

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 1 AS 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 ALONG SAID 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 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 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 COVENANT 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 MAINTENANCE 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 INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. AN ACCESS EASEMENT IS HEREBY DEDICATED TO WOODMOOR 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 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,M,N,O AND P ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE MONUMENT RIDGE METRO DISTRICT.

BY: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

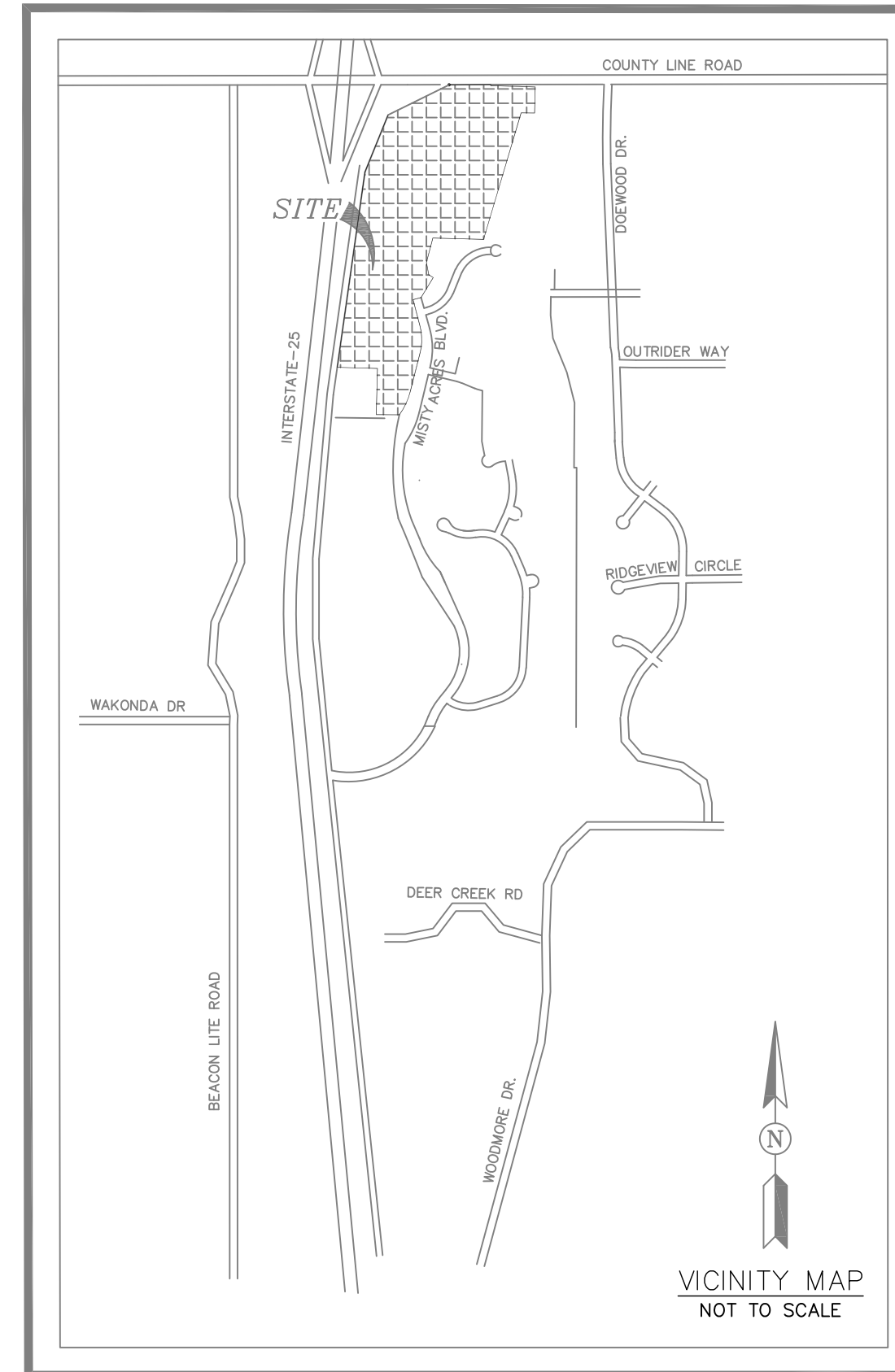
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025, BY _____ OF MONUMENT RIDGE EAST LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2025

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

TRACT AREA TABLE				
COMMON AREA TRACT	SQ FT	ACRES	USE	OWNERSHIP AND MAINTENANCE
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	87280.70	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				
1	593197.27	13.62	FUTURE DEVELOPMENT	MONUMENT RIDGE EAST LLC
2	967257.96	22.21	FUTURE DEVELOPMENT	MONUMENT RIDGE EAST LLC

TRACTS 1 AND 2 ARE FOR FUTURE DEVELOPMENT. NO BUILDING PERMITS MAY BE ISSUED UNTIL THE TRACTS HAVE BEEN REPLATTED AS LOTS AND ALL FEES PAID.



