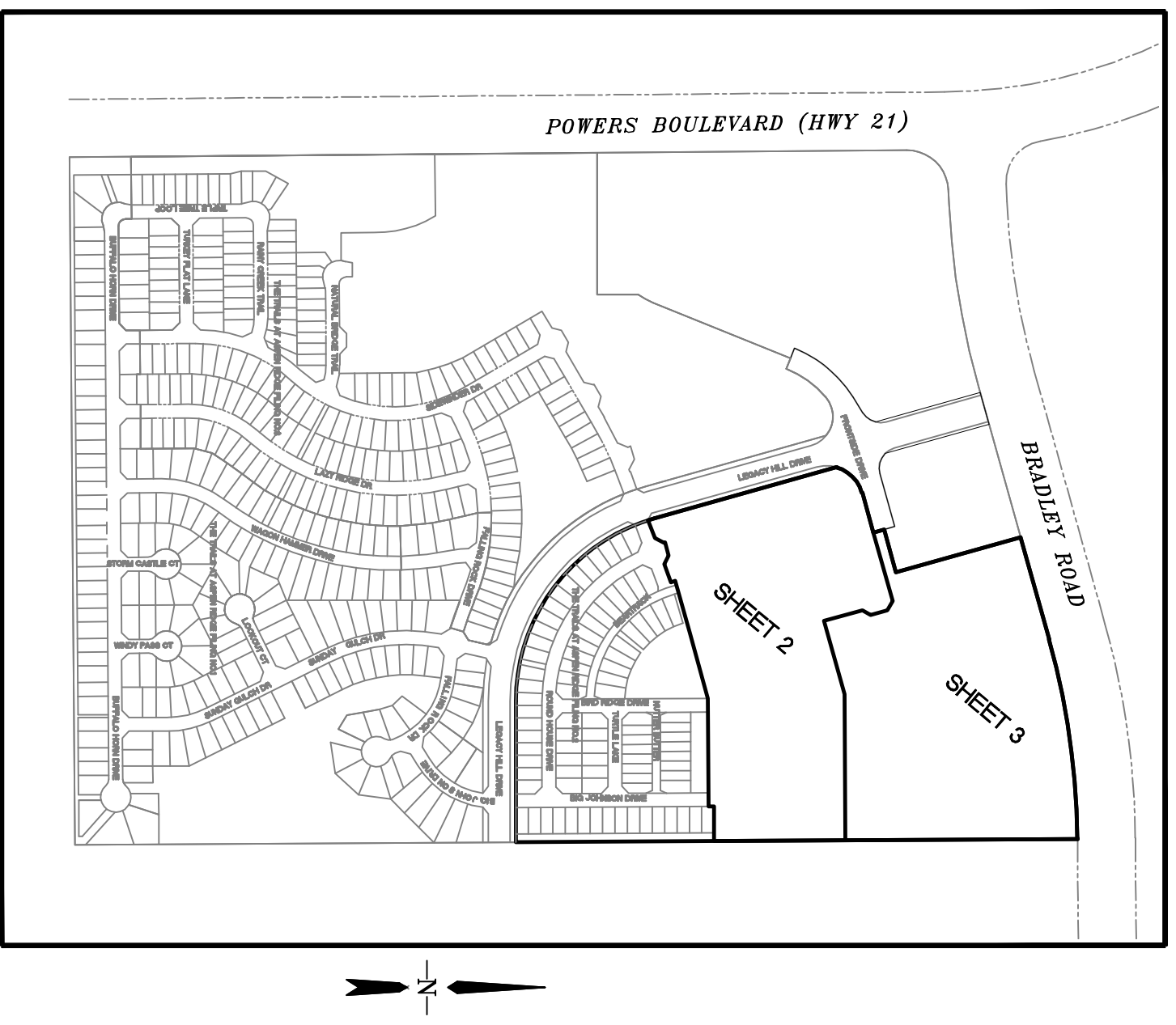


THE TRAILS AT ASPEN RIDGE FILING NO.4
A SUBDIVISION OF TRACT F OF THE TRAILS AT ASPEN RIDGE FILING NO.1 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO
SHEET 1 OF 3



DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAND NO.1, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE TRAILS AT ASPEN RIDGE FILING NO.4". 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 OWNERS' EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. THE UNDERSIGNED HEREBY COVENANT AND AGREE TO MAINTAIN THE UTILITY EASEMENTS, SYSTEMS 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 AND TO ADJUST AND ADAPT THE PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED COLA LLC, A LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____ 20____ A.D. BY _____

