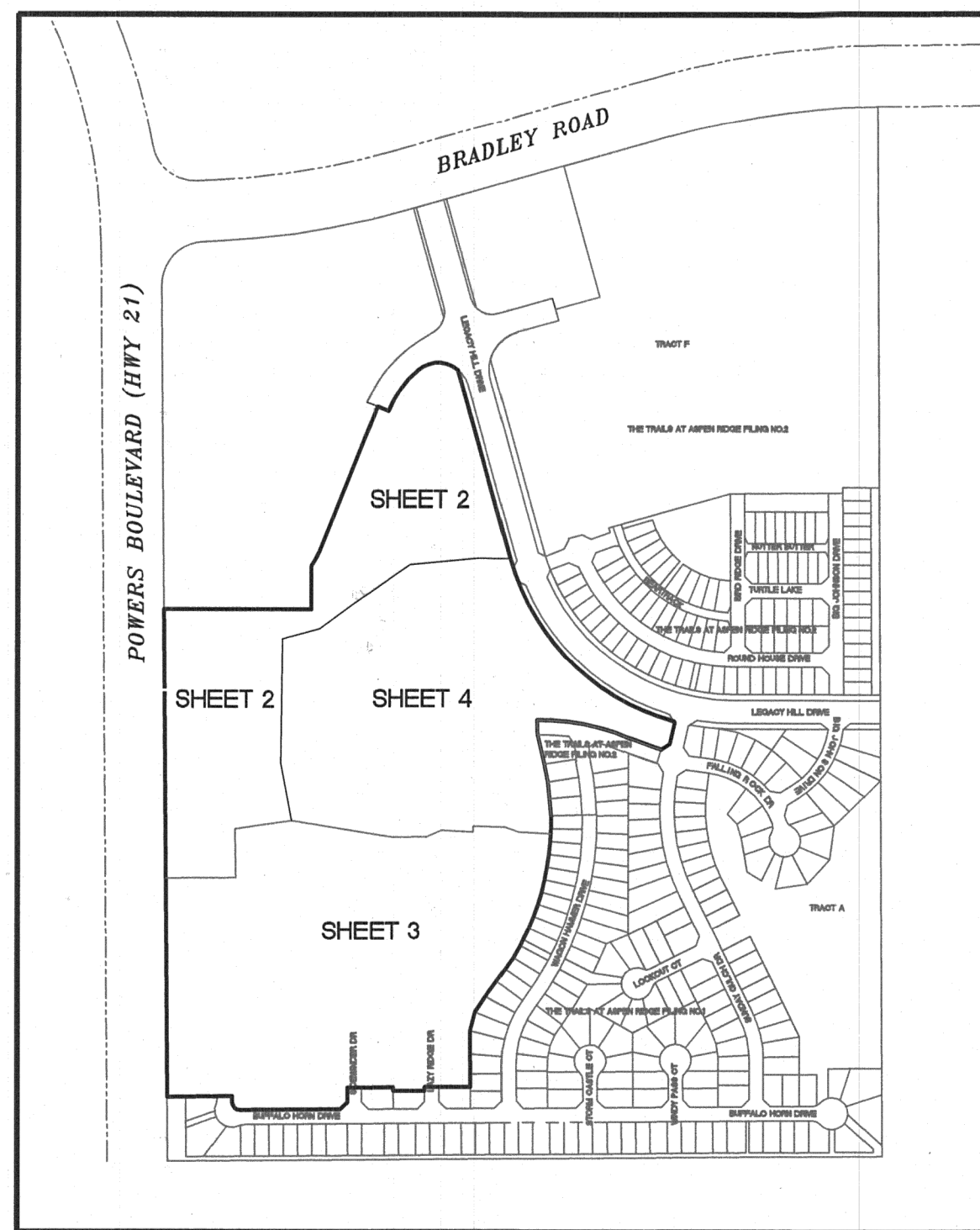
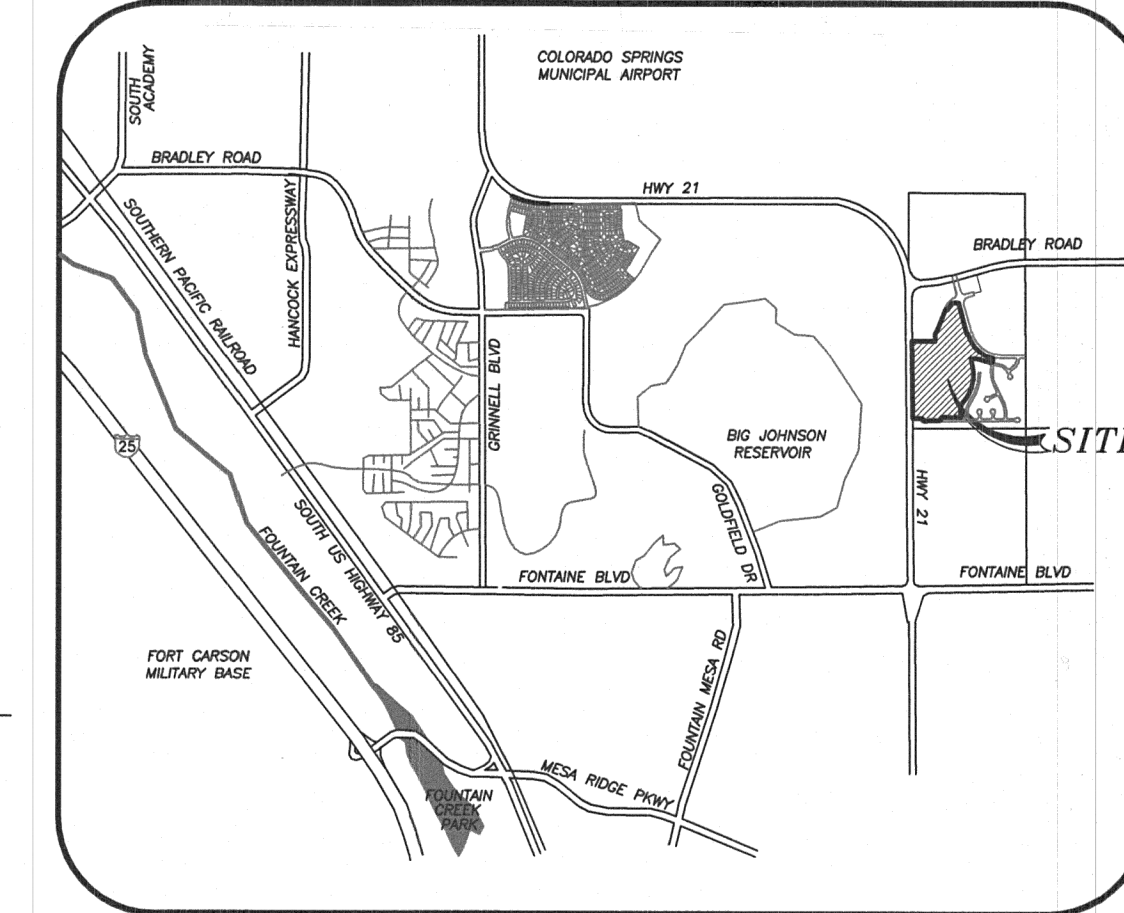


