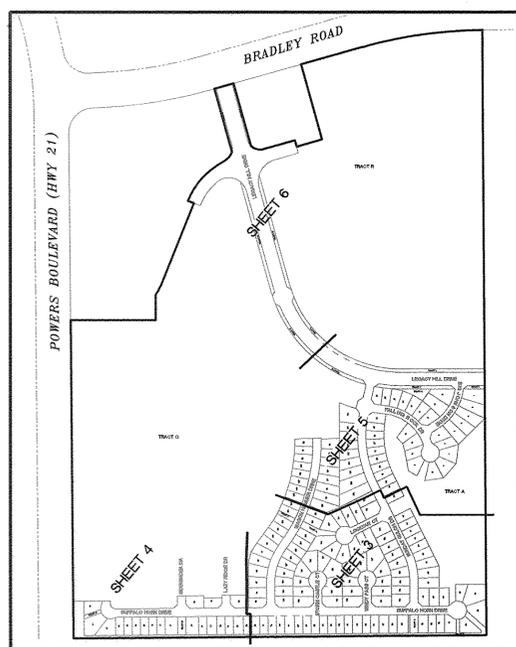


THE TRAILS AT ASPEN RIDGE FILING NO.1

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

14541



KEY MAP
N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT COLA LLC. AND CPR 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:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

1. THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
2. THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
3. THENCE N00°29'10"W ON SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1914.54 FEET;
4. THENCE S90°00'00"E A DISTANCE OF 515.00 FEET;
5. THENCE N00°00'00"E A DISTANCE OF 148.75 FEET TO A NON-TANGENT CURVE TO THE LEFT;
6. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'35", AN ARC LENGTH OF 61.46 FEET, WHOSE LONG CHORD BEARS N28°47'53"E A DISTANCE OF 61.31 FEET;
7. THENCE N22°01'35"E A DISTANCE OF 538.15 FEET;
8. THENCE N67°58'24"W A DISTANCE OF 40.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
9. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A DELTA ANGLE OF 35°44'30", AN ARC LENGTH OF 280.72 FEET, WHOSE LONG CHORD BEARS N39°54'03"E A DISTANCE OF 276.19 FEET;
10. THENCE N57°46'18"E A DISTANCE OF 68.47 FEET TO POINT OF CURVE TO THE LEFT;
11. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 43°29'55", AN ARC LENGTH OF 56.94 FEET, WHOSE LONG CHORD BEARS N36°01'21"E A DISTANCE OF 55.58 FEET;
12. THENCE N15°39'12"W A DISTANCE OF 394.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
13. THENCE N74°20'48"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120.00 FEET;
14. THENCE S15°39'12"E A DISTANCE OF 392.40 FEET TO A NON-TANGENT CURVE TO THE LEFT;
15. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 60°04'25", AN ARC LENGTH OF 78.64 FEET, WHOSE LONG CHORD BEARS S75°37'00"E A DISTANCE OF 75.08 FEET;
16. THENCE N74°20'48"E A DISTANCE OF 199.80 FEET;
17. THENCE S15°39'12"E A DISTANCE OF 40.00 FEET;
18. THENCE N74°20'48"E A DISTANCE OF 160.21 FEET;
19. THENCE N15°39'12"W A DISTANCE OF 469.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY OF BRADLEY ROAD:

20. THENCE N74°20'48"E A DISTANCE OF 385.14 FEET TO A POINT OF CURVE TO THE RIGHT;
21. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS N81°55'38"E A DISTANCE OF 728.16 FEET;
22. THENCE N89°30'29"E A DISTANCE OF 3.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 7,352,922 SQUARE FEET OR 168.800 ACRES, MORE OR LESS.

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 1/4" ALUM. CAP PLS 10377).

FLOOD PLAIN STATEMENT

ALL OF THE PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C0768 G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

DEDICATION:

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 AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE TRAILS AT ASPEN RIDGE FILING NO.1". 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.

OWNER:

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

THIS 10th DAY OF June 2020, A.D.

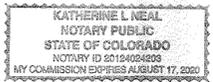
BY *Randy O'Leary*

RANDY O'LEARY, PRESIDENT, COLA LLC.

