

THE TRAILS AT ASPEN RIDGE FILING NO. 1

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 6

STATE OF COLORADO
550000015
UNPLATTED

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

SEC. 16 T15S, R65W

S89°33'35"W

2495.44'

143.54'

SW CORNER SEC. 9
POSITION BASED ON WITNESS
CORNERS AND REFERENCE MONUMENT
2 1/2" ALUM. CAP. PLS 17664

N00°29'10"W

N00°17'44"W

SEC. 8 T15S, R65W
SEC. 9 T15S, R65W

1914.54'

5279.09'

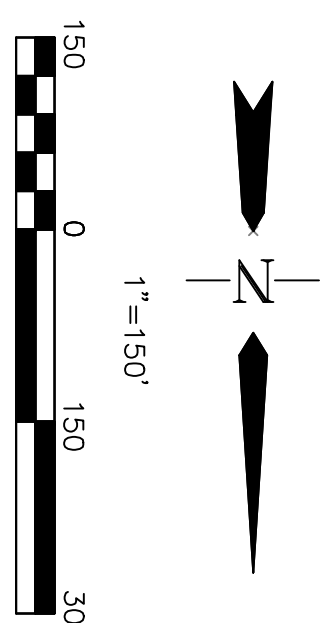
POWERS BOULEVARD (HWY 21)
BOOK 5307, PAGE 1472

