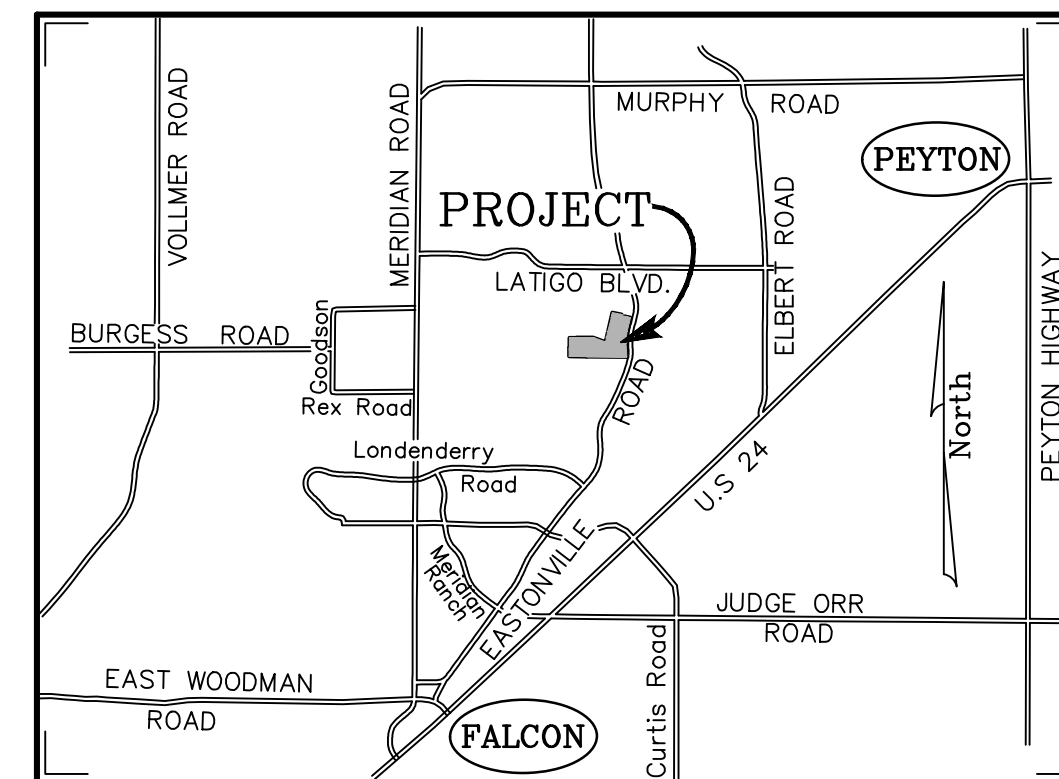


# FINAL PLAT THE TRAILS FILING No. 10

A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

Sheet 1 of 5



Vicinity Map

Scale: 1" = 10,000'

**KNOW ALL MEN BY THESE PRESENTS:**

THAT FALCON LATIGO, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

"BEGINNING" AT THE SOUTHEAST CORNER OF SAID SECTION 17 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 17 TO BEAR NORTH 89°25'57" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°25'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1054.94 FEET TO THE SOUTHEAST CORNER OF THE TRAILS FILING No. 9, A SUBDIVISION FILED AT RECEPTION No. \_\_\_\_\_ IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SUBDIVISION THE FOLLOWING 3 COURSES:

- 1) NORTH 00°33'13" WEST, A DISTANCE OF 519.03 FEET;
- 2) NORTH 89°26'47" EAST, A DISTANCE OF 21.08 FEET;
- 3) NORTH 00°33'13" WEST, A DISTANCE OF 603.84 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, THE TRAILS FILING No. 7A, A SUBDIVISION RECORDED AT RECEPTION No. 2077112671, SAID EL PASO COUNTY RECORDS;

THENCE NORTH 89°26'47" EAST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF TRACT 'B', THE TRAILS FILING No. 7, A SUBDIVISION RECORDED AT RECEPTION No. 205057689, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 434.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B; THENCE NORTH 01°31'40" WEST, ALONG THE EASTERLY LINE OF SAID TRACT 'B', A DISTANCE OF 10.52 FEET TO THE SOUTHWEST CORNER OF THE TRAILS FILING No. 8, A SUBDIVISION RECORDED AT RECEPTION No. 207712541, SAID EL PASO COUNTY RECORDS; THENCE NORTH 89°25'01" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 599.99 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°26'24" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 399.67 FEET; THENCE SOUTH 69°28'15" EAST, A DISTANCE OF 792.26 FEET; THENCE NORTH 13°09'30" EAST, A DISTANCE OF 1831.60 FEET; THENCE SOUTH 77°03'29" EAST, A DISTANCE OF 570.18 FEET; THENCE SOUTH 13°09'11" WEST, A DISTANCE OF 46.66 FEET; THENCE SOUTH 76°51'33" EAST, A DISTANCE OF 570.25 FEET TO A POINT ON THE WESTERLY LINE OF EASTONVILLE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 13°08'39" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 855.51 FEET TO A POINT OF CURVE;
- 2) 1108.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°38'12", A RADIUS OF 3233.52 FEET AND CHORD WHICH BEARS SOUTH 03°19'33" WEST, A DISTANCE OF 1102.79 FEET;
- 3) SOUTH 06°29'33" EAST, A DISTANCE OF 419.81 FEET TO A POINT OF CURVE;
- 4) 34.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°54'54", A RADIUS OF 670.00 FEET AND CHORD WHICH BEARS SOUTH 05°02'06" EAST, A DISTANCE OF 34.08 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16;

THENCE NORTH 89°26'11" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2440.92 FEET TO THE "POINT OF BEGINNING". CONTAINING 125.577 ACRES OR 5,470,135 SQUARE FEET, MORE OR LESS.

