

Chuck Broerman
09/14/2022 10:53:29 AM
Doc \$0.00
Rec \$43.00

El Paso County, CO



4
Pages 222715013

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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4

Reception Fee	Number of Pages	File Number
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The Trails at Aspen Ridge Filing No. 3
Name of Plat

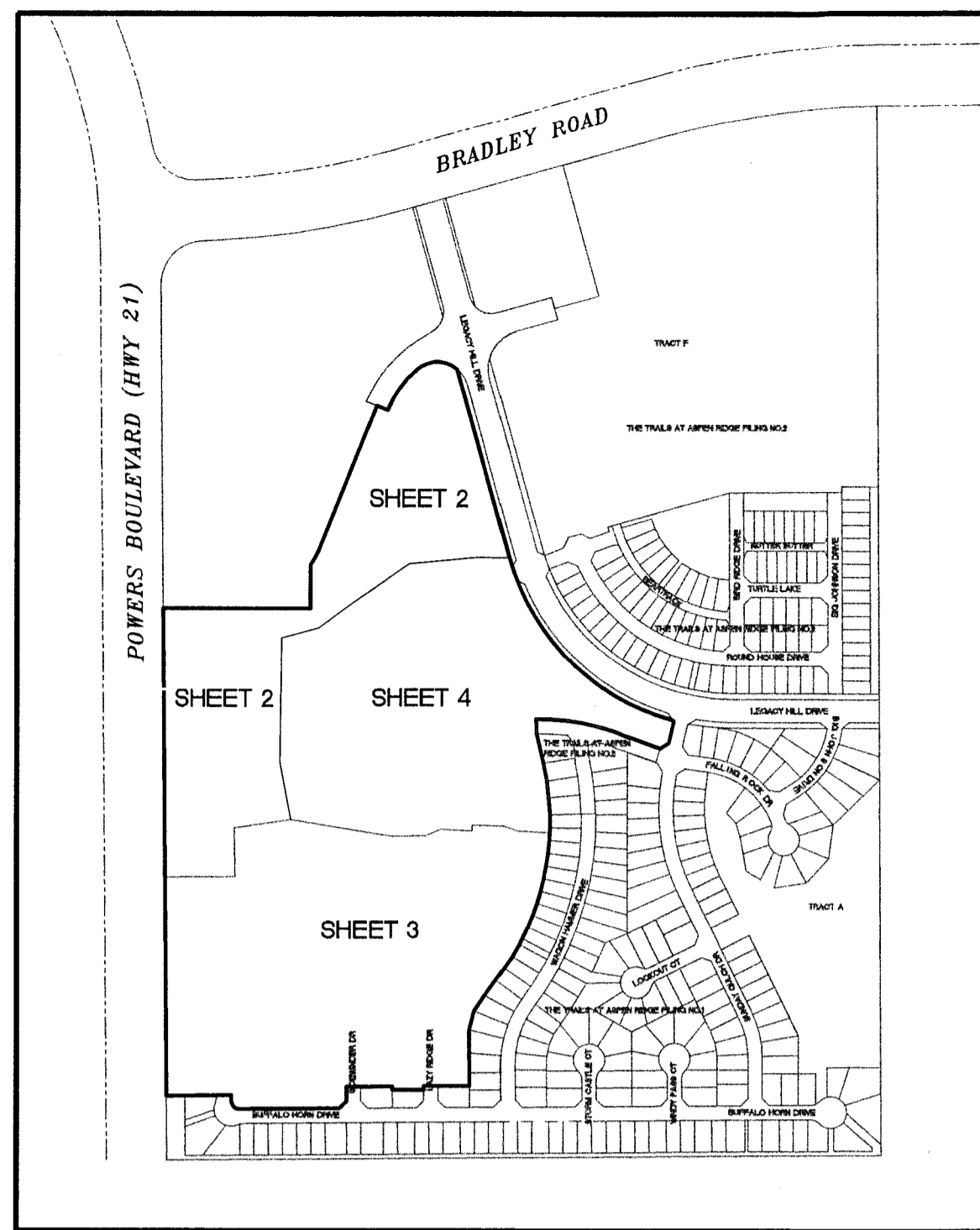
Waterview II Metropolitan District
Vira Land Ventures LP
Owner's Name

