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 \$89'51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 ½", ALUM. CAP PLS 10377).         FLOOD PLAIN STATEMENT         ALL OF THE ROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C0768 G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT DETERMINE THESE ZONES.         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 NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON THE DATE OF CERTIFICATION SHOWN HEREON.	KEY MAP         NLS.         HALMEN BY THESE PRESENTS.         THAT COAL LAW OF THE TENUS AT ASPEN ROLE FUNG NO.2, RECORDED AT RECEPTION TO FUNCTION OF THE TENUS AT ASPEN ROLE FUNG NO.2, RECORDED AT RECEPTION A PORTION OF THE WST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RAW, WEST OF THE 61H P.M., EL PASO COUNTY, COLORADO, WORE PARTICULARLY DESCRIPTION OF THE 61H P.M., EL PASO COUNTY, COLORADO, WORE PARTICULARLY DESCRIPTION OF THE 61H P.M., EL PASO COUNTY, COLORADO, WORE PARTICULARLY DESCRIPTION OF THE 61H P.M., EL PASO COUNTY, COLORADO, WORE PARTICULARLY DESCRIPTION OF THE 61H P.M., EL PASO COUNTY, COLORADO, WORE PARTICULARLY DESCRIPTION OF THE 61H P.M., EL PASO COUNTY, COLORADO, WORE PARTICULARLY DESCRIPTION OF THE 61H P.M., EL PASO COUNTY, COLORADO, WORE PARTICULARLY DESCRIPTION OF THE 61H P.M., EL PASO COUNTY, COLORADO, WORE PARTICULARLY DESCRIPTION OF THE 61H P.M., EL PASO COUNTY, COLORADO, WORE PARTICULARLY DESCRIPTION OF THE 61H P.M., EL PASO COUNTY, COLORADO, WORE PARTICULARLY DESCRIPTION OF THE 61H P.M., EL PASO COUNTY, COLORADO, WORE PARTICULARLY DESCRIPTION OF THE 61H P.M., EL PASO COUNTY, COLORADO, WORE PARTICULARLY DESCRIPTION OF THE FALL AND A POINT OF ENDITEMENT REGISTOR OF THE FALL AND A PARTICULARLY DESCRIPTION OF THE FALL AND A POINT OF THE RECORDS OF ELL PASO COUNTY.         THENCE SUBJECT A DESTRICE OF ADD STATE ACCURANT OF THE FOLLOWING THREE (3) COURSES ARE ON SAID UNDER COND OF TRECHPOID AT RECEPTION TREAT F. A DESTRICE OF TADO THE FORT OF NEW PROSTORED AT RECEPTION TREAT F. A DESTRICE OF ADD CHARGE NO.2, RECORDED AT RECEPTION TREAT F. A DESTRICE OF TADO CHARGE NO.2, RECORDED AT RECEPTION TREAT F. A DESTRICE OF ADD THE FORT OF EECONNICA TREE F. A DESTRICE OF TADO CHARGE NO.2, RECORDED AT RECEPTION TREAT F. A DESTRICE OF ADD TREE F.               A DECOMPCE STATE A DISTANCE OF ADD THE FORT OF EECONNICA TREE F.	
	THE FOLLOWING AT RECEPTION NO. CORDERS OFFICE, 5 SOUTH, RANGE 65 ARLY DESCRIBED AS OF-WAY LINE OF SAID OF-WAY LINE OF SAID VE TO THE LEFT; NRC LENGTH OF AT RECEPTION NO.	
