





FINAL PLAT

THE TRAILS FILING NO. 10

A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE THE SIXTH PRINCIPAL MERIDIAN, SECTION 17, COLORADO.

Sheet 2 of 2

UNRESOLVED: Please add this note and include the soils and geo report from file number SF2421 specific to pages 6-11. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Development Services Department. Hazards: -Artificial fill - ground water/ floodplain issues and concerns -expansive soil - radon -shallow bedrock Potentially Seasonally High Groundwater: (name lots or location of area) 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 expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl space suitability, and or lot specific recommendation are necessary to mitigate these conditions: - engineered foundations -no basements Alternatively, if you do not want no build zones then mitigation measures are as follows (either/or): - no basements -under ground drainage systems -year around ground water monitoring/testing

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 08041003396, 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 EXHIBED 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.

Please number this plat note and adjust the rest of the plat note numbers accordingly

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.
27) GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT BY ENTECH ENGINEERING INC., JOB No. 240519, AVAILABLE AT THE EL PASO COUNTY PLANNING DEVELOPMENT DEPARTMENT: THERE ARE NO GEOLOGIC HAZARDS PRECLUDING THE DEVELOPMENT. 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.
33) PER ECM SECTION 1.7.1.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) 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.

Per previous review a comment was made about cisterns, however after another review it looks like fire hydrants would need to be implemented at the site. Please indicate where the fire hydrants will be.

Section 6.3.3.C.1.c

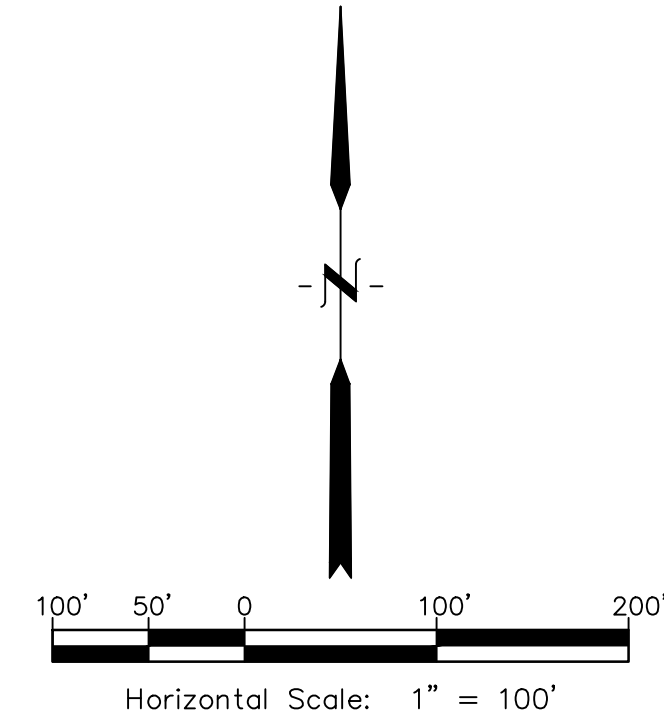
NOVEMBER 23, 2024
PREPARED BY: Drexel, Barrell & Co. 719-260-0087
Engineers/Surveyors
101 SAHWATCH STREET, SUITE #100
COLORADO SPRINGS, COLORADO 80903
Revisions - Date Date Drawn By Job No.
Comments XX/XX/XX 08/\_\_\_/2024 S.C. 21820-01
Scale 1"=100' Checked By Drawing No.
P.C.O.



