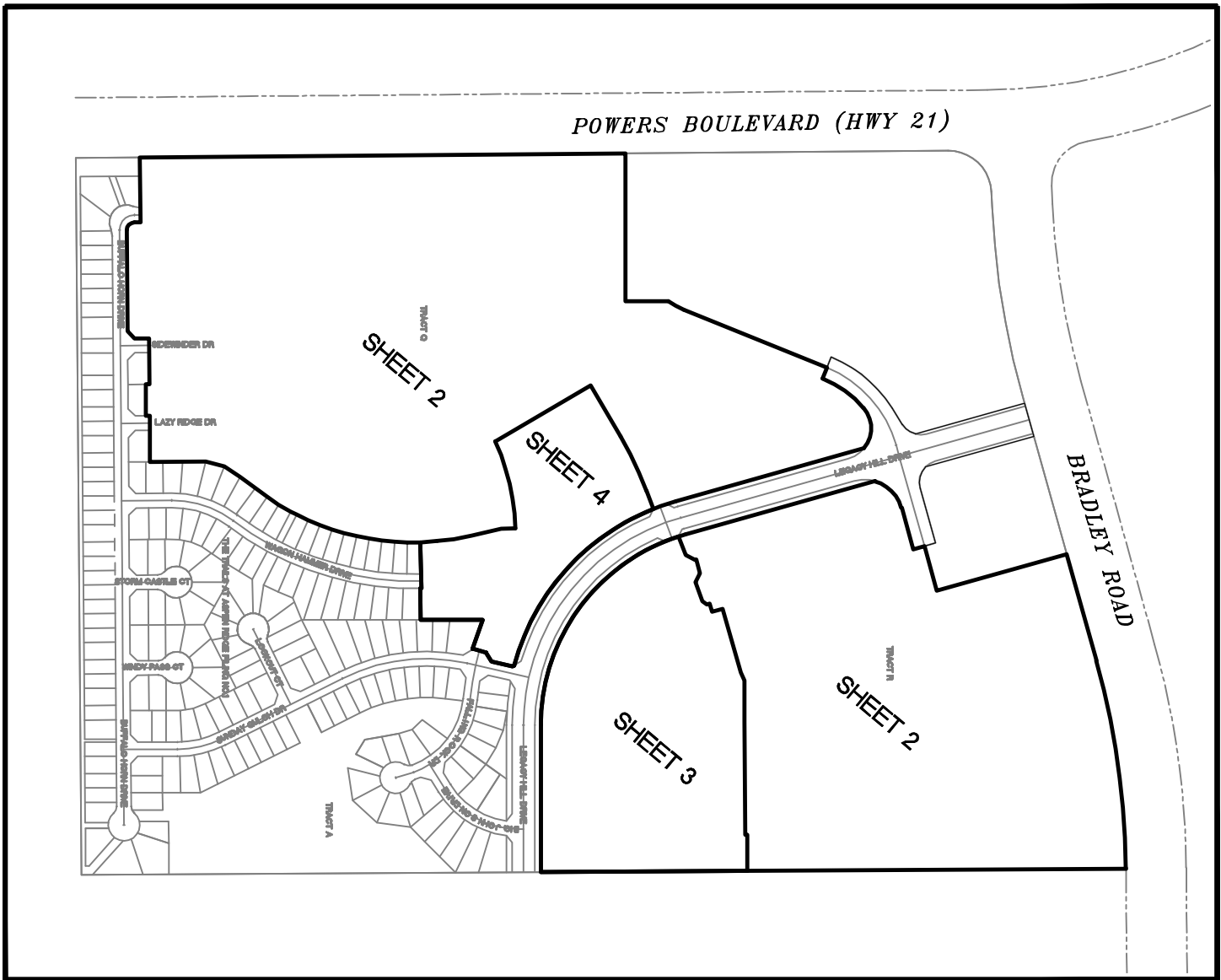


THE TRAILS AT ASPEN RIDGE FILING NO.2

A SUBDIVISION OF A PORTION TRACT Q AND TRACT R 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 4



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 1/4" 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. 0604100706 G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

