

Chuck Broerman

El Paso County, CO

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Pages

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SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

Reception Fee Number of Pages File Number

Trails at Aspen Ridge Filing No. 2
Name of Plat

Cola LLC
Owner's Name

Subdivision

Condominium

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

- PLS CORNER
- FND #4 PIN AND YELLOW CAP PLUS 34583 (UNLESS SHOWN OTHERWISE)
- SET NO. 4 REBAR AND CAP AT GRADE PLUS 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

STATE OF COLORADO
 550000015
 UNPLATTED

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

BOUNDARY LINE TABLE

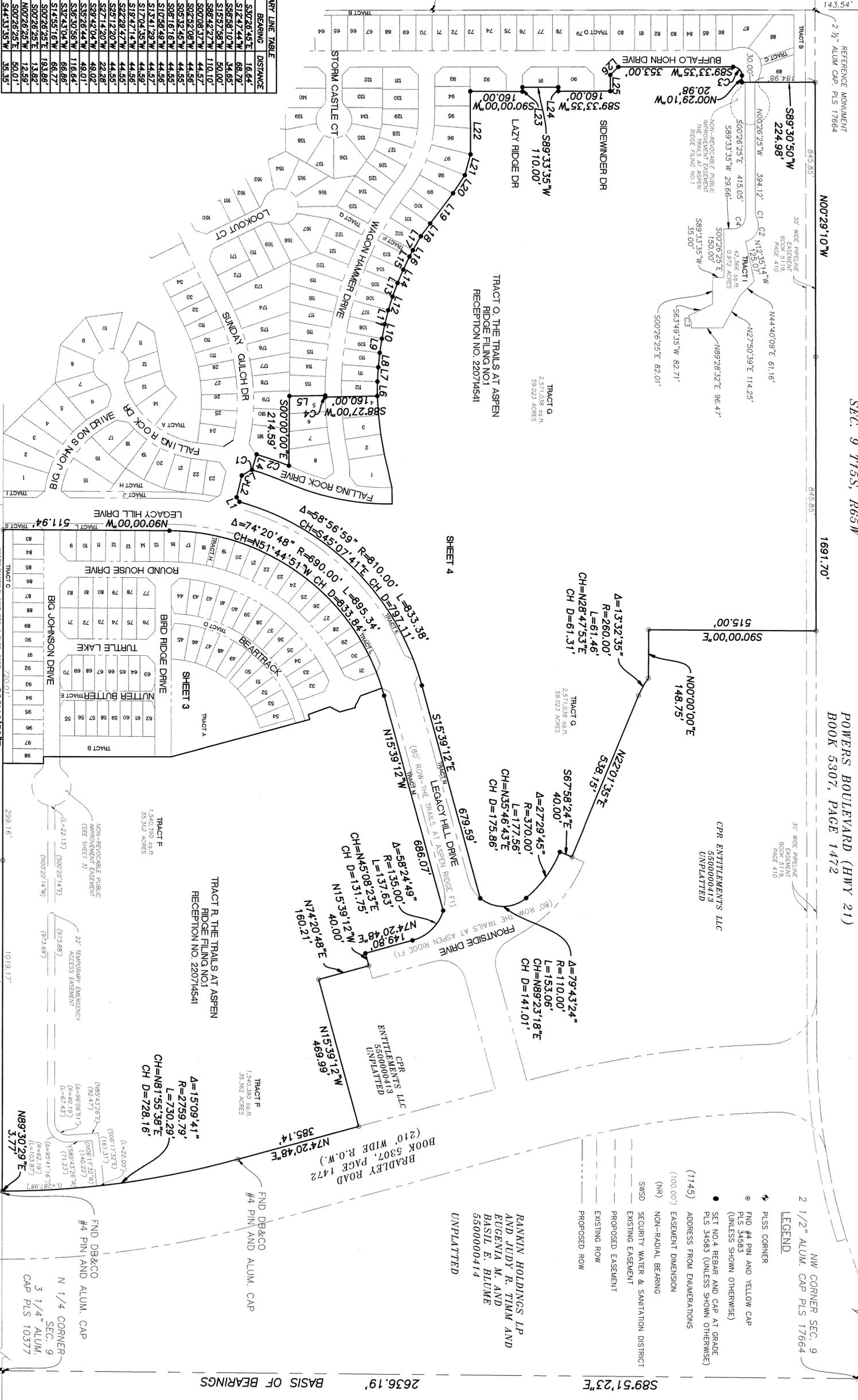
LINE	BEARING	DISTANCE
L1	S30°26'48"E	16.64'
L2	S12°47'44"W	68.79'
L3	S89°58'10"W	34.65'
L4	S16°57'59"W	50.00'
L5	S89°42'27"W	110.00'
L6	S00°08'57"W	44.59'
L7	S00°32'08"W	44.59'
L8	S05°32'45"W	44.59'
L9	S08°16'18"W	44.59'
L10	S10°58'48"W	44.59'
L11	S13°41'28"W	44.59'
L12	S17°04'35"W	44.59'
L13	S19°47'14"W	44.59'
L14	S22°29'47"W	44.59'
L15	S25'12'20"W	44.59'
L16	S27°14'20"W	22.28'
L17	S28°42'04"W	49.01'
L18	S35°26'44"W	49.01'
L19	S39°30'56"W	116.64'
L20	S32°43'04"W	66.86'
L21	S14°55'16"W	66.86'
L22	S00°28'28"E	193.88'
L23	N00°26'25"E	12.89'
L24	N00°26'25"E	50.01'
L25	S44°33'35"W	35.35'