THE TRAILS AT ASPEN RIDGE FILING NO.3

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 1 OF 4



KEY MAP N.T.S.



VICINITY MAP N.T.S.

BASIS OF BEARINGS

BEARINGS ARE BASED ON 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 1/2" ALUM. CAP PLS 17664) 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. 08041C0768 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 FIFTEEN FOOT (15') 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 SOLE RESPONSIBILITY 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, DRAINAGE, MAIL KIOSK, 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 VIVA LAND VENTURES LP. 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. 220111861 OF THE RECORDS OF EL PASO COUNTY. WATERVIEW II METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

NOTES:

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC...
2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS, AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, EROSION CONTROL REPORT AND TRAFFIC IMPACT STUDY.
4. ALL 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 SOILS AND GEOLOGY REPORT BY ENTECH ENGINEERING ON 8/19/2019 JOB NO. 170039, AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT
5. NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. 222119734 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
7. WIDFIELD WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES.
8. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
9. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. 220087532 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
10. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
11. REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDFIELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THIS AREA.

NOTES: (CONTINUED)

- 12. BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO 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 LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 19, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDOT WILL NOT 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. 19-471. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT 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 RECORDER AT RECEPTION NO. 220042582.
16. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT 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 SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS 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 CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACT TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
18. THE NON-REVOCABLE 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-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUL-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, FOUNTAIN MUTUAL METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS 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 ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION AND SHALL BE REMOVED OR LOWERED. THE OBJECT MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS, TALL CROPS OR FENCING.
21. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
22. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
23. THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PUD (PUDSP-191) RECEPTION NO. 221106762 OF THE RECORDS OF EL PASO COUNTY.
24. PERIMETER DRAINS AND SUMP PUMPS SHALL NOT DIRECTLY DISCHARGE ONTO PUBLIC RIGHT-OF-WAYS.
25. LOTS 1-198 ACREAGE: 22.553
TRACTS A-H ACREAGE: 30.373
PUBLIC STREETS ACREAGE: 7.079
TOTAL ACREAGE: 59.995

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Table with columns for FEES, DRAINAGE, SCHOOL, and PARK. Values include \$197,244.95 (FOF02600), \$25,474.48 (FOF02600), \$132,522.92 (FOF02000), \$39,205.17 (FOF02000), \$40,986.00, and \$91,080.00 (REGIONAL AREA 4).

