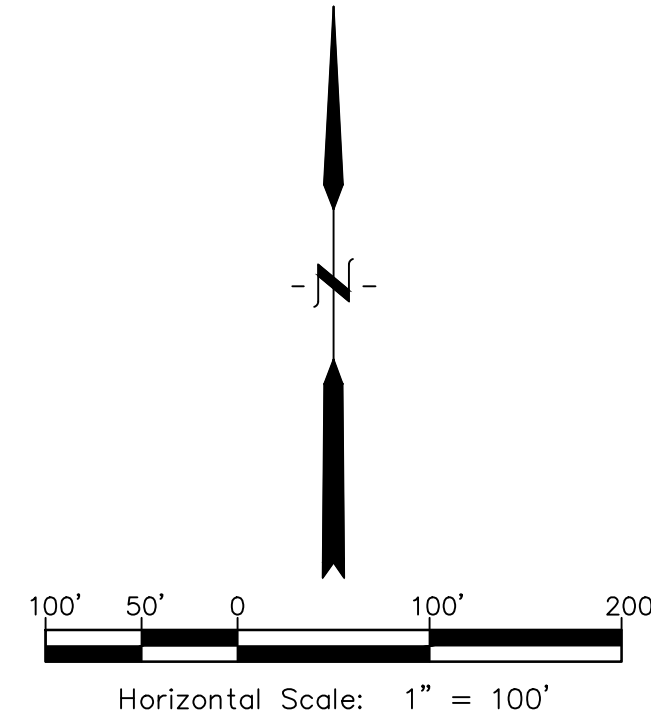


FINAL PLAT THE TRAILS FILING No. 10

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.

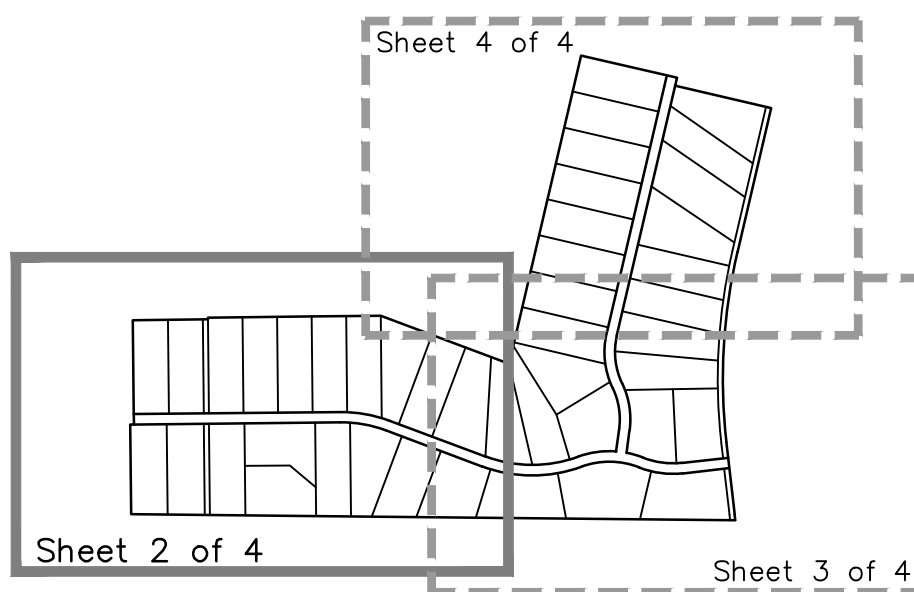
Sheet 2 of 4

Will there be hydrants or cisterns? If cisterns, an easement is required.



