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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT:

MONUMENT RIDGE EAST, LLC., A COLORADO LIMITED LIABILITY COMPANY, BEING OWNER OF THE FOLLOWING SIAD TRACT OF LAND;

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST 1/2 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'21" EAST, A DISTANCE OF 2767.12 FEET:

THENCE NORTH 89°46'22"EAST, A DISTANCE OF 1918.34 FEET;

THENCE SOUTH 00°13'38"EAST, A DISTANCE OF 186.77 FEET TO THE TRUE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING NORTH 89°46'22" EAST, A DISTANCE OF 82.81 FEET:

THENCE NORTH 30°14'22" EAST, A DISTANCE OF 180.19 FEET;

THENCE NORTH 89°36'57" EAST, A DISTANCE OF 259.32 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY ROAD UNDER THE RECEPTION NUMBER 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE FOLLOWING SAID RIGHT OF WAY, THE FOLLOWING 5 COURSES:

1) THENCE SOUTH 00°19'21" EAST, A DISTANCE OF 11.00 FEET;

2) THENCE SOUTH 89°17'54" EAST, A DISTANCE OF 182.88 FEET;

3) THENCE NORTH 84°18'33" EAST, A DISTANCE OF 3.14 FEET;

4) THENCE SOUTH 89°40'13" EAST, A DISTANCE OF 87.26 FEET;

5) THENCE SOUTH 88°20'01" EAST, A DISTANCE OF 154.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE 60 FEET WIDE DOEWOOD DRIVE AS DEDICATED IN HEIGHTS FILING TWO AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NUMBER 2287623 OF THE RECORDS OF EL PASO COUNTY;

THENCE SOUTH 00°41'56" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID DOEWOOD DRIVE, A DISTANCE OF 249.69 FEET, TO THE NORTHEAST CORNER OF LOT 10 OF SAID HEIGHTS FILING TWO;

THENCE SOUTH 89°50'30" WEST, A DISTANCE OF 129.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;

THENCE SOUTH 15°46'00" WEST, A DISTANCE OF 1267.84 FEET ALONG THE WESTERLY LINE OF SAID HEIGHTS FILING TWO, TO THE SOUTHEAST CORNER HEIGHTS FILING 1 AS RECORDED IN PLAT BOOK E-5 PAGE 167 RECORDS OF EL PASO COUNTY;

THENCE NORTH 89°15'42" WEST, ALONG THE SOUTH LINE OF SAID "HEIGHTS FILING 1, A DISTANCE OF 487.45 FEET, TO THE NORTHWEST CORNER OF LOT 27 OF MISTY ACRES FILING 1AS RECORDED UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG THE EASTERLY LINE OF SAID LOT 27;

1) THENCE SOUTH 14°00'25" WEST, A DISTANCE OF 242.35 FEET;

2) THENCE SOUTH 11°49'44" EAST, A DISTANCE OF 121.06 FEET;

3) THENCE SOUTH 59°09'28" EAST, A DISTANCE OF 49.90 FEET;

4) THENCE SOUTH 30°35'19" WEST, A DISTANCE OF 224.64 FEET;

THENCE NORTH 15°34'30" WEST, ALONG THE EASETRLY RIGHT OF WAY LINE OF MISTY ACRES BOULEVARD AS RECORDED IN MISTY ACRES FILING 1 UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY RECORDERS OFFICE, A DISTANCE OF 116.60 FEET;

THENCE SOUTH 74°25'30" WEST, A DISTANCE OF 80.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MISTY ACRES BOULEVARD AS RECORDED IN RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID MISTY ACRES BOULEVARD;

1) THENCE SOUTH 15°34'30" EAST, A DISTANCE OF 375.61 FEET;

2) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 264.52 FEET, A RADIUS OF 521.00 FEET, WITH A CHORD DISTANCE OF 261.68 FEET AND A CHORD BEARING OF SOUTH 01°01'49" EAST;

3) THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.56 FEET;

4) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 248.06 FEET, A RADIUS OF 650.71 FEET, WITH A CHORD DISTANCE OF 246.56 FEET AND A CHORD BEARING OF SOUTH 24°26'06" WEST;

THENCE SOUTH 89°49'59" WEST, A DISTANCE OF 221.85 FEET, ALONG THE NORTH LINE OF A DEED AS RECORDED UNDER RECEPTION NUMBER 220189049 RECORDS OF EL PASO COUNTY;

THENCE NORTH 00°45'57" EAST, A DISTANCE OF 443.14 FEET;