**OWNERS CERTIFICATION:**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN. HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "THE TRAILS FILING No. 10". 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 SHALL BE PROVIDED AT SAID OWNERS 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.

**IN WITNESS THEREOF:**

FALCON LATIGO, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
FALCON LATIGO, LLC.  
BY: \_\_\_\_\_ AS \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY \_\_\_\_\_, AS \_\_\_\_\_ OF FALCON LATIGO, LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**CONSENT OF DEED OF TRUST OF BENEFICIARY**

KNOW ALL MEN BY THESE PRESENTS THAT AMERICAN NATIONAL BANK, TRUSTEE OF THE FALCON TRAILS LENDING TRUST 2007, BY VIRTUE OF THAT CERTAIN DEED OF TRUST TO THE PUBLIC TRUSTEE OF EL PASO COUNTY, COLORADO, RECORDED AT RECEPTION No. 207047744, IN THE RECORDS OF SAID COUNTY UPON THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED "THE TRAILS FILING No. 10", LOCATED IN THE COUNTY OF EL PASO, STATE OF COLORADO, DO HEREBY RATIFY AND CONFIRM THIS PLAT.

NAME / TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

BY STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY \_\_\_\_\_ AS \_\_\_\_\_ OF AMERICAN NATIONAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEY NOTES:**

- 1) "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".
- 2) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS NORTH 89°25'57" WEST. SAID LINE IS MONUMENTED AS SHOWN HEREON AND THE BEARINGS ARE GRID BEARINGS BASED IN THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 3) THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 4) 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".
- 5) THE UNDERSIGNED HAS RELIED UPON HERITAGE TITLE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. 597-HS0824949-414, AMENDMENT 2, HAVING AN EFFECTIVE DATE OF JULY 11, 2024 AT 8:00 A.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

**SURVEYOR'S STATEMENT:**

I, PATRICK C. O'HEARN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY COMPLETED JULY 30 OF 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT THIS PLAT HAS BEEN PREPARED IN CONFORMANCE WITH THOSE LAWS OF THE STATE OF COLORADO AND THOSE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, PERTAINING TO SURVEYING.

PATRICK C. O'HEARN PLS No. 23515  
FOR AND ON BEHALF OF  
DREXEL, BARRELL & CO.

DATE: \_\_\_\_\_

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

THIS PLAT FOR "THE TRAILS FILING No. 10" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, 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.

\_\_\_\_\_  
PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE \_\_\_\_\_

\_\_\_\_\_  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE \_\_\_\_\_

**FEES DUE:**

DRAINAGE FEE: \$ \_\_\_\_\_  
BRIDGE FEE: \$ \_\_\_\_\_  
SCHOOL FEE: \$ \_\_\_\_\_  
PARK FEE: \$ \_\_\_\_\_

**SUMMARY**

43 LOTS	112.802 ACRES	89.83%
5 TRACTS	4.864 ACRES	3.87%
RIGHTS-OF-WAY	7.911 ACRES	6.30%
<b>TOTAL</b>	<b>125.577 ACRES</b>	<b>100.00%</b>

**CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

FEE: \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY

SURCHARGE: \_\_\_\_\_

PCD FILE No. SF-24-21  
Sheet 1 - Description, Dedication, Notes and Certificates  
Sheet 2 - General Notes  
Sheet 3 - Plat Graphic, Residential Lots  
Sheet 4 - Plat Graphic, Residential Lots  
Sheet 5 - Plat Graphic, Residential Lots

DECEMBER 19, 2024  
PREPARED BY: Drexel, Barrell & Co. 719-260-0087  
Engineers/Surveyors  
101 SAHWATCH STREET, SUITE #100  
COLORADO SPRINGS, COLORADO 80903

Revisions - Date	Date	Drawn By	Job No.
county comments 12-19-24	12/12/24	S.C.	21820-01
	Scale	Checked By	Drawing No.
	1"=100'	P.C.O.	



