

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

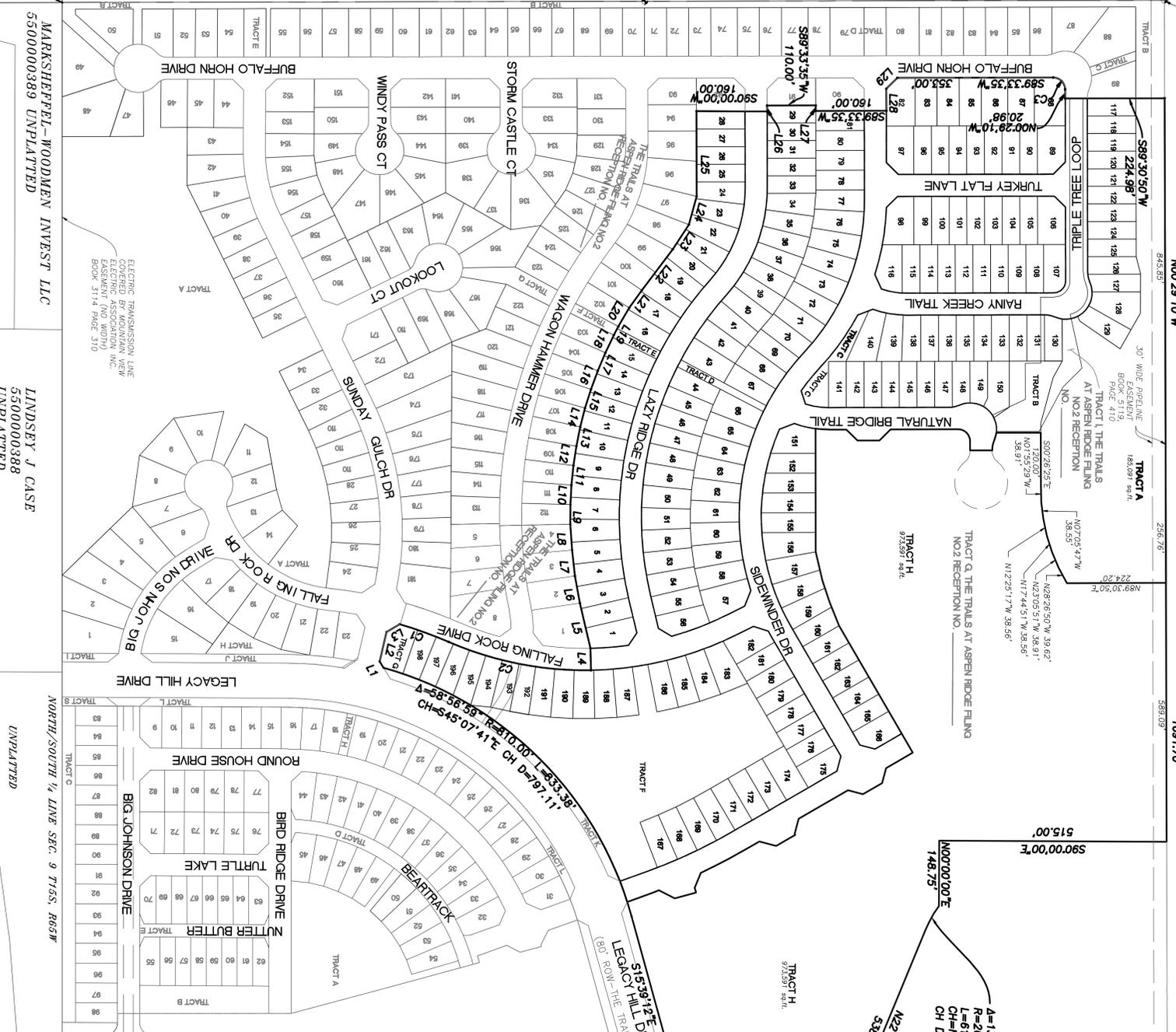
SW CORNER SEC. 9
 POSITION BASED ON WITNESS
 CORNERS AND REFERENCE MONUMENT
 REFERENCE MONUMENT
 2 1/2" ALUM. CAP. PLS 17664
 SEC. 8 T15S, R65W
 SEC. 9 T15S, R65W
 POWERS BOULEVARD (HWY 21)
 BOOK 5307, PAGE 1472
 NW CORNER SEC. 9
 2 1/2" ALUM. CAP PLS 17664

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°58'49"W	44.56'
L14	S13°41'29"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°55'18"W	68.77'
L25	S00°28'25"E	183.86'
L26	S00°28'25"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'	N07°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'



MARKSHEPPEL-WOODMEN INVEST LLC
 55000000392

LINDSEY J CASE
 55000000388
 UNPLATTED

MARKSHEPPEL-WOODMEN INVEST LLC
 55000000389
 UNPLATTED

FRANK W. HOWARD #2 LLP
 PARTNERSHIP
 5509200003
 UNPLATTED

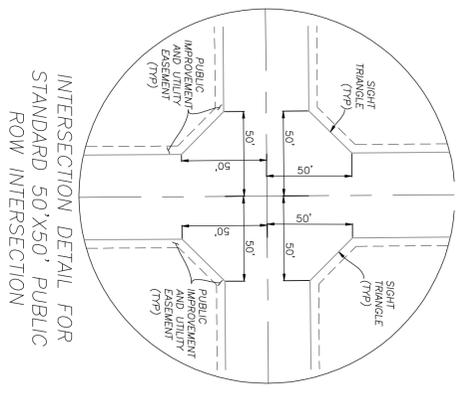
RANKIN HOLDINGS LP
 AND JUDY R. TMM AND
 EUGENIA M. AND
 BASIL E. BLUMB
 55000000414
 UNPLATTED