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. ABN5074355.2, PREPARED BY LAND TITLE GUARANTEE, DATED 11/09/2019.
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. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATE CLERK COLLECTED, IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF 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. WIDEFIELD 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. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULAR AS IT RELATES TO THE PRAIRIE'S WEDDOW 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. \_\_\_\_\_ 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 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.
11. BIRBROWING 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 WILDBIRD ACT.
12. THERE WILL BE NO DIRECT LOT ACCESS TO HIGHWAY 21 AND LEGACY HILL DRIVE FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ADJACENT ANY TRACT IS NOT PERMITTED.
13. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY," PERFORMED BY USC, 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, CDDOT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING 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 WELFARE DISTRICT NO. 2 (0.2 EL PASO COUNTY, COLORADO AND 2 PARCELS IN THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 212150204).
15. 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.
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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
17. 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 ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND RENEWAED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION CUL-DE-SAC AND STANDARD STREET SECTION SHOWN ON THIS PLAT 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 DEBENTURES PRODUCED FROM ANNUAL TAX REVENUE ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICT. PROPERTY OWNERS SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
19. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
20. 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.
21. THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PUD (PUDSP--191) RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.
22. LOTS 1-98 ACREAGE: 10,547  
PUDSP 191 ACREAGE: 98,200  
PUBLIC STREETS ACREAGE: 4,420  
TOTAL ACREAGE: 112,968

SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ, A DUTY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND CORRELATE REPRESENTS THE RECORD OF SURVEY FOR THE TRAILS AT ASPEN RIDGE FILING NO.2, 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

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.2" WAS APPROVED FOR FILING BY THE COUNTY CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

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 \_\_\_\_\_, 2020, AT \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER \_\_\_\_\_

By: \_\_\_\_\_ DEPUTY \_\_\_\_\_ FEE: \_\_\_\_\_

I do not think this is the correct reception no or reso number. Please work with Lori Segg to enter into a PID

