

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NORTH
SECTION 9, TOWNSHIP 15 SOUTH, RA
BEARS S89°51'23"E FROM THE NORTH
ALUM. CAP PLS 17664) TO THE N 1/4
CAP PLS 10377).

FLOOD

PLAIN STATE

08041C0768 G DATED DECEMBER PERFORMED TO DETERMINE THESE

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL FR
(10') PUBLIC UTILITY AND DRAINAGE E
EASEMENT IN THE FIRST FIVE FEET AND
HEREBY PLATTED WITH A FIVE FOOT (
REAR LOT LINES ARE HEREBY PLATTE
EASEMENT, WITH THE SOLE RESPONSIE
THE INDIVIDUAL PROPERTY OWNERS.

\underline{LEGAL} DESCRIPTION:

XNOW ALL MEN BY THESE

ALL OF TRACT Q AND TRACT R, THE TRAILS AT ASPEN RIDGE FILING NO.1, RECORDED AT RECEPTION NO.______ 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 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT COLA LLC., BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND: 15

TRACTS:

TRACTS A, B, C, D, I, AND J ARE TO METROPOLITAN DISTRICT FOR THE PURARKS AND UTILITIES. OWNERSHIP BY SEPARATE INSTRUMENT. EL PASO DEPARTMENT MAY AUTHORIZE BUILDING ALLOWED USES LISTED PREVIOUSLY.

NO ELECTROMAGNETIC, LIGHT, OR AN AIRCRAFT, AVIATION, COMMUNICATION

ALL EXTERIOR LIGHTING PLANS MU A HAZARD TO AIRCRAFT.

OBSTRUCTIONS ARE ALLOWED

TRACTS E AND F, ARE CLASSIFIED WATERVIEW II METROPOLITAN DISTRIBY WATERVIEW II METROPOLITAN DI

TRACTS G AND H ARE TO BE OWNED AND MAINTAINED BY COLA LLC. 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.

AREA 유 TRACTS EQUAL 112.968 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 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 SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY EL PASO COUNTY COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND FACILITIES.

RANDY O'LEARY, PRESIDENT

DAY

A.D.

THE AFOREMENTIONED INSTRUMENT

LLC.

 \triangleright

LIMITED LIABILITY

COMPANY,

HAS

EXECUTED

STATE COLORADO) SS DF EL PASO)

9

THIS INSTRUMENT RANDY O'LEARY, P FRESIDENT COLA LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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.

SUBDIVISION OFA**PORTION** TRACTANDTRACTTHE TRAILS AT ASPEN RIDO SOUTH, RANGE 65 WEST OF EL PASO COUNTY, COLORADO SHEET 1 OF 4 RIDGEFILING6THN0.LOCATEDWEST1/2

BY RIDGELINE LAND SURVEYING LLC., D. FOR ALL INFORMATION REGARDING RIDGELINE LAND SURVEYING LLC IO. ABN55074355.2, PREPARED BY

WATER SERVICE AND

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

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.

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.

TO THE

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

NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL T MUTUAL METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPORTAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEREVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF V RAMIFICATIONS THEREOF. AND ALITY AND

BEEN GRANTED BY

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.

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, 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.

THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. ______ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

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<u>.</u> 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. 12. THERE WILL BE NO DIRECT LOT ACCESS TO HIGHWAY 21 AND LEGACY HILL DRIVE FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS NOT PERMITTED.

LL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR SUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY ESOLUTION NO. 19—471. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS ICLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT IS ISTRICT NO.2, EL PASO COUNTY, COLORADO (PID 2) PURSUANT TO RESOLUTION NO—130 OF THE PID 2 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE ASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 220042582.

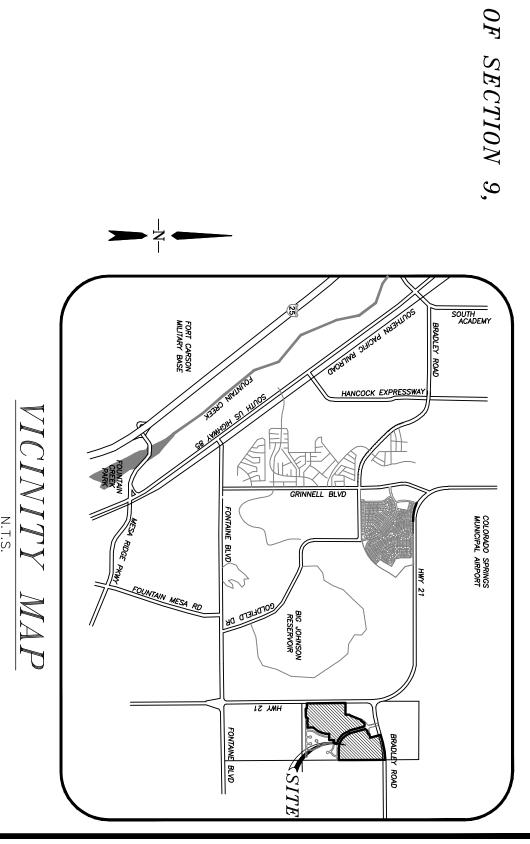
ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

THE NON-REVOCABLE 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-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET SECTION. THE EASEMENTS 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.

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

THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

BY THE TRAILS AT _ OF THE RECORDS ASPEN RIDGE PUD (PUDSP OF EL PASO COUNTY. RECEPTION



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.

COUNTY CERTIFICATION:

THIS PLAT FOR "THE TRAILS AT ASPEN RIDGE FILING NO.2" 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 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

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

SCHLEIKER, COUNTY ASSESSOR

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ______ DAY OF________________________________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

DEPUTY

OWNER/DEVELOPER

7910 GATEWAY BLVD EAST #102 EL PASO, TX 79915—1801

 $\overline{ENGINEER}_{ ext{MATRIX}}$ 2435 RESEARCH PARKWAY COLORADO SPRINGS, CO 80920

SURVEYED
DECEMBER 2018

DATE OF PREPARATION

NOVEMBER 2019
FEBRUARY 2020 REV — COUNTY COMMENTS
APRIL 2020 REV — COUNTY COMMENTS
JUNE 2020 REV — COUNTY COMMENTS

DATE: 6/10/20 SHEET 1 0 31 E. PLATI COLORADO S TEL: OF

SCHOOL

DRAINAGE

BRIDGE

PARK

FEES:

Land Surveying PCD# SF1927 TTE 206 9 80903