SURVEYOR'S CERTIFICATION:

I JAMES F. LENZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON 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.



JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, NO 34583
FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.

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 13th DAY OF SEPTEMBER 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE (COVENANTS). THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL 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

Signature of Steve Schleiker, Director, Planning and Community Development. Date: 9/13/22.

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 14th DAY OF September 2022, AT 10:53 O'CLOCK (A.M./P.M.) AND WAS RECORDED AT RECEPTION NUMBER 22211503 OF THE RECORDS OF EL PASO COUNTY.

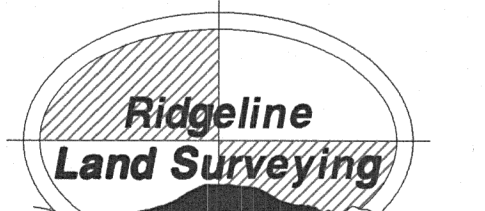
EL PASO COUNTY CLERK AND RECORDER
By: [Signature] DEPUTY
FEE: 40 -
S.C. 3 -

OWNER/DEVELOPER
VIVA LAND VENTURES LP
11427 ROJAS DRIVE
EL PASO, TX 79936

ENGINEER
MATRIX
2435 RESEARCH PARKWAY
COLORADO SPRINGS, CO 80920

SURVEYED
DECEMBER 2018

DATE OF PREPARATION
MAY 2021
8/20/21 - COUNTY COMMENTS



4345 BEVERLY STREET, UNIT C
COLORADO SPRINGS, CO 80918
TEL: 719.238.2917

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT VIVA LAND VENTURES LP AND WATERVIEW II METROPOLITAN DISTRICT, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL OF TRACT C AND TRACT I, THE TRAILS AT ASPEN RIDGE FILING NO.2, RECORDED AT RECEPTION NO. 22174795 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

AREA OF TRACTS EQUAL 59.995 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO S, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON 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 OWNER'S 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 SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED 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 VIVA LAND VENTURES LP, A LIMITED PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT

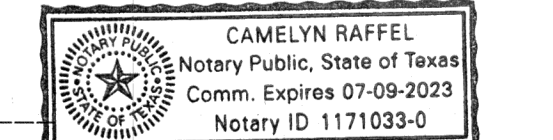
THIS 25th DAY OF July, 2022, A.D. BY

[Signature]
GREGG DIDONNA, PRESIDENT VIVA LAND VENTURES LP.

STATE OF TEXAS
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF July, 2022 A.D. BY GREGG DIDONNA, PRESIDENT VIVA LAND VENTURES LP

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 07-09-2023

OWNER:

THE AFOREMENTIONED, WATERVIEW II METROPOLITAN DISTRICT, HAS EXECUTED THIS INSTRUMENT

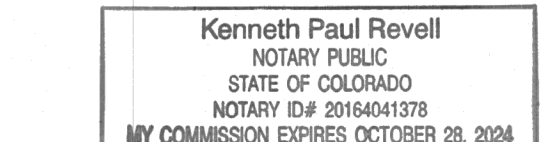
THIS 26th DAY OF July, 2022, A.D.

BY [Signature]
DOUG LITTLE, PRESIDENT

STATE OF COLORADO
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF July, 2022 BY DOUG LITTLE, PRESIDENT