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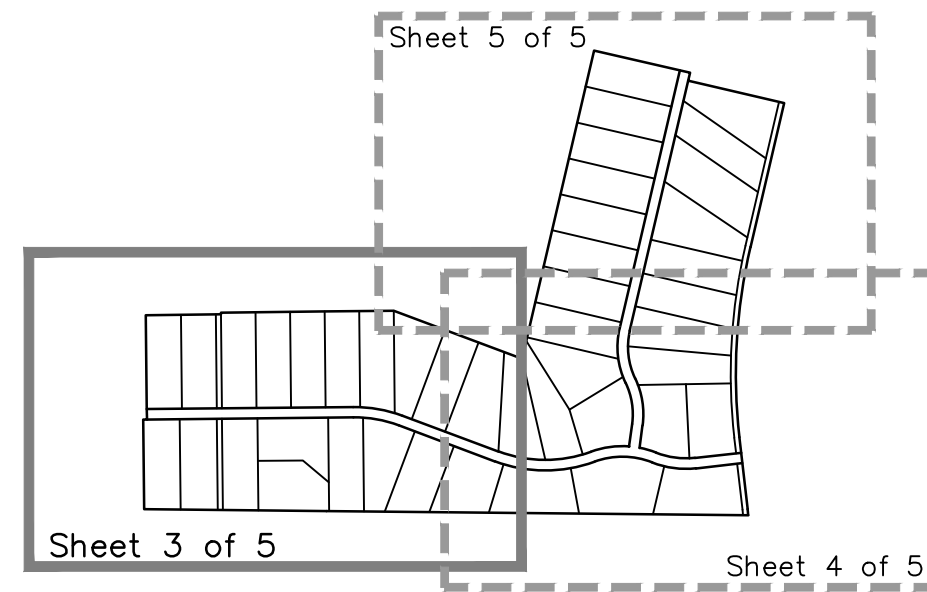
A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

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



Sheet Index

Southwest Corner, Section 17,  
T12S, R64W, Sixth P.M.  
(Found a 3 1/4" aluminum cap, stamped PLS 25955)

(BASIS OF BEARINGS)  
South line, Section 17  
N 89°25'57" W 5267.76'

Unresolved:  
Add reception number

unresolved:  
Why are certain easements being vacated that would contradict the soils and geohazard report? will new easements need to be created to more closely reflect geohazard areas?  
please explain in the LOI

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 and within the note on the plat unless same as drainage easement please specify

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

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

THE TRAILS FILING No. 77A Reception No. 207712671

THE TRAILS FILING No. 77B Reception No. 205057689

THE TRAILS FILING No. 77C Reception No. 207712541

NOT A PART OF THIS SUBDIVISION

BUFFALO RIVER TRAIL (60' PUBLIC R.O.W.)

CONESTOGA TRAIL SOUTH (60' PUBLIC R.O.W.)

See Sheet 3

NOT A PART OF THIS SUBDIVISION

NE 1/4 SECTION 20

NW 1/4 SECTION 21

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

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.

THE TRAILS FILING No. 10 Reception No. XXXXXXXXX

Access Easement per Reception No. 205057687 & vacated per the recording of this plat

TRACT "C"  
AREA = 2.500 acres  
108,884 s.f. +/-  
Detention Basin Easement per Reception No. 205057687 & vacated per the recording of this plat

Detention Basin Easement per Reception No. 205057687 & vacated per the recording of this plat

Detention Basin Easement per Reception No. 205057687 & vacated per the recording of this plat

