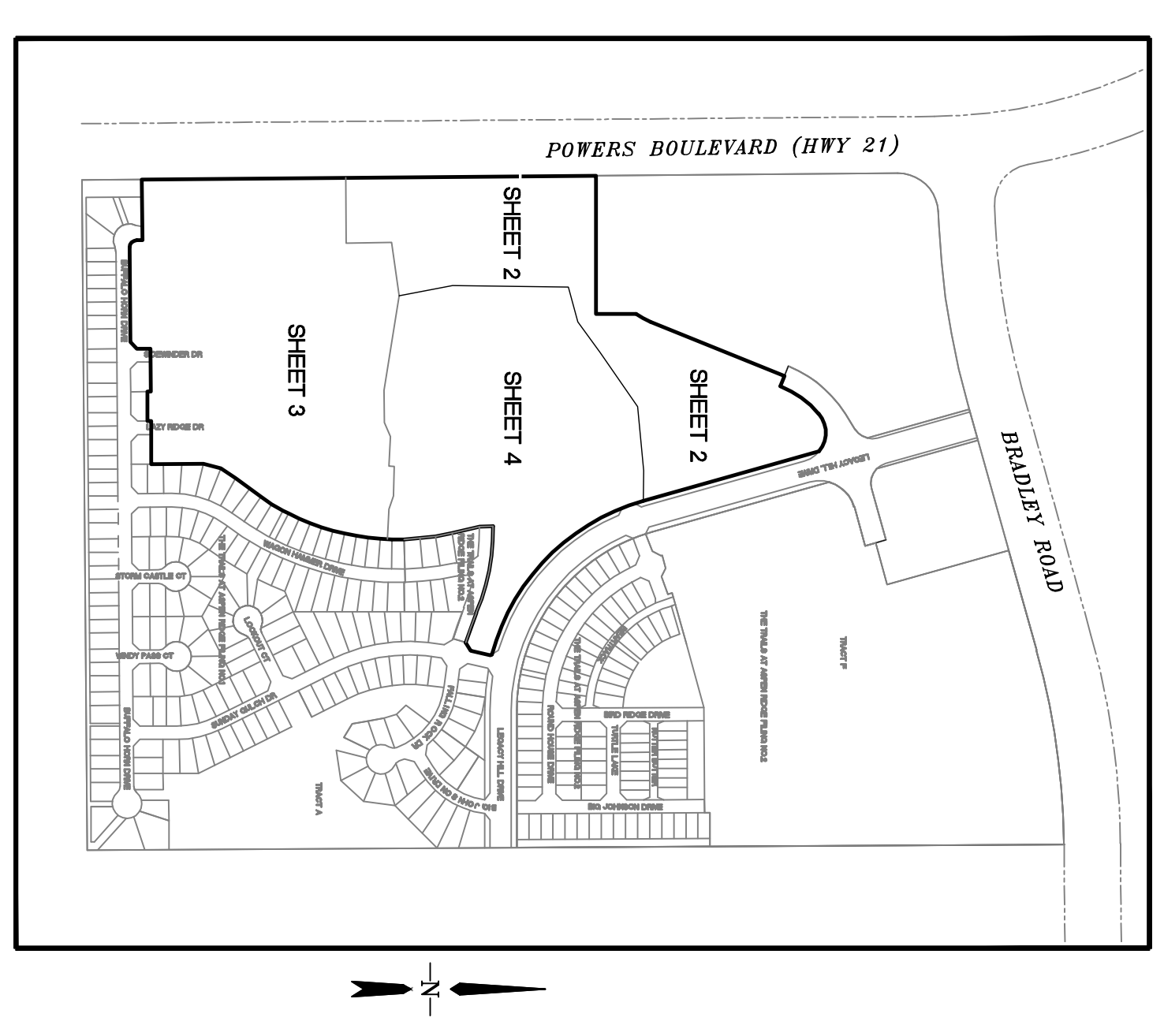


THE TRAILS AT ASPEN RIDGE FILING NO.3
A SUBDIVISION OF TRACT C AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO.2 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 1 OF 4



BASIS OF BEARINGS
 BEARINGS ARE BEING USED TO DETERMINE 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 1/4" ALUM. CAP PLS 17864) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).

