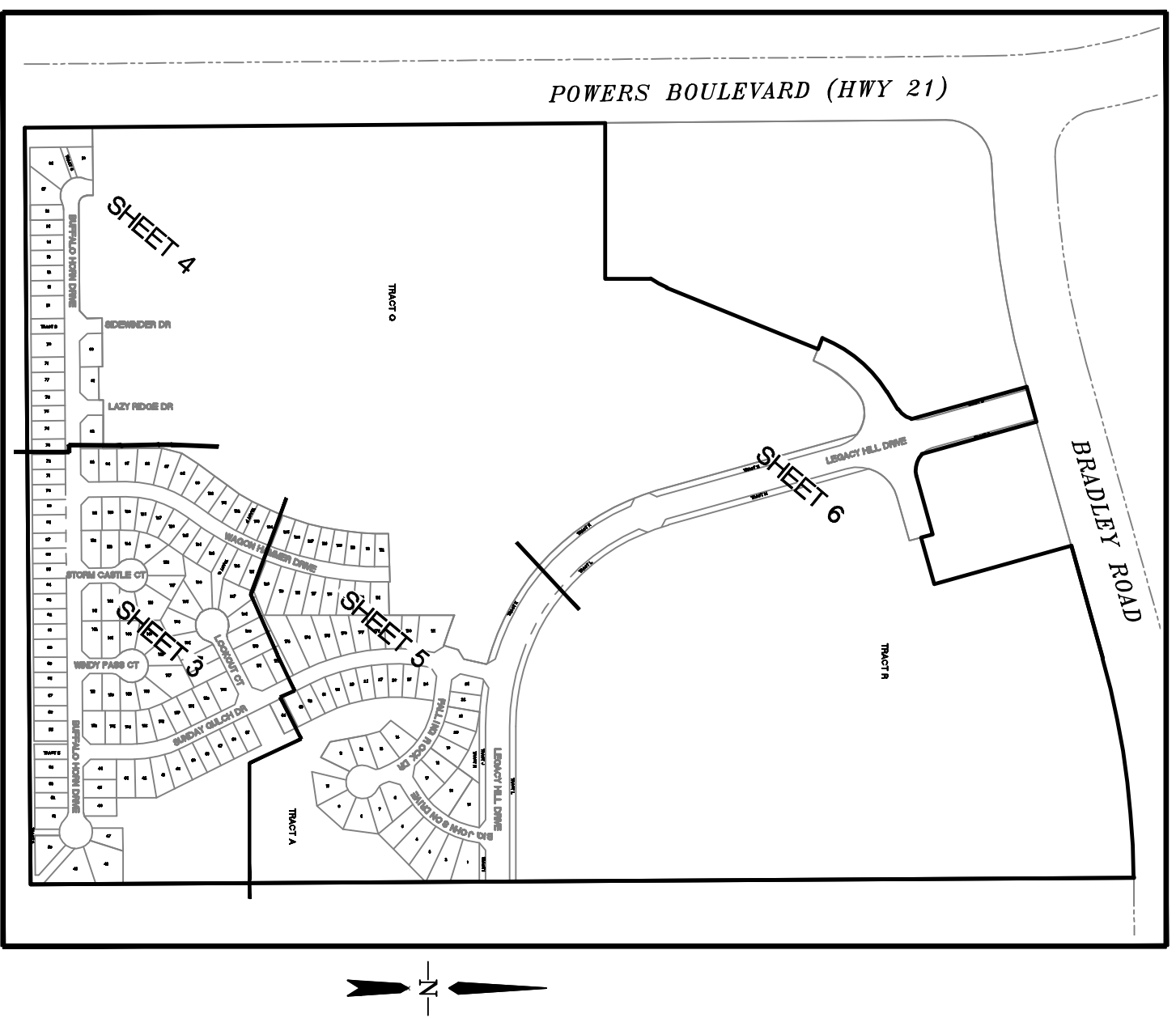


THE TRAILS AT ASPEN RIDGE FILING NO. 1
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 1 OF 6



DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF INTEREST, AND OTHER INTERESTS IN THE DESCRIBED HEREINAFTER EL PASO COUNTY PARCELS OF LAND HEREIN, HAVE HEREBY AGREED TO DEDICATE TO THE PUBLIC AS SHOWN HEREON, UNDER THE NAME AND SUBDIVISION OF "THE TRAILS AT ASPEN RIDGE FILING NO. 1", ALL PUBLIC IMPROVEMENTS SO PLATTED AND ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEYANT 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 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 COMMUNICATIONS PURPOSES. SAID OWNERS, AS STATED HEREIN, HAVE HEREBY AGREED TO PROVIDE AND MAINTAIN THE SERVICES FOR THE EASEMENTS AS ESTABLISHED OR GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, TIMOTHY BUSCHAR, PRESIDENT COLA LLC, A LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____ 20____ A.D. BY _____
TIMOTHY BUSCHAR, PRESIDENT COLA LLC,
STATE OF COLORADO,
SS
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY FRANK HOWARD, AS APPROVING AGENT OF COLA LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

THE AFOREMENTIONED, _____ DAY OF _____ 20____ A.D. INSTRUMENT THIS _____ DAY OF _____ 20____ A.D.

(PRINT NAME) CPR ENTITLEMENTS LLC
STATE OF COLORADO) SS
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY _____ AS APPROVING AGENT OF CPR ENTITLEMENTS LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE EASEMENT TO A FIVE FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT TO 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.
ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT (AVIGATION EASEMENT) RECORDED AT RECEPTION NUMBER 213008737 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

TRACTS:

TRACTS A THRU P ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT FOR THE PURPOSES OF OPEN SPACE, DRAINAGE, MAIL KIOSK, TRAILS, PARKS AND UTILITIES. OWNERSHIP BY WATERVIEW II METROPOLITAN DISTRICT WILL BE CONVERTED AFTER THE RECORDING OF THIS PLAT BY SEPARATE INSTRUMENT.
TRACTS Q AND R ARE TO BE OWNED AND MAINTAINED BY COLA LLC, FOR FUTURE DEVELOPMENT.

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIDGELINE LAND SURVEYING, LLC, EASTMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING, LLC, RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. _____ DATED _____

2. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY EL PASO COUNTY. EACH LOT MAY ONLY ACCESS 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 COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, EROSION CONTROL REPORT, TRAFFIC IMPACT STUDY.

4. 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.

6. SECURITY WATER AND SANITATION DISTRICT WILL PROVIDE PORTABLE WATER SERVICE AND WASTEWATER SERVICES.

7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, RULES AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE FEDERAL, STATE, COUNTY, LOCAL, TRIBAL, AND FEDERAL AGENCIES, INCLUDING BUT NOT LIMITED TO THE FEDERAL AVIATION ADMINISTRATION, FEDERAL DEPARTMENT OF WILDLIFE AND FISH AND FORESTRY, 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.

8. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK, AND RECORDED.

9. ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

10. REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIEFFELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THIS AREA.

11. 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.

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

13. 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 TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDDT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.

14. 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. 18-471. 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 (PID 2) PURSUANT TO RESOLUTION NO. 12-218 OF THE PID BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK, AND RECORDED AT RECEPTION NO. 212150204.

15. THIS SERVICE AS NOTICE OF POTENTIAL AIRCRAFT OVERTIGHT AND IS NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DEVELOPED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS OVERTIGHT FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERTIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.

16. 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.

17. TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DEFINITION BASIN/TORNAWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE WATERVIEW II METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

18. THE NON-REVOCAABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF BUFFALO HORSE DRIVE, AND EXTENDING FROM THE END OF BUFFALO HORSE DRIVE TO THE END OF WAGON HAMMER DRIVE, AT SUCH A TIME THAT BUFFALO HORSE DRIVE OR WAGON HAMMER DRIVE IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCAABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTEND BUFFALO HORSE DRIVE OR WAGON HAMMER DRIVE.

