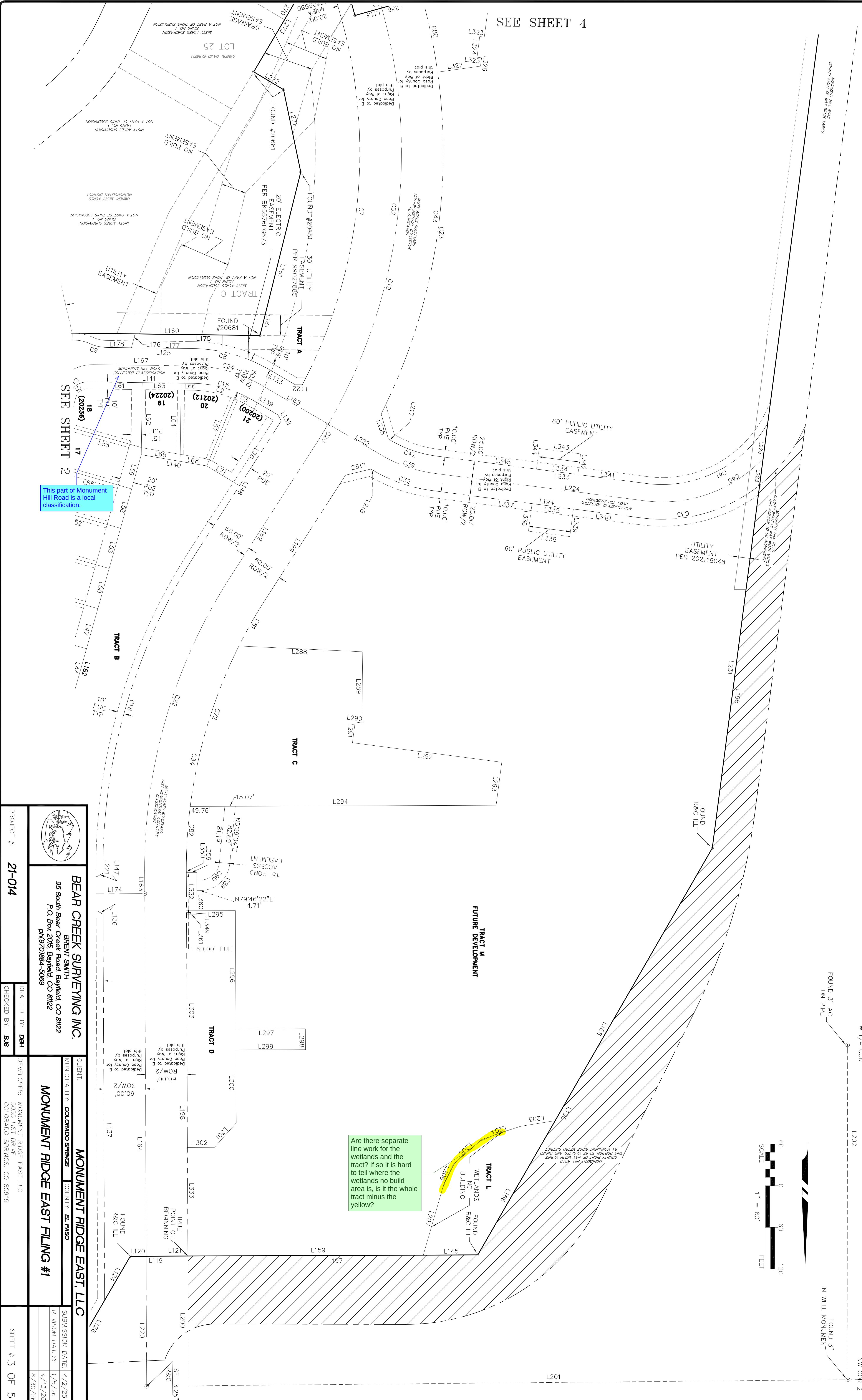
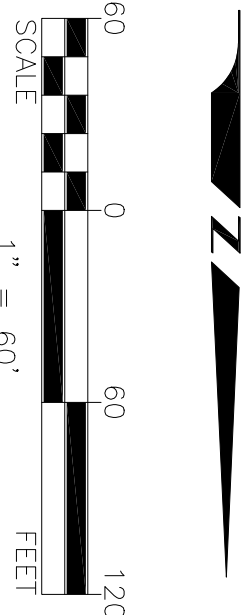