# FINAL PLAT THE TRAILS FILING No. 10

A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

Sheet 2 of 5

**GENERAL NOTES:**

- 1) TRACTS 'A' AND 'B' ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE PURPOSES AS ADDITIONAL RIGHT OF WAY FOR EASTONVILLE ROAD.
- 2) TRACT 'C' IS TO BE OWNED AND MAINTAINED BY THE LATIGO CREEK METROPOLITAN DISTRICT FOR DRAINAGE AND DETENTION POND PURPOSES.
- 3) TRACTS 'D' AND 'E' ARE TO BE OWNED AND MAINTAINED BY THE LATIGO CREEK METROPOLITAN DISTRICT FOR PARK AND TRAIL PURPOSES.
- 4) TRACTS 'D' AND 'E' ARE SUBJECT TO AN EASEMENT TO THE BENEFIT OF EL PASO COUNTY FOR PUBLIC TRAIL PURPOSES INCLUDING PUBLIC ACCESS, CONSTRUCTION AND MAINTENANCE.
- 5) 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.
- 6) WATER SERVICES FOR THIS SUBDIVISION SHALL BE PROVIDED BY MERIDIAN SERVICE METROPOLITAN DISTRICT, SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- 7) SANITARY SEWER SERVICES SHALL BE SUPPLIED BY THE LOT OWNER.
- 8) 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. SOILS AND GEOLOGY CONDITIONS ON SITE REQUIRE THAT ALL (OR CERTAIN LOTS) ON-SITE WASTEWATER SYSTEMS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 9) ELECTRIC SERVICES FOR THIS SUBDIVISION SHALL BE PROVIDED BY MOUNTAIN ELECTRIC ASSOCIATION, SUBJECT TO THE PROVIDER RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- 10) NATURAL GAS SERVICES FOR THIS SUBDIVISION SHALL BE PROVIDED BY BLACK HILLS ENERGY, SUBJECT TO THE PROVIDER RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- 11) FIRE PROTECTION BY THE FALCON FIRE PROTECTION DISTRICT.
- 12) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 13) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE 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, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT AND IMPACT IDENTIFICATION REPORT.
- 14) 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.
- 15) 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.
- 16) 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.
- 17) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 18) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 19) 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.

**GENERAL NOTES:**

- 20) ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN LATIGO CREEK METROPOLITAN DISTRICT.
- 21) THE LATIGO CREEK 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.
- 22) 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.
- 23) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- 24) 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 THERE TO, 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. 10 INTO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. \_\_\_ AS RECORDED AT RECEPTION NO. \_\_\_\_\_.
- 25) THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO EASTONVILLE ROAD.
- 26) INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM IRISH HUNTER TRAIL AND CONESTOGA TRAIL SOUTH ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.

**UNRESOLVED HAZARD NOTE:**

THE LOTS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE REPORT BY ENTECH ENGINEERING INC., JOB NO. 240519, AVAILABLE AT THE EL PASO COUNTY PLANNING DEVELOPMENT DEPARTMENT.

- HAZARDS:
- ARTIFICIAL FILL
  - GROUNDWATER CONCERNS
  - EXPANSIVE SOILS
  - SHALLOW BEDROCK
  - POTENTIAL SEASONAL HIGH GROUNDWATER
  - RADON

**UNRESOLVED:**  
Please include the soils and geo report from file number SF2421 specific to pages 6-11.

AS SUCH, PRIOR TO CONSTRUCTION OF PROPOSED RESIDENCES, LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATIONS WILL BE PERFORMED TO DETERMINE WHETHER OR NOT SHALLOW GROUNDWATER, HYDRO-COMPACTED SOILS, AND/OR POTENTIALLY EXPANSIVE SOILS ARE PRESENT ON THE LOT, AND TO DETERMINE AN APPROPRIATE FOUNDATION DESIGN, BASEMENT OR CRAWL-SPACE SUITABILITY, AND/OR LOT-SPECIFIC RECOMMENDATIONS ARE NECESSARY TO MITIGATE THESE CONDITIONS.

- 28) DRIVEWAY CULVERTS SHALL BE SIZED PER THE DRIVEWAY CULVERT EXHIBIT IN THE APPROVED FINAL DRAINAGE REPORT FOR LATIGO TRAILS FILING NO. 10 AND ADDENDUM TO MASTER DEVELOPMENT/PRELIMINARY DRAINAGE PLAN FOR LATIGO TRAILS, PREPARED BY DREXEL, BARRELL & CO. ENGINEERED SITE PLANS ARE REQUIRED FOR LOTS WITH 24" OF LARGER DRIVEWAY CULVERTS.
- 29) PURSUANT TO RESOLUTION 24-139, APPROVED BY THE BOARDS OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 224022145, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF THE TRAILS FILING NO. 10 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- 30) THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1887 AND RECORDED IN ROAD BOOK 'A' AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDATION OF THIS PLAT.
- 31) AS SHOWN HEREON, EQUESTRIAN EASEMENTS ALONG THE FRONT, SIDE AND REAR LOT LINES ARE TO BE MAINTAINED BY THE PROPERTY OWNER FOR EQUESTRIAN ACCESS BY RESIDENTS OF THE LATIGO CREEK METROPOLITAN DISTRICT.
- 32) DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM THAT IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER.
- 33) PER ECM SECTION I.7.1.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.
- 34) LOT 6 IS SUBJECT TO A WELL SITE EASEMENT AGREEMENT AS DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION No. 223048782.
- 35) TRACT 'C', ALONG WITH LOTS 3, 8, 10, 11, 12, AND 31 ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION No. \_\_\_\_\_ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER. THE LATIGO CREEK METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- 36) THE DETENTION BASIN EASEMENT AND ACCESS EASEMENT SHOWN ON THIS PLAT AND REFERENCED IN THAT EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 205057687 WILL BE VACATED UPON THE COMPLETION OF NEW DRAINAGE FACILITIES AND THE ROADWAY IMPROVEMENTS FOR CONESTOGA TRAIL SOUTH.
- 37) THE LATIGO CREEK METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF DRAINAGE IMPROVEMENTS WITHIN THOSE EASEMENTS LABELED AS "LCMD DRAINAGE EASEMENT" AS SHOWN HEREON.
- 38) THE TEMPORARY TURN AROUND EASEMENT SHOWN AT THE NORTHERLY END OF IRISH HUNTER TRAIL IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH TIME THAT IRISH HUNTER TRAIL IS EXTENDED BY THE ADJACENT PROPERTY OWNER / DEVELOPER AND ACCEPTED BY THE COUNTY, THE TEMPORARY TURN AROUND EASEMENT WILL BE VACATED LEAVING A STANDARD STREET RIGHT OF WAY AND THE IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, IMPROVEMENTS REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER / DEVELOPER EXTENDING IRISH HUNTER TRAIL.