Subdivision

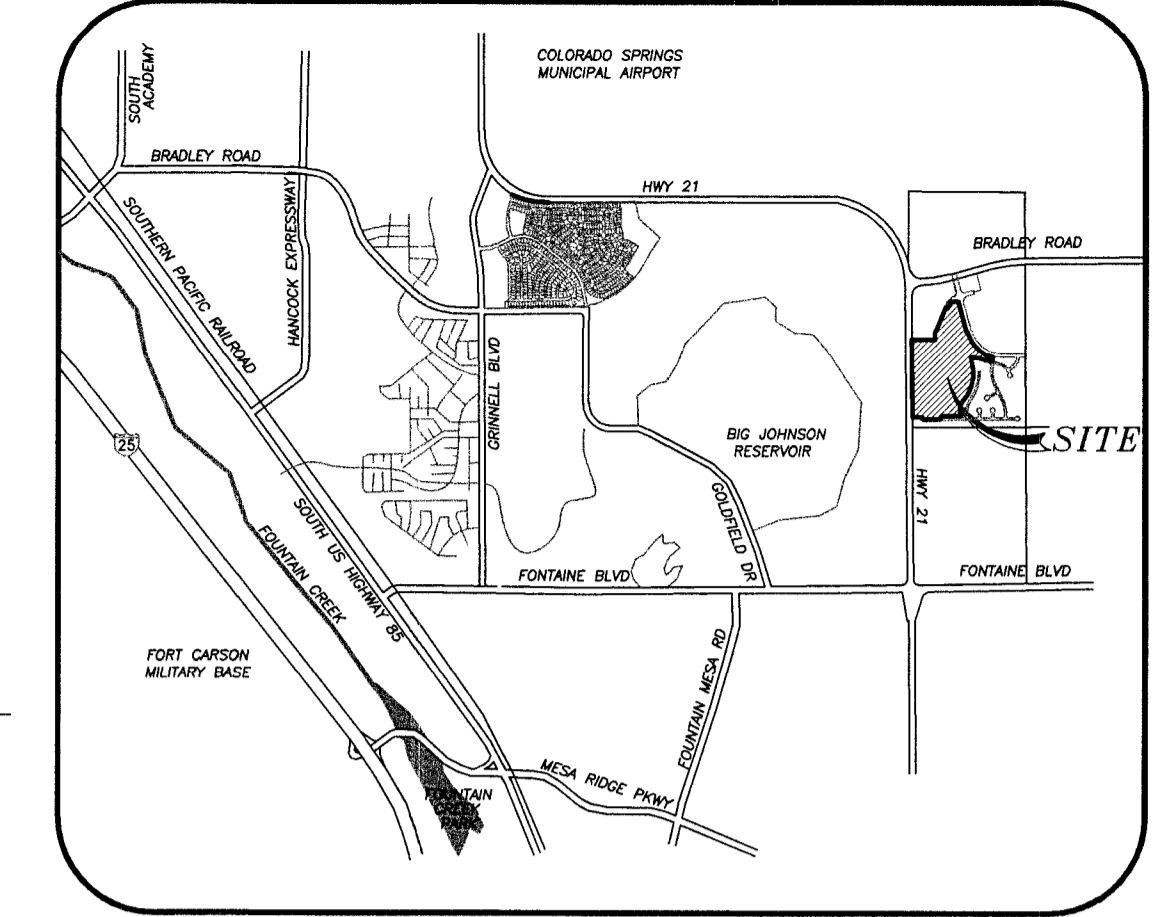
Condominium

THE TRAILS AT ASPEN RIDGE FILING NO.3

A SUBDIVISION OF TRACT G AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO.2 LOCATED IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO SHEET 1 OF 4



KEY MAP N.T.S.



VICINITY MAP N.T.S.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).

FLOOD PLAIN STATEMENT

ALL OF THE PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C0768 G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL FRONT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC UTILITY AND DRAINAGE EASEMENT AND A FIVE FEET PUBLIC IMPROVEMENT EASEMENT IN THE FIRST FIVE FEET ADJACENT TO ROAD RIGHT OF WAY. SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NO OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE. ALL EXTERIOR LIGHTING PLANS MUST BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.

NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.