NW CORNER SEC. 9
2 1/2" ALUM. CAP PLS 17664

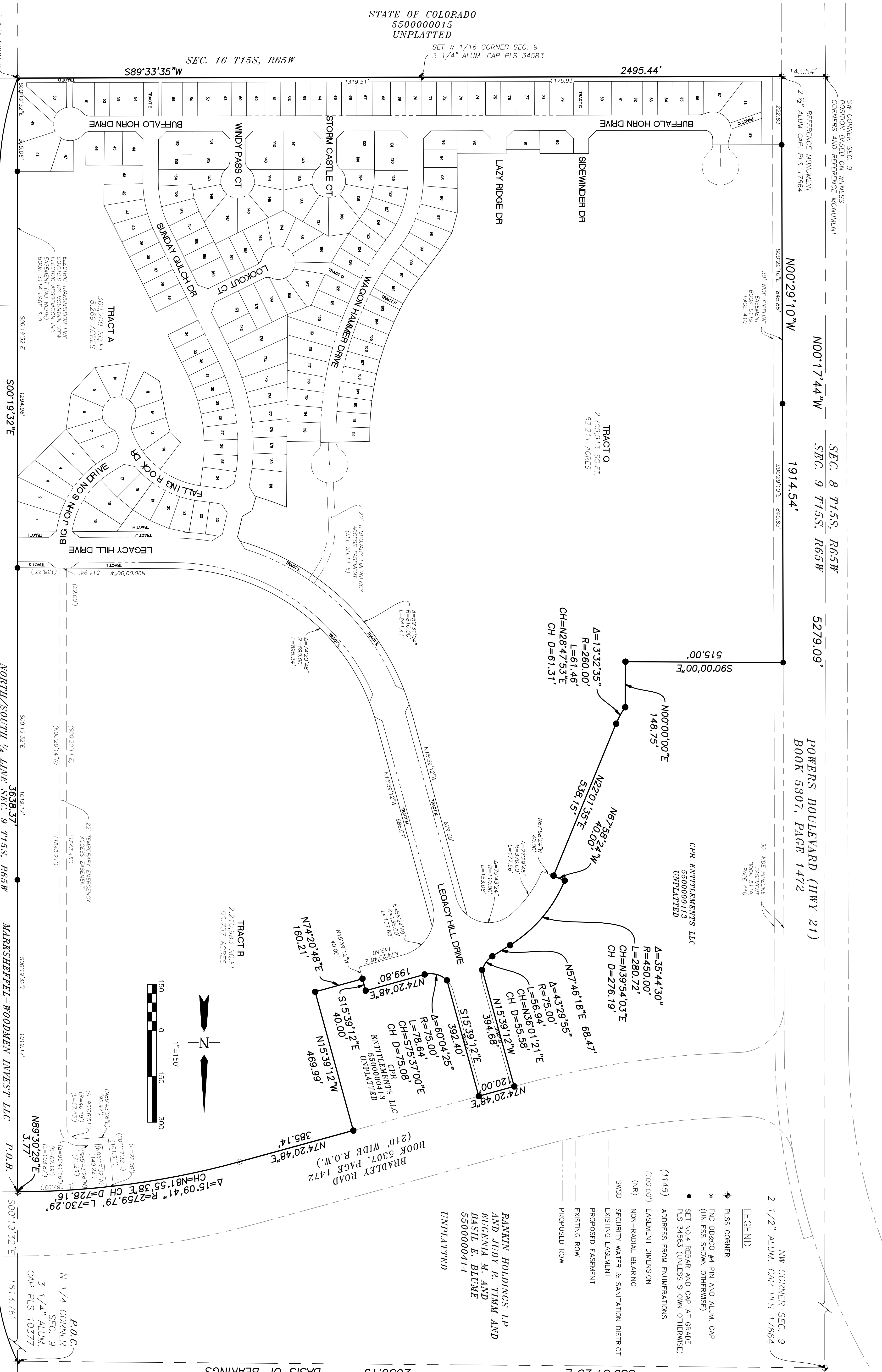
LEGEND

- ✦ PLS CORNER
- FND DB&CO #4 PIN AND ALUM. CAP
(UNLESS SHOWN OTHERWISE)
- SET NO. 4 REBAR AND CAP AT GRADE
PLS 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

RANKIN HOLDINGS LP
AND JUDY R. TIMM AND
EUGENIA M. AND
BASTI E. BLUME
UNPLATTED



BASIS OF BEARINGS
2636.19' S89°51'23"E



S 1/4 CORNER
SECTION 9
3 1/4" ALUM.
CAP PLS 10377

MARKSHEFFEL-
WOODMEN INVEST. LLC
5500000389