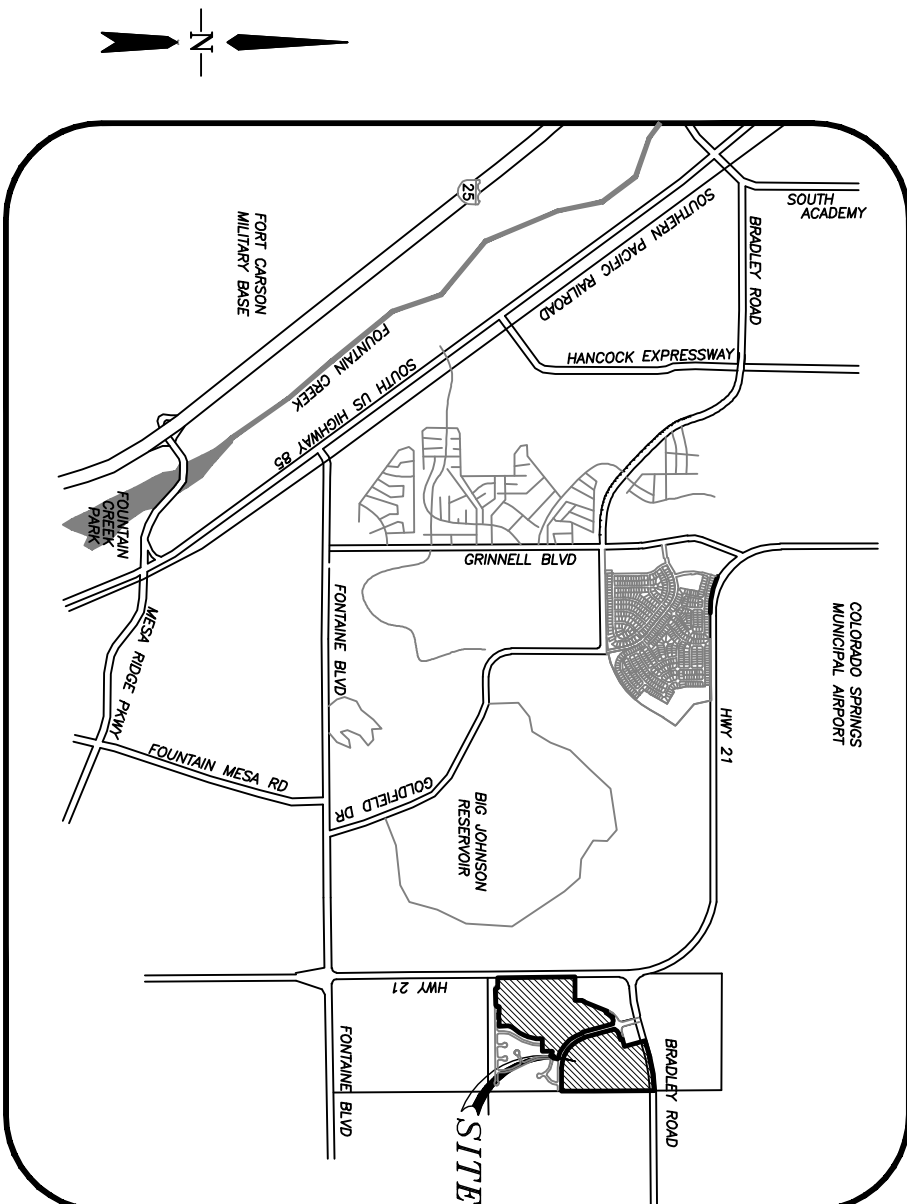
OWNER/DEVELOPER  
COLA LLC  
7910 GATEWAY BLVD EAST #102  
EL PASO, TX 79915-1801

ENGINEER

MATRIX  
2435 RESEARCH PARKWAY  
COLORADO SPRINGS, CO 80920

SURVEYED  
DECEMBER 2018

DATE OF PREPARATION  
NOVEMBER 2019  
FEBRUARY 2020 REV



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT COLA LLC., BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

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 RECORDER, LOCATED IN A PORTION OF THE TRAILS AT ASPEN RIDGE FILING NO.1, SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA OF TRACTS EQUAL 112,968 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST, AND OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE AGREED AND OUT, TO CONVEY AND DEDICATE TO THE PUBLIC THE LAND DESCRIBED HEREIN, TO BE SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE TRAILS AT ASPEN RIDGE FILING NO.1. ALL PUBLIC IMPROVEMENTS SO PLATED 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, 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 PURPOSES AND THE UNDERSIGNED HEREBY ASSUME THE ENTIRE RESPONSIBILITY FOR PROVIDING THE NECESSARY SERVICES TO THE ELEMENTS AS SHOWN HEREON. 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, TIMOTHY BUSCHAR, PRESIDENT COLA LLC, A LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_

TIMOTHY BUSCHAR, PRESIDENT COLA LLC.

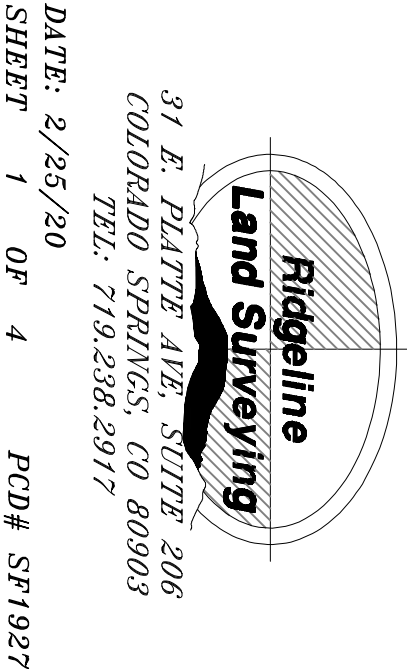
STATE OF COLORADO)  
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY TIMOTHY BUSCHAR, AS APPROVING AGENT OF 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 THE DATE OF RECORDING OF THIS INSTRUMENT. ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.