STATE OF COLORADO)
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF June 2020 BY RANDY O'LEARY, PRESIDENT, COLA LLC.,

Katherine L. Neal
NOTARY PUBLIC



MY COMMISSION EXPIRES: August 17, 2020

OWNER:

THE AFOREMENTIONED, CPR ENTITLEMENTS LLC, HAS EXECUTED THIS INSTRUMENT THIS 9th DAY OF June 2020, A.D.

BY *P.A. Koscielski*

P.A. KOSCIELSKI, MANAGER, CPR ENTITLEMENTS LLC

STATE OF COLORADO)
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June 2020 BY P.A. KOSCIELSKI, MANAGER, CPR ENTITLEMENTS LLC

Sarah Leavens
NOTARY PUBLIC



MY COMMISSION EXPIRES: 06/18/2023

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:

TRACTS A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P AND S, ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT FOR THE PURPOSES OF OPEN SPACE, DRAINAGE, MAIL KIOSK, TRAILS, PARKS, LANDSCAPING AND UTILITIES. OWNERSHIP BY WATERVIEW II METROPOLITAN DISTRICT WILL BE CONVEYED BY SEPARATE INSTRUMENT. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT MAY AUTHORIZE BUILDING PERMITS FOR STRUCTURES TO BE UTILIZED FOR THE ALLOWED USES LISTED PREVIOUSLY.

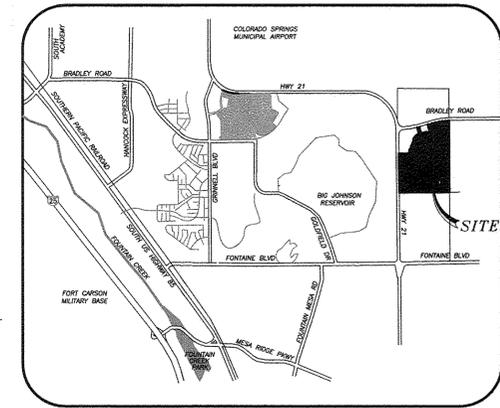
TRACTS Q AND R, ARE TO BE OWNED AND MAINTAINED BY COLA LLC. FOR FUTURE DEVELOPMENT. NO BUILDING PERMITS MAY BE ISSUED WITHOUT A PLATTING ACTION AND THAT ALL IMPACT FEES ASSOCIATED WITH THESE TRACTS WILL BE PAID AT THE TIME OF REPLATTING.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

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. ABN55074355.1, PREPARED BY LAND TITLE GUARANTEE, DATED 12/26/2018.
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. 220714541 IN THE OFFICE OF THE CLERK AND RECORDER 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. WIDEFIELD WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEWS 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 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. 120081532 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD 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. THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
12. THERE WILL BE NO DIRECT LOT ACCESS TO HIGHWAY 21 AND LEGACY HILL DRIVE FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING 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, CDOT 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. 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 (PID 2) PURSUANT TO RESOLUTION NO. 20-130 OF THE PID 2 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 220042582.
15. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT 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 THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT 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 DETENTION BASIN/STORMWATER 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-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF BUFFALO HORN DRIVE AND WAGON HAMMER DRIVE CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT BUFFALO HORN DRIVE OR WAGON HAMMER DRIVE IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE 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 STANDARD VACATION, REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTEND BUFFALO HORN DRIVE OR WAGON HAMMER DRIVE.
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 INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES 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 SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
22. LOTS 1-181 ACREAGE: 28.484
TRACTS A-S ACREAGE: 125.280
STREETS ACREAGE: 15.056
TOTAL ACREAGE: 168.800

FEES:	\$24,590.17 (Big Johnson)	\$3,175.95 (Big Johnson)
DRAINAGE	\$360,545.12 (W. Fox 31: Hwy 21) BRIDGE	\$106,065.57 (W. Fox 31: Hwy 21) BRIDGE
SCHOOL	\$51,467.00 (Widefield) PARK	\$82,536.00 (Resona #4)



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSEURE ERRORS 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, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 28th DAY OF April 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS 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 PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

