

ASPEN MEADOWS SUBDIVISION FILING NO. 2

A PORTION OF LAND LYING WITHIN THE WEST HALF OF SECTION 4 AND THE EAST ONE-HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

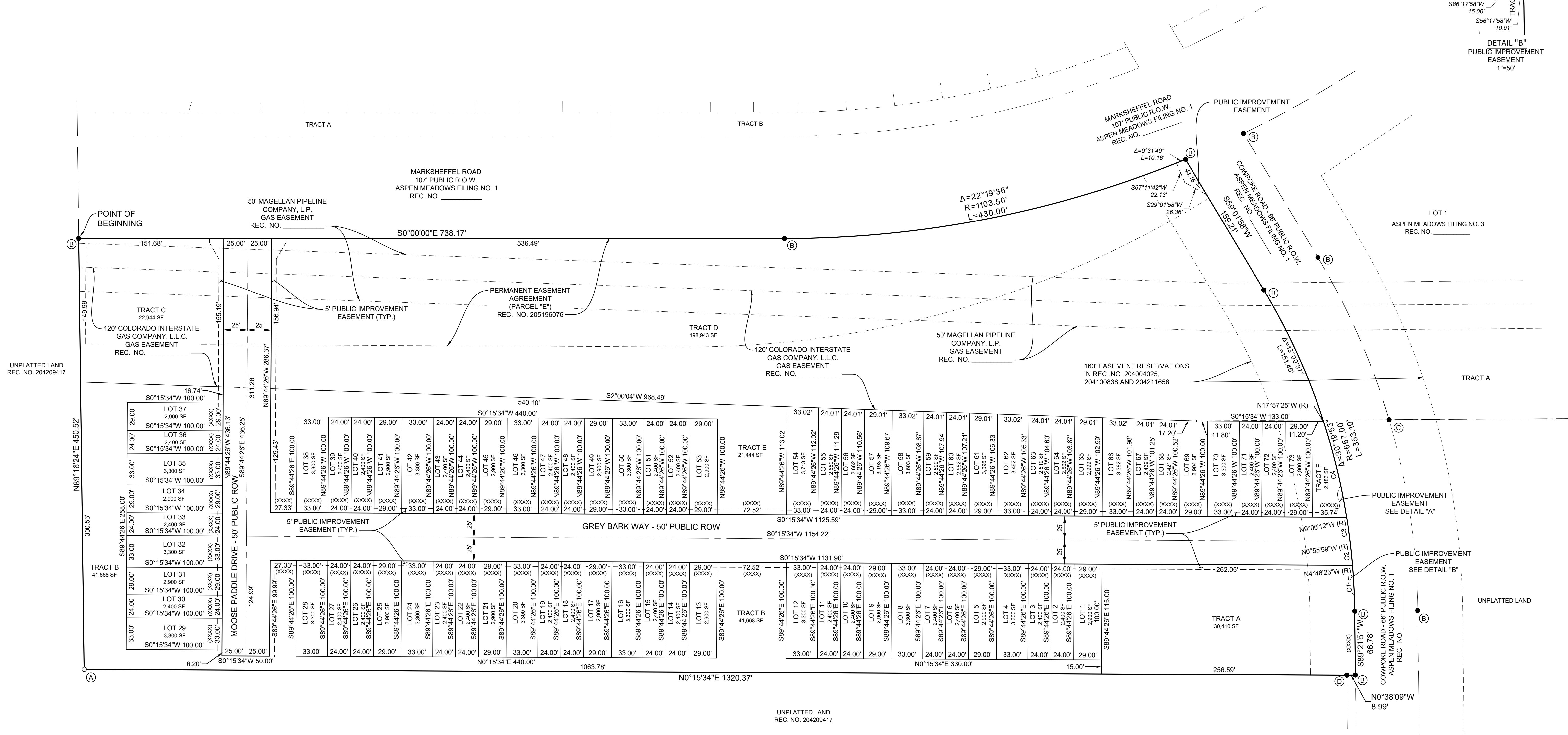
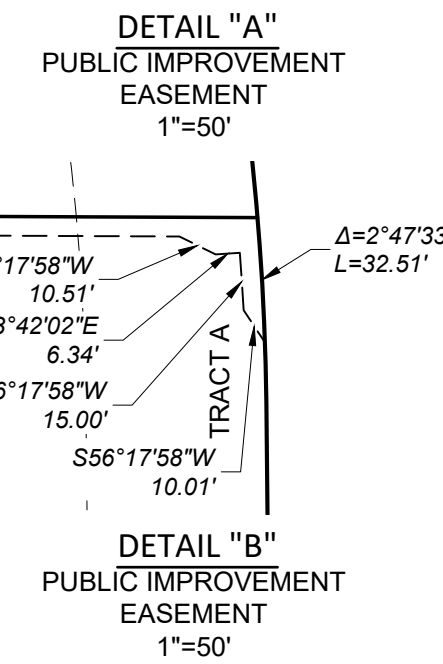
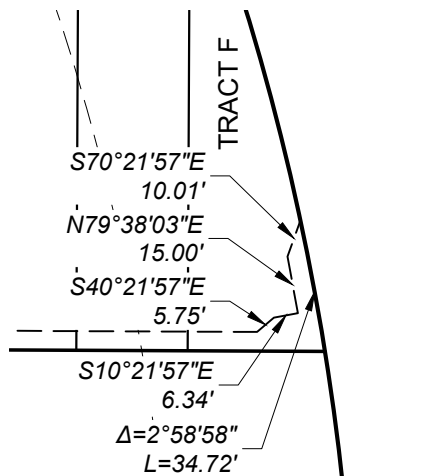
MAP REFERENCE LEGEND

