TRAILS END SUBDIVISION FILING NO. 1

A PORTION OF THE WEST ONE-HALF OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO

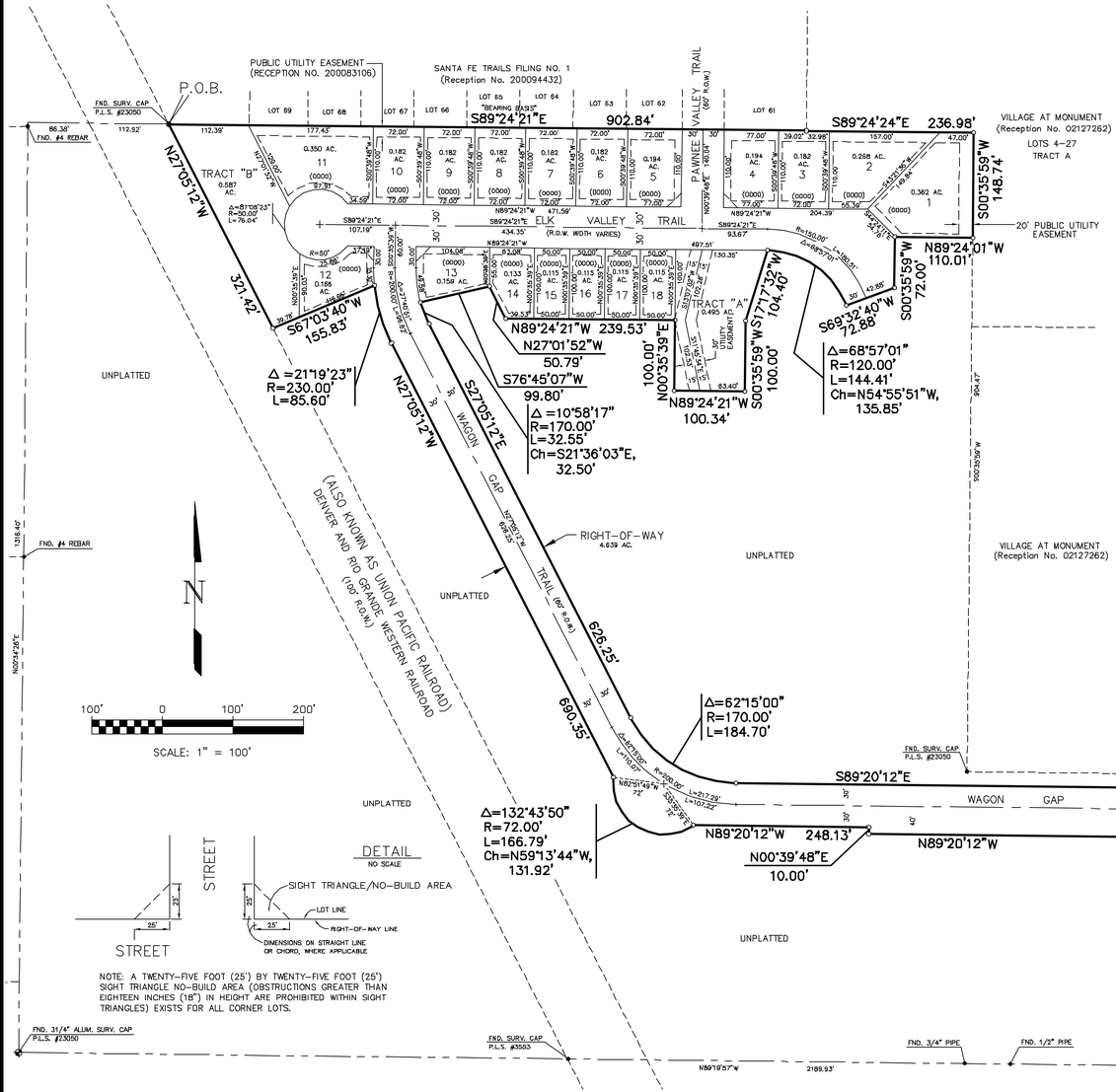
NOTES:

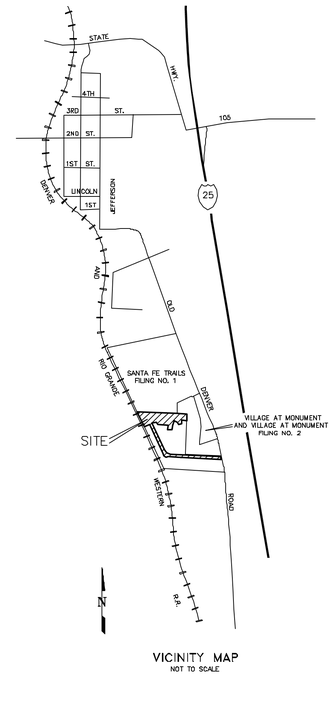
1. o – Indicates survey monument to be set with a #4 rebar with Surveyor's Cap, P.L.S. #20681.
   • – Indicates recovered survey monument as noted.
2. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by COMMONWEALTH LAND TITLE INSURANCE COMPANY, Commitment No. 405084 C-4 dated March 19, 2004 at 7:30 a.m.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0278 F, effective date, March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
4. EASEMENTS: Unless shown otherwise, both sides of all rear lot lines are hereby platted with a seven foot (7') easement for drainage purposes and public utilities only, and both sides of all side lot lines are hereby platted with a five foot (5') easement for public utilities only, and all front lot lines are hereby platted with a ten foot (10') easement for public utility and improvements (to include Pedestrian Easements) only, with the sole responsibility for maintenance being vested with the adjacent property owners. The perimeter boundary is hereby platted with a twenty foot (20') public utility easement where adjacent to platted subdivisions.
5. Tracts "A" and "B" are joint-use easements to be owned and maintained by the Homeowner's Association for purposes of pedestrian access and utilities.
6. All easements granted to Monument Sanitation District must be accessible at all times. Any easements created for this district cannot hinder access to easements with the installation of buildings, structures, fences or planting trees.
7. Water Demand/Allocation for FILING NO. 1: 18 single-family residential lots x 1/2 acre foot = 9 acre feet of water. Common Area irrigation allocation for FILING NO. 1 = 2 acre feet of water (1 acre foot additional irrigation allocation for Common Area may be made in future filings).
8. This FILING's ownership, Frances R. Labib, is not encumbered by a mortgagee or lein holder.
9. OWNER: Frances R. Labib
   810 San Bruno Place
   Colorado Springs, CO 80906

   DEVELOPER: FYEG, LLC, a Colorado Limited Liability Company
   318 N. Tejon
   Colorado Springs, CO 80903

FILING NO. 1 DATA

NUMBER OF LOTS:	18
AVERAGE LOT ACREAGE:	0.188
LARGEST LOT ACREAGE:	0.362
SMALLEST LOT ACREAGE:	0.115
RIGHT-OF-WAY ACREAGE:	4.639
ADDITIONAL RIGHT-OF-WAY ACREAGE:	0.035
TRACT "A" ACREAGE:	0.495
TRACT "B" ACREAGE:	0.587





NOTE: A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA (OBSTRUCTIONS GREATER THAN EIGHTEEN INCHES (18") IN HEIGHT ARE PROHIBITED WITHIN SIGHT TRIANGLES) EXISTS FOR ALL CORNER LOTS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that the undersigned, being the owners; mortgagees, and lienholders of certain lands in the Town of Monument, El Paso County, Colorado, being described as follows:

A tract of land being a portion of the West One-Half of Section 23, Township 11 South, Range 67 West of the 6th P.M., situate in the Town of Monument, El Paso County, Colorado, described as follows:

Beginning at the Southwest corner of SANTA FE TRAILS FILING NO. 1 (Reception No. 200094432, El Paso County, Colorado records) (all bearings in this description are relative to the Southerly line of said FILING, which bears S89°24'21"E "assumed"); thence S89°24'21"E along said FILING's Southerly line, 902.84 feet to the Southeast corner of said FILING, said corner also being the West Southwest corner of VILLAGE AT MONUMENT (Reception No. 02127262, said El Paso County records); thence S89°24'24"E along a Southerly line of said VILLAGE AT MONUMENT; 236.98 feet to an angle point of said VILLAGE AT MONUMENT; thence S00°35'59"Walong the Westerly line of said VILLAGE AT MONUMENT, 148.74 feet; thence N89°24'01"W, 110.01 feet; thence S00°35'59"W, 72.00 feet; thence S69°32'40"W, 72.88 feet; thence Northwesterly on a non-tangent curve to the left, said curve having a central angle of 68°57'01", a radius of 120.00 feet, an arc length of 144.41 feet (the chord to said curve bears N54°55'51"W, a distance of 135.85 feet); thence S71°17'32"W, 104.40 feet; thence S00°35'59"W, 100.00 feet; thence N89°24'21"W, 100.34 feet; thence N00°35'39"E, 100.00 feet; thence N89°24'21"W, 239.53 feet; thence N27°01'52"W, 50.79 feet; thence S76°45'07"W, 99.80 feet; thence Southeasterly on a non-tangent curve to the left, said curve having a central angle of 10°58'17", a radius of 170.00 feet, an arc length of 32.55 feet (the chord to said curve bears S21°36'03"E, a distance of 32.50 feet); thence S27°05'12"E, 626.25 feet; thence on a curve to the left, said curve having a central angle of 62°15'00", a radius of 170.00 feet, an arc length of 170.00 feet; thence S89°20'12"E, 1126.98 feet to a point on the Westerly right-of-way line of Old Denver Road (80' r.o.w.); thence S06°48'40"E along said Old Denver Road's Westerly right-of-way line, 60.51 feet; thence N89°20'12"W, 309.91 feet; thence S00°39'48"W, 10.00 feet; thence N89°20'12"W, 636.39 feet; thence N00°39'48"E, 10.00 feet; thence N89°20'12"W, 248.13 feet; thence Southwesterly on a non-tangent curve to the right, said curve having a central angle of 132°43'50", a radius of 72.00 feet, an arc length of 166.79 feet (the chord to said curve bear N59°13'44"W, a distance of 131.92 feet); thence N27°05'12"W, 690.35 feet; thence on a curve to the right, said curve having a central angle of 21°19'23", a radius of 230.00 feet, an arc length of 85.60 feet; thence S87°03'40"W, 155.83 feet to a point on the Northeasterly right-of-way line of the Denver and Rio Grande Western Railroad (also shown as the Union Pacific Railroad) (100' r.o.w.); thence N27°05'12"W along said Railroad's Northeasterly right-of-way line, 321.42 feet to the Point of Beginning;

Containing 9.133 acres, more or less.