FLOOD PLAIN STATEMENT
 ALL OF THE PROPERTY LIES IN ZONE X PER FLOOD INSURANCE RATE MAP NO. 0604100766 G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

EASEMENTS:
 UNLESS OTHERWISE INDICATED, ALL FRONT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND A FIVE FEET PUBLIC IMPROVEMENT EASEMENT IN THE FIRST FIVE FEET ADJACENT TO ROAD RIGHT OF WAY. SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SAME BEING RESERVED FOR MAINTENANCE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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:
 TRACTS A, B, C, D, E, F, AND G ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT FOR THE PURPOSES OF OPEN SPACE, PRAMAEE, MAIL, KOSK, TRAILS, PARKS AND UTILITIES. OWNERSHIP BY WATERVIEW II METROPOLITAN DISTRICT WILL BE CONVEYED BY SEPARATE INSTRUMENT. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT MAY AUTHORIZE BUILDING PERMITS FOR STRUCTURES TO BE UTILIZED FOR THE ALLOWED USES LISTED PREVIOUSLY.

TRACT H IS TO BE OWNED AND MAINTAINED BY COLA LLC 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 A OF THIS PLAT IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. WATERVIEW II METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

DEDICATION:
 THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST, HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE MET AND OUT, SHOWN HERON UNDER THE NAME AND SUBDIVISION OF THE TRAILS AT ASPEN RIDGE FILING NO.3* 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 OWNERS 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 PROTECTIVE AND OTHER SERVICES. SAID EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL 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 COLA LLC A LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 20____, A.D. BY _____

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

STATE OF COLORADO)
 COUNTY OF EL PASO)
 RANDY OLEARY, PRESIDENT COLA LLC.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY RANDY OLEARY, PRESIDENT COLA LLC.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

NOTES: (CONTINUED)

12. BURNING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, BURNING OWLS SHOULD BE AVOIDED AND CONSTRUCTION, NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.

13. THERE WILL BE NO DIRECT ACCESS TO HIGHWAY 21 AND LEGACY HILL DRIVE FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO STREETS ABUTTING ANY TRACT IS NOT PERMITTED.

14. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY USG, DATED OCTOBER 2014 AND THE NOISE STUDY ADDENDUM DATED DECEMBER 9, 2014, DATED OCTOBER 2014 AND THE NOISE STUDY ADDENDUM DATED DECEMBER 9, 2014, SHALL 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. 194 DATED APRIL 15, 2014. WITH THIS SUBDIVISION IS RESOLUTION NO. 194 DATED APRIL 15, 2014. THE BOUNDARIES OF EL PASO COUNTY WITHIN THIS SUBDIVISION DISTRICT NO.2, EL PASO COUNTY, COLORADO, (PID 2) PURSUANT TO RESOLUTION NO. 20-130 OF THE PID 2 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. 220042582.

16. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERTIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO THE PUBLIC FOR INFORMATIONAL PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERTIGHT 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 SHOWN ON THESE PLATS AND THROUGH THESE PLATS ARE HEREBY DEDICATED TO THE PUBLIC UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTION OF THE LOT OR DRAINAGE SWALES THAT WOULD CAUSE ADVERSE DRAINAGE IMPACT TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

18. THE NON-REVOCAABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF NATURAL BRIDGE TRAIL IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT NATURAL BRIDGE TRAIL IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCAABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF NATURAL BRIDGE TRAIL SHALL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUT-DE-SAC REMOVAL, AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO EXTENDING NATURAL BRIDGE TRAIL.

19. NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, TOWN AND METROPOLITAN DISTRICT, OPERATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING WATERVIEW II METROPOLITAN DISTRICT. THE PROPERTY IMPROVEMENT AND TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTNESS 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.

20. ANY OBJECT IN THE LINE OF SIGHT EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE SHALL BE REMOVED OR LOWERED. THE OBJECT MAY INCLUDE BUT NOT BE LIMITED TO BERRIS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS, TALL CROPS OR FENCING.

21. ALL DIMENSIONS SHOWN HERON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.

22. THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PID (PIDSP-191) RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.

