

**LEGAL DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS, THAT COLA LLC, AND WATERVIEW II METROPOLITAN DISTRICT, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

ALL OF TRACT A AND LOT 11, LOT 12, LOT 13 AND LOT 14, THE TRAILS AT ASPEN RIDGE FILING NO.1, RECORDED AT RECEPTION NO.220714541 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 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

THE ABOVE TRACT OF LAND CONTAINS 388,998 SQUARE FEET OR 8.930 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 LAND AND COMMON DEVELOPMENT DEPARTMENT PERMITS AND RECORDING PERMITS FOR TRACT A HEREBY UNDER THE NAME AND SUBDIVISION OF "THE TRAILS AT ASPEN RIDGE FILING NO.14." 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 THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

**OWNERS:**

THE ABOVEMENTIONED, COLA LLC, A LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

BY \_\_\_\_\_ RANDY O'LEARY, PRESIDENT, COLA LLC.

STATE OF COLORADO)  
SS  
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY RANDY O'LEARY, PRESIDENT, COLA LLC.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

BY \_\_\_\_\_ CHARLES COHBERN, PRESIDENT \_\_\_\_\_

STATE OF COLORADO)  
SS  
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY CHARLES COHBERN, PRESIDENT \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**THE TRAILS AT ASPEN RIDGE FILING NO.14**  
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 1 OF 3

**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. ABN35074355.1, PREPARED BY LAND TITLE GUARANTEE, DATED 12/26/2018.

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

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 COMMON DEVELOPMENT DEPARTMENT RECORDS AND RECORDING STUDY: WATER AND EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY; NATURAL FEATURES REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY.

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 PRELIMINARY REPORTS ARE ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT 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 ALTERATION TO THE LEGAL DESCRIPTION OF SAID IMPROVEMENTS MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AND THE COUNTY CLERK AND RECORDER. THE BOARD OF COUNTY COMMISSIONERS 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 EMPLOYED BY THE SUBDIVISION IMPROVEMENT AGREEMENT, BY THE APPLICANT/OWNER, IN WRITING, BY THE BOARD OF COUNTY COMMISSIONERS 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 IMPROVEMENT 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.

- 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 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 AND ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO COCCS, COVENANTS AND RESTRICTIONS OF THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. 220807532 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

**EASEMENTS:**

UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (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, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NO OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40-1 APPROACH SURFACE.

ALL EXTERIOR LIGHTING PLANS ARE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.  
NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.

**TRACTS:**

TRACT A1 WILL BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT FOR THE PURPOSES OF OPEN SPACE, DRAINAGE, TRAILS, LANDSCAPING AND UTILITIES. EL PASO COUNTY PLANNING AND COMMON DEVELOPMENT DEPARTMENT MAY AUTHORIZE BUILDING PERMITS FOR STRUCTURES TO BE UTILIZED FOR THE ALLOWED USES LISTED PREVIOUSLY.

**NOTES: (CONTINUED)**

11. REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD SCHOOL DISTRICT 13, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 13 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THIS AREA.

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

14. 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 LOCATION. THE NOISE WALL IS NOT REQUIRED IN THE FUTURE. COO1 WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.

15. 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 IMPROVEMENT DISTRICT NO. 2, EL PASO COUNTY, COLORADO (DP 2) PROSUNT RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 220042582.

16. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERTIGHT 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 THE OVERTIGHT AND ASSOCIATED NOISE IMPACTS. THIS PROPERTY IS SUBJECT TO THE OVERTIGHT AND ASSOCIATED OPERATIONS AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.

