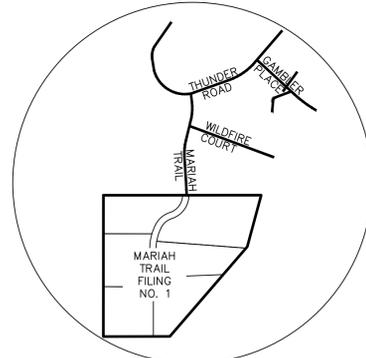


COUNTY NOTES

- 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES 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.
- 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 DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY 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
- 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.
- 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
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM MARIAH TRAIL 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 TRI-LAKES FIRE PROTECTION DISTRICT.
- THE DRIVEWAY THROUGH TRACT C SHALL BE MAINTAINED BY THE MARIAH TRAIL FILING NO. 1 HOMEOWNERS ASSOCIATION.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED IN RECEPTION NO. \_\_\_\_\_ OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
- THE SUBDIVIDER 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.
- 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.
- THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- GAS SERVICE IS PROVIDED BY BLACK HILLS ENERGY AND ELECTRIC SERVICE IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. SERVICE BY THESE PROVIDERS IS SUBJECT TO THE DISTRICT'S (PROVIDERS) RULES, REGULATIONS AND SPECIFICATIONS.
- FOR HOA: OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOMEOWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DECREE ENTERED IN CASE NO. \_\_\_\_\_ (DIVISION \_\_\_\_\_), AND THEIR COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS.
- PER ECM SECTION 17.1.B.5. THE RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE ECM SECTION AND THE IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY. THE COVENANTS, CONDITIONS & RESTRICTIONS OF MARIAH TRAIL FILING NO. 1 FURTHER RESTRICT THE MAXIMUM PERCENT IMPERVIOUSNESS OF EACH LOT TO 5%.
- THE SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS. MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE AREA CAN BE FOUND IN THE SOILS AND GEOLOGY STUDY ENTITLED "GEOLOGY AND SOILS EVALUATION REPORT PROPOSED MARIAH TRAIL SUBDIVISION, FILING NO. 1" DATED 7/31/2023 IN FILE PCD FILE NO. SF2315. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS ARE LISTED AND MAPPED IN THE REPORT AND ARE SHOWING ON THIS FINAL PLAT:
  - EXPANSIVE/SETTLEMENT PRONE SOIL
  - ERODIBLE SOILS
  - CORROSIVE SOILS
  - WINE SUBSIDENCE
  - SLOPE STABILITY
  - FLOODING POTENTIAL
  - SEISMICITY
  - RADIATION
  - GROUNDWATER
- PER EL PASO COUNTY ECM, APPENDIX C, SECTION C.2.2.E.2, THERE ARE NO NATURAL OR MAN-MADE SITE GEOLOGIC CONSTRAINTS THAT WOULD PRECLUDE DEVELOPMENT OF THE SITE AS PLANNED.
- MITIGATION MEASURES ARE TO BE TAKEN TO REMOVE GEOLOGIC HAZARDS TO ALLOW DEVELOPMENT OF LOTS IN WHICH THEY OCCUR, ON A PER LOT BASIS. MITIGATION MEASURES INCLUDE OVERLOT GRADING SUCH AS LOT EARTHWORK FILL TO RAISE PROPOSED BUILDING ELEVATIONS AND REGRADING TO REMOVE PONDING LOCATIONS, INSTALLATION OF FOUNDATION PERIMETER DRAINS, AND INSTALLATION OF UNDERSLAB DRAINS OR INTERCEPTOR DRAINS. THE DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE THE ESTABLISHED NO-BUILD AREAS THAT CANNOT BE MITIGATED AND COINCIDE WITH THE GEOLOGIC HAZARDS OF THE SITE. THE EXTENTS OF THE GEOLOGIC HAZARDS ARE NOT NO-BUILD AREAS AS MITIGATION MEASURES ARE TO BE TAKEN TO ALLOW DEVELOPMENT WITHIN THESE AREAS. THERE IS A 10' NO-BUILD SETBACK FROM THE DRAINAGE EASEMENTS.
- EASEMENT AND TRACT MAINTENANCE:
  - TRACT A - PURPOSE: NO-BUILD CONSERVATION EASEMENT AREA; OWNERSHIP & MAINTENANCE: MARIAH TRAIL FILING NO. 1 HOMEOWNERS ASSOCIATION. NO-BUILD ONLY IN AREAS INDICATED AS CONSERVATION EASEMENT. NO-BUILD RESTRICTION SHALL BE TERMINATED IF THE CONSERVATION EASEMENT IS REMOVED/VACATED.
  - TRACT B - PURPOSE: FUTURE RIGHT-OF-WAY; OWNERSHIP & MAINTENANCE: MARIAH TRAIL FILING NO. 1 HOMEOWNERS ASSOCIATION
  - TRACT C - PURPOSE: ACCESS EASEMENT AREA FOR LOTS 2 THRU 5 & FUTURE RIGHT-OF-WAY; OWNERSHIP & MAINTENANCE: MARIAH TRAIL FILING NO. 1 HOMEOWNERS ASSOCIATION
- TRACT C IN ITS ENTIRETY BE CONSIDERED A PRIVATE ACCESS EASEMENT THAT SHALL HEREBY BE TERMINATED UPON DEDICATION OF TRACT C TO EL PASO COUNTY AND A PUBLIC ROAD BE CONSTRUCTED.
- THE EXISTING 16' ACCESS EASEMENT LYING ACROSS MARIAH TRAIL IS HEREBY VACATED. ACCESS AND MAINTENANCE OF THE EXISTING DRIVEWAY LOCATED WITHIN THE REMAINING EASEMENT AREA WITHIN TRACTS A AND B SHALL REMAIN AS DEFINED IN THE ACCESS EASEMENT AS RECORDED IN REC. NO. 213070061 UNTIL SUCH TIME AS TRACT B IS DEDICATED TO EL PASO COUNTY AND A PUBLIC ROAD IS CONSTRUCTED.