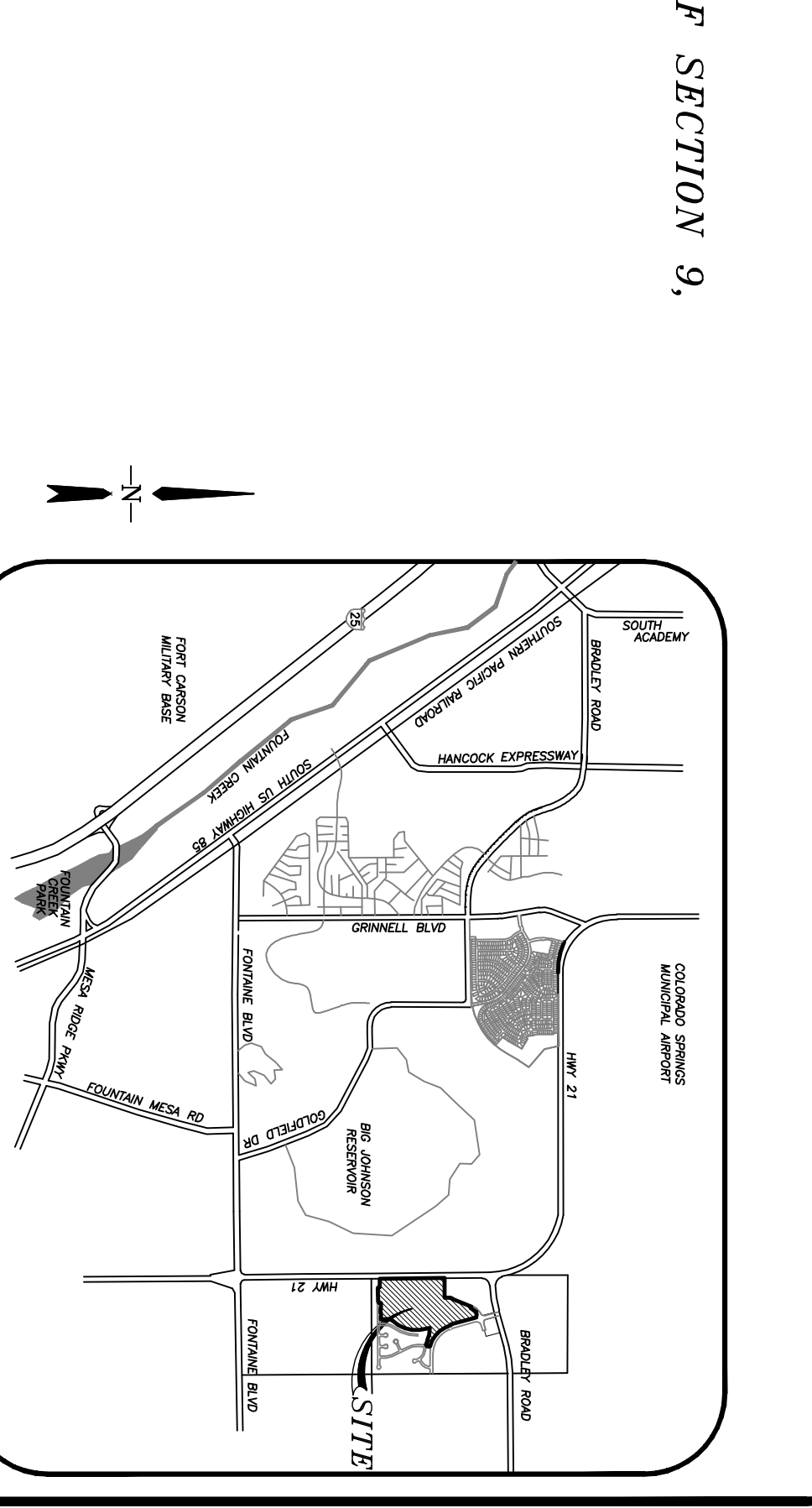
23. LOTS 1-198 ACREAGE: 22,553
 TRACTS A-H ACREAGE: 30,373
 PUBLIC STREETS ACREAGE: 7,029
 TOTAL ACREAGE: 59,995

UNRESOLVED: Add the following plat note:
 -Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

- Tract A of this property is 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, Waterview II Metropolitan District is responsible for maintenance of the subject drainage facilities.