UNPLATTED

S00°19'32"E
S00°19'32"E
LINDSEY J GASE
5500000388
UNPLATTED

NORTH/SOUTH 1/4 LINE SEC. 9 T15S, R65W
3638.37'
MARKSHEFFEL-WOODMEN INVEST. LLC
5500000392
UNPLATTED

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

Ridgeline
Land Surveying

31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
DATE: 02/20/20
SHEET 2 OF 6

THE TRAILS AT ASPEN RIDGE FILING NO. 1

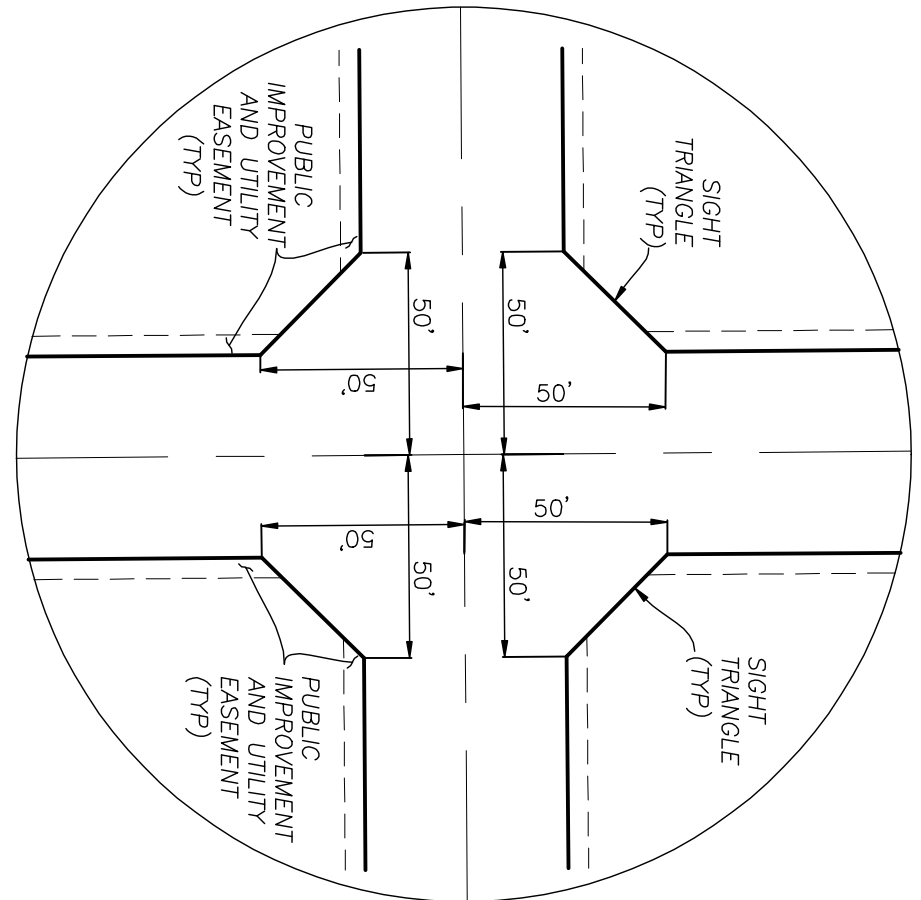
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 3 OF 6

