SF2135

DATE OF PREPARATION: 02/21/23 PCD FILE NO.

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

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TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE 6th PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO.



DRAWN BY: TJW	DATE: 02/21/2023
CHECKED BY: RDH	DRAWING NO: N/A
JOB NO: 230109	SHEET: 1 of 1

POLARIS SURVEYING, INC. 1903 Lelaray Street, Suite 102 COLORADO SPRINGS, CO 80909 (719)448-0844 FAX (719)448-9225	FINAL PLAT OWNER: THOMAS D KIRK JR 19205 MARIAH TRAIL, CO.SPR. 80908
	SHEET 1 OF 3