THE TRAILS AT ASPEN RIDGE FILING NO.2  
A SUBDIVISION OF A PORTION TRACT Q AND TRACT R 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 4

SW CORNER SEC. 9  
POSITION BASED ON WITNESS  
CORNERS AND REFERENCE MONUMENT

SEC. 8 T15S, R65W  
SEC. 9 T15S, R65W

POWERS BOULEVARD (HWY 21)  
BOOK 5307, PAGE 1472

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

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

S89°51'23"E

26°36.19'

BASIS OF BEARINGS

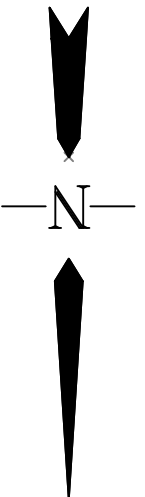
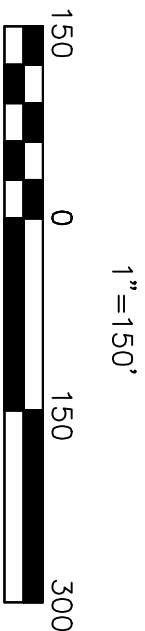
STATE OF COLORADO  
5500000015  
UNPLATTED

W 1/16 CORNER SEC. 9  
3 1/4" ALUM. CAP PLS 34583

LINE	BEARING	DISTANCE
L1	S30°26'45"E	5.46'
L2	S12°42'44"W	76.26'
L3	S85°58'10"W	34.65'
L4	S15°57'58"W	30.00'
L5	S86°42'27"W	110.10'
L6	N01°25'38"W	4.78'
L7	S00°08'37"W	44.57'
L8	S02°52'08"W	44.56'
L9	S05°32'45"W	44.55'
L10	S08°16'16"W	44.56'
L11	S10°58'49"W	44.56'
L12	S13°41'29"W	44.57'
L13	S17°04'35"W	44.58'
L14	S18°47'14"W	44.56'
L15	S22°29'47"W	44.55'
L16	S25°12'20"W	44.55'
L17	S27°14'20"W	22.28'
L18	S29°42'04"W	48.02'
L19	S32°43'04"W	116.84'
L20	S36°30'56"W	68.77'
L21	S32°43'04"W	68.86'
L22	S14°55'16"W	68.77'
L23	S00°26'25"E	193.86'
L24	S00°26'25"E	13.82'
L25	N00°26'25"E	12.59'
L26	S00°26'25"E	50.01'
L27	S44°33'35"W	35.35'

BOUNDARY LINE TABLE

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD	CHORD DISTANCE
C1	00°03'28"	913.00'	1.451	S74°03'17"E	1.45'	
C2	06°15'47"	965.00'	105.481	S70°52'45"E	105.43'	
C3	88°57'15"	27.00'	42.391	S45°27'48"E	38.17'	



MARKSHEFFEL-WODMEN INVEST LLC  
55000000392

UNPLATTED

NORTH/SOUTH 1/4 LINE SEC. 9 T15S, R65W

1019.17'

1019.17'