SHEET 4

SHEET 4

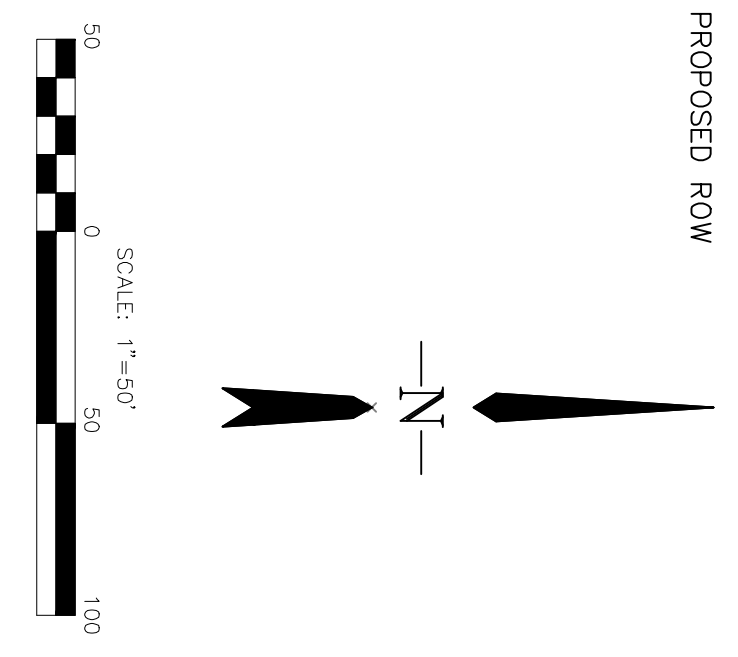
SHEET 5

INTERSECTION DETAIL



LEGEND

- PLSS CORNER
- FND DB&CO #4 PIN AND ALUM. CAP (UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
- ADDRESS FROM EUMERATIONS (100.00') EASEMENT DIMENSION (NR)
- NON-RADIAL BEARING
- SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW



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

MARKSHEFFEL-
WOODMEN INVEST LLC
550000389
UNPLATTED

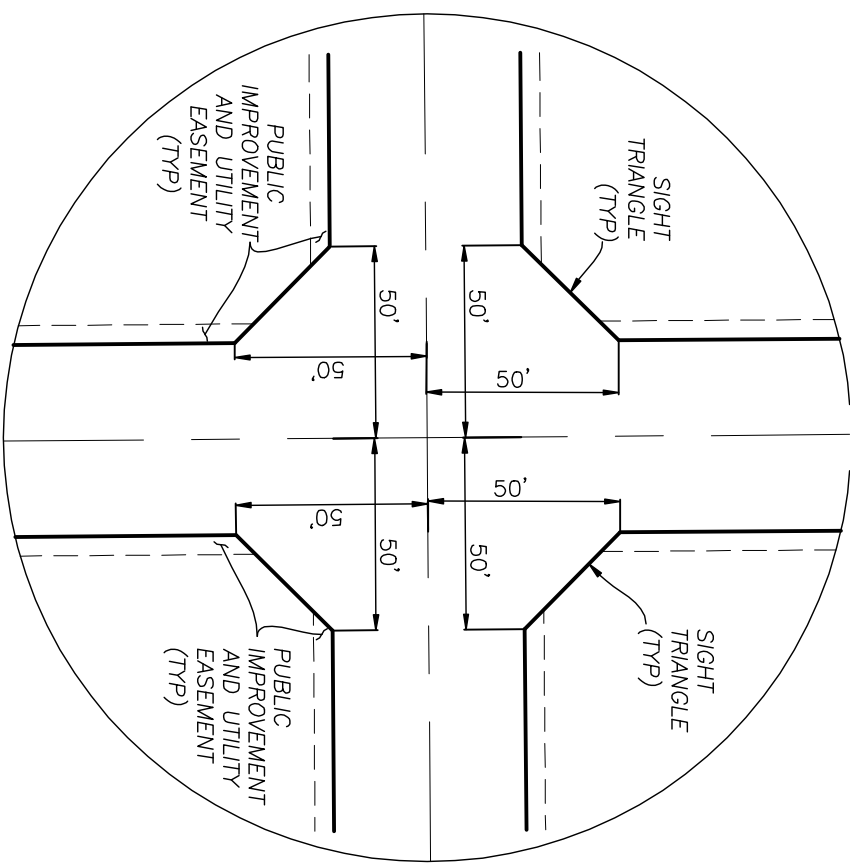
SET W 1/16 CORNER SEC. 9
3/4" ALUM. CAP PLS 34583