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'

Add reception number

SE 1/4
SECTION 17

SW 1/4
SECTION 16

UNPLATTED

NE 1/4
SECTION 20

NW 1/4
SECTION 21

UNPLATTED

Anything depicted on the plat being parcels or other lots, shall be depicted with a dotted line and have "Not a part of this subdivision" labeled on it

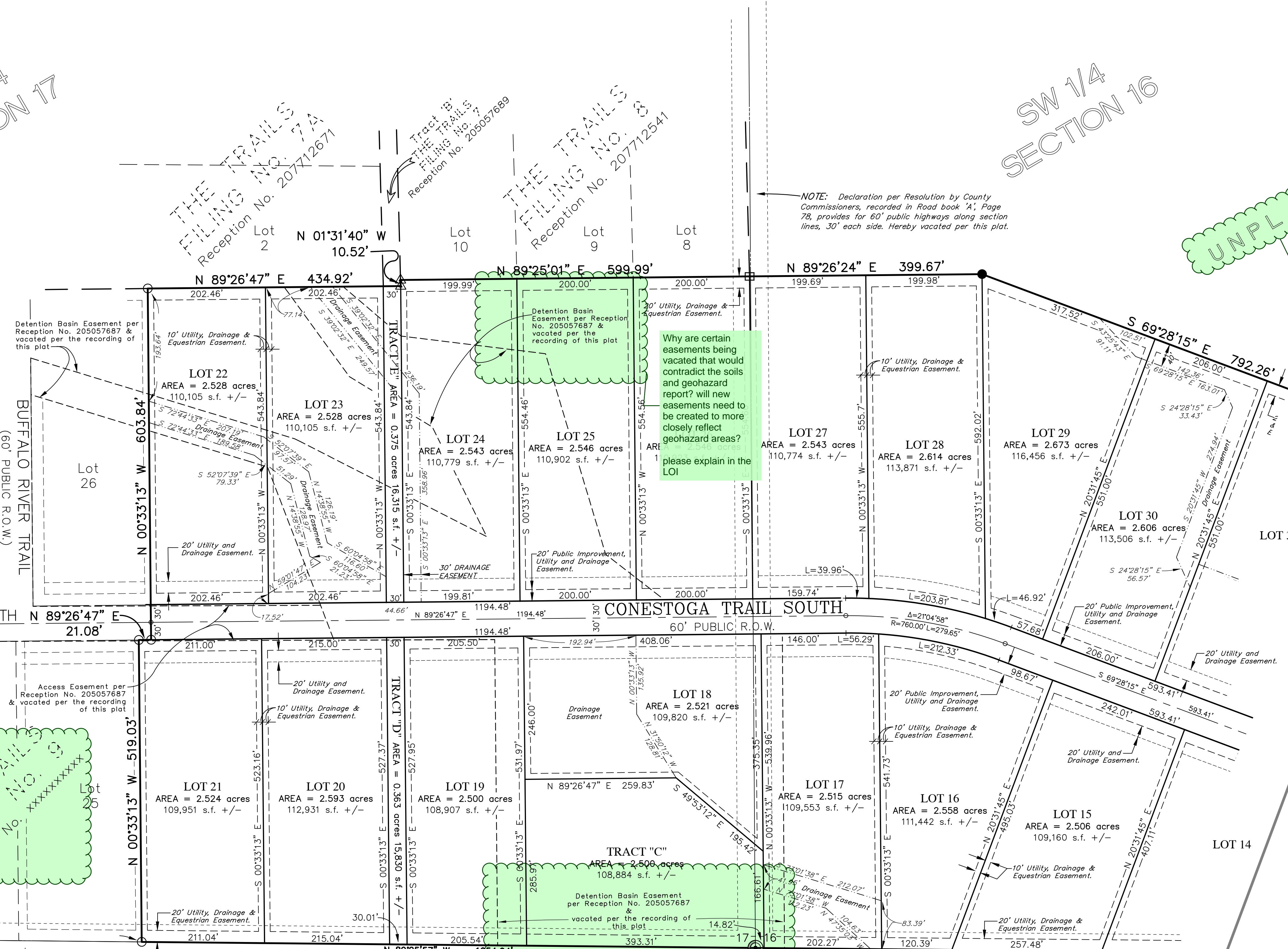
NOTE: Declaration per Resolution by County Commissioners, recorded in Road book 'A', Page 78, provides for 60' public highways along section lines, 30' each side. Hereby vacated per this plat.

