

THE TRAILS FILING NO. 9
LOCATED IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT FALCON LATIGO, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION.

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24964 2000" FLUSH WITH THE GROUND AND AT THE SOUTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 25955 1996" 0.35" BELOW GROUND, BEARING N89°25'55"W.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF SAID SECTION 17, N00°03'36"W A DISTANCE OF 1,516.40 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 41, THE TRAILS FILING NO. 2-B RECORDED UNDER RECEPTION NO. 203250448 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY BOUNDARY LINE OF SAID THE TRAILS FILING NO. 2-B, THE FOLLOWING ELEVEN (11) COURSES:

- S85°03'34"E A DISTANCE OF 422.02 FEET;
- S04°58'20"W A DISTANCE OF 99.83 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 62°25'00" AND AN ARC LENGTH OF 566.48 FEET, TO A POINT OF TANGENT;
- S57°26'40"E A DISTANCE OF 165.00 FEET;
- N32°33'20"E A DISTANCE OF 60.00 FEET;
- N32°34'16"E A DISTANCE OF 399.86 FEET;
- S67°22'54"E A DISTANCE OF 439.92 FEET;
- N76°58'20"E A DISTANCE OF 280.00 FEET;
- S85°01'40"E A DISTANCE OF 1150.00 FEET;
- N88°28'20"E A DISTANCE OF 550.00 FEET;
- N68°58'20"E A DISTANCE OF 150.00 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 1, THE TRAILS FILING NO. 7-C RECORDED UNDER RECEPTION NO. 207712670;

THENCE ON THE SOUTHERLY LINE OF SAID LOT 1, N89°26'47"E A DISTANCE OF 411.36 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BUFFALO RIVER TRAIL AS SHOWN ON THE PLAT OF THE TRAILS FILING NO. 7 RECORDED UNDER RECEPTION NO. 205057689, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°28'37"E, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 00°01'50" AND AN ARC LENGTH OF 1.08 FEET, TO A POINT OF TANGENT;
- S00°33'13"E A DISTANCE OF 163.45 FEET;
- N89°26'47"E A DISTANCE OF 60.00 FEET;
- N00°33'13"W A DISTANCE OF 163.45 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 00°29'41" AND AN ARC LENGTH OF 17.01 FEET, TO A THE SOUTHWESTERLY CORNER OF LOT 2, THE TRAILS FILING NO. 7-A RECORDED UNDER RECEPTION NO. 207712671, SAID POINT BEING A POINT OF NON-TANGENT;

THENCE ON SAID SOUTHERLY LINE, N89°26'47"E A DISTANCE OF 202.23 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES;

- S00°33'13"E A DISTANCE OF 603.73 FEET;
- S89°26'47"W A DISTANCE OF 21.08 FEET;
- S00°33'13"E A DISTANCE OF 519.05 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 17;

THENCE ON SAID SOUTH LINE, N89°25'55"W A DISTANCE OF 4,212.88 FEET, TO THE POINT OF BEGINNING.