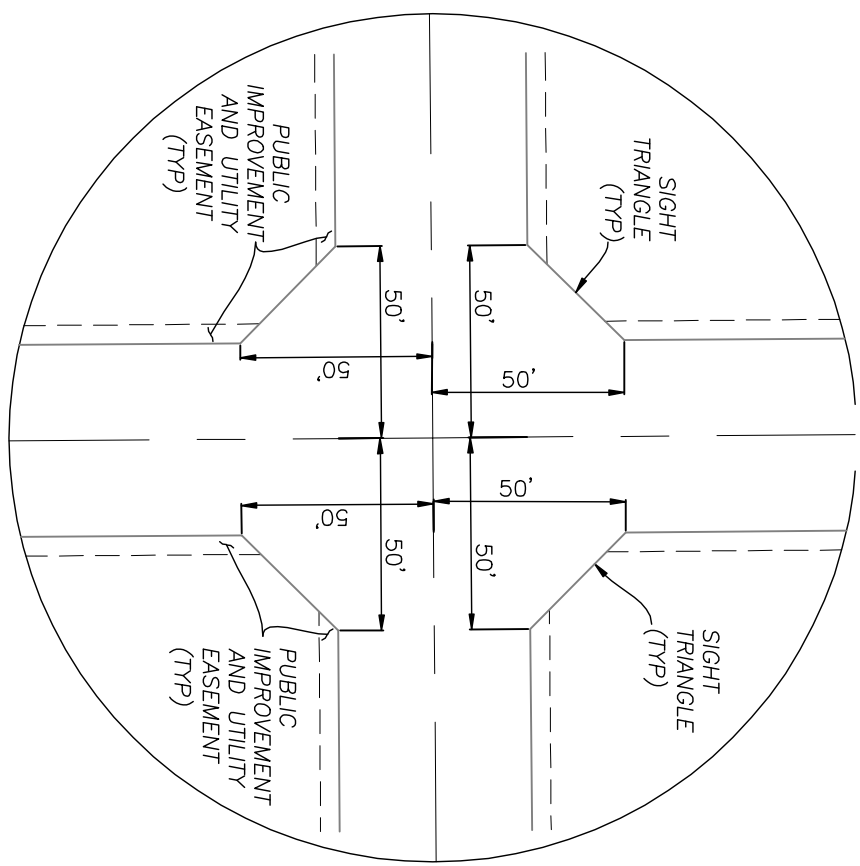
161°3.76'