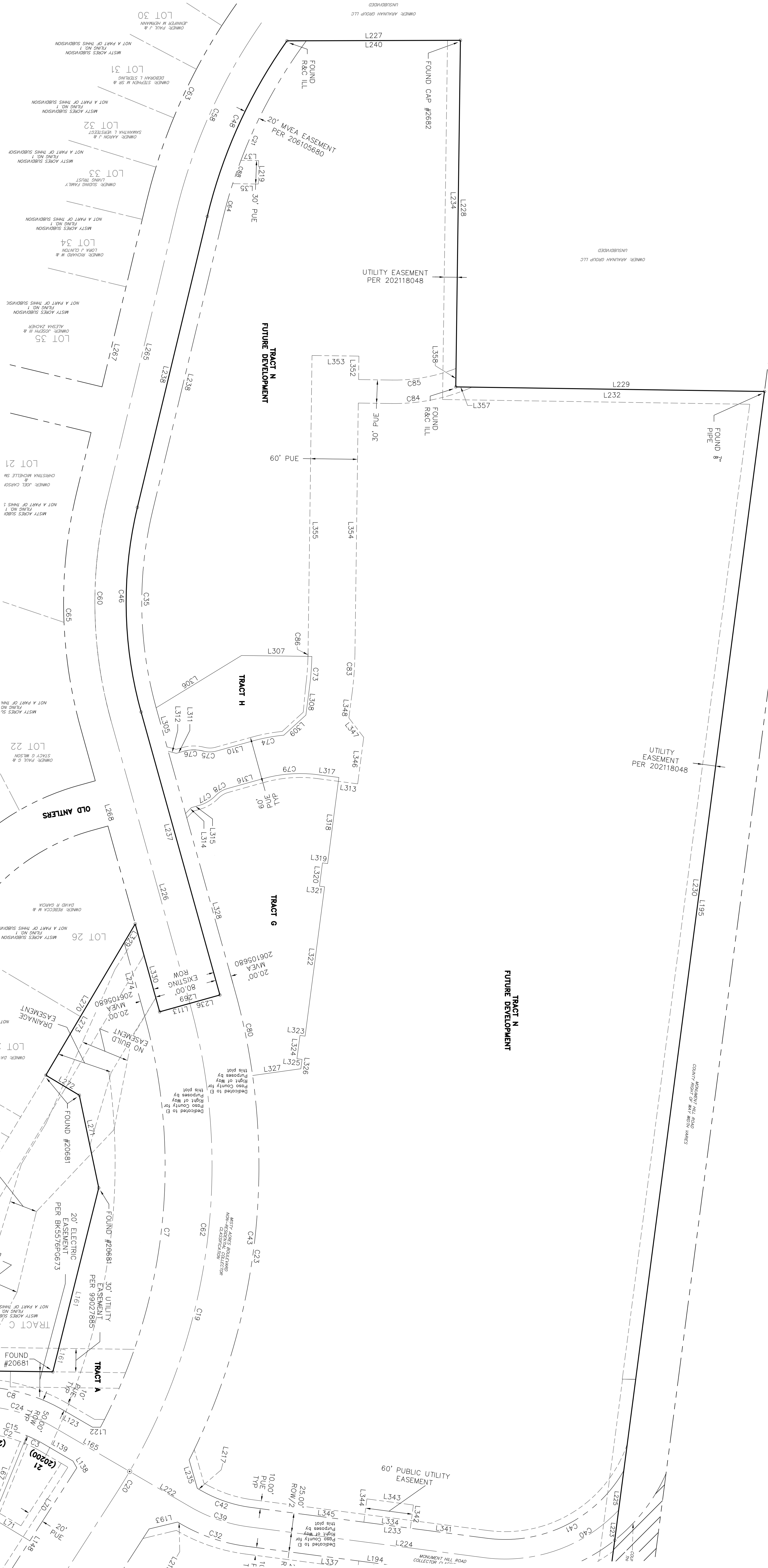
MONUMENT RIDGE EAST FILING #1
LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
EL PASO COUNTY, COLORADO



SEE SHEET 4

		BEAR CREEK SURVEYING INC. BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 81122 P.O. Box 2015, Bayfield, CO 81122 ph(970)884-5089		CLIENT: MONUMENT RIDGE EAST, LLC		SUBMISSION DATE: 4/2/25	
				MUNICIPALITY: COLORADO SPRINGS COUNTY: EL PASO		REVISION DATES: 1/5/26 4/13/26 6/30/26	
				MONUMENT RIDGE EAST FILING #1			
PROJECT #:		21-014		DEVELOPER: MONUMENT RIDGE EAST LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919		SHEET # 3 OF 5	
		DRAFTED BY: DBH					
		CHECKED BY: BAS					

LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
EL PASO COUNTY, COLORADO



	BEAR CREEK SURVEYING INC. BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 81222 P.O. Box 2015, Bayfield, CO 81222 ph(970)884-5069		CLIENT: MONUMENT RIDGE EAST, LLC	
	MUNICIPALITY: COLORADO SPRINGS		COUNTY: EL PASO	
	MONUMENT RIDGE EAST FILING #1			
	SUBMISSION DATE: 4/2/25		REMISION DATES: 1/5/26 4/13/26 6/30/26	
PROJECT #: 21-014	DRAFTED BY: DBH		DEVELOPER: MONUMENT RIDGE EAST LLC 5055 LUST DRIVE COLORADO SPRINGS, CO 80919	
CHECKED BY: BJS		SHEET # 4 OF 5		

MONUMENT RIDGE EAST FILING #1
LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
EL PASO COUNTY, COLORADO

Line Table		
Line #	Length	Direction
L1	123.00	N74°13'43"W
L2	60.00	N15°46'17"E
L3	123.00	N74°13'43"W
L4	60.00	S15°46'17"W
L5	60.00	S15°46'17"W
L6	123.00	N74°13'43"W
L7	60.00	N15°46'17"E
L8	60.00	S15°46'17"W
L9	123.00	N74°13'43"W
L10	60.00	N15°46'17"E
L11	60.00	S15°46'17"W
L12	123.00	N74°13'43"W
L13	60.00	N15°46'17"E
L14	36.77	S60°46'17"W
L15	123.00	N74°13'43"W
L16	60.00	N15°46'17"E
L17	60.00	S15°46'17"W
L18	2.10	S15°46'17"W
L19	65.00	N15°46'17"E
L20	39.00	S15°46'17"W

Line Table		
Line #	Length	Direction
L21	97.00	N74°13'43"W
L22	37.64	S74°13'43"E
L23	39.00	N74°13'43"W
L24	123.00	N74°13'43"W
L25	65.00	S15°46'17"W
L26	123.00	S74°13'43"E
L27	50.00	S15°46'17"W
L28	123.00	N74°13'43"W
L29	50.00	S15°46'17"W
L30	50.00	S15°46'17"W
L31	123.00	N74°13'43"W
L32	50.00	S15°46'17"W
L33	118.00	S74°13'43"E
L34	123.00	N74°13'43"W
L35	32.78	N89°14'03"W
L36	50.00	S15°46'17"W
L37	22.70	N89°14'03"W
L38	50.00	S15°46'17"W
L39	50.00	S15°46'17"W
L40	123.00	N74°13'43"W

Line Table		
Line #	Length	Direction
L41	50.00	S15°46'17"W
L42	60.00	S15°46'17"W
L43	123.00	N74°13'43"W
L44	60.00	S15°46'17"W
L45	60.00	S15°46'17"W
L46	123.00	N74°13'43"W
L47	60.00	S15°46'17"W
L48	50.00	S15°46'17"W
L49	123.00	N74°13'43"W
L50	60.00	S15°46'17"W
L51	60.00	S15°46'17"W
L52	123.00	N74°13'43"W
L53	60.00	S15°46'17"W
L54	60.00	S15°46'17"W
L55	123.00	N74°13'43"W
L56	60.00	S15°46'17"W
L57	60.00	S15°46'17"W
L58	120.31	N74°13'43"W
L59	51.20	S15°46'17"W
L60	43.58	S15°46'17"W

Line Table		
Line #	Length	Direction
L61	78.82	N89°15'42"W
L62	103.64	S00°44'18"W
L63	56.00	N89°15'42"W
L64	112.51	S00°44'18"W
L65	56.70	N80°15'54"W
L66	16.26	N89°15'42"W
L67	114.40	N22°10'11"E
L68	38.88	N80°15'54"W
L69	109.09	S32°47'55"W
L70	109.09	S32°47'55"W
L71	54.97	N59°45'56"W
L72	64.34	S15°46'17"W
L73	150.00	N74°13'43"W
L74	101.00	S15°46'17"W
L75	141.07	N74°13'43"W
L76	100.00	S15°46'17"E
L77	150.00	N74°13'43"W
L78	100.00	S15°46'17"W
L79	100.00	S15°46'17"W
L80	150.00	N74°13'43"W
L81	100.00	S15°46'17"W