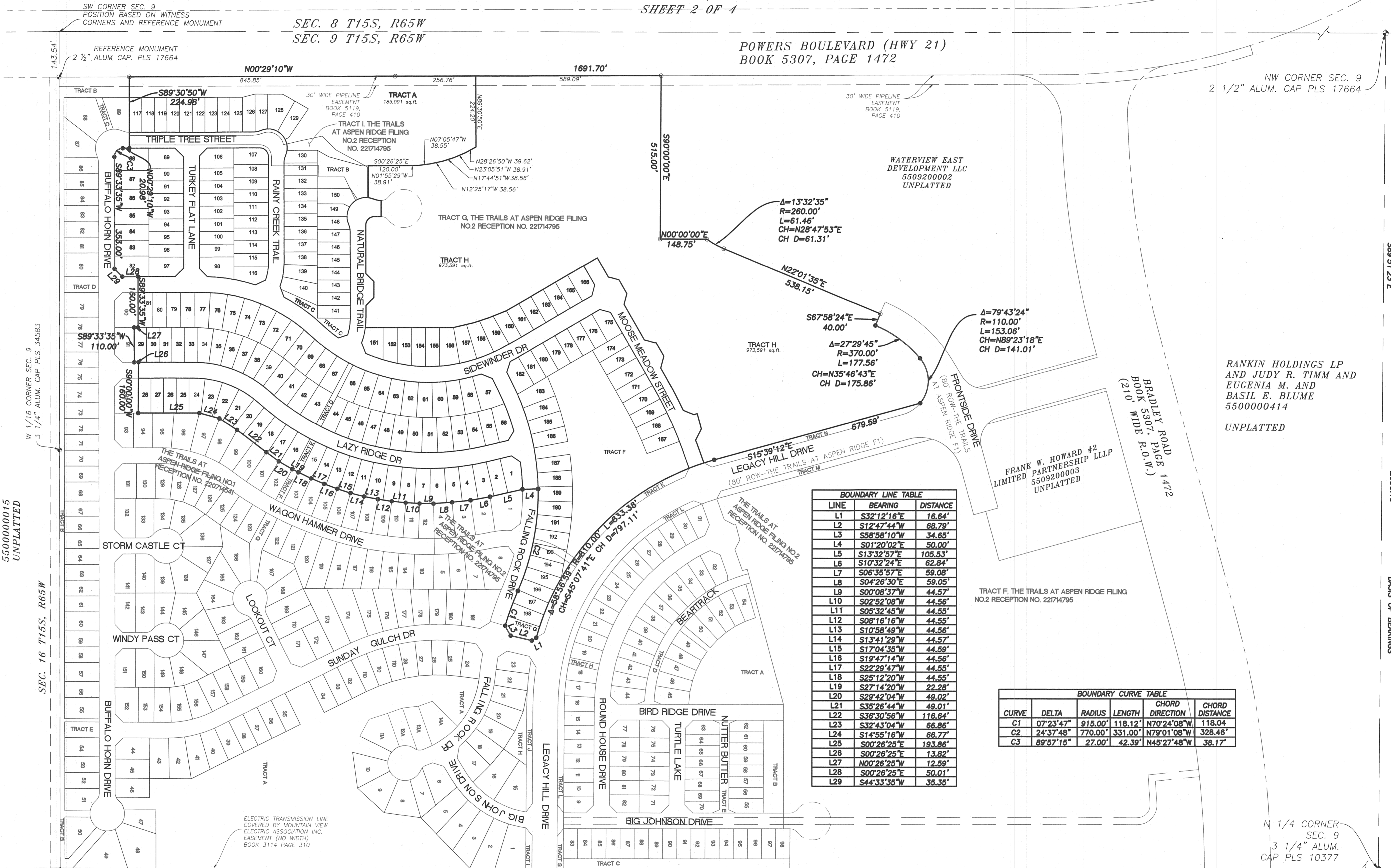
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NOTARY PUBLIC



MY COMMISSION EXPIRES: Oct 28, 2024

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

15013



POWERS BOULEVARD (HWY 21)
 BOOK 5307, PAGE 1472

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

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

WATERVIEW EAST
 DEVELOPMENT LLC
 5509200002
 UNPLATTED

RANKIN HOLDINGS LP
 AND JUDY R. TIMM AND
 EUGENIA M. AND
 BASIL E. BLUME
 5500000414
 UNPLATTED

FRANK W. HOWARD #2
 LIMITED PARTNERSHIP LLLP
 5509200003
 UNPLATTED

STATE OF COLORADO
 550000015
 UNPLATTED

SEC. 16 T15S, R65W

LINE	BEARING	DISTANCE
L1	S32°12'16"E	16.64'
L2	S12°47'44"W	68.79'
L3	S58°58'10"W	34.65'
L4	S01°20'02"E	50.00'
L5	S13°32'57"E	105.53'
L6	S10°32'24"E	62.84'
L7	S06°35'57"E	59.08'
L8	S04°26'30"E	59.05'
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	44.56'
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	49.02'
L21	S35°26'44"W	49.01'
L22	S36°30'56"W	116.64'
L23	S32°43'04"W	66.86'
L24	S14°55'16"W	66.77'
L25	S00°26'25"E	193.86'
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	CHORD	DIRECTION	CHORD DISTANCE
C1	07°23'47"	915.00'	118.12'	N70°24'08"W		118.04'
C2	24°37'48"	770.00'	331.00'	N79°01'08"W		328.46'
C3	89°57'15"	27.00'	42.39'	N45°27'48"W		38.17'