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

A plat note should be added referring to this and what is being vacated via this plat

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)



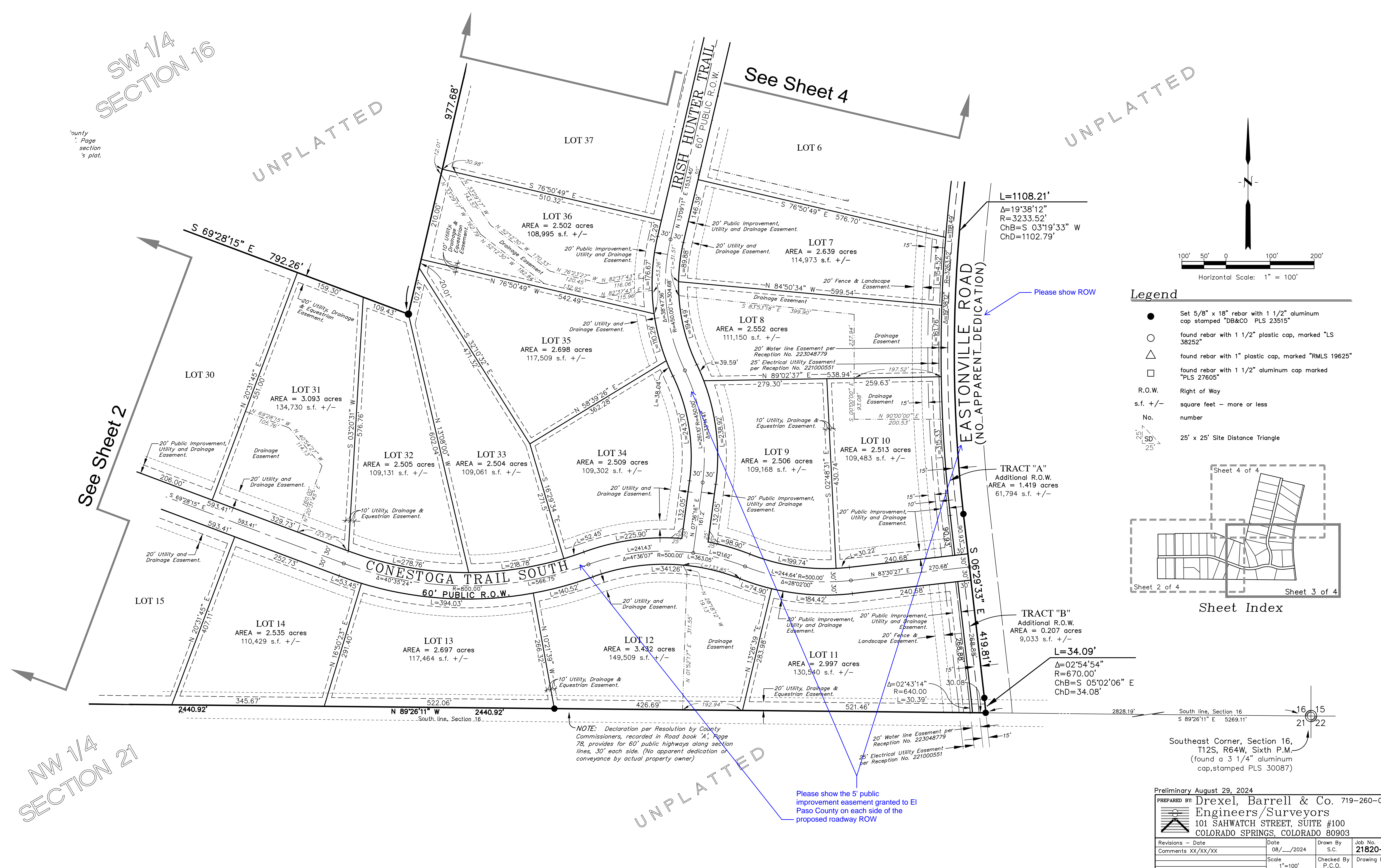
See Sheet 3

Preliminary August 29, 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	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 4