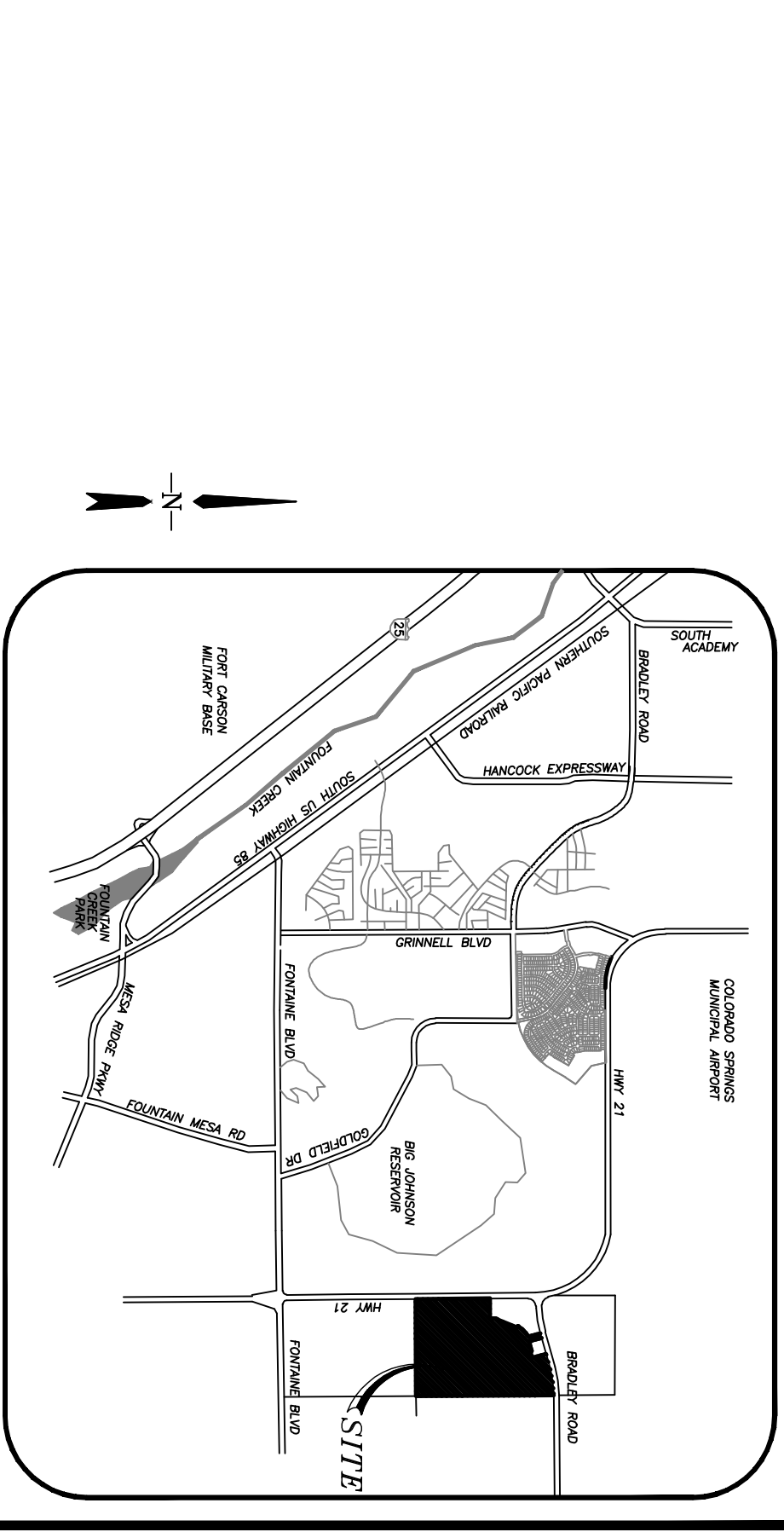
19. NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, FOUNTAIN WATLUT, METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVELS ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BURDEN SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREON.