10' Utility, Drainage & Equestrian Easement

20' Public Improvement, Utility, Drainage & Equestrian Easement

10' Utility, Drainage & Equestrian Easement

LOT 22  
AREA = 2.528 acres  
110,105 s.f. +/-

LOT 23  
AREA = 2.528 acres  
110,105 s.f. +/-

LOT 24  
AREA = 2.543 acres  
110,779 s.f. +/-

LOT 25  
AREA = 2.546 acres  
110,902 s.f. +/-

LOT 26  
AREA = 2.546 acres  
110,923 s.f. +/-

LOT 27  
AREA = 2.543 acres  
110,774 s.f. +/-

LOT 28  
AREA = 2.614 acres  
113,871 s.f. +/-

LOT 29  
AREA = 2.673 acres  
116,456 s.f. +/-

LOT 30  
AREA = 2.606 acres  
113,506 s.f. +/-

LOT 21  
AREA = 2.524 acres  
109,951 s.f. +/-

LOT 20  
AREA = 2.593 acres  
112,931 s.f. +/-

LOT 19  
AREA = 2.500 acres  
108,907 s.f. +/-

LOT 18  
AREA = 2.521 acres  
109,820 s.f. +/-

LOT 17  
AREA = 2.515 acres  
109,553 s.f. +/-

LOT 16  
AREA = 2.558 acres  
111,442 s.f. +/-

LOT 15  
AREA = 2.506 acres  
109,160 s.f. +/-

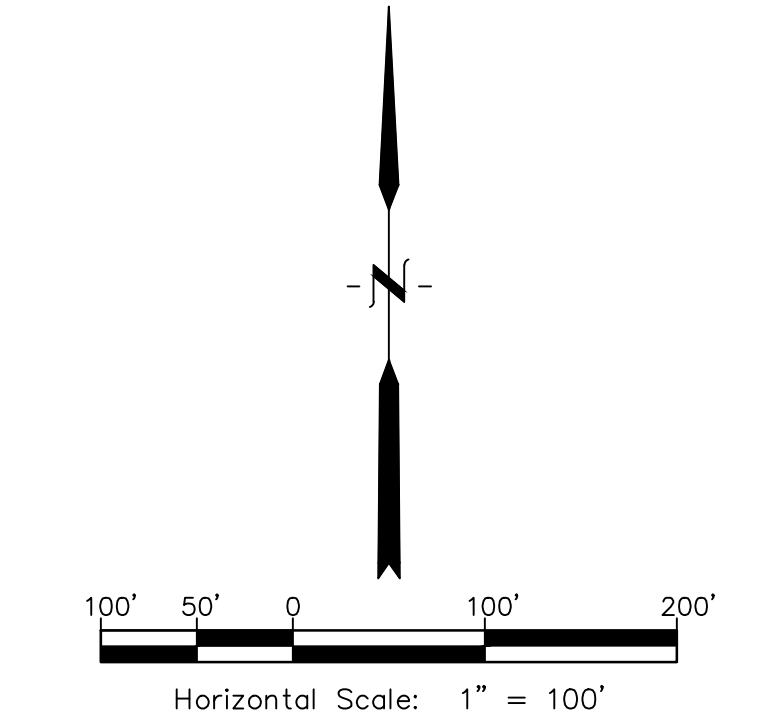
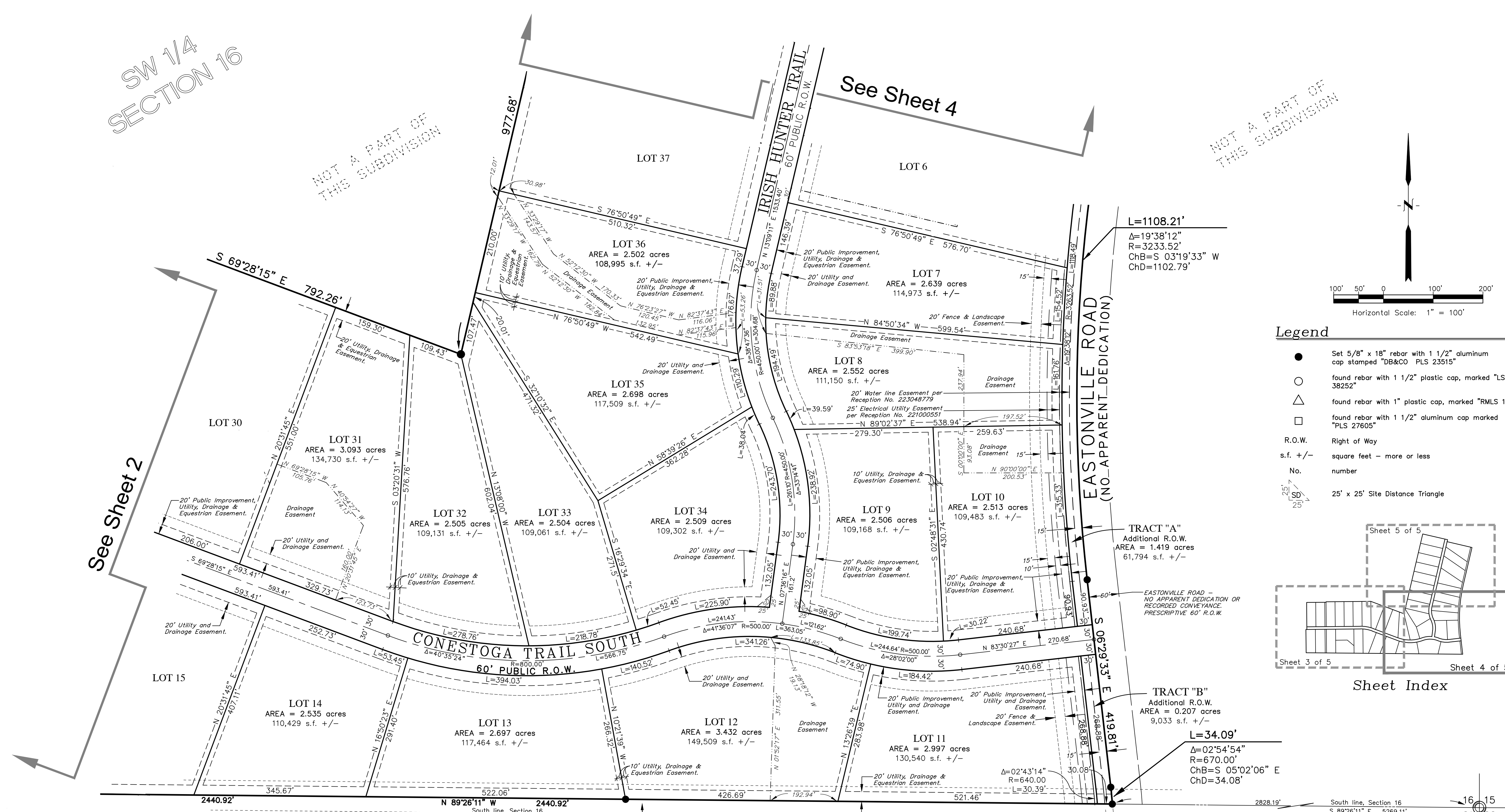
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Engineers/Surveyors			
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COLORADO SPRINGS, COLORADO 80903			
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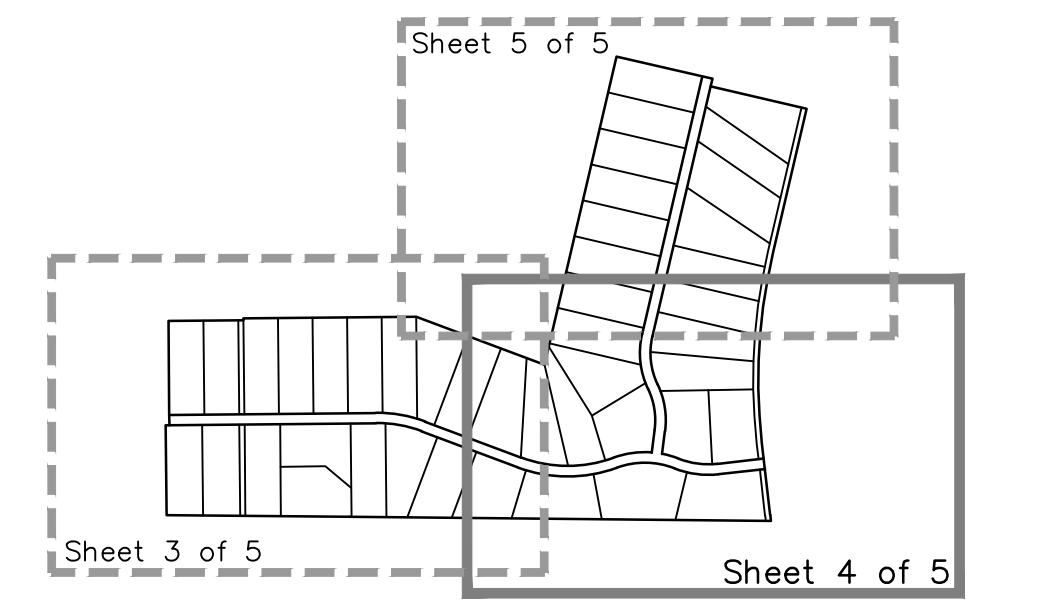
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Sheet 4 of 5



- 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
  - 25' x 25' Site Distance Triangle