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD	CHORD DISTANCE
C1	00°05'28"	915.00'	1.45'	S74°03'17"E	1.45'	1.45'
C2	06°15'47"	985.00'	106.48'	S70°52'45"E	106.43'	106.43'
C3	89°57'15"	42.00'	44.89'	S85°21'48"E	58.17'	58.17'
C4	00°13'28"	1065.00'	4.78'	N01°25'17"W	4.78'	4.78'

TRACT J CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD	CHORD DISTANCE
C1	23°33'23"	70.00'	28.78'	N12°13'07"W	28.58'	28.58'
C2	101°24'34"	50.00'	88.50'	N26°42'29"E	77.39'	77.39'
C3	37°09'32"	60.00'	38.91'	S14°10'22"E	38.23'	38.23'
C4	90°00'00"	37.00'	58.12'	S44°33'35"W	52.33'	52.33'



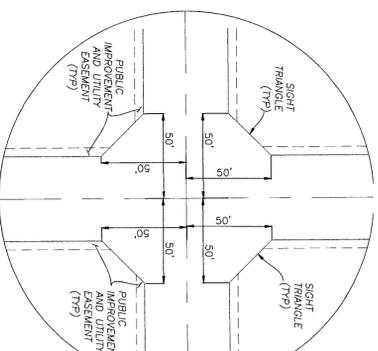
RidgeLine Land Surveying
 31 E. PLATTE AVE, SUITE 206
 COLORADO SPRINGS, CO 80903
 TEL: 719.238.2917
 DATE: 7/09/21
 SHEET: 2 OF 4