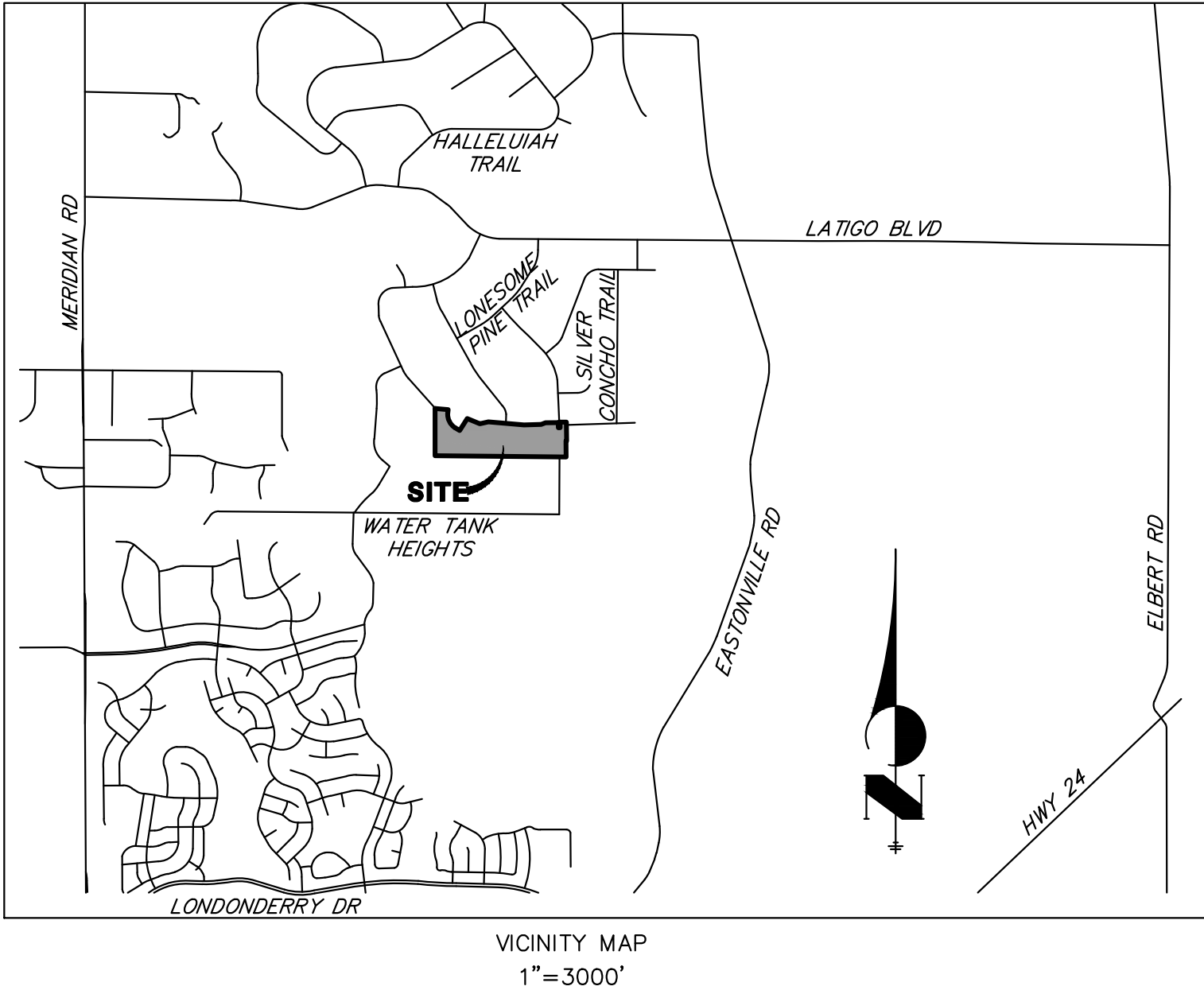
CONTAINING A CALCULATED AREA OF 4,643,639 SQUARE FEET OR 106.6033 ACRES.

DEDICATION.

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 39 LOTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VEST IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE TRAILS FILING NO. 9" IN EL PASO COUNTY, COLORADO.

EASEMENTS.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND AFFECT.



OWNERS CERTIFICATE.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE TRAILS FILING NO. 9. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO THE 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 COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTER 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.

THE AFOREMENTIONED, FALCON LATIGO, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF FALCON LATIGO, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY: _____

AS: _____ OF FALCON LATIGO, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

OWNERS CERTIFICATE

THE AFOREMENTIONED, BRJM, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF BRJM, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D. BY: _____

AS: _____ OF BRJM, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE.

I JARROD ADAMS, 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 MADE ON JULY 28, 2021, 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 SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2022.

JARROD ADAMS,
COLORADO REGISTERED PLS # 38252

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.

PCD DIRECTOR CERTIFICATE.

THIS PLAT FOR "THE TRAILS FILING NO. 9" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

ASSESSORS CERTIFICATE.

TEXT PLACEHOLER

EL PASO COUNTY ASSESSOR

BOARD OF COUNTY COMMISSIONERS CERTIFICATE.

THIS PLAT FOR "THE TRAILS FILING NO. 9" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 202____, 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 _____

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 202____, A.D.