*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)

NOVEMBER 23, 2024

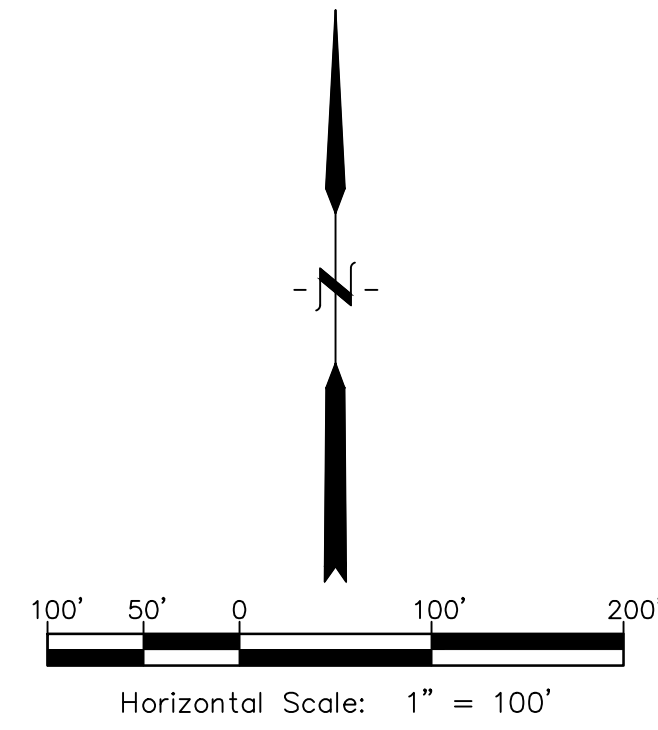
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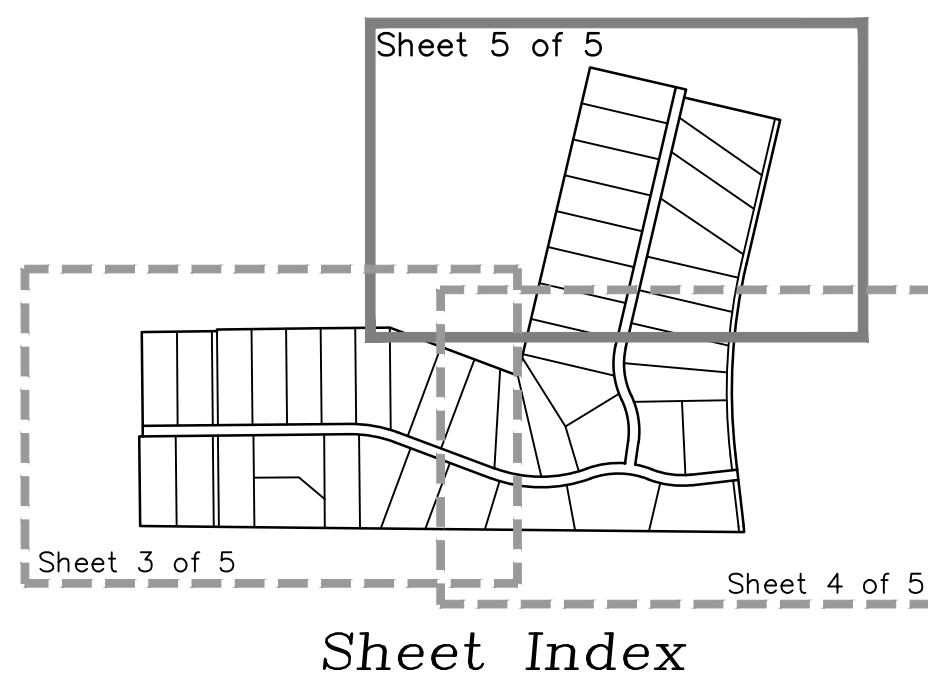
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Sheet 5 of 5



