

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT COLA LLC, AND C&R ENTITLEMENTS LLC., BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A TRACT OF LAND 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9, A DISTANCE OF 594.551 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 21, AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

2) THENCE N00°29'10"W ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 222.83 FEET;

3) THENCE N89°30'56"E A DISTANCE OF 224.98 FEET;

4) THENCE S00°00'00"E A DISTANCE OF 27.00 FEET, A DELTA ANGLE OF 88°57'15", AN ARC LENG

DISTANCE OF 38.17 FEET;

7) THENCE ON THE ARC OF 90°00'00", AN ARC LENG

DISTANCE OF 28.28 FEET;

8) THENCE N00°26'25"W A DISTANCE OF 54°57'27.48"E A

10) THENCE S00°26'25"E A DISTANCE OF 54°57'27.48"E A

11) THENCE N89°33'35"E A DISTANCE OF 54°57'27.48"E A

12) THENCE N00°00'00"E A DISTANCE OF 54°57'27.48"E A

13) THENCE N00°26'25"W A DISTANCE OF 54°57'27.48"E A

14) THENCE N1°45'16"E A DISTANCE OF 54°57'27.48"E A

15) THENCE N32°43'04"E A DISTANCE OF 54°57'27.48"E A

16) THENCE N56°30'56"E A DISTANCE OF 54°57'27.48"E A

17) THENCE N56°30'56"E A DISTANCE OF 54°57'27.48"E A

18) THENCE N56°30'56"E A DISTANCE OF 54°57'27.48"E A

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33) THENCE N56°30'56"E A DISTANCE OF 54°57'27.48"E A

34) THENCE N56°30'56"E A DISTANCE OF 54°57'27.48"E A

35) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 965.00 FEET, A DELTA ANGLE OF 0°15'56", AN ARC LENGTH OF 105.53 FEET, WHOSE LONG CHORD BEARS S75°51'04"E A DISTANCE OF 105.47 FEET;

36) THENCE N19°57'58"E A DISTANCE OF 50.00 FEET;

37) THENCE S74°09'08"E A DISTANCE OF 5.45 FEET TO A POINT OF CURVE TO THE LEFT;

38) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 22.00 FEET, A DELTA ANGLE OF 92°50'07", AN ARC LENGTH OF 32.42 FEET, WHOSE LONG CHORD BEARS S75°51'04"E A DISTANCE OF 28.99 FEET;

39) THENCE N12°47'44"E A DISTANCE OF 80.40 FEET;

40) THENCE N30°26'45"W A DISTANCE OF 5.46 FEET TO A NON-TANGENT CURVE TO THE RIGHT;

41) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 8

42) THENCE N30°26'45"W A DISTANCE OF 5.46 FEET TO A POINT OF CURVE TO THE LEFT;

43) THENCE N30°26'45"W A DISTANCE OF 5.46 FEET TO A POINT OF CURVE TO THE LEFT;

44) THENCE N30°26'45"W A DISTANCE OF 5.46 FEET TO A POINT OF CURVE TO THE LEFT;

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53) THENCE N30°26'45"W A DISTANCE OF 5.46 FEET TO A POINT OF CURVE TO THE LEFT;

54) THENCE N30°26'45"W A DISTANCE OF 5.46 FEET TO A POINT OF CURVE TO THE LEFT;

55) THENCE N30°26'45"W A DISTANCE OF 5.46 FEET TO A POINT OF CURVE TO THE LEFT;

56) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 135.00 FEET, A DELTA ANGLE OF 56°24'49", AN ARC LENGTH OF 137.63 FEET, WHOSE LONG CHORD BEARS S45°08'23"W A DISTANCE OF 137.75 FEET TO A NON-TANGENT LINE SEGMENT;

57) THENCE S19°35'12"E A DISTANCE OF 686.07 FEET TO A NON-TANGENT LINE SEGMENT;

58) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 135.00 FEET, A DELTA ANGLE OF 74°20'48", AN ARC LENGTH OF 893.34 FEET, WHOSE LONG CHORD BEARS S52°49'36"E A DISTANCE OF 833.84 FEET;

59) THENCE N90°00'00"E A DISTANCE OF 511.94 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9;

60) THENCE S00°19'32"E ON SAID LINE, A DISTANCE OF 1,600.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 2,431,522 SQUARE FEET OR 55.820 ACRES, MORE OR LESS.

