

# 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 OWNERS OF THE FOLLOWING SAID 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 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"E EAST, A DISTANCE OF 1918.34 FEET; THENCE SOUTH 00°13'38"E 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 DEEWOOD 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 DEEWOOD 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°55'19" WEST, A DISTANCE OF 224.64 FEET;

THENCE NORTH 15°34'30" WEST, ALONG THE EASTERLY 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 284.52 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;

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.

### 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.

### 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. 21020918 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 DEEWOOD 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.

THAT THE OWNERS PRESENTS PLATTED AND SUBDIVIDED AS SHOWN HEREON, UNDER THE NAME OF MONUMENT RIDGE 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 OR TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, RECORDED AND FILED WITH THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO, NUMBER 1, ALL PUBLIC IMPROVEMENTS SO PLATTED AND HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEYANT 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 BENEFIT OF THE PUBLIC AND THE INTERESTS OF THE PUBLIC AND THE INTERESTS OF THE PUBLIC UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATIONS PURPOSES AND THE UNDERSIGNED HEREBY AGREE TO MAINTAIN AND REPAIR SAID EASEMENTS PROVIDING THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. AN ACCESS EASEMENT IS HEREBY DEDICATED TO WOODMOOR WATER AND SANITATION DISTRICT.

MONUMENT RIDGE EAST, LLC A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )  
 COUNTY OF EL PASO )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF 2025, BY \_\_\_\_\_ OF MONUMENT RIDGE EAST 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,B,C,D,E,F,G,H,I AND J ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE WOODMOOR WATER AND SANITATION DISTRICT.