Mark Well
CHAIR, BOARD OF COUNTY COMMISSIONERS

Mark Well
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT

STEVE SCHLEIKER, COUNTY ASSESSOR

DATE: 7/2/20
DATE: 7-7-2020
DATE:

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 14th DAY OF July 2020, AT 3:59 O'CLOCK A.M. (P.M.) AND WAS RECORDED AT RECEPTION NUMBER 220714541 OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

BY: *Kathy Fisher*
DEPUTY

FEES: \$60 sc. \$3

OWNER/DEVELOPER

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

ENGINEER

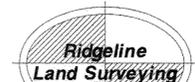
MATRIX
2435 RESEARCH PARKWAY
COLORADO SPRINGS, CO 80920

SURVEYED

DECEMBER 2018

DATE OF PREPARATION

APRIL 2019
SEPTEMBER 2019 - COUNTY COMMENTS
DECEMBER 2019 - ADD ADDRESSES
FEBRUARY 2020 - COUNTY COMMENTS



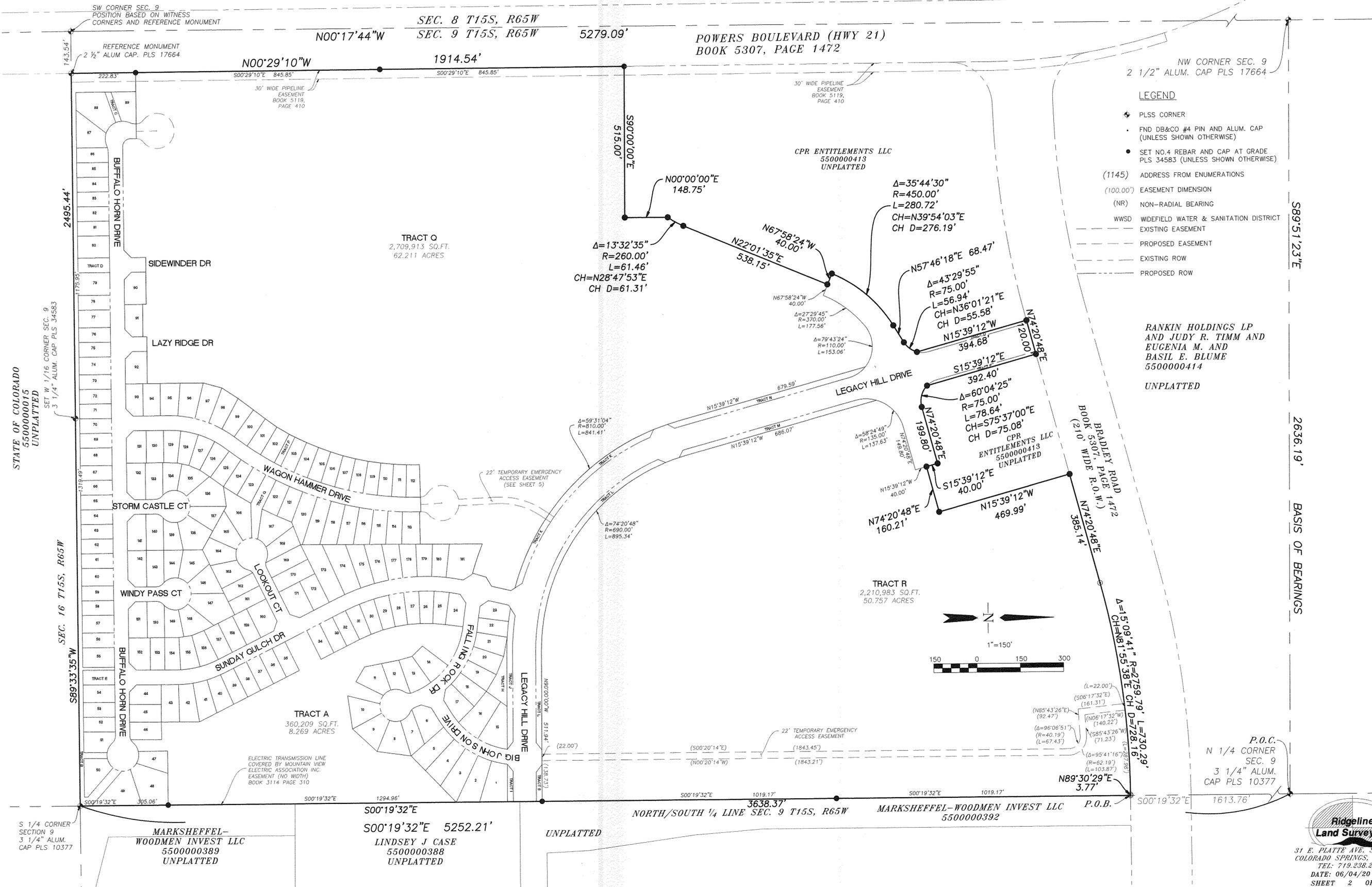
31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

