

# 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

## 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:

- BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9;
- 1) THENCE S89°33'35"W ON THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 9, A DISTANCE OF 2,495.44 FEET TO A POINT ON THE EASTERLY 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°30'50"E A DISTANCE OF 224.98 FEET;
  - 4) THENCE S00°29'10"E A DISTANCE OF 20.98 FEET TO A POINT OF CURVE TO THE LEFT;
  - 5) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.00 FEET, A DELTA ANGLE OF 89°57'15", AN ARC LENGTH OF 42.39 FEET, WHOSE LONG CHORD BEARS S45°27'48"E A DISTANCE OF 38.17 FEET;
  - 6) THENCE N89°33'35"E A DISTANCE OF 358.00 FEET TO A POINT OF CURVE TO THE LEFT;
  - 7) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, WHOSE LONG CHORD BEARS N44°33'35"E A DISTANCE OF 28.28 FEET;
  - 8) THENCE N00°26'25"W A DISTANCE OF 55.00 FEET;
  - 9) THENCE N89°33'35"E A DISTANCE OF 160.00 FEET;
  - 10) THENCE S00°26'25"E A DISTANCE OF 12.59 FEET;
  - 11) THENCE N89°33'35"E A DISTANCE OF 110.00 FEET;
  - 12) THENCE N00°00'00"E A DISTANCE OF 13.82 FEET;
  - 13) THENCE N90°00'00"E A DISTANCE OF 159.90 FEET;
  - 14) THENCE N00°26'25"W A DISTANCE OF 193.86 FEET;
  - 15) THENCE N14°55'16"E A DISTANCE OF 66.77 FEET;
  - 16) THENCE N32°43'04"E A DISTANCE OF 66.86 FEET;
  - 17) THENCE N36°30'56"E A DISTANCE OF 116.64 FEET;
  - 18) THENCE N35°26'44"E A DISTANCE OF 49.01 FEET;
  - 19) THENCE N29°42'04"E A DISTANCE OF 49.02 FEET;
  - 20) THENCE N27°14'20"E A DISTANCE OF 22.23 FEET;
  - 21) THENCE N25°12'20"E A DISTANCE OF 44.55 FEET;
  - 22) THENCE N22°29'47"E A DISTANCE OF 44.55 FEET;
  - 23) THENCE N19°47'14"E A DISTANCE OF 44.56 FEET;
  - 24) THENCE N17°04'35"E A DISTANCE OF 44.59 FEET;
  - 25) THENCE N13°41'29"E A DISTANCE OF 44.57 FEET;
  - 26) THENCE N10°58'49"E A DISTANCE OF 44.56 FEET;
  - 27) THENCE N08°16'16"E A DISTANCE OF 44.55 FEET;
  - 28) THENCE N05°32'45"E A DISTANCE OF 44.55 FEET;
  - 29) THENCE N02°52'08"E A DISTANCE OF 44.56 FEET;
  - 30) THENCE N00°08'37"E A DISTANCE OF 44.57 FEET;
  - 31) THENCE N88°27'00"E A DISTANCE OF 160.00 FEET;
  - 32) THENCE S01°25'17"E A DISTANCE OF 4.78 FEET;
  - 33) THENCE N88°42'27"E A DISTANCE OF 110.10 FEET;
  - 34) THENCE N00°00'00"E A DISTANCE OF 214.74 FEET TO A NON-TANGENT CURVE TO THE LEFT;
  - 35) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 965.00 FEET, A DELTA ANGLE OF 06°15'56", AN ARC LENGTH OF 105.53 FEET, WHOSE LONG CHORD BEARS S70°51'04"E A DISTANCE OF 105.47 FEET;
  - 36) THENCE N15°57'58"E A DISTANCE OF 50.00 FEET;
  - 37) THENCE S74°09'06"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 20.00 FEET, A DELTA ANGLE OF 92°53'07", AN ARC LENGTH OF 32.42 FEET, WHOSE LONG CHORD BEARS N59°14'06"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 810.00 FEET, A DELTA ANGLE OF 59°31'04", AN ARC LENGTH OF 841.41 FEET, WHOSE LONG CHORD BEARS N45°24'44"W A DISTANCE OF 804.09 FEET;
  - 42) THENCE N15°39'12"W A DISTANCE OF 679.59 FEET TO A POINT OF CURVE TO THE LEFT;
  - 43) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 110.00 FEET, A DELTA ANGLE OF 79°43'24", AN ARC LENGTH OF 153.06 FEET, WHOSE LONG CHORD BEARS S89°23'18"W A DISTANCE OF 141.01 FEET TO A POINT OF A COMPOUND CURVE;
  - 44) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 370.00 FEET, A DELTA ANGLE OF 27°29'45", AN ARC LENGTH OF 177.56 FEET, WHOSE LONG CHORD BEARS S35°46'43"W A DISTANCE OF 175.86 FEET;
  - 45) THENCE N67°58'24"W A DISTANCE OF 80.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
  - 46) 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;
  - 47) THENCE N57°46'18"E A DISTANCE OF 68.47 FEET TO A POINT OF CURVE TO THE LEFT;
  - 48) 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 TO A NON-TANGENT LINE SEGMENT;
  - 49) 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;
  - 50) THENCE N74°20'48"E ON SAID RIGHT-OF-WAY, A DISTANCE OF 120.00 FEET;
  - 51) THENCE S15°39'12"E A DISTANCE OF 392.40 FEET TO A NON-TANGENT CURVE TO THE LEFT;
  - 52) 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;
  - 53) THENCE N74°20'48"E A DISTANCE OF 199.80 FEET;
  - 54) THENCE S15°39'12"E A DISTANCE OF 80.00 FEET;
  - 55) THENCE S74°20'48"W A DISTANCE OF 149.80 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 58°24'49", AN ARC LENGTH OF 137.63 FEET, WHOSE LONG CHORD BEARS S45°08'23"W A DISTANCE OF 131.75 FEET TO A NON-TANGENT LINE SEGMENT;
  - 57) THENCE S15°39'12"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 690.00 FEET, A DELTA ANGLE OF 74°20'48", AN ARC LENGTH OF 895.34 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.

## DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, AND EASEMENTS, AS SHOWN. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "THE TRAILS AT ASPEN RIDGE FILING NO.1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

## OWNER:

THE AFOREMENTIONED, FRANK. W. HOWARD #2 LIMITED PARTNERSHIP, LLLP, HAS EXECUTED THIS INSTRUMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_

FRANK. W. HOWARD #2 LIMITED PARTNERSHIP, LLLP

STATE OF COLORADO)  
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011 BY FRANK HOWARD, AS APPROVING AGENT OF COLA LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## OWNER:

THE AFOREMENTIONED, \_\_\_\_\_, CPR ENTITLEMENTS LLC, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY \_\_\_\_\_

(PRINT NAME), CPR ENTITLEMENTS LLC

STATE OF COLORADO)  
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011 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 (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND 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 (5') 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.

\*NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.\*

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 213006737 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

## TRACTS:

TRACTS A THRU R, 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 CONVEYED AFTER THE RECORDING OF THIS PLAT BY SEPERATE INSTRUMENT.

AN OPAQUE DOUBLE-SIDED FENCE (6' CEDAR OR OTHER APPROPRIATE MATERIALS AS TO BE DETERMINED BY THE APPLICANT AT THE TIME OF THE FINAL PLAT), WILL BE INSTALLED AND WILL ADD ADDITIONAL NOISE REDUCTION BENEFITS FOR HOMES THAT BACK HIGHWAY 21.

NOTE: ALL TRACTS CAN BE USED FOR PUBLIC UTILITY IMPROVEMENTS.

## 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. \_\_\_\_\_ PREPARED BY LAND TITLE GUARANTEE, DATED \_\_\_\_\_
2. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE OBTAINED BY THE 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 BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ 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. SECURITY WATER AND SANITATION 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 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 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. THE APPLICANT SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA-RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
12. 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.
13. THERE WILL BE NO DIRECT ACCESS TO HIGHWAY 21 FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS NOT PERMITTED.
14. 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.
15. 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. 12-382. 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. 12-416 OF THE PID2 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 212150204.
16. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
17. LOTS 1-180 ACREAGE: 28.846  
TRACTS A-R ACREAGE: 11.602  
STREETS ACREAGE: 15.972  
TOTAL ACREAGE: 55.820

## 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

PORTION OF PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO'S 08041C0956F AND 08041C0768 F DATED MARCH 17, 1997. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

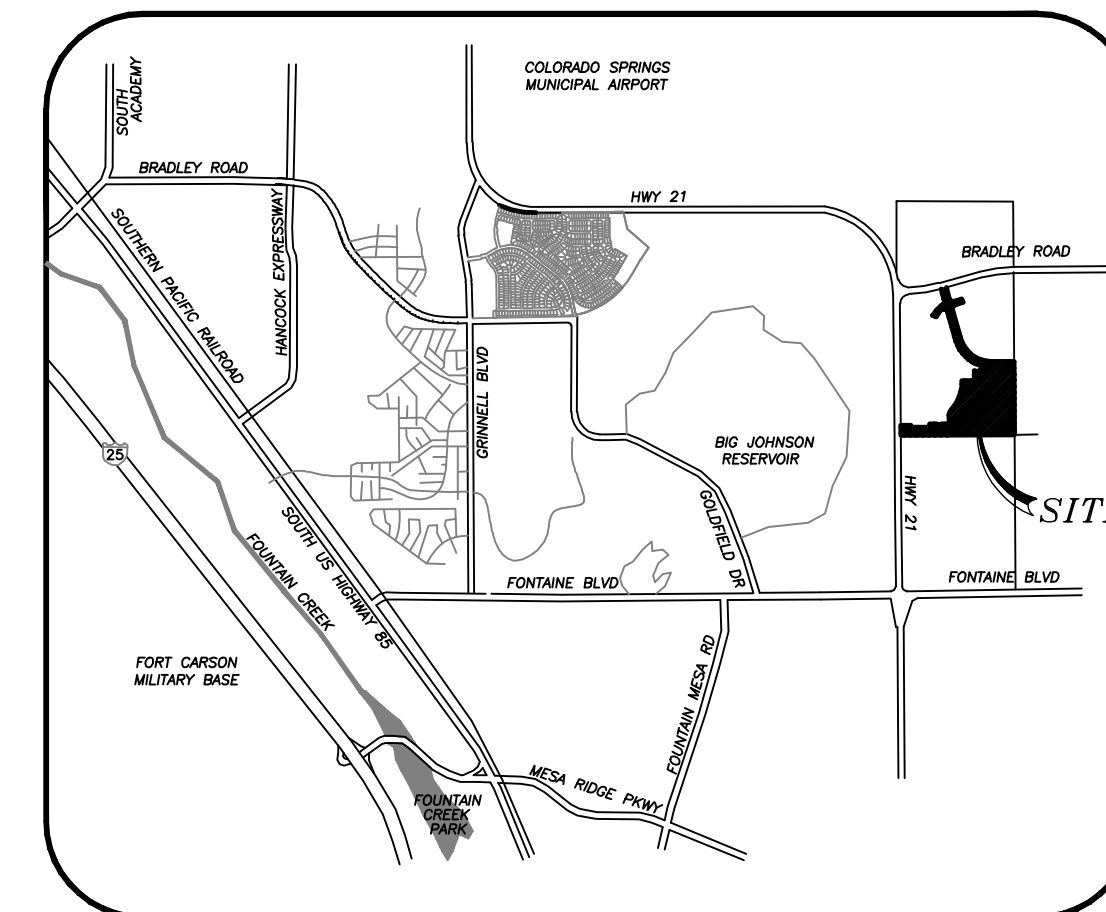
## SURVEYED

DECEMBER 2018

Add Easement Note to state: "All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."