-Coordinate with the geotech report regarding the geologic hazard note below. Customize as needed! The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of report, generally from the Preliminary Plan filed by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Development Services Department:
 •Domeslope Creep: (name lots or location of area)
 •Rockfall Source:(name lots or location of area)
 •Rockfall Runout Zone:(name lots or location of area)
 •Potential High Groundwater:(name lots or location of area)
 •Other Hazard: _____

UNRESOLVED: The geotech showed potentially seasonal shallow groundwater area on Figure 6. If this is no longer applicable, provide a response to comments as such.



SURVEYOR'S CERTIFICATION:
 I, JAMES F. LENZ, A DUTY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT, AND CORRECTLY REFERENCED THEREON, IS A TRUE AND CORRECT STATEMENT OF THE SURVEY AND OF THE FACTS AND CIRCUMSTANCES AND THAT ALL MONUMENTS EXIST AS SHOWN HERON THAT MATHEMATICAL, CLOSURE ERRORS ARE LESS THAN 1:10,000 AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

COUNTY CERTIFICATION:
 THIS PLAT FOR THE TRAILS AT ASPEN RIDGE FILING NO.3* WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HERON AND ANY CONDITIONS INCLUDED IN THE (COVENANTS) THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC 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

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

STEVE SCHLEIKER, COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2021, 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 _____