AND WAS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND REORDER

FEES:

DRAINAGE FEE: N/A
BRIDGE FEE: N/A
SCHOOL FEE: N/A
PARK FEE: \$17,940.00

SUMMARY:

39 LOTS	100.3957 ACRES	94.18%
RIGHTS-OF-WAY	6.2076 ACRES	5.82%
TOTAL	106.6033 ACRES	100.00%

JOB NO. 25175.02
SEPTEMBER 21, 2022
SHEET 1 OF 5

 **J-R ENGINEERING**
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

THE TRAILS FILING NO. 9

LOCATED IN THE SOUTH HALF OF SECTION 17,

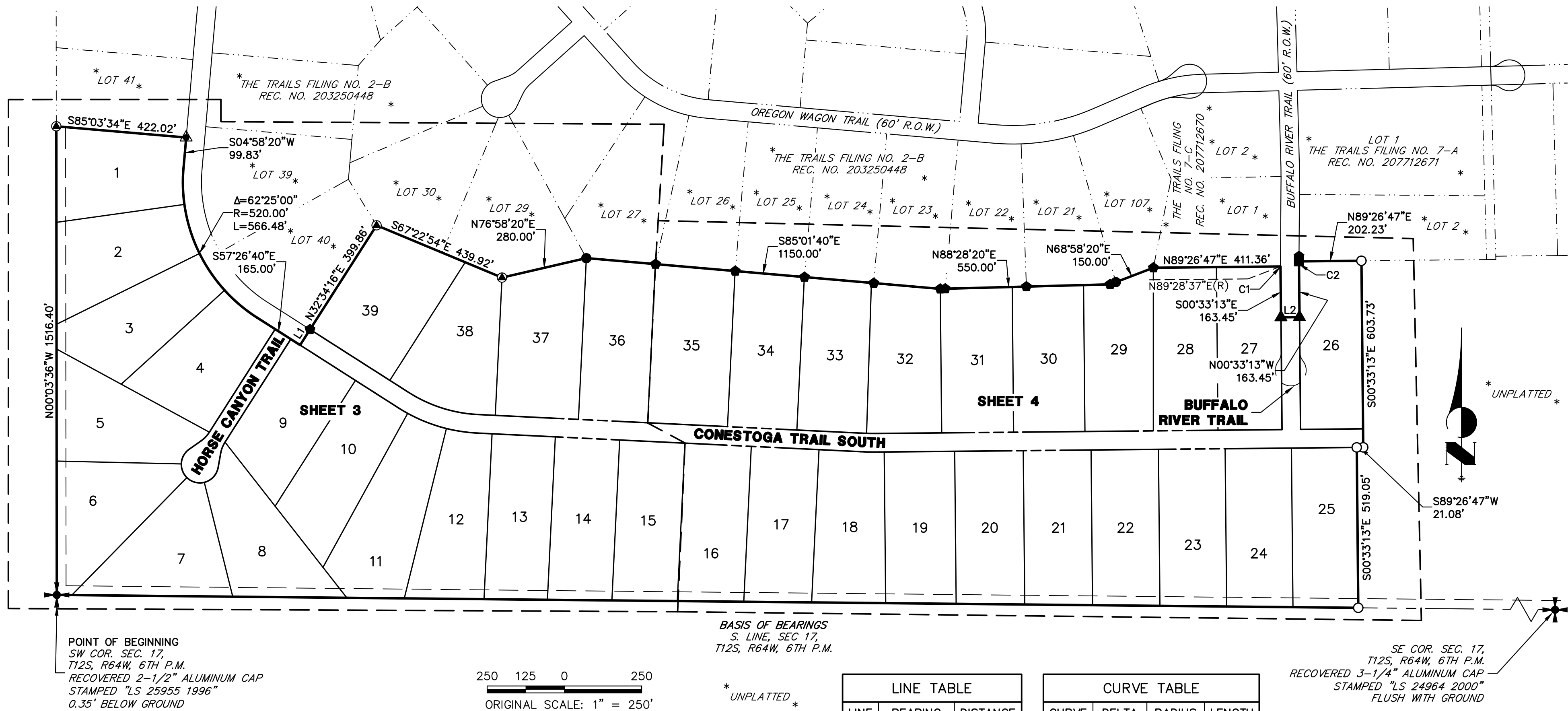
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES:

