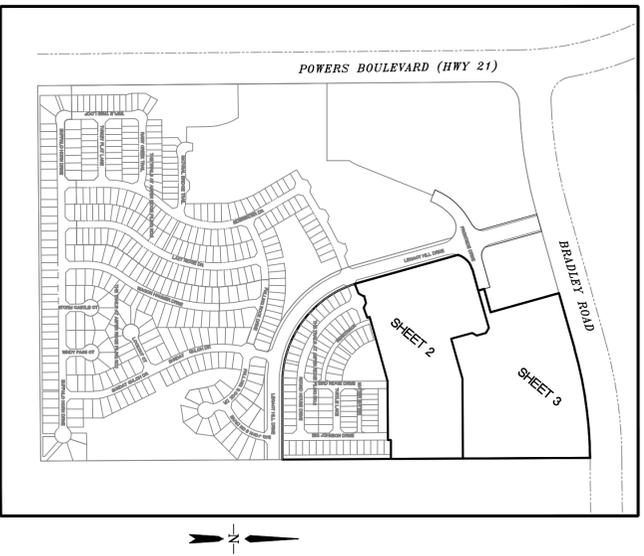


THE TRAILS AT ASPEN RIDGE FILING NO.4
A SUBDIVISION OF TRACT F OF THE TRAILS AT ASPEN RIDGE FILING NO.1 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO
SHEET 1 OF 3



DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE Laid OUT, 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.1". 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 DEDICATION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, SHALL 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 COLA LLC, A LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

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

RANDY O'LEARY, PRESIDENT COLA LLC.

STATE OF COLORADO)
 SS
 COUNTY OF EL PASO)

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

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

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

_____, PRESIDENT, CPR ENTITLEMENTS LLC.

STATE OF COLORADO)
 S
 COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____, PRESIDENT, CPR ENTITLEMENTS LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') 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 THESE 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, E AND F ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT FOR THE PURPOSES OF PROVIDING DRAINAGE, TRAILS, PARKS AND UTILITIES. OWNERSHIP BY WATERVIEW II METROPOLITAN DISTRICT WILL BE CONVERTED 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 B OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

TRACT D IS TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT AND IS RESERVED FOR FUTURE RIGHT-OF-WAY FOR POSSIBLE CONNECTION TO THE EAST. TRACT SHALL BE DEDICATED TO EL PASO COUNTY AT THE TIME THE CONNECTION IS REQUIRED. IF NO CONNECTION TO THE EAST IS REQUIRED, THIS TRACT MAY BE CONVERTED TO A LOT FOR USE AS A SINGLE FAMILY RESIDENTIAL PER REVIEW AND APPROVAL OF AN AMENDED PLAT BY EL PASO COUNTY.

TRACT G IS TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT. BUILDING PERMITS MAY BE ISSUED WITHOUT ASSOCIATED WITH THESE TRACTS WILL BE PAID AT THE TIME OF RE-PLATTING.

NOTES:

1. 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. ABN550743555, PREPARED BY LAND TITLE GUARANTEE, DATED 5/29/2021.

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; TRAFFIC IMPACT STUDY.

4. 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. _____ OF THE RECORDS OF EL PASO COUNTY. THE OWNER AND RECORDOR OF THIS PLAT AGREE TO HOLD THE APPLICANT AND THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.

6. WIDENED WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES.

7. 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. DEPARTMENT OF INTERIORS, U.S. FISH AND WILDLIFE SERVICE AND U.S. DEPARTMENT OF AGRICULTURE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE FREEBIE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

8. 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.

9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

10. REGARDING AN UNDERSTANDING BETWEEN THE SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICTS LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THIS AREA.

11. BURBORG 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.

12. THERE WILL BE NO DIRECT LOT ACCESS TO BRADLEY ROAD FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ADJUTING ANY TRACT IS NOT PERMITTED.

13. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 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 CONTRIBUTING THE NOISE WALL.

14. 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. 220024282.

15. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERLIGHT 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 OVERLIGHT AND ASSOCIATED OPERATIONS OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL OPERATIONS.