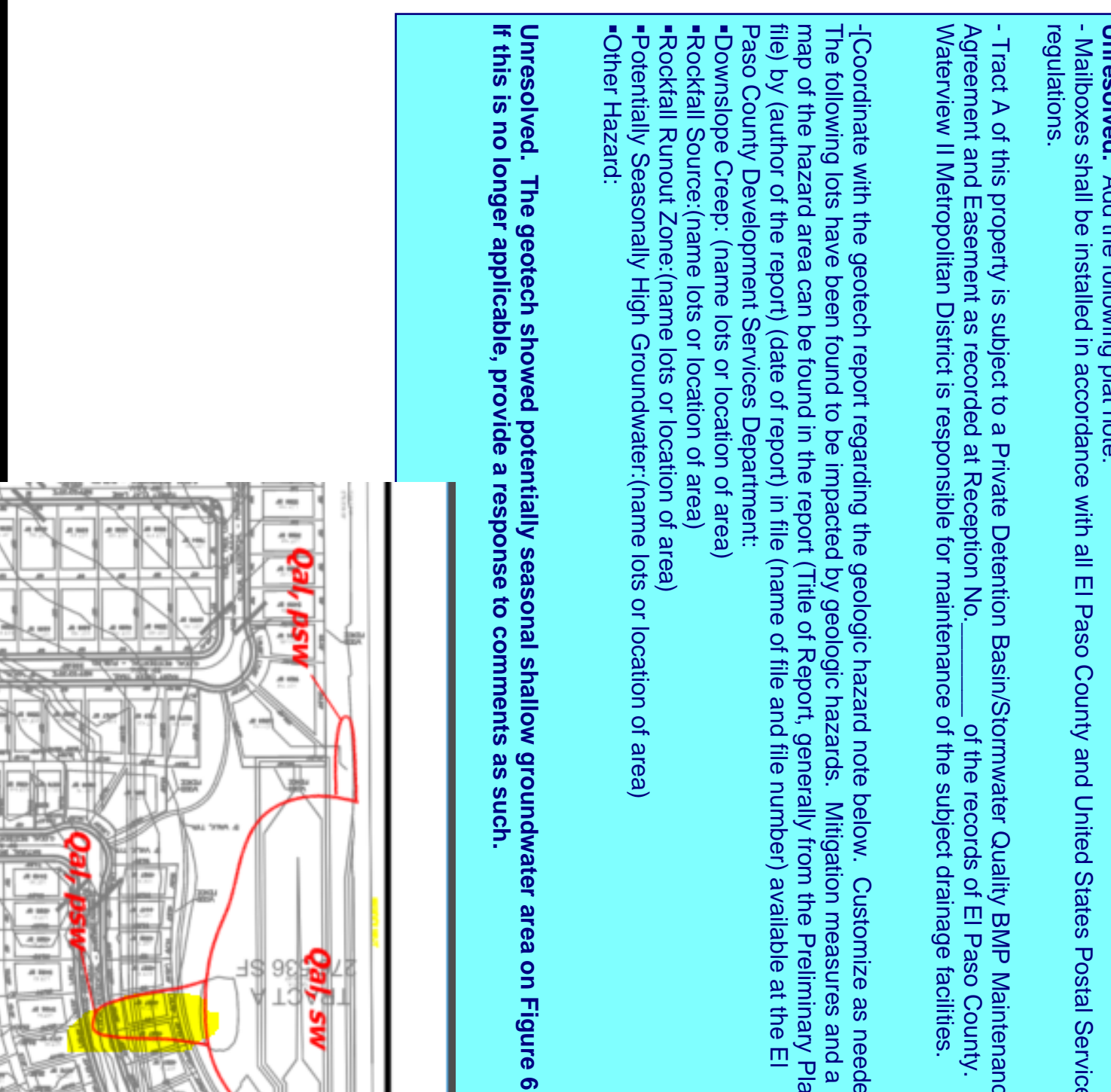
By: _____ DEPUTY _____

_____ FEE: _____

OWNER/DEVELOPER
 COLA LLC
 7910 GATEWAY BLVD EAST #102
 EL PASO, TX 79915-1801

ENGINEER
 MATRIX
 2435 RESEARCH PARKWAY
 COLORADO SPRINGS, CO 80920

SURVEYED
 DECEMBER 2018



RidgeLine Land Surveying
 31 E. PLATTE AVE. SUITE 206
 COLORADO SPRINGS, CO 80903
 TEL: 719.238.2917

DATE: 8/20/21
 SHEET 1 OF 4
 PCD# SF-21-022

THE TRAILS AT ASPEN RIDGE FILING NO.3