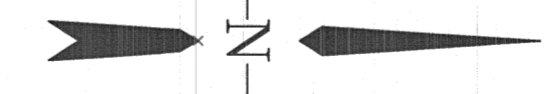
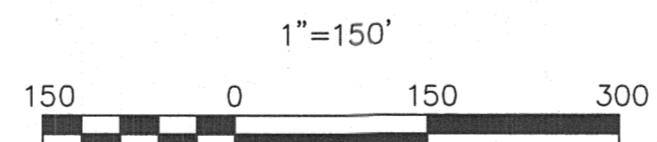
MARKSHEFFEL-WOODMEN INVEST LLC
 5500000389 UNPLATTED

LINDSEY J CASE
 5500000388
 UNPLATTED

MARKSHEFFEL-WOODMEN INVEST LLC
 5500000392

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

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



**Ridgeline
 Land Surveying**

4345 BEVERLY STREET, UNIT C
 COLORADO SPRINGS, CO 80918
 TEL: 719.238.2917
 DATE: 7/6/22
 SHEET 2 OF 4

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.

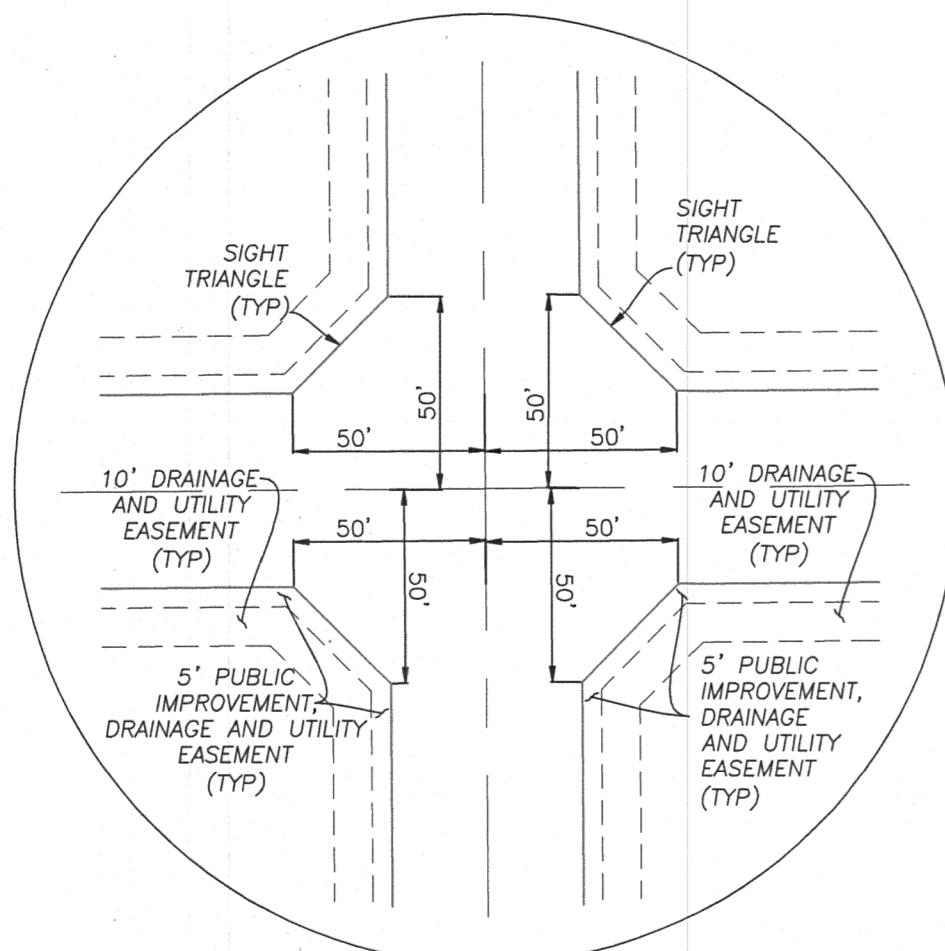