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 SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.

22. LOTS 1-181 ACREAGE: 28,483
TRACTS A-R ACREAGE: 125,294
STREETS ACREAGE: 13,023
TOTAL ACREAGE: 168,800

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 OF THIS INSTRUMENT. ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ, A DUTY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY AND CORRECTLY REPRESENTS THE RECORD OF THE SURVEY AND THAT THE SURVEY IS IN ACCORDANCE WITH THE RECORDS OF THE RECORDS OF EL PASO COUNTY, COLORADO AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSE ERROR 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.

COUNTY CERTIFICATION:

THIS PLAT FOR "THE TRAILS AT ASPEN RIDGE FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS. THE COMMISSIONERS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL THE PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____
STEVE SCHLEIKER, COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 2020, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ 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
MARTIN
2435 RESEARCH PARKWAY
COLORADO SPRINGS, CO 80920
SURVEYED
DECEMBER 2018
DATE OF PREPARATION
APRIL 2019
SEPTEMBER 2019 - COUNTY COMMENTS
DECEMBER 2019 - ADD ADDRESSSES
Ridgeline Land Surveying
31 E. PLATTE AVE. SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917
DATE: 01/07/2020
SHEET 1 OF 6
PJD# SF192

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

N00°00'00"E

148.75'

N67°58'24"W

N57°46'18"E

N74°20'48"E

N74°20'48"E

N89°30'29"E

N06°17'32"W

N06°17'32"W

N06°17'32"W

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30" WIDE PIPELINE
 EASEMENT
 BOOK 5307, PAGE 410

30" WIDE PIPELINE
 EASEMENT
 BOOK 5307, PAGE 410

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 BOOK 5307, PAGE 410

30" WIDE PIPELINE
 EASEMENT
 BOOK 5307, PAGE 410

CPR ENTITLEMENTS LLC
 5500000413
 UNPLATTED

RANKIN HOLDINGS LP
 AND JUDY R. TIMM AND
 EUGENIA M. AND
 BASTI E. BLUME
 5500000414
 UNPLATTED

MARKSHEFFEL-
 WOODMEN INVEST LLC
 5500000389
 UNPLATTED

MARKSHEFFEL-
 WOODMEN INVEST LLC
 5500000389
 UNPLATTED

LINDSEY J GASE
 5500000388
 UNPLATTED

TRACT A
 360,209 SQ.FT.
 8.269 ACRES

TRACT B
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT C
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT D
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT E
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT F
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT G
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT H
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT I
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT J
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT K
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT L
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT M
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT N
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT O
 2,709,913 SQ.FT.
 62.211 ACRES