BY: \_\_\_\_\_

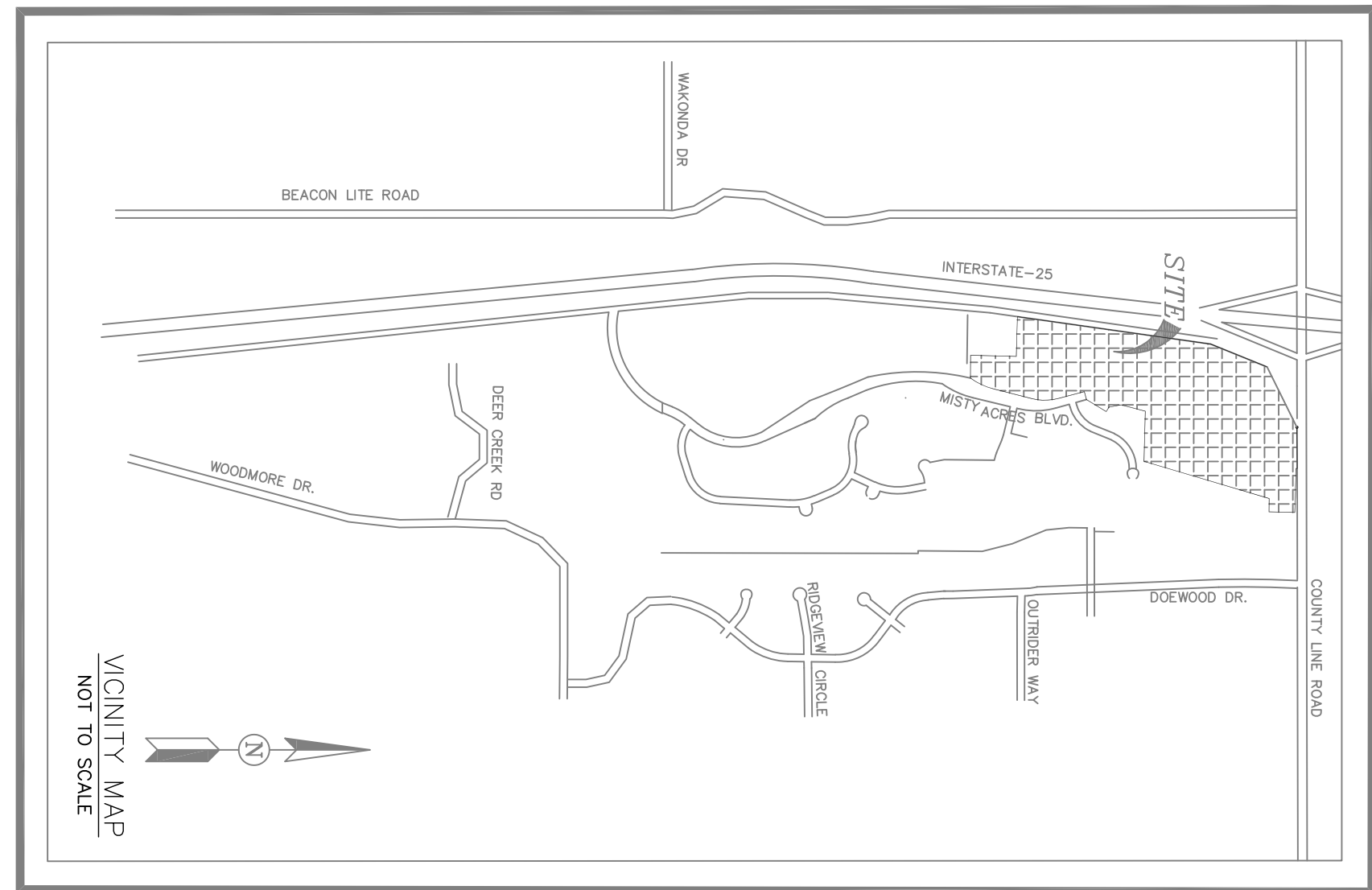
TITLE: \_\_\_\_\_

STATE OF COLORADO )  
 COUNTY OF EL PASO )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF 2025, BY \_\_\_\_\_ OF MONUMENT RIDGE EAST 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 \_\_\_\_\_



TOTAL AREA	2,980,304.2	651,226
EXCEPTED	1,560,455.23	35,823.1
FUTURE DEVELOPMENT	517,566.18	11,887.7
TRACTS	384,475.72	8,825.3
RIGHT OF WAY	385,056.18	8,783.3
LOTS	4	1
NUMBER OF LOTS	4	1
NET DENSITY	1.12 UNITS/ACRE	(WITH FUTURE DEVELOPMENT REMOVED)

### PLAT NOTES

1. The following reports have been submitted in association with the Preliminary Plat number SP2410r Final Plat number SP2514 for this subdivision and are on file of the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wetland Report; Geology and Soils Report; Fire Protection Report; Wildlife 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 do 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 recorded in the 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 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 the 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 thinning of forest cover or 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 \_\_\_\_\_ 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 subject to the district's rules, regulations and specifications.
15. Monument Hill Road shall be removed and right of way vested into the new alignment has been constructed.
16. There shall be no direct access to Monument Hill Road, County Line Road, \_\_\_\_\_ or \_\_\_\_\_.
17. No easements or other below grade spaces are allowed for filing 1 unless site grades are raised or a site wide groundwater collection system is designed, approved, and able to be maintained.
18. The subdivision is responsible for extending utilities to each lot tract or building site
19. Misty acres road is classified as a non-residential collector (modified) road. Monument Hill Road and Snowy Top Drive are classified as urban local road.

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 expansive soils, constraints/hazards on the property: artificial fill, potentially expansive soils, non-purified water, shallow groundwater, seasonal wet, potentially expansive soils, and expansive soils. The following mitigation's will be incorporated: artificial fill - removal and replacement of uncompacted 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 of loose soils; 5. seasonal and potentially seasonal shallow groundwater areas - avoidance of 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; 8. erosion - developers 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;

21. 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 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.

22. This property is located with term map number 05841C0056 dated 12/07/2018 and map number 05841C02766 dated 12/07/2018 and is subject to the terms and conditions of the existing drainage.

23. There is a requirement for underdrain within the existing drainage. Lots 1-25 should be further evaluated during site specific geotechnical investigations to determine the impact (i.e. groundwater conditions, differential settlement, etc.) on future development.