16. 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 LOT OWNERS UNLESS OTHERWISE INDICATED. HOME BUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SPALES. HOMEOWNERS SHALL MAINTAIN THE GRADE BUILDER LOT OR THE GRADE BUILDER WELLS WITHIN SHED SPACINGS AND CONTIGUOUS BUILT UP AREAS. HOMEOWNERS SHALL MAINTAIN THE GRADE BUILDER IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

17. THE NON-REVOCAABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF BIG JUNCTION DRIVE AND THE NON-REVOCAABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF BIG JUNCTION DRIVE, SUCH AS TIME THAT BRADSHAW DRIVE IS EXTENDED BY THE ADJACENT 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 BIG JOHNSON DRIVE.

18. 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 LEVELS ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

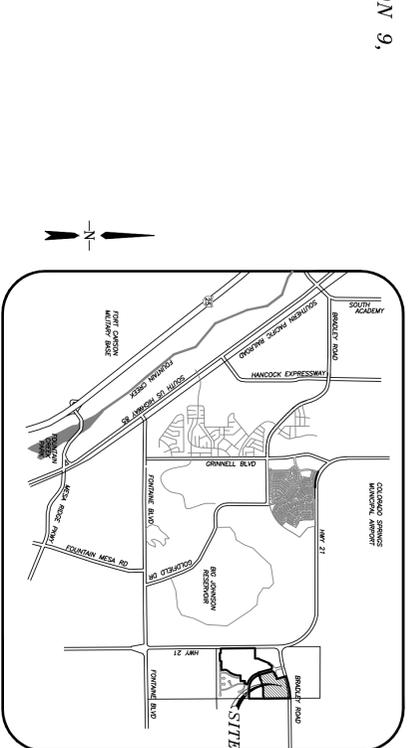
19. MALIBUOS SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

20. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.

21. THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PUD (PUDSP-191) RECEPTION NO. 22155788, THE RECORDS OF EL PASO COUNTY.

22. LOTS 1-124 ACREAGE: 10,738
 TRACTS A-G ACREAGE: 19,094
 PUBLIC STREETS ACREAGE: 5,672
 TOTAL ACREAGE: 35,509

Unreleased. Did not add note referencing permit report and list any of the lots/areas impacted by hazards noted in report



SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ, A DUTY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY AND CORRECTLY REPRESENTS THE RECORD OF THIS SURVEY AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSE REVISIONS 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.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 OF LAND TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED BUT PUBLIC 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 SCHELEKER, COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, 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



31 E. PLATTE AVE. SUITE 206
 COLORADO SPRINGS, CO 80903
 TEL: 719.238.2917

DATE: 9/15/21 OF 3 PCD# SF-21-024
 SHEET 1

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 3 OF 3

Unresolved: Show areas of shallow groundwater on plat per Soils and Geo Report findings

Unresolved: Update the ROW to a Chemier for sight distance triangle per detail SD-2-77

Unresolved: Update the ROW to a Chemier for sight distance triangle per detail SD-2-77

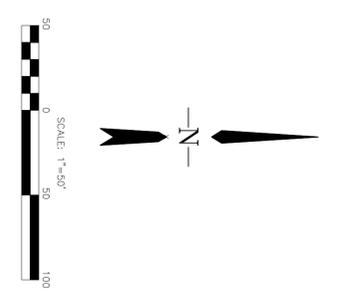
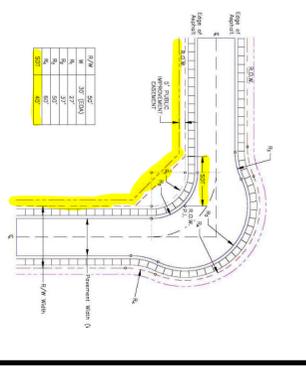
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- LEGEND**
- ➔ PLS CORNER
 - ⊙ FIND #4 PIN AND YELLOW CAP PLS 34583 (UNLESS SHOWN OTHERWISE)
 - SET NO.4 REBAR AND CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
 - ADDRESS FROM ENUMERATIONS
 - EASEMENT DIMENSION (100.00')
 - (NR) NON-RADIAL BEARING
 - SECURITY WATER & SANITATION DISTRICT
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING ROW
 - PROPOSED ROW

31 E. PLATTE AVE., SUITE 206
 COLORADO SPRINGS, CO 80905
 DATE: 9/19/21
 SHEET 3 OF 3