## FEES:

DRAINAGE \_\_\_\_\_ BRIDGE \_\_\_\_\_  
SCHOOL \_\_\_\_\_ PARK \_\_\_\_\_



VICINITY MAP  
N.T.S.

## SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, AND MONUMENTS EXIST AS SHOWN HEREON.

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 REQUEST HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ APPROVING THE PLAT, AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

MARK LOWDERMAN, COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

## CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, 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: \_\_\_\_\_

PLEASE READ  
C.R.S. §§38-51-105 (c)

E.P.C. §§7.2.6 (a) & (d)

ROB 2-12-19

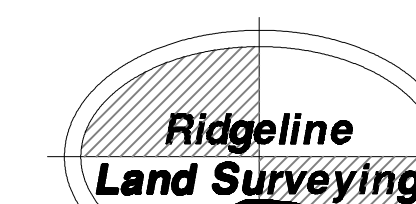
COLA LLC  
7910 GATEWAY BLVD EAST #102  
EL PASO, TX 79915-1801

## ENGINEER

STANTEC  
5725 MARK DABLING WAY #190  
COLORADO SPRINGS, CO 80919

## DATE OF PREPARATION

SEPTEMBER 2017



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

DATE: 12/12/2018  
SHEET 1 OF 6

32.457 CHECK PAGE 2  
ROB 2-12-19

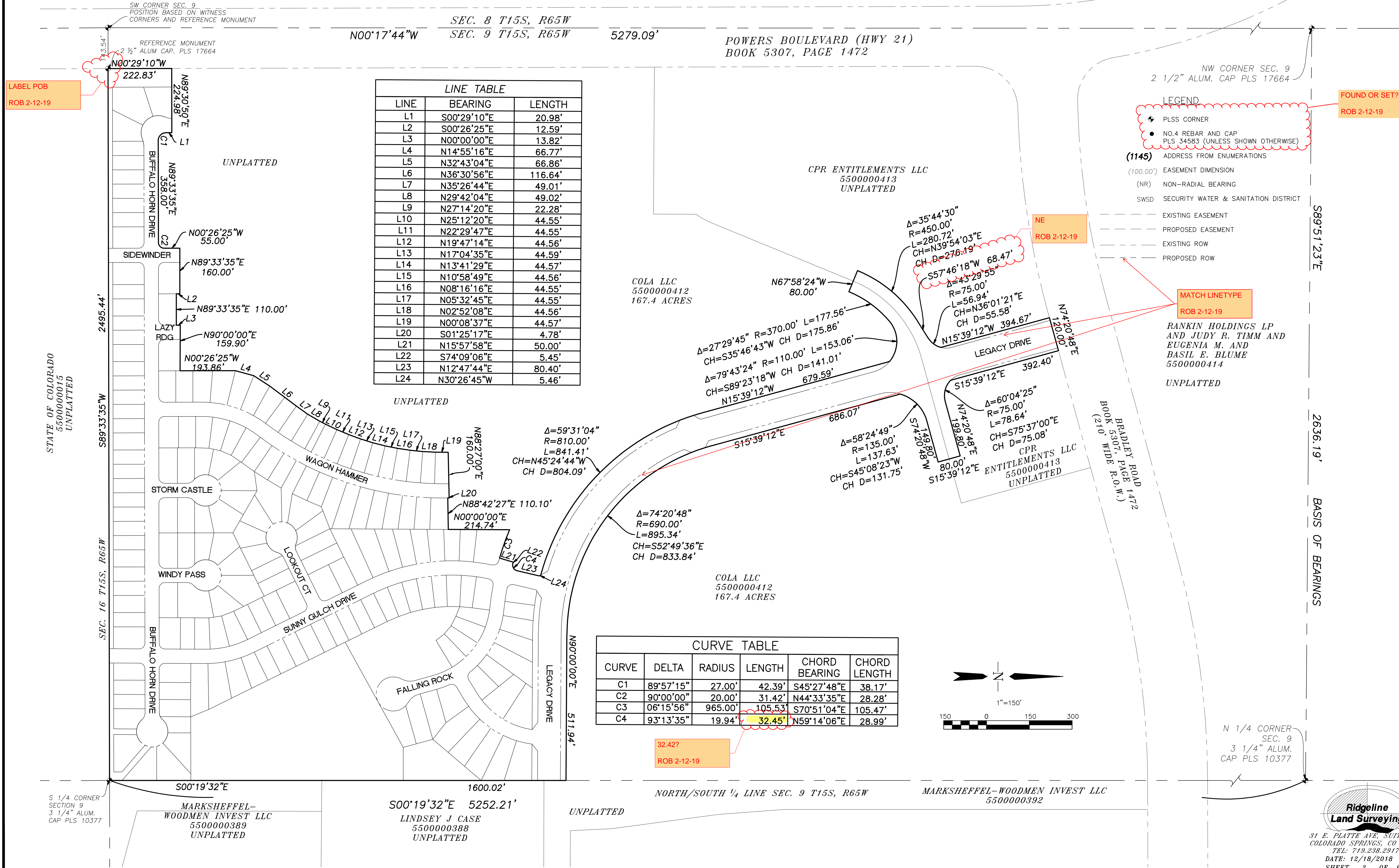
CURVE TO THE LEFT???