DATE: 06/04/20
SHEET 1 OF 6 PCD# 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

14541



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)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- WWSO WIDEFIELD WATER & SANITATION DISTRICT
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - EXISTING ROW
- - - PROPOSED ROW

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



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

STATE OF COLORADO 5500000015 UNPLATTED

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

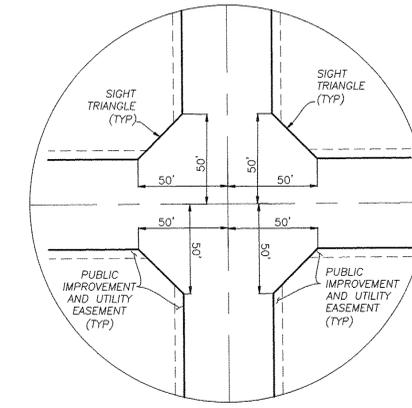
Ridgeline Land Surveying
31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917
DATE: 06/04/20
SHEET 2 OF 6

THE TRAILS AT ASPEN RIDGE FILING NO.1

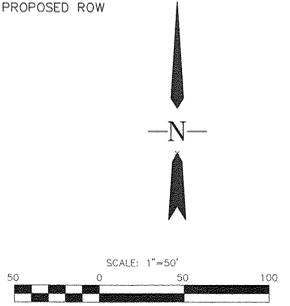
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

SHEET 3 OF 6

14541



- 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)
 - (1145) ADDRESS FROM ENUMERATIONS
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 - (NR) NON-RADIAL BEARING
 - WWSD WIDEFIELD WATER & SANITATION DISTRICT
 - EXISTING EASEMENT
 - - - PROPOSED EASEMENT
 - EXISTING ROW
 - PROPOSED ROW



MARKSHEFFEL-
WOODMEN INVEST LLC
550000389
UNPLATTED

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

Ridgeline Land Surveying
31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917
DATE: 06/04/20
SHEET 3 OF 6