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	1.12 UNITS/ACRE (WITH FUTURE DEVELOPMENT REMOVED)	

PLAT NOTES

1. The following reports have been submitted in association with the Preliminary Plan number SP241 or Final Plat number SF2514 for this subdivision and are on file at the County Planning and Community 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 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. No basements 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 subdividor/Developer 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.

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 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 potentiality and ramifications thereof.

23. The owner agrees on behalf of himself/herself and any developer or builder successors and assigns that traffic impact fees shall be paid in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 25-377), 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,B,C,D,E,F,G,H,M,N,O and P of this property are subject to a Private Detention Basin/ Stormwater Quality BMP Maintenance Agreement and Easement 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 Iema map number 08041c0085G 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. Lots 1-35 should be further evaluated during site specific geotechnical investigations to determine the impact (i.e. groundwater conditions, differential settlement, ect.) 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.

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)

COUNTY OF EL PASO)SS

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 25-104

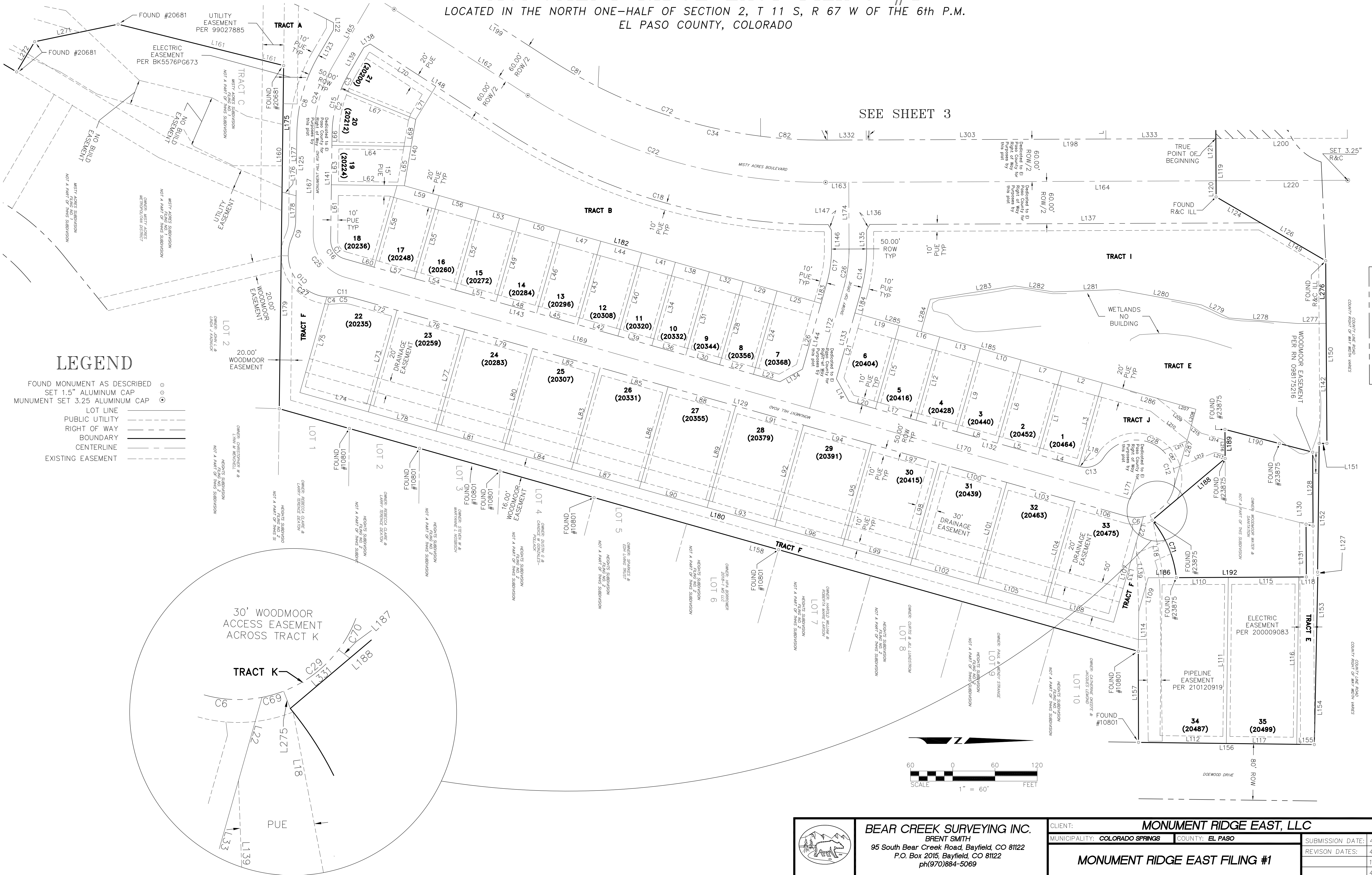
<p>BEAR CREEK SURVEYING INC. BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 81122 P.O. Box 2015, Bayfield, CO 81122 ph(970)884-5069</p>	CLIENT: MONUMENT RIDGE EAST, LLC		SUBMISSION DATE: 4/12/24
	MUNICIPALITY: COLORADO SPRINGS	COUNTY: EL PASO	REVISION DATES: 4/2/25
MONUMENT RIDGE EAST FILING #1			1/05/26
			4/13/26
PROJECT #: 21-014	DRAFTED BY: DBH	DEVELOPER: MONUMENT RIDGE EAST LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919	
	CHECKED BY: BJS	SHEET # 1 OF 5	

