

THE TRAILS AT ASPEN RIDGE FILING NO. 1A  
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

THAT COLA LLC. AND WATERVIEW II METROPOLITAN DISTRICT, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

**NOTES:**

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING, LLC. TELEPHONE INTERVIEW WITH ESTATEMENTS OF RECORD UNDER ALL INDIANA RECORDING ACTS MAY BE REQUIRED TO OBTAIN RECORDS. THIS SURVEY IS NOT BEING RELIED UPON AS A COMMITMENT FOR TITLE INSURANCE NO. ABN55074355, PREPARED BY LAND TITLE GUARANTEE, DATED 12/28/2018.

2. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY EL PASO COUNTY. EACH LOT MAY ONLY ACCESS ONE STREET.

4. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS, 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 EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 220101444 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, ANY SUCH SALE OR TRANSFER OF INTEREST SHALL BE VOID AND THE PURCHASER SHALL BE DEEMED TO BE PREMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR IF DEPUTED BY THE SUPERVISOR, IMPROVEMENTS AGREEMENT BY THE

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS.

ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.

7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS AND OTHER REQUIREMENTS IF ANY OF APPLICABLE

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.

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

***EASEMENTS.*** THE FOLLOWING INDICATED ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT EASEMENT, AND A TEN FOOT EASEMENT, AND A FIVE FEET PUBLIC IMPROVEMENT (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. THE INDIVIDUAL PROPERTY OWNERS OF THE INDIVIDUAL PROPERTIES VESTED

ALL EXTERIOR LIGHTING PLANS ARE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER

DATE OF CERTIFICATION SHOWN HEREON  
BASED UPON AN DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER  
ST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED  
ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS

- 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 CLOSEURE 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
- VICINITY MAP
- N.T.S.
- 
- The vicinity map shows a network of roads including HWY 281, HWY 27, and FM 2690. Key locations marked include GRIFFIN BLVD, GRINNELL BLVD, and the intersection of HWY 281 and HWY 27. The survey area is located near the intersection of HWY 281 and FM 2690, adjacent to the 'NEW JORDAN RANCH' and 'DOWNTOWN NEW JORDAN'. A north arrow points towards the top right of the map.

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DEVELOPMENT DEPARTMENT

TION:

PASO COUNTY.