WATERVIEW EAST
 DEVELOPMENT LLC
 5509200002
 UNPLATTED



31 E. PLATTE AVE., SUITE 206
 COLORADO, ST. LOUIS, MO 63103
 DATE: 5/10/21
 SHEET 2 OF 4

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



Ridgeline Land Surveying
 31 E. PLATTS AVE., SUITE 206
 COLORADO, SPRINGS, CO 80903
 DATE: 5/10/21
 SHEET 3 OF 4

- LEGEND**
- PLUS CORNER
 - RND #4 PIN AND YELLOW CAP (UNLESS SHOWN OTHERWISE)
 - SET NO. A 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

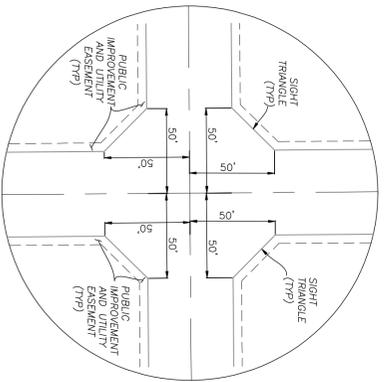
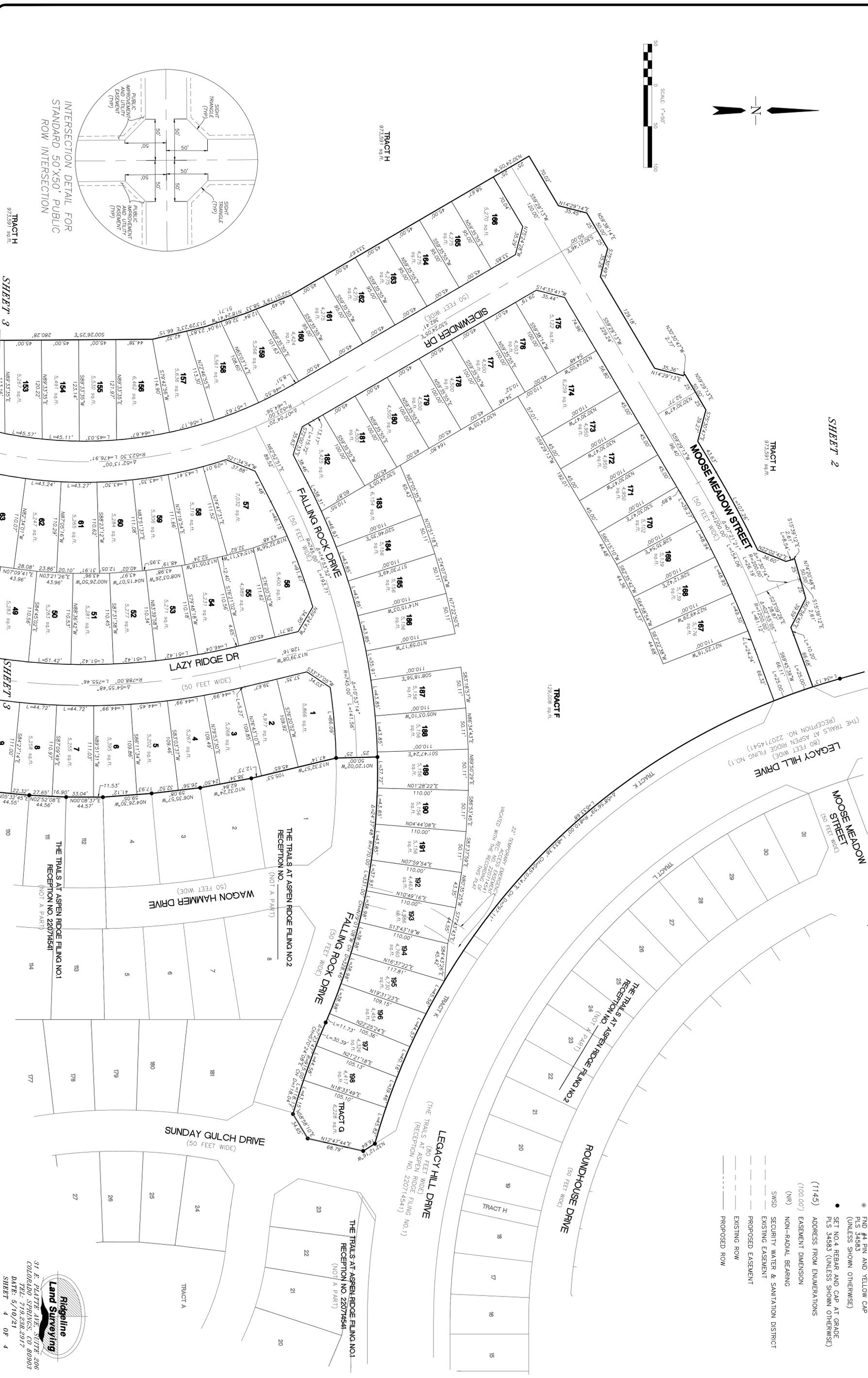
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 EL PASO COUNTY, COLORADO

SHEET 2

SHEET 4 OF 4



- LEGEND**
- ◄ PLS 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

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 31 E. PLATTE AVE., SUITE 206
 COLORADO, SPRINGS, CO 80903
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 SHEET 4 OF 4