EL PASO COUNTY, COLORADO

SHEET 2

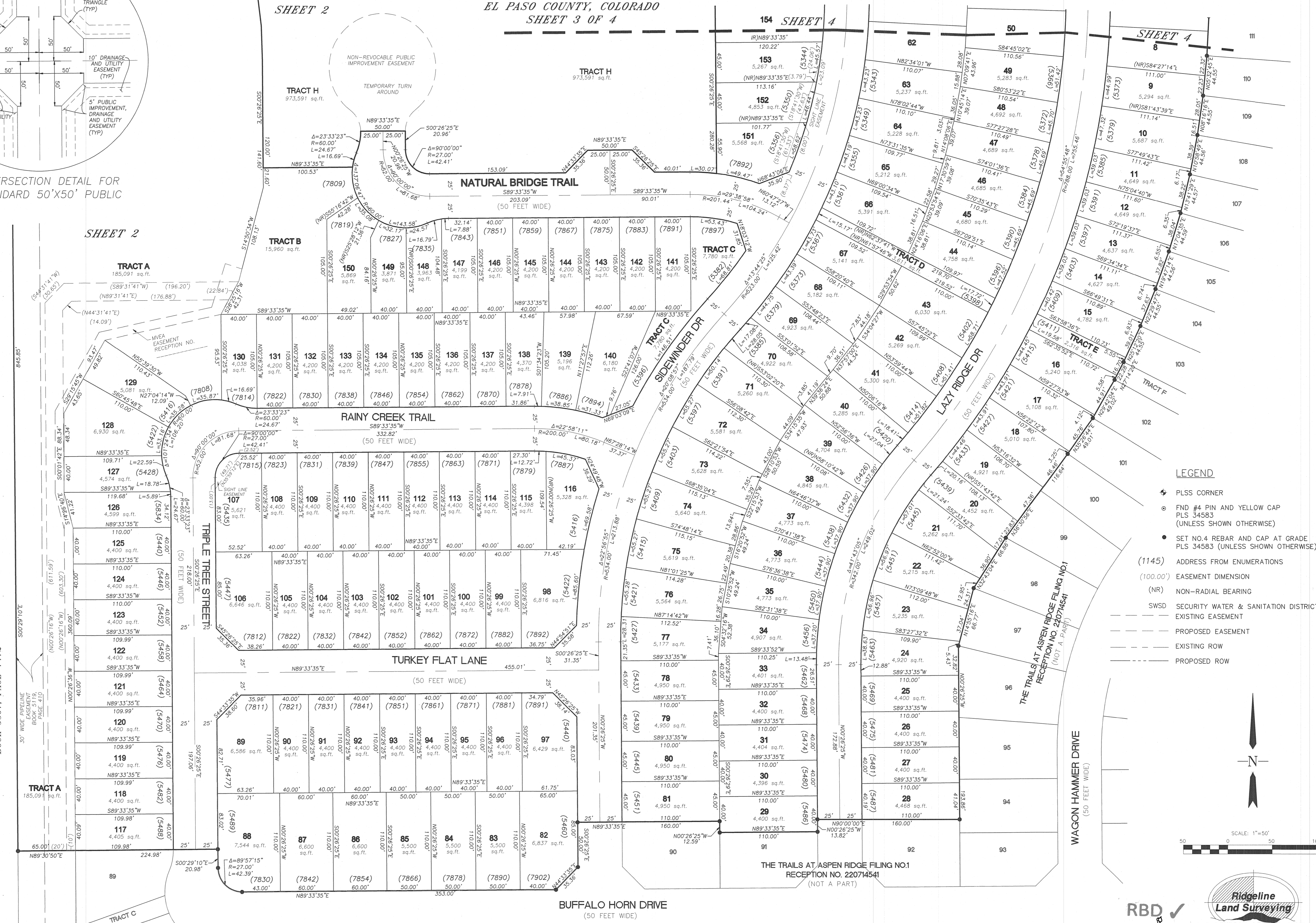
SHEET 3 OF 4

154 SHEET 4

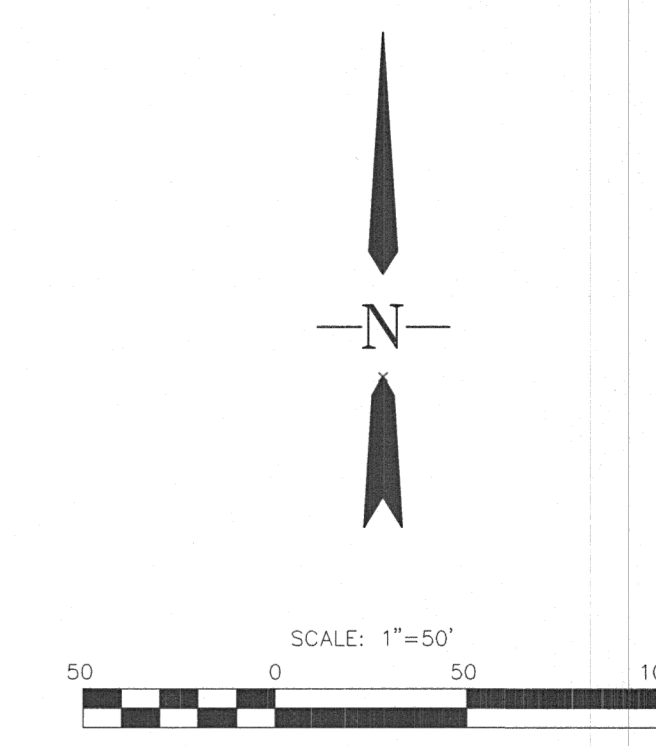
SHEET 4



INTERSECTION DETAIL FOR STANDARD 50'X50' PUBLIC



- 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)
 - (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
ALL STREETS SHOWN HEREON ARE DEDICATED TO EL PASO COUNTY FOR PUBLIC USE.

RBD **Ridgeline Land Surveying**
4345 BEVERLY STREET, UNIT C
COLORADO SPRINGS, CO 80918
TEL: 719.238.2917
DATE: 7/6/22
SHEET 3 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 4 OF 4