RANDY OLEARY, PRESIDENT COLA LLC.
 STATE OF COLORADO
 COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY RANDY OLEARY, PRESIDENT COLA LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

THE AFOREMENTIONED ROS EQUITY HOLDINGS-INDEPENDENCE LLC, A LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____ 20____ A.D. BY _____

_____, PRESIDENT, ROS EQUITY HOLDINGS-INDEPENDENCE LLC.

STATE OF COLORADO
 COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY _____, PRESIDENT, ROS EQUITY HOLDINGS-INDEPENDENCE LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

- LEGAL DESCRIPTION:**
 KNOWN ALL BY THESE PRESENTS:
 THAT COLA LLC, AND ROS EQUITY HOLDINGS-INDEPENDENCE LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
 ALL OF TRACT F, THE TRAILS AT ASPEN RIDGE FILING NO.2, RECORDED AT RECEPTION NO. 221714795 OF THE RECORDS OF THE EL PASO COUNTY CLERK, AND RECORDERS 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,
 TOGETHER WITH:
 PARCEL A

- 1) THENCE S89°30'29W A DISTANCE OF 3.77 FEET TO A POINT OF CURVE TO THE LEFT;
 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.18 FEET;
 3) THENCE S74°20'48"W A DISTANCE OF 385.14 FEET TO POINT ON THE WESTERLY LINE OF TRACT F, OF THE TRAILS AT ASPEN RIDGE FILING NO.2, RECORDED AT RECEPTION NO. 221714795 OF THE RECORDS OF SAID EL PASO COUNTY;
 THE FOLLOWING THREE (3) COURSES ARE ON SAID TRACT F LINE:
 1) THENCE S15°39'12"E A DISTANCE OF 429.99 FEET TO THE POINT OF BEGINNING
 2) THENCE S15°39'12"E A DISTANCE OF 40.00 FEET;
 3) THENCE S74°20'48"W A DISTANCE OF 160.21 FEET;
 THENCE N15°39'12"W A DISTANCE OF 40.00 FEET;
 THENCE N74°20'48"E A DISTANCE OF 160.21 FEET TO THE POINT OF BEGINNING

TOTAL AREA OF FILING NO.4 PLAT CONTAINS 35,509 ACRES.

BASIS OF BEARINGS:
 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 178664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" ALUM. CAP PLS 103772).