17. 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 IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

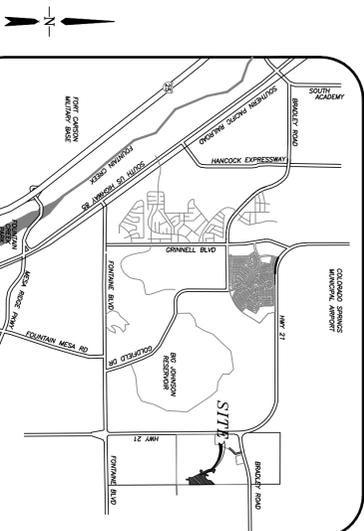
18. TRACT A1 IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 220111561 OF THE RECORDS OF EL PASO COUNTY. THE WATERVIEW II METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

19. 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 INDEBTNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVELS ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

20. THIS DEVELOPMENT AND ITS OCCUPANTS MAY BE IMPACTED BY AIR ILLUMINATION OR APPROACH LIGHTING SYSTEMS THAT USE MEDIUM AND HIGH-INTENSITY LIGHTS TO GUIDE AIRCRAFT TO THE RUNWAY CENTERLINE USED FOR NAVIGATION OR FLIGHT IN AIR.

21. ALL DIMENSIONS SHOW HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.

22. LOTS 11A-114A ACREAGE:	0.661
TRACTS A1	8.269
SUBTRACTS ACREAGE:	0.000
TOTAL ACREAGE:	8.930



**SURVEYOR'S CERTIFICATION:**

I, JAMES F. LENZ, A DUTY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSE COMPLIANCE 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.

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