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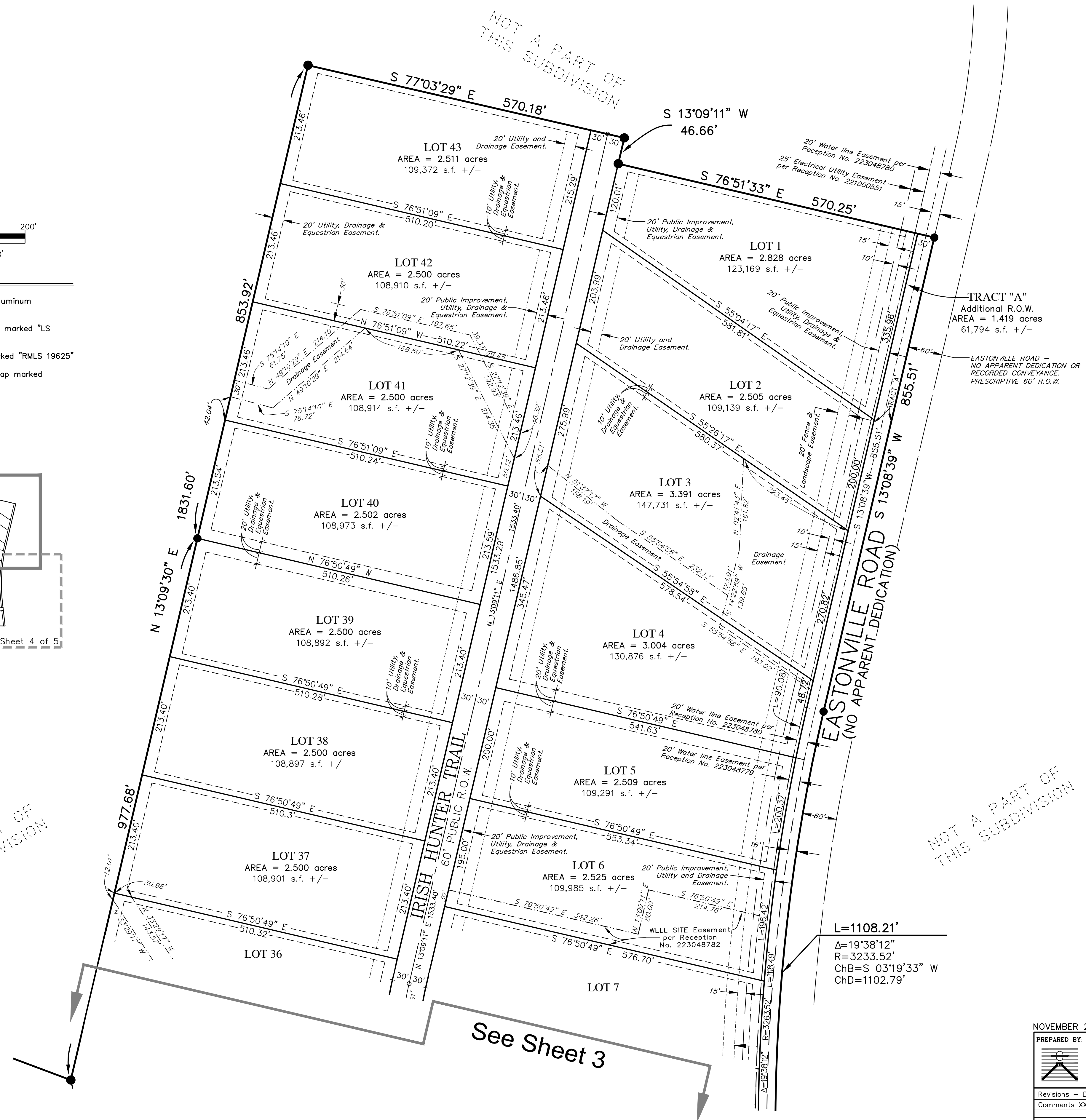
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SW 1/4  
SECTION 16

NOT A PART OF  
THIS SUBDIVISION

NOT A PART OF  
THIS SUBDIVISION



NOVEMBER 23, 2024

PREPARED BY: Drexel, Barrell & Co. 719-260-0087			
Engineers/Surveyors			
101 SAHWATCH STREET, SUITE #100 COLORADO SPRINGS, COLORADO 80903			
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PCD FILE No. SF-24-21