THENCE NORTH 89°08'55" WEST, A DISTANCE OF 394.96 FEET, TO THE EASTERLY RIGHT OF WAY OF MONUMENT HILL ROAD RECORDED UNDER RECEPTION NUMBER 218052925 RECORDS OF EL PASO COUNTY;

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. EL PASO COUNTY COLORADO, ASSUMED BEARING OF S 00°06'21" E

SURVEYOR'S NOTES

1. THE CLIENT DID NOT REQUEST FURTHER INFORMATION ABOUT FURTHER RESEARCH INTO EASEMENTS OR RIGHTS-OF-WAY.

2. THIS SURVEY MADE WITHOUT BENEFIT OF UPDATED ABSTRACT OR TITLE POLICY AND MAY BE SUBJECT TO OTHER EASEMENTS, CONDITIONS, RIGHTS, ETC. WHICH HAVE DEVELOPED SINCE THE DATE OF DATA REFERENCED IN THE SURVEYOR'S STATEMENT.

LEGAL DESCRIPTION CONTINUED

THENCE ALONGSAID EASTERLY RIGHT OF WAY OF SAID MONUMENT HILL ROAD THE FOLLOWING 3 COURSES;

1) THENCE NORTH 07°25'57" EAST, A DISTANCE OF 2007.56 FEET;

2) THENCE NORTH 29°57'52" EAST, A DISTANCE OF 675.33 FEET;

3) THENCE NORTH 89°46'22" EAST, A DISTANCE OF 417.09 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO. 214002145 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOEWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SAID PARCEL CONTAINS 66.12 ACRES MORE OR LESS.

THAT THE OWNERS PRESENTS PLATTED AND SUBDIVIDED AS SHOWN HEREON, UNDER THE NAME OF MONUMENT RODGE FILING 1, AND DO HEREBY CONVEY IN TO EL PASO COUNTY IN THE STATE OF COLORADO FOR THE USE OF THE PUBLIC THE STREETS SHOWN HEREON, ALSO THE EASEMENTS ARE RESERVED AND DEDICATED FOR THE PURPOSES SHOWN HEREON

OWNERS CERTIFICATE

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 LOTS, TRACTS, MONUMENT RIDGE EAST FILING NUMBER 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVEMANT 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 MATTERS OF MAINTANENCE 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 INSTLLATION, MAINTANENCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. AN ACCESS EASEMENT IS HEREBY DEDICATED TO WOODMORE WATER AND SANITATION ACROSS TRACT K.

MONUMENT RIDGE EAST, LLC A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____ 2025, BY _____ OF MONUMENT RIDGE EASE LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF_____ 2025

MY COMMISSION EXPIRES _____
NOTARY PUBLIC IN AND FOR THE STATE OF

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A-L ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTANENCE BY THE MONUMENT RIDGE METRO DISTRICT.

BY: _____

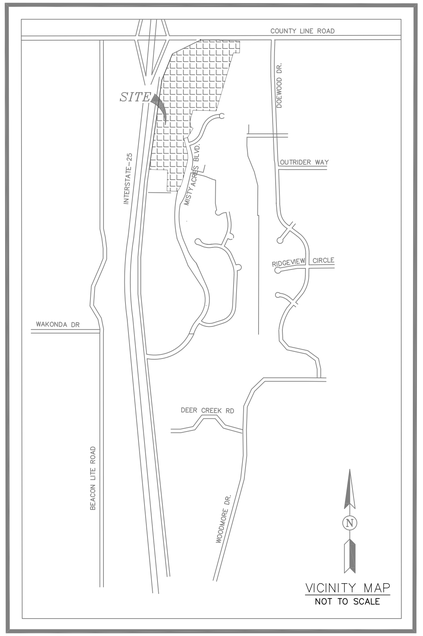
TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____ 2025, BY _____ OF MONUMENT RIDGE EASE LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF_____ 2026

MY COMMISSION EXPIRES _____
NOTARY PUBLIC IN AND FOR THE STATE OF



	SQUARE FEET	ACRES
TOTAL AREA	2,880,304.2	66.1226
WOODMORE EXCEPTION	34,627.86	0.7949
FUTURE DEVELOPMENT	1,560,455.23	35.8231
TRACTS	517,566.18	11.8817
RIGHT OF WAY	384,475.72	8.8263
LOTS	383036.18	8.7933
NUMBER OF LOTS	35	
NET DENSITY	4 UNITS/ACRE	
GROSS DENSITY	1.1.2 UNITS/ACRE	(WITH FUTURE DEVELOPMENT REMOVED)