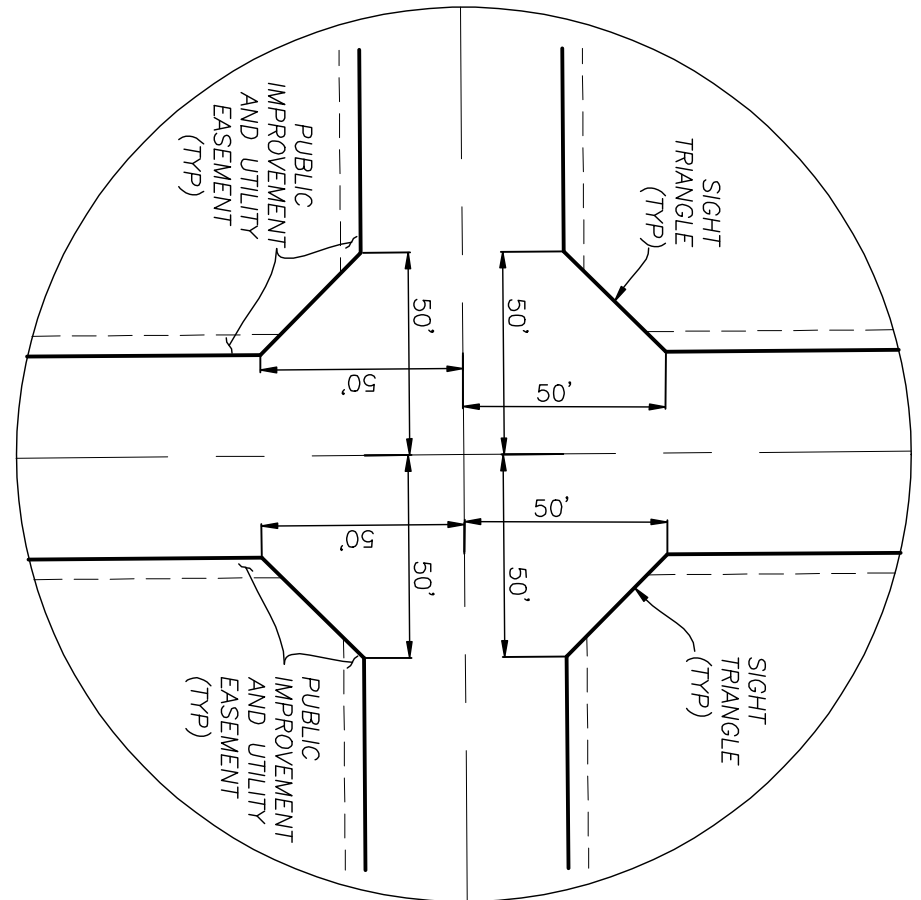
TRACT P
 2,709,913 SQ.FT.
 62.211 ACRES

TRACT Q
 2,709,913 SQ.FT.
 62.211 ACRES

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THE TRAILS AT ASPEN RIDGE FILING NO. 1

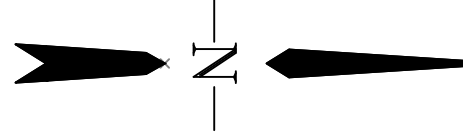
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 3 OF 6



