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 1 OF 2

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WATERVIEW COMMERCIAL DEVELOPERS INC, WEST GREELEY ASSOCIATES LLC AND STEVEN E JOHNSTON, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PM, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ON SAID SOUTHERLY RIGHT–OF–WAY LINE OF SAID BRADLEY ROAD;

1) THENCE S89°30'29"W A DISTANCE OF 3.77 FEET TO A POINT OF CURVE TO THE LEFT;

2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET, A DELTA ANGLE OF 15°09'41" WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.16 FEET;

3) THENCE S74°20'48"W A DISTANCE OF 930.15 FEET TO THE NORTHWEST CORNER OF TRACT O, TRAILS AT ASPEN RIDGE FILING NO.1 RECORDED AT RECEPTION NO. 220714541 IN THE RECORDS OF EL PASO COUNTY COLORADO AND THE POINT OF BEGINNING;

THE FOLLOWING NINE (9) COURSES ARE ON THE BOUNDARY LINE OF AFOREMENTIONED TRAILS AT ASPEN RIDGE FILING NO.1

1)THENCE DEPARTING SAID RIGHT–OF–WAY S15°39'12'W A DISTANCE OF 394.68 FEET TO A POINT OF NON–TANGENT CURVE TO THE RIGHT WHOSE RADIAL BEARS N75°43'37"W;

2)THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 56.94 FEET, A DELTA ANGLE OF 43°29'55" WHOSE LONG CHORD BEARS S36°01'21" W A DISTANCE OF 55.58 FEET;

3)THENCE S57°46'18"W A DISTANCE OF 68.47 FEET TO A POINT OF CURVE TO THE LEFT;

4)THENCE ON SAID CURVE, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 280.72 FEET, A DELTA ANGLE OF 35°44'30" WHOSE LONG CHORD BEARS S39°54'03"W, A DISTANCE OF 267.19 FEET;

5)THENCE S67°58'24"E A DISTANCE OF 40.00 FEET;

6)THENCE S22°01'36"W A DISTANCE OF 538.15 FEET TO A POINT OF CURVE TO THE RIGHT;

7)THENCE ON SAID CURVE, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 61.46 FEET, A DELTA ANGLE OF 13°32'35", WHOSE LONG CHORD BEARS S28°47'53"W A DISTANCE OF 61.31 FEET;

8)THENCE S00°00'00'W A DISTANCE OF 148.75 FEET;

9)THENCE N90°00'00"W A DISTANCE OF 515.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT– OF–WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21);

THE FOLLOWING FIVE (5) COURSES ARE ON SAID RIGHT–OF–WAY LINE AND THE NORTHERLY RIGHT–OF–WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY:

1) THENCE N00°29'10"W A DISTANCE OF 1123.38 FEET TO A POINT OF CURVE TO THE RIGHT;

2) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 229.91 FEET, A DELTA ANGLE OF 87°49'03", WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET:

3) THENCE N87°19'53" E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;

4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2,969.79 FEET, AN ARC LENGTH OF 673.03 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;

5) THENCE N47°20'48"E A DISTANCE OF 21.87 FEET TO THE POINT BEGINNING.

PARCEL CONTAINS 963,596 SQUARE FEET OR 22.121 ACRES MORE OR LESS.

DEDICATION:

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, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "***WATERVIEW EAST COMMERCIAL FILING NO.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.

OWNER:

THE AFOREMENTIONED WATERVIEW COMMERCIAL DEVELOPERS INC. A COLORADO CORPORATION, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 20___, A.D. BY_____.

_____
HEATH HERBER, PRESIDENT WATERVIEW COMMERCIAL DEVELOPERS INC

STATE OF COLORADO)
SS
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY HEATH HERBER, PRESIDENT WATERVIEW COMMERCIAL DEVELOPERS INC

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

OWNER:

THE AFOREMENTIONED WEST GREELEY ASSOCIATES LLC. A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 20___, A.D. BY_____.

_____
BY _____, MANAGING MEMBER, WEST GREELEY ASSOCIATES LLC

STATE OF COLORADO)
SS
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY BY:_____ , MANAGING MEMBER, WEST GREELEY ASSOCIATES LLC

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

THE AFOREMENTIONED STEVEN E JOHNSTON, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 20___, A.D. BY_____.