### COUNTY PLANNING APPROVALS

This plat for Monument Ridge 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.

### SURVEYOR'S STATEMENT

I, DARYL DEAN DECARA, 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, COLORADO, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, A.D. IN RECEPTION NUMBER \_\_\_\_\_ OF 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 IS FIRST DISCOVERED. 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. ANY PERSON WHO KNOWINGLY MOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508

### RECORDERS CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF EL PASO )  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, A.D. IN RECEPTION NUMBER \_\_\_\_\_ OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_ CLERK AND COUNTY RECORDER

ITS: \_\_\_\_\_

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

SCHOOL FEES: \_\_\_\_\_

DRAINAGE FEES: \_\_\_\_\_

SF 25-014

PROJECT #	21-014	DRAWN BY:	DGH	DEVELOPER:	MONUMENT RIDGE EAST LLC
		CHECKED BY:	BAS		5055 WEST PINE COLORADO SPRINGS, CO 80919
		CLIENT:	MONUMENT RIDGE EAST, LLC		
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		COUNTY:	EL PASO		
		WARRANTY:	COLORADO SPRINGS		
		DATE:	4/12/24		
		REVISION DATE:	4/2/25		
			1/05/26		
			4/13/26		
			SHEET # 1 OF 5		

All tracts shall be alphabetical

Comment response on the CDs stated that Tract 2 should include drainage. Please revise to be consistent.

Update all 2025 to 2026

Revise to A-L

As the site is in cut and the proposed underdrain system in the construction drawings, revise this note to reflect that no basements will be permitted.

Revise to match comment made by Woodmoor Water and Sanitation

Monument Hill Road is classified as a collector in the TIS

Include if these are acres or SF

25-337

Revise to A-L

# 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

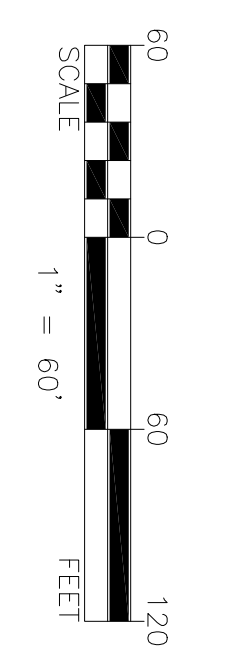
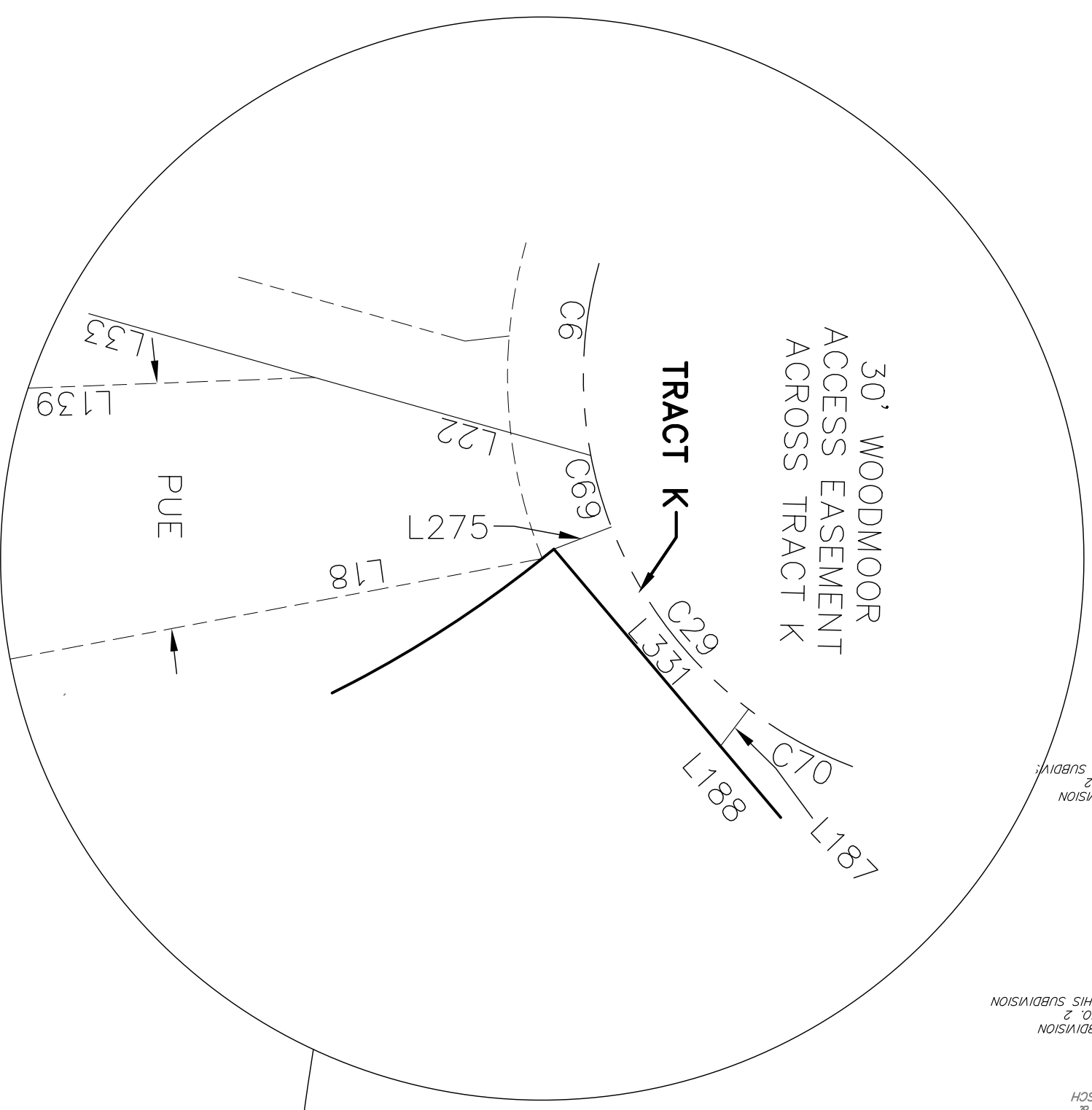
Monumentation to be located at the centerline/centerline for proposed roadways. Please revise (typical).

