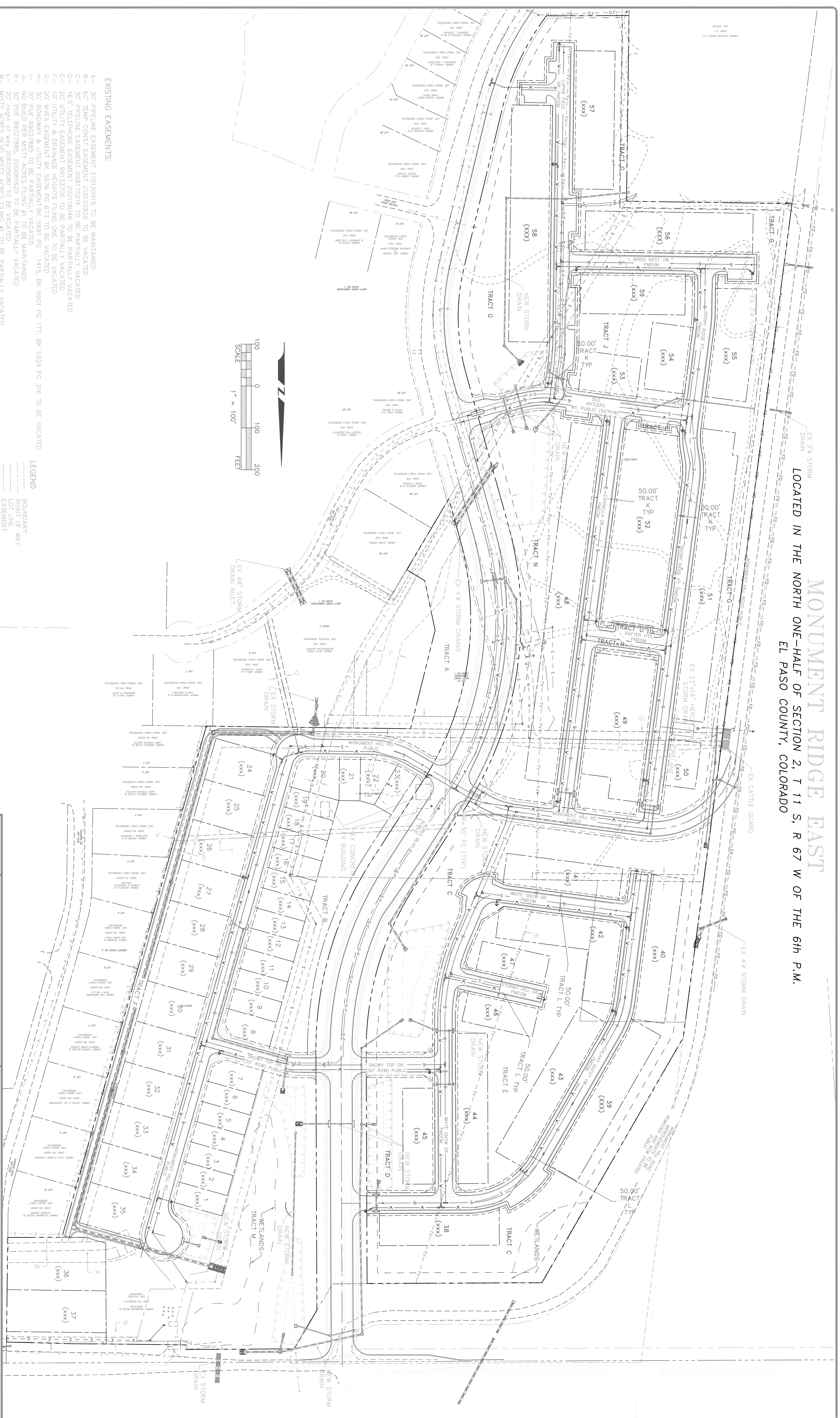


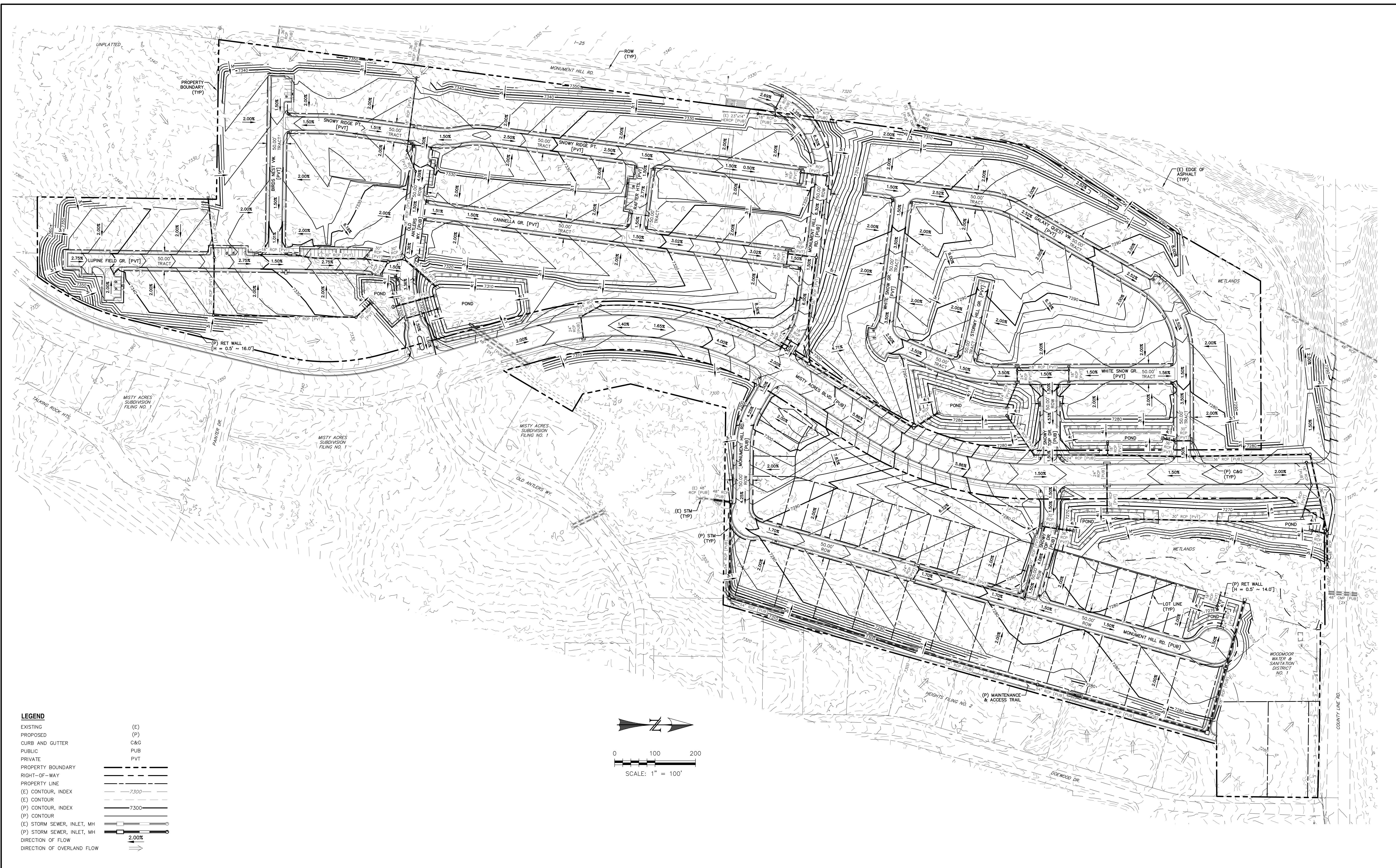
MONUMENT RIDGE EAST
 LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
 EL PASO COUNTY, COLORADO