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- THE BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24964 2000" FLUSH WITH THE GROUND AND AT THE SOUTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 25955 1996" 0.35' BELOW GROUND, BEARING N89°25'55"W.
- 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.
- WATER SERVICES SHALL BE SUPPLIED BY MERIDIAN SERVICE METROPOLITAN DISTRICT.
- SEWER SERVICES SHALL BE SUPPLIED BY THE LOT OWNER.
- ELECTRIC SERVICES SHALL BE SUPPLIED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- NATURAL GAS SERVICES SHALL BE SUPPLIED BY BLACK HILLS ENERGY.
- FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 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; TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS 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.
- 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.
- 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 (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THE 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.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN LATIGO CREEK METROPOLITAN DISTRICT.
- 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.
- 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.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- 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. 16-454), OR ANY AMENDMENTS THERETO, 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.
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO LATIGO BOULEVARD AND EASTONVILLE ROAD.
- THE TEMPORARY TURNAROUND EASEMENT AS SHOWN ON THIS PLAT AND REFERENCED IN THE EASEMENT AGREEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY WILL BE VACATED UPON THE COMPLETION OF ROADWAY CONSTRUCTION OF _____ ROAD WITH A FUTURE FINAL PLAT, IN ACCORDANCE WITH THE TERMS OF SAID EASEMENT.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM HORSE CANYON TRAIL AND CONESTOGA TRAIL SOUTH ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.



GENERAL NOTES:

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 CTL THOMPSON IN FILE NO. PCD SF-21-036 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. 9 AND ADDENDUM TO MASTER DEVELOPMENT/PRELIMINARY DRAINAGE PLAN FOR LATIGO TRAILS, PREPARED BY JR ENGINEERING, LLC. ENGINEERED SITE PLANS ARE REQUIRED FOR LOTS WITH 24" OF LARGER DRIVEWAY CULVERTS.
29. 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.
30. LOT 7 OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE LATIGO CREEK METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
31. PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARDS OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT _____ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF THE TRAILS FILING NO. 9 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.
32. LOT 6 IS SUBJECT TO SHARED POND MAINTENANCE ACCESS AND DRIVEWAY EASEMENT AS DESCRIBED IN THE POND MAINTENANCE AGREEMENT RECORDED UNDER RECEPTION NO. _____.

LEGEND			
○	SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND	(R)	RADIAL BEARING
⊙	RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED "LS 9646" FLUSH WITH GROUND	*	NOT PART OF SURVEY
⬤	RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 19625" 0.2' BELOW GROUND	U.E.	UTILITY EASEMENT
⬤	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24964" FLUSH UNLESS OTHERWISE NOTED	P.I., U. & D.E.	PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT
⬤	RECOVERED #5 REBAR FLUSH WITH GROUND	D.E.	DRAINAGE EASEMENT
⬤	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19625" FLUSH UNLESS OTHERWISE NOTED	U., D. & E.E.	UTILITY, DRAINAGE AND EQUESTRIAN
⬤	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24964" FLUSH WITH GROUND	—	PROPOSED SUBDIVISION LINE
SF	SQUARE FEET	—	PROPOSED LOT LINE
AC	ACRES	— — — — —	PROPOSED RIGHT-OF-WAY LINE
(####)	ADDRESS	— — — — —	PROPOSED CENTERLINE
		-----	PROPOSED EASEMENT
		- - - - -	EXISTING PROPERTY LINE
		EXISTING RIGHT-OF-WAY LINE
		- - - - -	EXISTING CENTERLINE
		— — — — —	EXISTING EASEMENT

JOB NO. 25175.02
SEPTEMBER 21, 2022
SHEET 2 OF 5



THE TRAILS FILING NO. 9
LOCATED IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C8	27°19'31"	60.00'	28.61'
C11	30°00'00"	60.00'	31.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S57°26'40"E	30.00'
L4	S57°26'40"E	30.00'
L5	N32°33'20"E	30.00'
L6	N32°33'20"E	30.00'
L11	S32°33'20"W	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	22°30'00"	100.00'	39.27'
C4	22°30'00"	100.00'	39.27'

LEGEND

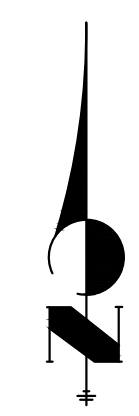
- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND
- RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED "LS 9646" FLUSH WITH GROUND
- ▲ RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 19625" 0.2' BELOW GROUND
- ◆ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24964" FLUSH UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR FLUSH WITH GROUND
- ▲ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19625" FLUSH UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19623" FLUSH WITH GROUND
- SF SQUARE FEET
- AC ACRES
- (####) ADDRESS
- (R) RADIAL BEARING
- * NOT PART OF SURVEY
- U.E. UTILITY EASEMENT
- P.I., U. & D.E. PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- U., D. & E.E. UTILITY, DRAINAGE AND EQUESTRIAN EASEMENT

