

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
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
2 1/2" ALUM. CAP. PLS 17664
2 1/2" ALUM. CAP. PLS 17664

WATERVIEW EAST
DEVELOPMENT LLC
5509200002
UNPLATTED

30' WIDE PIPELINE
EASEMENT
BOOK 5310
PAGE 410

A=1332.35'
R=280.00'
L=61.46'
CH=N28°47'53"E
CH D=61.31'

N2°01'35"E
538.15'

A=2729.45'
R=370.00'
L=177.56'
CH=N35°46'43"E
CH D=175.86'

TRACT H,
97°35'51" E411'

A=79°43'24"
R=110.00'
L=153.08'
CH=N89°23'18"E
CH D=141.01'

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

FRANK W. HOWARD #2 LLP
PARTNERSHIP
5509200003
UNPLATTED

STATE OF COLORADO
5500000015
UNPLATTED

SEC. 16 T15S, R65W

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

ELECTRIC TRANSMISSION LINE
COVERED BY MOUNTAIN VIEW
EASMENT (NO. 22074795)
BOOK 3114 PAGE 310

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

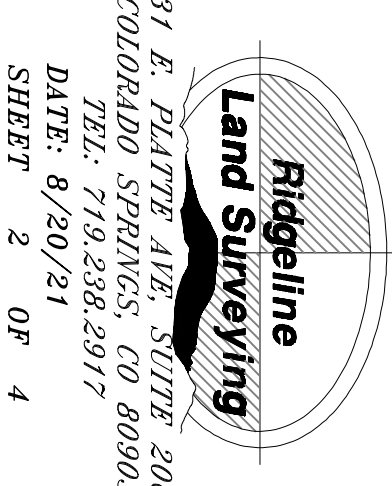
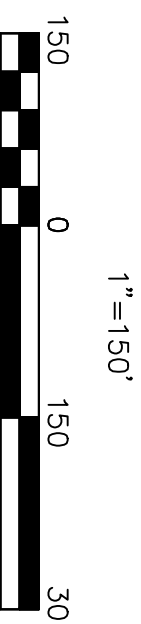
LINE	BEARING	DISTANCE
L1	S30°28'45"E	18.64'
L2	S12°47'44"W	68.79'
L3	S88°56'10"W	34.65'
L4	S01°20'02"E	50.00'
L5	S13°32'57"E	106.53'
L6	S10°32'24"E	62.84'
L7	S05°35'57"E	58.08'
L8	S04°28'30"E	58.09'
L9	S00°08'37"W	44.57'
L10	S02°52'08"W	44.56'
L11	S05°32'45"W	44.55'
L12	S08°16'16"W	44.55'
L13	S10°58'49"W	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	S32°42'04"W	48.02'
L21	S35°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	13.86'
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	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'	

2636.19'

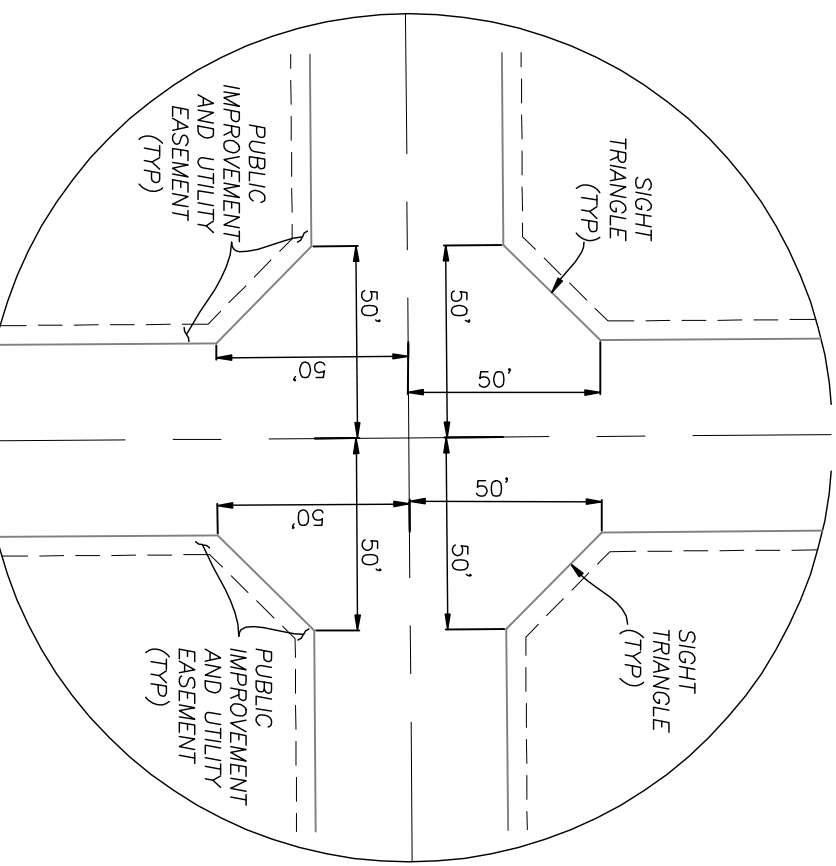
S89°51'23"E

BASIS OF BEARINGS



31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
PHONE: 719.268.2917
DATE: 6/20/21
SHEET 2 OF 4