TRACTS A, METROPOLI PARKS AN BY SEPAR, DEPARTMET ALLOWED U TRACT B C BMP MAINT THE RECOP MAINTENAN TRACT D I: RESERVED BE DEDICA COUNTY. TRACT G I: BUILDING F	RANDY STATE COUNTY NOTARY MY COM MY COM MY COM UNLESS O (10') PUBL NOTARY NO OBSTRI ALL EXTER ALL EXTER AIRCRAFT,	<b>DEDIC</b> <b>DEDIC</b> <b>THE UN</b> TRUST AND SAUBDIVI SHOWN NO.1". AND SAUBDIVI SHOWN NO.1". AND SAUBDIVI SATISFA UPON A MATTERS SATISFA UPON A MATTERS SATISFA UPON A MATTERS SATISFA UPON A MATTERS SATISFA UPON A MATTERS SATISFA THE AFI INSTRUM

SUBDIVISION OF TOW

)F 3	PARK Include school and park fee amounts	SCHOOL	impacted by hazards noted in report	DUT A PLATTING ACTION AND THAT ALL IMPACT FEES E PAID AT THE TIME OF REPLATTING.
<b>Fidgeline</b> Land Surveying 31 E. PLATTE AVE, SUITE 206 COLORADO SPRINCS, CO 80903 TEL: 719.238.2917	BRIDGE	rious comment solved $FEES:$	NO. 221135788 OF THE RECORDS OF EL PASO COUNTY.	E WATERVIEW BLE CONNECTIO THE CONNECTIO MAY BE CON OVAL OF AN , OVAL OF AN ,
	JUNE 2021	ERMS OF U.S. SURVEY FOOT. DGE PUD (PUDSP-191) RECEPTION	THIS THIS	TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY SEMENT AS RECORDED AT RECEPTION NOOF ATERVIEW II METROPOLITAN DISTRICT IS RESPONSIBLE FOR E FACILITIES.
	COLORADO SPRINGS, CO 80920 <u>SURVEYED</u> DECEMBER 2018	ATION IMPROVEMENTS. SPECIAL TION INDEBTEDNESS THAT IS PAID BY TE TAXABLE PROPERTY WITHIN SUCH TERSELF WITH THIS POTENTIALITY AND ALL EL PASO COUNTY AND UNITED	MAINTAINING CERTAIN DRAINAGE AND PARK AND RECRE, TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGA REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON TH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ H RAMIFICATIONS THEREOF. 19. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH STATES POSTAL SERVICE REGULATIONS.	WNED AND MAINTAINED BY THE WATERVIEW II SES OF OPEN SPACE, DRAINAGE, MAIL KIOSK, TRAILS, ATERVIEW II METROPOLITAN DISTRICT WILL BE CONVEYED UNTY PLANNING AND COMMUNITY DEVELOPMENT PERMITS FOR STRUCTURES TO BE UTILIZED FOR THE
	e <u>OWNER/DEVELO</u> cola llc 7910 gateway blvd eas el paso, tx 79915–180 <u>ENCINEER</u> Matrix 2435 resefarch parkwa	AROUND AND EMERGENCY RESPONSE E IS EXTENDED BY THE ADJACENT COUNTY, THE NON-REVOCABLE COUNTY, THE NON-REVOCABLE WILL BE VACATED, LEAVING A VEMENTS WILL BE REMOVED AND ASEMENT VACATION, CUL-DE-SAC TION AND SITE RESTORATION IS THE NING BIG JOHNSON DRIVE. SPECIAL TAXING DISTRICT, FOUNTAIN JRPOSE OF CONSTRUCTING AND	בר אאאטדער	APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH DR NAVIGATIONAL AIDS ARE ALLOWED.