SEE SHEET 4

MONUMENT RIDGE EAST FILING #1

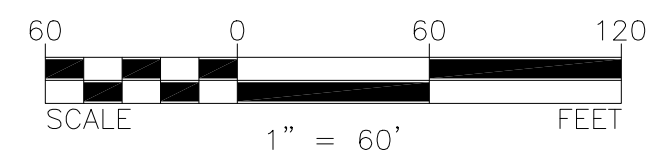
LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
EL PASO COUNTY, COLORADO

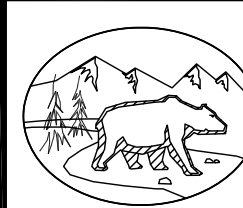
SEE SHEET 3



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



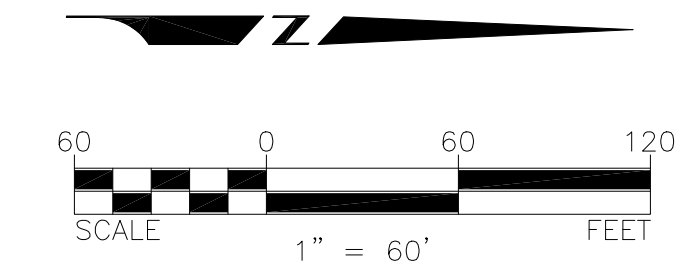
	BEAR CREEK SURVEYING INC.		MONUMENT RIDGE EAST, LLC	
	BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 81122 P.O. Box 2016, Bayfield, CO 81122 ph(970)884-5069		CLIENT: MUNICIPALITY: COLORADO SPRINGS COUNTY: EL PASO	
PROJECT #: 21-014		MONUMENT RIDGE EAST FILING #1		SUBMISSION DATE: 4/12/24
		DRAFTED BY: DBH CHECKED BY: BJS		REVISION DATES: 4/2/25 1/05/26 4/13/26
DEVELOPER: MONUMENT RIDGE EAST LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919			SHEET # 2 OF 5	