PROPERTY OUTSIDE OF CSU  
ELECTRIC BOUNDARY??  
ROB 02-11-19

PLEASE CHECK  
CITY LIMITS  
ROB 2-12-19

# 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

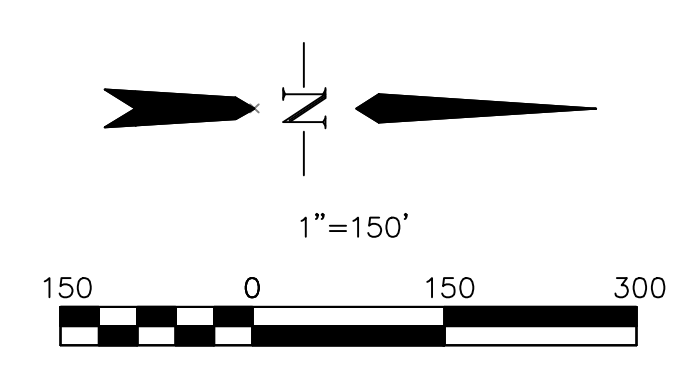


**LINE TABLE**

LINE	BEARING	LENGTH
L1	S00°29'10"E	20.98'
L2	S00°26'25"E	12.59'
L3	N00°00'00"E	13.82'
L4	N14°55'16"E	66.77'
L5	N32°43'04"E	66.86'
L6	N36°30'56"E	116.64'
L7	N35°26'44"E	49.01'
L8	N29°42'04"E	49.02'
L9	N27°14'20"E	22.28'
L10	N25°12'20"E	44.55'
L11	N22°29'47"E	44.55'
L12	N19°47'14"E	44.56'
L13	N17°04'35"E	44.59'
L14	N13°41'29"E	44.57'
L15	N10°58'49"E	44.56'
L16	N08°16'16"E	44.55'
L17	N05°32'45"E	44.55'
L18	N02°52'08"E	44.56'
L19	N00°08'37"E	44.57'
L20	S01°25'17"E	4.78'
L21	N15°57'58"E	50.00'
L22	S74°09'06"E	5.45'
L23	N12°47'44"E	80.40'
L24	N30°26'45"W	5.46'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°57'15"	27.00'	42.39'	S45°27'48"E	38.17'
C2	90°00'00"	20.00'	31.42'	N44°33'35"E	28.28'
C3	06°15'56"	965.00'	105.53'	S70°51'04"E	105.47'
C4	93°13'35"	19.94'	32.45'	N59°14'06"E	28.99'



**LEGEND**

- ✦ PLS CORNER
- NO.4 REBAR AND CAP 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

**MATCH LINETYPE**  
ROB 2-12-19

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

LABEL POB  
ROB 2-12-19

FOUND OR SET?  
ROB 2-12-19

STATE OF COLORADO  
5500000015  
UNPLATTED

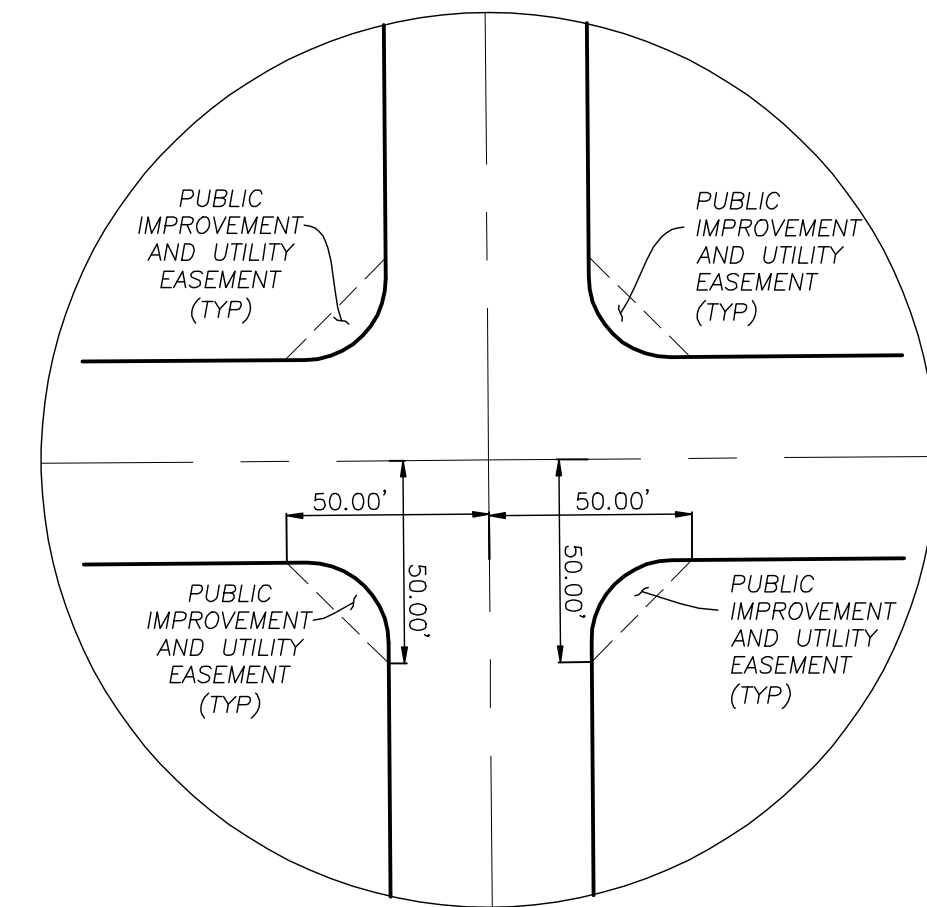
S 1/4 CORNER SECTION 9  
3 1/4" ALUM. CAP PLS 10377

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  
TEL: 719.298.2917  
DATE: 12/18/2018  
SHEET 2 OF 6