TRACTS:

TRACTS A, B, C, D, E, F AND G ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT FOR THE PURPOSES OF OPEN SPACE, DRAINAGE, MAIL KIOSK, TRAILS, PARKS AND UTILITIES. OWNERSHIP BY WATERVIEW II METROPOLITAN DISTRICT WILL BE CONVEYED BY SEPARATE INSTRUMENT. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT MAY AUTHORIZE BUILDING PERMITS FOR STRUCTURES TO BE UTILIZED FOR THE ALLOWED USES LISTED PREVIOUSLY.

TRACT H IS TO BE OWNED AND MAINTAINED BY VIVA LAND VENTURES LP. FOR FUTURE DEVELOPMENT. NO BUILDING PERMITS MAY BE ISSUED WITHOUT A PLATTING ACTION AND THAT ALL IMPACT FEES ASSOCIATED WITH THESE TRACTS WILL BE PAID AT THE TIME OF REPLATTING.

TRACT A OF THIS PLAT IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED AT RECEPTION NO. 220111561 OF THE RECORDS OF EL PASO COUNTY. WATERVIEW II METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

NOTES:

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC... 2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS, AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY... 3. 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... 4. ALL LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS... 5. NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED... 6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER... 7. WIDEFIELD WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES... 8. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS... 9. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS... 10. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY... 11. REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD SCHOOL DISTRICT 3...

NOTES: (CONTINUED)

- 12. BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION... 13. THERE WILL BE NO DIRECT ACCESS TO HIGHWAY 21 AND LEGACY HILL DRIVE FROM ANY LOT OR TRACT... 14. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC... 15. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES... 16. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS... 17. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE... 18. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF NATURAL BRIDGE TRAIL... 19. NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT... 20. ANY OBJECT IN THE LINE OF SIGHT EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE... 21. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS... 22. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT... 23. THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PUD (PUDSP-191) RECEPTION NO. 221100760... 24. PERIMETER DRAINS AND SUMP PUMPS SHALL NOT DIRECTLY DISCHARGE ONTO PUBLIC RIGHT-OF-WAYS... 25. LOTS 1-198 ACREAGE: 22.553 TRACTS A-H ACREAGE: 30.373 PUBLIC STREETS ACREAGE: 2.079 TOTAL ACREAGE: 59.995

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...

Table with columns for FEES, DRAINAGE, SCHOOL, and amounts in dollars.

SURVEYOR'S CERTIFICATION:

I JAMES F. LENZ, 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 DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION...



JAMES F. LENZ PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, NO 34583 FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.

COUNTY CERTIFICATION:

THIS PLAT FOR "THE TRAILS AT ASPEN RIDGE FILING NO.3" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS 13th DAY OF SEPTEMBER 2022...

Signature of Steve Schleiker, County Assessor, dated 9/13/22.

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 14th DAY OF September 2022, AT 10:53 O'CLOCK (A.M./P.M.) AND WAS RECORDED AT RECEPTION NUMBER 22211503 OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

Signature of Deputy Clerk, Fee: 40, S.C. 3-

OWNER/DEVELOPER

VIVA LAND VENTURES LP 11427 ROJAS DRIVE EL PASO, TX 79936

ENGINEER

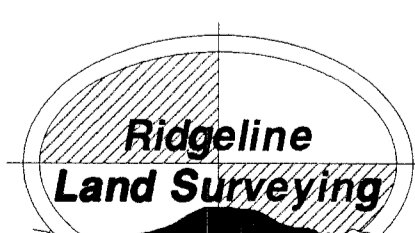
MATRIX 2435 RESEARCH PARKWAY COLORADO SPRINGS, CO 80920

SURVEYED

DECEMBER 2018

DATE OF PREPARATION

MAY 2021 8/20/21 - COUNTY COMMENTS



4345 BEVERLY STREET, UNIT C COLORADO SPRINGS, CO 80918 TEL: 719.258.2917

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT VIVA LAND VENTURES LP AND WATERVIEW II METROPOLITAN DISTRICT, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL OF TRACT G AND TRACT I, THE TRAILS AT ASPEN RIDGE FILING NO.2, RECORDED AT RECEPTION NO. 22174795 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

AREA OF TRACTS EQUAL 59.995 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO S, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE TRAILS AT ASPEN RIDGE FILING NO.3".