THE TRAILS AT ASPEN RIDGE FILING 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

DEFINITION:

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 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.

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)

My commission expires _____

Acknowledged before me this _____ day of _____, 200__ by _____ as _____

STATE OF COLORADO) ss. _____

COUNTY OF _____

ATTEST: (if corporation)

Secretary/Treasurer

By: _____

Title: _____

Owners/Mortgagee (Signature) _____

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 _____.

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Notary Public

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. RIDGELINE LAND SURVEYING IS NOT PROVIDING ANY WARRANTY OR GUARANTEE FOR THE ACCURACY OF THE INFORMATION RELIED UPON A COMMITMENT TO THE TITLE INSURANCE NO. _____

2. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE OBTAINED FROM EL PASO COUNTY PUBLIC SERVICES DEPARTMENT. EACH LOT MAY ONLY ACCESS ONE STREET.

3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY LAND USE DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT.

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 AND BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____

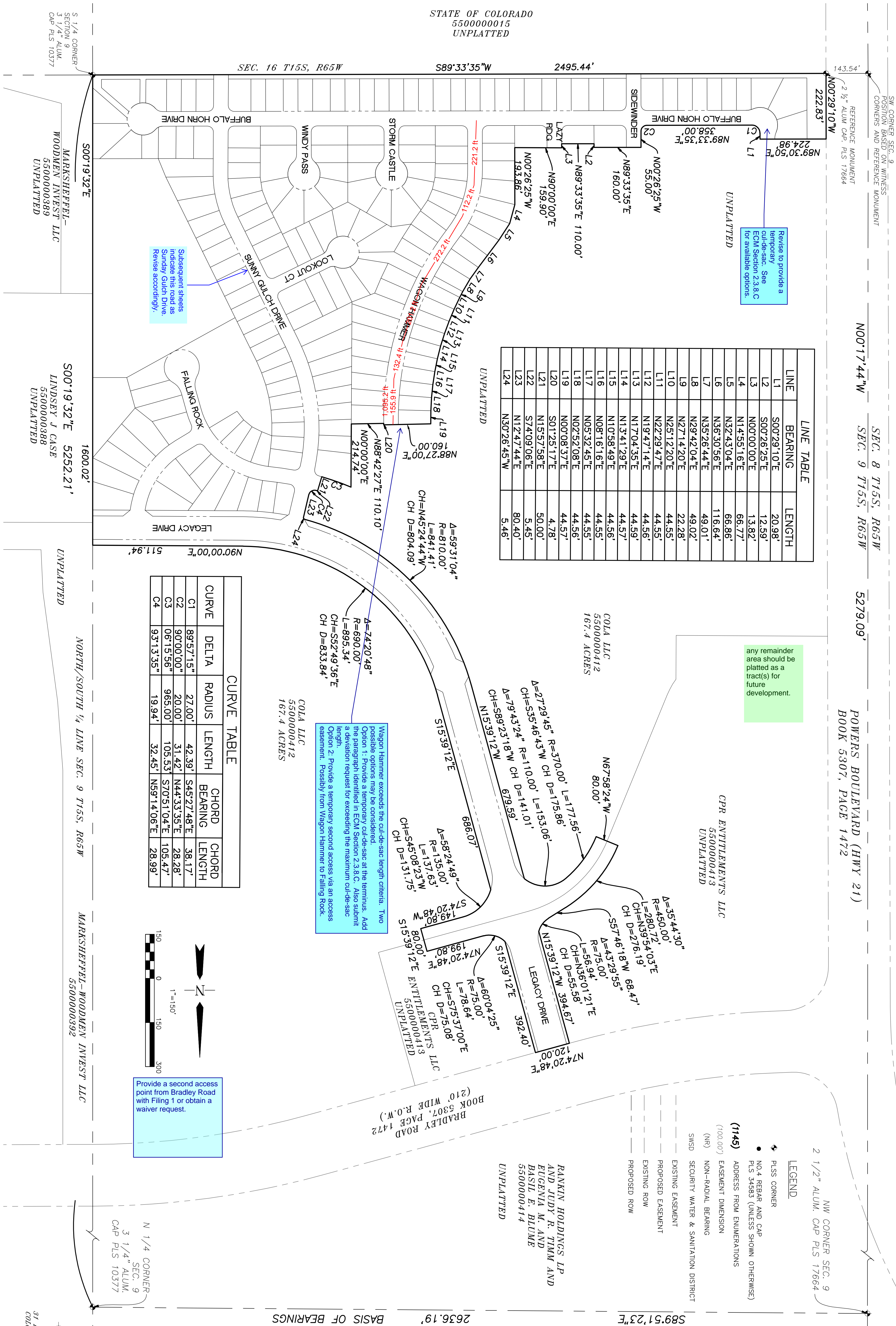
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.