Please include a note about fire hydrants on this site  
Section 6.3.3.C.1.c

designate and provide to El Paso County a 30-foot public trail easement through Tracts D and E, that allows for public access, as well as construction and maintenance by El Paso County of the Latigo Secondary Regional Trail;

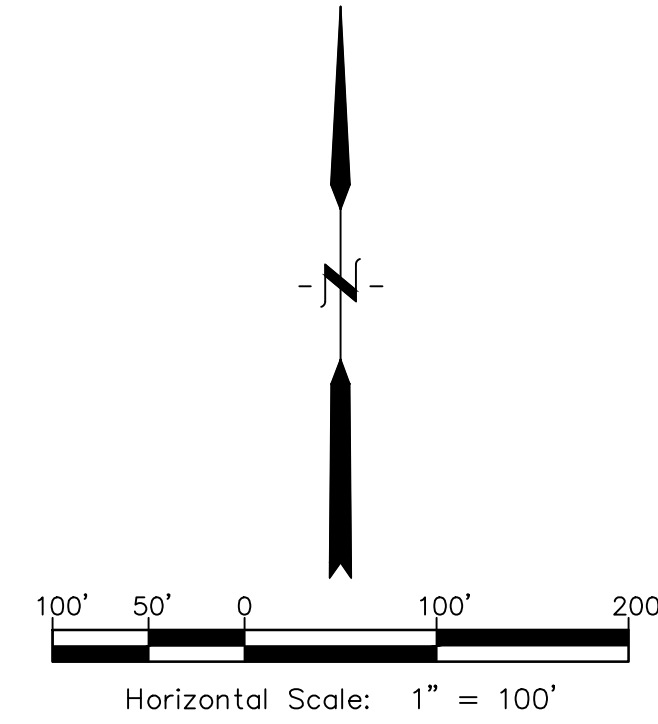
DECEMBER 19, 2024			
PREPARED BY: Drexel, Barrell & Co. 719-260-0087			
<b>Engineers/Surveyors</b>			
101 SAHWATCH STREET, SUITE #100 COLORADO SPRINGS, COLORADO 80903			
Revisions - Date	Date	Drawn By	Job No.
county comments 12-19-24	12/12/24	S.C.	21820-01
	Scale	Checked By	Drawing No.
	1"=100'	P.C.O.	