OWNER:

THE AFOREMENTIONED VIVA LAND VENTURES LP, A LIMITED PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT

THIS 25th DAY OF July, 2022, A.D. BY

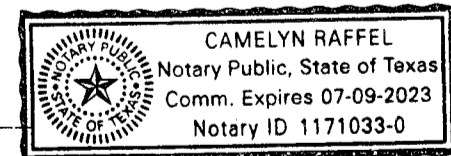
Signature of Gregg DiDonna, President Viva Land Ventures LP.

STATE OF TEXAS COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF July, 2022 A.D. BY GREGG DIDONNA, PRESIDENT VIVA LAND VENTURES LP

NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-09-2023



OWNER:

THE AFOREMENTIONED, WATERVIEW II METROPOLITAN DISTRICT, HAS EXECUTED THIS INSTRUMENT

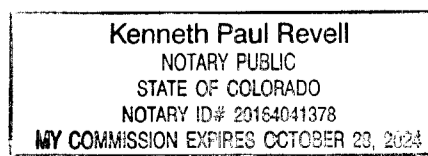
THIS 26th DAY OF July, 2022, A.D.

BY DOUG LITTLE, PRESIDENT

STATE OF COLORADO COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF July, 2022 BY DOUG LITTLE, PRESIDENT

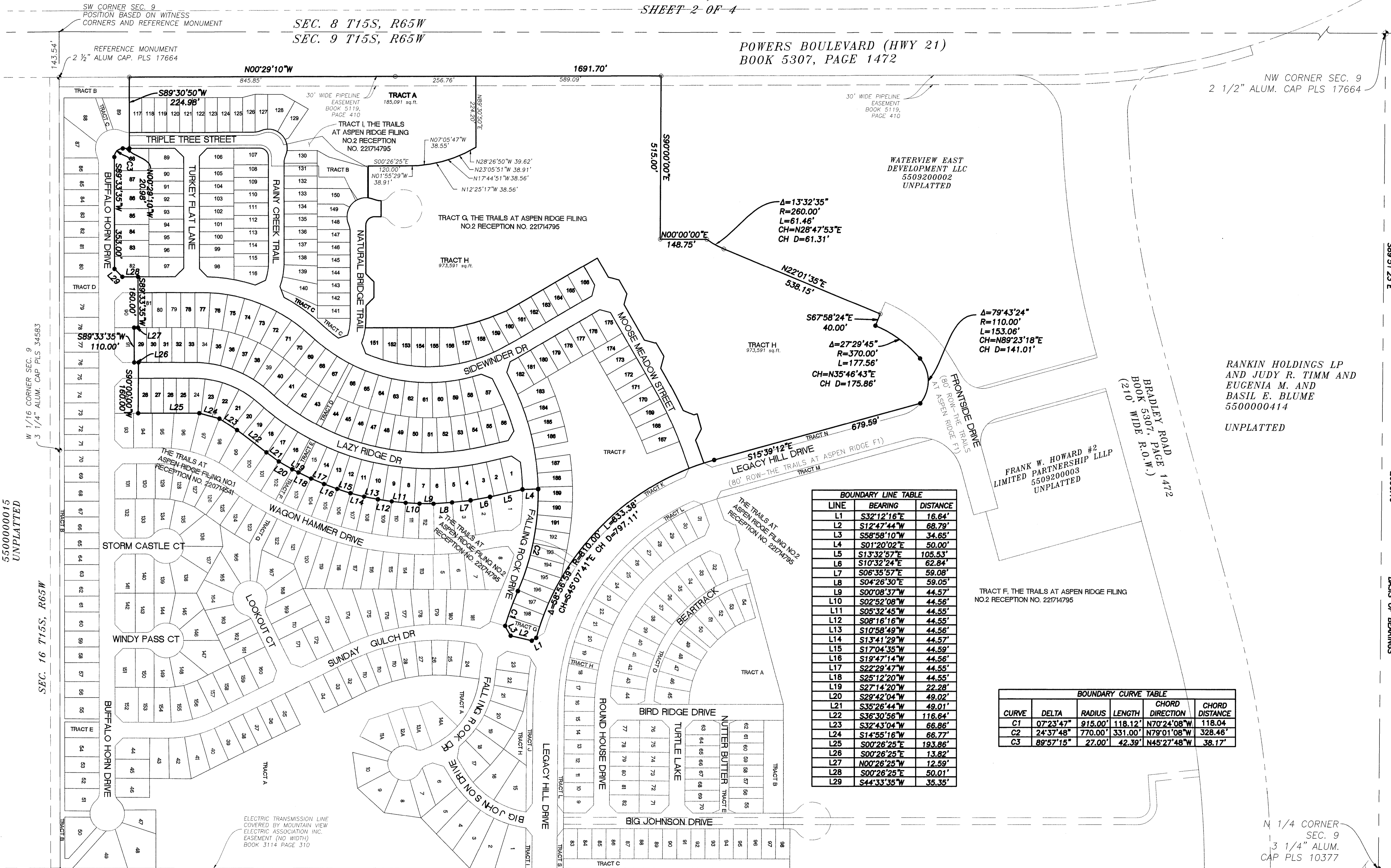
Signature of Kenneth Paul Revell, Notary Public.