MONUMENT RIDGE EAST FILING #1

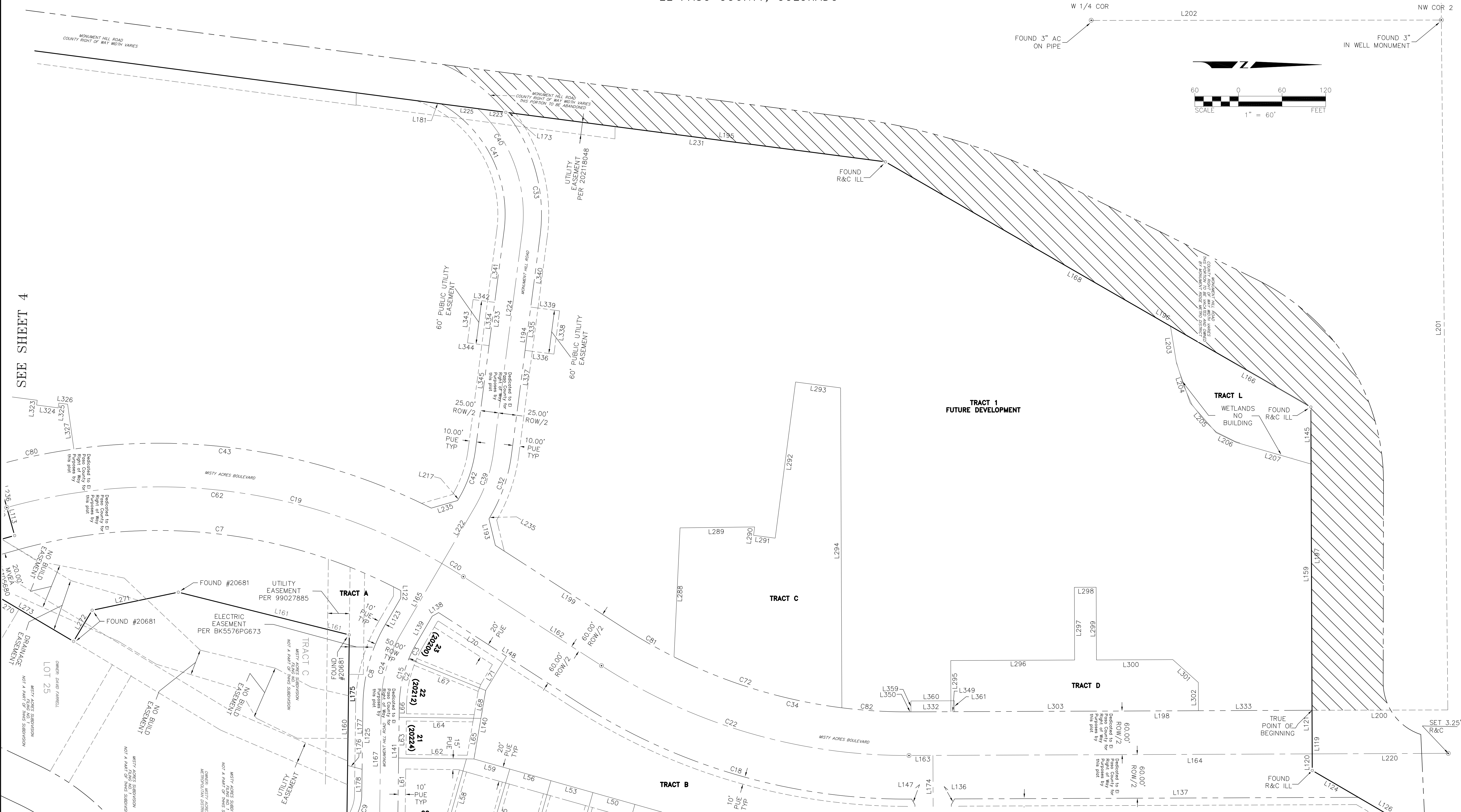
LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
EL PASO COUNTY, COLORADO