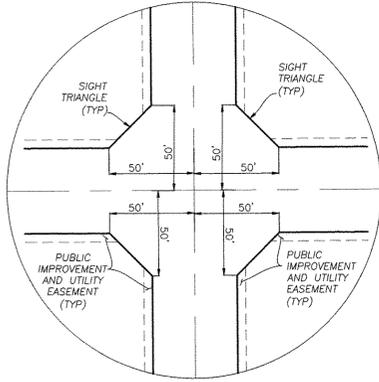
THE TRAILS AT ASPEN RIDGE FILING NO.1

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 5 OF 6

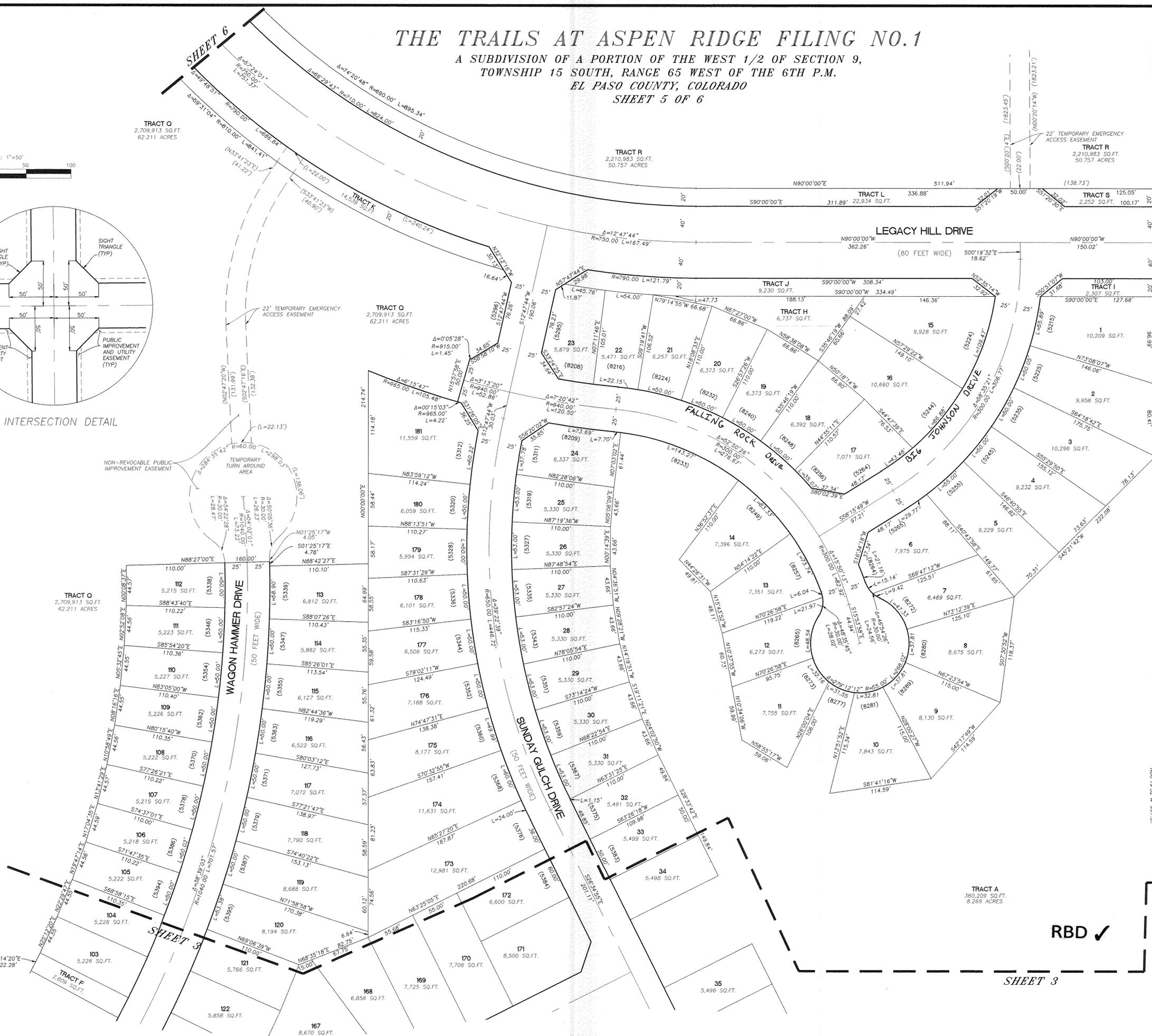
14541

MARKSHEFFEL -
WOODMEN INVEST LLC
5500000392
UNPLATTED

LINDSEY J CASE
5500000388
UNPLATTED



INTERSECTION DETAIL



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
- WWSD WIDEFIELD WATER & SANITATION DISTRICT
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - EXISTING ROW
- - - PROPOSED ROW

RBD ✓

SHEET 3

Ridgeline Land Surveying
31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917
DATE: 06/04/20
SHEET 5 OF 6