MY COMMISSION EXPIRES: Oct 28, 2024

THE TRAILS AT ASPEN RIDGE FILING NO.3
 A SUBDIVISION OF A TRACT G AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO.2
 LOCATED IN THE WEST 1/2 OF SECTION 9,
 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 EL PASO COUNTY, COLORADO
 SHEET 2 OF 4

15013



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S32°12'16"E	16.64'
L2	S12°47'44"W	68.79'
L3	S58°58'10"W	34.65'
L4	S01°20'02"E	50.00'
L5	S13°32'57"E	105.53'
L6	S10°32'24"E	62.84'
L7	S06°35'57"E	59.08'
L8	S04°26'30"E	59.05'
L9	S00°08'37"W	44.57'
L10	S02°52'08"W	44.56'
L11	S05°32'45"W	44.55'
L12	S08°16'16"W	44.55'
L13	S10°58'49"W	44.56'
L14	S13°41'29"W	44.57'
L15	S17°04'35"W	44.59'
L16	S19°47'14"W	44.56'
L17	S22°29'47"W	44.55'
L18	S25°12'20"W	44.55'
L19	S27°14'20"W	22.28'
L20	S29°42'04"W	49.02'
L21	S35°26'44"W	49.01'
L22	S36°30'56"W	116.64'
L23	S32°43'04"W	66.86'
L24	S14°55'16"W	66.77'
L25	S00°26'25"E	193.86'
L26	S00°26'25"E	13.82'
L27	N00°26'25"W	12.59'
L28	S00°26'25"E	50.01'
L29	S44°33'35"W	35.35'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	DIRECTION	CHORD DISTANCE
C1	07°23'47"	915.00'	118.12'	N70°24'08"W		118.04'
C2	24°37'48"	770.00'	331.00'	N79°01'08"W		328.46'
C3	89°57'15"	27.00'	42.39'	N45°27'48"W		38.17'

STATE OF COLORADO
 550000015
 UNPLATTED

S 1/4 CORNER SECTION 9
 3 1/4" ALUM.
 CAP PLS 10377

MARKSHEFFEL-WOODMEN INVEST LLC
 5500000389 UNPLATTED

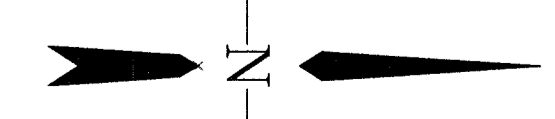
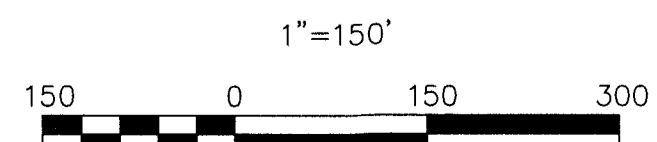
LINDSEY J CASE
 5500000388
 UNPLATTED

NORTH/SOUTH 1/4 LINE SEC. 9 T15S, R65W

UNPLATTED

MARKSHEFFEL-WOODMEN INVEST LLC
 5500000392

N 1/4 CORNER SECTION 9
 3 1/4" ALUM.
 CAP PLS 10377



Ridgeline Land Surveying
 4345 BEVERLY STREET, UNIT C
 COLORADO SPRINGS, CO 80918
 TEL: 719.238.2917
 DATE: 7/6/22
 SHEET 2 OF 4

THE TRAILS AT ASPEN RIDGE FILING NO.3

A SUBDIVISION OF TRACT G AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO.2 LOCATED IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