# THE TRAILS AT ASPEN RIDGE FILING NO.1

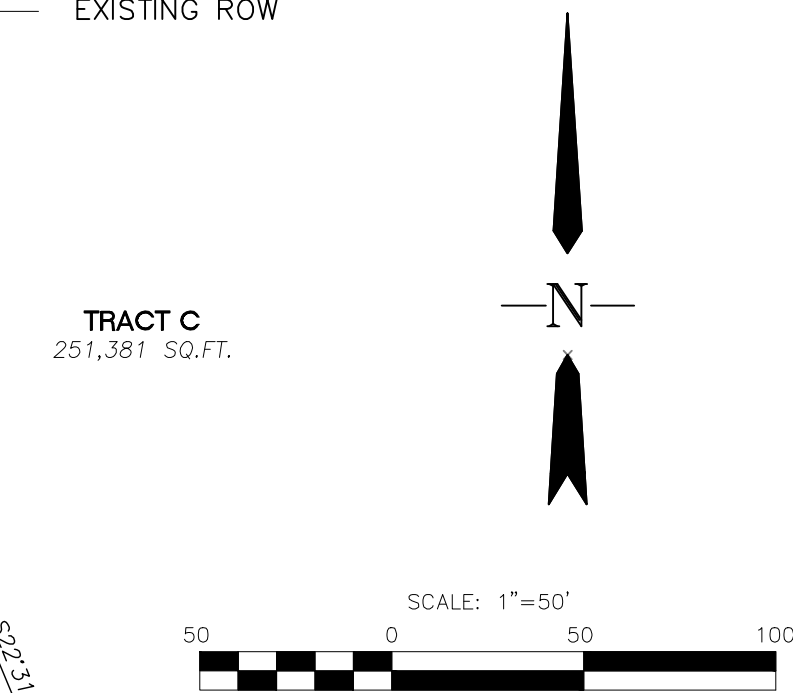
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TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO  
SHEET 3 OF 6



INTERSECTION DETAIL

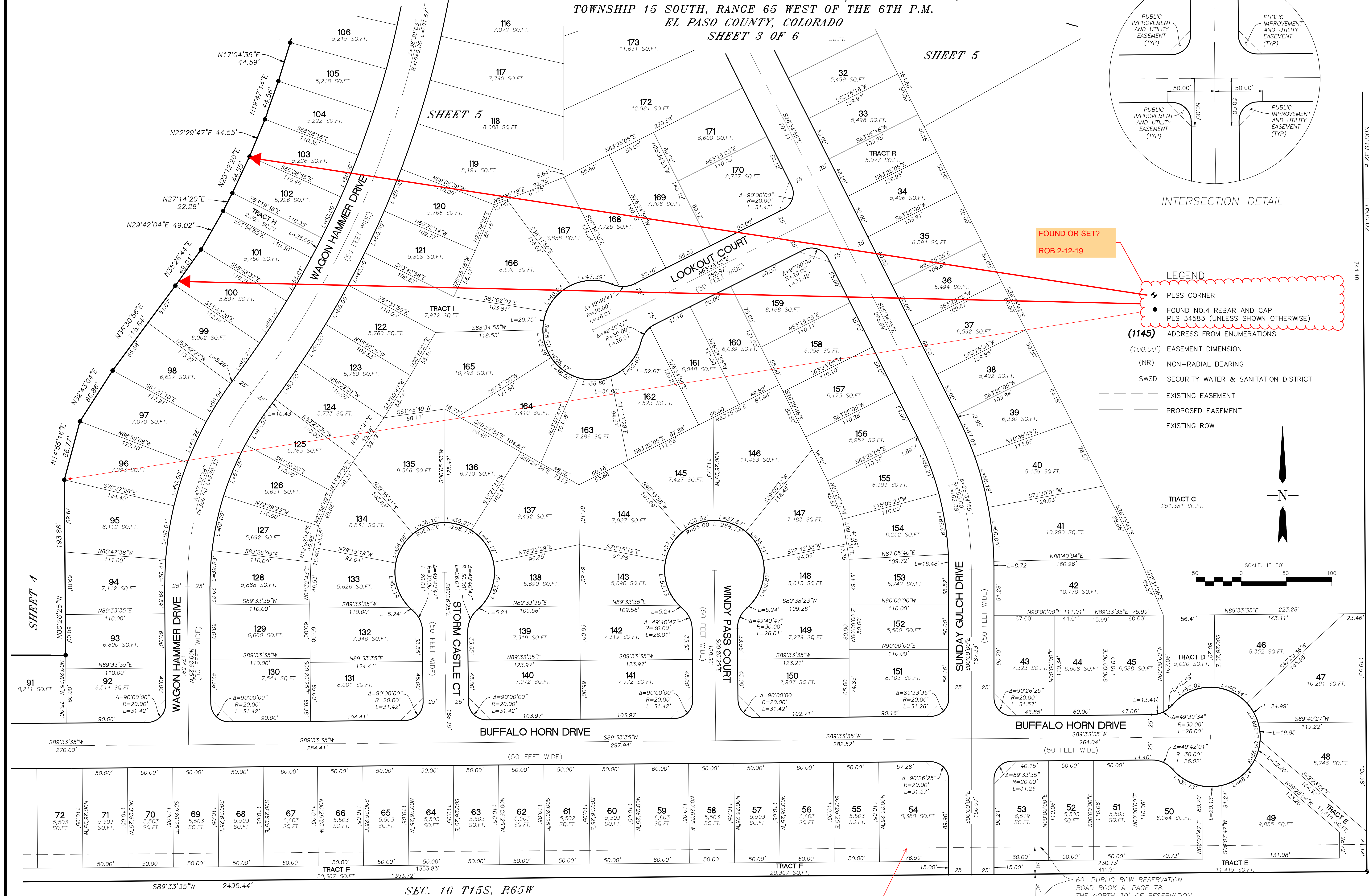
FOUND OR SET?  
ROB 2-12-19

- LEGEND**
- ⊕ PLSS CORNER
  - FOUND NO.4 REBAR AND CAP 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



