

FINAL PLAT THE TRAILS FILING No. 10

A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTH TOWNSHIP 12 SOUTH, RANGE 64 WEST Please add this note and include the soils and geo report from file number SF2421 specific to pages 6-11.

		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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file	, and the second
KNOW ALL MEN BY THESE PRESENTS:		and file number) available at the El Paso County Development Services Department: Hazards:	GENERAL NOTES:
THAT FALCON LATIGO, LLC, A COLORADO LIMITED LIABILITY CON OF LAND:	MPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT	-Artificial fill - ground water/ floodplain issues and concerns -expansive soil - radon	25) SEWAGE TREATMENT IS THE RESPONSIBILITY OF EA AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND
LEGAL DESCRIPTION:		-shallow bedrock Potentially Seasonally High Groundwater: (name lots or location of area)	PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COS SITE REQUIRE THAT ALL (OR CERTAIN LOTS) ON—SITE W ENGINEER, CURRENTLY REGISTERED IN THE STATE OF CO
	R OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, ALL CIPAL MERIDIAN, COUNTY OF COUNTY OF EL PASO, STATE OF COLORADO,	Prior to construction of proposed residences, lot specific subsurface soil investigations will be preformed 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:	26) PURSUANT TO RESOLUTION 24-139, APPROVED BY 2 AND RECORDED IN THE RECORDS OF THE EL PASO CONTHE PLATTED BOUNDARIES OF THE TRAILS FILING NO. 10 IMPROVEMENT DISTRICT AND AS SUCH IS SUBJECT TO A
NORTH 89°25'57" WEST, WITH ALL BEARINGS CONTAINED HEREIN SOUTH LINE, A DISTANCE OF 1054.94 FEET TO THE SOUTHEAS RECEPTION No IN THE RECORDS OF THE	AND CONSIDERING THE SOUTH LINE OF SAID SECTION 17 TO BEAR N RELATIVE THERETO; THENCE NORTH 89°25'57" WEST, ALONG SAID T CORNER OF THE TRAILS FILING No. 9, A SUBDIVISION FILED AT OFFICE OF THE EL PARSES.	- engineered foundations -no basements Rex Road Londenderry Road	27) THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WIT PASO COUNTY ON OCTOBER 3, 1887 AND RECORDED IN VACATED UPON RECORDATION OF THIS PLAT.
NORTHERLY ALONG THE EASTERLY LINE OF SAID SUBDIVISION T 1) NORTH 00°33'13" WEST, A DISTANCE OF 519.03 FEET;	THE FOLLOWING 3 COURSES:	Alternatively, if you do not want no build zones then mitigation measures are as follows (either/or):	28) AS SHOWN HEREON, EQUESTRIAN EASEMENTS ALONG OWNER FOR EQUESTRIAN ACCESS BY RESIDENTS OF THE
2) NORTH 89°26'47" EAST, A DISTANCE OF 21.08 FEET;		- no basements -under ground drainage systems JUDGE ORR ROAD ROAD	SURVEY NOTES:
3) NORTH 00°33'13" WEST, A DISTANCE OF 603.84 FEET TO SUBDIVISION RECORDED AT RECEPTION No. 2077112671, SAID E	Gas and Electric: A POINT ON THE SOUTH LINE OF LOT 2, THE SUBDITY RECORDS: CLUB ASO, COUNTY RECORDS:	-year around ground water monitoring/testing MAN	"NOTICE: ACCORDING TO COLORADO LAW YOU MUS THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT
THENCE NORTH 89°26'47" EAST, ALONG SAID SOUTH LINE AND	ALONG THE SOUTH LINE OF TRACT 'B', 1	FALCON E	COMMENCED MORE THAN TEN YEARS FROM THE DATE O 2) THE BEARINGS AS SHOWN HEREON ARE BASED UP
SUBDIVISION RECORDED AT RECEPTION No. 205057689, SAID EL SOUTHEAST CORNER OF SAID TRACT B: THENCE NORTH 01°31'4	L PASO COUNTY RECORDS, A DISTANCE (Gas and electric service for this subdivision is 40" WEST. ALONG THE EASTERLY LINE OF provided by (Provider	<u>Vicinity Map</u>	RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEA BEARINGS ARE GRID BEARINGS BASED IN THE COLORADO
SAID FL PASO COUNTY RECORDS: THENCE NORTH 89°25'01" FA	LING No. 8, A SUBDIVISION RECORDED AT name(s)) subject to the District's (Providers) AST ALONG THE SOUTH LINE OF SAID SUB rules, regulations and specifications. (Combined	Scale: 1" = 10,000'	1983.3) THE LINEAL UNIT OF MEASURE IS THE U.S. SURVE