6. SECURITY WATER AND SANITARIAN DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES.

7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW 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, U.S. ENVIRONMENTAL PROTECTION AGENCY, U.S. GEOLOGICAL SURVEY, U.S. FOREST SERVICE, U.S. BUREAU OF LAND MANAGEMENT, U.S. BUREAU OF RECLAMATION, U.S. BUREAU OF MINES, U.S. BUREAU OF GEOGRAPHIC NAMES, U.S. BUREAU OF INDIAN AFFAIRS, U.S. BUREAU OF RECONSTRUCTION, U.S. BUREAU OF REVENUE, U.S. BUREAU OF THE CENSUS, U.S. BUREAU OF COMMERCE, U.S. BUREAU OF EDUCATION, U.S. BUREAU OF ENERGY, U.S. BUREAU OF ENTOMOLOGY AND PLANT QUARANTINE, U.S. BUREAU OF FISHERIES, U.S. BUREAU OF HEALTH, U.S. BUREAU OF HOUSING, U.S. BUREAU OF INDIAN AFFAIRS, U.S. BUREAU OF LAND MANAGEMENT, U.S. BUREAU OF RECLAMATION, U.S. BUREAU OF MINES, U.S. BUREAU OF GEOGRAPHIC NAMES, U.S. BUREAU OF INDIAN AFFAIRS, U.S. BUREAU OF 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U.S. BUREAU OF MINES, U.S. BUREAU OF GEOGRAPHIC NAMES, U.S. BUREAU OF INDIAN AFFAIRS, U.S. BUREAU OF RECONSTRUCTION, U.S. BUREAU OF REVENUE, U.S

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 6



Ridgeline
Land Surveying

31 E. PLATTE AVE. SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2017
DATE: 12/18/2018
SHEET 2 OF 6

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



Provide a 5' public improvements easements along the local roads. See typical cross section detail for an Urban Local Roadway.

minimum frontage
50'. Please add
setback line if setback
not met at front.

<ul style="list-style-type: none"> FOUND NO. 1 REPAIR AND CAP PLTS 34563 (UNLESS SHOWN OTHERWISE) 	PLSS CORNER
ADDRESS FROM ENUMERATIONS	45)
EASEMENT DIMENSION	(00.00')
NON-RADIAL BEARING	(N/R)
SECURITY WATER & SANITATION DISTRICT	SMUSD
EXISTING EASEMENT	—
PROPOSED EASEMENT	—
EXISTING ROW	—

minimum frontage
50'. Please add
setback line if
frontage not met at
setback requirement.

WQ BMP is located between lot 46 and 47. The pond must be located in a tract with maintenance access from a public road.

MARKSHEFFEL-
ODMEN INVEST LLC
5500000389
UNPLATTED

LDC requires minimum frontage of 30' per lot. If the frontage onto the road is not 30' a waiver is required. Please submit a waiver for those lots without the frontage with justification.