TRACT AREA TABLE

COMMON AREA TRACT	SQ FT	ACRES	USE	OWNERSHIP AND MAINTANENCE
A	58566.23	1.34	DRAINAGE & PUE	MONUMENT RIDGE METRO DISTRICT
B	60154.47	1.38	OPEN SPACE	MONUMENT RIDGE METRO DISTRICT
C	64399.33	1.48	DRAINAGE	MONUMENT RIDGE METRO DISTRICT
D	26411.00	0.61	DRAINAGE	MONUMENT RIDGE METRO DISTRICT
E	87230.68	2.00	DRAINAGE WETLAND & PUE	MONUMENT RIDGE METRO DISTRICT
F	53382.12	1.23	DRAINAGE & PUE	MONUMENT RIDGE METRO DISTRICT
G	47549.56	1.09	DRAINAGE	MONUMENT RIDGE METRO DISTRICT
H	17719.03	0.41	DRAINAGE	MONUMENT RIDGE METRO DISTRICT
I	72862.12	1.67	DRAINAGE/WETLANDS	MONUMENT RIDGE METRO DISTRICT
J	11585.31	0.27	DRAINAGE	MONUMENT RIDGE METRO DISTRICT
K	176.67	0.004	ACCESS & PUE & DRAINAGE	MONUMENT RIDGE METRO DISTRICT
L	17622.67	0.40	DRAINAGE & WETLANDS	MONUMENT RIDGE METRO DISTRICT
FUTURE DEVELOPMENT				
M	593197.27	13.62	FUTURE DEVELOPMENT/DRAINAGE	MONUMENT RIDGE EAST LLC
N	967257.96	22.21	FUTURE DEVELOPMENT/DRAINAGE	MONUMENT RIDGE EAST LLC

TRACTS M AND N ARE FOR FUTURE DEVELOPMENT. NO BUILDING PERMITS MAY BE ISSUED UNTIL THE TRACTS HAVE BEEN REPLATTED AS LOTS AND ALL FEES PAID. APPROVAL OF A FINAL PLAT IS REQUIRED PRIOR TO INITIATION OF A USE OR ISSUANCE OF A BUILDING PERMIT FOR THE FUTURE DEVELOPMENT TRACTS DRAINAGE FEES ARE NOT BEING CHARGED WITH THIS FILING AND WILL BE ASSESSED AND PAID AT THE TIME OF REPLATTING THE FUTURE DEVELOPMENT TRACTS.

and drainage

This note must be updated to reflect the specific lots where basements will not be permitted based on recommendations from the Soils and Geology report.

PLAT NOTES

1. The following reports have been submitted in association with the Preliminary Plan numbe SP241or Final Plat number SF2514 for this subdivision and are on file at the County Planning and Comunity Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report
2. 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.
3. Unless otherwise indicated, all side lot and tract lines are hereby platted on either side with a 5 foot public utility and drainage easement, Unless otherwise indicated, all front, and rear lot and tract lines are hereby platted with a 10 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
4. 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 Preble's Meadow Jumping Mouse.
5. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
6. No driveway shall be established unless an access permit has been granted by El Paso County.
7. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
8. 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 Department 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.
9. 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 Department 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.
10. At the time of approval of this project, this property is located within the Tri Lakes Fire Protection District, which has adopted 2015 international Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.
11. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service. The following plat restriction shall be placed on the first sheet of the plat whenever thinnings of forest cover are necessary to help reduce the hazards and risks of wildfire.
12. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder
13. All wildfire mitigation shall be completed before or during dwelling construction.
14. Water and wastewater service for this subdivision is provided by the Woodmoor Water and Sanitation District No. 1 and is subject to the district's rules, regulations and specifications.
15. Monument Hill road shall be removed and Right of Way vacated after the new alignment has been constructed.
16. There shall be no direct access to Monument Hill road, County Line Road, Interstate 25 or Misty Acres Boulevard.
17. The subdividor/Developer is responsible for extending utilities to each lot, tract or building site
18. Misty acres road is classified as a non-residential collector (modified) road, and, Monument Hill Road is classified as a collector road west of Misty acres and local road east of misty acres road and Snowy Top Drive is classified as urban local road.
19. Basements will not be permitted unless there is a minimum of 7' of separation between the foundation and the groundwater elevation.