399.67 FEET; THENCE SOUTH 69°28'15" EAST, A DISTANCE OF FEET; THENCE SOUTH 77°03'29" EAST, A DISTANCE OF 570.18	10RTH 89°26'24" EAST, DEPARTING SAID 5 note, which can be broken into separate notes 792.26 FEET; THENCE NORTH 13°09'30" for gas or electric in the case of different providers)	1) 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.	4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS O
THENCE SOUTH 77 03 29 EAST, A DISTANCE OF 570.18 THENCE SOUTH 76'51'33" EAST, A DISTANCE OF 570.25 FEET SOUTHERLY ALONG SAID WESTERLY LINE THE FOLLOWING FOUR	TO A POINT ON THE WESTERLY LINE OF E	2) WATER SERVICES SHALL BE SUPPLIED BY MERIDIAN SERVICE METROPOLITAN DISTRICT.	OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANO 5) THE UNDERSIGNED HAS RELIED UPON HERITAGE TIT
1) SOUTH 13°08'39" WEST, ALONG SAID WESTERLY LINE, A D		3) SEWER SERVICES SHALL BE SUPPLIED BY THE LOT OWNER	AMENDMENT 2, HAVING AN EFFECTIVE DATE OF JULY 11, RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS S
	, HAVING A CENTRAL ANGLE OF 19°38'12", A RADIUS OF 3233.52 FEET	4) ELECTRIC SERVICES SHALL BE SUPPLIED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.	BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEME
AND CHORD WHICH BEARS SOUTH 03°19'33" WEST, A DISTANCE	OF 1102.79 FEET;	(5) NATURAL GAS SERVICES SHALL BE SUPPLIED BY BLACK HILLS ENERGY. 6) FIRE PROTECTION BY THE FALCON FIRE PROTECTION DISTRICT.	SURVEYOR'S STATEMENT: Description: Surveyors Certificate A DULY REGISTERED PROFESSION.
3) SOUTH 06°29'33" EAST, A DISTANCE OF 419.81 FEET TO		7) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF	THIS PLAT TRULY AND CORRECTLY REPRESENTS THE DIRECT I surveyor's name, a duly registered Professional Land
	HAVING A CENTRAL ANGLE OF 02°54'54", A RADIUS OF 670.00 FEET OF 34.08 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; Add:	8) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE	1:10, results of a survey made on date of survey, by me or u PROV errors are less than 1:10,000; and that said plat has b
THENCE NORTH 89°26'11" WEST ALONG SAID SOUTH LINE, A DIS	STANCE OF 2440.92 FEET TO TIMPACT Identification Report, Fire Protection Report	COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT;	monuments, subdivision, or surveying of land and all a
CONTAINING 125.577 ACRES OR 5,470,135 SQUARE FEET, MOR	RE OF LESS. Remove:	9) 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.	I attest the above on this day of
OWNERS CERTIFICATION:	Natural Hazards Report NEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN	STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.	Surveyor's Name, (Signature) Colorado registered PLS #
THE LAND DESCRIBED HEREIN. HAVE LAID OUT, SUBDIVIDED, AN AS SHOWN HEREON UNDER THE NAME AND STYLE OF "THE THE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PR AT SAID OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENT	ND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS RAILS FILING No. 10". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE EREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE ROPER DRAINAGE AND EROSION CONTROL FOR SAME SHALL BE PROVIDED BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. S SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION	10) 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. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VEST IN THE INDIVIDUAL PROPERTY OWNERS. 11) 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.	PATRICK C. O'HEARN PLS No. 23515 FOR AND ON BEHALF OF DREXEL, BARRELL & CO. PLANNING AND COMMUNITY DEVELOPM THIS PLAT FOR "THE TRAILS FILING NO. 10" WA
SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTI	ITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE PETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT	12) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.	AND COMMUNITY DEVELOPMENT DEPARTMENT DII NOTES OR CONDITIONS SPECIFIED HEREON.
IN WITNESS THEREOF: FALCON LATIGO, LLC, A COLORADO LIMITED LIABILITY COM	ADANY HAS SAUSED THESE DESCRITS TO BE EVESTIFED	13) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.	PLANNING AND COMMUNITY DEVELOPMENT DEPA