5893335W 1319.51' SEC. 16 T15S, R65W

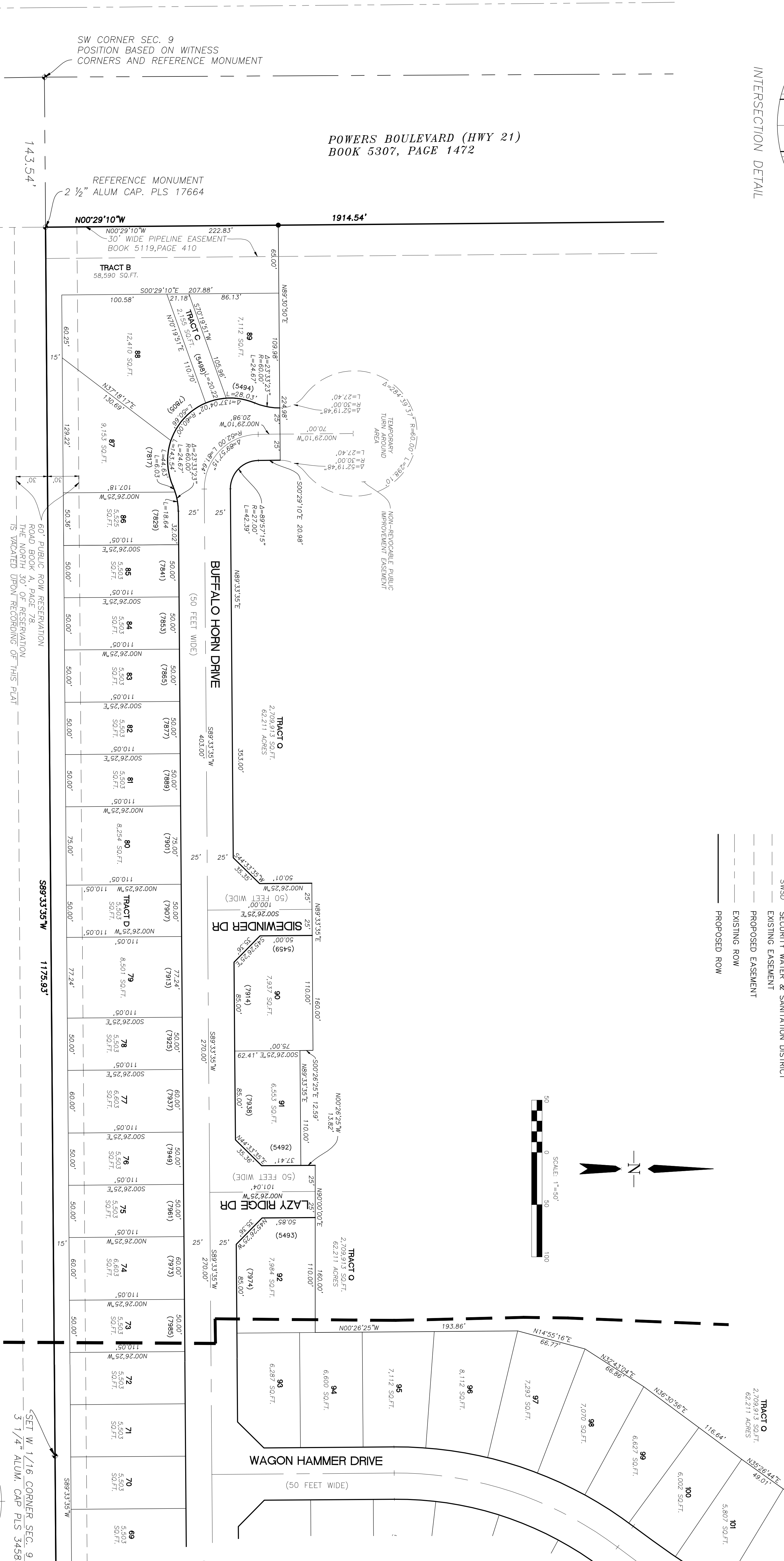
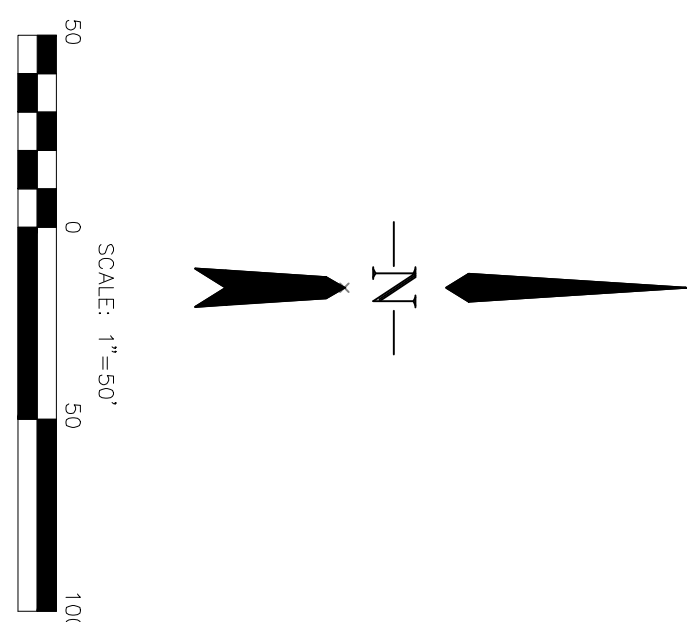
Ridgeline
Land Surveying