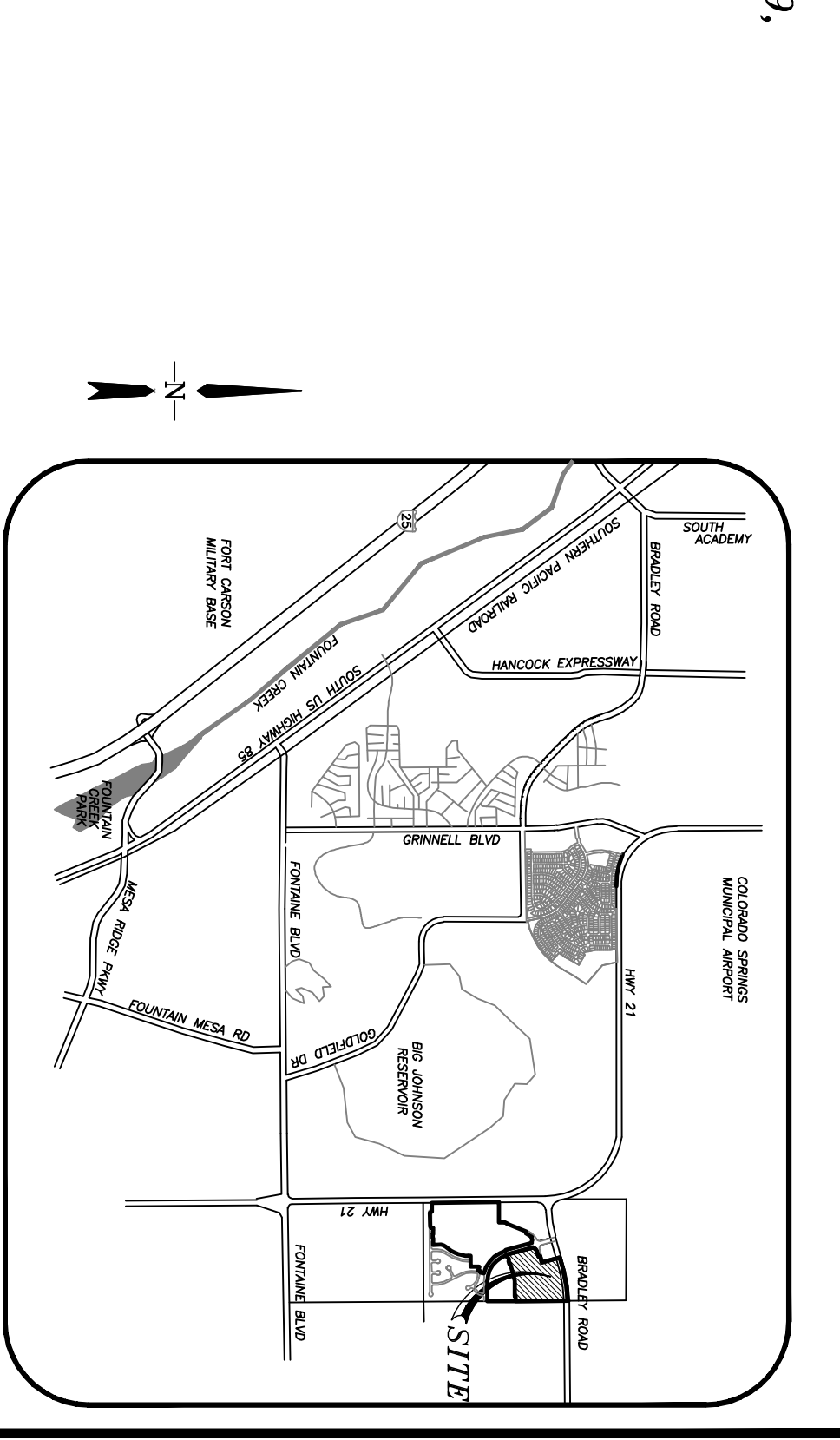
FLOOD PLAIN STATEMENT

ALL OF THE PROPERTY LIES IN ZONE X PER FLOOD INSURANCE RATE MAP NO. 0804100766 G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT PERFORMED TO 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 THE DATE OF CERTIFICATION SHOWN HEREON. ANY DEFECT IN THIS SURVEY UPON FIRST DEFECT SHALL BE CONSIDERED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC... TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. A8N550743555, PREPARED BY LAND TITLE GUARANTEE, DATED 5/29/2021.
- NO DRYWELL SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 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; TRAFFIC IMPACT STUDY.
 THE SOILS, GEOLOGY AND GEOLOGIC HAZARD REPORT WAS PREPARED BY ENTECH ENGINEERING, JOB NO.170039.
- 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 AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY, AS RECORDED AT RECEPTION NO. _____ 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.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- WIDEFIELD WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, ORDERS AND PERMITS REQUIRED UNDER AND WHEREFOUNDER THE LAWS OF FEDERAL AND STATE GOVERNMENTS, 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. 220087552 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD 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.
- 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.
- THERE WILL BE NO DIRECT LOT ACCESS TO BRADLEY ROAD FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS NOT PERMITTED.
- THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY TSG, 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, COOT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
- 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, 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.
- THIS SITES AS NOTICE OF POTENTIAL AIRPORT OVERTIGHT 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 OVERTIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND AROUND BUILDINGS. THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF DRAINAGE SYSTEMS TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING HOME 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 THE DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPAIR THE FLOW OF RUNOFF SHALL NOT BE FLAGGED IN DRAINAGE EASEMENTS.
- THE NON-REVOCAABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF BIG JOHNSON DRIVE CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT BIG JOHNSON DRIVE IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCAABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REINSTALLED AND THE STANDARD STREET ROW AND THE EASEMENT VACATED. THE COUNTY WILL BE RESPONSIBLE FOR THE STANDARD STREET ROW CONSTRUCTION AND RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO EXTENDING BIG JOHNSON DRIVE.
- NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, FOUNTAIN WUJUAL METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF SPECIAL TAXING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BOWER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
- THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PID (PUDSP-191) RECEPTION NO. 221135788 OF THE RECORDS OF EL PASO COUNTY.
- PERMETER DRAINS AND SWAMP PUMPS SHALL NOT DIRECTLY DISCHARGE ONTO PUBLIC RIGHT-OF-WAYS.
- ALL ROADWAYS SHOWN HEREON ARE PUBLIC, RIGHT-OF-WAY WIDTHS SHOWN HEREON, PUBLIC IMPROVEMENTS WITHIN SAID RIGHT-OF-WAY SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY.
- ALL EASEMENTS SHOWN HEREON OR DEDICATED FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS ON RECORD AFFECTING ANY OF THE PLATTED PROPERTY IDENTIFIED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- LOTS 1-124 AVERAGE: 10.763 ACRES
 TRACTS A-G AVERAGE: 19.842 ACRES
 PUBLIC STREETS AVERAGE: 4.904 ACRES
 TOTAL AVERAGE: 35.509 ACRES