PLAT NOTES

20. This property is subject to the findings summary and conclusions of a soils and geology study prepared by Entech Engineering, inc., revised date august 6, 2024, Entech job no. 230248, which identified the following geologic constraints/hazards on the property: artificial fill, potentially expansive soils, non-jurisdictional wetlands, shallow groundwater, seasonally wet, potentially seasonally wet, potential areas of shallow bedrock, and potential for elevated radon. The following mitigation's will be required where appropriate: 1.artificial fill – removal and replacement of uncontrolled fill where encountered. 2.erosion – permanent erosion protection or channel armoring. 3. potentially expansive soils – over-excavation of expansive soils where encountered. 4 loose soils – removal and re-compaction ponded water. 5. seasonal and potentially seasonal shallow groundwater areas – avoidance or drain systems, structures should be a minimum 3 feet above water or have site specific drains. 6. radon – site specific testing as required. 7. shallow bedrock – may require track-mounted equipment for excavation
21. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Tri Lakes Fire Protection District.
22. This property is located within Monument Ridge Metro District created for the purpose of constructing, maintaining and owning drainage and open space improvements. Special districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/herself with this potentially and ramifications thereof.
23. The owner agrees on behalf of himself/herself and any developer or builder successors and assignees that traffic impact fees shall be paid in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 25-337), or any amendments thereto, at or prior to the time of building permit approvals (this can be modified to site development plan approval or building permit).
24. Tracts A-L of this property are subject to a Private Stormwater, Detention Basin/ Stormwater Quality BMP, and underdrain Maintenance Agreement and Easements as recorded at Reception No. _____ of the records of El Paso County. The Monument Ridge East Metro District is responsible for maintenance of the subject drainage facilities.
25. Gas and electric the developer is responsible for extending utilities to each lot, tract or building site. gas and electric are provided by Black Hills and Mountain View Electric Association subject to the district's rules,regulations, and specifications.
26. This property is located within a special taxing district created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such district. The buyer should familiarize himself/herself with this potentiality and ramifications thereof. A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat.
27. This property is located within FEMA FIRM map number 08041c0065G dated 12/07/2018 and map number 08041C0276G dated 12/07/2018 and is denoted as zone X on said firm map.
28. There is a requirement for underdrain within the existing drainage. Monument Ridge east Metro District is responsible for installing and maintaining this underdrain system.

a Stormwater Facility Maintenance Agreement,

S ..., ... and ...

A ROW license agreement is recorded at reception No. ... ...

COUNTY PLANNING APPROVALS

This plat for Monument Ridge East Filing #1 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 2025, subject to any notes or conditions specified hereon.

_____ _____
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR DATE

SURVEYOR'S STATEMENT:

I, DARYL DEAN DECORA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF BEAR CREEK SURVEYING, INC. IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND WITHIN EL PASO COUNTY, COLORADO.

NOTICE:
ACCORDING TO THE LAWS OF THE STATE OF COLORADO, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT WAS FIRST DISCOVERED. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN THEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. ANY PERSON WHO KNOWINGLY MOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508

RECORDERS CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __M., ON THIS _____ DAY OF _____, 2025, A.D. IN BOOK _____ AT PAGE _____ OF EL PASO COUNTY, COLORADO.
RECEPTION NUMBER _____.

_____ CLERK AND COUNTY RECORDER

BY: _____

ITS: _____

PARK FEES: REGIONAL $18,685 AND URBAN $11,211

SCHOOL FEES: _____

DRAINAGE FEES: _____

SF 25-014

BEAR CREEK SURVEYING INC.
BRENT SMITH
95 South Bear Creek Road, Bayfield, CO 81122
P.O. Box 2015, Bayfield, CO 81122
ph(970)884-5069

CLIENT: MONUMENT RIDGE EAST, LLC
MUNICIPALITY: COLORADO SPRINGS | COUNTY: EL PASO
MONUMENT RIDGE EAST FILING #1

SUBMISSION DATE:	9/28/26
REVISON DATES:	1/5/26
	4/13/26
	6/30/26

PROJECT #: 21-014
DRAFTED BY: DBH
CHECKED BY: BJS
DEVELOPER: MONUMENT RIDGE EAST LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

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

SEE SHEET 3

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET 1.5" ALUMINUM CAP
- MONUMENT SET 3.25 ALUMINUM CAP
- LOT LINE
- PUBLIC UTILITY
- RIGHT OF WAY
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT
- WETLANDS BOUNDARY