SEE SHEET 3

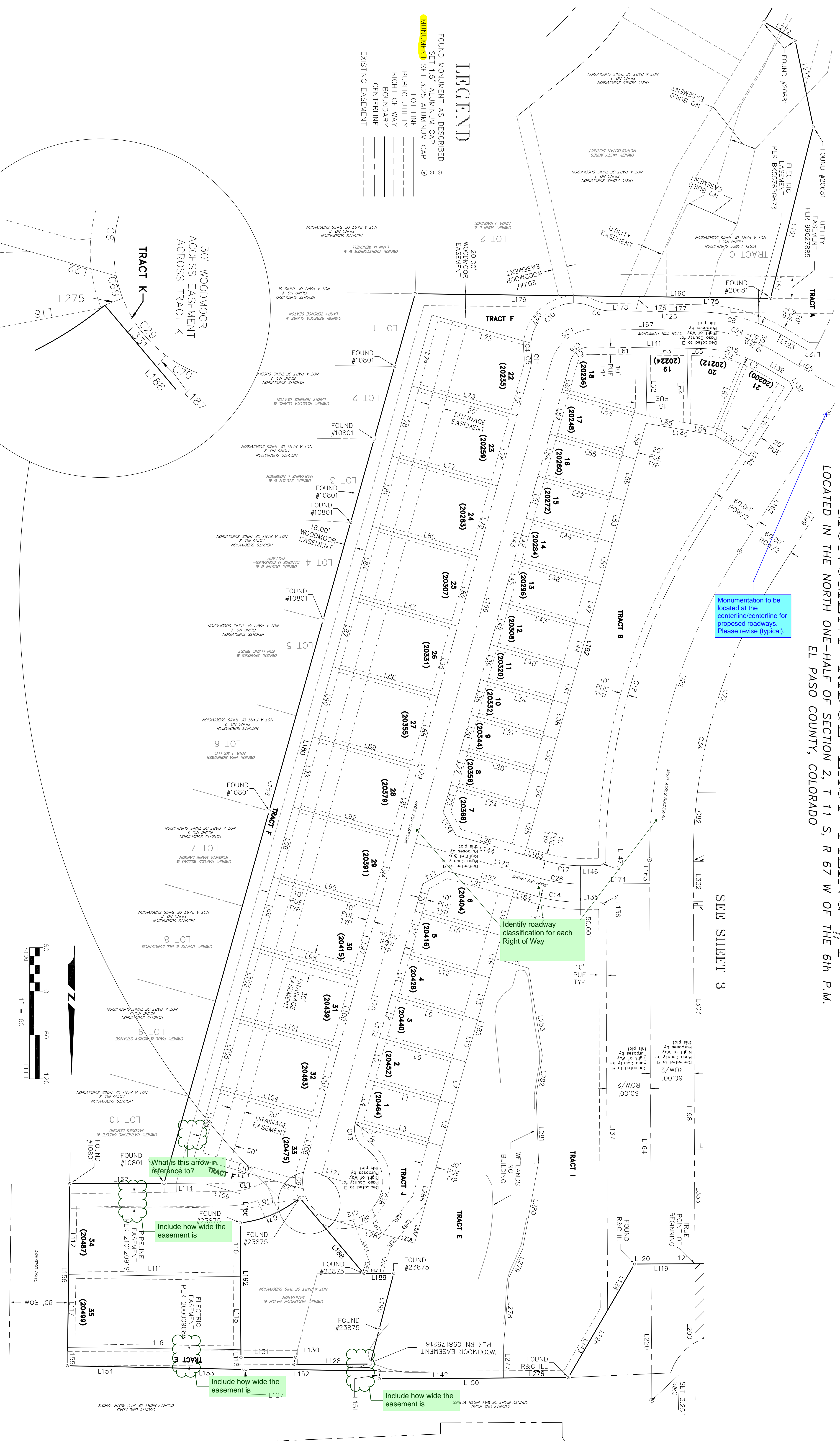
Identify roadway classification for each Right of Way