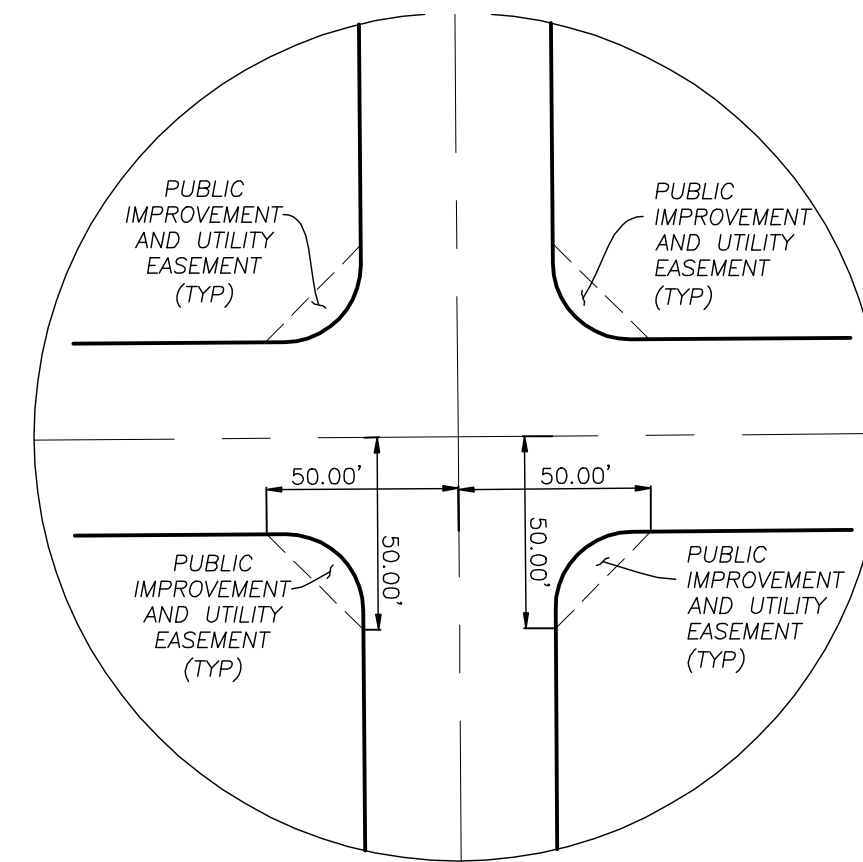
MARKSHEFFEL-  
WOODMEN INVEST LLC  
550000389  
UNPLATTED

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



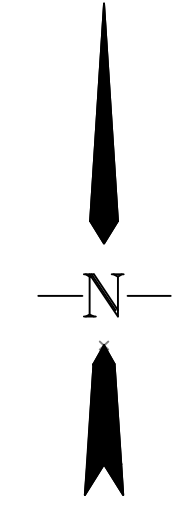
# THE TRAILS AT ASPEN RIDGE FILING NO.1

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



INTERSECTION DETAIL

- LEGEND**
- ⊕ PLSS CORNER
  - SET NO.4 REBAR AND CAP  
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



SHEET 5

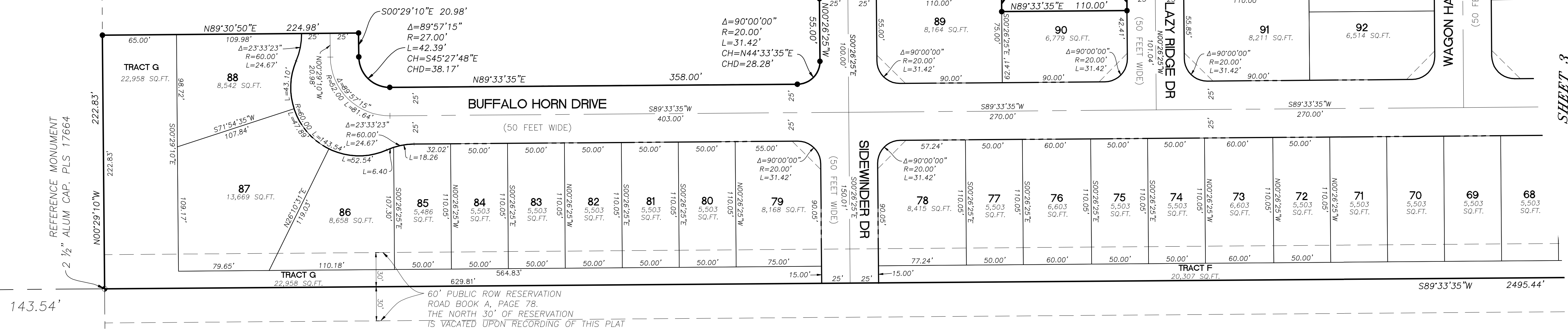
POWERS BOULEVARD (HWY 21)  
BOOK 5307, PAGE 1472

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

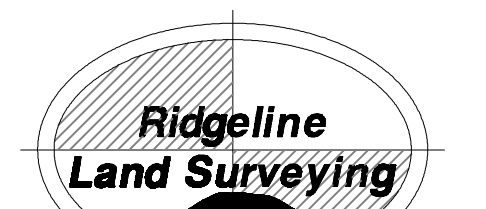
REFERENCE MONUMENT  
2 1/2" ALUM. CAP. PLS 17664