**APPROVALS:**

THIS PLAT FOR **THE TRAILS AT ASPEN RIDGE FILING NO.14** WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

**THE TRAILS AT ASPEN RIDGE FILING NO.1** IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND AGAINST THE INTERESTS OF THE LAND DESCRIBED BY THIS PLAT AND THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION #220714541.

DIRECTOR, EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

**CLERK AND RECORDER CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

BY \_\_\_\_\_ DEPUTY \_\_\_\_\_ FEE: \_\_\_\_\_

**OWNER/DEVELOPER**

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

**ENGINEER**

MATRIX  
2435 RESARCH PARKWAY  
COLORADO SPRINGS, CO 80920

**SURVEYED**

DECEMBER 2020

**DATE OF PREPARATION**

MARCH 2021



31 E. PLATTE AVE. SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: 719.288.2917

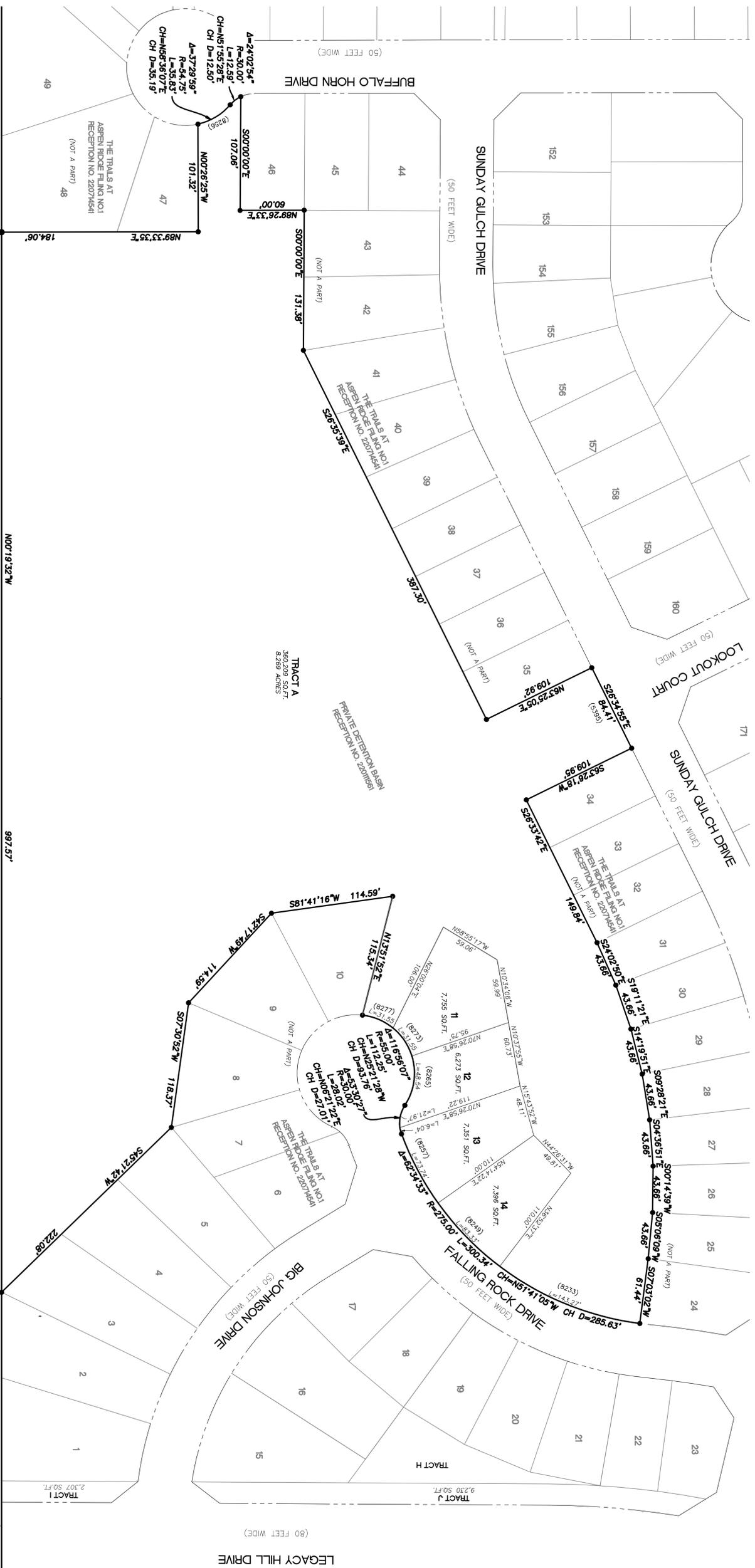
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE OF RECORDING. ANY SUCH ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**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 1/2' ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' ALUM. CAP PLS 10377).