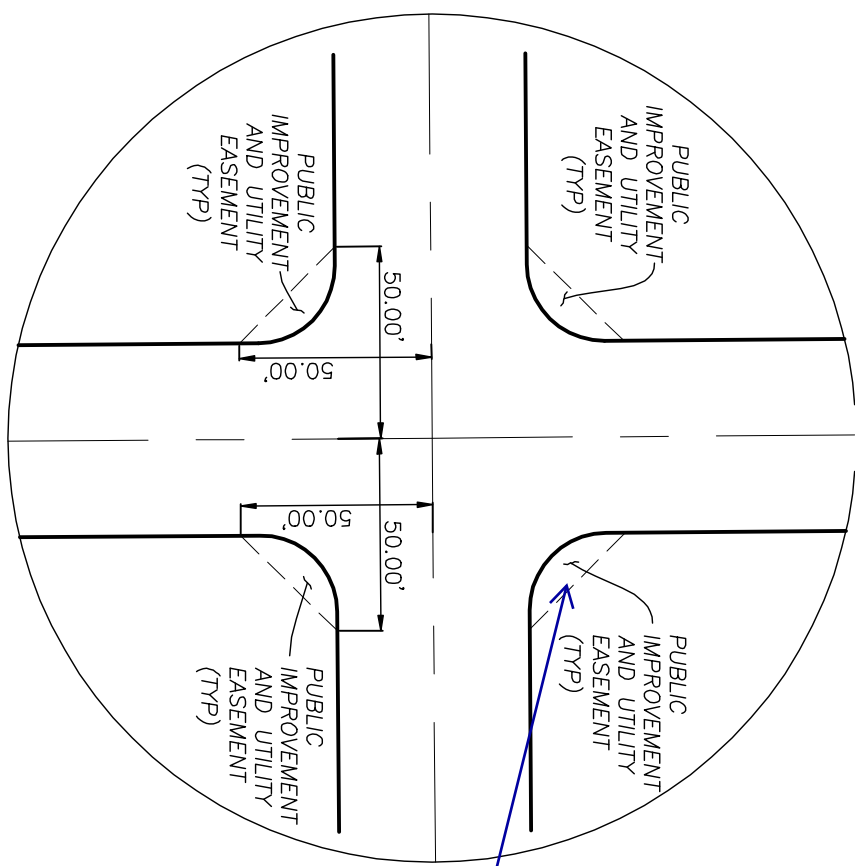
S 1/4 CORNER SEC. 9
3 1/4" ALUM. CAP PLS

Ridgeline and Surveying

31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917
DATE: 12/18/2018
SHEET 3 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 4 OF 6



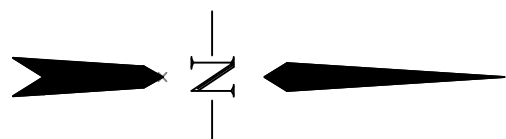
Revise to ROW. Per ECM Appendix F
Detail SD-2-40 the sidewalk bump out is
fully located within public ROW.

INTERSECTION DETAIL

- LEGEND**
- PLSS CORNER
 - SET NO. 4 REBAR AND CAP
PLS 34583 (UNLESS SHOWN OTHERWISE)
 - ADDRESS FROM ENUMERATIONS
 - EASEMENT DIMENSION (100.00')
 - (NR) NON-RADIAL BEARING
 - SWSD SECURITY WATER & SANITATION DISTRICT
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING ROW



lot information is
missing for
length/angle/bearing



SHEET 5

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

POWERS BOULEVARD (HWY 21)
BOOK 5307, PAGE 1472

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

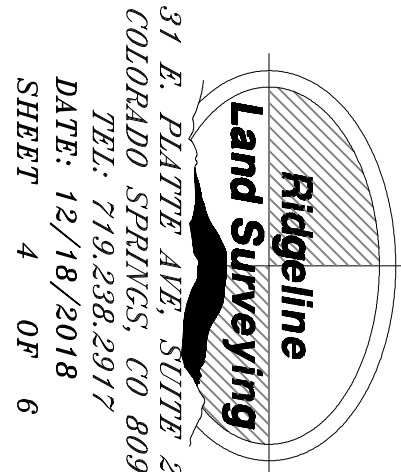
143.54'

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

COLA LLC
5000000412

UNPLATTED

SHEET 3



31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
PHONE: 719.288.2917
DATE: 12/18/2018
SHEET 4 OF 6