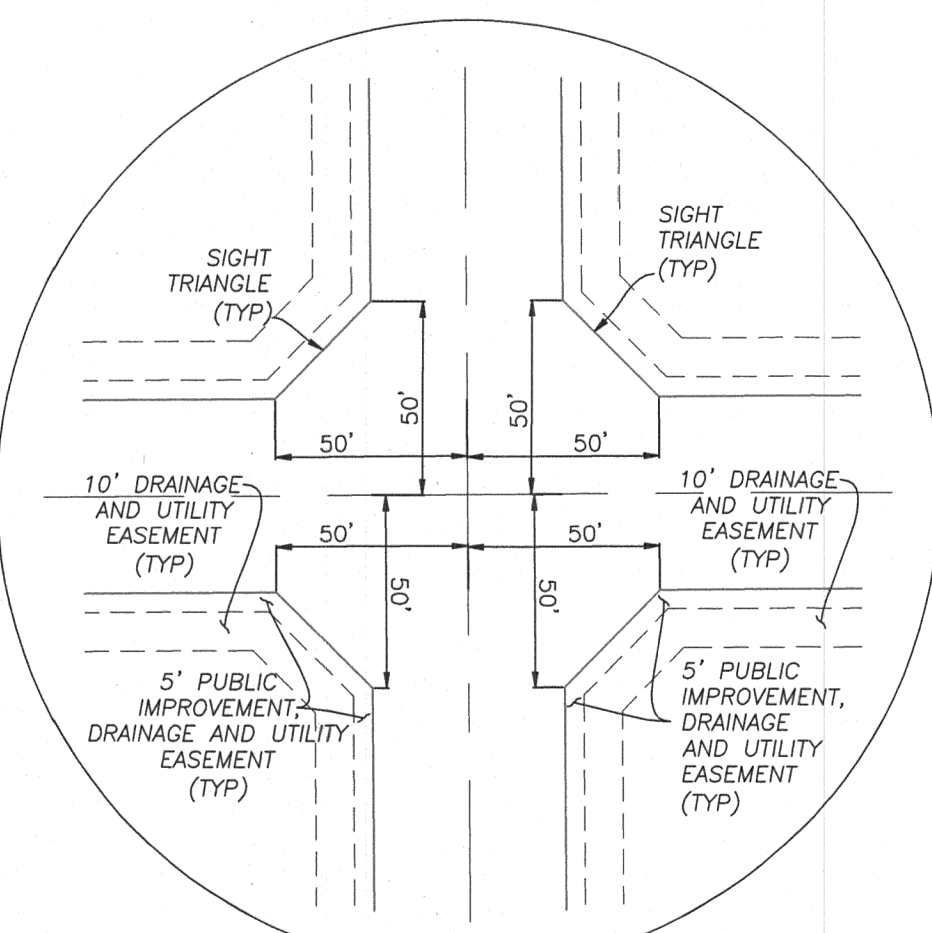
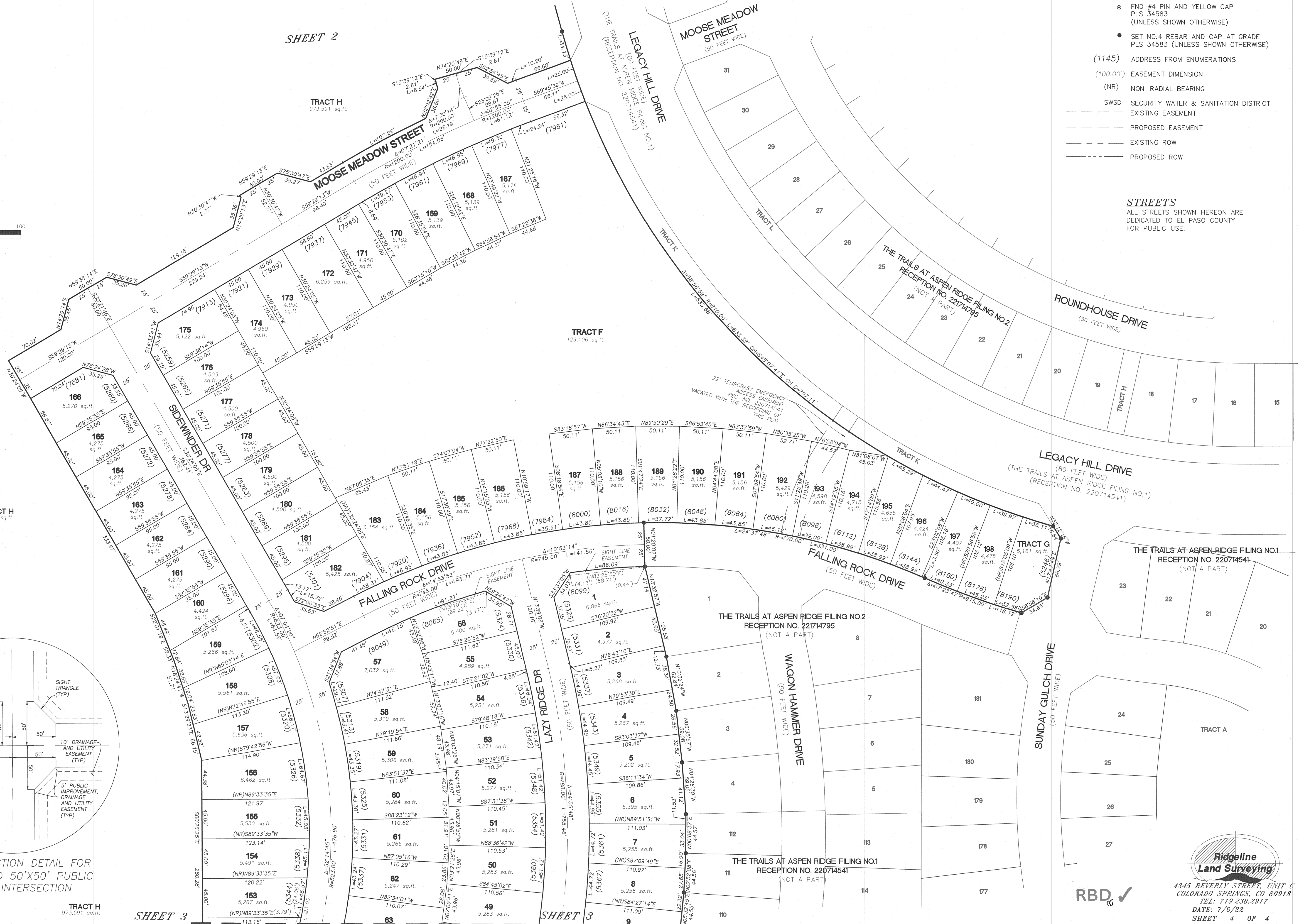
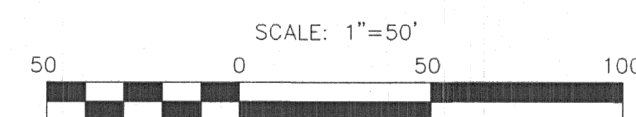
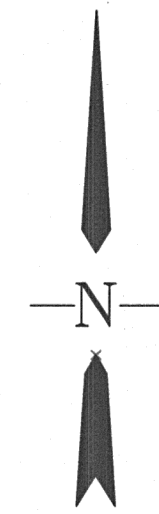
15013

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)
- (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

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

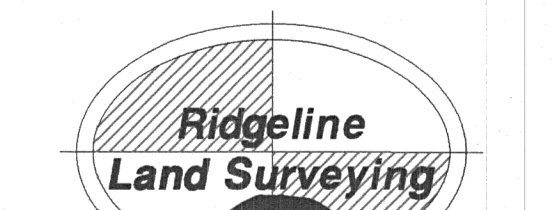


INTERSECTION DETAIL FOR STANDARD 50'X50' PUBLIC ROW INTERSECTION

TRACT H
973,591 sq.ft.

SHEET 3

SHEET 3



4345 BEVERLY STREET, UNIT C
COLORADO SPRINGS, CO 80918
TEL: 719.238.2917
DATE: 7/6/22
SHEET 4 OF 4