# FINAL PLAT THE TRAILS FILING No. 10

A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

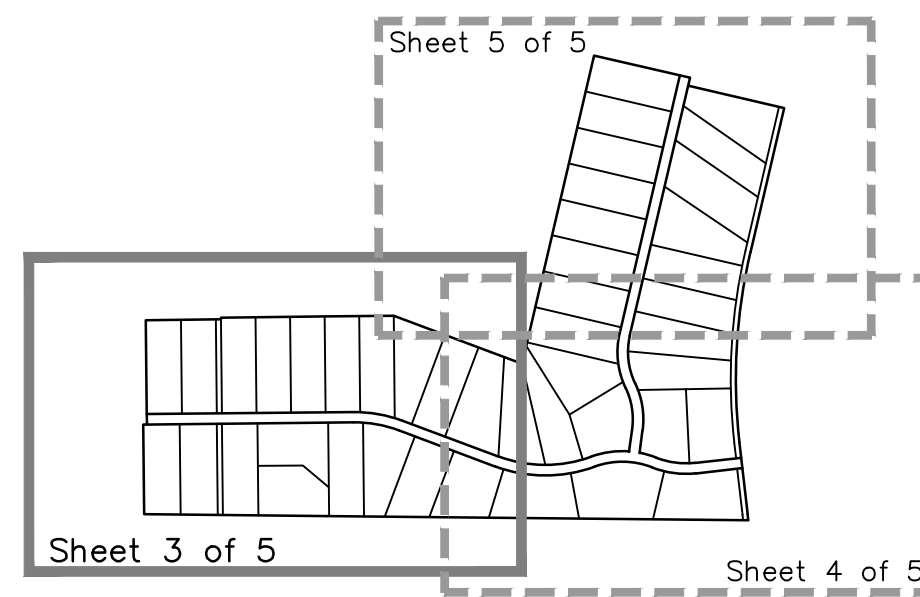
Sheet 3 of 5



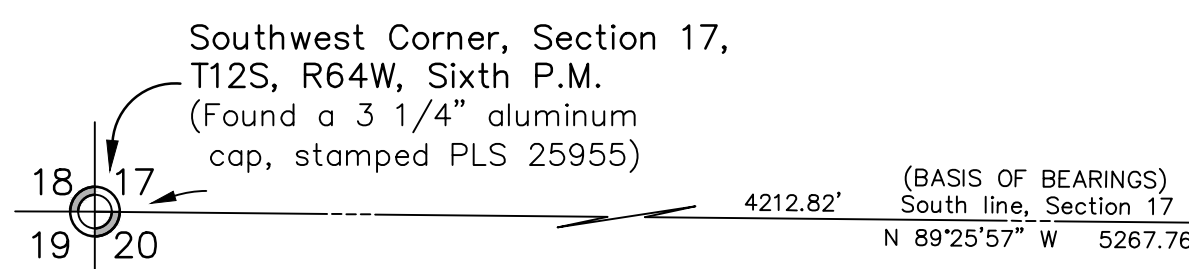
### Legend

- Set 5/8" x 18" rebar with 1 1/2" aluminum cap stamped "DB&CO PLS 23515"
- found rebar with 1 1/2" plastic cap, marked "LS 38252"
- △ found rebar with 1" plastic cap, marked "RMLS 19625"
- found rebar with 1 1/2" aluminum cap marked "PLS 27605"
- R.O.W. Right of Way
- s.f. +/- square feet - more or less
- No. number

- Fire hydrants will need to be implemented at the site. Please indicate where the fire hydrants will be. (Section 6.3.3.C.1.c)
- Drainage easements are tied to no build areas, this should be depicted on the plat
- Please include trail easement that has been requested from EPC Parks Dept



Sheet Index



SE 1/4  
SECTION 17  
NOT A PART OF  
THIS SUBDIVISION

THE TRAILS  
FILING No. 77A  
Reception No. 207712671

THE TRAILS  
FILING No. 8  
Reception No. 207712541

SW 1/4  
SECTION 16  
NOT A PART OF  
THIS SUBDIVISION

NOT A PART OF  
THIS SUBDIVISION

THE TRAILS  
FILING No. 9  