**FLOOD PLAIN STATEMENT**  
ALL OF THE PROPERTY LIES IN ZONE X. PER FLOOD INSURANCE RATE MAP NO. 0804100768 G DATED DECEMBER 7, 2018, FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

# 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.,  
EL PASO COUNTY, COLORADO  
SHEET 2 OF 3



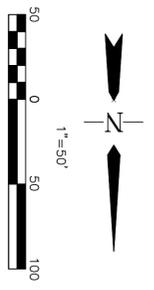
MARKSHEPPEL-  
WOODMEN INVEST LLC  
5300000389  
UNPLATTED  
(NOT A PART)

LINDSEY J GASE  
5500000388  
UNPLATTED  
(NOT A PART)

AS-PLATTED

### 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



31 E. PLATTEN AVE. SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: 719.268.2917

**Ridgeline**  
Land Surveying

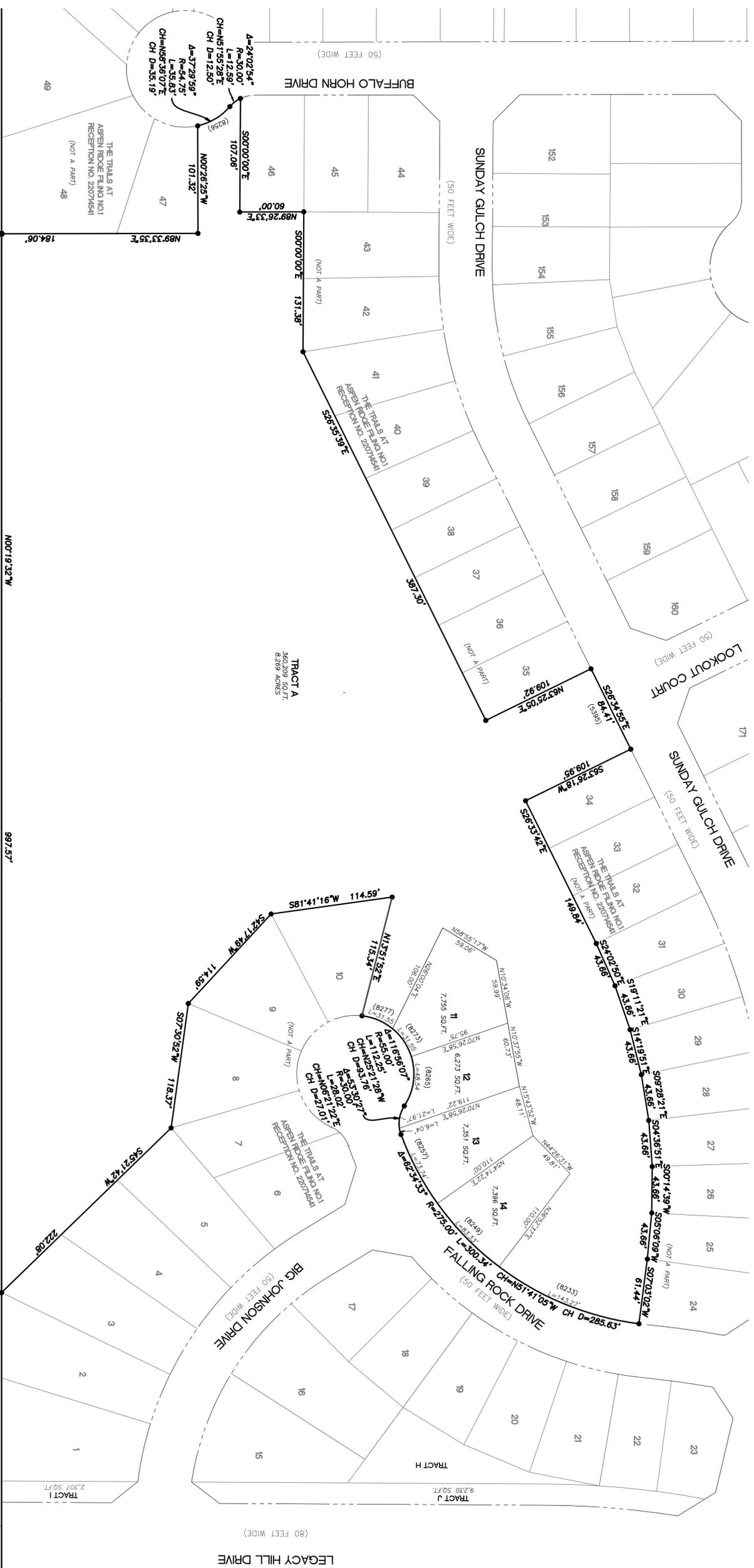
DATE: 3/12/21  
SHEET 2 OF 3  
PCD# WR212





# 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.,  
EL PASO COUNTY, COLORADO  
SHEET 2 OF 3

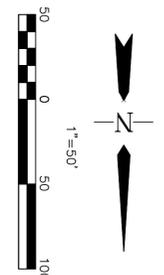


MARKSHEPPEL-  
WOODMEN INVEST LLC  
5300000389  
UNPLATTED  
(NOT A PART)

LINDSEY J. CASE  
5500000388  
UNPLATTED  
(NOT A PART)