# 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.



VICINITY MAP  
NOT TO SCALE

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 "MARIAH 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 COMMISSIONER 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.

STATE OF COLORADO }  
COUNTY OF EL PASO } JSS

THE ABOVE AND AFORMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BY THOMAS D KIRK, JR., AS OWNER

WITNESS MY HAND AND SEAL \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

ACCEPTANCE CERTIFICATE FOR TRACTS AND EASEMENTS

THE DEDICATION OF TRACTS A (NO BUILD CONSERVATION AREA), TRACT B (FUTURE RIGHT-OF-WAY) AND TRACT C (FUTURE RIGHT-OF-WAY AND PUBLIC DRAINAGE EASEMENT) IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE MARIAH TRAIL FILING NO. 1 HOMEOWNERS ASSOCIATION.

BY: \_\_\_\_\_, TITLE: \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF EL PASO } JSS

SIGNED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_

NOTARY PUBLIC

ACCESS EASEMENT VACATION

THAT PORTION OF THE 16' ACCESS EASEMENT RECORDED AT RECEPTION NO. 213070061 AS INDICATED BY A CROSS HATCH LYING WITHIN MARIAH TRAIL IS HEREBY VACATED.

DKSS, LLC.

BY: \_\_\_\_\_, TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } JSS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_

NOTARY PUBLIC

BY: ARVINA LEE DONAHUE, OWNER

STATE OF COLORADO }  
COUNTY OF EL PASO } JSS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_

NOTARY PUBLIC

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 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. 27405

SURVEY NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 7, TOWNSHIP 11S, RANGE 65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO MONUMENTED AS SHOWN.
- LAND SURVEY PLAT RECORDED UNDER DEPOSIT NO. 22190041 WAS USED AS A REFERENCE FOR THIS SURVEY.
- THIS PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, INFORMATION OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08041C0305G DATED 12/7/2018.
- SET #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "POLARIS, PLS 27405", FLUSH WITH THE GROUND AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
- LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
- FIELD WORK COMPLETED ON APRIL 10, 2023.

EASEMENTS

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED.

ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT.

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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.

# 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.



SCALE 1" = 100'