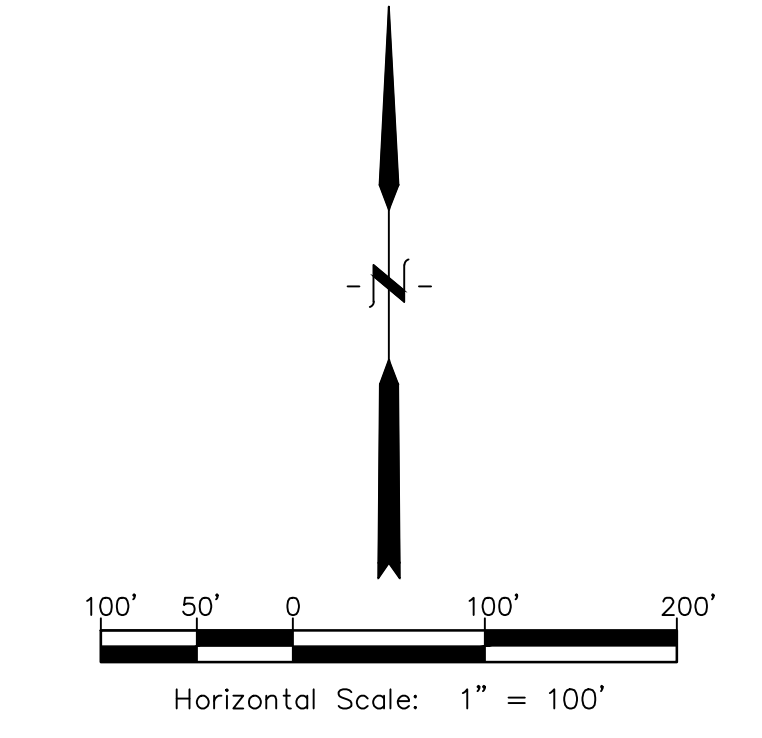
SW 1/4
SECTION 16

See Sheet 2

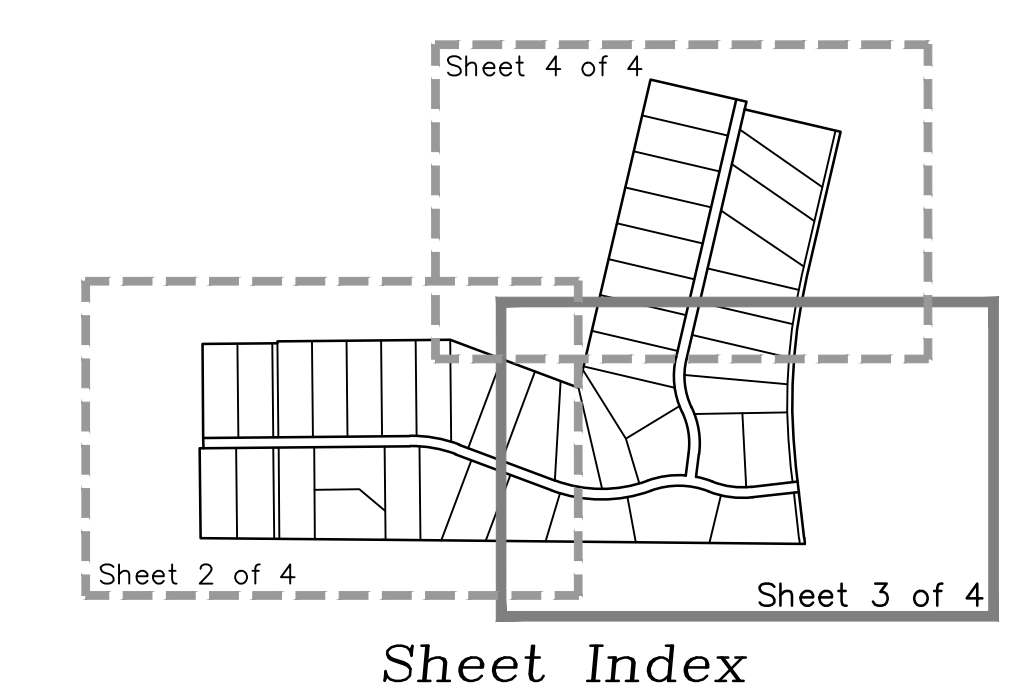
NW 1/4
SECTION 21

See Sheet 4

UNPLATTED



- Legend**
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 - 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)

Please show the 5' public improvement easement granted to El Paso County on each side of the proposed roadway ROW