_____
STEVEN E JOHNSTON

STATE OF COLORADO)
SS
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY STEVEN E JOHNSTON

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, AND C, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY WATERVIEW NORTH METROPOLITAN DISTRICT 2.

BY: _____

_____, AS PRESIDENT FOR WATERVIEW NORTH METROPOLITAN DISTRICT 2

STATE OF COLORADO)
SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___ BY _____, AS PRESIDENT FOR WATERVIEW NORTH METROPOLITAN DISTRICT 2.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL
_____
NOTARY PUBLIC

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. SC55120416, PREPARED BY LAND TITLE GUARANTEE, DATED 1/16/2025.
2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS, AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
3. THE FOLLOWING REPORTS, SP229 AND SP267, HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY.

   THE SOILS, GEOLOGY AND GEOLOGIC HAZARD REPORT WAS PREPARED BY ENTECH ENGINEERING JOB NO. 220689, SAID REPORT INDICATES AREAS OF ARTIFICIAL FILL, EXPANSIVE SOILS AND HYDROCOMPACTION.
4. NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OF TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.

   GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES.

   ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA)

   WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION IS PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT
7. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
8. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE SECURITY FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A 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

NOTES: CONTINUED

9. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
10. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE WATERVIEW NORTH METROPOLITAN DISTRICT 2 AS RECORDED AT RECEPTION NO. 220087532 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
11. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
12. BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
13. THERE WILL BE NO DIRECT ACCESS TO HIGHWAY 21, OR BRADLEY ROAD FROM ANY LOT OR TRACT. THERE WILL BE NO DIRECT ACCESS FROM TRACT C TO FRONTSIDE DRIVE.
14. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 19, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDOT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
15. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 25–337. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO.4, EL PASO COUNTY, COLORADO (PID 4) PURSUANT TO RESOLUTION NO. _____ OF THE PID 4 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____.
16. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
17. 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.
18. NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, WATERVIEW NORTH METROPOLITAN DISTRICT 2, 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 DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
19. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
20. PERIMETER DRAINS AND SUMP PUMPS SHALL NOT DIRECTLY DISCHARGE ONTO PUBLIC RIGHT–OF WAY.
21. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
22. ALL EASEMENTS SHOWN HEREON OR DEDICATED FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
23. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMITS A CLASS (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.
24. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "SUBDIVISION PLAT NAME" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO
25. LOTS 1–2 ACREAGE: 3.490
    TRACTS A–C ACREAGE: 17.943
    PUBLIC STREETS ACREAGE: 0.688
    TOTAL ACREAGE: 22.121

Unresolved V2 Comment: Per the TIS & LOI, applicant is choosing to opt out of the PID's and paying impact fees direct. Please determine how fees will be paid and update documents accordingly.

EASEMENTS:

EASEMENTS ARE AS SHOWN

UNRESOLVED: Please be more specific. - explain what the Public Improvement Easement shown on the plat is for and provide a document reference - Include easement described in #11 in the Exceptions section of the Title Commitment

EASEMENT NOTES BELOW ARE ASSOCIATED WITH THE PROXIMITY TO COLORADO SPRINGS AIRPORT.

NO OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.

ALL EXTERIOR LIGHTING PLANS MUST BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.

NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.

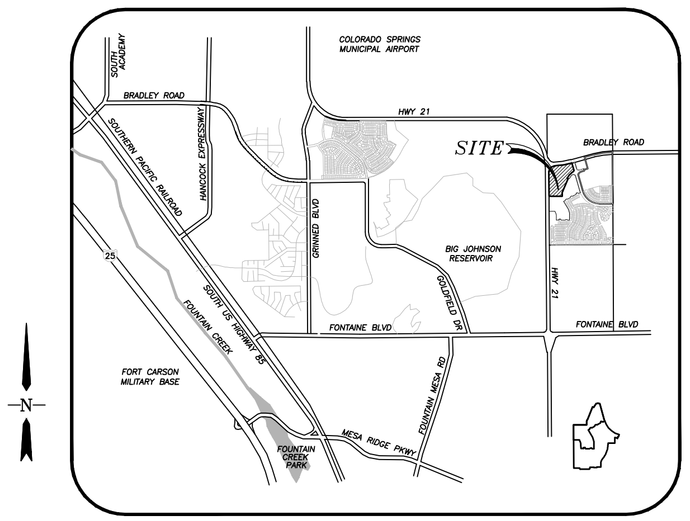
TRACTS:

TRACT A, IS TO BE OWNED AND MAINTAINED BY THE WATERVIEW NORTH METROPOLITAN DISTRICT 2 FOR THE PURPOSES OF OPEN SPACE, MONUMENT SIGNS, PUBLIC IMPROVEMENTS, DRAINAGE AND UTILITIES. OWNERSHIP BY WATERVIEW NORTH METROPOLITAN DISTRICT 2.

TRACT B IS TO BE OWNED AND MAINTAINED BY WATERVIEW NORTH METROPOLITAN DISTRICT 2. AND IS FOR PRIVATE STREETS FOR ACCESS, DRAINAGE, PUBLIC IMPROVEMENTS AND UTILITIES.

TRACT C IS TO BE OWNED AND MAINTAINED BY WATERVIEW COMMERCIAL DEVELOPERS INC.. FOR FUTURE DEVELOPMENT. NO BUILDING PERMITS MAY BE ISSUED WITHOUT A PLATTING ACTION AND THAT ALL IMPACT FEES ASSOCIATED WITH THESE TRACTS WILL BE PAID AT THE TIME OF REPLATTING.

TRACT	OWNERSHIP	USF
TRACT A	WATERVIEW NORTH METROPOLITAN DISTRICT 2	OPEN SPACE, POND
TRACT B	WATERVIEW NORTH METROPOLITAN DISTRICT 2.	PRIVATE STREETS
TRACT C	WATERVIEW COMMERCIAL DEVELOPERS INC.	FUTURE DEVELOPMENT.



VICINITY MAP

N.T.S.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 ½" ALUM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" ALUM. CAP PLS 10377).

FLOOD PLAIN STATEMENT

ALL OF THE PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C0768G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

SURVEYOR'S CERTIFICATI

I JAMES F. LENZ, A DULY REGISTERED PR STATE OF COLORADO, DO HEREBY CERTIFY THAT TH ESENTS THE RESULTS OF A SURVEY MADE ON DATE O CT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SH OSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAI COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STAT MENTS, SUBDIVISION, OR SURVEYING OF LAND ANI E EL PASO COUNTY LAND DEVELOPMENT CODE.

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, NO 34583
FOR AND ON BEHALF OF RIDGELINE LAND

COUNTY CERTIFICATION:

THIS PLAT FOR "***WATERVIEW EAST*** WAS APPROVED FOR FILING BY EL PASO COUNT PMENT DEPARTMENT DIRECTOR ON THE ___ DAY Y NOTES AND ANY CONDITIONS SPECIFIED HEREON.

_____
DIRECTOR, PLANNING AND COMMUNITY DEVE

REPLACE WITH THIS SIGNATURE BLOCK:

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ___ day of _____, 20___ subject to any notes specified hereon and any conditions included in the resolution of approval. The dedication of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Date

Date

Chair, Board of County Commissioners

Planning and Community Development Director

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 2026, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER
STEVE SCHLEIKER

BY: _____ _____ FEE: _____
DEPUTY

DEVELOPER

WATERVIEW COMMERCIAL DEVELOPERS INC.

ENGINEER

KIMLEY–HORN
2 N. NEVADA AVENUE, STE 900
COLORADO SPRINGS, CO 80903

SURVEYED

DECEMBER 2025

DATE OF PREPARATION

MARCH 2026
SEPTEMBER 2026

FEES:

DRAINAGE _____ BRIDGE _____

SCHOOL _____ PARK _____

Ridgeline Land Surveying
575 VALLEY STREET, UNIT 3
COLORADO SPRINGS, CO 80918
TEL: 719.238.2917

DATE: 9/29/26
SHEET 1 OF 2
PCD# SF269

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

Unresolved V2 Comment:

Delta and curve length do not match values on Closures Sheet. Please review and revise as necessary.

No changes have been made and closures sheet not resubmitted.

POWERS BOULEVARD (HWY 21)
BOOK 5307, PAGE 1472

FOUND 3 1/4 ALUMINUM CAP CDOT ROW MARKER

N00°29'10"W 1123.38'

20' P.U.&D.E.