Line Table		
Line #	Length	Direction
L82	100.00	N15°46'17"E
L83	150.00	N74°13'43"W
L84	100.00	S15°46'17"W
L85	100.00	N15°46'17"E
L86	150.00	N74°13'43"W
L87	100.00	S15°46'17"W
L88	100.00	N15°46'17"E
L89	150.00	N74°13'43"W
L90	100.00	S15°46'17"W
L91	100.00	N15°46'17"E
L92	150.00	N74°13'43"W
L93	100.00	S15°46'17"W
L94	100.00	N15°46'17"E
L95	150.00	N74°13'43"W
L96	100.00	S15°46'17"E
L97	100.00	N15°46'17"E
L98	150.00	N74°13'43"W
L99	100.00	S15°46'17"W
L100	100.00	N15°46'17"E
L101	150.00	N74°13'43"W

Line Table		
Line #	Length	Direction
L102	100.00	S15°46'17"W
L103	100.00	N15°46'17"E
L104	150.00	N74°13'43"W
L105	100.00	S15°46'17"W
L106	75.33	N15°46'17"E
L107	156.10	S15°46'17"W
L108	100.00	S15°46'17"E
L109	49.14	S74°13'43"E
L110	113.84	N00°17'58"W
L111	235.94	S89°18'35"E
L112	124.68	S00°41'56"W
L113	57.11	N89°18'35"W
L114	100.01	N00°17'58"W
L115	100.01	N00°17'58"W
L116	237.66	S89°18'35"E
L117	100.00	N15°46'17"E
L118	10.81	N00°17'58"W
L119	82.81	N89°46'22"E
L120	42.81	N89°46'22"E
L121	40.00	N89°46'22"E

Line Table		
Line #	Length	Direction
L122	10.20	N89°45'36"W
L123	42.57	N59°45'36"W
L124	73.35	S30°14'22"W
L125	78.44	S89°46'22"W
L126	180.19	N30°14'22"E
L127	3.15	N89°18'35"E
L128	104.86	N89°42'21"E
L129	1139.66	S15°46'17"W
L130	10.26	S14°32'38"W
L131	74.92	N89°42'21"E
L132	36.710	N15°46'17"E
L133	153.07	S74°13'43"E
L134	36.77	S29°3'43"E
L135	26.84	N89°46'22"E
L136	9.15	S60°13'38"E
L137	555.27	S00°13'38"E
L138	10.02	S29°45'36"E
L139	97.59	N87°52'04"E
L140	95.58	N80°15'47"W
L141	151.08	S89°15'42"E

Line Table		
Line #	Length	Direction
L142	170.41	S89°46'22"W
L143	688.58	N15°46'17"E
L144	153.07	N74°13'43"W
L145	78.44	S89°46'22"W
L146	26.86	S89°46'22"W
L147	9.02	S59°46'22"W
L148	226.03	S32°47'52"W
L149	106.84	S30°14'22"W
L150	229.32	S89°36'57"W
L151	11.00	S00°19'21"E
L152	182.88	S89°17'54"E
L153	87.26	S89°40'12"E
L154	154.53	S88°20'01"E
L155	25.01	N00°41'56"E
L156	249.69	S00°41'56"W
L157	129.42	S89°50'30"W
L158	1267.84	S15°46'00"W
L159	338.65	S89°46'22"W
L160	487.45	N89°15'42"W
L161	242.35	S14°00'25"W

Line Table		
Line #	Length	Direction
L162	226.03	N32°47'55"E
L163	32.94	N00°13'58"W
L164	521.63	N00°13'58"W
L165	112.03	N59°45'36"W
L166	222.86	S29°5'52"W
L167	6.12	S37°14'33"W
L168	452.49	S23°5'52"W
L169	685.14	S15°46'17"W
L170	472.34	S15°46'17"W
L171	30.00	S74°13'43"E
L172	178.07	N74°13'43"W
L173	176.07	N89°15'42"W
L174	94.77	S89°46'22"W
L175	175.64	N89°15'42"W
L176	20.63	S14°55'33"W
L177	88.49	N89°15'42"W
L178	35.34	S89°15'42"E
L179	307.81	S89°15'42"E
L180	1201.00	S15°46'17"W