MY OFFICE ON THIS DAY OF /P.M. AND WAS RECORDED AT RECEPTION OF EL PASO COUNTY.	I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN <u>NUMBER</u> 2021, AT O'CLOCK A.M., EL PASO COUNTY CLERK AND RECORDER BY:	AINING PROPER STORM WATER DRAINAGE EASEMENTS AS NED BY THE INDIVIDUAL LOT OWNERS RESPONSIBLE TO ENSURE PROPER VS OF FOUNDATIONS AND WINDOW S AND SWALES. HOMEOWNERS SHALL GE SWALES WITHIN SAID EASEMENTS, AT WOULD CAUSE ADVERSE DRAINAGE RIALS OR LANDSCAPING THAT COULD IN DRAINAGE EASEMENTS.	16. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTA DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAIN UNLESS OTHERWISE INDICATED. HOME BUILDERS ARE F DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATION WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS NOT CHANGE THE GRADE OF THE LOT OR THE DRAINAG AS CONSTRUCTED BY THE BUILDER, IN A MANNER THA IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATEF IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED	AT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT EMENT AND A FIVE FEET PUBLIC IMPROVEMENT EASEMENT OAD RIGHT OF WAY. SIDE LOT LINES ARE HEREBY PLATTED ND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE OF THEIR UTILITY AND DRAINAGE EASEMENT, WITH THE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL
DATE TION:	STEVE SCHLEIKER, COUNTY ASSESSOR CLERK AND RECORDER CERTIFICA	RFLIGHT AND NOISE IMPACTS ON THIS DRT, WHICH IS BEING DISCLOSED TO OF THIS PROPERTY FOR RESIDENTIAL TO THE OVERFLIGHT AND ASSOCIATED THE COURSE OF NORMAL AIRPORT	л	BEFORE ME THIS DAY OF, 20 BY LEMENTS LLC.
IN THE (COVENANTS). THE DEDICATIONS S ARE ACCEPTED, BUT PUBLIC ENANCE RESPONSIBILITY OF EL PASO PUBLIC IMPROVEMENTS IN ACCORDANCE ENT CODE AND ENGINEERING CRITERIA REEMENT DATE	DEVELOPMENT DEPARTMENT ON THIS DAY OF SPECIFIED HEREON AND ANY CONDITIONS INCLUDED OF LAND TO THE PUBLIC STREETS AND EASEMENTS IMPROVEMENTS THEREON WILL NOT BECOME MAINTEN COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PI WITH THE REQUIREMENTS OF THE LAND DEVELOPMEN MANUAL AND THE SUBDIVISION IMPROVEMENTS AGRE	DDENDUM, DATED DECEMBER 19, DDENDUM, DATED DECEMBER 19, D ALONG POWERS BOULEVARD AT UNRED IN THE FUTURE, CDOT OISE WALL. O ROAD IMPACT FEES PRIOR TO THE EL PASO COUNTY WITHIN THIS SUBDIVISION IS TY PUBLIC IMPROVEMENT PURSUANT TO RESOLUTION NO. ED IN THE RECORDS OF THE EL NO. 220042582.	<ul> <li>13. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMP LSC, DATED OCTOBER 2011, AND THE NOISE STUDY AD 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQU WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NO 14. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH RESOLUTION NO. 19–471. IN ADDITION, ALL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNT DISTRICT NO.2, EL PASO COUNTY, COLORADO (PID 2) F 20–130 OF THE PID 2 BOARD OF DIRECTORS, RECORDE PASO COUNTY CLERK AND RECORDER AT RECEPTION N</li> </ul>	ENTS
0.4" A	COUNTY CERTIFICATION: This plat for "The trails at aspen ridge filing no	APRIL THRU OCTOBER. AS SUCH, JCTION. NOTE: THIS SPECIES IS ROAD FROM ANY LOT OR TRACT. NOT PERMITTED.	<ol> <li>BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM A A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRU PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.</li> <li>THERE WILL BE NO DIRECT LOT ACCESS TO BRADLEY FOR VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS</li> </ol>	NTS LLC. A LIMITED LIABILITY COMPANY, HAS EXECUTED