- PROPOSED SUBDIVISION LINE
- PROPOSED LOT LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - PROPOSED CENTERLINE
- - - PROPOSED EASEMENT
- - - EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S25°52'24"E	33.67'
L13	N25°52'24"W	11.29'

RADIAL BEARING TABLE	
LINE	BEARING
RB1	S55°58'31"W

SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
DETAIL A
NOT TO SCALE



80 40 0 80
ORIGINAL SCALE: 1" = 80'

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A Westrian Company

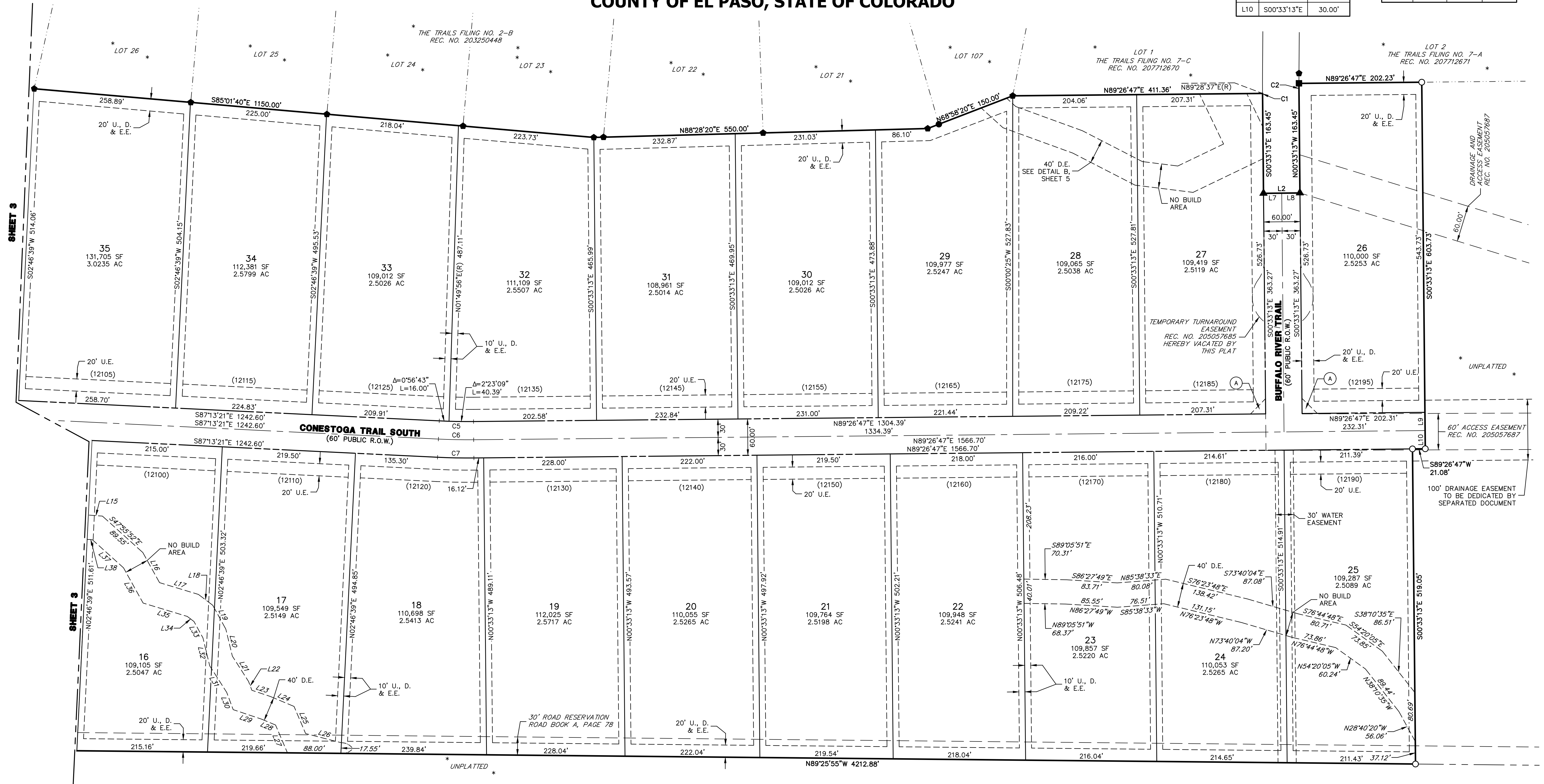
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PCD FILE NO. SF-21-036

