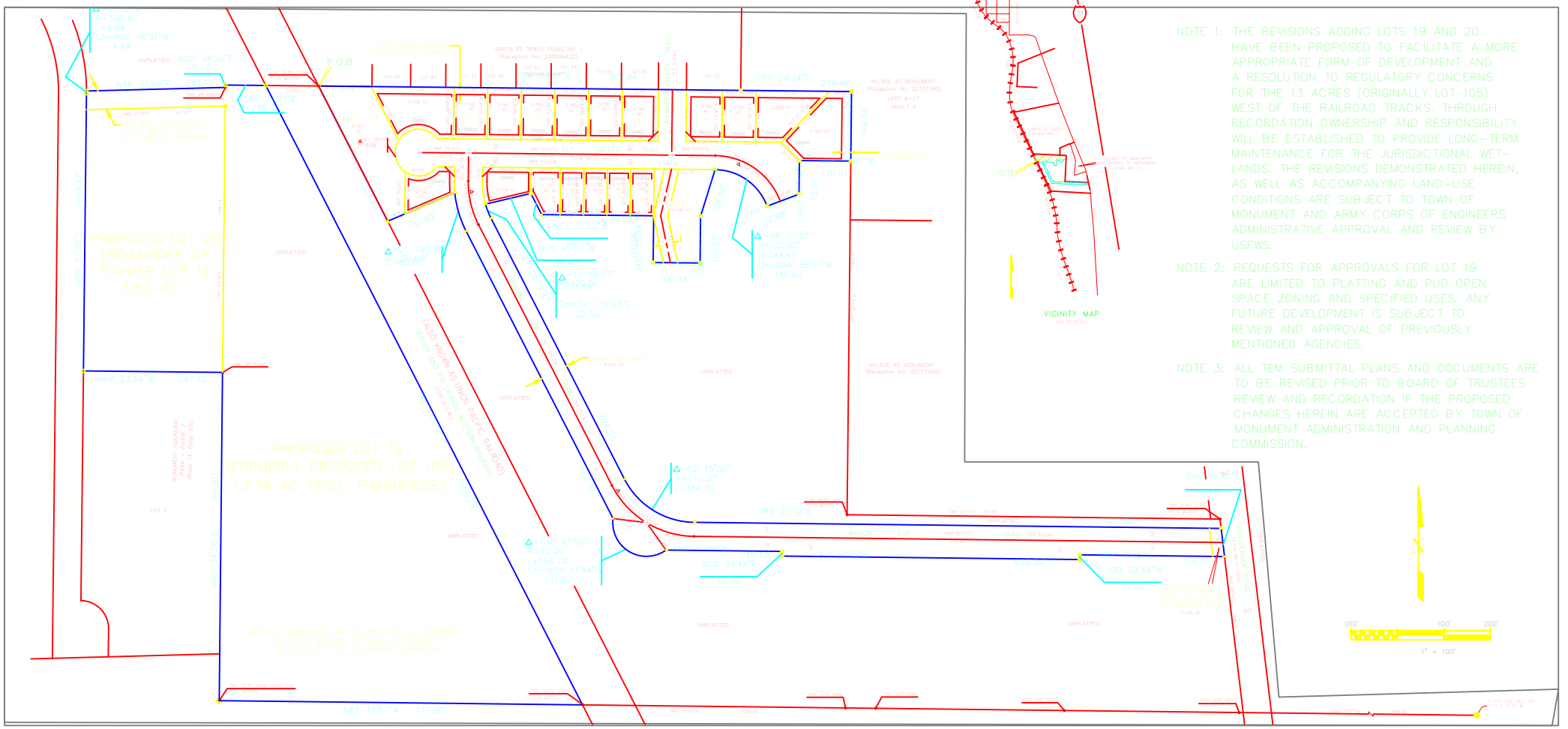
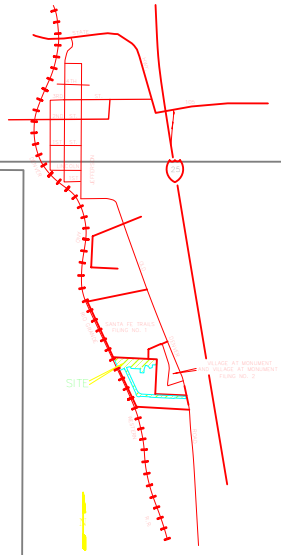
PROPOSED REVISED TRAILS END SUBDIVISION FILING NO. 1

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:





NOTE 1: THE REVISIONS ADDING LOTS 19 AND 20 HAVE BEEN PROPOSED TO FACILITATE A MORE APPROPRIATE FORM OF DEVELOPMENT AND A RESOLUTION TO REGULATORY CONCERNS FOR THE 13 ACRES (ORIGINALLY LOT 105) WEST OF THE RAILROAD TRACKS. THROUGH RECORDATION OWNERSHIP AND RESPONSIBILITY WILL BE ESTABLISHED TO PROVIDE LONG-TERM MAINTENANCE FOR THE JURISDICTIONAL WET-LANDS. THE REVISIONS DEMONSTRATED HEREIN, AS WELL AS ACCOMPANYING LAND-USE CONDITIONS ARE SUBJECT TO TOWN OF MONUMENT AND ARMY CORPS OF ENGINEERS ADMINISTRATIVE APPROVAL AND REVIEW BY USFWS.

NOTE 2: REQUESTS FOR APPROVALS FOR LOT 19 ARE LIMITED TO PLATTING AND PUD OPEN SPACE ZONING AND SPECIFIED USES. ANY FUTURE DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF PREVIOUSLY MENTIONED AGENCIES.

NOTE 3: ALL TEM SUBMITTAL PLANS AND DOCUMENTS ARE TO BE REVISED PRIOR TO BOARD OF TRUSTEES REVIEW AND RECORDATION IF THE PROPOSED CHANGES HEREIN ARE ACCEPTED BY TOWN OF MONUMENT ADMINISTRATION AND PLANNING COMMISSION.

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NO.	REVISION DESCRIPTION	BY	DATE
1	PER COMMENTS	RBT	07/26/04
2	PER'T NAME	RBT	08/17/04

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE WEST LINE OF THE SW1/4 OF SECTION 23, T11S, R67W, 6TH P.M., MONUMENTED AT THE SOUTH END BY A #6 REBAR AND 1" ALUMINUM CAP, PLS 17496, AND AT THE NORTH END BY A #6 REBAR AND 1" ALUMINUM CAP, PLS 17496, ASSUMED TO BEAR N00°39'48"E, A DISTANCE OF 2,649.61 FEET.

FINAL PLAT
TRAILS END SUBDIVISION FILING NO. 1

PROJECT NO: 03079 | DRAWN BY: TNDW | DATE: 05/05/04 | CHECKED BY: | SHEET: 1 OF 1