THE TRAILS AT ASPEN RIDGE FILING NO.1

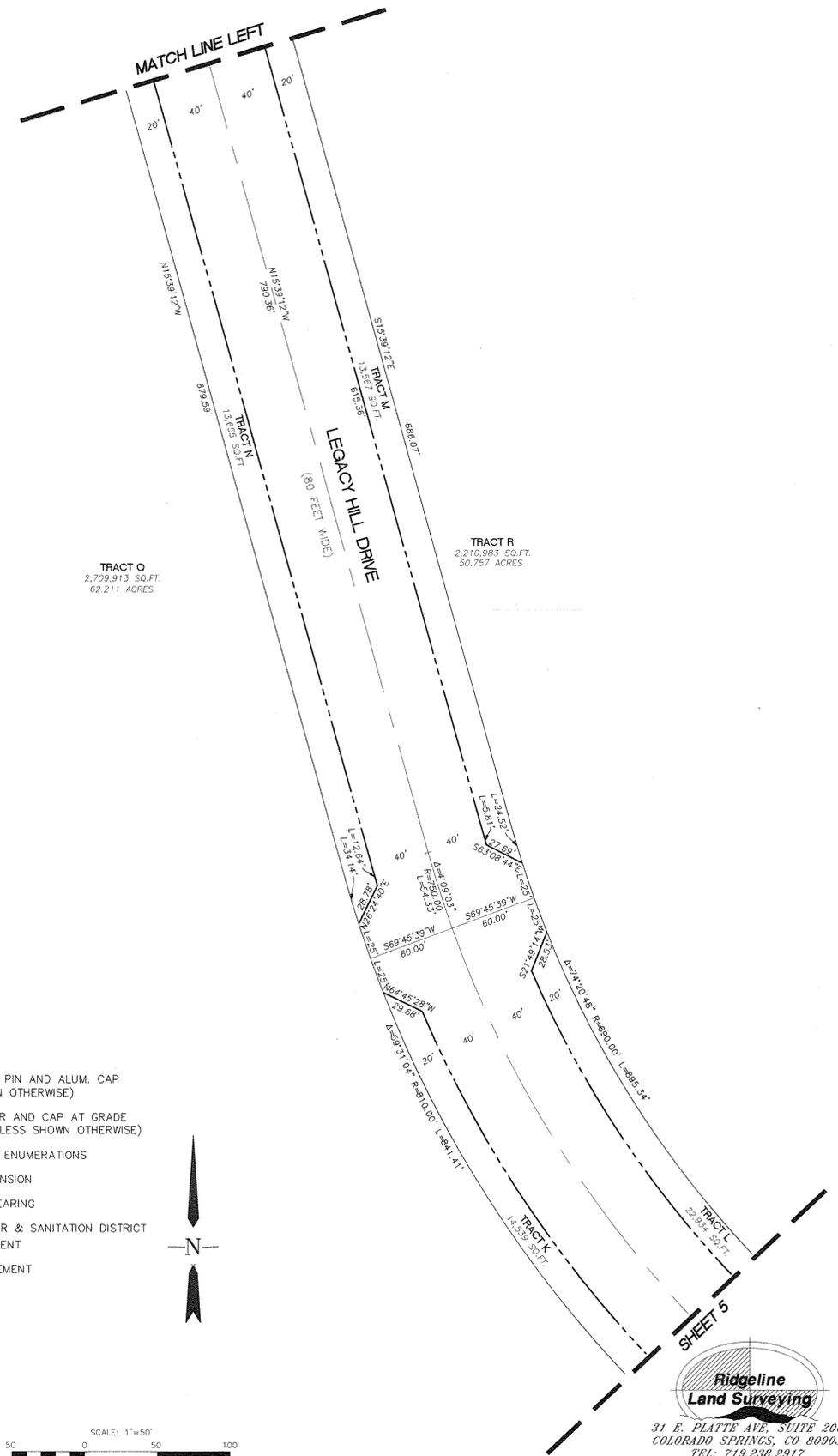
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 6 OF 6

14541

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

CPR ENTITLEMENTS LLC
5500000413
UNPLATTED

CPR ENTITLEMENTS LLC
5500000413
UNPLATTED



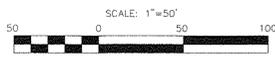
SHEET 2

SHEET 2

SHEET 5

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
- WWS DISTRICT WIDEFIELD WATER & SANITATION DISTRICT
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - EXISTING ROW
- - - PROPOSED ROW



Ridgeline Land Surveying

31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917
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SHEET 6 OF 6