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



SHEET 4

SHEET 4

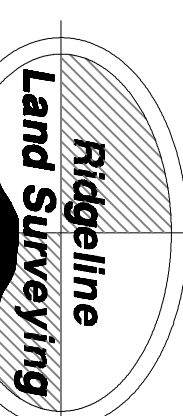
SHEET 5

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

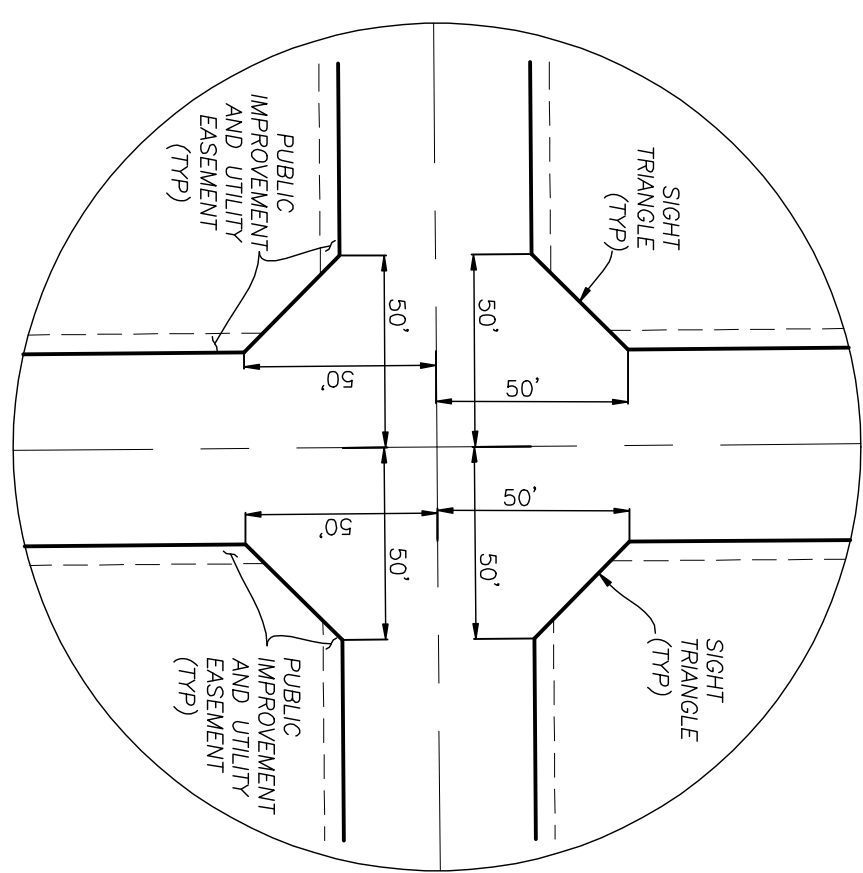
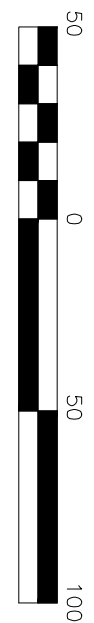
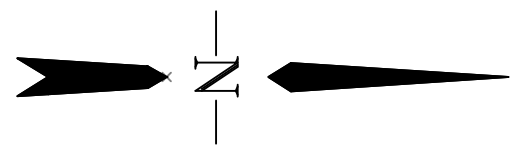