Line Table		
Line #	Length	Direction
L182	615.00	N15°46'17"E
L183	30.07	N74°13'43"W
L184	30.07	S74°13'43"E
L185	405.53	N15°46'17"E
L186	40.03	S00°17'36"E
L187	6.12	S37°14'33"E
L188	135.79	S40°13'2"E
L189	41.27	N89°30'17"E
L190	128.71	S14°32'38"W
L192	184.63	S00°17'38"E
L193	37.52	N76°25'11"E
L194	304.44	N82°33'30"W
L195	2007.56	S07°25'58"W
L196	675.33	S29°37'52"W
L197	417.09	S89°46'22"W
L198	54.56	N00°13'58"W
L199	212.31	N32°47'55"E
L200	186.22	S00°13'38"E
L201	1918.34	N89°46'22"E
L202	2767.12	S00°06'21"E

Line Table		
Line #	Length	Direction
L203	51.51	N80°46'55"E
L204	58.00	N70°58'50"E
L205	54.19	N48°50'40"E
L206	31.00	N25°41'18"E
L207	106.67	N16°08'28"E
L208	23.77	S74°13'43"E
L209	62.11	N38°16'17"E
L210	66.41	N21°35'09"W
L211	37.36	N21°35'09"W
L212	63.28	N21°35'09"W
L213	14.98	N15°44'13"E
L214	35.06	N15°46'17"E
L215	17.88	N38°16'17"E
L216	21.86	N89°35'17"E
L217	4.37	S40°14'24"E
L218	4.37	S40°14'24"E
L219	30.00	N00°45'57"E
L220	187.09	S00°13'38"E
L221	3.43	S00°13'38"E

Line Table		
Line #	Length	Direction
L222	30.00	N59°45'36"W
L223	38.61	S07°25'58"W
L224	304.44	N82°33'30"W
L225	50.94	S07°25'58"W
L226	375.61	S15°34'31"E
L227	221.85	N89°49'59"E
L228	4451.4	S00°45'57"W
L229	394.96	S89°08'55"E
L230	1391.30	S07°25'58"W
L231	526.51	S07°25'58"W
L232	374.09	S89°08'55"E
L233	304.44	N82°33'30"W
L234	419.53	S00°45'57"W
L235	37.60	N16°03'49"W
L236	40.00	S74°25'29"W
L237	375.61	N15°34'31"W
L238	382.56	N13°50'52"E
L239	50.00	N15°46'17"E
L240	197.07	S89°49'59"W

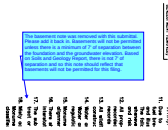
Line Table		
Line #	Length	Direction
L241	382.56	N13°30'52"E
L242	382.56	N13°30'52"E
L243	304.44	N15°34'31"W
L244	259.01	N15°34'31"W
L245	80.00	N74°25'28"E
L246	242.64	N30°35'19"E
L247	121.06	N11°49'44"W
L248	49.90	N59°09'28"W
L249	196.92	N30°35'19"E
L250	97.39	S15°34'31"E
L251	8.12	S68°53'19"W
L252	88.91	S89°46'22"W
L253	39.92	N00°23'03"W
L254	98.48	N04°35'38"E
L255	42.88	N25°35'07"E
L256	121.40	N10°23'26"E
L257	91.24	N02°07'51"W
L258	55.69	N08°54'13"E
L259	121.32	N09°03'22"W
L260	47.80	N74°13'43"W
L261	97.76	N15°46'17"E

Line Table		
Line #	Length	Direction
L262	138.59	S15°46'17"W
L263	115.58	N74°13'43"W
L264	177.66	S87°18'57"E
L265	102.61	S00°41'04"E
L266	11.59	S82°33'30"E
L267	30.00	N07°26'30"E
L268	216.59	N82°33'30"W
L269	62.40	N07°26'30"E
L270	24.90	N82°32'30"W
L271	97.39	S15°34'31"E
L272	440.05	S89°46'22"W
L273	70.39	S89°46'22"W
L274	8.12	S68°53'19"W
L275	9.96	N74°25'29"E
L276	170.40	S00°13'38"E
L277	100.00	N89°46'22"E
L278	39.92	N00°23'03"W
L279	98.48	N04°35'38"E
L280	100.00	S89°46'22"W
L281	105.00	S00°13'38"E
L282	47.08	S41°44'54"W
L283	38.91	S89°46'22"W
L284	335.40	N00°13'58"W
L285	82.59	N15°34'31"W
L286	57.72	N15°34'31"W