THIS DAY OF, 2024.	IFANT, HAS CAUSED THESE PRESENTS TO BE EXECUTED	14) 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	BOARD OF COUNTY COMMISSIONERS C
		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	THIS PLAT FOR "THE TRAILS FILING NO. 10" WAS API
FALCON LATIGO, LLC.		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	COUNTY COMMISSIONERS ON THE DAY OF ANY CONDITIONS INCLUDED IN THE RESOLUTION OF A
BY:		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	EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEME PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF T
ACKNOWLEDGMENT:		IMPROVEMENTS AGREEMENT BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR UPON FITHER APPROVAL OF AN ALTERNATIVE FORM OF	THE LAND DEVELOPMENT CODE AND ENGINEERING CR
STATE OF)) ss		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.	PRESIDENT, BOARD OF COUNTY COMMISSIONERS
COUNTY OF)		15) ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN LATIGO CREEK METROPOLITAN DISTRICT.	,
·	DAY OF, 2024 BY,	16) 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,	FEES DUE:
ASOF FALCON LATIGO, LLC., A COLOR	RADO LIMITED LIABILITY COMPANY.	THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT. 17) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER	DRAINAGE FEE: \$
WITNESS MY HAND AND OFFICIAL SEAL:		OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.	BRIDGE FEE: \$ SCHOOL FEE: \$
NOTARY PUBLIC MY COMMISSION EXPI	IDEC.	18) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION. 19) THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER	PARK FEE: \$.
		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	
CONSENT OF DEED OF TRUST OF BENEFICIAR	<u> </u>	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 IN TO THE EL PASO COUNTY PUBLIC	<u>CLERK AND RECORDER'S CERTIFICATE:</u> STATE OF COLORADO)
KNOW ALL MEN BY THESE PRESENTS THAT AMERICAN NATIONAL EVIRTUE OF THAT CERTAIN DEED OF TRUST TO THE PUBLIC TRUST No. 207047744, IN THE RECORDS OF SAID COUNTY UPON THE PROTECT TRAILS FILING No. 10", LOCATED IN THE COUNTY OF EL PAS	EE OF EL PASO COUNTY, COLORADO, RECORDED AT RECEPTION ROPERTY SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED	IMPROVEMENT DISTRICT NO AS RECORDED AT RECEPTION NO 20) THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO EASTONVILLE ROAD.)SS COUNTY OF EL PASO)
PLAT.	On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was selected to		I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
	exclude the site from a PBMP. The qualifications for this exclusion is presented in the ECN section I.7.1.B.5:	22) GÉOLÓGÍC HAZARD NOTE:	OF, 2025 AND IS DULY RECORD OF EL PASO COUNTY, COLORADO.
	Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious are	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 CTL THOMPSON IN FILE NO. PCD SF-21-036 AVAILABLE AT THE EL PASO COUNTY PLANNING DEVELOPMENT DEPARTMENT:	
STATE OF)	greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious are of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when study specific to the watershed and/or MS4 shows that expected soil and vegetation	THERE ARE NO GEOLOGIC HAZARDS PRECLUDING THE DEVELOPMENT	EL PASO COUNTY CLERK AND RECORDER
COUNTY OF	study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total	23) AS SUCH, PRIOR TO CONSTRUCTION OF PROPOSED RESIDENCES, LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATIONS WILL BE PERFORMED TO	DV.
ic	ot impervious covered under this exclusion shall be 20 percent."	LOT, AND TO DETERMINE AN APPROPRIATE FOUNDATION DESIGN, BASEMENT OR CRAWL-SPACE SUITABILITY, AND/OR LOT-SPECIFIC RECOMMENDATIONS ARE NECESSARY TO MITIGATE THESE CONDITIONS.	BY: DEPUTY
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE MASOF AMERICAN NATIONAL BANK.	Add a note to the plat acknowledging that per ECM Section I.7.1.B.5, the residential lots mpervious area may not exceed 10 percent unless a study is prepared in compliance with	24) 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	
t	he 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.		