A SUBDIVISION OF A TRACT C AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO.2
 LOCATED IN 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-4

SW CORNER SEC. 9
 POSITION BASED ON WITNESS
 CORNERS AND REFERENCE MONUMENT
 REFERENCE MONUMENT
 2 1/2" ALUM. CAP. PLS 17664

SEC. 8 T15S, R65W
 SEC. 9 T15S, R65W

POWERS BOULEVARD (HWY 21)
 BOOK 5307, PAGE 1472

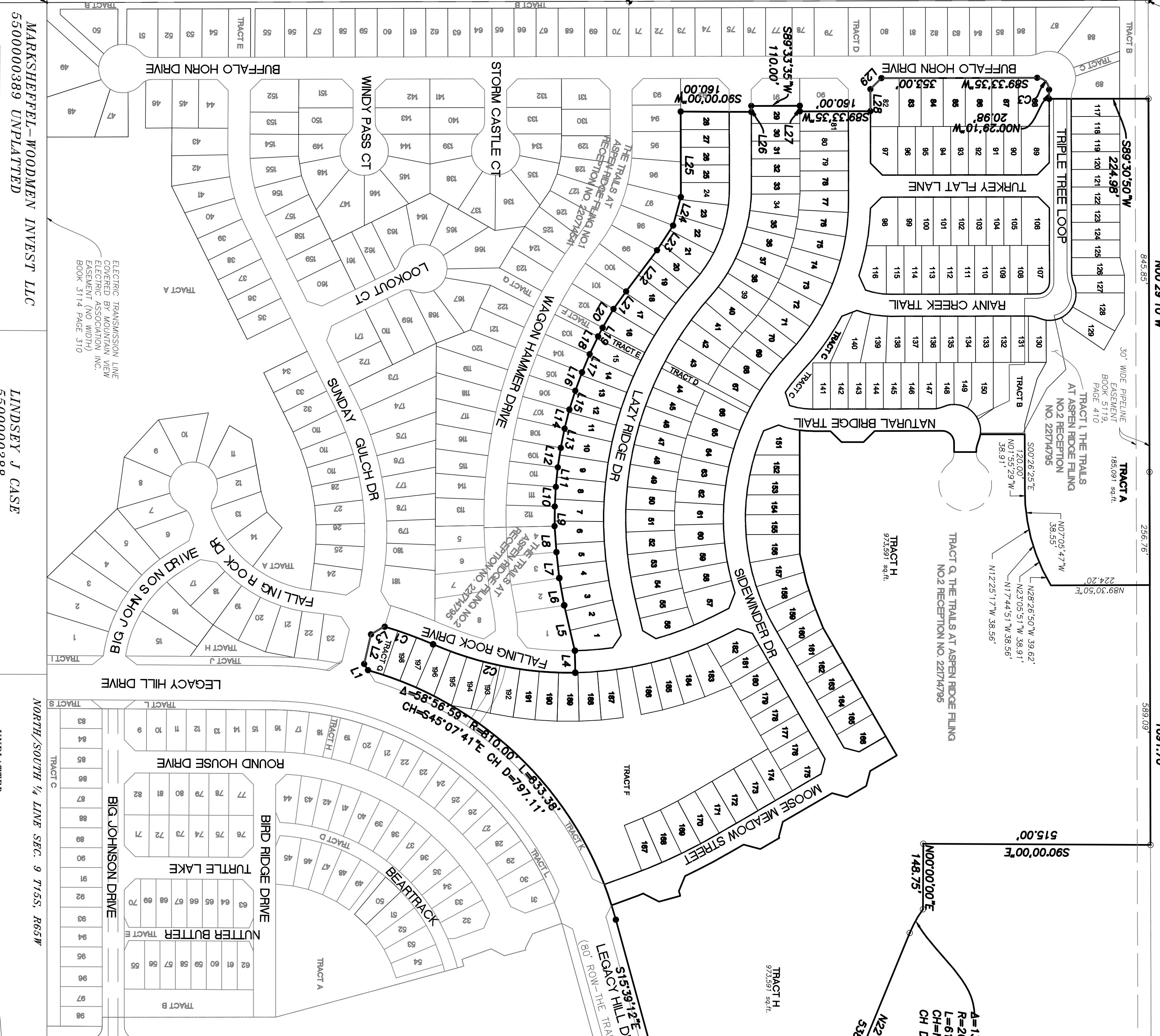
NW CORNER SEC. 9
 2 1/2" ALUM. CAP PLS 17664