FOUND #20681
30' UTILITY EASEMENT PER 99027885
20' ELECTRIC EASEMENT PER BK5576PG673
NO BUILD EASEMENT
UTILITY EASEMENT
TRACT A
TRACT C
TRACT B
TRACT F
TRACT I
TRACT E
TRACT J
TRACT K
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 9
LOT 10
LOT 2 MISTY ACRES SUBDIVISION
20.00' WOODMOOR EASEMENT
16.00' WOODMOOR EASEMENT
30' WOODMOOR EASEMENT PER RN 098175216
50.00' ROW TYP
60.00' ROW/2
10' PUE TYP
20' PUE
15' PUE
20' DRAINAGE EASEMENT
30' DRAINAGE EASEMENT
20'ELECTRIC EASEMENT PER 200009083
20' PIPELINE EASEMENT PER 210120919
30' WOODMOOR ACCESS EASEMENT ACROSS TRACT K
MISTY ACRES BOULEVARD NON-RESIDENTIAL COLLECTOR CLASSIFICATION
DOGWOOD DRIVE RURAL LOCAL CLASSIFICATION
COUNTY LINE ROAD COUNTY ROAD OF 86' WIDTH WIDES RURAL MAJOR ARTERIAL CLASSIFICATION
EXISTING DOUGLAS COUNTY EASEMENT
TRUE POINT OF BEGINNING
SET 3.25" R&C
FOUND R&C ILL
FOUND #23875
FOUND #10801
WETLANDS NO BUILDING
Dedicated to El Paso County for Public Right of Way and Utility Purposes by this plat
Provide complete boundary information for no build/no disturbance area, unless it's meant to be all of Tract E.
Include in SFMA
Unresolved Review 5 comment: Provide easement for storm collector.
Review 6 comment: Show easements as depicted on the construction drawings.
Unresolved: 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.

18 (20236)	17 (20248)	16 (20260)	15 (20272)
14 (20284)	13 (20296)	12 (20308)	11 (20320)
10 (20332)	9 (20344)	8 (20356)	7 (20368)
6 (20404)	5 (20416)	4 (20428)	3 (20440)
2 (20452)	1 (20464)	22 (20235)	23 (20259)
24 (20283)	25 (20307)	26 (20331)	27 (20355)
28 (20379)	29 (20391)	30 (20415)	31 (20439)
32 (20463)	33 (20475)	34 (20487)	35 (20499)
19 (20224)	20 (2021(2))	21 (20200)	

SCALE 1" = 60' (60 0 60 120 FEET)

BEAR CREEK SURVEYING INC.
BRENT SMITH
95 South Bear Creek Road, Bayfield, CO 81122
P.O. Box 2015, Bayfield, CO 81122
ph(970)884-5069

CLIENT: MONUMENT RIDGE EAST, LLC
MUNICIPALITY: COLORADO SPRINGS | COUNTY: EL PASO
MONUMENT RIDGE EAST FILING #1

SUBMISSION DATE:	9/28/26
REVISON DATES:	1/5/26
	4/13/26
	6/30/26

PROJECT #: 21-014
DRAFTED BY: DBH
CHECKED BY: BJS
DEVELOPER: MONUMENT RIDGE EAST LLC, 5055 LIST DRIVE, COLORADO SPRINGS, CO 80919

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

W 1/4 COR — FOUND 3" AC ON PIPE

NW COR 2 — FOUND 3" IN WELL MONUMENT

L202

L201

SCALE 1" = 60' — 60 0 60 120 FEET

MONUMENT HILL ROAD
COUNTY RIGHT OF WAY WIDTH VARIES

MONUMENT HILL ROAD
COUNTY RIGHT OF WAY WIDTH VARIES
THIS PORTION TO BE ABANDONED

UTILITY EASEMENT PER 20211B048

FOUND R&C ILL

MONUMENT HILL ROAD
COLLECTOR CLASSIFICATION

60' PUBLIC UTILITY EASEMENT

60' PUBLIC UTILITY EASEMENT

MONUMENT HILL ROAD
COUNTY RIGHT OF WAY WIDTH VARIES
THIS PORTION TO BE ABANDONED BY THIS PLAT

MISTY ACRES BOULEVARD
NON-RESIDENTIAL COLLECTOR CLASSIFICATION

Dedicated to El Paso County for Right of Way Purposes by this plat

25.00' ROW/2

10.00' PUE TYP

TRACT M
FUTURE DEVELOPMENT

TRACT L

WETLANDS
NO BUILDING

FOUND R&C ILL

TRACT C

TRACT D

TRACT A

TRACT B

20.00' MVEA EASEMENT PER 1980

NO BUILD EASEMENT

DRAINAGE EASEMENT

FOUND #20681

30' UTILITY EASEMENT PER 99027885

20' ELECTRIC EASEMENT PER BK5576PG673

LOT 25
OWNER: JAMES FARRELL
MISTY ACRES SUBDIVISION
NOT A PART OF THIS SUBDIVISION

TRACT C
MISTY ACRES SUBDIVISION
NOT A PART OF THIS SUBDIVISION

MISTY ACRES SUBDIVISION
FILING NO. 1
NOT A PART OF THIS SUBDIVISION
OWNER: MISTY ACRES METROPOLITAN DISTRICT

MISTY ACRES SUBDIVISION
NOT A PART OF THIS SUBDIVISION

UTILITY EASEMENT

15' POND ACCESS EASEMENT

60.00' PUE

50.00' ROW

60.00' ROW/2

20' PUE

15' PUE

10' PUE TYP

21 (20200)