COLA LLC  
5500000412

UNPLATTED



SHEET 3



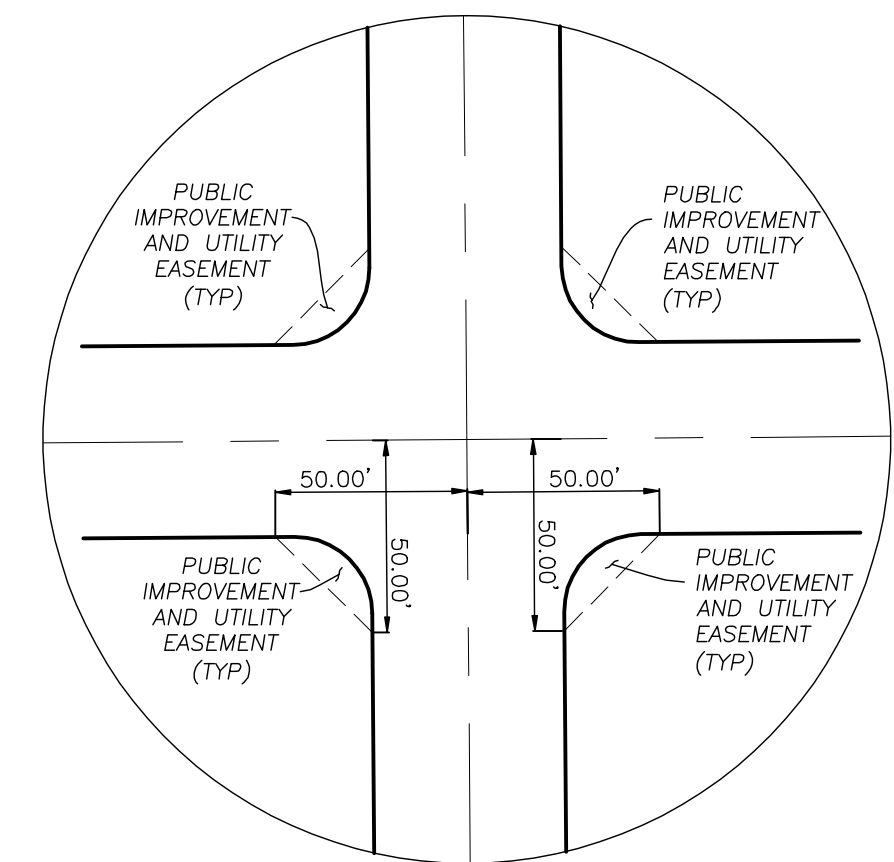
Ridgeline  
Land Surveying  
31 E. PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: 719.298.2917  
DATE: 12/18/2018  
SHEET 4 OF 6

# THE TRAILS AT ASPEN RIDGE FILING NO.1

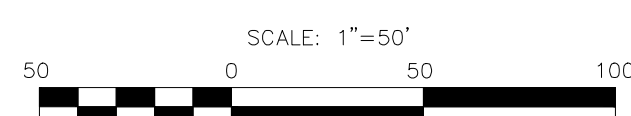
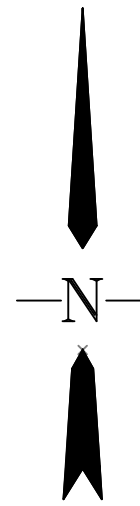
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO  
SHEET 5 OF 6