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COLORADO SPRINGS, CO 80903
DATE: 02/20/20
SHEET 3 OF 6

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 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 EL PASO COUNTY, COLORADO
 SHEET 4 OF 6



- LEGEND**
- ◆ PLSS CORNER
 - ⊙ FIND DB&CO #4 PIN AND ALUM. CAP (UNLESS SHOWN OTHERWISE)
 - SET NO.4 REBAR AND CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
 - (1145) ADDRESS FROM ENUMERATIONS
 - (100.00') EASEMENT DIMENSION
 - (NR) NON-RADIAL BEARING
 - SMSD SECURITY WATER & SANITATION DISTRICT
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING ROW
 - PROPOSED ROW



SW CORNER SEC. 9
 POSITION BASED ON WITNESS
 CORNERS AND REFERENCE MONUMENT

REFERENCE MONUMENT
 2 1/2" ALUM. CAP. PLS 17664

60' PUBLIC ROW RESERVATION
 ROAD BOOK A, PAGE 78
 THE NORTH 30' OF RESERVATION
 IS VACATED UPON RECORDING OF THIS PLAT

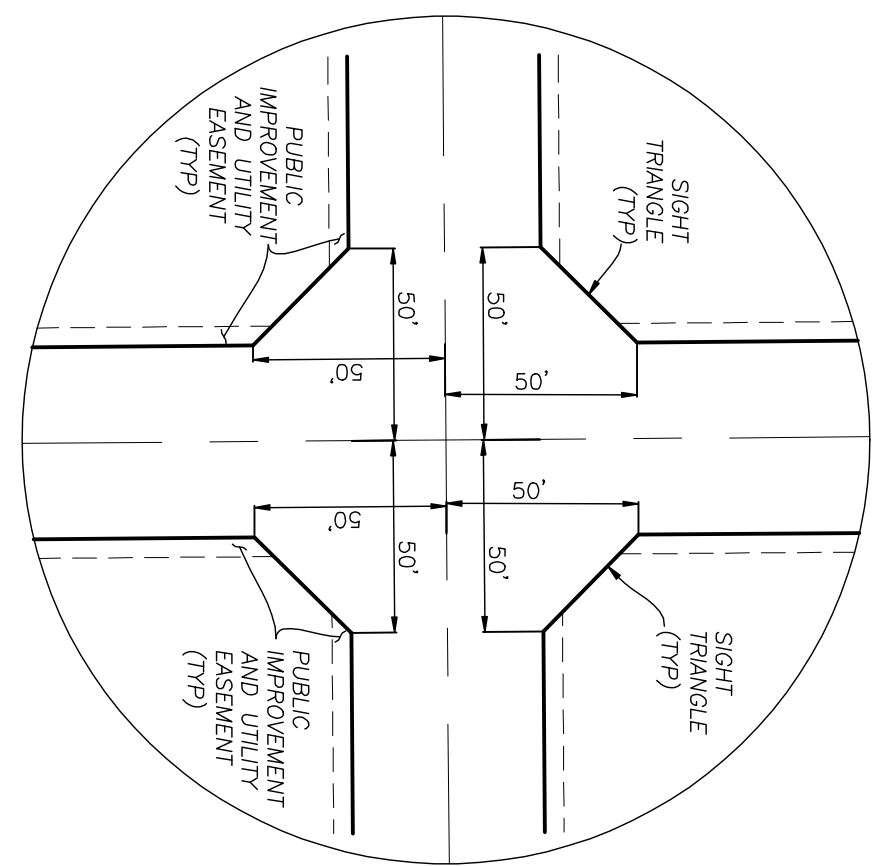
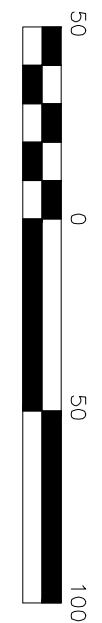
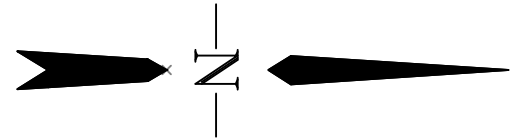
SET W 1/16 CORNER SEC. 9
 3 1/4" ALUM. CAP PLS 34583