Please fill out

MY COMMISSION EXPIRES:

NOTARY PUBLIC

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

Please add the following notes:

-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

-Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

-All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. of the records of the El Paso County Clerk and Recorder.

-Include a note referring to the access easement that is to be vacated with this plat and the associated reception number.

RAL NOTES:

WAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH VIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM O PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN. SOILS AND GEOLOGY CONDITIONS ON QUIRE THAT ALL (OR CERTAIN LOTS) ON-SITE WASTEWATER SYSTEMS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL R, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

RSUANT TO RESOLUTION 24—139, APPROVED BY THE BOARDS OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 224022145, THE PARCELS WITHIN ATTED BOUNDARIES OF THE TRAILS FILING NO. 10 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC MENT DISTRICT AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL OUNTY ON OCTOBER 3, 1887 AND RECORDED IN ROAD BOOK 'A' AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY UPON RECORDATION OF THIS PLAT.

SHOWN HEREON, EQUESTRIAN EASEMENTS ALONG THE SIDE AND REAR LOT LINES ARE TO BE MAINTAINED BY THE PROPERTY FOR EQUESTRIAN ACCESS BY RESIDENTS OF THE LATIGO CREEK METROPOLITAN DISTRICT NO. 1.

EY NOTES:

OTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN ÆARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE CED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON".

E BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS NORTH 89°25'57" WEST. SAID LINE IS MONUMENTED AS SHOWN HEREON AND THE GS ARE GRID BEARINGS BASED IN THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF

- HE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- NY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT ESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508".

UNDERSIGNED HAS RELIED UPON HERITAGE TITLE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. 597-HS0824949-414. MENT 2, HAVING AN EFFECTIVE DATE OF JULY 11, 2024 AT 8:00 A.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING DED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

EYOR'S STATEMENT:

Surveyors Certificate	PROFESSIONAL LAN	D SURVEYOR	IN THE		COLORADO,	
DIAT TOLLV AND CO		E A CHIDNEY	MADE IN	I ILINIE A		2024 6

surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the sults of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure rors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with onuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this d	ay of,	20
Surveyor's Name, (Signature) Colorado registered PLS #		Date

NING AND COMMUNITY DEVELOPMENT DIRECTOR

LAT FOR "THE TRAILS FILING NO. 10" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING ___, 2025, SUBJECT TO ANY OMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF ____ OR CONDITIONS SPECIFIED HEREON.

NG AND COMMUNITY DEVELOPMENT DEPARTMENT

D OF COUNTY COMMISSIONERS CERTIFICATE:

AT FOR "THE TRAILS FILING NO. 10" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF __ 2025, SUBJECT TO ANY NOTES SPECIFIED HEREON AND $^\prime$ COMMISSIONERS ON THE $___$ DAY OF $__$ INDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND NTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF IND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

FEES DUE:	SUMMARY
DRAINAGE FEE: \$	43 LOTS 112.802 ACRES 89.83%
BRIDGE FEE: \$	5 TRACTS 4.864 ACRES 3.87% RIGHTS-OF-WAY 7.911 ACRES 6.30%
SCHOOL FEE: \$	(TOTAL 125.577 ACRES 100.00%
PARK FEE: \$	William 125.577 Agrica 100.00%
~	The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.
STATE OF COLORADO)	The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities
177	including drainage facilities, private parks, open space and recreation centers.
	<u>.</u>

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

EL PASO COUNTY CLERK AND RECORDER	:	FEE:

File Number:

SF2421

	· -	•
	SURCHARGE:	
·		
DIITV	Preliminary August 20, 2024	

prepared by: Drexel, Barrell & Co. 719–260–0087 Engineers/Surveyors 101 SAHWATCH STREET, SUITE #100 COLORADO SPRINGS, COLORADO 80903 Sheet 1 - Description, Dedication, Notes

08/__/2024

1"=100'

s.c. **21820-01**

Checked By Drawing No.