Preliminary August 29, 2024

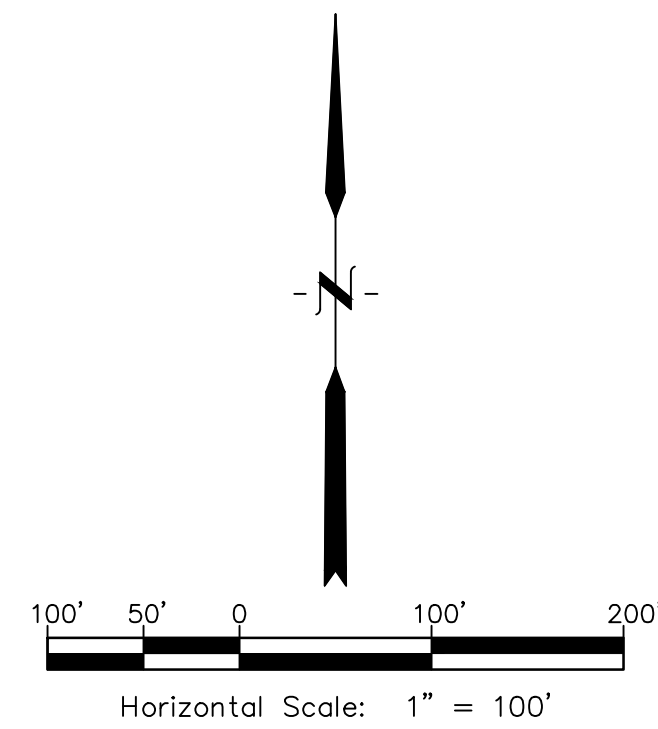
PREPARED BY: Drexel, Barrell & Co. 719-260-0087
Engineers/Surveyors
101 SAHWATCH STREET, SUITE #100
COLORADO SPRINGS, COLORADO 80903

Revisions - Date	Date	Drawn By	Job No.
Comments XX/XX/XX	08/29/2024	S.C.	21820-01
	Scale	Checked By	Drawing No.
	1"=100'	P.C.O.	

FINAL PLAT THE TRAILS FILING No. 10

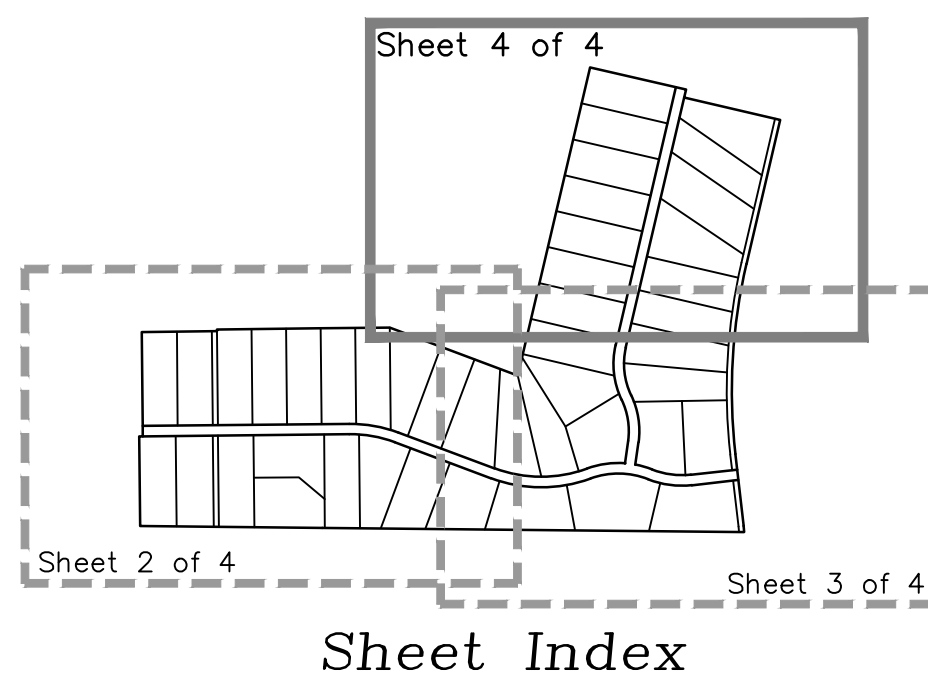
A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