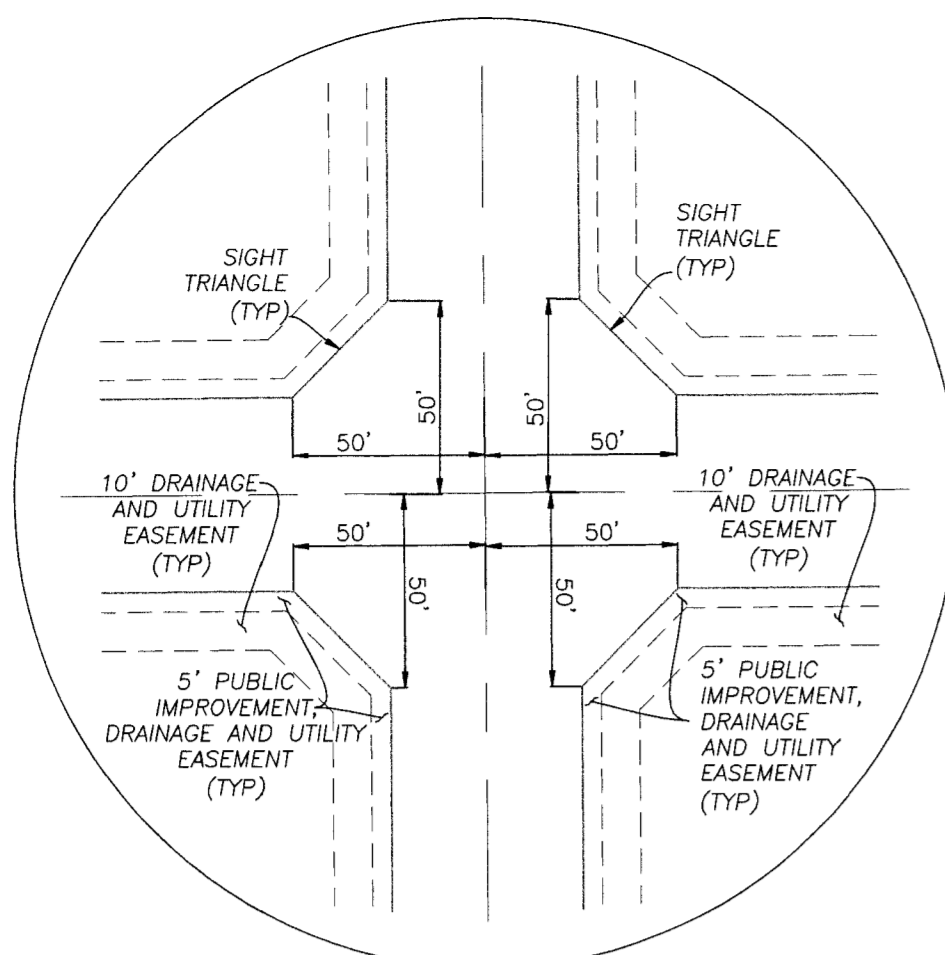
EL PASO COUNTY, COLORADO

SHEET 2

SHEET 3 OF 4

154 SHEET 4

SHEET 4

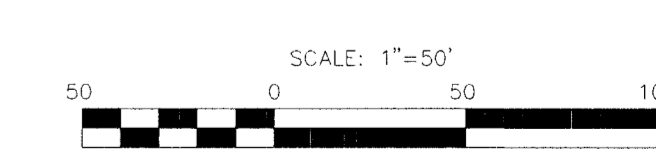


INTERSECTION DETAIL FOR STANDARD 50'X50' PUBLIC



LEGEND

- ⬇ PLSS CORNER
- ⊙ FND #4 PIN AND YELLOW CAP PLS 34583 (UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- SWSD SECURITY WATER & SANITATION DISTRICT EXISTING EASEMENT
- - - PROPOSED EASEMENT
- EXISTING ROW
- - - PROPOSED ROW



STREETS
ALL STREETS SHOWN HEREON ARE DEDICATED TO EL PASO COUNTY FOR PUBLIC USE.