### LEGEND

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



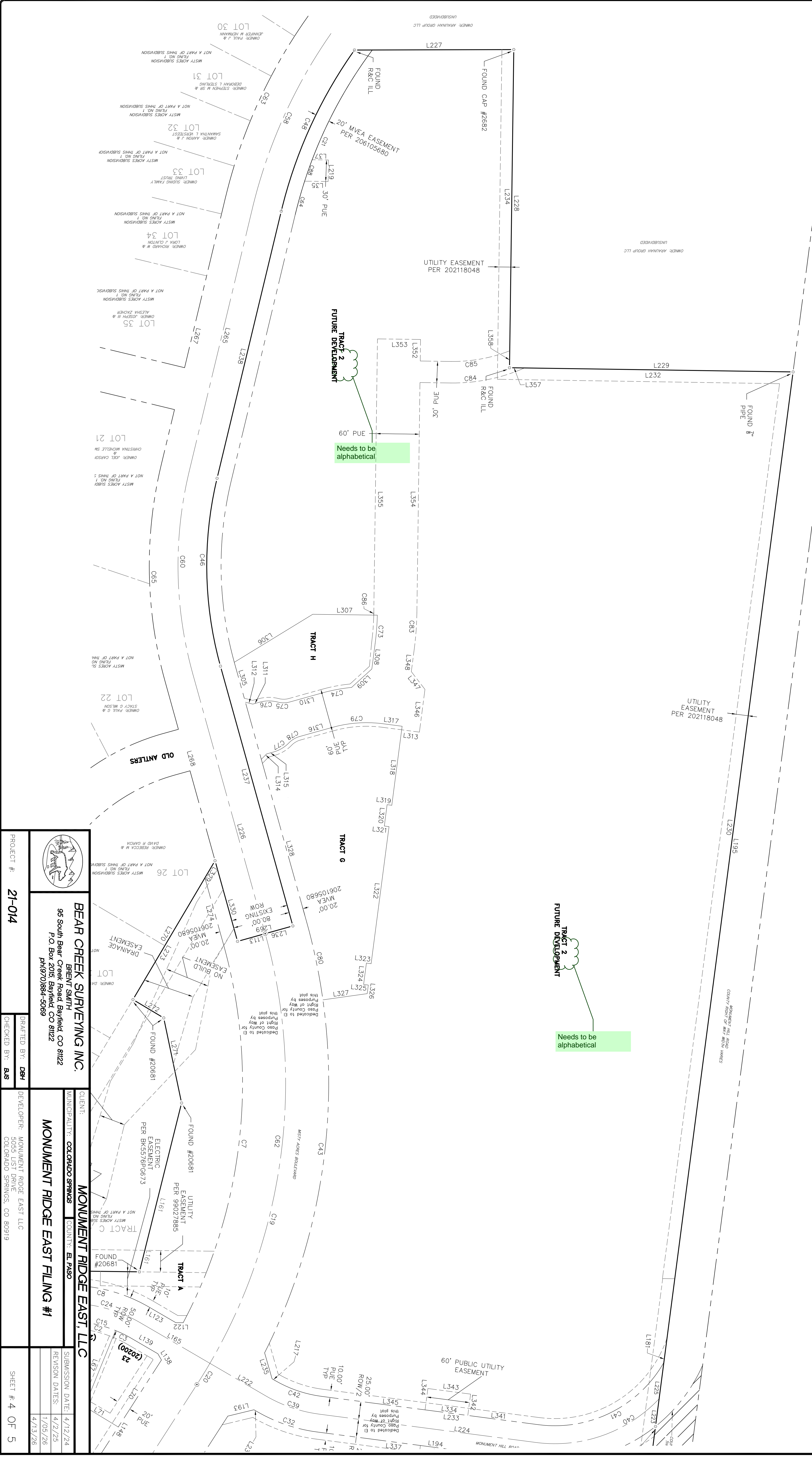
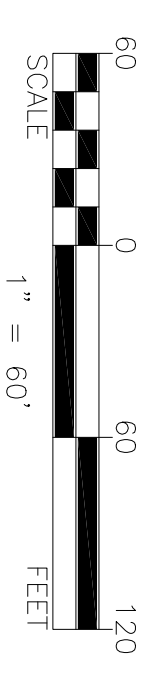
<p><b>BEAR CREEK SURVEYING INC.</b> BRENT SMITH 95 South Bear Creek Road, Bayfield CO 81222 P.O. Box 205, Bayfield CO 81222 PH(970)884-5089</p>		<p><b>MONUMENT RIDGE EAST, LLC</b> MUNICIPALITY: COLORADO SPRINGS COUNTY: EL PASO</p>	
PROJECT #:	21-014	DRAFTED BY:	DAH
		CHECKED BY:	BJS
<p><b>MONUMENT RIDGE EAST FILING #1</b></p>		DEVELOPER:	MONUMENT RIDGE EAST LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919
<p>CLIENT: BEAR CREEK SURVEYING INC.</p>		SUBMISSION DATE:	4/12/24
<p>REVISION DATES:</p>		1/05/26	4/13/26
<p>SHEET # 2 OF 5</p>			