THE TRAILS FILING NO. 9
LOCATED IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

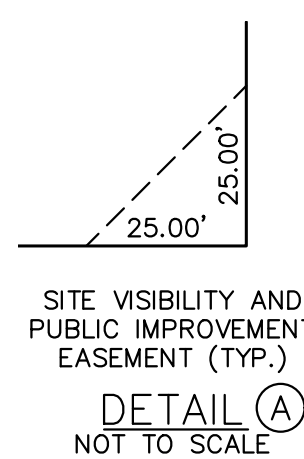
LINE TABLE		
LINE	BEARING	DISTANCE
L7	S89°26'47"W	30.00'
L8	S89°26'47"W	30.00'
L9	S00°33'13"E	30.00'
L10	S00°33'13"E	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C5	3°19'52"	970.00'	56.39'
C6	3°19'52"	1000.00'	58.14'
C7	3°19'52"	1030.00'	59.88'



LEGEND

○ SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND	● RECOVERED #5 REBAR FLUSH WITH GROUND	(####) ADDRESS	— PROPOSED SUBDIVISION LINE	— EXISTING EASEMENT
▲ RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED "LS 9646" FLUSH WITH GROUND	▲ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19625" FLUSH UNLESS OTHERWISE NOTED	(R) RADIAL BEARING	— PROPOSED LOT LINE	
▲ RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 19625" 0.2' BELOW GROUND	■ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19623" FLUSH WITH GROUND	* NOT PART OF SURVEY	— PROPOSED RIGHT-OF-WAY LINE	
● RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24964" FLUSH UNLESS OTHERWISE NOTED	SF SQUARE FEET	U.E. UTILITY EASEMENT	— PROPOSED CENTERLINE	
	AC ACRES	P.I., U. & D.E. PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT	— PROPOSED EASEMENT	
		D.E. DRAINAGE EASEMENT	— EXISTING PROPERTY LINE	
		U., D. & E.E. UTILITY, DRAINAGE AND EQUESTRIA	— EXISTING RIGHT-OF-WAY LINE	
			— EXISTING CENTERLINE	