20 (20212)

19 (20224)

18 (20236)

17

TRUE POINT OF BEGINNING

SET 3.25" R&C


FOUND R&C ILL

SEE SHEET 2

BEAR CREEK SURVEYING INC. BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 81122 P.O. Box 2015, Bayfield, CO 81122 ph(970)884-5069	CLIENT: MONUMENT RIDGE EAST, LLC		
	MUNICIPALITY: COLORADO SPRINGS	COUNTY: EL PASO	SUBMISSION DATE: 9/28/26
	MONUMENT RIDGE EAST FILING #1		REVISON DATES: 1/5/26
			4/13/26
			6/30/26
PROJECT #: 21-014	DRAFTED BY: DBH CHECKED BY: BJS	DEVELOPER: MONUMENT RIDGE EAST LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919	SHEET #: 3 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



BEAR CREEK SURVEYING INC. BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 81122 P.O. Box 2015, Bayfield, CO 81122 ph(970)884-5069	CLIENT: MONUMENT RIDGE EAST, LLC		
	MUNICIPALITY: COLORADO SPRINGS	COUNTY: EL PASO	SUBMISSION DATE: 9/28/26
	MONUMENT RIDGE EAST FILING #1		REVISON DATES: 1/5/26, 4/13/26, 6/30/26
PROJECT #: 21-014	DRAFTED BY: DBH CHECKED BY: BJS	DEVELOPER: MONUMENT RIDGE EAST LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919	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	37.84	S74°13'43"E
L23	39.00	S15°46'17"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
L70	109.09	S32°47'55"W
L71	54.97	N59°45'36"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	N15°46'17"E
L77	150.00	N74°13'43"W
L78	100.00	S15°46'17"W
L79	100.00	N15°46'17"E
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"W
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	N74°13'43"W
L108	100.00	S15°46'17"W
L109	49.14	S74°13'43"E
L110	113.84	N00°17'38"W
L111	235.94	S89°18'35"E
L112	124.68	S00°41'56"W
L113	40.00	S74°25'29"W
L114	57.11	N89°18'35"W
L115	100.01	N00°17'38"W
L116	237.66	S89°18'35"E
L117	100.00	S00°41'56"W
L118	10.81	N00°17'38"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	123.83	N89°15'42"W
L126	180.19	N30°14'22"E
L127	3.15	N89°18'33"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	367.10	N15°46'17"E
L133	153.07	S74°13'43"E
L134	36.77	S29°13'43"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°15'54"W
L141	151.08	S89°15'42"E

Line Table		
Line #	Length	Direction
L142	170.41	S89°46'22"W
L143	668.58	N15°46'17"E
L144	153.07	N74°13'43"W
L145	78.44	S89°46'22"W
L146	26.96	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	259.32	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°13'38"W
L164	521.63	N00°13'38"W
L165	112.03	N59°45'36"W
L166	222.86	S29°57'52"W
L167	142.64	N89°15'42"W
L168	452.49	S29°57'52"W
L169	685.14	S15°46'17"W
L170	473.34	S15°46'17"W
L171	30.00	S74°13'43"E
L172	178.07	N74°13'43"W
L174	94.77	S89°46'22"W
L175	179.64	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°17'38"E
L187	6.12	S37°14'07"W
L188	135.79	S40°11'32"E
L189	41.27	N89°35'17"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°57'52"W
L197	417.09	S89°46'22"W
L198	554.56	N00°13'38"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°54'18"E
L207	106.87	N16°08'28"E
L208	23.77	S74°13'43"E
L209	62.11	N38°16'17"E
L210	66.41	N38°16'17"E
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	90.00	N59°45'36"W
L223	38.81	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	443.14	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°30'52"E
L239	50.00	N15°46'17"E
L240	197.07	S89°49'59"W

Line Table		
Line #	Length	Direction
L265	382.56	N13°30'52"E
L267	382.56	N13°30'52"E
L268	259.01	N15°34'31"W
L269	80.00	N74°25'29"E
L270	242.64	N30°35'19"E
L271	121.06	N11°49'44"W
L272	49.90	N59°09'28"W
L273	196.92	N30°35'19"E
L274	97.39	S15°34'31"E
L275	8.12	S68°53'19"W
L276	88.91	S89°46'22"W
L277	39.92	N00°23'03"W
L278	98.48	N04°35'38"E
L279	42.88	N25°35'07"E
L280	121.40	N10°23'26"E
L281	91.24	N02°07'51"W
L282	55.69	N08°54'13"E
L283	121.32	N09°03'22"W
L284	47.80	N74°13'43"W
L285	97.76	N15°46'17"E