2636.19' BASIS OF BEARINGS
 589°51'23"E

MARKSHEFFEL-WOODMEN INVEST. LLC
 5500000392

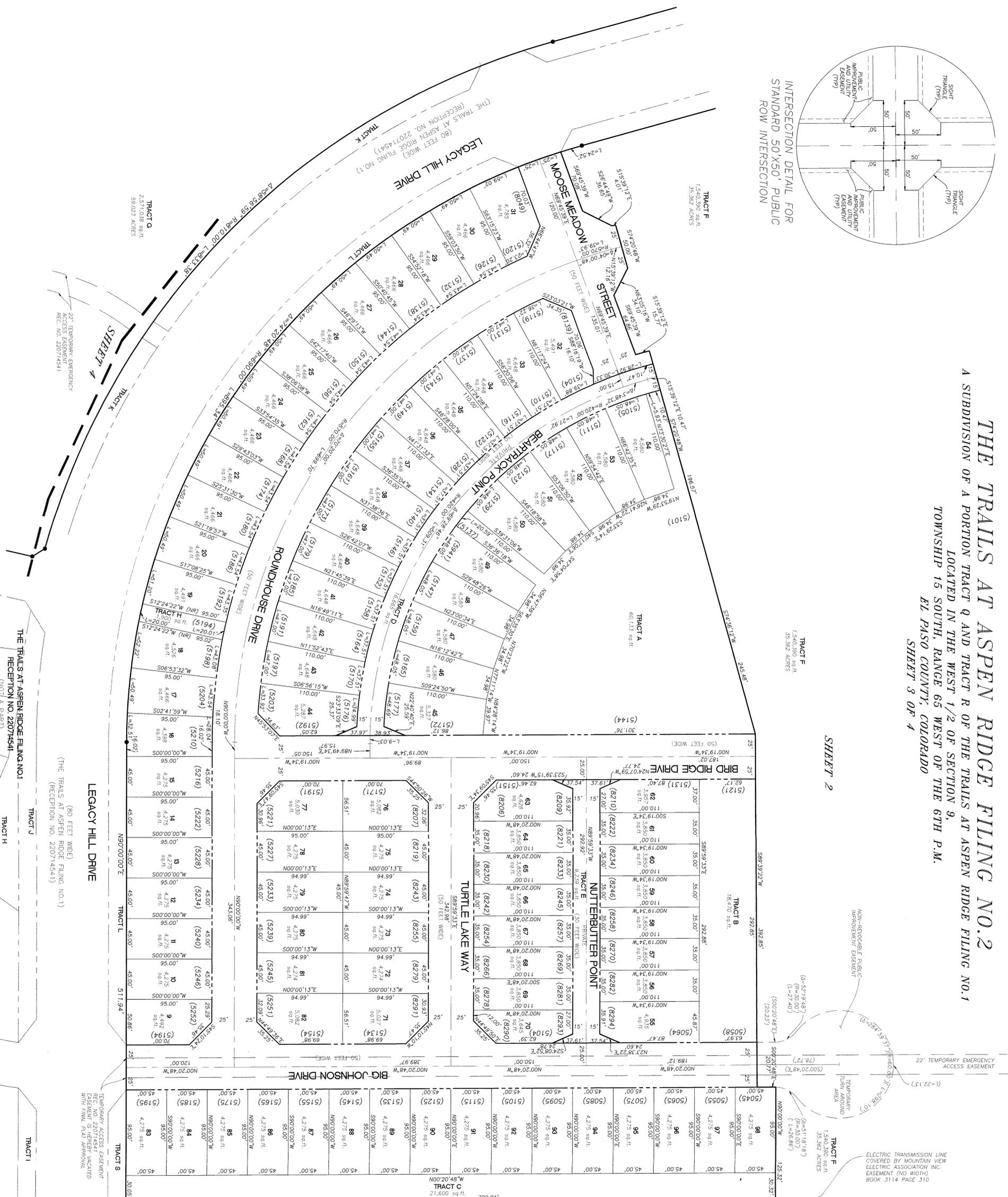
N 1/4 CORNER
 SEC. 9
 3 1/4" ALUM.
 CAP PLS 10377

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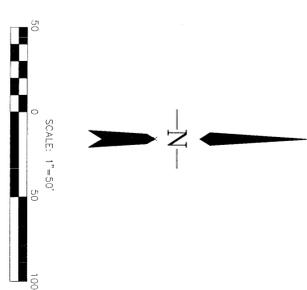