Line Table	
Line #	Length
L306	128.10 S5
L307	90.00 N8
L308	35.71 S0
L309	38.18 S4
L310	48.22 S7
L311	9.96 S7
L312	10.59 N7
L313	24.90 N8
L314	10.59 N4
L315	9.96 N7
L316	48.22 N7
L317	27.18 S8
L318	111.00 S0
L319	6.61 S8
L320	30.00 S0
L321	6.61 S8
L322	192.50 S0
L323	6.60 N8
L324	30.00 S0
L325	6.60 S8

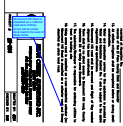
V5_Final Plat Drawings.pdf Markup Summary

Callout (6)



Subject: Callout
Page Label: 1
Author: Joseph Sandstrom
Date: 8/10/2026 2:05:00 PM
Status:
Color: ■
Layer:
Space:

The basement note was removed with this submittal. Please add it back in. Basements will not be permitted unless there is a minimum of 7' of separation between the foundation and the groundwater elevation. Based on Soils and Geology Report, there is not 7' of separation and so this note should reflect that basements will not be permitted for this filing.



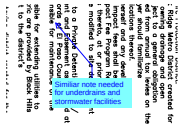
Subject: Callout
Page Label: 1
Author: Joseph Sandstrom
Date: 8/10/2026 3:32:25 PM
Status:
Color: ■
Layer:
Space:

Monument Hill Road is classified as a collector road west of Misty Acres and an urban local road to the west of Misty Acres.



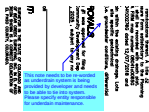
Subject: Callout
Page Label: 3
Author: Joseph Sandstrom
Date: 8/10/2026 3:33:09 PM
Status:
Color: ■
Layer:
Space:

This part of Monument Hill Road is a local classification.



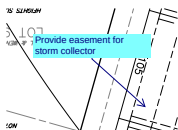
Subject: Callout
Page Label: 1
Author: CDurham
Date: 8/12/2026 11:04:34 AM
Status:
Color: ■
Layer:
Space:

Similar note needed for underdrains and stormwater facilities



Subject: Callout
Page Label: 1
Author: CDurham
Date: 8/12/2026 11:07:02 AM
Status:
Color: ■
Layer:
Space:

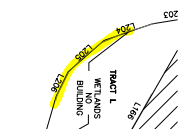
This note needs to be re-worded as underdrain system is being provided by developer and needs to be able to tie into system. Please specify entity responsible for underdrain maintenance.



Subject: Callout
Page Label: 2
Author: CDurham
Date: 8/12/2026 12:44:32 PM
Status:
Color: ■
Layer:
Space:

Provide easement for storm collector

Highlight (1)



Subject: Highlight
Page Label: 3
Author: Kylie Bagley
Date: 8/7/2026 2:34:52 PM
Status:
Color:
Layer:
Space:

Planner (4)



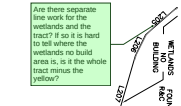
Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 8/7/2026 2:31:56 PM
Status:
Color:
Layer:
Space:

Include wetlands line work



Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 8/7/2026 2:33:00 PM
Status:
Color:
Layer:
Space:

Line work makes it difficult to determine the extent of the wetlands



Subject: Planner
Page Label: 3
Author: Kylie Bagley
Date: 8/7/2026 2:35:29 PM
Status:
Color:
Layer:
Space:

Are there separate line work for the wetlands and the tract? If so it is hard to tell where the wetlands no build area is, is it the whole tract minus the yellow?

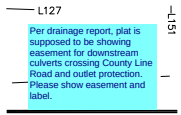


Subject: Planner
Page Label: 2
Author: Kylie Bagley
Date: 8/12/2026 1:07:52 PM
Status:
Color:
Layer:
Space:

8.4.3.B.5.e states Lots Divided by Easements. Lots should not be divided by easements. Drainage easements which bisect a lot are only allowed where no reasonable alternative to the drainage solution exists.

Suggest moving easement based on this section of code.

Text Box (1)



Subject: Text Box
Page Label: 2
Author: CDurham
Date: 8/11/2026 2:59:23 PM
Status:
Color:
Layer:
Space:

Per drainage report, plat is supposed to be showing easement for downstream culverts crossing County Line Road and outlet protection. Please show easement and label.