Ridgeline Land Surveying
4345 BEVERLY STREET, UNIT C
COLORADO SPRINGS, CO 80918
TEL: 719.338.2917
DATE: 7/6/22
SHEET 3 OF 4

THE TRAILS AT ASPEN RIDGE FILING NO.3

A SUBDIVISION OF TRACT C AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO.2 LOCATED IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

EL PASO COUNTY, COLORADO

SHEET 4 OF 4

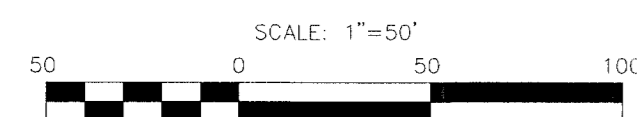
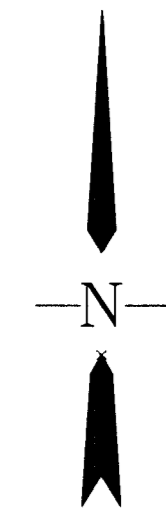
15013

LEGEND

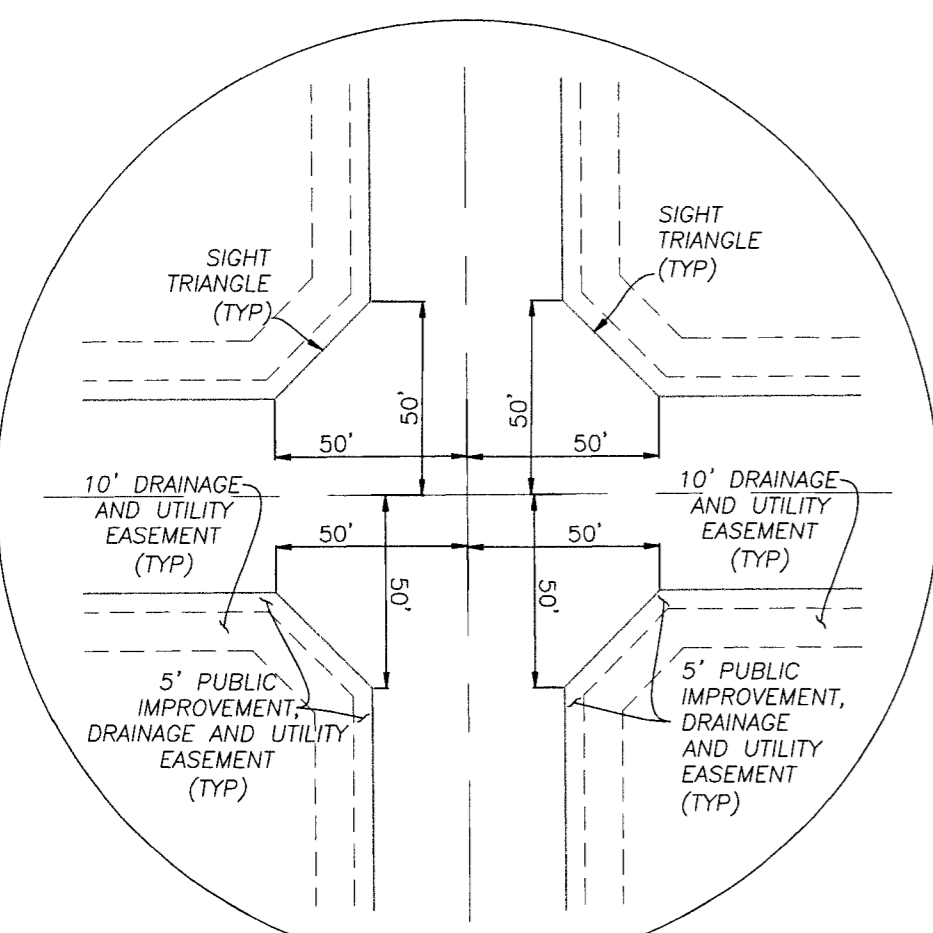
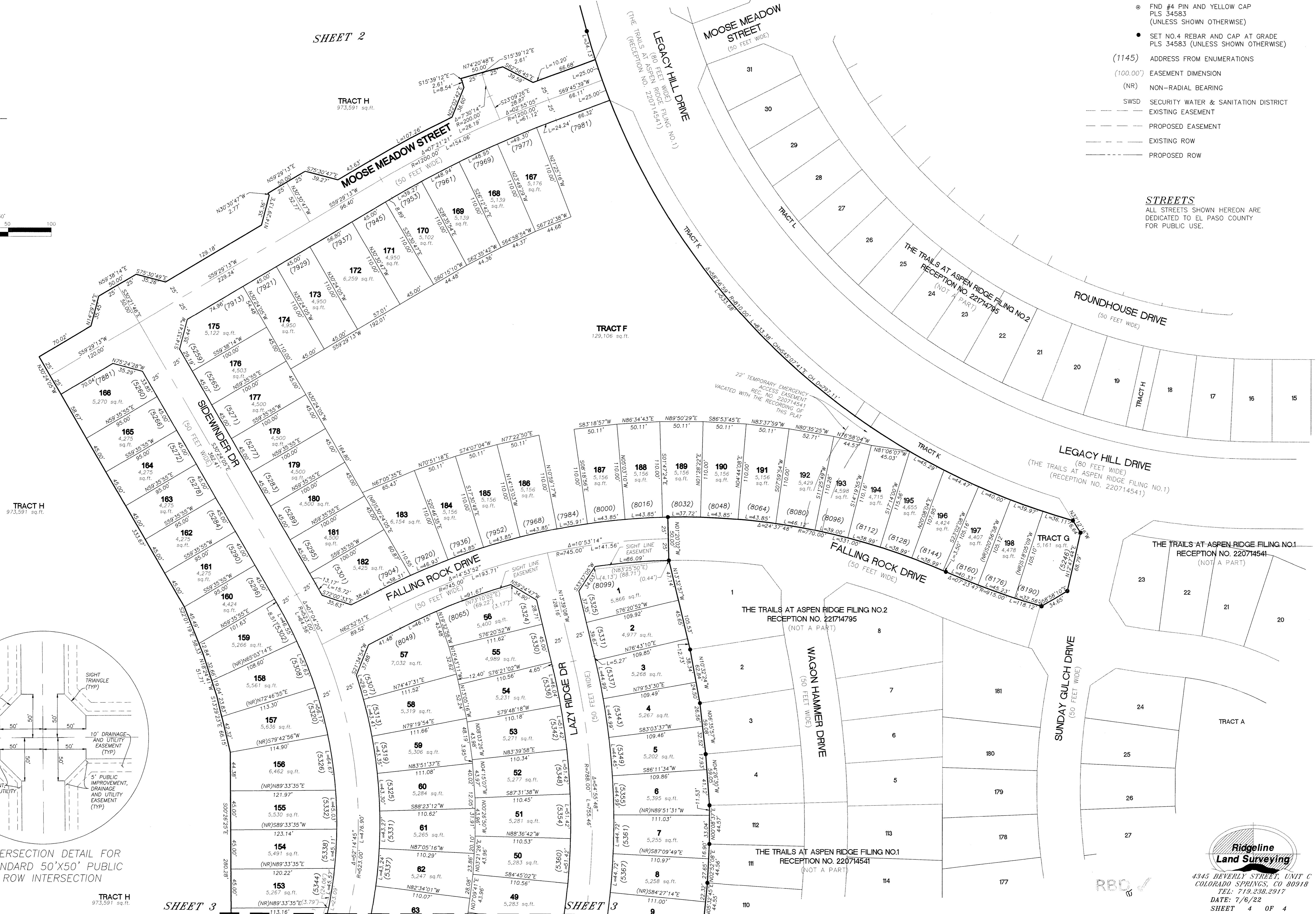
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(UNLESS SHOWN OTHERWISE)
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- SWSD SECURITY WATER & SANITATION DISTRICT
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- - - - - EXISTING ROW
- - - - - PROPOSED ROW

STREETS

ALL STREETS SHOWN HEREON ARE DEDICATED TO EL PASO COUNTY FOR PUBLIC USE.



SHEET 2

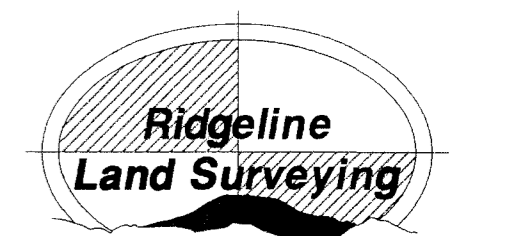


INTERSECTION DETAIL FOR STANDARD 50'X50' PUBLIC ROW INTERSECTION

TRACT H
973,591 sq.ft.

SHEET 3

SHEET 3



4345 BEVERLY STREET, UNIT C
COLORADO SPRINGS, CO 80918
TEL: 719.238.2917
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SHEET 4 OF 4