5893335'W 1319.51'
SEC. 16 T15S, R65W

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

MARKSHEFFEL-
WOODMEN INVEST LLC
550000389
UNPLATTED



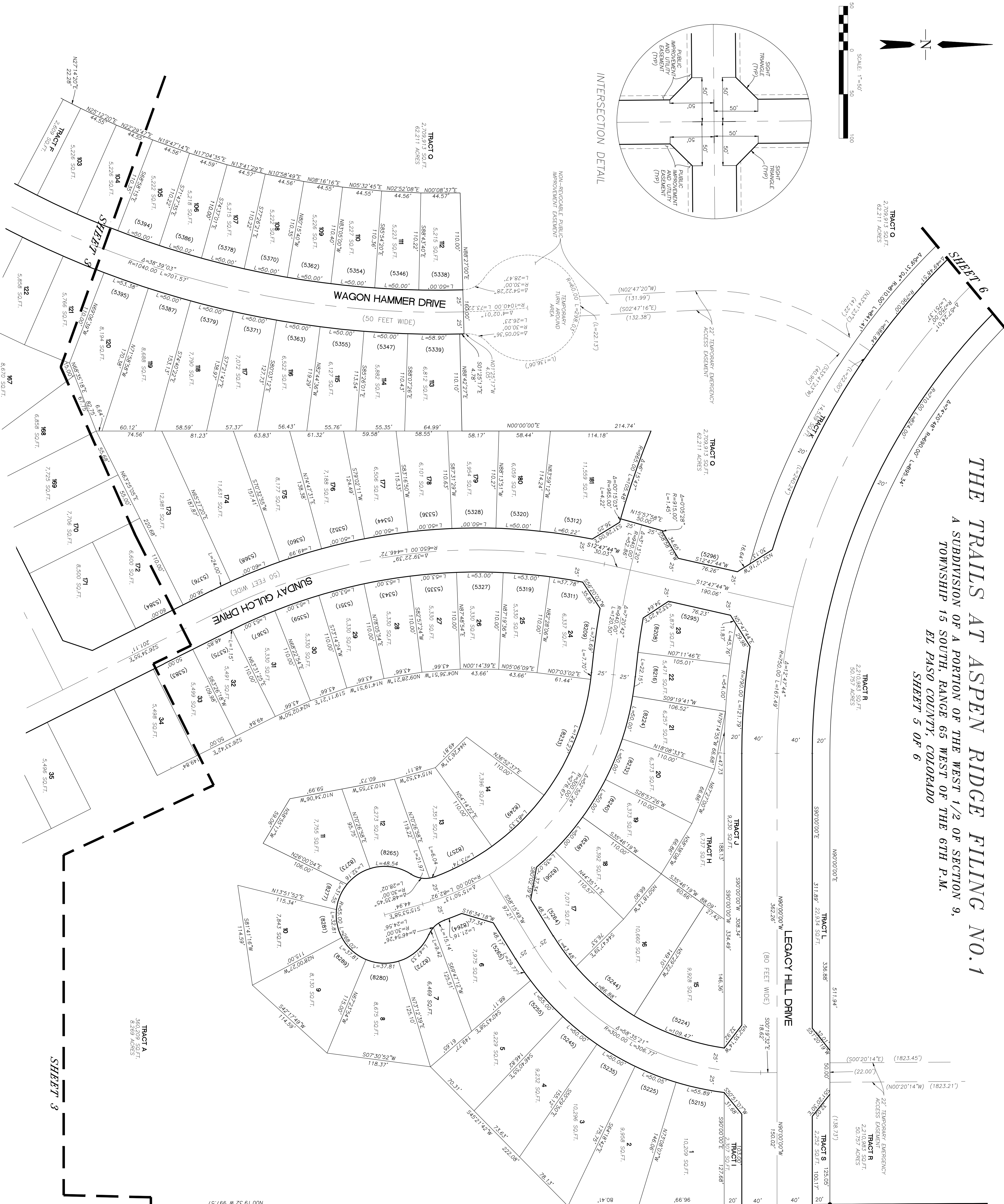
31 E. PLATTE AVE., SUITE 206
COLORADO, 80504
DATE: 01/07/20
SHEET 3 OF 6