SURVEYOR'S CERTIFICATION:

JAMES F. LENZ, A duly registered professional land surveyor in the state of Colorado, hereby certifies that I have personally supervised and participated in 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, subdivisions, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

JAMES F. LENZ
 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.4" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____ 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE COVENANTS), THE DEDICATIONS AND EASEMENTS 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

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT
 DATE _____
 STEVE SCHLEIKER, COUNTY ASSESSOR
 DATE _____

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 2022, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER
 BY: _____ DEPUTY
 FEE: _____

OWNER/DEVELOPER

COLA LLC
 7910 GATEWAY BLVD EAST #102
 EL PASO, TX 79915-1801

ENGINEER

MATRIX
 2435 RESEARCH PARKWAY
 COLORADO SPRINGS, CO 80920

SURVEYED

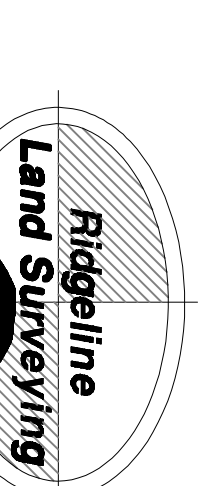
DECEMBER 2018

DATE OF PREPARATION

JUNE 2021

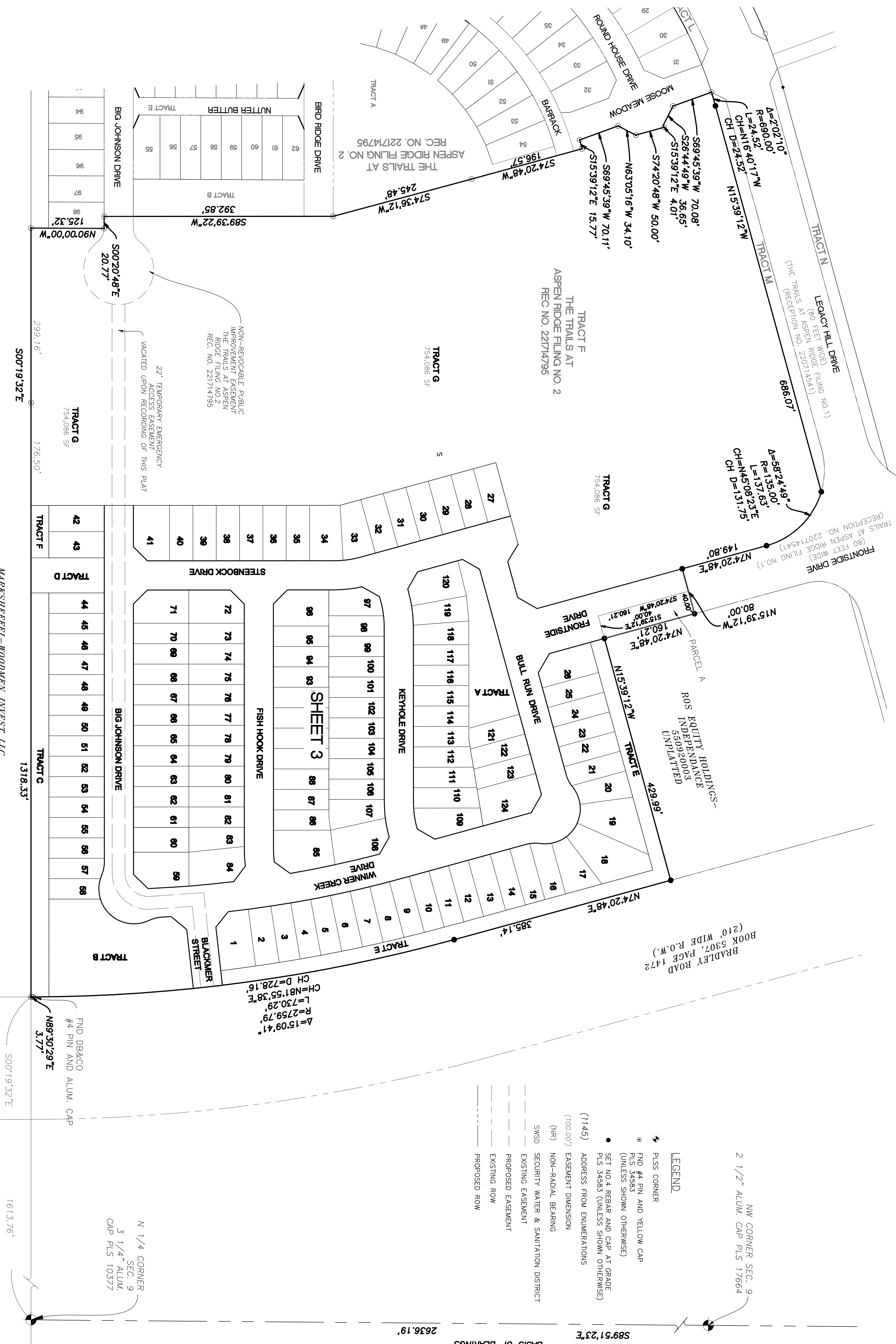
FEES:

DRAINAGE _____ BRIDGE _____
 SCHOOL _____ PARK _____



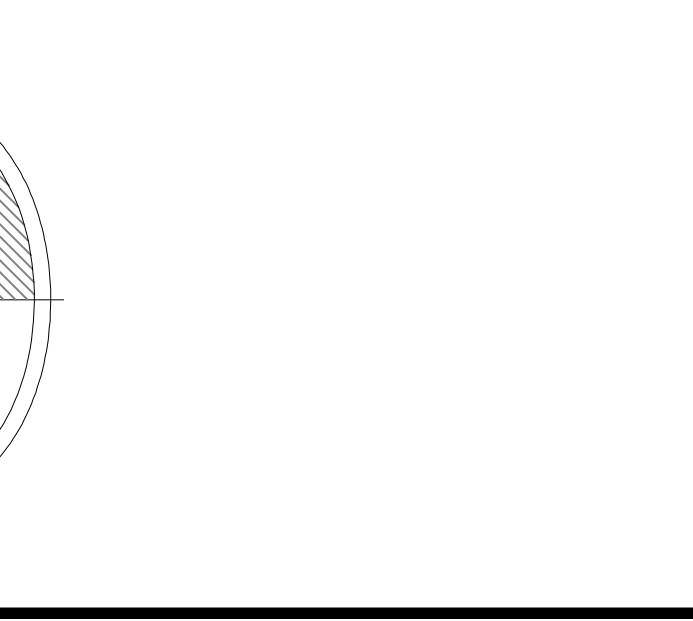
4345 BENTLEY STREET, UNIT C
 COLORADO SPRINGS, CO 80918
 TEL: 719.298.2917

THE TRAILS AT ASPEN RIDGE FILING NO.4
 A SUBDIVISION OF TRACT F OF THE TRAILS AT ASPEN RIDGE FILING NO.1 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 3



- LEGEND**
- ✦ PLSS CORNER
 - FND #4 PIN AND YELLOW CAP
 - FND #4883 (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

BASIS OF BEARINGS



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

FND DB&CO
 #4 PIN AND ALUM. CAP
 $N89^{\circ}30'29''E$
 3.77'

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

Ridgeline Land Surveying
 4345 BAYVIEW STREET, UNIT C
 COLORADO SPRINGS, CO 80918
 PHONE: 719.269.2017
 DATE: 12/20/22
 SHEET 2 OF 3

MARKSHEPPEL-WOODMEN INVEST LLC
 5500000392
 UNPLATTED

NON-REVOCAIBLE PUBLIC
 IMPROVEMENT EASEMENT
 THE TRAILS AT ASPEN
 RIDGE FILING NO.2
 REC. NO. 221714795

22' TEMPORARY EMERGENCY
 ACCESS EASEMENT
 VACATED UPON RECORDING OF THIS PLAT