Line Table		
Line #	Length	Direction
L286	138.29	S15°46'17"W
L287	115.58	N74°13'43"W
L288	177.66	S87°18'57"E
L289	102.61	S00°41'04"E
L290	11.59	S82°33'30"E
L291	30.00	N07°26'30"E
L292	216.59	N82°33'30"W
L293	62.40	N07°26'30"E
L294	440.05	S89°46'22"W
L295	70.39	S89°46'22"W
L296	170.40	S00°13'38"E
L297	100.00	N89°46'22"E
L298	30.00	S00°13'38"E
L299	100.00	S89°46'22"W
L300	105.00	S00°13'38"E
L301	47.08	S41°44'54"W
L302	38.91	S89°46'22"W
L303	335.40	N00°13'38"W
L304	82.59	N15°34'31"W
L305	57.72	N15°34'31"W

Line Table		
Line #	Length	Direction
L306	128.10	S58°32'38"W
L307	90.00	N89°14'03"W
L308	35.71	S07°26'30"W
L309	38.18	S47°39'35"W
L310	48.22	S74°25'29"W
L311	9.96	S74°25'29"W
L312	10.59	N75°34'31"W
L313	24.90	N82°32'30"W
L314	10.59	N44°25'29"E
L315	9.96	N74°25'29"E
L316	48.22	N74°25'30"E
L317	27.18	S82°33'30"E
L318	111.00	S07°26'30"W
L319	6.61	S82°33'30"E
L320	30.00	S07°26'30"W
L321	6.61	S82°33'30"E
L322	192.50	S07°26'30"W
L323	6.60	N82°33'30"W
L324	30.00	S07°26'30"W
L325	6.60	S82°33'30"E

Line Table		
Line #	Length	Direction
L326	12.09	S07°26'30"W
L327	62.29	S82°01'25"W
L328	235.30	N15°34'31"W
L329	27.73	N30°35'19"E
L330	116.60	N15°34'31"W
L331	33.94	S40°11'32"E
L332	55.00	S00°13'38"E
L333	156.23	S00°13'38"E
L334	60.00	S82°33'30"E
L335	60.00	S82°33'30"E
L336	40.00	S07°26'30"W
L337	145.08	N82°33'30"W
L338	60.00	S82°33'30"E
L339	40.00	N07°26'30"E
L340	99.35	N82°33'30"W
L341	99.35	S82°33'30"E
L342	30.00	N07°26'30"E
L343	60.00	N82°33'30"W
L344	30.00	S07°26'30"W
L345	145.08	N82°33'30"W

Line Table		
Line #	Length	Direction
L346	60.00	S07°26'30"W
L347	31.21	S37°33'30"E
L348	32.25	S07°26'30"W
L349	5.00	S00°13'38"E
L350	2.94	S00°13'38"E
L351	145.08	N82°33'30"W
L352	30.01	S00°45'57"W
L353	60.00	S89°14'03"E
L354	320.73	S00°45'57"W
L355	380.75	N00°45'57"E
L357	20.87	S88°47'04"E
L358	23.62	S01°17'55"W
L359	15.00	N89°46'22"E
L360	60.00	S00°13'38"E
L361	15.00	S89°46'22"W

Curve Table			
Curve #	Length	Radius	Delta
C1	35.33	27.00	74°58'21"
C2	65.46	175.00	21°25'53"
C3	24.65	175.00	08°04'13"
C4	13.30	60.00	12°42'18"
C5	24.67	60.00	23°33'23"
C6	25.59	55.00	26°39'14"
C7	541.63	715.00	43°24'09"
C8	115.85	225.00	29°30'06"
C9	24.67	60.00	23°33'23"
C10	127.84	60.00	122°04'48"
C11	24.67	60.00	23°33'23"
C12	242.76	55.00	252°53'43"
C13	38.17	30.00	72°53'43"
C14	62.83	225.00	15°59'55"
C15	90.11	175.00	29°30'06"
C16	35.33	27.00	74°58'21"
C17	48.86	175.00	15°59'55"
C18	481.30	835.00	33°01'33"
C19	619.71	775.00	45°48'55"
C20	34.60	775.00	2°33'30"
C21	174.87	630.71	15°53'09"
C22	446.72	775.00	33°01'33"
C23	505.95	835.00	34°43'00"