30' WIDE PIPELINE EASEMENT BOOK 5119, PAGE 410

Δ=87°49'03"
R=150.00'
L=229.91'
CH=N43°25'21"E
CHD=208.05'

N87°19'53"E 53.06'

20' P.U.&D.E.

L=231.51'

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

N00°00'00"W 515.00'

20' P.U.&D.E.

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

TRACT C
15.184 AC

S00°00'00"W 39.00'

N90°00'00"W 68.52'

N90°00'00"W 96.69'

39.00'

Δ=22°01'48"
R=180.50'
L=69.40'

UTILITY EASEMENT

(15.5') (15.6') (11.57')

Δ=90°00'00"
R=17.50'
L=27.49'

S00°00'00"E 193.41'

N90°00'00"E (116.99')

94.74'

DRAINAGE EASEMENT

(11.00') (15.00') N00°10'40"E 323.40'

29.5'

10' P.U.&D.E. 293.90'

N90°00'00"E 3,00,00.00N

LOT 2
1.500 AC

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

L=163.45'

20' P.U.&D.E.

(7918)

207.20'

10' P.U.&D.E.

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

TRACT B
0.926 AC

41.00'

N00°00'00"E 200.96'

53.00'

Δ=67°58'12"
R=17.50'
L=20.76'

Width

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

(60' WIDE) (R.O.W. VARIES)

Per E-911 comments, remove the space between Blue Stem (should be Bluestem)

Δ=90°00'00"
R=17.50'
L=27.49'

N90°00'00"E 37.00'

Δ=17°57'15"
R=74.50'
L=23.35'

Δ=17°57'15"
R=45.00'
L=14.10'

N17°39'23"W 319.27'

10' P.U.&D.E.

39.75'

N72°04'45"E

TRACT B
0.926 AC

(7964)

247.35'

201.60'

OLD SAGE VIEW
PRIVATE DRIVE
(R.O.W. VARIES)

Width

244.97'

LOT 1
1.990 AC

20' P.U.&D.E.

L=277.97'

Δ=57°04'41"
R=45.00'
L=44.83'

29.5'

10' P.U.&D.E.

(108.37') N14°58'04"E 86.23'

20' P.U.&D.E. 201.49'

(67.11') 394.68'

S15°39'12"E

N74°20'48"E 21.87'

P.O.B.

Δ=57°04'41"
R=74.50'
L=74.22'

27.5'

N14°58'04"E 41.06'

53.99'

139.20'

TRACT O, THE TRAILS AT ASPEN RIDGE FILING NO. 1 (NOT A PART)

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

Δ=43°29'55"
R=75.00'
L=56.94'
CH=S36°01'21"W
CHD=55.58'

S57°46'16"W 88.47'

FRONTSIDE DRIVE
PUBLIC ROW
(R.O.W. VARIES)

(60 FEET WIDE)
(RECEPTION NO. 220714541)

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

(THE TRAILS AT ASPEN RIDGE FILING NO.1)

Δ=35°44'30"
R=450.00'
L=280.72'
CH=S39°54'03"W
CHD=276.19'

TRACT A
1.833 AC

S67°58'24"E 40.00'

27.76'

538.15'

S22°01'36"W

N22°01'36"E

20' P.U.&D.E.

323.29'

40'

53.00'

Δ=49°35'10"
R=50.00'
L=43.27'

Δ=13°32'35"
R=260.00'
L=61.46'
CH=S28°47'53"W
CHD=61.31'

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

Δ=30°10'35"
R=136.00'
L=71.63'

Δ=9°14'54"
R=115.00'
L=18.56'

Δ=109°07'05"
R=90.00'
L=171.40'

89.30'

59.45'

S00°00'00"W 148.75'

LEGEND

- PLSS CORNER
- FND 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

UNRESOLVED:
Please depict the location of existing and proposed fire hydrants

N

SCALE: 1"=50'
50 0 50 100

Ridgeline Land Surveying
575 VALLEY STREET, UNIT 3
COLORADO SPRINGS, CO 80918
TEL: 719.238.2917

DATE: 9/29/26
SHEET 2 OF 2
PCD# SF269