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31 E. PLATTE AVE

31 E. PLATTE AVE

TEL: 719.23  
DATE: 03/12/21

DATE: 03/12/21

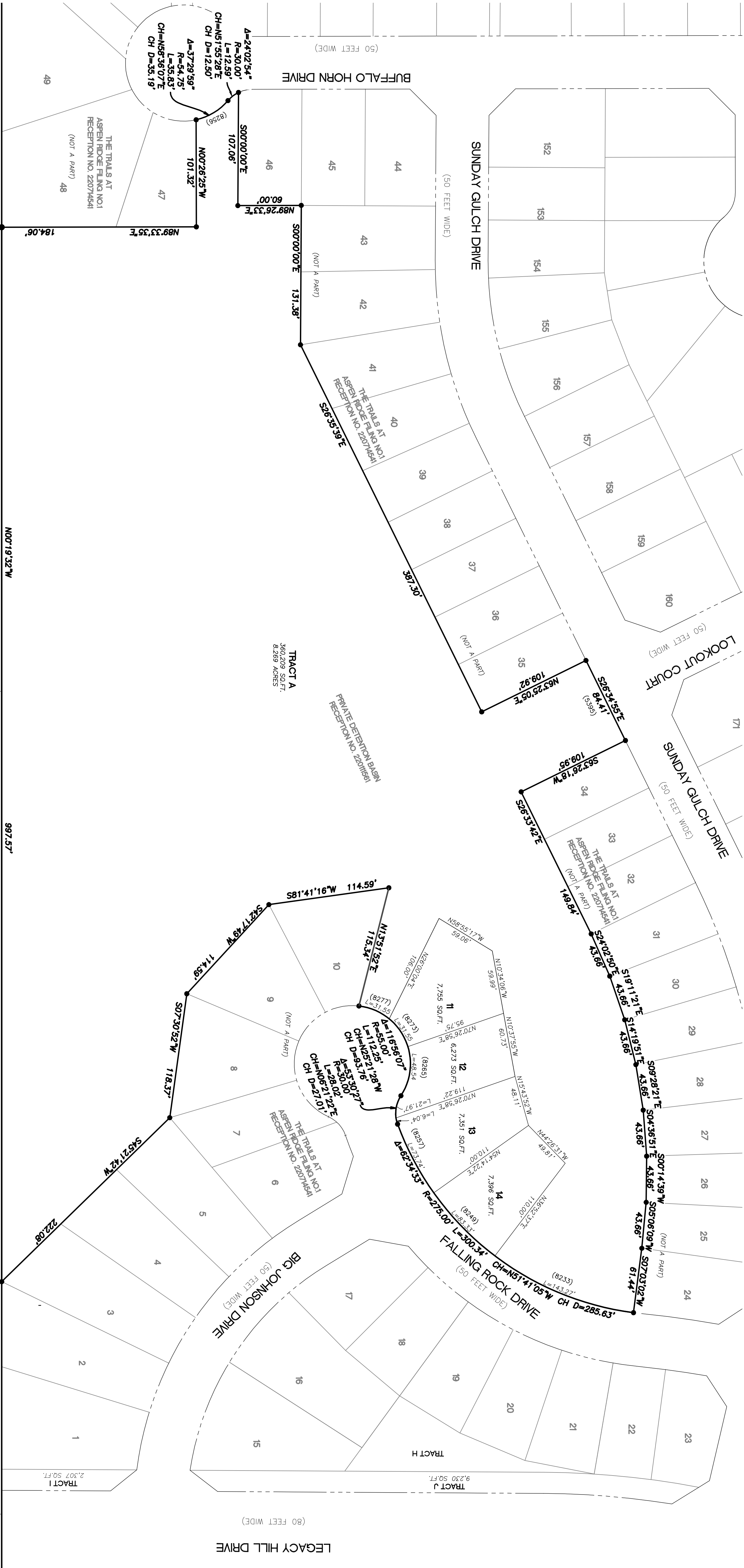
PCD# VR-21-02

SHEET 1 OF 3 PCD# VR-21-02

PCD# VR-21-02

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A SUBDIVISION OF A PORTION OF 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 3



MARKSHEPPEL-  
WOODMEN INVEST LLC  
5500000389  
UNPLATTED

(NOT A PART)

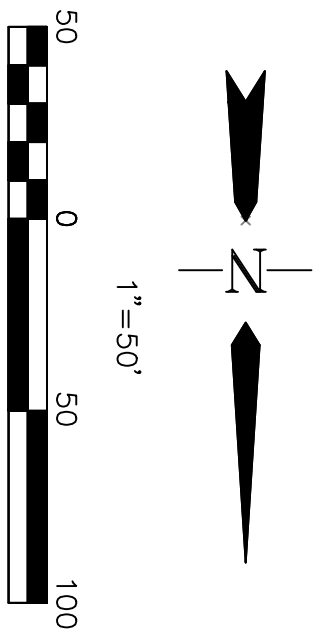
LINDSEY J CASE  
5500000388  
UNPLATTED

(NOT A PART)