Reception No. 224715440

NOT A PART OF  
THIS SUBDIVISION

NE 1/4  
SECTION 20

NW 1/4  
SECTION 21



NOTE: Declaration per Resolution by County Commissioners, recorded in Road book 'A', Page 78, provides for 60' public highways along section lines, 30' each side. Hereby vacated per this plat.

please provide a reception number for the equestrian easement here or with plat note 31

See Sheet 4

NOTE: Declaration per Resolution by County Commissioners, recorded in Road book 'A', Page 78, provides for 60' public highways along section lines, 30' each side. Hereby vacated per this plat.

"POINT OF BEGINNING"  
Southeast Corner, Section 17,  
T12S, R64W, Sixth P.M.  
(Found a 3 1/4" aluminum cap, stamped PLS 24964)

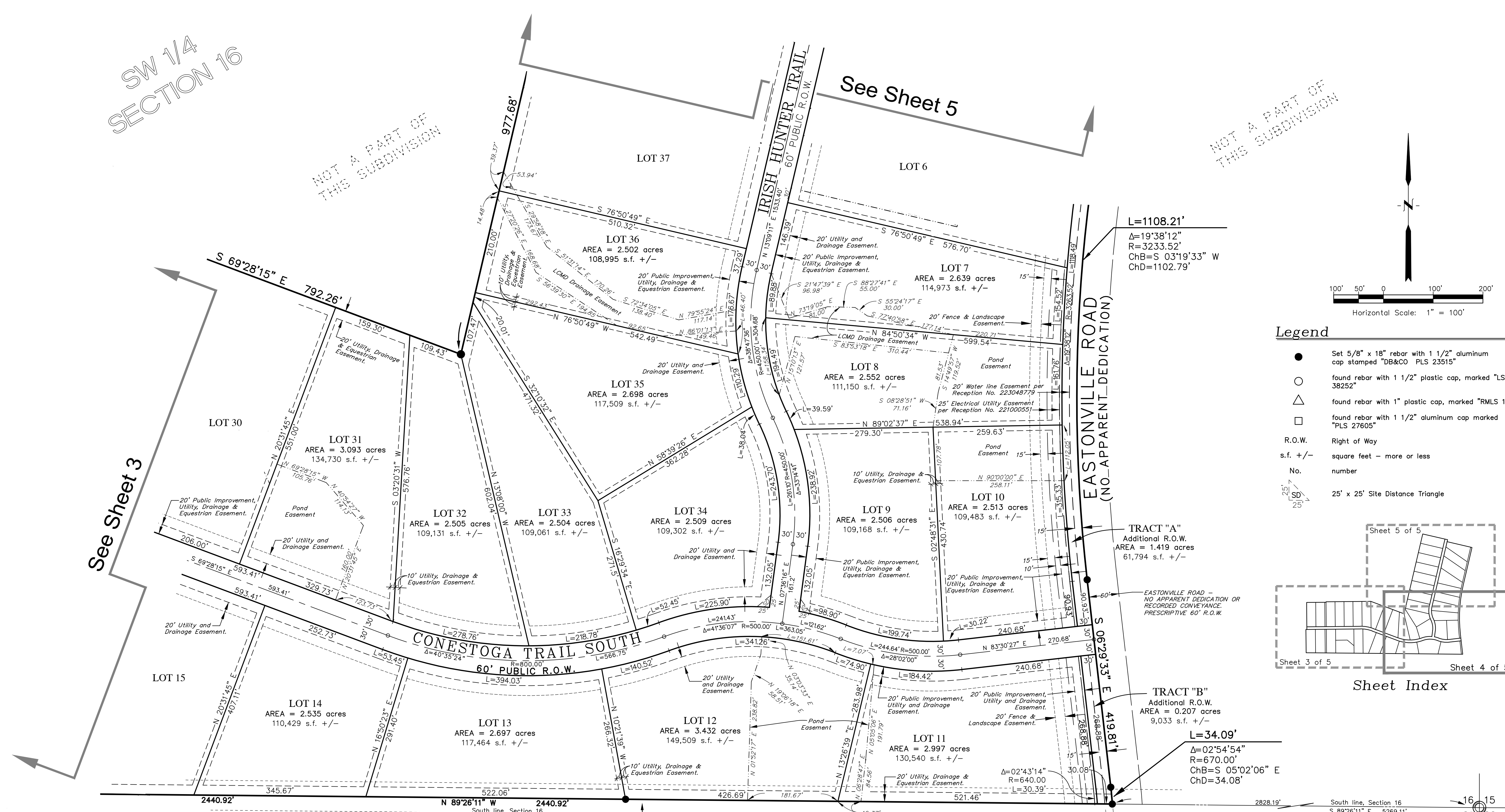
DECEMBER 19, 2024			
PREPARED BY: Drexel, Barrell & Co. 719-260-0087			
Engineers/Surveyors			
101 SAHWATCH STREET, SUITE #100			
COLORADO SPRINGS, COLORADO 80903			
Revisions - Date	Date	Drawn By	Job No.
county comments 12-19-24	12/12/24	S.C.	21820-01
	Scale	Checked By	Drawing No.
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# FINAL PLAT THE TRAILS FILING No. 10