THE FOLLOWING RECORD DOCUMENTS WERE CONSIDERED IN DEVELOPING THE SUBDIVISION BOUNDARY:

- R1 AN ALTA/ACSM LAND TITLE SURVEY DEPOSITED FOR RECORD ON SEPTEMBER 2, 2004 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE AND RECORDED UNDER DEPOSIT NUMBER 204900133.
- R2 AN ALTA/ACSM LAND TITLE SURVEY DEPOSITED FOR RECORD ON NOVEMBER 16, 2006 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE AND RECORDED UNDER DEPOSIT NUMBER 206900256.
- R3 THE FINAL PLAT OF ASPEN MEADOWS SUBDIVISION FILING NO. 1 RECORDED _____, 2021 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER _____.
- R4 THE FINAL PLAT OF ASPEN MEADOWS SUBDIVISION FILING NO. 3 RECORDED _____, 2021 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER _____.

MONUMENTATION LEGEND

- A - INDICATES A REBAR WITH 1-1/2 INCH ALUMINUM CAP ILLEGIBLY STAMPED FOUND FLUSH WITH THE GROUND ACCEPTED AS THE MONUMENT PER R1.
- B - INDICATES A NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND, ACCEPTED AS THE MONUMENT PER MAP REFERENCE R3.
- C - INDICATES A NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND, ACCEPTED AS THE MONUMENT PER MAP REFERENCE R4.
- D - INDICATES A FOUND REBAR WITH 1 INCH ORANGE PLASTIC CAP ILLEGIBLY STAMPED ACCEPTED AS A PERPETUATION OF THE MONUMENT POSITION PER MAP REFERENCE R1 AND R2. NO PUBLIC RECORD OF THIS MONUMENT FOUND DURING THE RESEARCH FOR THIS SURVEY.



UNPLATTED LAND
REC. NO. 204209417

MARKSHEFFEL ROAD
107' PUBLIC R.O.W.
REC. NO. _____

PUBLIC IMPROVEMENT
EASEMENT

COWPOKE ROAD, 66' PUBLIC R.O.W.
REC. NO. _____

ASPEN MEADOWS FILING NO. 1

50' MAGELLAN PIPELINE
COMPANY, L.P.
GAS EASEMENT
REC. NO. _____

120' COLORADO INTERSTATE
GAS COMPANY, L.L.C.
GAS EASEMENT
REC. NO. _____

160' EASEMENT RESERVATIONS
IN REC. NO. 204004025,
204100838 AND 204211658

5' PUBLIC IMPROVEMENT
EASEMENT (TYP.)

GREY BARK WAY - 50' PUBLIC ROW

5' PUBLIC IMPROVEMENT
EASEMENT (TYP.)

PUBLIC IMPROVEMENT
EASEMENT
SEE DETAIL "A"

PUBLIC IMPROVEMENT
EASEMENT
SEE DETAIL "B"

TRACT A

TRACT A

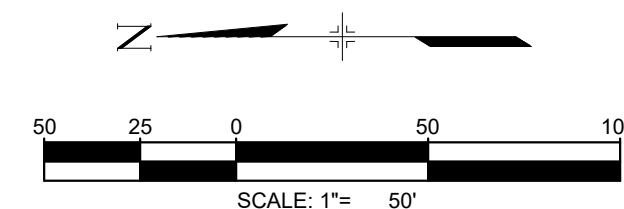
TRACT A

TRACT A

PREPARED BY:



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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	667.00'	004°08'14"	48.16'	N87°17'44"E	48.15'
C2	667.00'	002°09'36"	25.14'	N84°08'49"E	25.14'
C3	667.00'	002°10'13"	25.26'	N81°58'55"E	25.26'
C4	667.00'	008°51'14"	103.07'	N76°28'12"E	102.97'

● INDICATES A FOUND MONUMENT AS IDENTIFIED UNDER THE MONUMENT LEGEND

○ UNLESS OTHERWISE NOTED - INDICATES A SET NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP, FLUSH WITH THE GROUND, STAMPED "MATRIX PLS 34977"

(XXXX) LOT ADDRESSES

AR FP 21-00XXX
ASPEN MEADOWS SUBDIVISION FILING NO. 2
DATE PREPARED: MAR 29, 2021
JOB NUMBER: 21886.034
SHEET 2 OF 2