RidgeLine  
Land Surveying

31 E. PLATTE AVE., SUITE 206  
COLORADO SPRINGS, CO 80903  
DATE: 02/15/20  
SHEET 2 OF 4

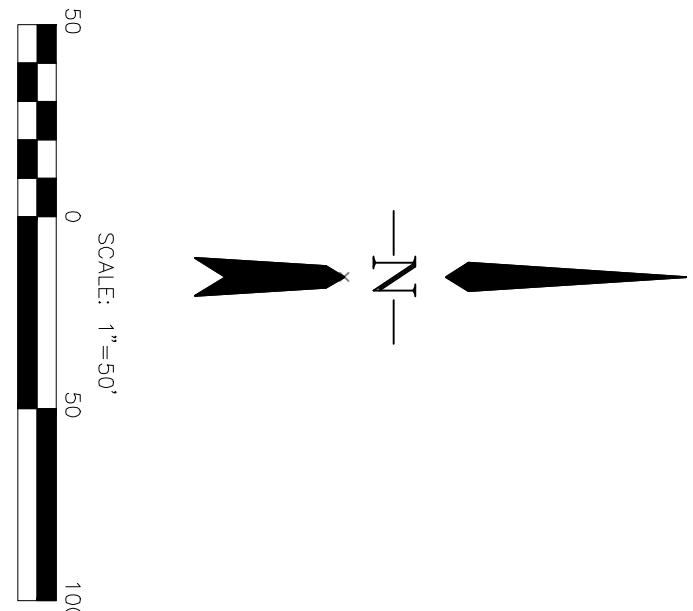
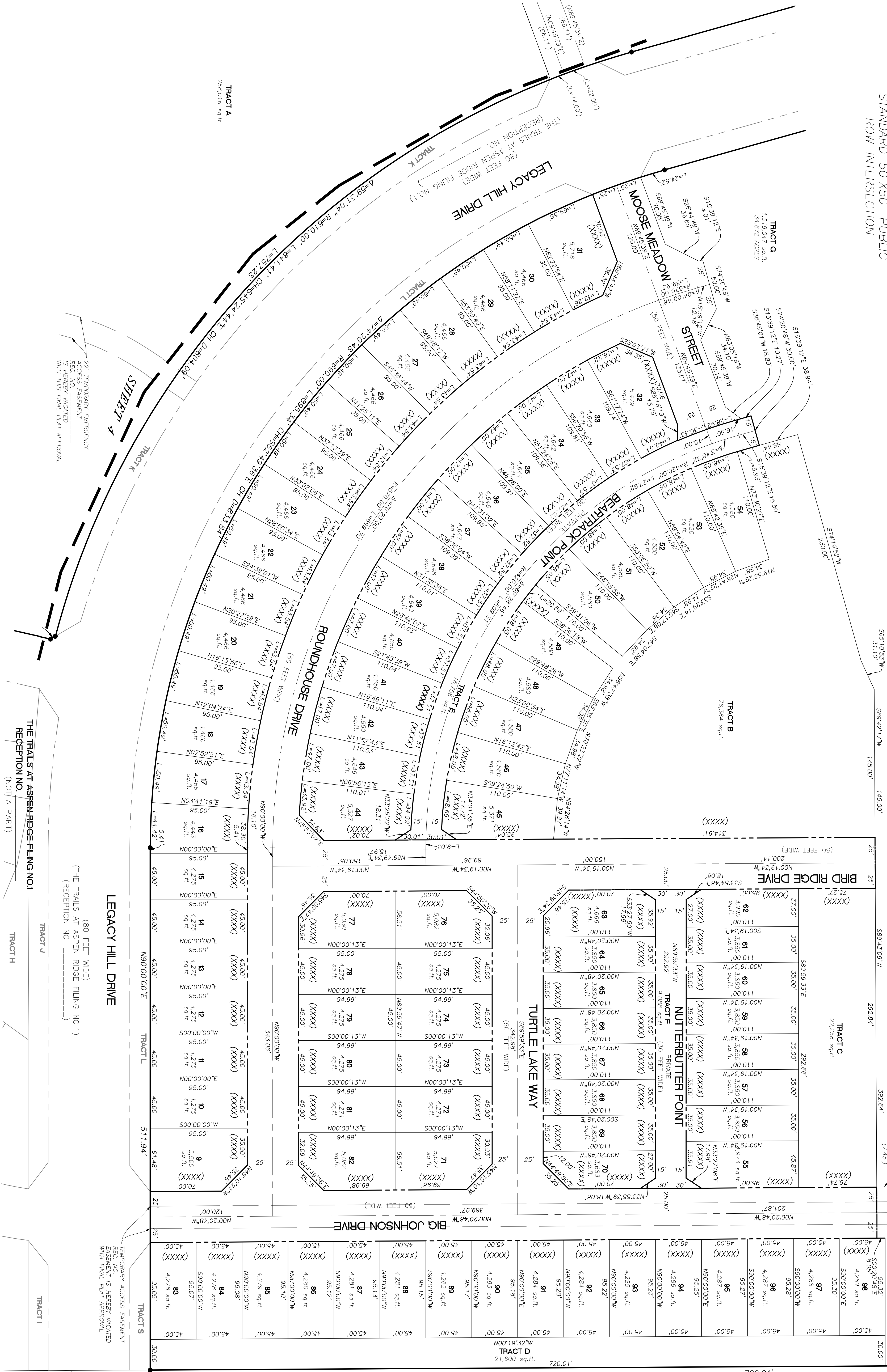
THE TRAILS AT ASPEN RIDGE FILING NO.2  
A SUBDIVISION OF A PORTION TRACT Q AND TRACT R OF THE TRAILS AT ASPEN RIDGE FILING NO.1