INTERSECTION DETAIL

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 5 OF 6



MARKSHEFFEL-
WOODMEN INVEST LLC
5500000392
UNPLATTED

LINDSEY J CASE
550000388
UNPLATTED

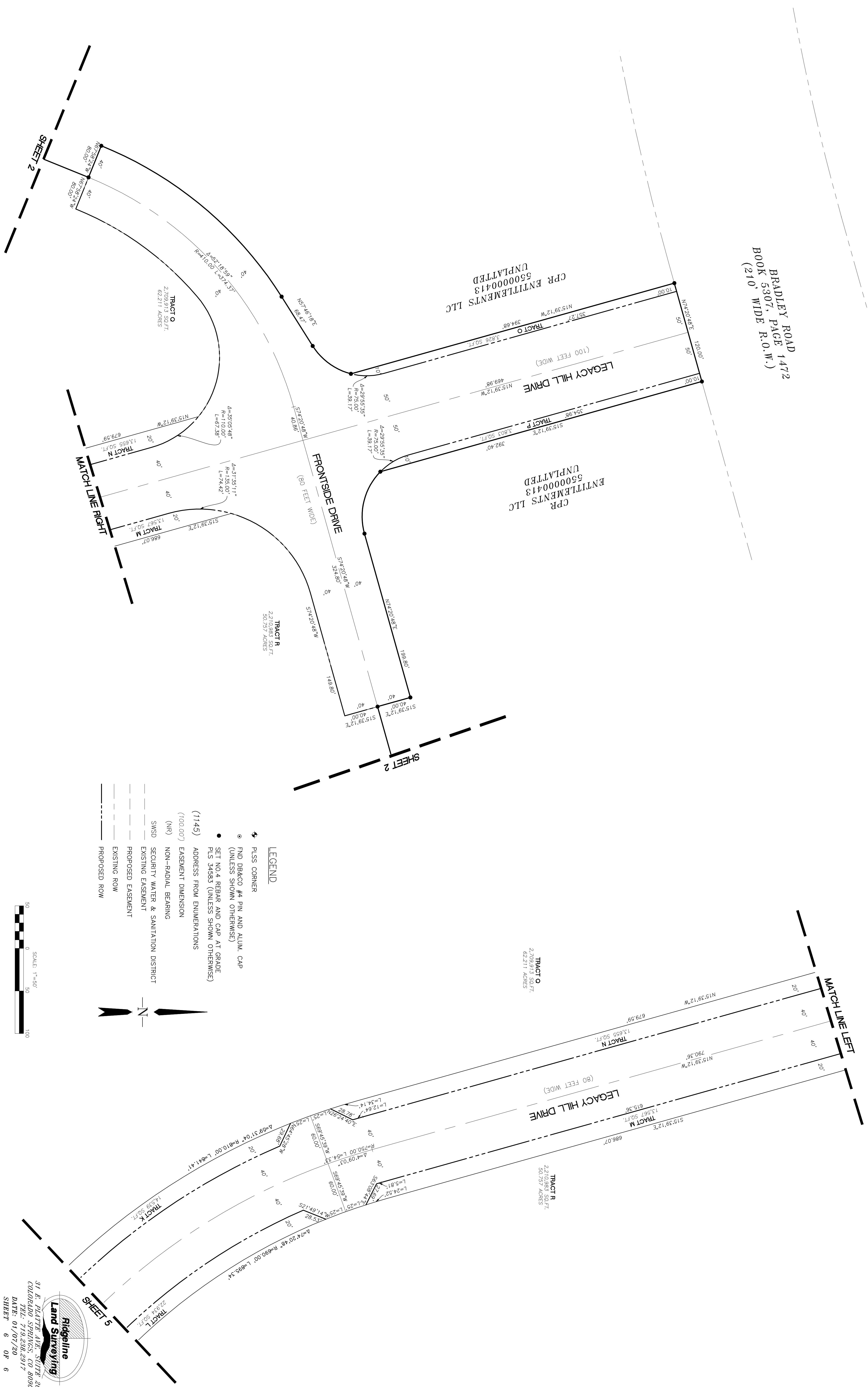
- LEGEND**
- ✦ PLSS CORNER
 - PND DB&CO #4 PIN AND ALUM. CAP (UNLESS SHOWN OTHERWISE)
 - SET NO. 4 REBAR AND CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
 - (1145) ADDRESS FROM ENUMERATIONS
 - (100.00') EASEMENT DIMENSION
 - (NR) NON-RADIAL BEARING
 - SWSD SECURITY WATER & SANITATION DISTRICT
 - EXISTING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



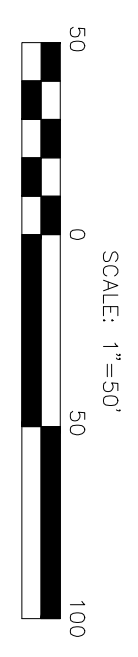
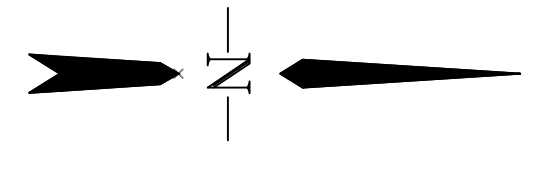
31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
DATE: 01/07/20
SHEET 5 OF 6

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 6 OF 6

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



- 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 ENDUMERATIONS
 - (100.00') EASEMENT DIMENSION
 - (NR) NON-RADIAL BEARING
 - SWSID SECURITY WATER & SANITATION DISTRICT
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING ROW
 - PROPOSED ROW



Ridgeline Land Surveying
 31 E. PLATTEN AVE., SUITE 206
 COLOREDADO, STRO, CO, 80903
 DATE: 01/07/20
 SHEET 6 OF 6