80 40 0 80
ORIGINAL SCALE: 1" = 80'
JOB NO. 25175.02
SEPTEMBER 21, 2022
SHEET 4 OF 5

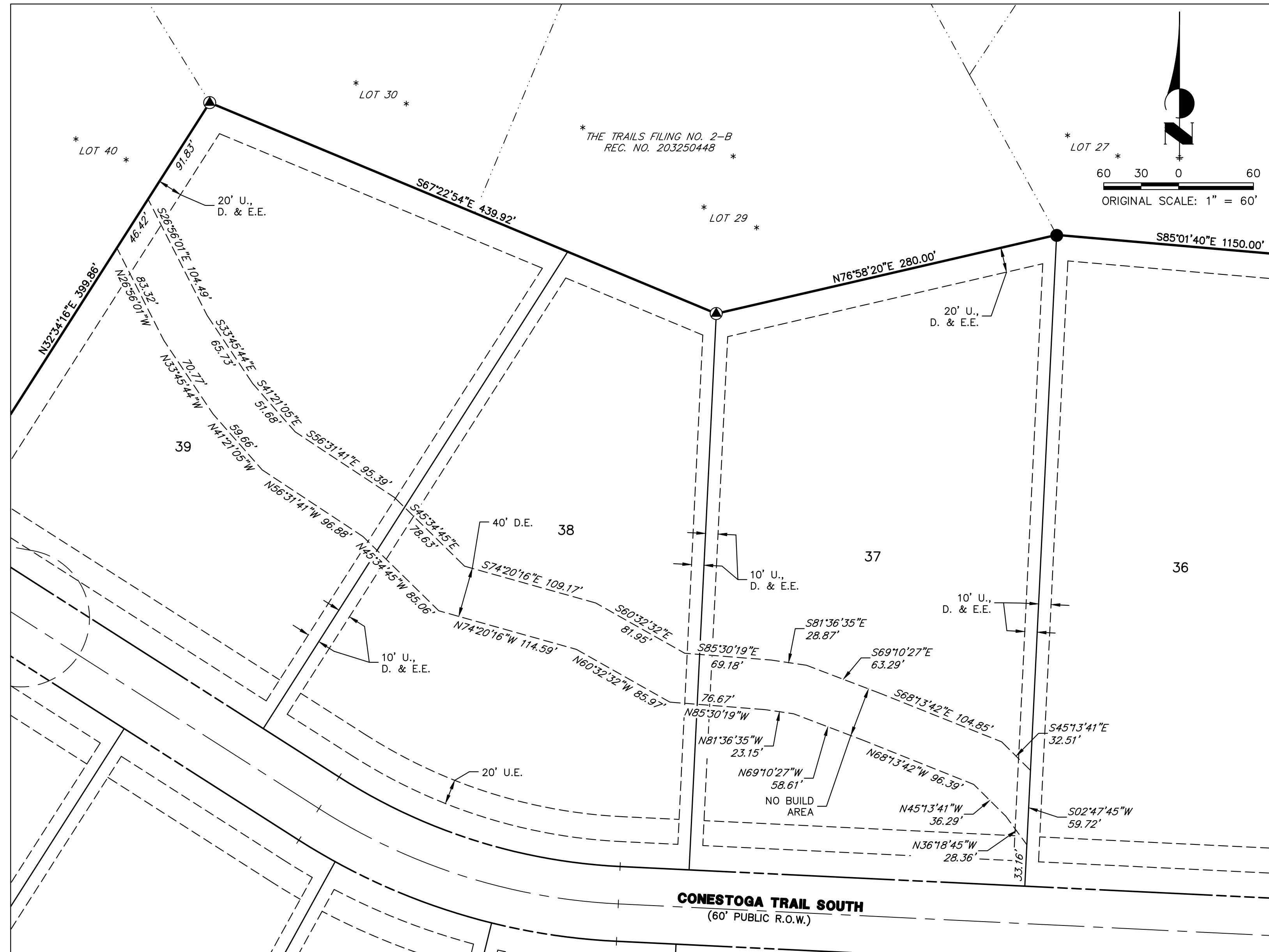


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PCD FILE NO. SF-21-036

THE TRAILS FILING NO. 9

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TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



