

WATERVIEW EAST COMMERCIAL FILING NO.1

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO
SHEET 2 OF 2

POWERS BOULEVARD (HWY 21)
BOOK 5307, PAGE 1472

N0029°10'W

1123.38'

20' P.U.&D.E.

30' WIDE PLEINING EASEMENT
BOOK 5175, PAGE 4710

FOUND 3 1/4" ALUMINUM
CAP COOT FROM MARKER

A=87°49'03"
R=150.00'
L=229.91'
CH=N4°25'21"E
CHD=208.05'

N87°19'53"E
L=53.06'

BRADLEY ROAD
BOOK 5307, PAGE 1472
(210' WIDE R.O.W.)

A=12°59'05" R=2969.79' L=673.03'
CH=N80°50'20"E CHD=671.59'

LOT 2
1.500 AC

LOT 1
1.990 AC

TRACT B
0.926 AC

TRACT A
1.833 AC

TRACT C
15.184 AC

FRONTSIDE DRIVE
(R.O.W. VARIES)

OLD BLUE STEM VW
PRIVATE DRIVE
(S) (R.O.W. VARIES)

OLD WHEAT PT
PRIVATE DRIVE
(41' R.O.W.)

TRACT H, THE TRAILS AT ASPEN RIDGE FILING NO. 3
REC. NO. 222715013
(NOT A PART)

FRONTSIDE DRIVE
(THE TRAILS AT ASPEN RIDGE FILING NO. 1)
(RECEPTION NO. 220714541)

LEGACY HILL DRIVE
(100' ROW--THE TRAILS AT ASPEN RIDGE F1)
(RECEPTION NO. 220714541)

Ridgeline
Land Surveying

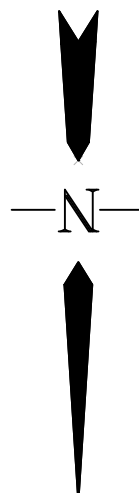
575 VALLEY STREET, UNIT 3
COLORADO SPRINGS, CO 80918
TEL: 719.298.2917

DATE: 9/29/26
SHEET 2 OF 2
PCD# SP269

LEGEND

- PLSS CORNER
- FIND DB&CO #4 PIN AND ALUM. CAP
(UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE
PLS 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- SWSD SECURITY WATER & SANITATION DISTRICT
- P.U.&D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW

SCALE: 1"=60'
0 50 100



TRACT H, THE TRAILS AT ASPEN RIDGE FILING NO. 3
REC. NO. 222715013
(NOT A PART)

Δ=1°33'35"
R=260.00'
L=61.46'
CH=S28°47'53"W
CHD=61.31'

Δ=30°10'35"
R=136.00'
L=71.63'
Δ=109°07'05"
R=90.00'
L=71.40'
Δ=49°35'10"
R=50.00'
L=43.27'

DEDICATED TO EL PASO COUNTY
FOR RIGHT-OF-WAY PURPOSES BY THIS PLAT

S22°01'36"W

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