LEGEND

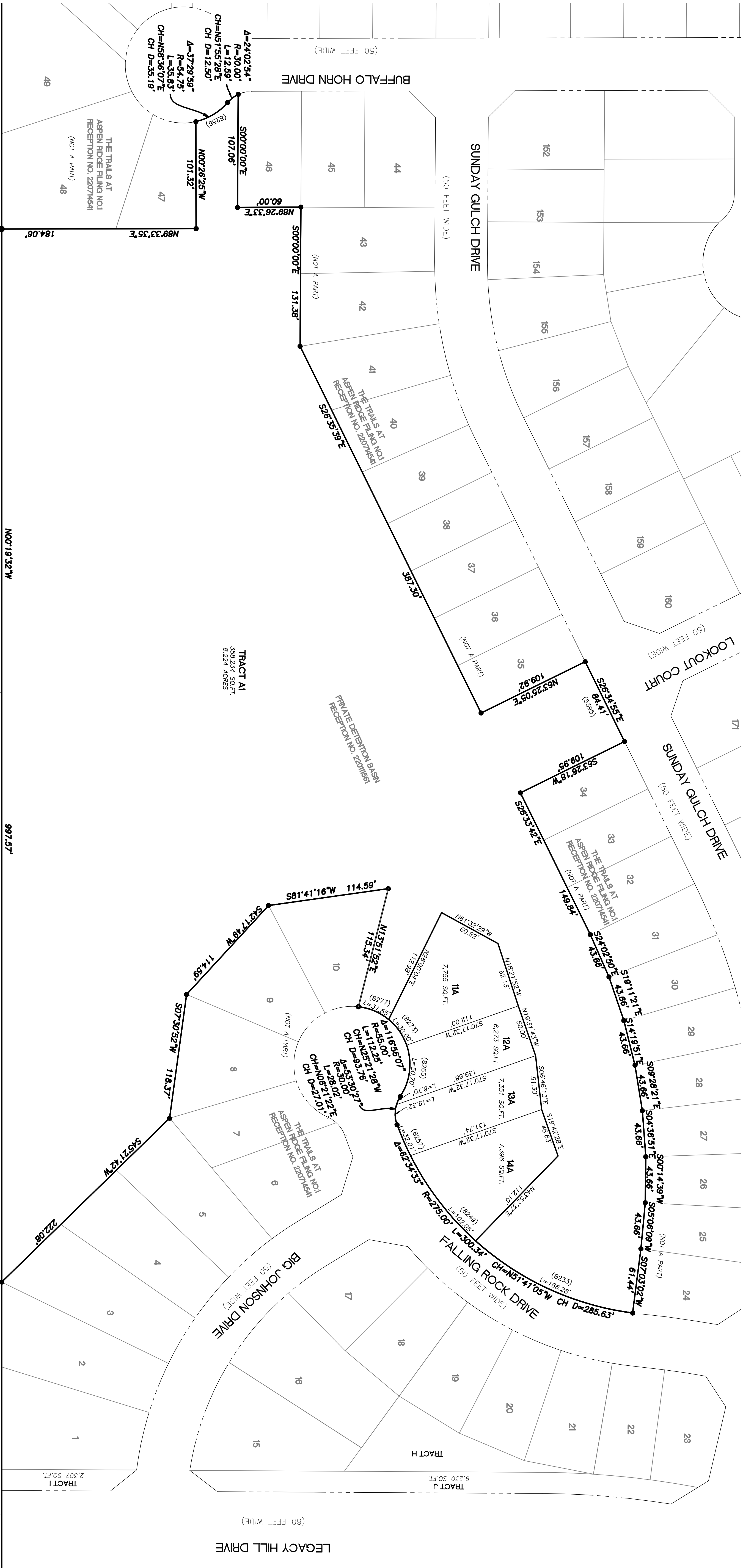
- FOUND NO.4 REBAR AND CAP AT GRADE  
PLS. 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- WMSD WIDEFIELD WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW

AS-PLATTED



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EL PASO COUNTY, COLORADO  
SHEET 3 OF 3



MARKSHEPPEL-  
WOODMEN INVEST LLC  
5500000389  
UNPLATTED

(NOT A PART)

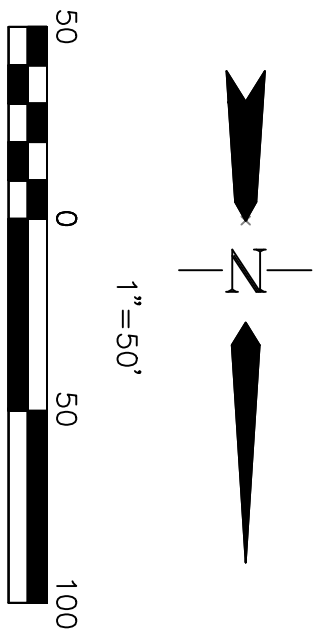
LINDSEY J CASE  
5500000388  
UNPLATTED

(NOT A PART)

LEGEND

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- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW

AS-REPLATTED



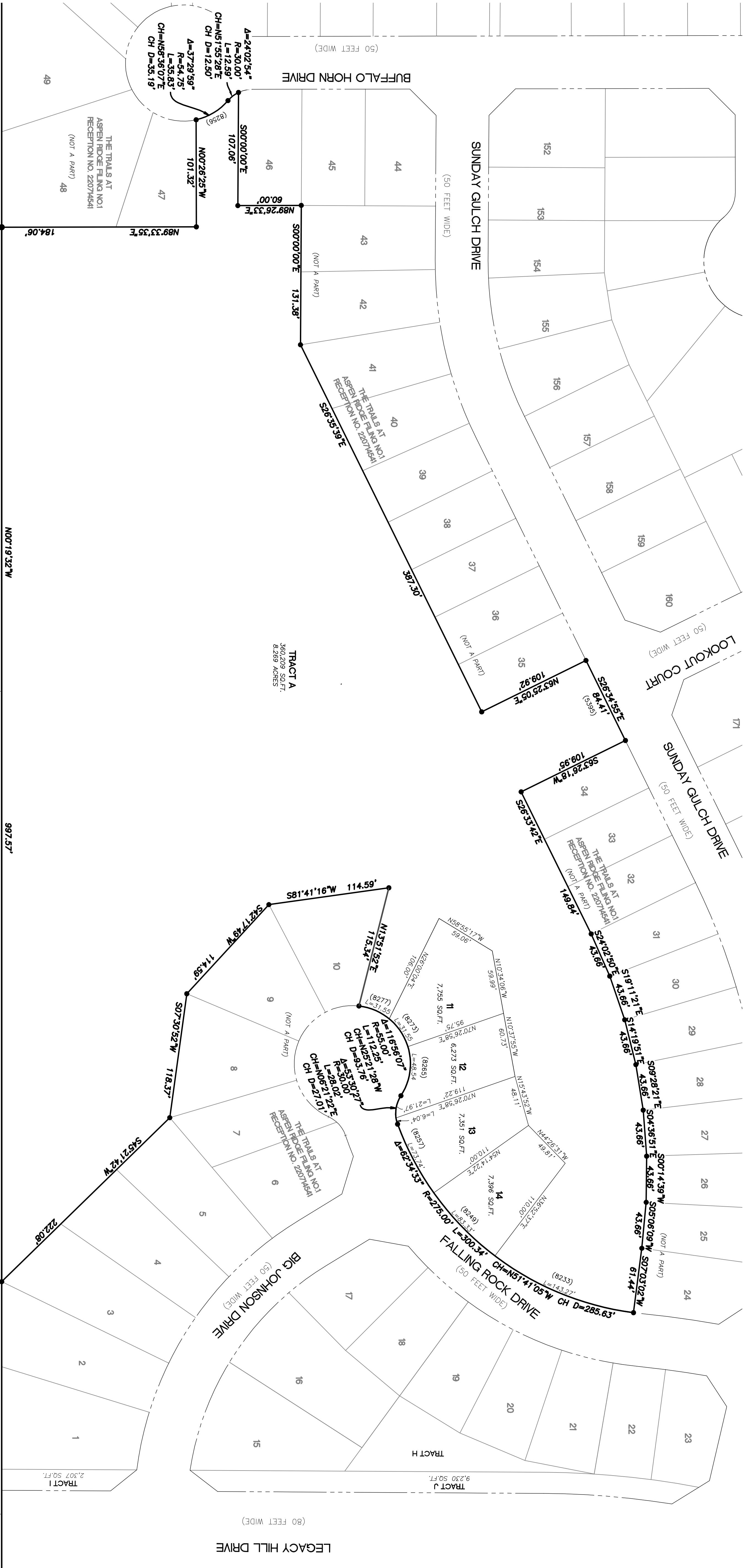






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EL PASO COUNTY, COLORADO  
SHEET 2 OF 3



MARKSHEPPL-  
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5500000389  
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(NOT A PART)