THE TRAILS AT ASPEN RIDGE FILING NO.1

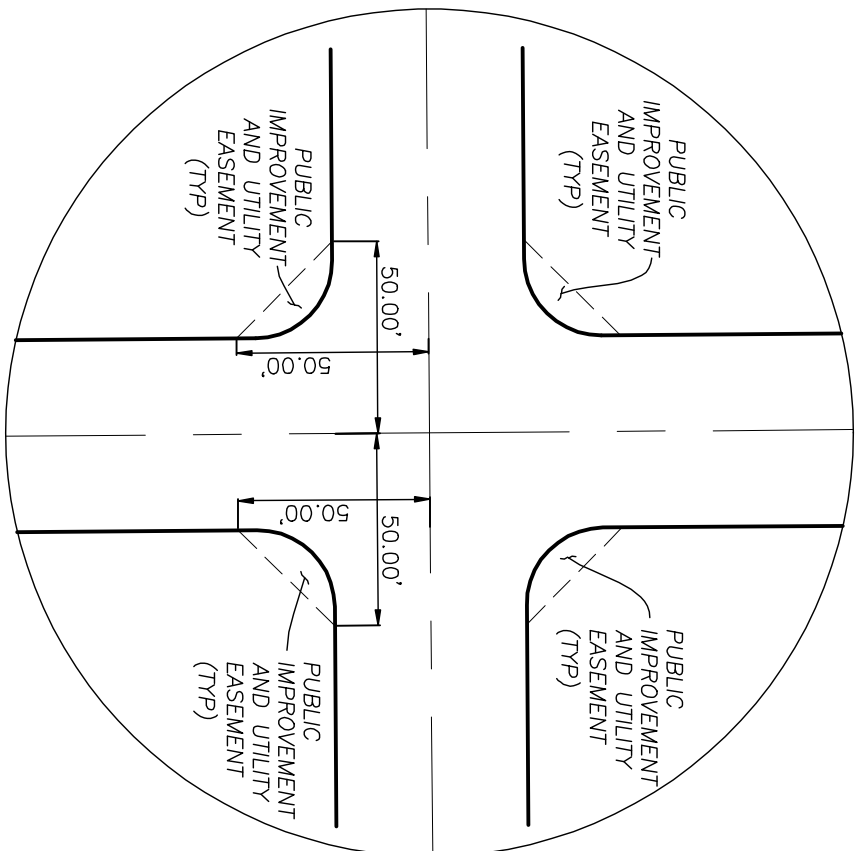
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

EL PASO COUNTY, COLORADO

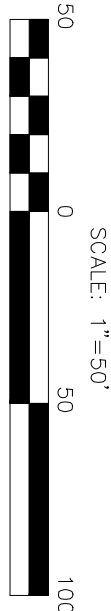
SHEET 5 OF 6

COLA LLC
5500000412
UNPLATTED

MARKSHEFFEL-
WOODMEN INVEST LLC
5500000392
UNPLATTED



INTERSECTION DETAIL



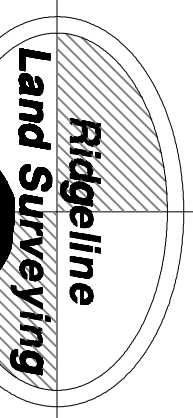
please review the
setback requirements
for a corner lot to
ensure this is a
buildable lot and that
your proposed
product will fit

please review the
setback requirements
for a corner lot to
ensure this is a
buildable lot and that
your proposed
product will fit