COLA LLC  
5500000412  
UNPLATTED

MARKSHEFFEL -  
WOODMEN INVEST LLC  
5500000392  
UNPLATTED

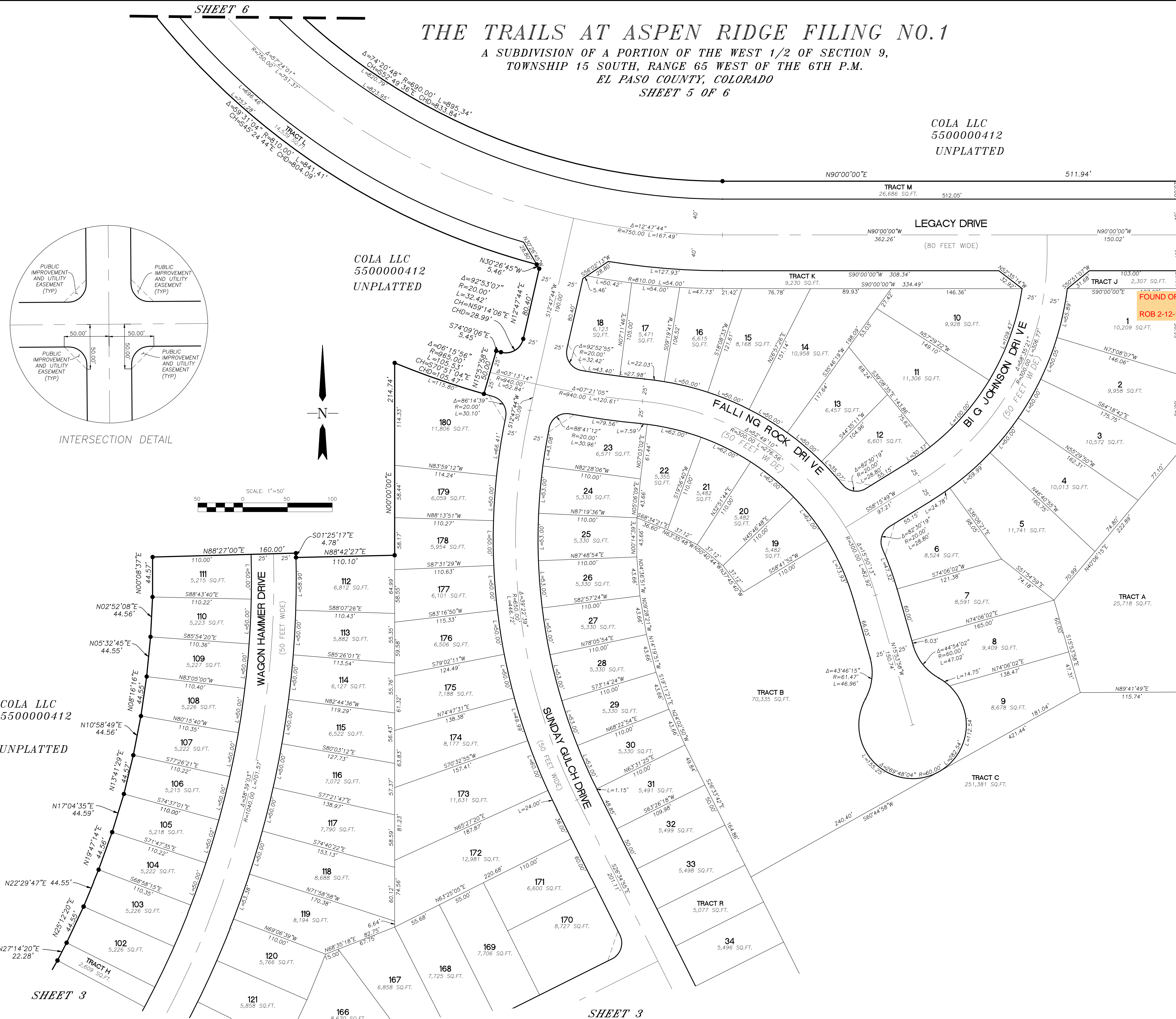


INTERSECTION DETAIL



COLA LLC  
5500000412  
UNPLATTED

COLA LLC  
5500000412  
UNPLATTED



FOUND OR SET?  
ROB 2-12-19

**LEGEND**

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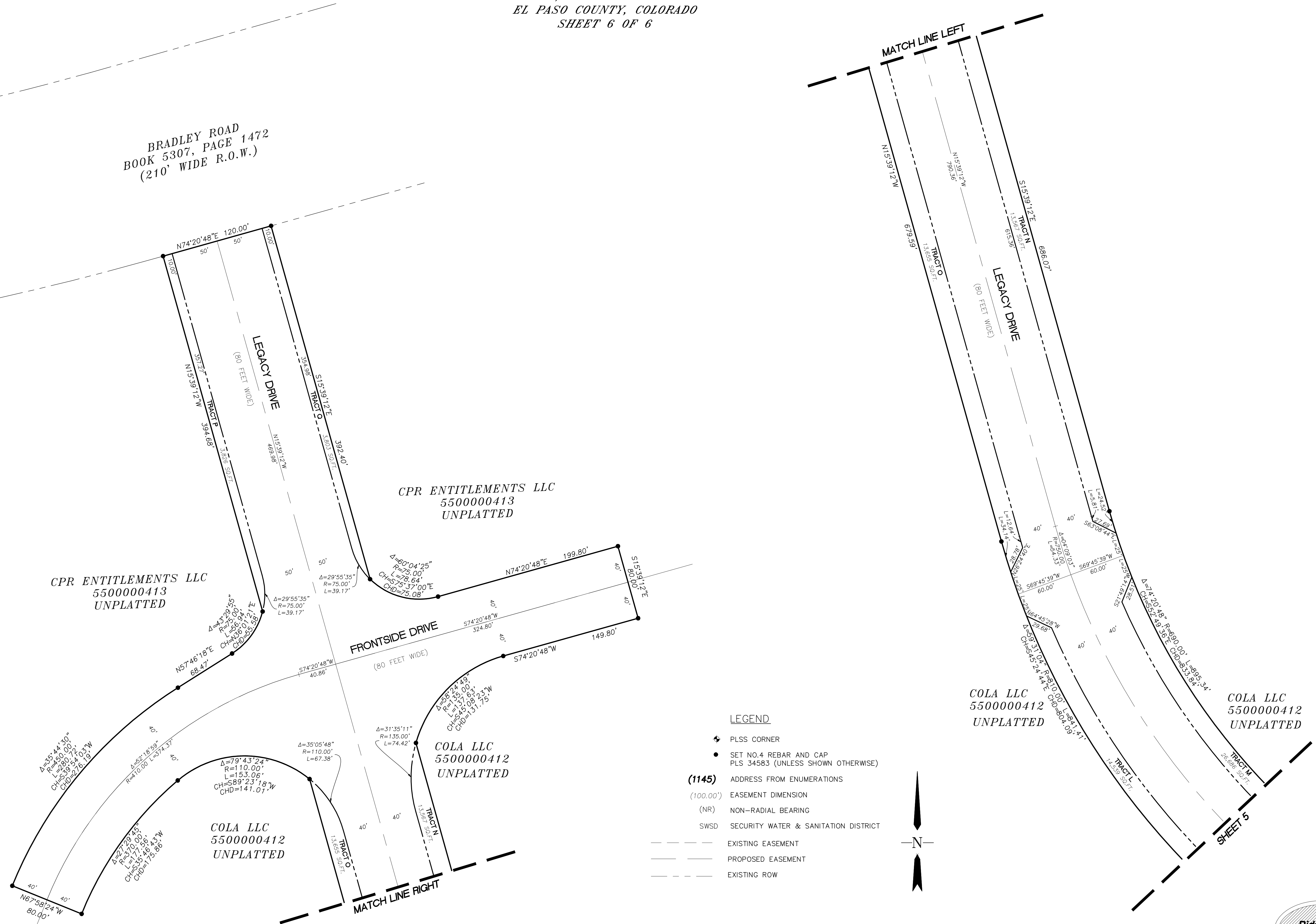
LINDSEY J CASE  
5500000388  
UNPLATTED

**Ridgeline Land Surveying**  
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SHEET 5 OF 6

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EL PASO COUNTY, COLORADO  
SHEET 6 OF 6

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



CPR ENTITLEMENTS LLC  
5500000413  
UNPLATTED

CPR ENTITLEMENTS LLC  
5500000413  
UNPLATTED

COLA LLC  
5500000412  
UNPLATTED

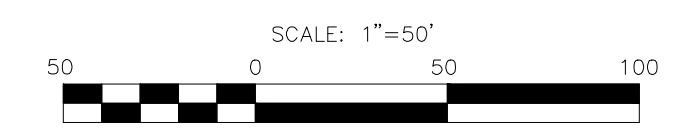
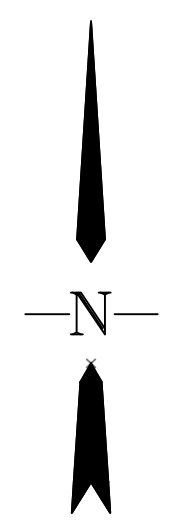
COLA LLC  
5500000412  
UNPLATTED

COLA LLC  
5500000412  
UNPLATTED

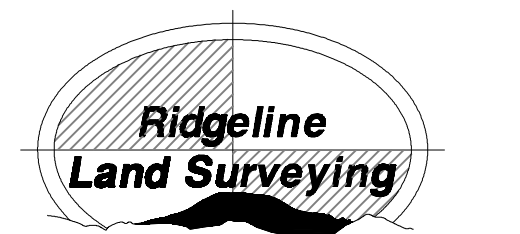
COLA LLC  
5500000412  
UNPLATTED

### LEGEND

- ◆ PLSS CORNER
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SHEET 5



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SHEET 6 OF 6