INTERSECTION DETAIL FOR
 STANDARD 50'X50' PUBLIC
 ROW INTERSECTION

SHEET 2



ELECTRIC TRANSMISSION LINE
 COVERED BY MOUNTAIN VIEW
 ELECTRIC ASSOCIATION INC.
 EASEMENT (NO WIDTH
 BOOK 3114 PAGE 310



- LEGEND**
- ✦ PLS CORNER
 - ⊙ END 1/4 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 ENDUMERATIONS
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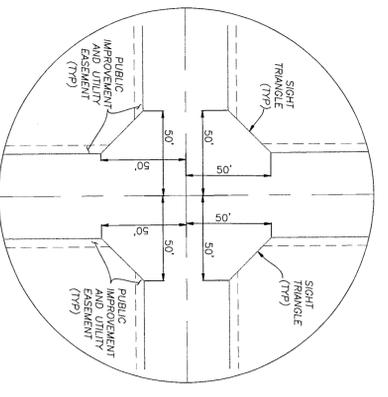
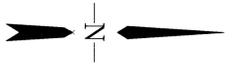
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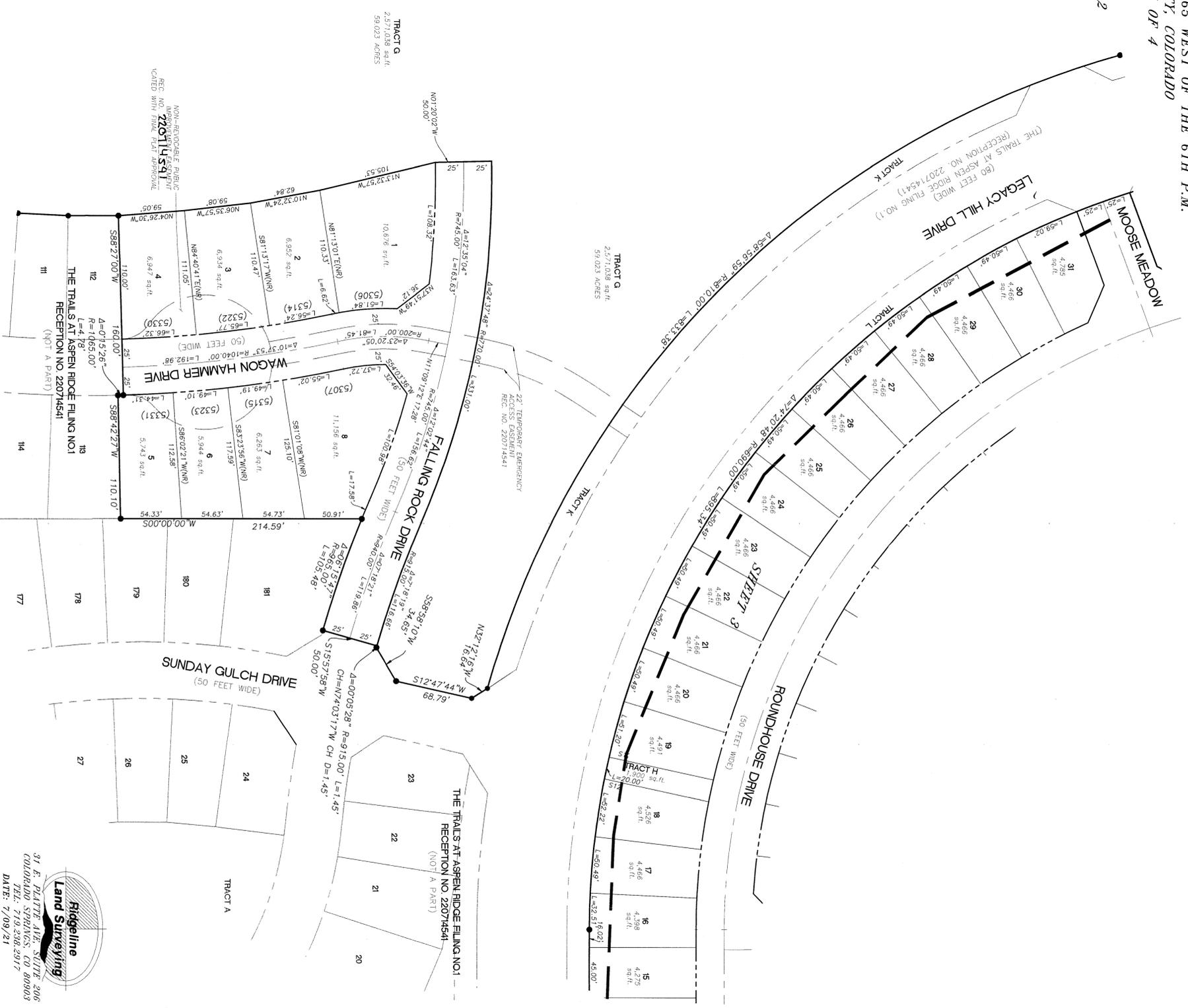


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 ROW INTERSECTION

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SHEET 2



SHEET 2

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