STATE OF COLORADO
 5500000015
 UNPLATTED

SEC. 16 T15S, R65W

W 1/16 CORNER SEC. 9
 3 1/4" ALUM. CAP PLS 34583

S 1/4 CORNER
 SECTION 9
 3 1/4" ALUM.
 CAP PLS 10377



LINE	BEARING	DISTANCE
L1	S30°28'45"E	18.64'
L2	S12°47'44"W	68.79'
L3	S86°56'10"W	34.65'
L4	S01°20'02"E	50.00'
L5	S13°32'57"E	106.53'
L6	S10°32'24"E	62.84'
L7	S06°35'57"E	58.08'
L8	S04°28'30"E	58.09'
L9	S00°08'37"W	44.57'
L10	S02°52'08"W	44.55'
L11	S05°32'45"W	44.55'
L12	S08°16'16"W	44.55'
L13	S10°58'48"W	44.56'
L14	S13°41'28"W	44.57'
L15	S17°04'35"W	44.59'
L16	S19°47'14"W	44.58'
L17	S22°29'47"W	44.55'
L18	S25°12'20"W	44.55'
L19	S27°14'20"W	22.28'
L20	S29°42'04"W	48.02'
L21	S32°26'44"W	48.01'
L22	S35°30'56"W	116.84'
L23	S32°43'04"W	68.85'
L24	S14°55'16"W	68.77'
L25	S00°28'25"E	183.86'
L26	S07°26'25"E	13.82'
L27	N00°26'25"W	12.59'
L28	S00°26'25"E	50.01'
L29	S44°33'35"W	35.35'

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD	CHORD DISTANCE
C1	24°37'48"	770.00'	331.00'	N78°01'08"W	138.46'	138.46'
C2	07°23'47"	918.00'	118.12'	N02°24'08"W	118.04'	118.04'
C3	88°57'15"	27.00'	42.39'	N45°21'46"W	38.17'	38.17'

BASIS OF BEARINGS
 2636.19'

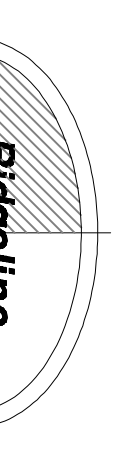
RANKIN HOLDINGS LP
 AND JUDY R. TMM AND
 EUGENIA M. AND
 BASIL E. BLUMB
 55000000414
 UNPLATTED

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

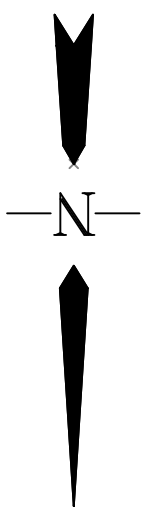
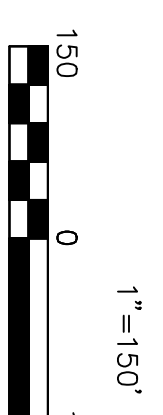
FRANK W. HOWARD #2 LLP
 PARTNERSHIP
 LIMITED
 5509200003
 UNPLATTED