SHEET 3

SHEET 5

Ridgeline
Land Surveying

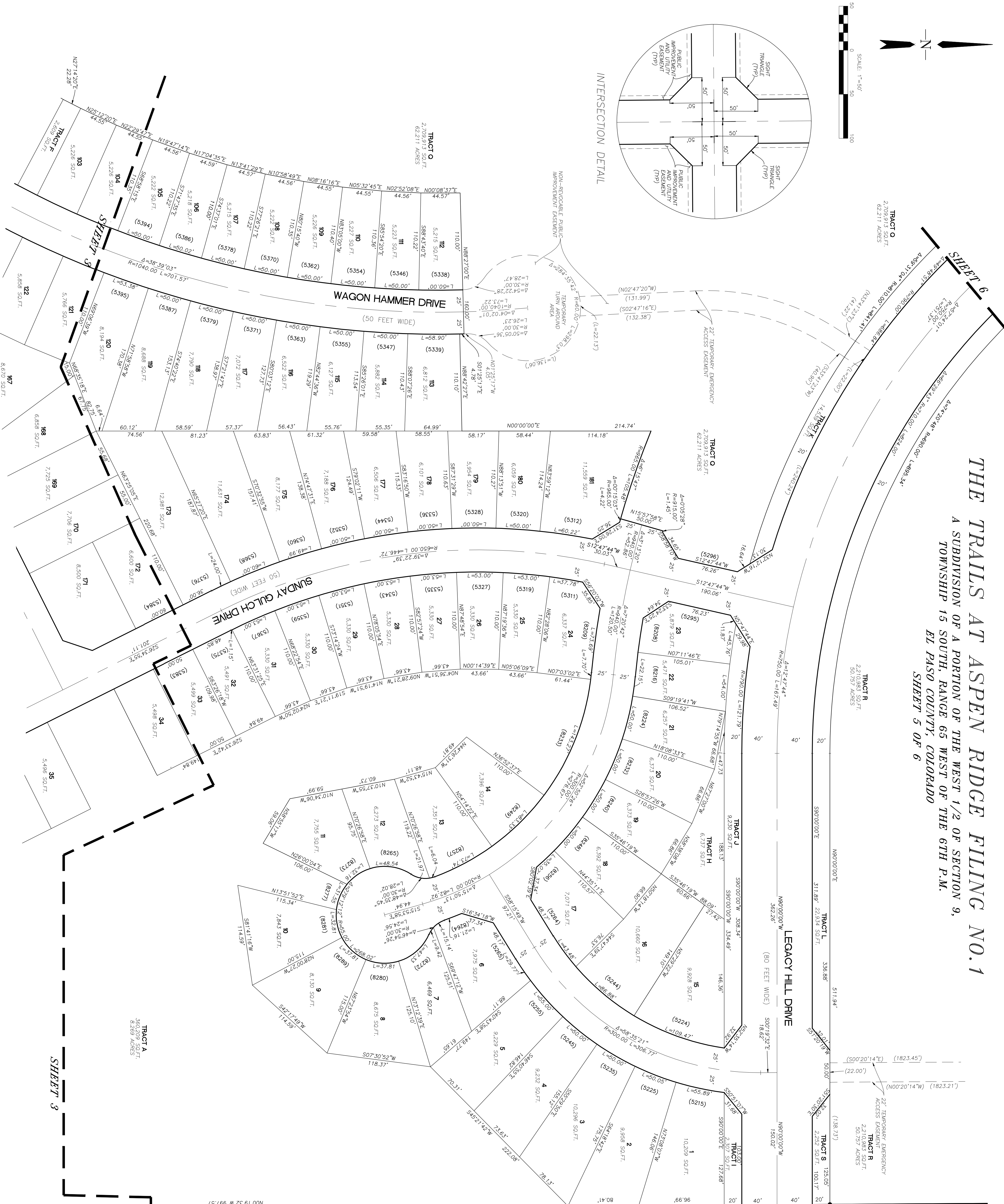
31 E. PLATTE AVE., SUITE 206
 COLOREDADO, ST. LOUIS, MO 63103
 PHONE: 314.228.2917
 DATE: 02/20/20
 SHEET 4 OF 6



INTERSECTION DETAIL

THE TRAILS AT ASPEN RIDGE FILING NO. 1

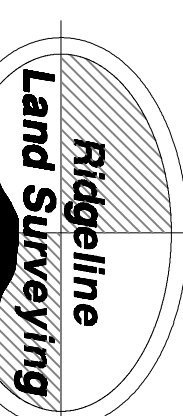
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SHEET 5 OF 6



MARKSHEFFEL-
WOODMEN INVEST LLC
5500000392
UNPLATTED

LINDSEY J CASE
5500000388
UNPLATTED

- LEGEND**
- ✦ PLSS CORNER
 - PND DB&CO #4 PIN AND ALUM. CAP (UNLESS SHOWN OTHERWISE)
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SHEET 6 OF 6

BRADLEY ROAD 1472
BOOK 5307, PAGE
(210' WIDE R.O.W.)