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 3 OF 4



INTERSECTION DETAIL FOR
STANDARD 50'X50' PUBLIC
ROW INTERSECTION



THE TRAILS AT ASPEN RIDGE FILING NO.3

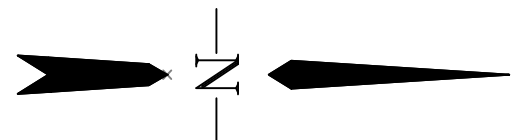
A SUBDIVISION OF TRACT G AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO.2 LOCATED IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

EL PASO COUNTY, COLORADO

SHEET 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
SWSD
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW



SHEET 2

TRACT H
973391 sq.ft.

MOOSE MEADOW STREET
(50 FEET WIDE)

LEGACY HILL DRIVE
(60 FEET WIDE)
(THE TRAILS AT ASPEN RIDGE FILING NO.1)
(RECEPTION NO. 220714541)

4

TRACT F
1251,100 sq.ft.

ROUNDHOUSE DRIVE
(50 FEET WIDE)

THE TRAILS AT ASPEN RIDGE FILING NO.2
(RECEPTION NO. 220714541)
(NOT A PART)

LEGACY HILL DRIVE
(60 FEET WIDE)
(THE TRAILS AT ASPEN RIDGE FILING NO.1)
(RECEPTION NO. 220714541)

FALLING ROCK DRIVE
(50 FEET WIDE)

THE TRAILS AT ASPEN RIDGE FILING NO.1
(RECEPTION NO. 220714541)
(NOT A PART)

THE TRAILS AT ASPEN RIDGE FILING NO.2
(RECEPTION NO. 22714795)
(NOT A PART)

SUNDAY GULCH DRIVE
(50 FEET WIDE)

WAGON HAMMER DRIVE
(50 FEET WIDE)

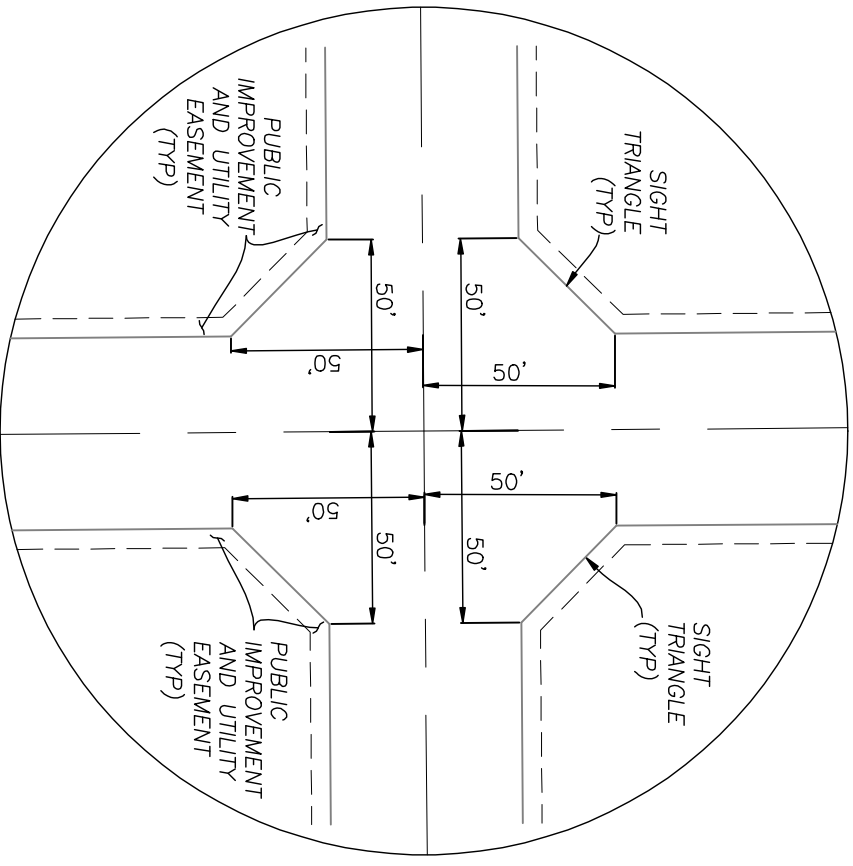
LAZY RIDGE DR

FALLING ROCK DRIVE
(50 FEET WIDE)

SIDEWINDER DR
(50 FEET WIDE)

MOOSE MEADOW STREET
(50 FEET WIDE)

INTERSECTION DETAIL FOR
STANDARD 50'X50' PUBLIC
ROW INTERSECTION



TRACT H
973391 sq.ft.

SHEET 3

SHEET 3

SHEET 3

SHEET 4 OF 4

RidgeLine
Land Surveying
31 E. PLATTE AVE., SUITE 206
COLORADO, SPRINGS, CO 80905
DATE: 6/20/21
SHEET 4 OF 4