

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 2 OF 3



(NOT A PART)

(NOT A PARTY)

AS-PLATTED

- 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

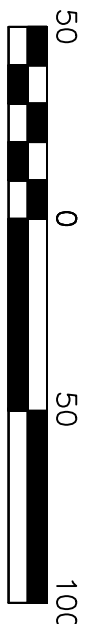
WMSD WIDEFIELD WATER & SANITATION DISTRICT

EXISTING EASEMENT

PROPOSED EA

EXISTING ROW

PROPOSED ROW



31 E. PLATTE AVE, SUITE 200
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

DATE: 3/12/21
SHEET 2 OF 3 PCD# VR212

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



MARKSHEPPL-
WOODMEN INVEST LLC
5500000389
UNPLATTED

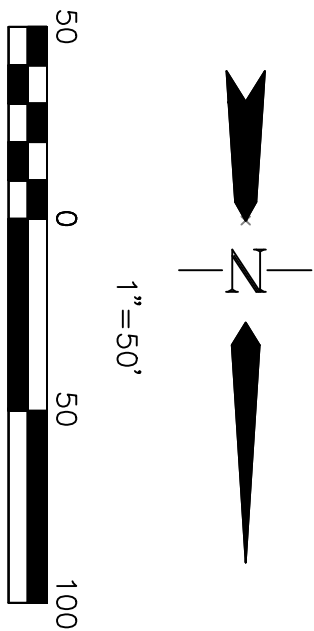
(NOT A PART)

LINDSEY J CASE
5500000388
UNPLATTED
(NOT A PART)

LEGEND

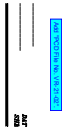
- FOUND NO.4 REBAR AND CAP AT GRADE
PLS. 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- WMSD WIDEFIELD WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW


AS-REPLATTED



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



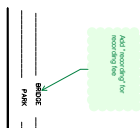
Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 6/3/2021 4:00:13 PM
Status:
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Revise to 14 instead of 114.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 6/3/2021 4:01:18 PM
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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: ■
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Add "recording" for recording fee



Subject: Owner Certification
Page Label: 1
Author: Sophie Kiepe
Date: 6/3/2021 4:19:58 PM
Status:
Color: ■
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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:
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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
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Reception no.?



Subject: Subdivision Improvements
Page Label: 1
Author: Sophie Kiepe
Date: 6/3/2021 4:34:01 PM
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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
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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: ■
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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.