WATERVIEW EAST
 DEVELOPMENT LLC
 5509200002
 UNPLATTED

MARKSHEPPEL-WOODMEN INVEST LLC
 55000000392



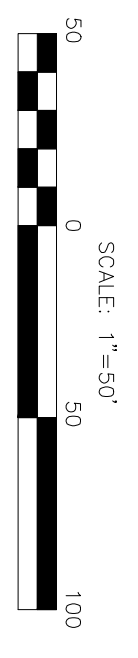
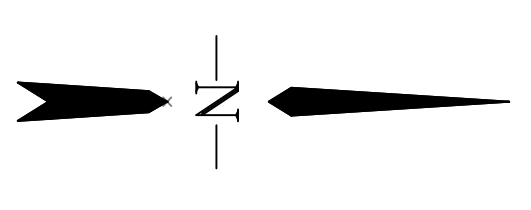
31 E. PLATTE AVE., SUITE 206
 COLORADO SPRINGS, CO 80903
 DATE: 8/20/21
 SHEET 2 OF 4



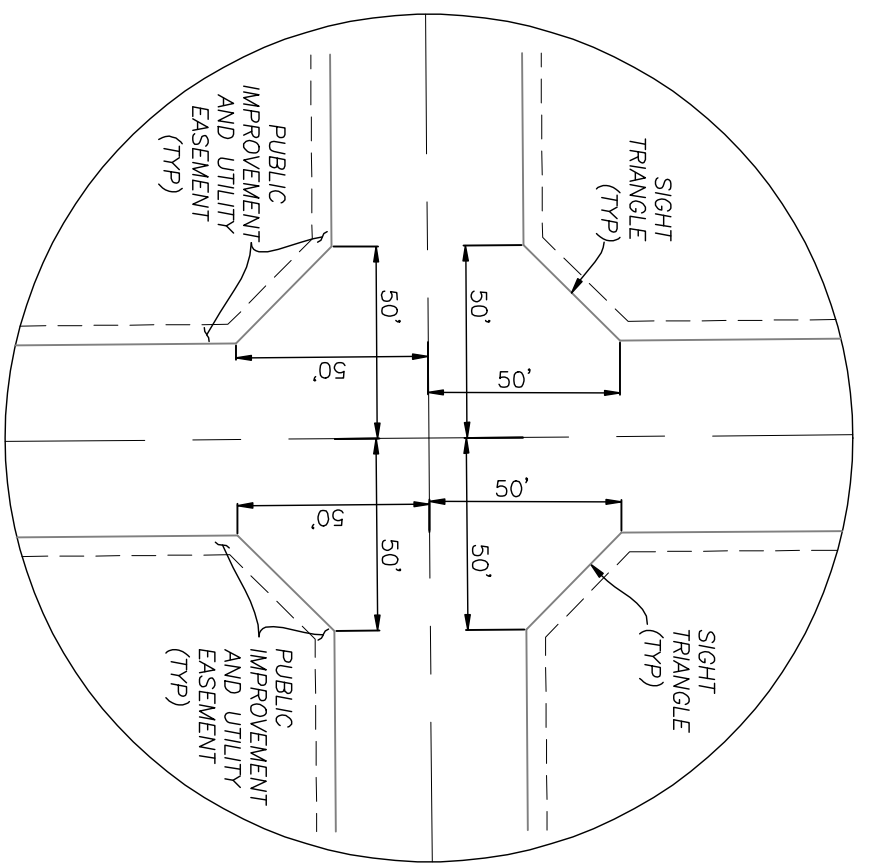
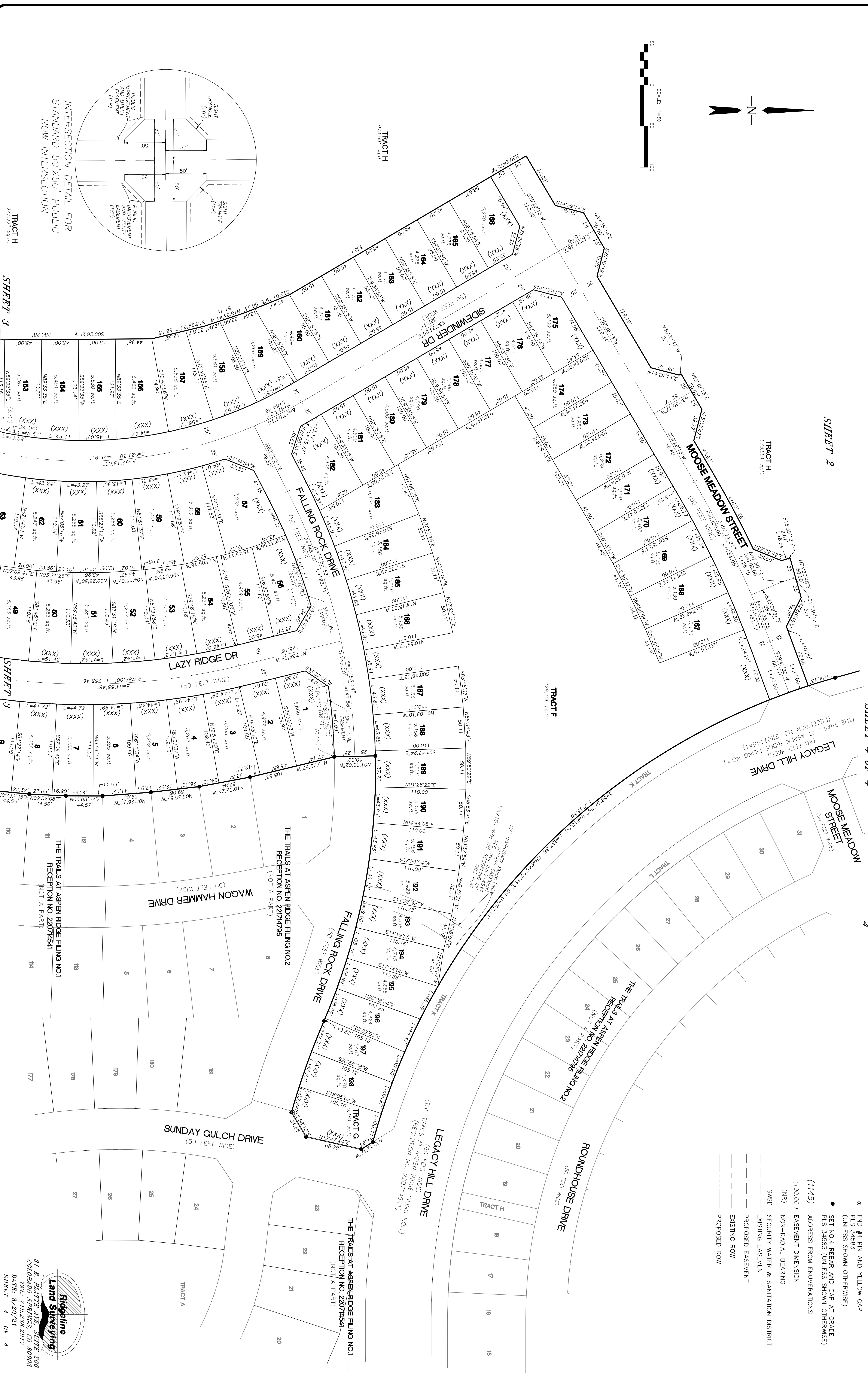
1"=150'

THE TRAILS AT ASPEN RIDGE FILING NO.3
 A SUBDIVISION OF TRACT G AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO.2 LOCATED IN THE
 WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 EL PASO COUNTY, COLORADO

SHEET 2



- LEGEND**
- ◄ PLSS CORNER
 - ⊙ FIND #4 PIN AND YELLOW CAP
 PLS 34583 (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
 - EXISTING EASEMENT
 - - - PROPOSED EASEMENT
 - EXISTING ROW
 - - - PROPOSED ROW



INTERSECTION DETAIL FOR
 STANDARD 50'X50' PUBLIC
 ROW INTERSECTION

SHEET 3

SHEET 3

Ridgeline Land Surveying
 31 E. PLATTE AVE., SUITE 206
 COLORADO, SPRINGS, CO 80905
 DATE: 8/20/21
 SHEET 4 OF 4