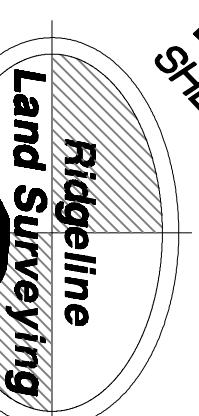
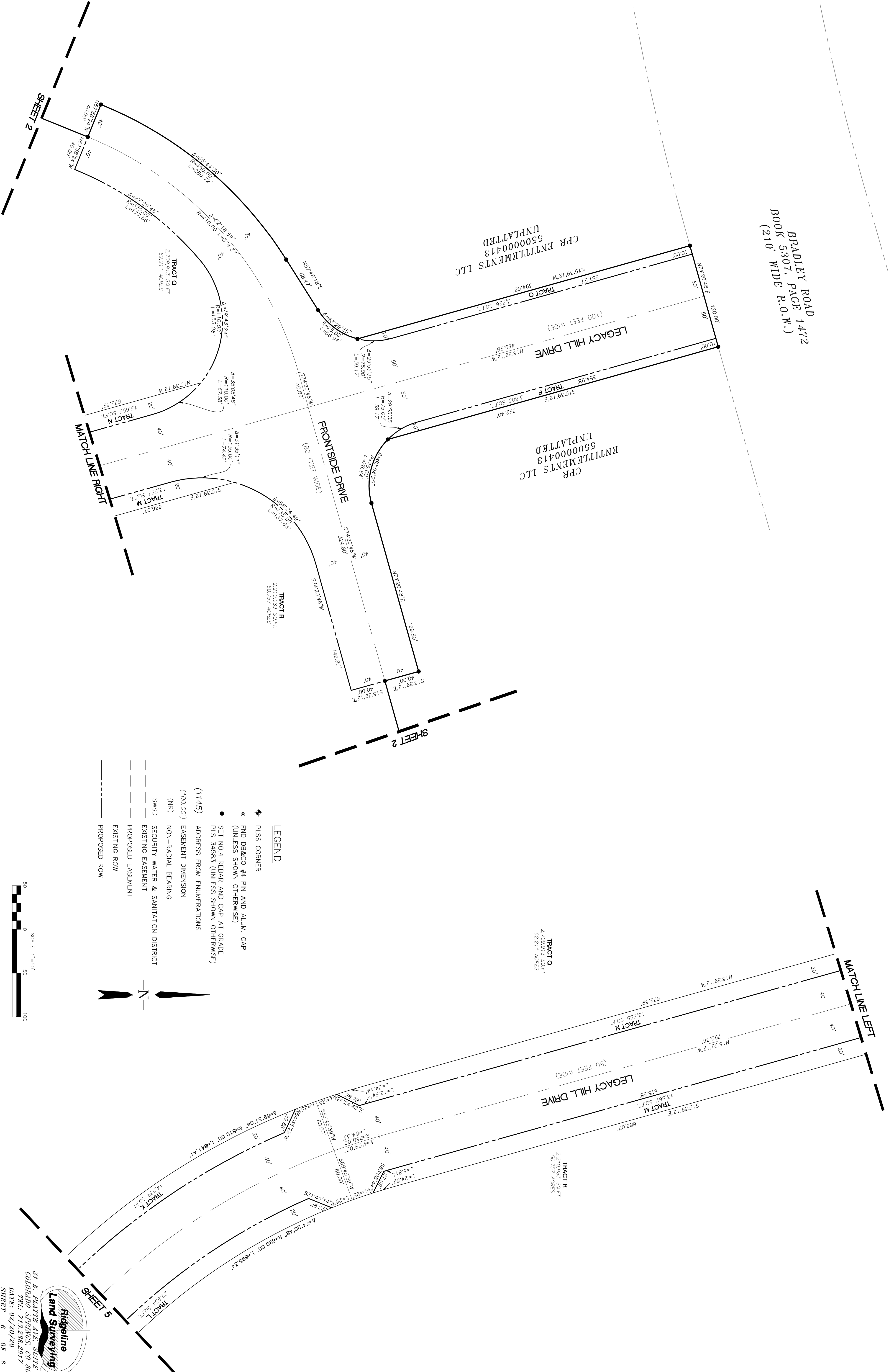
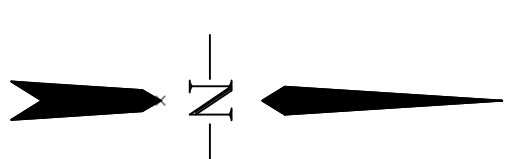
CPR ENTITLEMENTS LLC
UNPLATTED
5500000413

CPR
ENTITLEMENTS LLC
UNPLATTED
5500000413

TRACT O
2.709913 SQ.FT.
0.2111 ACRES

TRACT R
2.210983 SQ.FT.
50.757 ACRES

- LEGEND**
- ◆ PLS CORNER
 - ⊙ FND DB&CO #4 PIN AND ALUM. CAP
(UNLESS SHOWN OTHERWISE)
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PLS 34583 (UNLESS SHOWN OTHERWISE)
 - (1145) ADDRESS FROM ENDUMERATIONS
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SHEET 6 OF 6