LEGEND

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

LINDSEY J CASE
5500000388
UNPLATTED

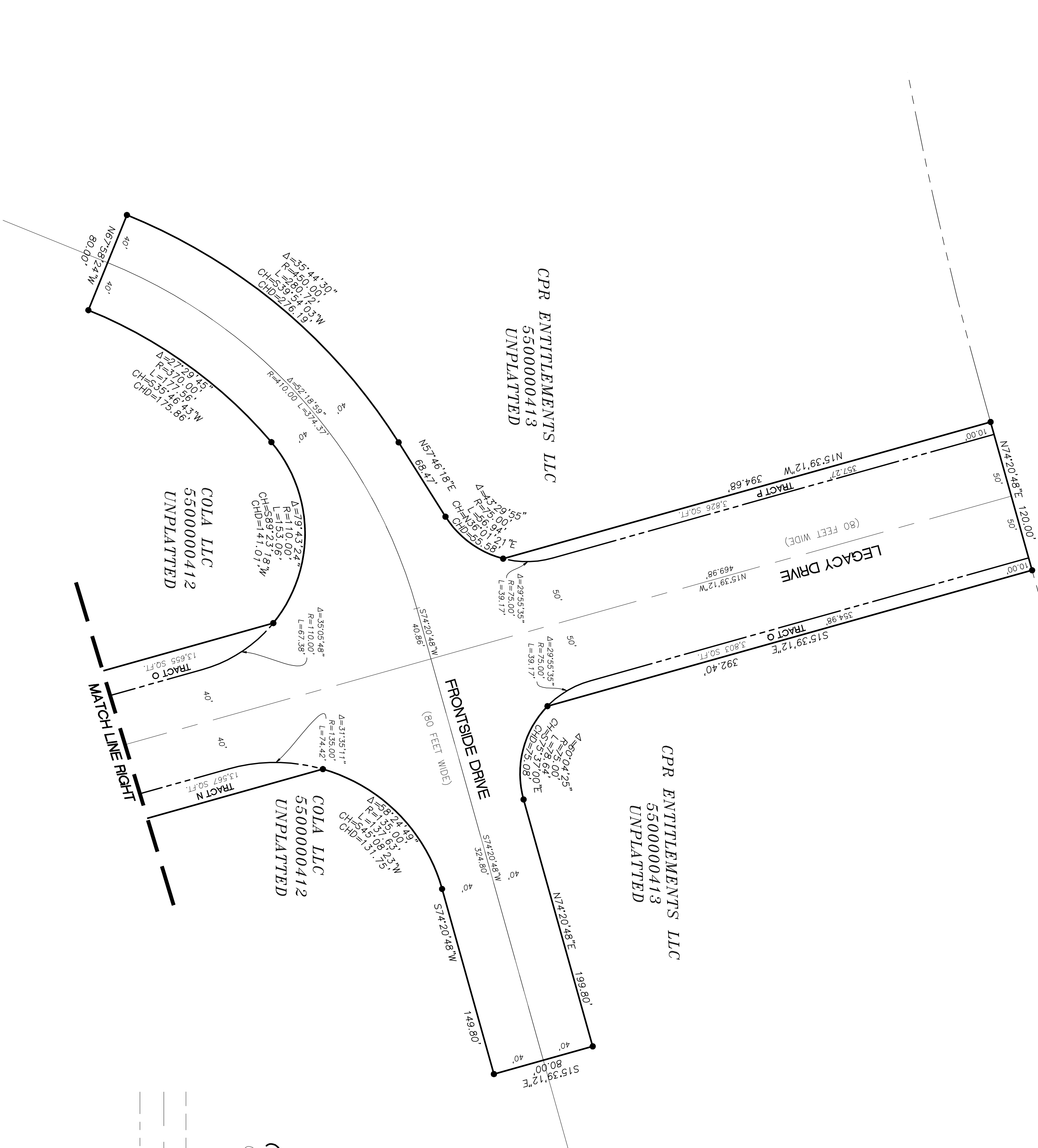


31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
DATE: 12/10/2018
SHEET 5 OF 6