Curve Table			
Curve #	Length	Radius	Delta
C24	102.98	200.00	74°58'21"
C25	82.43	63.00	21°25'53"
C26	55.85	200.00	15°59'55"
C27	114.54	60.00	12°42'18"
C28	153.95	55.00	23°33'23"
C29	30.38	55.00	26°39'14"
C32	89.53	225.00	22°47'54"
C33	180.68	225.00	46°00'35"
C34	412.13	715.00	23°33'23"
C35	254.36	501.00	29°05'22"
C39	79.58	200.00	22°47'54"
C40	188.61	200.00	54°02'00"
C41	206.65	175.00	67°39'31"
C42	69.63	175.00	22°47'54"
C43	616.68	835.00	42°18'56"
C46	264.52	521.00	29°05'22"
C48	248.06	650.71	21°50'30"
C58	263.30	690.71	21°50'30"
C60	284.82	561.00	29°05'22"
C62	619.71	775.00	45°48'55"
C63	279.86	730.71	21°50'30"
C64	48.30	630.71	4°23'17"
C65	305.13	601.00	29°05'22"

Curve Table			
Curve #	Length	Radius	Delta
C69	9.82	55.00	10°13'44"
C70	23.02	55.00	23°59'07"
C71	89.77	155.00	33°11'01"
C72	242.39	715.00	19°25'26"
C73	39.69	375.00	06°03'53"
C74	40.32	225.00	10°16'05"
C75	16.98	32.00	30°24'06"
C76	25.47	48.00	30°24'06"
C77	25.47	48.00	30°24'06"
C78	16.98	32.00	30°24'07"
C79	70.30	175.00	23°01'01"
C80	110.74	835.00	252°53'43"
C81	77.42	715.00	72°53'43"
C82	92.32	715.00	15°59'55"
C83	50.10	430.00	29°30'06"
C84	105.45	245.00	74°58'21"
C85	83.42	215.00	74°59'55"
C86	4.00	370.00	33°01'33"
C87	30.80	55.00	32°05'02"
C88	31.65	630.71	2°52'31"
C89	63.26	43.00	84°17'18"
C90	41.19	28.00	84°17'18"

TRACT AREA TABLE		
TRACT	SQ FT	ACRES
A	58566.23	1.34
B	60154.47	1.38
C	64399.33	1.48
D	26411.00	0.61
E	87230.68	2.00
F	53382.67	1.23
G	47549.56	1.09
H	17719.03	0.41
I	72862.12	1.67
J	11585.31	0.27
K	176.67	0.004
L	17622.67	0.40
M	593197.27	13.62
N	967257.96	22.21

LOT AREA TABLE		
LOT	SQ FT	ACRES
1	7380.00	0.17
2	7380.00	0.17
3	7380.00	0.17
4	7380.00	0.17
5	7380.00	0.17
6	7657.00	0.18
7	7657.00	0.18
8	6150.00	0.14

LOT AREA TABLE		
LOT	SQ FT	ACRES
9	6150.00	0.14
10	6150.00	0.14
11	6150.00	0.14
12	7380.00	0.17
13	7380.00	0.17
14	7380.00	0.17
15	7380.00	0.17
16	7380.00	0.17
17	7441.38	0.17
18	8427.18	0.19

LOT AREA TABLE		
LOT	SQ FT	ACRES
19	6052.30	0.14
20	6914.62	0.16
21	7545.76	0.17
22	15019.14	0.35
23	15000.00	0.34
24	15000.00	0.34
25	15000.00	0.34
26	15000.00	0.34
27	15000.00	0.34
28	15000.00	0.34

LOT AREA TABLE		
LOT	SQ FT	ACRES
29	15000.00	0.34
30	15000.00	0.34
31	15000.00	0.34
32	15000.00	0.34
33	15047.98	0.35
34	29305.77	0.67
35	23680.29	0.54

BEAR CREEK SURVEYING INC.
BRENT SMITH
95 South Bear Creek Road, Bayfield, CO 81122
P.O. Box 2015, Bayfield, CO 81122
ph(970)884-5069

CLIENT: MONUMENT RIDGE EAST, LLC

MUNICIPALITY: COLORADO SPRINGS COUNTY: EL PASO

MONUMENT RIDGE EAST FILING #1

SUBMISSION DATE:	9/28/26
REVISON DATES:	1/5/26
	4/13/26
	6/30/26

PROJECT #: 21-014

DRAFTED BY: DBH

CHECKED BY: BJS

DEVELOPER: MONUMENT RIDGE EAST LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919