W 1/4 COR NW COR 2

FOUND 3" AC ON PIPE FOUND 3" IN WELL MONUMENT



SEE SHEET 4

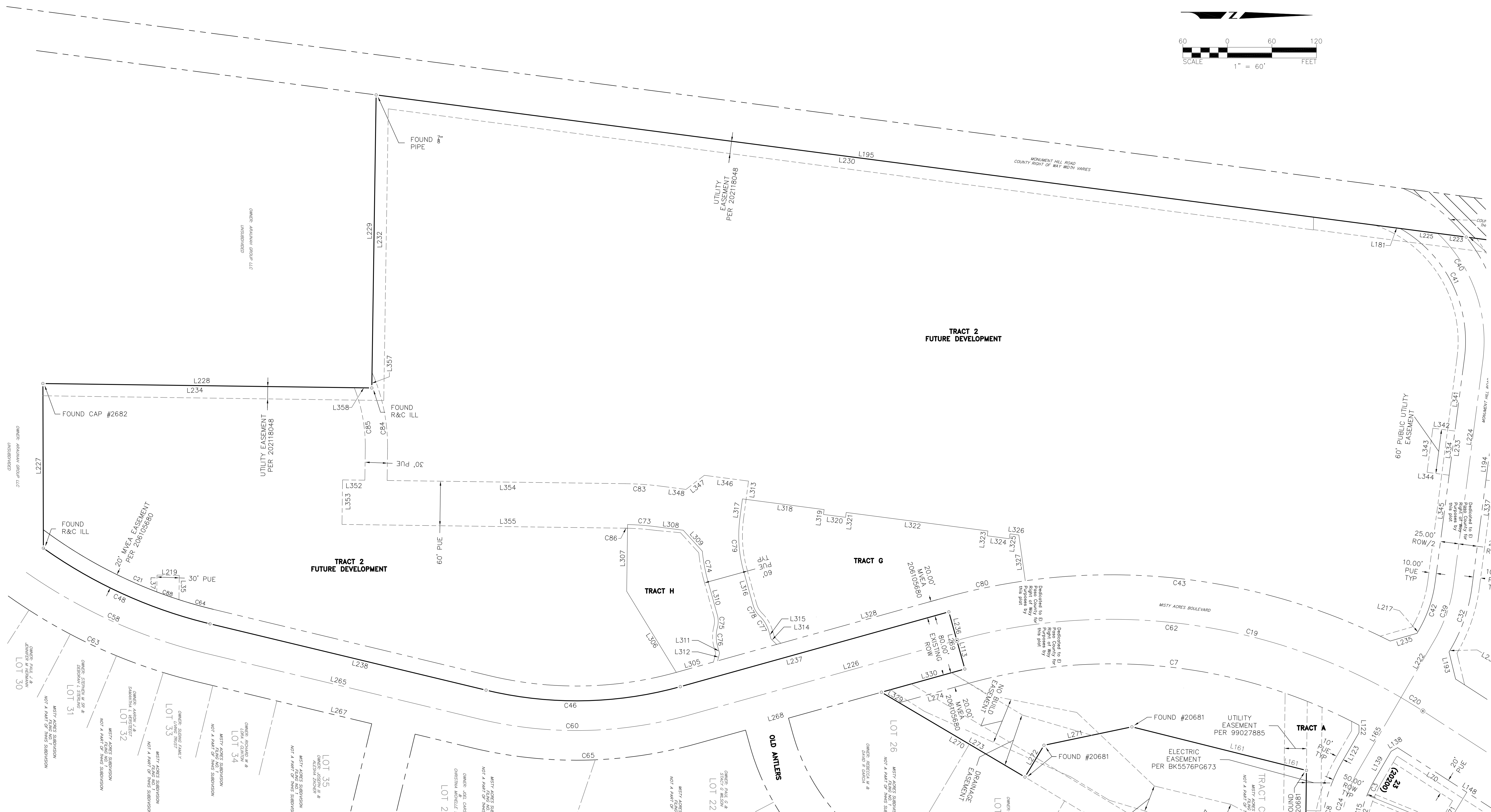
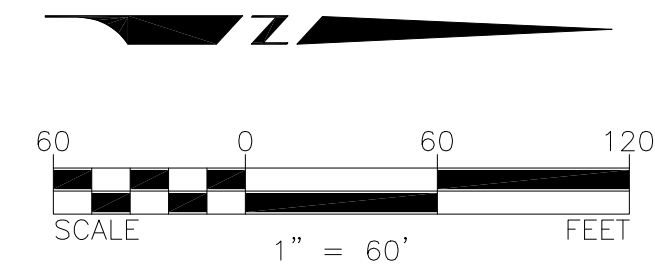


SEE SHEET 2

	BEAR CREEK SURVEYING INC.	MONUMENT RIDGE EAST, LLC	
	BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 81122 P.O. Box 2016, Bayfield, CO 81122 ph(970)884-5069	MUNICIPALITY: COLORADO SPRINGS	COUNTY: EL PASO
MONUMENT RIDGE EAST FILING #1		REVISION DATES:	
		1/05/26 4/13/26	
PROJECT #: 21-014	DRAFTED BY: DBH	DEVELOPER: MONUMENT RIDGE EAST LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919	
	CHECKED BY: BJS	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.	MONUMENT RIDGE EAST, LLC	
	BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 81122 P.O. Box 2016, Bayfield, CO 81122 ph(970)884-5069	CLIENT: MUNICIPALITY: COLORADO SPRINGS COUNTY: EL PASO	SUBMISSION DATE: 4/12/24 REVISION DATES: 4/2/25 1/05/26 4/13/26
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