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 4



INTERSECTION DETAIL FOR  
STANDARD 50'X50' PUBLIC  
ROW INTERSECTION

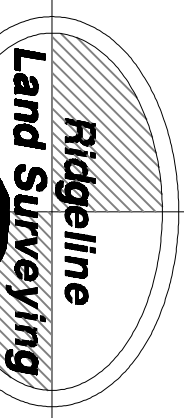
SHEET 2



LEGEND

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

MARKSHEFFEL-  
WOODMEN INVEST LLC  
5500000392  
UNPLATTED



31 E. PLATTE AVE., SUITE 206  
COLORADO, SPRINGS, CO 80903  
DATE: 2/29/20  
SHEET 3 OF 4



THE TRAILS AT ASPEN RIDGE FILING NO.2

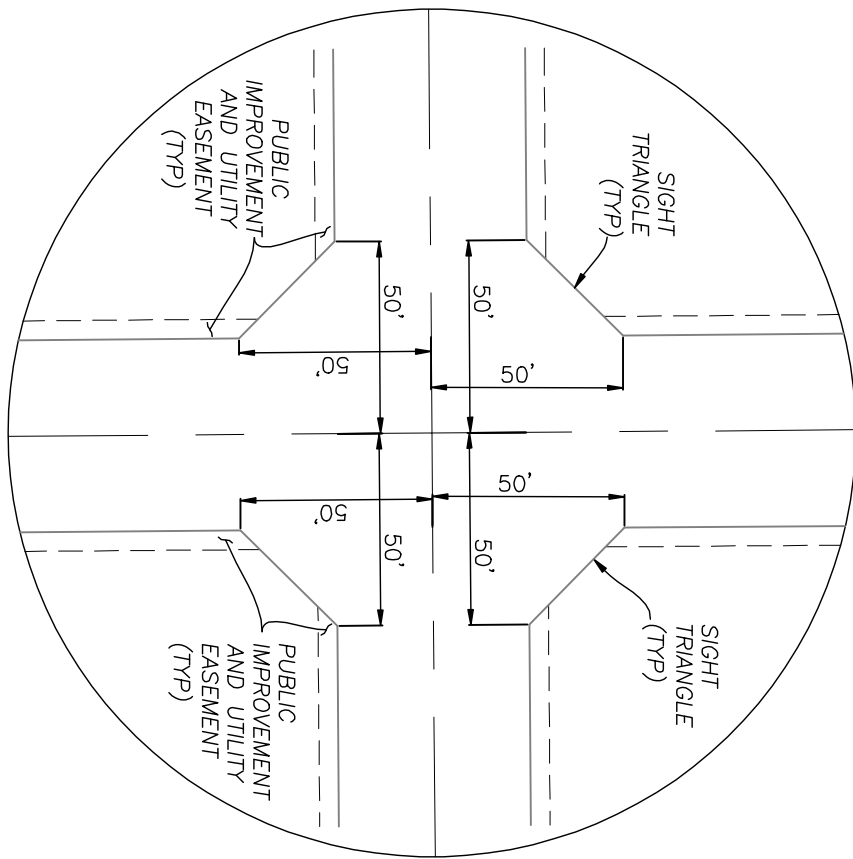
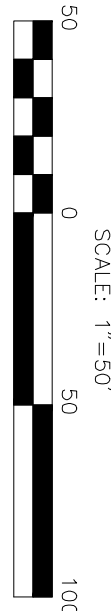
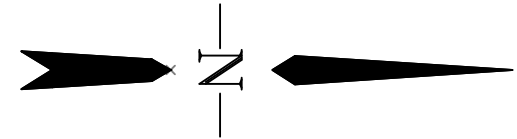
A SUBDIVISION OF A PORTION TRACT Q AND TRACT R OF THE TRAILS AT ASPEN RIDGE FILING NO.1

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 4 OF 4



INTERSECTION DETAIL FOR  
STANDARD 50'X50' PUBLIC  
ROW INTERSECTION

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
- SMSD SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW

