



**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

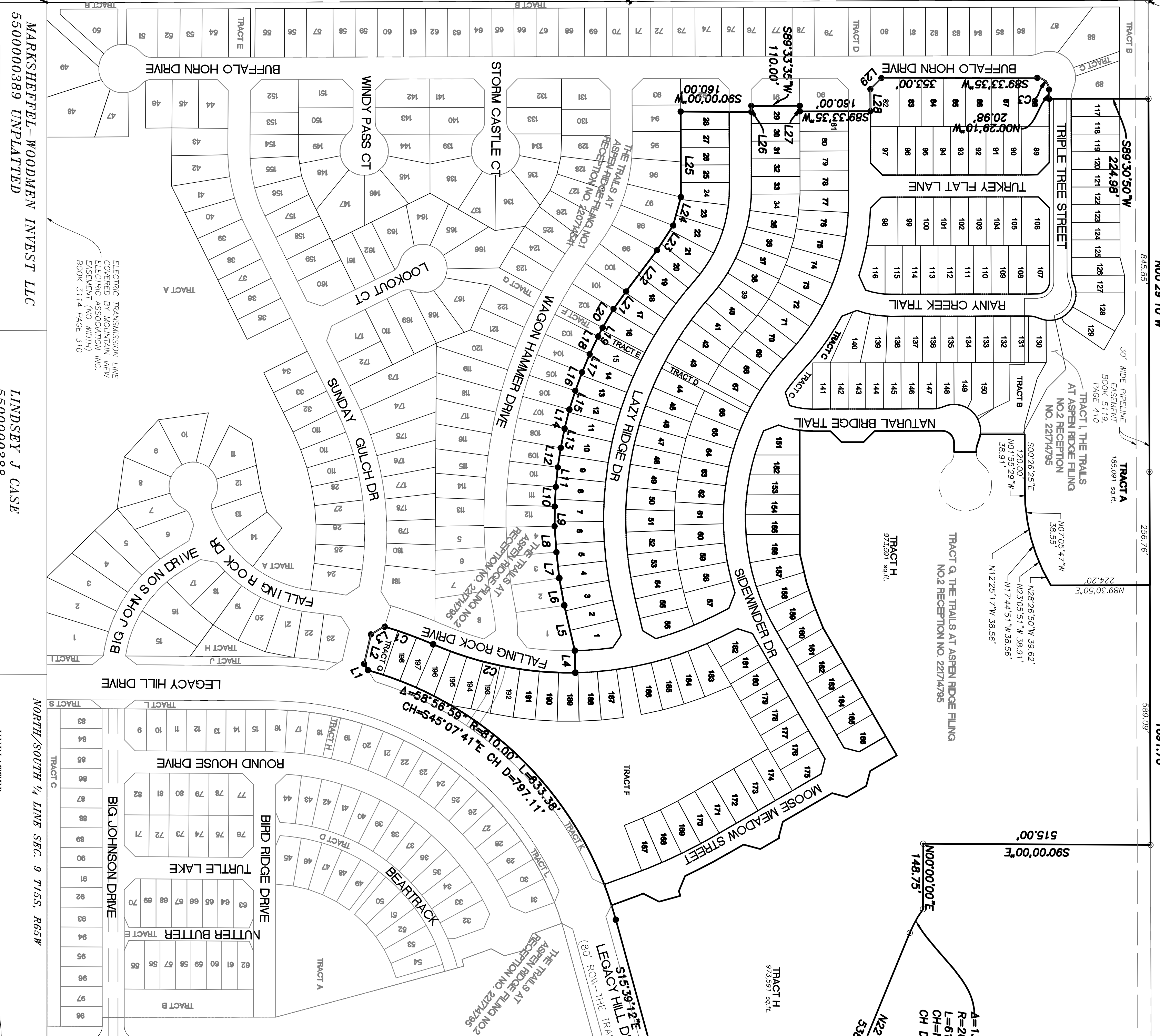
NW CORNER SEC. 9  
 2 1/2" ALUM. CAP PLS 17664

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	106.57'
L6	S10°32'24"E	62.94'
L7	S06°56'57"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	44.58'
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"E	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'	133.00'	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'

2636.19'  
 BASIS OF BEARINGS

S89°51'23"E

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

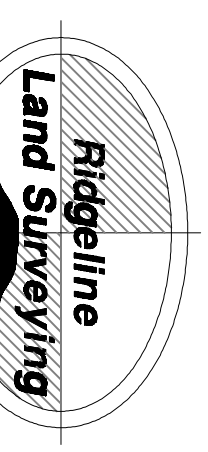
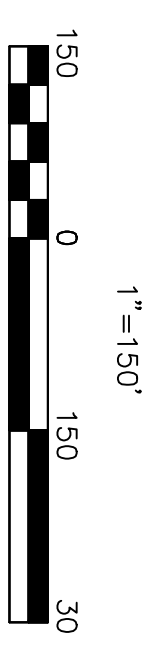
WATERVIEW EAST  
 DEVELOPMENT LLC  
 5509200002  
 UNPLATTED

MARKSHEPPEL-WOODMEN INVEST LLC  
 55000000392

LINDSEY J CASE  
 55000000388  
 UNPLATTED

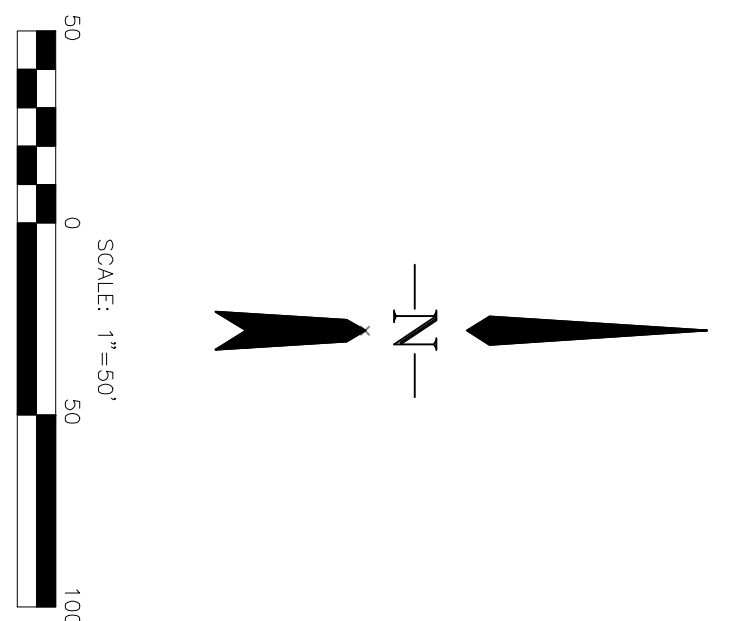
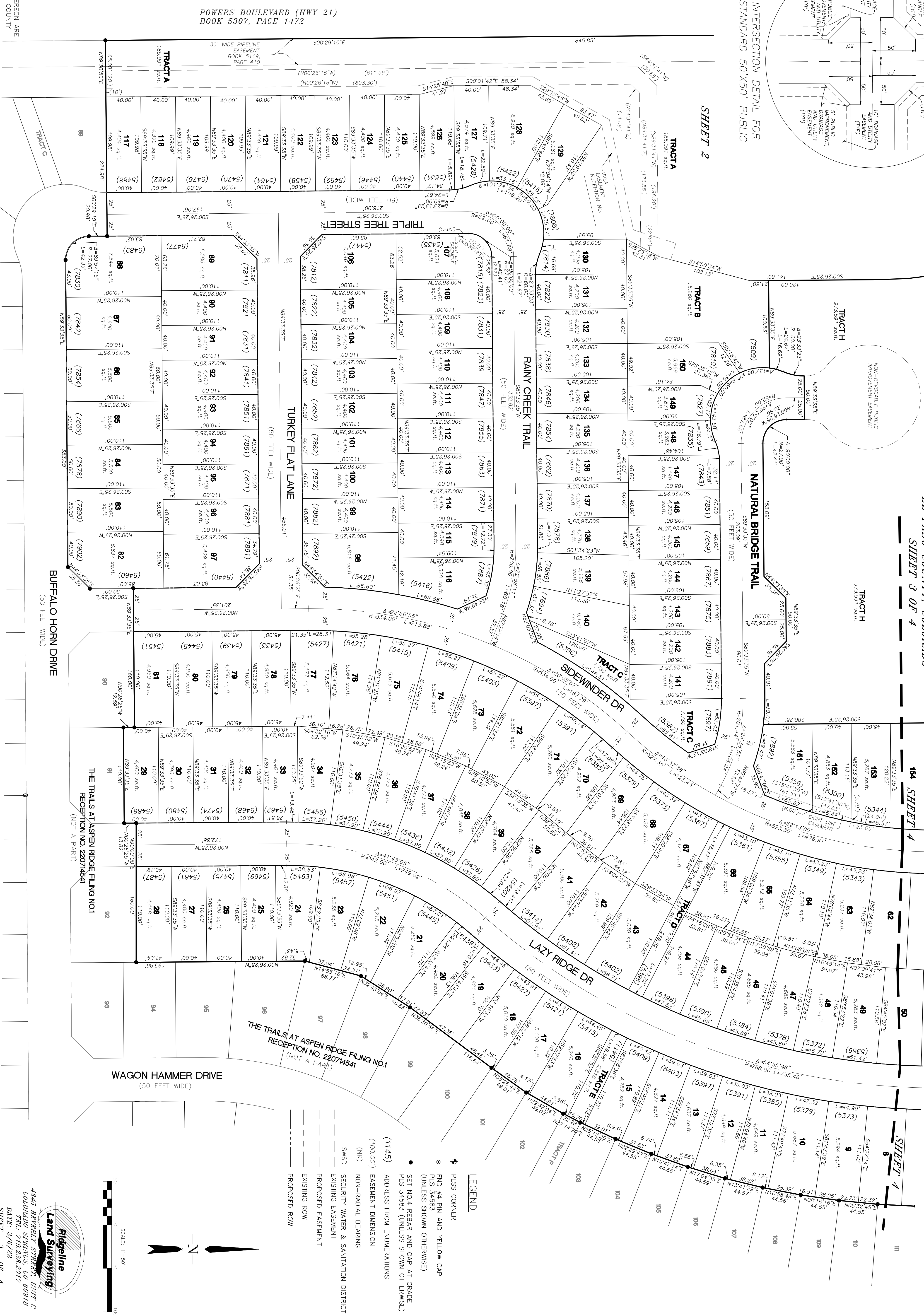
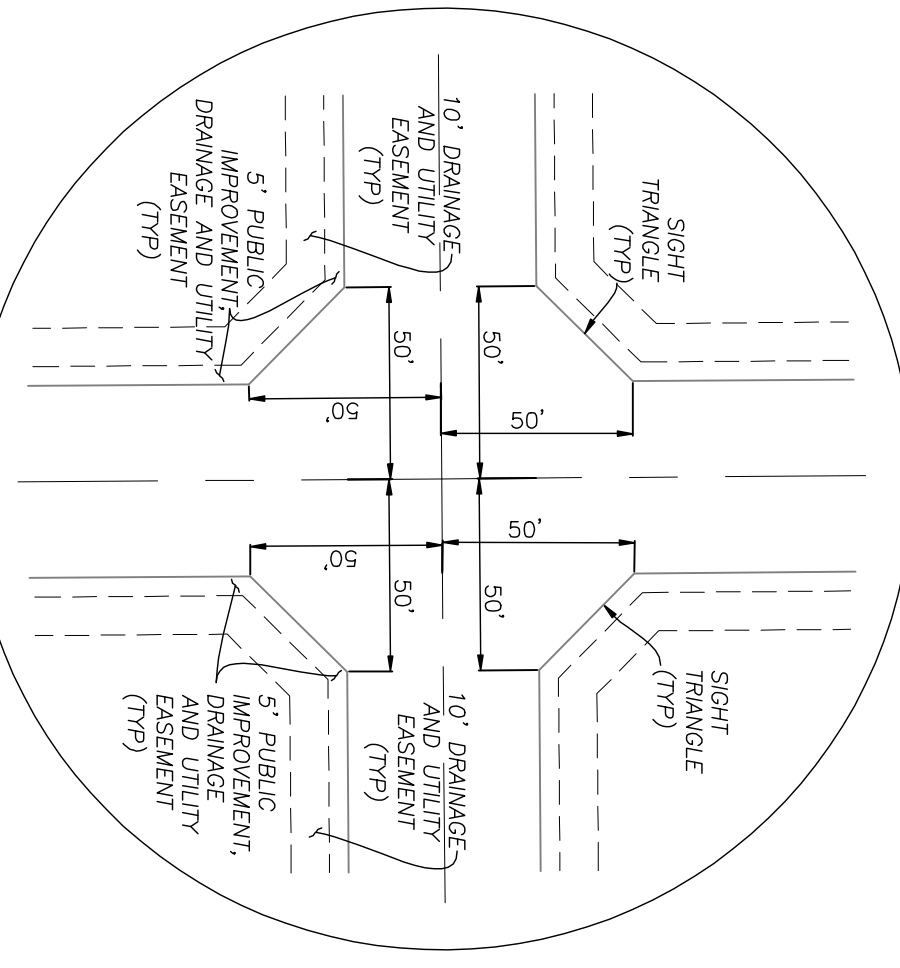
MARKSHEPPEL-WOODMEN INVEST LLC  
 55000000389 UNPLATTED

ELECTRIC TRANSMISSION LINE  
 COVERED BY MOUNTAIN VIEW  
 EASTERN POWER AND LIGHT  
 COMPANY (MVEPL) BOOK 3114 PAGE 310



4345 BERTRAM STREET, UNIT C  
 COLORADO SPRINGS, CO 80918  
 DATE: 3/6/22 OP 4  
 SHEET 2 OF 4

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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**



STREETS  
 ALL STREETS SHOWN HEREON ARE  
 DEDICATED TO EL PASO COUNTY  
 FOR PUBLIC USE

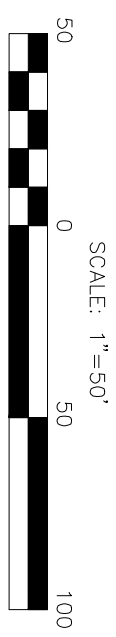
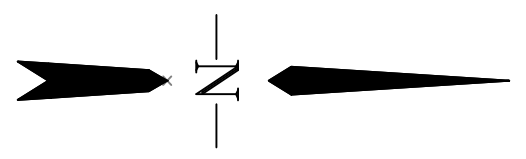
POWERS BOULEVARD (HWY 21)  
 BOOK 5307, PAGE 1472

INTERSECTION DETAIL FOR  
STANDARD 50'X30' PUBLIC

4345 BAYVIEW STREET, UNIT C  
 COLORADO SPRINGS, CO 80918  
 DATE: 3/6/22  
 SHEET 3 OF 4

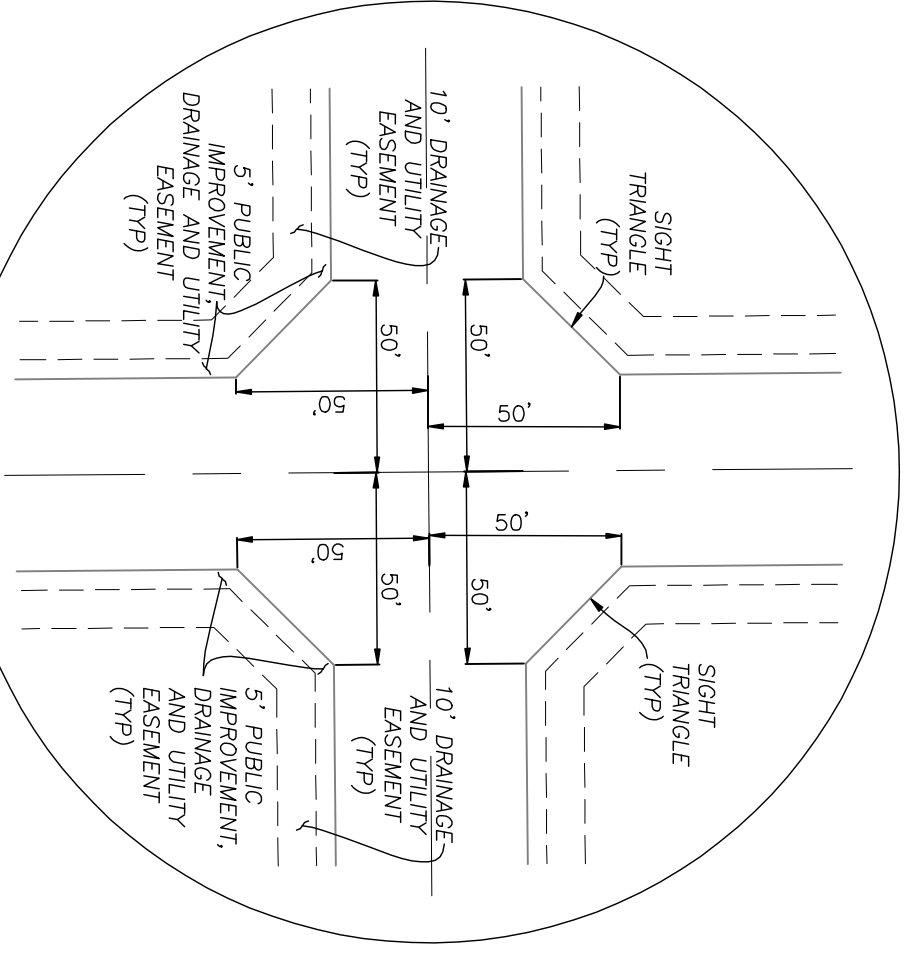
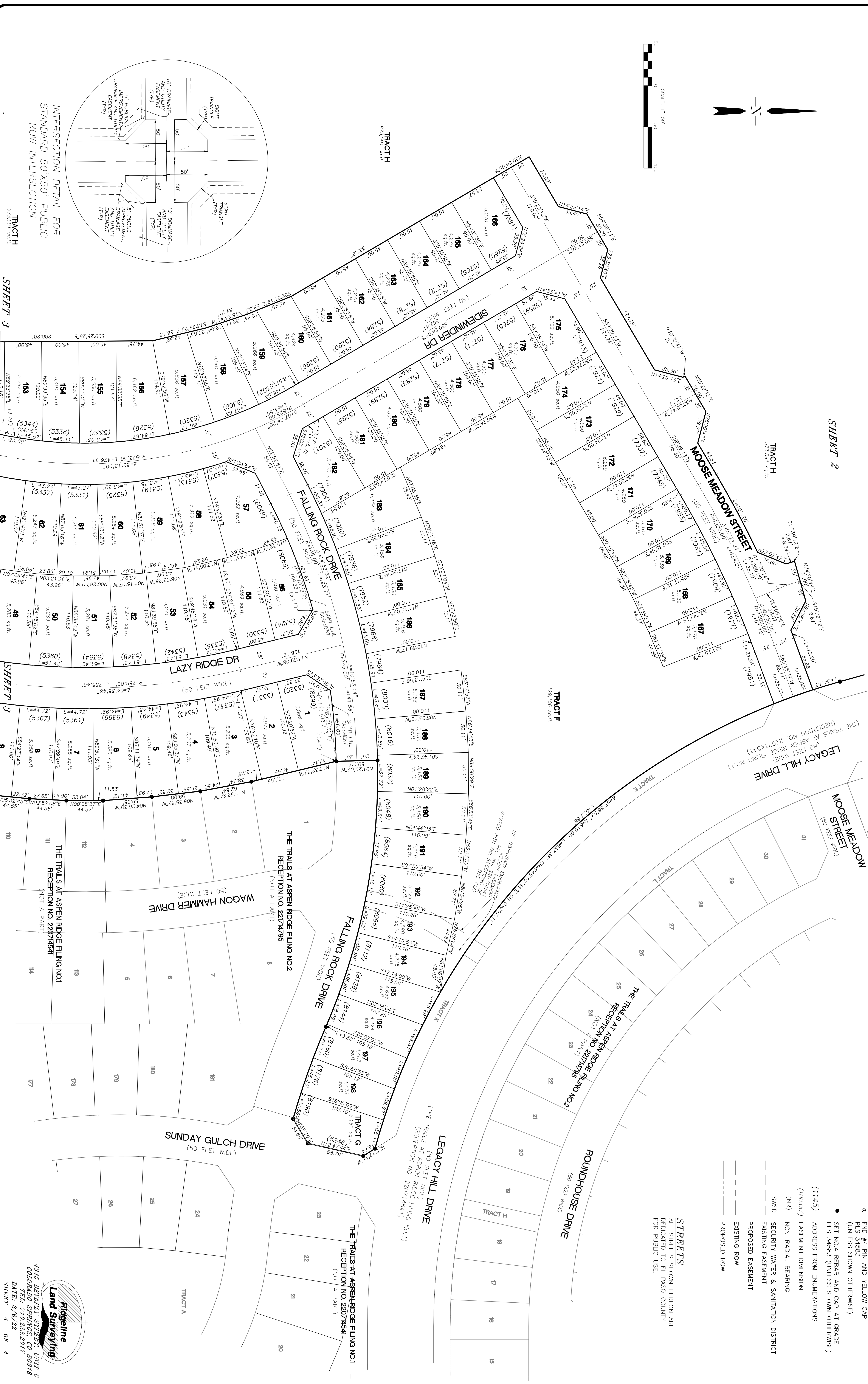
- LEGEND**
- PLS CORNER
  - RND #4 PIN AND YELLOW CAP (UNLESS SHOWN OTHERWISE)
  - SET NO. A REBAR AND CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
  - ADDRESS FROM ENUMERATIONS (1100.00)
  - (NR) NON-RADIAL BEARING
  - SWSD SECURITY WATER & SANITATION DISTRICT
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EXISTING ROW
  - PROPOSED ROW

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 EL PASO COUNTY, COLORADO  
 SHEET 4 OF 4



- LEGEND**
- ✦ PLSR 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

**STREETS**  
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 DEDICATED TO EL PASO COUNTY  
 FOR PUBLIC USE.



INTERSECTION DETAIL FOR  
 STANDARD 50'X50' PUBLIC  
 ROW INTERSECTION

SHEET 3

SHEET 3

**Ridgeline Land Surveying**  
 4345 BENTLEY STREET, UNIT C  
 COLORADO SPRINGS, CO 80918  
 DATE: 3/6/22 OR 4