

THE TRAILS AT ASPEN RIDGE FILING NO.3
A SUBDIVISION OF A 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-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

30' WIDE PIPELINE
EASEMENT
BOOK 5310
PAGE 410

WATERVIEW EAST
DEVELOPMENT LLC
5509200002
UNPLATTED

RANKIN HOLDINGS LP
AND JUDY R. TMM AND
EUGENIA M. AND
BASIL E. BLUMB
5500000414
UNPLATTED

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

FRANK W. HOWARD #2 LLP
PARTNERSHIP
5509200003
UNPLATTED

2636.19'
BASIS OF BEARINGS

S89°51'23"E

N 1/4 CORNER
SEC. 9
3 1/4" ALUM.
CAP PLS 10377

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

MARKSHEFFEL-WOODMEN INVEST LLC
55000000389 UNPLATTED

LINDSEY J CASE
55000000388
UNPLATTED

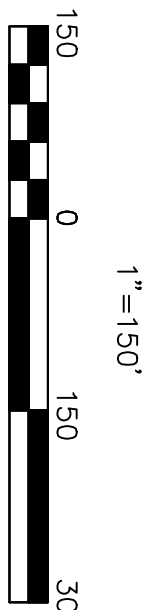
UNPLATTED

MARKSHEFFEL-WOODMEN INVEST LLC
55000000392

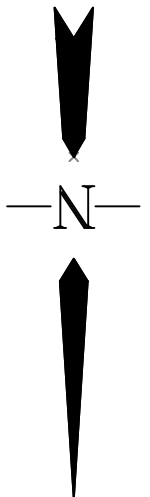
LINE	BEARING	DISTANCE
L1	S30°28'45"E	18.64'
L2	S12°47'44"W	68.79'
L3	S88°58'10"W	34.65'
L4	S01°20'02"E	50.00'
L5	S13°32'57"E	106.53'
L6	S10°32'24"E	62.84'
L7	S06°35'57"E	58.08'
L8	S04°28'30"E	58.09'
L9	S00°08'37"W	44.57'
L10	S02°52'08"W	44.56'
L11	S05°32'45"W	44.55'
L12	S08°16'16"W	44.55'
L13	S10°58'49"W	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°28'44"W	48.01'
L22	S36°30'56"W	116.64'
L23	S32°43'04"W	68.66'
L24	S14°55'16"W	68.77'
L25	S00°26'25"E	133.86'
L26	S00°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'	333.00'	N78°01'08"W	138.46'	
C2	07°23'47"	915.00'	118.12'	N02°24'08"W	118.04'	
C3	88°57'15"	27.00'	42.39'	N45°27'46"W	38.17'	

ELECTRIC TRANSMISSION LINE
COVERED BY MOUNTAIN VIEW
EASEMENT (NO. 0000000000)
BOOK 3114 PAGE 310



1"=150'

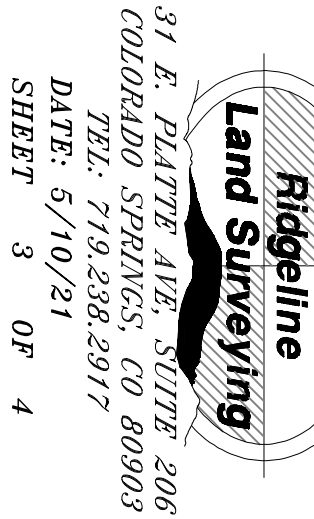


Ridgeline
Land Surveying

31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO. 80905
DATE: 6/10/21
SHEET 2 OF 4

A SUBDIVISION OF TRACT 6 AND TRACT 1 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.

SHEET 3 OF 4



THE TRAILS AT ASPEN RIDGE FILING NO.3

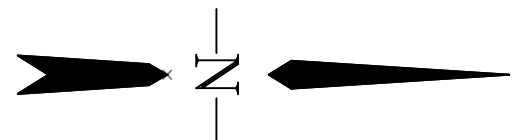
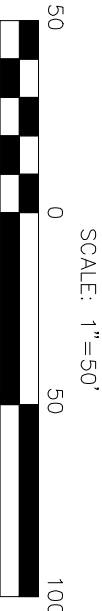
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EL PASO COUNTY, COLORADO

SHEET 4 OF 4

LEGEND

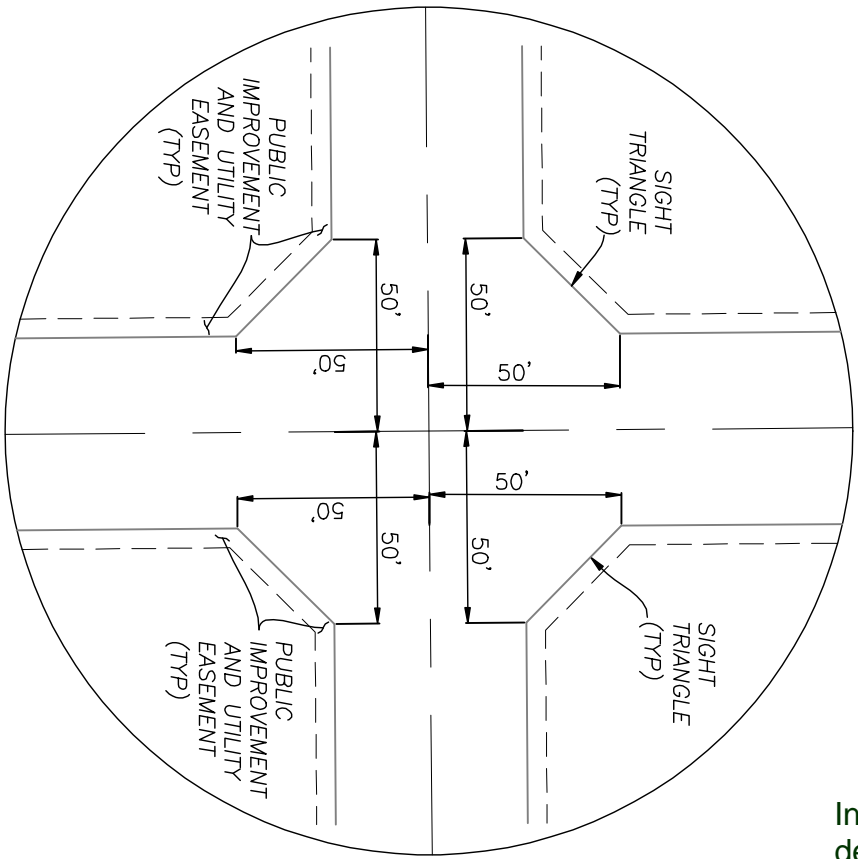
- PLSS CORNER
- FND #4 PIN AND YELLOW CAP
PLS 34583
(UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE
PLS 34583 (UNLESS SHOWN OTHERWISE)
- ADDRESS FROM ENUMERATIONS
(1145)
- EASEMENT DIMENSION
(100.00')
- NON-RADIAL BEARING
(NR)
- SECURITY WATER & SANITATION DISTRICT
EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW



Indicate ROW to be dedicated and roadway classification

Show/deline the line of sight easement

INTERSECTION DETAIL FOR STANDARD 50'X50' PUBLIC ROW INTERSECTION



SHEET 3

SHEET 2

4

SHEET 3

31 E. PLATTB. AVE., SUITE 206
COLORADO, 81605
DATE: 6/10/21
SHEET 4 OF 4

RidgeLine
Land Surveying