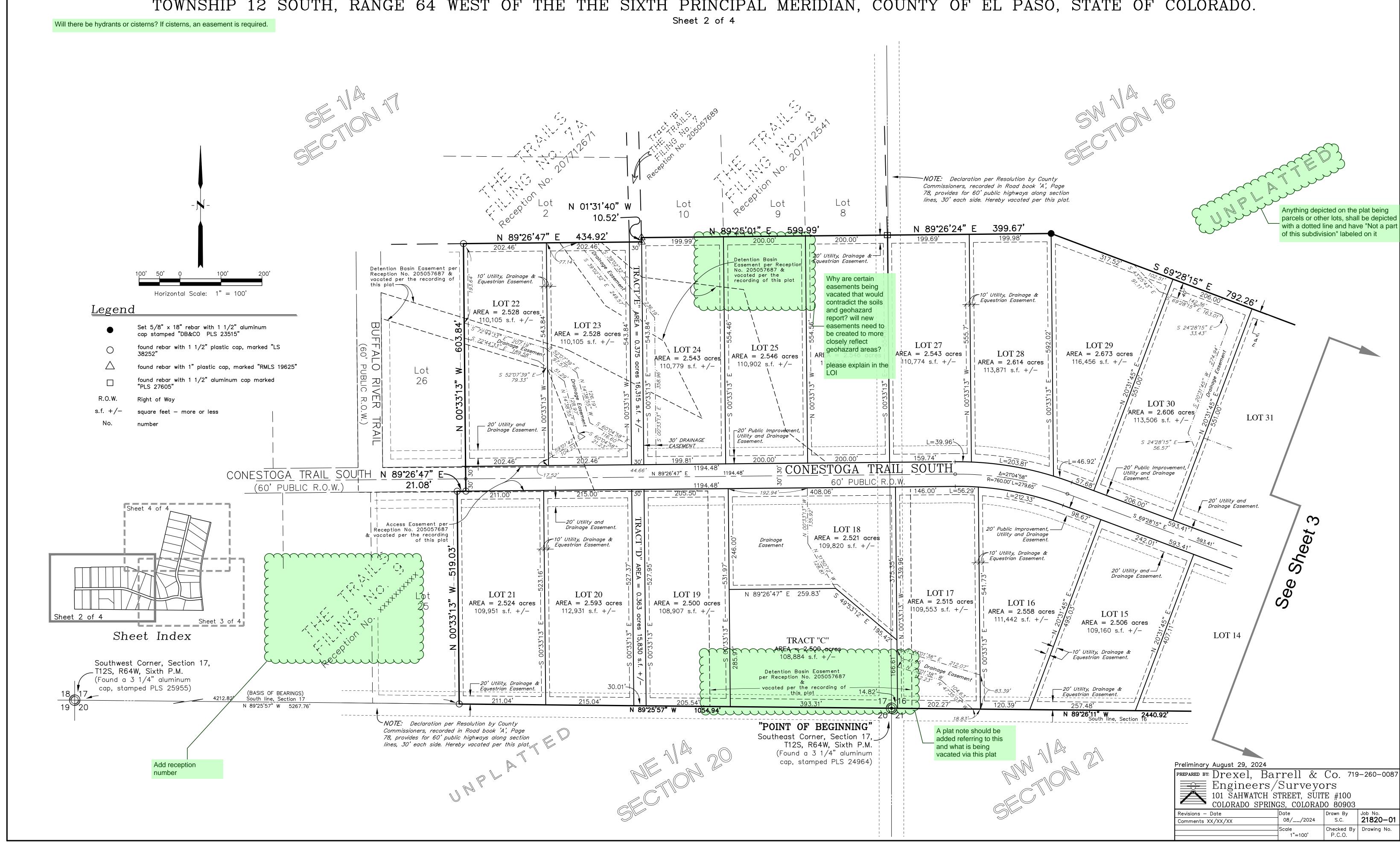
P.C.O.