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

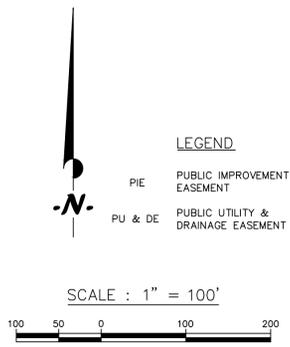
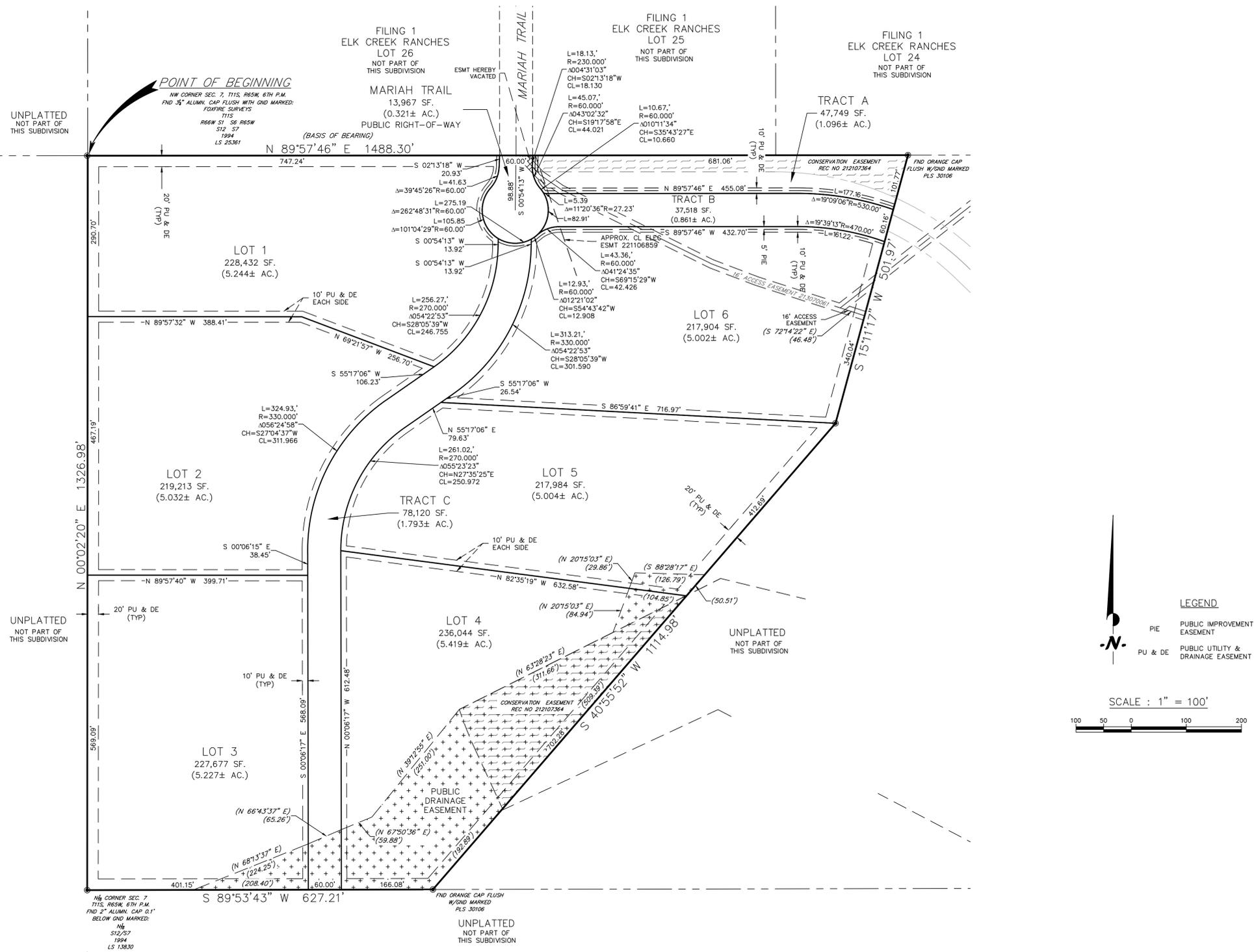
DRAWN BY:	TJW	DATE:	05/09/2025
CHECKED BY:	RDH	DRAWING NO:	N/A
JOB NO:	230109	SHEET:	1 of 2

EL PASO COUNTY CLERK AND RECORDER  
PARK FEE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
BRIDGE FEE: \$0  
DRAINAGE FEE: \$0  
DATE OF PREPARATION: 05/09/25

PCD FILE NO. SF2315  
FINAL PLAT  
OWNER: THOMAS D KIRK JR  
19205 MARIAH TRAIL, CO.SPR. 80908  
POLARIS SURVEYING, INC.  
1903 Lelaray Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225  
SHEET 1 OF 2

# 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.



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.

## 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.



REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY:	TJW	DATE:	05/09/2025
CHECKED BY:	RDH	DRAWING NO.:	N/A
JOB NO.:	230109	SHEET:	2 of 2

DATE OF PREPARATION: 05/09/25  
 POLARIS SURVEYING, INC.  
 1903 Lelary Street, Suite 102  
 COLORADO SPRINGS, CO 80909  
 (719)448-0844 FAX (719)448-9225

PCD FILE NO. SF2315  
 FINAL PLAT  
 OWNER: THOMAS D KIRK JR  
 19205 MARIAH TRAIL, CO.SPR. 80908