# 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



	<b>BEAR CREEK SURVEYING INC.</b> BRENT SMITH 95 South Bear Creek Road, Bayfield CO 81222 P.O. Box 205, Bayfield CO 81222 PH(970)884-5089	<b>MONUMENT RIDGE EAST, LLC</b> CLIENT:	<b>MONUMENT RIDGE EAST FILING #1</b> MUNICIPALITY: COLORADO SPRINGS COUNTY: EL PASO
PROJECT #: <b>21-014</b>	DRAFTED BY: <b>DH</b> CHECKED BY: <b>BS</b>	DEVELOPER: <b>MONUMENT RIDGE EAST LLC</b> 5055 LIST DRIVE COLORADO SPRINGS, CO 80919	SUBMISSION DATE: 4/12/24 REVISION DATES: 4/22/25 1/05/26 4/13/26
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 #	Length	Direction
L1	123.00	N7413.43°W
L2	60.00	N154617°E
L3	123.00	N7413.43°W
L4	60.00	N154617°W
L5	60.00	N154617°W
L6	123.00	N7413.43°W
L7	60.00	N154617°E
L8	60.00	N154617°W
L9	123.00	N7413.43°W
L10	60.00	N154617°E
L11	60.00	N154617°W
L12	123.00	N7413.43°W
L13	60.00	N154617°E
L14	36.77	S80°46'17"W
L15	123.00	N7413.43°W
L16	60.00	N154617°E
L17	60.00	N154617°W
L18	81.55	S79°17'35"W
L19	65.00	N154617°E
L20	39.00	N154617°W

Line #	Length	Direction
L21	97.00	N7413.43°W
L22	37.84	S7413.43°E
L23	39.00	N7413.43°W
L24	123.00	N7413.43°W
L25	65.00	N154617°W
L26	123.00	S7413.43°E
L27	50.00	N154617°W
L28	123.00	N7413.43°W
L29	50.00	N154617°W
L30	50.00	N154617°W
L31	123.00	N7413.43°W
L32	50.00	N154617°W
L33	118.00	S7413.43°E
L34	123.00	N7413.43°W
L35	32.78	N89°14'03"W
L36	50.00	N154617°W
L37	22.70	N89°14'03"W
L38	50.00	N154617°W
L39	50.00	N154617°W
L40	123.00	N7413.43°W

Line #	Length	Direction
L41	50.00	N154617°W
L42	60.00	N154617°W
L43	123.00	N7413.43°W
L44	60.00	N154617°W
L45	60.00	N154617°W
L46	123.00	N7413.43°W
L47	60.00	N154617°W
L48	50.00	N154617°W
L49	123.00	N7413.43°W
L50	60.00	N154617°W
L51	60.00	N154617°W
L52	123.00	N7413.43°W
L53	60.00	N154617°W
L54	60.00	N154617°W
L55	123.00	N7413.43°W
L56	60.00	N154617°W
L57	60.00	N154617°W
L58	120.31	N7413.43°W
L59	51.20	N154617°W
L60	43.58	N154617°W

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	N89°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	64.94	N59°45'56"W
L71	54.97	N59°45'56"W
L72	64.34	N154617°W
L73	150.00	N7413.43°W
L74	101.00	N154617°W
L75	141.07	N7413.43°W
L76	100.00	N154617°E
L77	150.00	N7413.43°W
L78	100.00	N154617°W
L79	100.00	N154617°E
L80	150.00	N7413.43°W
L81	100.00	N154617°W

Line #	Length	Direction
L82	100.00	N154617°E
L83	150.00	N7413.43°W
L84	100.00	N154617°W
L85	100.00	N154617°W
L86	150.00	N7413.43°W
L87	100.00	N154617°W
L88	100.00	N154617°E
L89	150.00	N7413.43°W
L90	100.00	N154617°W
L91	100.00	N154617°E
L92	150.00	N7413.43°W
L93	100.00	N154617°W
L94	100.00	N154617°E
L95	150.00	N7413.43°W
L96	100.00	N154617°E
L97	100.00	N154617°E
L98	150.00	N7413.43°W
L99	100.00	N154617°W
L100	100.00	N154617°E
L101	150.00	N7413.43°W