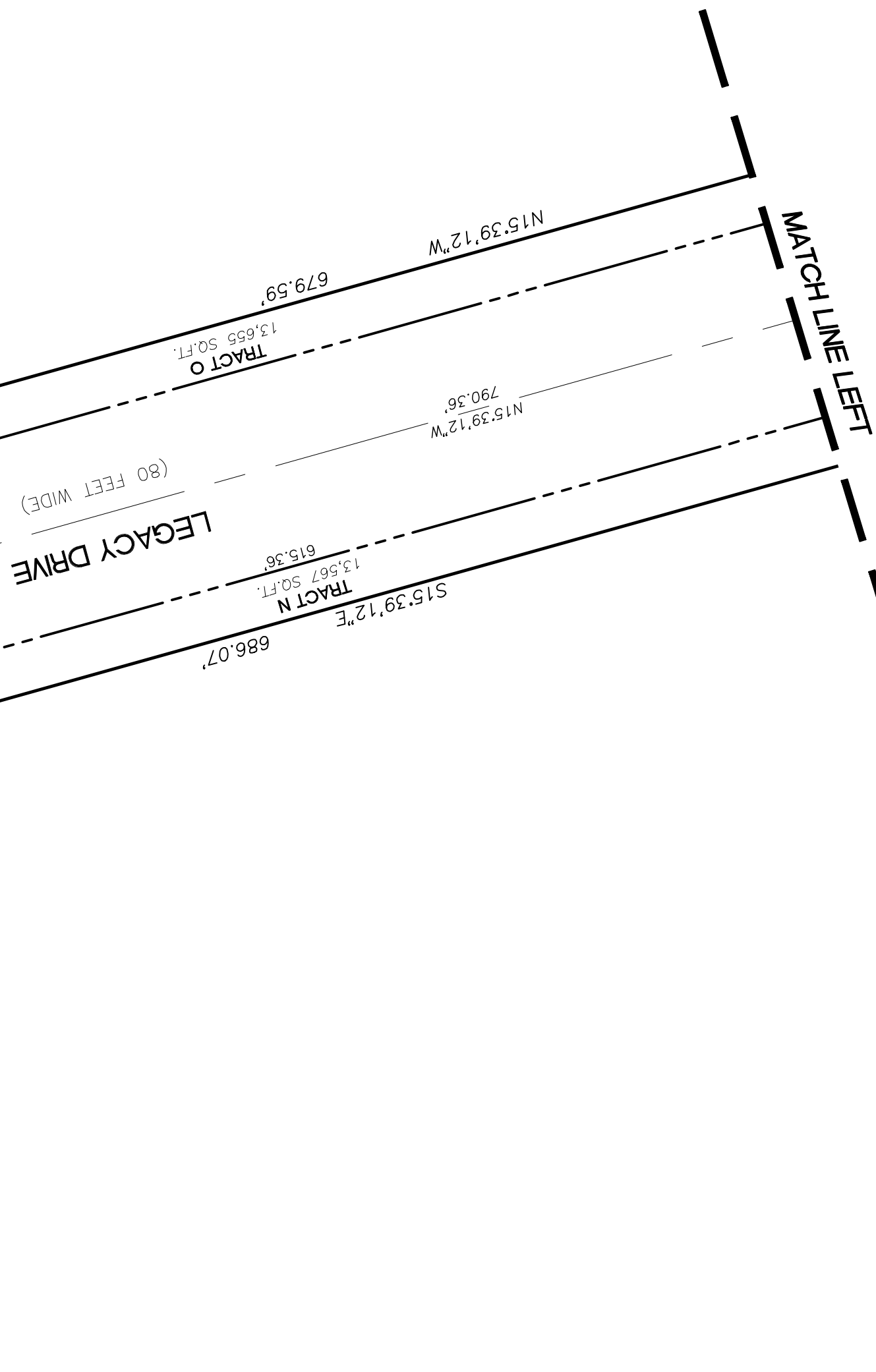
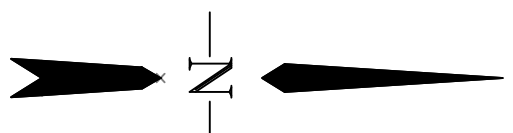
THE TRAILS AT ASPEN RIDGE FILING NO.1

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 1472
(210' WIDE R.O.W.)



- LEGEND
- PLSS CORNER
 - SET NO.4 REBAR AND CAP
PLS 34983 (UNLESS SHOWN OTHERWISE)
 - ADDRESS FROM ENUMERATIONS
(1145)
 - EASEMENT DIMENSION
(100.00')
 - NON-RADIAL BEARING
(NR)
 - SECURITY WATER & SANITATION DISTRICT
SWSD
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING ROW



SHEET 5