- EXISTING EASEMENTS:**
- A- 30' PIPELINE EASEMENT 210120919 TO BE MAINTAINED
 - B- 60' TEMP CONST EASEMENT 210120920 TO BE VACATED
 - C- 30' PIPELINE EASEMENT 09817216 TO BE PARTIALLY VACATED
 - D- 16.5' TELEPHONE EASEMENT 202118048 TO BE PARTIALLY VACATED
 - E- 20' UTILITY EASEMENT 99133706 TO BE PARTIALLY VACATED
 - F- 10' UTILITY & DRAINAGE HEIGHTS FILING ONE TO BE VACATED
 - G- 20' W/EA EASEMENT BK 5576 PG 673 TO BE VACATED
 - H- 30' ROADWAY & UTILITY EASEMENT BK 5691 PG 1415, BK 5901 PG 177, BK 5924 PG 316 TO BE VACATED
 - I- 30' PUE 99027885 TO BE PARTIALLY VACATED
 - J- NO BUILD PER MISTY AGRES FILING #1 TO BE MAINTAINED
 - K- 30' PUE 99027885, 200091620 TO BE PARTIALLY VACATED
 - L- 20' right of way 206105680 TO BE VACATED
 - M- MISTY AGRES BLVD MISTY AGRES FILING #1 TO BE PARTIALLY VACATED
 - N- 20' W/EA EASEMENT 200009083 TO BE MAINTAINED
 - O- 16' WOODMORE UTILITY EASEMENT TO BE MAINTAINED
 - P- 16' WOODMORE UTILITY EASEMENT TO BE MAINTAINED
 - Q- 50' WOODMORE TEMP CONST EASEMENT TO BE VACATED
 - R- CABLE LINE APPROXIMATE LOCATION TO BE VACATED

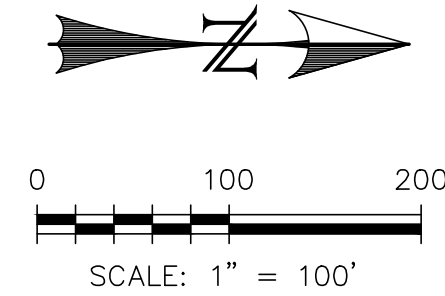
- LEGEND**
- BOUNDARY
 - RIGHT OF WAY
 - ROADWAY
 - WATER
 - SEWER
 - FORCE MAIN
 - TELEPHONE
 - FIBER
 - EX ROADS
 - STORM DRAIN
 - PROPOSED FIRE HYDRANT
 - PMDOM Public Metropolitan District Owned and Maintained

<p>BEAR CREEK SURVEYING INC. BRENT SMITH 95 South Bear Creek Road, Bayfield CO 81222 P.O. Box 206, Bayfield CO 81222 PH(970)884-5089</p>	CLIENT: MONUMENT RIDGE EAST, LLC	MUNICIPALITY: EL PASO	COUNTY: EL PASO
	DRAFTED BY: DHJ	OWNER OF RECORD: MONUMENT RIDGE EAST LLC	SUBMISSION DATE: 4/12/24
CHECKED BY: BJS	ADDRESS: 5055 LIST DRIVE	REVISION DATES: 8/12/24	
TELEPHONE NUMBER:	COLORADO SPRINGS, CO 80919	REVISION DATES: 11/08/24	
PROJECT # 21-014	SHEET 2 OF 4		



LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
PUBLIC	PUB
PRIVATE	PVT
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
(E) CONTOUR, INDEX	---
(E) CONTOUR	---
(P) CONTOUR, INDEX	---
(P) CONTOUR	---
(E) STORM SEWER, INLET, MH	---
(P) STORM SEWER, INLET, MH	---
DIRECTION OF FLOW	→
DIRECTION OF OVERLAND FLOW	→



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/08/24
2	ADDRESS AGENCY COMMENTS	01/11/25



PREPARED FOR:
MONUMENT RIDGE EAST, LLC
 5055 LIST DRIVE
 COLORADO SPRINGS, CO 80919

NOT FOR CONSTRUCTION



DESIGNED BY: MGP DRAWN BY: MGP
 SCALE: 1" = 100' DATE: 11/08/24
MONUMENT RIDGE EAST
 PRELIMINARY GRADING
 JOB NUMBER: 21-003 SHEET: 4 OF 4