A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

Sheet 4 of 5



SW 1/4  
SECTION 16

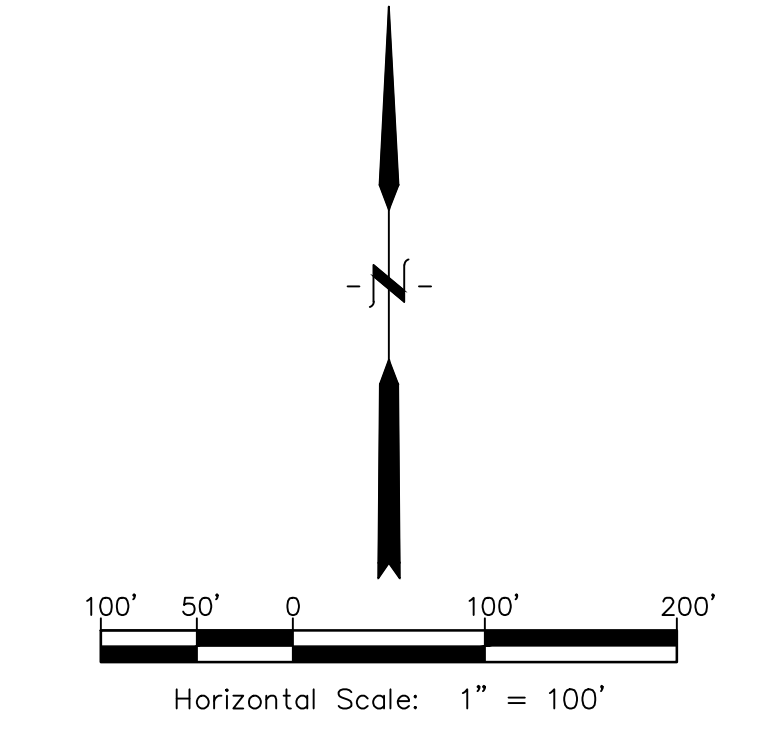
See Sheet 3

NW 1/4  
SECTION 21

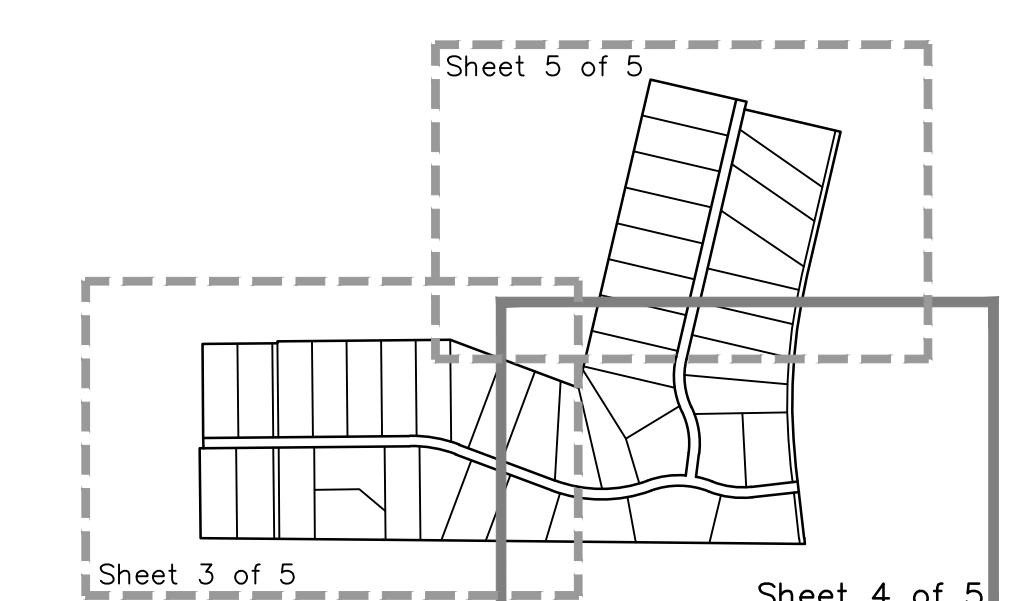
NOT A PART OF  
THIS SUBDIVISION

See Sheet 5

NOT A PART OF  
THIS SUBDIVISION



- Legend**
- Set 5/8" x 18" rebar with 1 1/2" aluminum cap stamped "DB&CO PLS 23515"
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  - △ found rebar with 1" plastic cap, marked "RMLS 19625"
  - found rebar with 1 1/2" aluminum cap marked "PLS 27605"
  - R.O.W. Right of Way
  - s.f. +/- square feet - more or less
  - No. number
  - 25' x 25' Site Distance Triangle



Sheet Index

*NOTE: Declaration per Resolution by County Commissioners, recorded in Road book "A", Page 78, provides for 60' public highways along section lines, 30' each side. (No apparent dedication or conveyance by actual property owner)*

South line, Section 16  
S 89°26'11" E 5269.11'

Southeast Corner, Section 16,  
T12S, R64W, Sixth P.M.  
(found a 3 1/4" aluminum cap, stamped PLS 30087)

DECEMBER 19, 2024

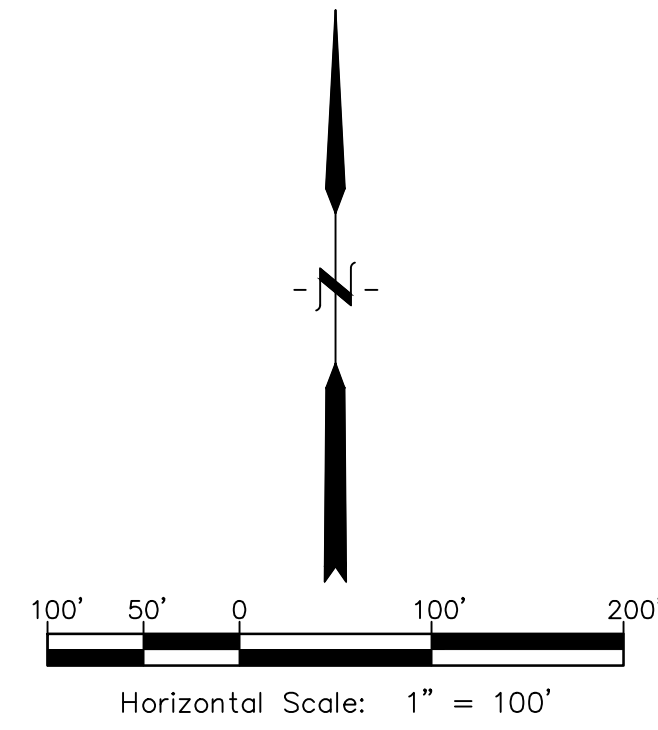
PREPARED BY: **Drexel, Barrell & Co.** 719-260-0087  
**Engineers/Surveyors**  
101 SAHWATCH STREET, SUITE #100  
COLORADO SPRINGS, COLORADO 80903

Revisions - Date	Date	Drawn By	Job No.
county comments 12-19-24	12/12/24	S.C.	<b>21820-01</b>
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# FINAL PLAT THE TRAILS FILING No. 10

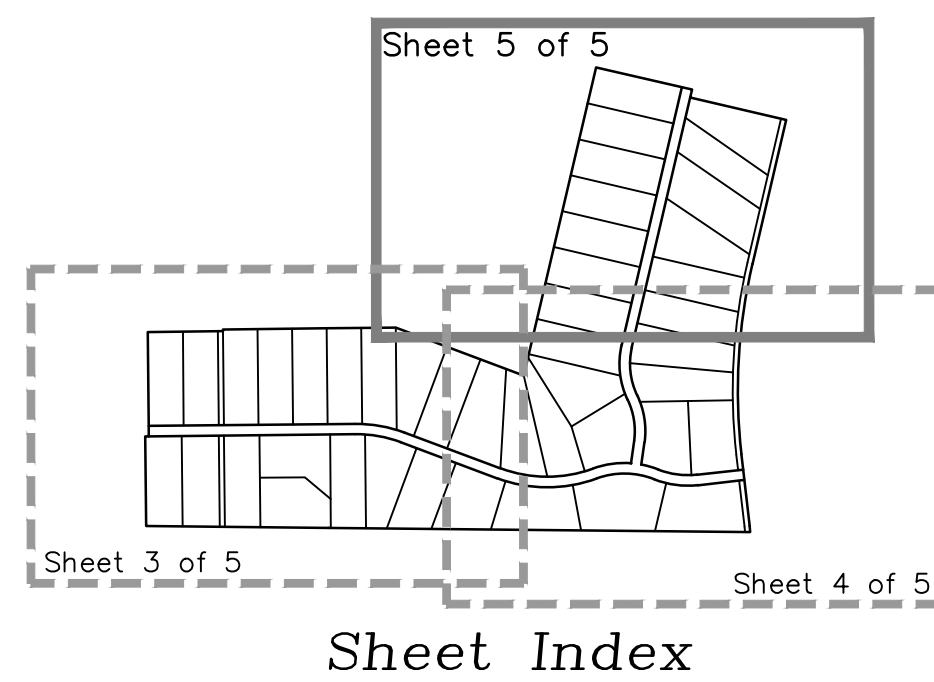
A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

Sheet 5 of 5



### Legend

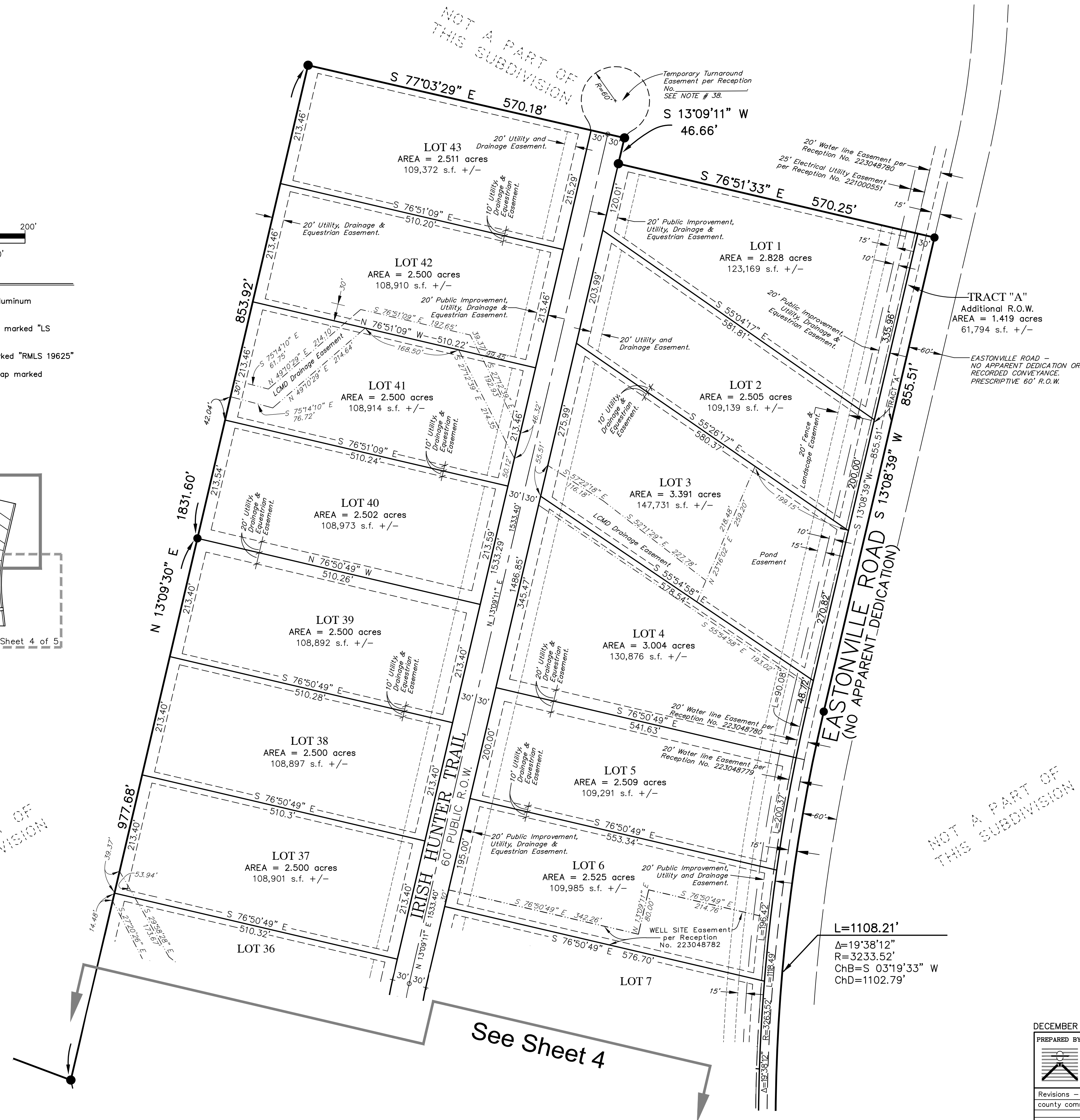
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- found rebar with 1 1/2" plastic cap, marked "LS 38252"
- △ found rebar with 1" plastic cap, marked "RMLS 19625"
- found rebar with 1 1/2" aluminum cap marked "PLS 27605"
- R.O.W. Right of Way
- s.f. +/- square feet - more or less
- No. number



SW 1/4  
SECTION 16

NOT A PART OF  
THIS SUBDIVISION

NOT A PART OF  
THIS SUBDIVISION



See Sheet 4

DECEMBER 19, 2024			
PREPARED BY: Drexel, Barrell & Co. 719-260-0087			
Engineers/Surveyors			
101 SAHWATCH STREET, SUITE #100			
COLORADO SPRINGS, COLORADO 80903			
Revisions - Date	Date	Drawn By	Job No.
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PCD FILE No. SF-24-21