Line #	Length	Direction
L102	100.00	N154617°E
L103	100.00	N154617°E
L104	100.00	N7413.43°W
L105	100.00	N154617°W
L106	75.33	N154617°E
L107	156.10	N7413.43°W
L108	100.00	N154617°E
L109	49.14	S7413.43°E
L110	113.84	N00°17'38"W
L111	235.94	S89°19'35"E
L112	124.68	S00°41'56"W
L113	57.11	N89°18'55"W
L114	100.01	N00°17'38"W
L115	100.01	N00°17'38"W
L116	237.78	S89°19'35"E
L117	100.00	N154617°E
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 #	Length	Direction
L122	10.20	N89°45'36"W
L123	42.57	N89°45'36"W
L124	73.35	S30°14'22"W
L125	125.83	N154617°W
L126	180.19	N30°14'22"E
L127	3.15	N89°46'22"E
L128	104.86	N89°42'21"E
L129	1139.66	N154617°W
L130	10.26	S14°32'38"W
L131	74.92	N89°42'21"E
L132	36.710	N7413.43°W
L133	153.07	S7413.43°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 #	Length	Direction
L142	170.41	S89°46'22"W
L143	688.58	N154617°E
L144	153.07	N7413.43°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	259.32	S89°36'57"W
L151	11.00	S00°19'21"E
L152	182.88	S89°17'54"E
L153	87.26	N89°40'12"W
L154	154.53	S88°20'01"E
L155	25.01	N00°41'56"E
L156	129.69	S00°41'56"W
L157	129.42	S89°50'30"W
L158	1267.84	N154617°W
L159	338.65	N89°46'22"W
L160	487.45	N89°15'42"W
L161	242.35	S14°00'25"W

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°45'36"W
L167	452.49	S29°45'36"W
L168	688.14	N154617°W
L169	472.34	N154617°W
L170	30.00	S7413.43°E
L171	30.00	S7413.43°E
L172	178.07	N7413.43°W
L173	7.12	S07°25'58"W
L174	94.77	N89°46'22"W
L175	1726.64	N89°15'42"W
L176	20.63	S14°55'33"W
L177	88.49	N89°15'42"W
L178	35.34	N89°15'42"E
L179	307.81	S89°46'22"E
L180	1201.00	N154617°W
L181	14.55	S07°25'58"W

Line #	Length	Direction
L182	615.00	N154617°E
L183	30.07	N7413.43°W
L184	30.07	S7413.43°E
L185	405.53	N154617°E
L186	40.03	S00°17'38"E
L187	6.12	S37°13'43"E
L188	135.79	S40°17'38"E
L189	41.27	N89°35'17"E
L190	128.71	S14°32'38"W
L191	184.63	S00°17'38"E
L192	37.52	N72°29'11"E
L193	37.52	N15444.13°E
L194	304.44	N82°33'30"W
L195	2007.56	S07°25'58"W
L196	675.33	S29°47'52"W
L197	417.09	S89°46'22"W
L198	54.56	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 #	Length	Direction
L203	51.51	N80°46'55"E
L204	58.00	N70°58'30"E
L205	54.19	N48°50'40"E
L206	31.00	N25°41'18"E
L207	106.87	N19°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	N15444.13°E
L214	35.06	N154617°E
L215	17.88	N38°16'17"E
L216	21.86	N89°35'17"E
L217	4.36	S59°45'35"E
L218	4.37	S59°45'35"E
L219	30.00	N00°45'57"E
L220	187.09	S00°13'38"E

Line #	Length	Direction
L222	30.00	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	1376.75	S07°25'58"W
L231	519.40	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°43'31"W
L238	382.56	N13°50'52"E
L239	50.00	N154617°E

Line #	Length	Direction
L265	382.56	N13°30'52"E
L267	382.56	N13°30'52"E
L268	177.66	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	81.2	S89°53'19"W
L276	88.91	S89°46'22"W
L277	39.92	N00°23'10"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	N154617°E

Line #	Length	Direction
L286	138.29	S154617°W
L287	115.98	N7413.43°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"W
L292	216.59	N82°33'30"W
L293	62.40	N07°26'30"W
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
L305	57.72	N15°34'31"W

Line #	Length	Direction
L306	128.10	S87°23'38"W
L307	90.00	N89°14'03"W
L308	35.71	S87°18'57"E
L309	38.18	S47°39'55"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°25'29"E
L317	27.18	N82°33'30"W
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 #	Length	Direction
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