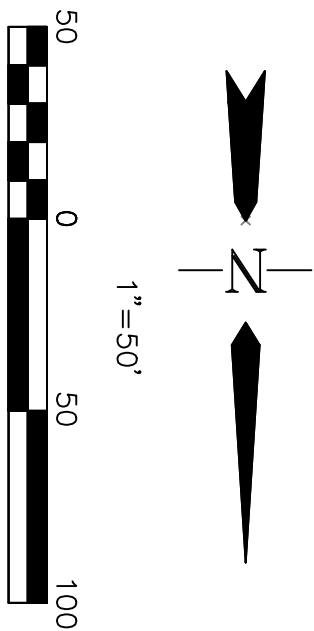
LINDSEY J CASE  
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LEGEND

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- PROPOSED ROW

AS-PLATTED



A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

*SHEET 3 OF 3*



(NOT A PART)

(NOT A PART)

- FOUND NO.4 REBAR AND CAP AT GRADE  
PLS 34583 (UNLESS SHOWN OTHERWISE)

(1145) ADDRESS FROM ENUMERATIONS

(1145) ADDRESS FROM ENUMERATIONS

(1145)	ADDRESS FROM ENUMERATIONS
(100.00)	EASEMENT DIMENSION

(NR) NON-RADIAL BEARING

(NR) NON-RADIAL BEARING

WWSD WIDEFIELD WATER &amp; SANITATION DISTRICT

WWSD WIDEFIELD WATER &amp; SANITATION DISTRICT

EXISTING EASEMENT

EXISTING EASEMENT

PROPOSED EA

PROPOSED EA

----- PROPOSED ROW

----- PROPOSED ROW



SHEET 3 OF 3 PCD# VR212

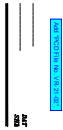
SHEET 3 OF 3 PCD# VR212


# Final Plat\_V1.pdf Markup Summary

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## lpackman (1)

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**Subject:** Text Box  
**Page Label:** 1  
**Author:** lpackman  
**Date:** 5/25/2021 4:32:24 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Add "PCD File No. VR-21-02".

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## Sophie Kiepe (12)

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**Subject:** Callout  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 6/3/2021 3:59:11 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Should this read "Filing No. 1" instead of 1A?



**Subject:** Callout  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 6/3/2021 3:59:11 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Revise to "El Paso County Planning & Community Development Department"



**Subject:** Callout  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 6/3/2021 3:59:11 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Revise to "El Paso County Planning & Community Development Department"



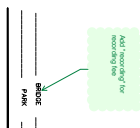
**Subject:** Callout  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 6/3/2021 4:00:13 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Revise to 14 instead of 114.



**Subject:** Callout  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 6/3/2021 4:01:18 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

remove 'onto a County roadway', as current standards require any and all driveways to be permitted via access permit.



**Subject:** Callout  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 6/3/2021 4:16:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add "recording" for recording fee





**Subject:** Owner Certification  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 6/3/2021 4:19:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please use standard Owners Certificate:

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 (use which are applicable) as shown hereon under the name and subdivision of

\_\_\_\_\_. 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 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 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.

\_\_\_\_\_  
Owners/Mortgagee (Signature)

By:  
Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)  
) ss.  
COUNTY OF \_\_\_\_\_)

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ by

\_\_\_\_\_ as \_\_\_\_\_.

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_

Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows:  
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:  
(print name) as Manager/Member of company, a state limited liability company.  
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)



**Subject:** Clerk & Recorder  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 6/3/2021 4:20:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Clerk and Recorder

STATE OF COLORADO  
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County

\_\_\_\_\_  
El Paso County Clerk and Recorder



**Subject:** Callout  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 6/3/2021 4:26:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Reception no.?



**Subject:** Subdivision Improvements  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 6/3/2021 4:34:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise to use language of this standard note:  
Public and Common Subdivision Improvements:  
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 either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.





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**Subject:** Mailboxes  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 6/3/2021 4:35:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Mailboxes:  
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.



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**Subject:** Callout  
**Page Label:** 3  
**Author:** Sophie Kiepe  
**Date:** 6/4/2021 7:53:58 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please be sure to show on the plat all easements (still relevant) noted on title commitment. It seems item 31 on title commitment is not shown on plat, for example.