Signature block for Tract Acceptance not shown LLC.	Y PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, NO 34583 FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING L	O CODES, CO TRICT AS RE ORMATIONAL ORMATIONAL O CHANGE. NT AND WID DISTRICT 3 T ATTENDANC		D BEFORE ME THIS DAY OF, 20_ BY
ND SURVE AND CORF HAT MATH EN PREPA DEALING BLE PROVIS	F. LENZ, A DULY REGISTERED PROFESSIONA O, DO HEREBY CERTIFY THAT THIS PLAT TR OF A SURVEY MADE ON DATE OF SURVEY, T ALL MONUMENTS EXIST AS SHOWN HEREO S THAN 1:10,000; AND THAT SAID PLAT HA APPLICABLE LAWS OF THE STATE OF COLC ION, OR SURVEYING OF LAND AND ALL APPL LAND DEVELOPMENT CODE.	VIDE POTABLE WATER SERVICE AND LAWS, REGULATIONS, ORDINANCES, IREMENTS, IF ANY, OF APPLICABLE RADO DEPARTMENT OF I.S. FISH AND WILDLIFE SERVICE I.S. THE ENDANGERED SPECIES ACT, OW JUMPING MOUSE AS A LISTED	<ol> <li>ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AN ENGINEER CURRENTLY REGISTERED IN THE STATE OF CO MIDEFIELD WATER AND SANITATION DISTRICT WILL PROV WASTEWATER SERVICES.</li> <li>DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUI AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLOR TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U. AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDI PARTICULARLY AS IT RELATES TO THE PREBLE'S MEAD THREATENED SPECIES.</li> </ol>	IMITED LIABILITY COMPANY, HAS EXECUTED THIS
N.T.S.	SUBVEYOR'S CERTIFICATION.		L PASO COUNTY. HE FOLLOWING REPORTS HAVE BEE LAN OR FINAL PLAT FOR THIS SU ND COMMUNITY DEVELOPMENT DEF VAILABILITY STUDY; DRAINAGE REF EPORT; EROSION CONTROL REPOR EPORT; EROSION CONTROL REPOR O LOT, OR INTEREST THEREIN, SH EED OR BY CONTRACT, NOR SHAL EQUIRED PUBLIC IMPROVEMENTS H CCORDANCE WITH THE SUBDIVISION ND EL PASO COUNTY AS RECORDING FFICE OF THE CLERK AND RECORDING FFICE OF THE CLERK AND RECORDING LTERNATIVE, OTHER COLLATERAL IN HE BOARD OF COUNTY COMMISSION AID IMPROVEMENTS.	WNLRS, MORIGAGEES, BENEFICIARIES OF DEEDS OF RESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, S INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS O SUBDIVISION OF "THE TRAILS AT ASPEN RIDGE FILING O PLATTED ARE HEREBY DEDICATED TO PUBLIC USE ENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS COUNTY STANDARDS AND THAT PROPER DRAINAGE AND E PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE INTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME TO COUNTY, COLORADO. THE UTILITY EASEMENTS FED FOR PUBLIC UTILITIES AND COMMUNICATION SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR THE EASEMENTS ARE ESTABLISHED ARE HEREBY NGRESS AND EGRESS FROM AND TO ADJACENT ENANCE, AND REPLACEMENT OF UTILITY LINES AND
ANCOLA EAPTEESSME GRINNELL BLVD BIG JOHNSON RESERVOIR MH SITE	COROSINIA JULIANA WATUROS	BY RIDGELINE LAND SURVEYING LLC., FOR ALL INFORMATION REGARDING RIDGELINE LAND SURVEYING LLC 2. ABN55074355.5, PREPARED BY CESS PERMIT HAS BEEN GRANTED BY	<b>NOTES:</b> 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH I TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, F RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO LAND TITLE GUARANTEE, DATED 5/29/2021. 2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS, AN ACC	
COLORADO SPRINGS MUNICIPAL AIRPORT	SOUTH ACADEMY	Y NO. 4 HE WEST 1/2 OF SE Y, COLORADO	SPEN RIDGE FILING NO.1 LOCATED IN THE 6TH P.M. EL PASO COUNT	THE TRAILS AT ASPE TRACT F OF THE TRAILS AT ASPE WNSHIP 15 SOUTH, RANGE 65 WES