The described tract of land as shown hereon is intended to be bounded on the East by the VILLAGE AT MONUMENT, bounded on the North by said VILLAGE AT MONUMENT and SANTA FE TRAILS FILING NO. 1 as coincident with the Northerly lines of tracts described at Reception No. 02127262 and Reception No. 200094432 of the records of said El Paso County, bounded on the South and West by by tracts of land to be described as said proposed TRAILS END SUBDIVISION FILING NO. 1(recording pending);

Have by these presents laid out, subdivided and platted the same into lots, tracts and easements as shown on this plat under the name of TRAILS END SUBDIVISION FILING NO. 1, and do hereby dedicate to the Town of Monument as public roads, the streets and roads shown on said plat, those being Elk Valley Trail, Timberview Trail and the additional right-of-way to Old Denver Highway. The undersigned further dedicate all utility easements and dedicate to the Town of Monument for public use all water and water rights, both tributary, non-tributary and not non-tributary, arising upon, flowing upon or under the property as described and hereon.

The undersigned hereby further dedicate to the public utilities the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility services within this subdivision or property contiguous thereto, under, along and across public roads as shown on this plat and also under, along and across all utility easements as shown hereon. The land comprising this subdivision are subject to certian covenants which are recorded in the records of the office of the El Paso County Clerk and Recorder with Reception No. _____.

This plat supersedes all previous and/or existing plats, including, but not limited to, the development plan as recorded this _____ day of _____,

20____ A.D. under Reception No. _____ of the records of the El Paso County Clerk and Recorder.

Executed this _____ day of _____, 20___

Owner: _____
Frances R. Labib

State of Colorado } SS
County of El Paso }

This foregoing dedication was acknowledged before me this ____ day of _____, 20___ by Frances R. Labib. Witness my hand and seal.

My commission expires _____.

_____
Notary Public

SURVEYOR CERTIFICATE

I, David V. Hostetler, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my direct supervision and the monuments shown hereon actually exist and this plat accurately represents said survey.

PRELIMINARY COPY
SUBJECT TO FINAL TOWN APPROVAL

_____ _____
David V. Hostetler Colorado P.L.S. No. 20681 Registered Professional Land Surveyor Date

PLANNING DEPARTMENT REVIEW

This plat was reviewed by the Town of Monument this day of _____ 20___.

_____
Planning Commission Chairmand bou

STREET MAINTENANCE

It is mutually inderstood and agreed by the Subdivider and the Town of Monument that the dedicated roads shown on this Plat will not be maintained by the Town until and unless the Subdivider constructe the streets and roads in accordance with the Subdivision Agreement, If any, and the Subdivision Regulations and other Ordinances of the Town of Monument in effect at the date of the recording of this Plat and the Approval of the Town has been issued to that effect.

TOWN APPROVAL

This plat is approved of filing and the town hereby accepts the dedications shown hereon and further accepts the dedication of the easements shown hereon for the purposes stated.

Town of Monument

Signed this ____ day of _____, 20___ By: _____ Attest: _____
Mayor Town Clerk

TITLE CERTIFICATE

I, an authorized representative of _____, a title Insurance company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgagees, and lienholders of the property are listed in the certificate of ownership and dedication. Signed this _____ day of _____, 20___

By: _____ as _____ of _____

State of Colorado } SS
County of El Paso }

This foregoing dedication was acknowledged before me this ____ day of _____ 20___ by _____ of _____

Witness my hand and seal. My commission expires _____.

_____
Notary Public

CIVIL ENGINEER'S STATEMENT:

I, _____, being a Registered Professional Engineer in the State of Colorado do hereby attest that all grading, utility and drainage improvements identified on this Final Plat have been designed and engineered in conformance with Town of Monument standards.

_____ Date _____

Colorado Registered Professional Engineer, License No. _____

RECORDERS CERTIFICATE

This plat was filed for recordation in the office of the County Clerk and Recorder of El Paso County at _____m., on the _____ day of _____, 20___, under Reception No. _____.

Fee _____

COUNTY CLERK AND RECORDER

By: _____
Deputy

LDC, Inc.
PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
3520 Austin Bluffs Parkway
Colorado Springs, CO 80918
(719) 528-6133 FAX (719) 528-6848

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	TOWN COMMENTS	RDG	07/08/04
2	STREET NAME	RDG	08/17/04

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.

FINAL PLAT
TRAILS END SUBDIMVISION FILING NO. 1

PROJECT NO. 03079	Drawn By: HEM	Date: 05/04/04
	Checked By:	Sheet: 1 of 1

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