and Certificates Sheet 2 - Plat Graphic, Residential Lots Comments XX/XX/XX Sheet 3 — Plat Graphic, Residential Lots

Sheet 4 - Plat Graphic, Residential Lots

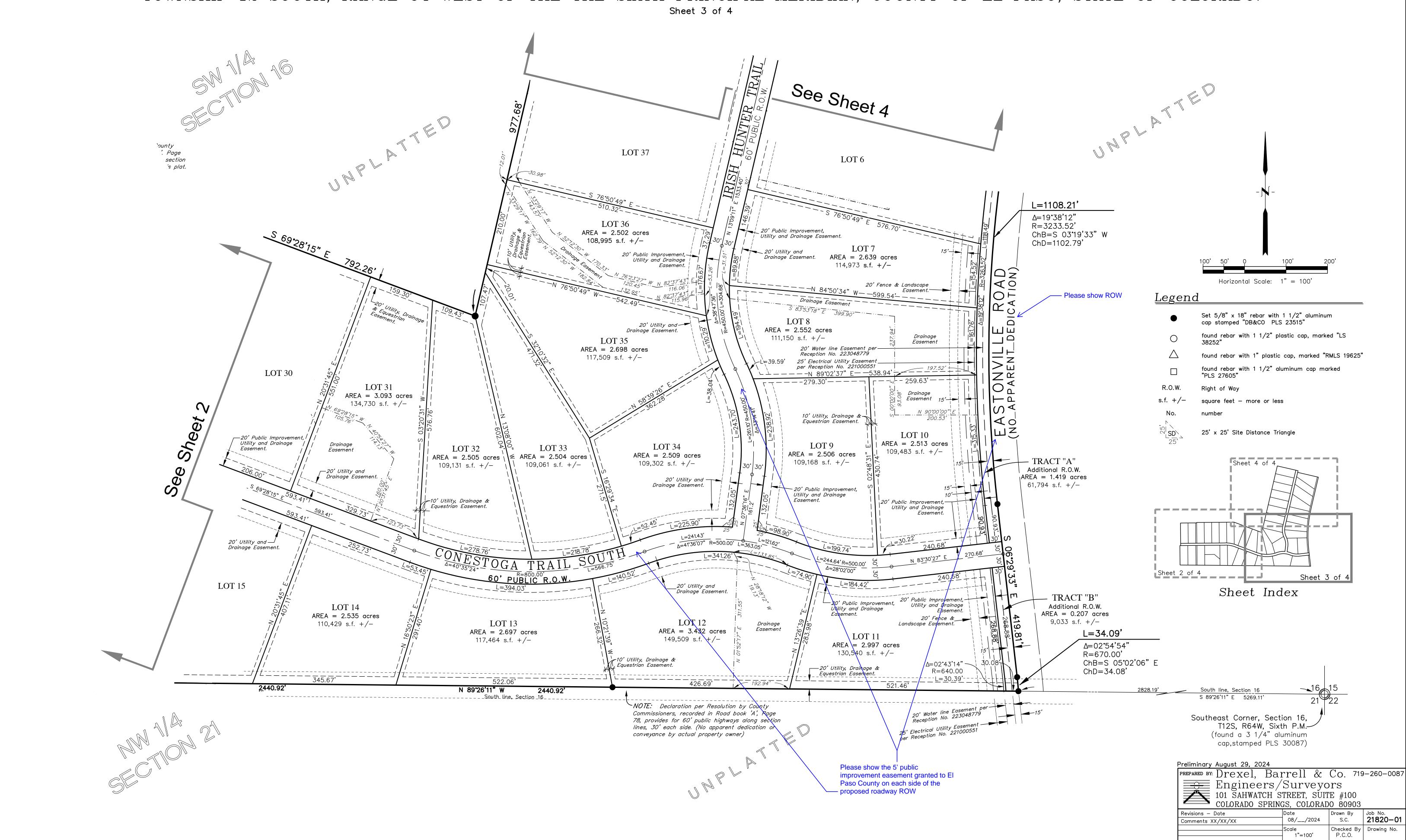
THE TRAILS FILING No. 10

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.



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.



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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.