AS-PLATTED

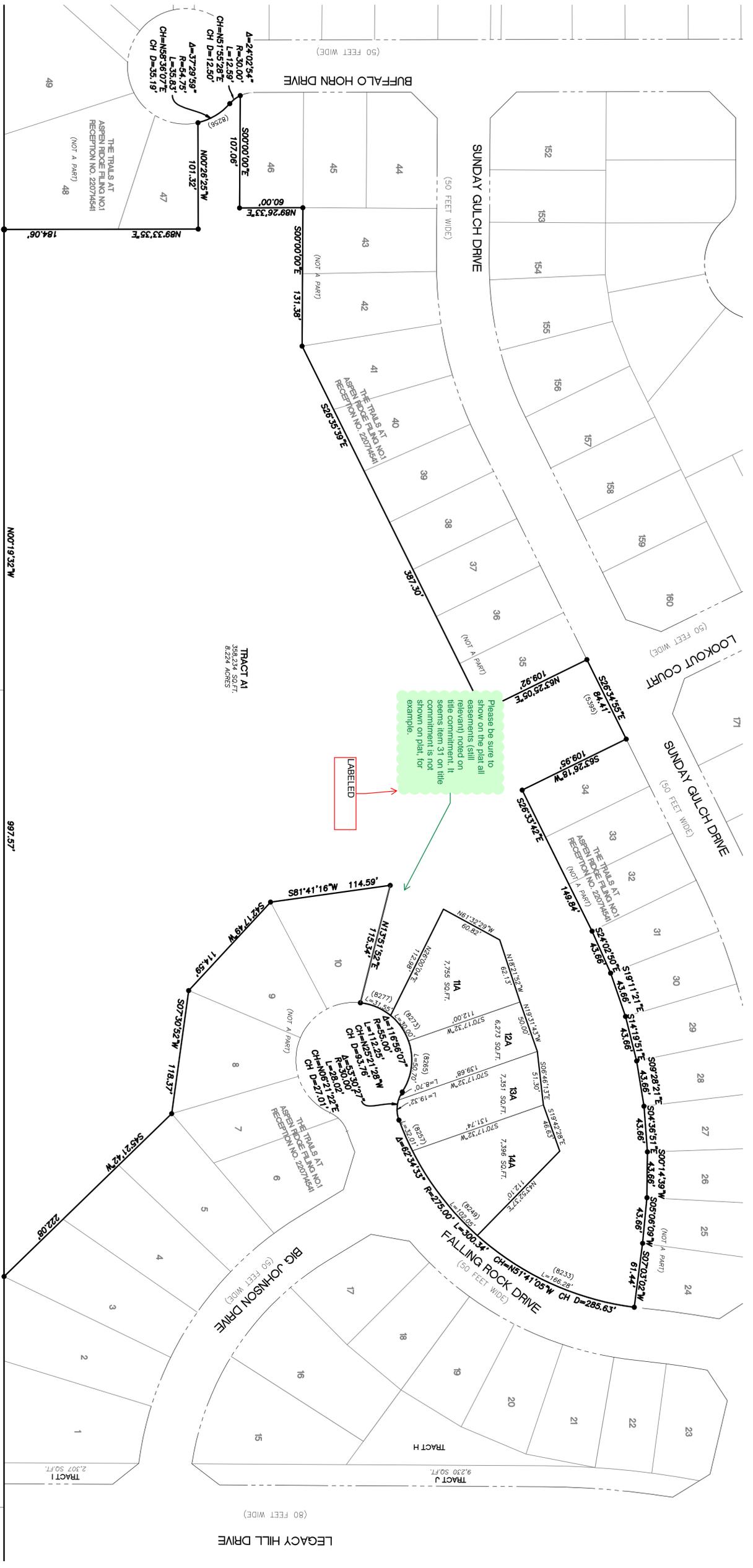
- LEGEND**
- FOUND NO. 4 REBAR AND CAP AT GRADE  
PLS. 34583 (UNLESS SHOWN OTHERWISE)
  - (1145) ADDRESS FROM ENUMERATIONS
  - (100.00') EASEMENT DIMENSION
  - (NR) NON-RADIAL BEARING
  - WMSD WIDEFIELD WATER & SANITATION DISTRICT
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EXISTING ROW
  - PROPOSED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



**Ridgeline Land Surveying**  
31 E. PLATTEN AVE., SUITE 206  
COLORADO, SPRINGS, CO 80903  
TEL: 719.268.2917  
DATE: 3/12/21  
SHEET 2 OF 3  
PCD# WR212

# 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.  
EL PASO COUNTY, COLORADO  
SHEET 3 OF 3



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

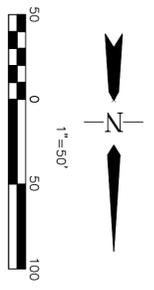
LABELLED

MARKSHEPPEL-  
WOODMEN INVEST LLC  
5300000389  
UNPLATTED  
(NOT A PART)

LINDSEY J CASE  
5500000388  
UNPLATTED  
(NOT A PART)

AS-REPLATTED

- 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

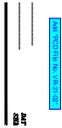


# Final Plat\_V1.pdf Markup Summary

---

## lpackman (1)

---



**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".

---

## Sophie Kiepe (12)

---



**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.



---

**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.



---

**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.