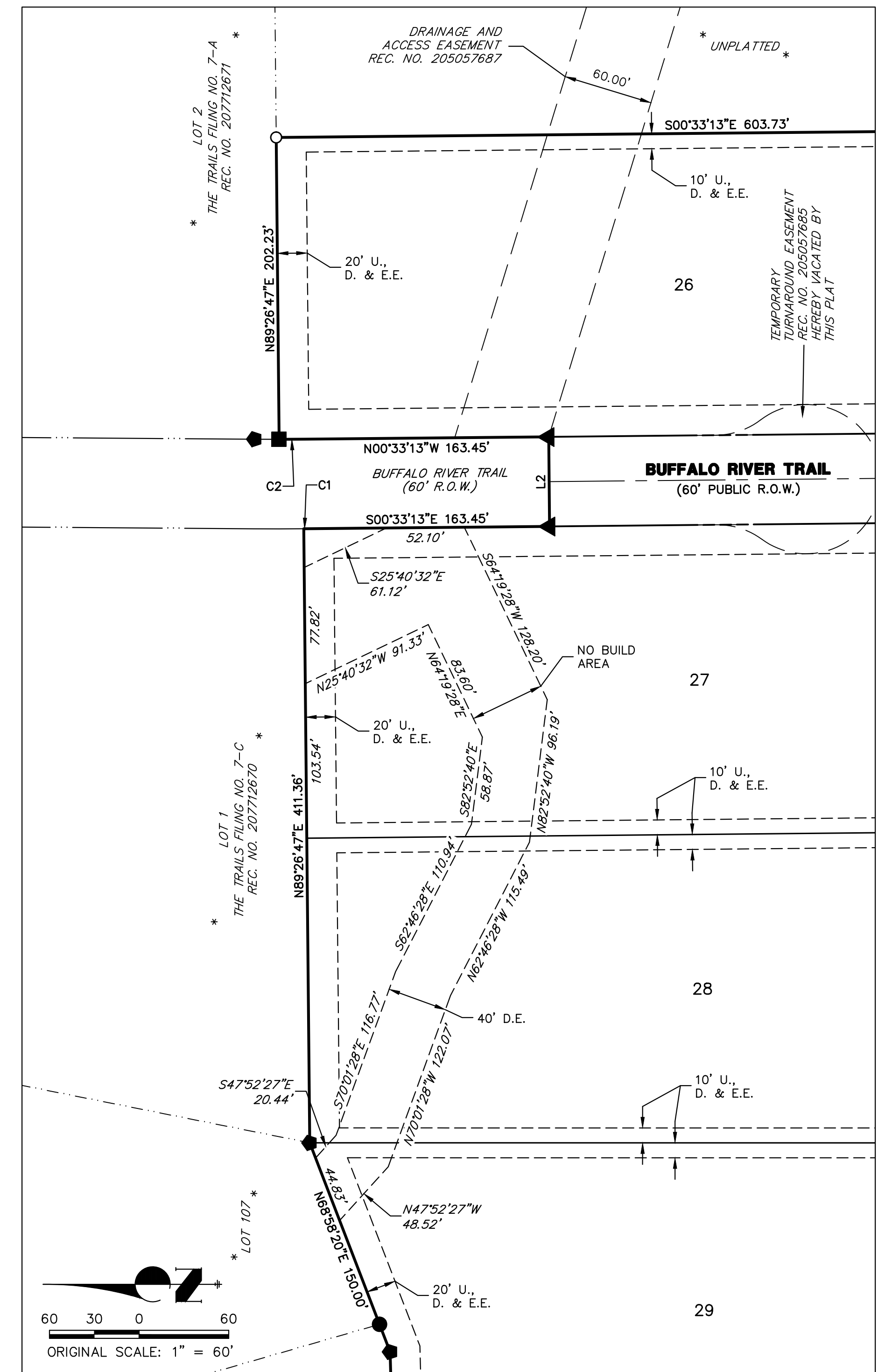
DETAIL A

LEGEND

○ SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND	(R) RADIAL BEARING
● RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED "LS 9646" FLUSH WITH GROUND	* NOT PART OF SURVEY
▲ RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 19625" 0.2' BELOW GROUND	U.E. UTILITY EASEMENT
● RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24964" FLUSH UNLESS OTHERWISE NOTED	P.I., U. & D.E. PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT
● RECOVERED #5 REBAR FLUSH WITH GROUND	D.E. DRAINAGE EASEMENT
▲ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19625" FLUSH UNLESS OTHERWISE NOTED	U., D. & E.E. UTILITY, DRAINAGE AND EQUESTRIAN EASEMENT
■ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19623" FLUSH WITH GROUND	———— PROPOSED SUBDIVISION LINE
SF SQUARE FEET	———— PROPOSED LOT LINE
AC ACRES	———— PROPOSED RIGHT-OF-WAY LINE
(####) ADDRESS	———— PROPOSED CENTERLINE
	----- PROPOSED EASEMENT
	- - - - - EXISTING PROPERTY LINE
	----- EXISTING RIGHT-OF-WAY LINE
	- - - - - EXISTING CENTERLINE
	----- EXISTING EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N78°38'24"E	41.08'
L15	S85°48'36"E	48.75'
L16	S29°03'02"E	56.76'
L17	S73°09'46"E	66.87'
L18	S52°54'20"E	29.59'
L19	S28°45'50"E	44.65'
L20	S13°34'31"E	45.91'
L21	S32°36'35"E	49.57'
L22	S20°33'36"E	15.50'
L23	S71°28'59"E	32.04'
L24	S67°13'43"E	42.34'
L25	S23°07'32"E	48.63'
L26	S75°36'33"E	60.83'
L27	N23°07'32"W	49.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N67°13'43"W	24.65'
L29	N71°28'59"W	49.60'
L30	N20°33'36"W	30.33'
L31	N32°36'35"W	52.05'
L32	N13°34'31"W	47.28'
L33	N28°45'50"W	30.76'
L34	N52°54'20"W	13.89'
L35	N73°09'46"W	75.93'
L36	N29°03'02"W	66.32'
L37	N47°55'52"W	69.17'
L38	N85°48'36"W	29.56'
L39	S78°38'24"W	37.86'
L40	S85°03'38"W	118.73'



DETAIL B

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