Sheet 4 of 4



Legend

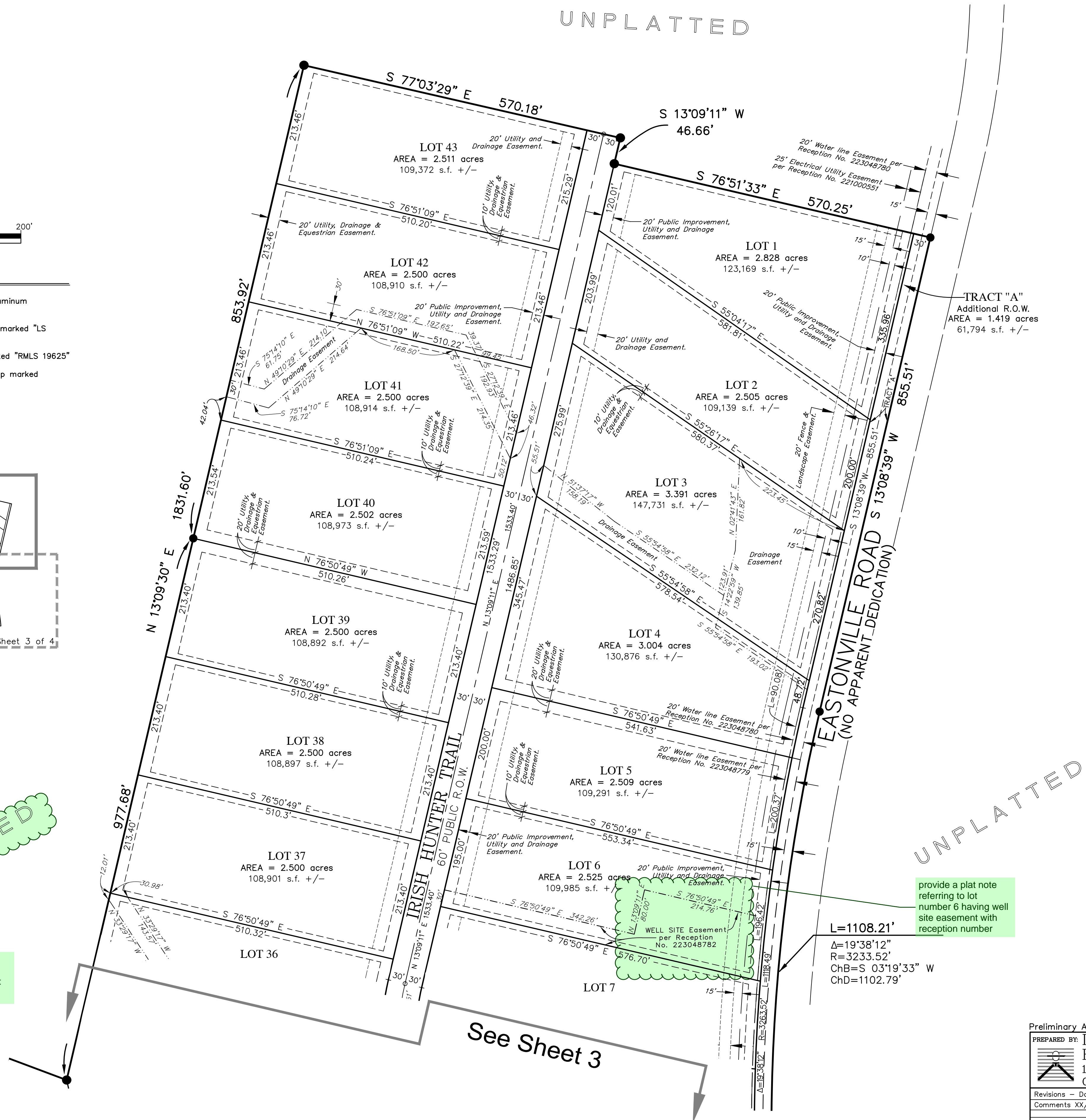
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- No. number



SW 1/4
SECTION 16

UNPLATTED

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See Sheet 3

Preliminary August 29, 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
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