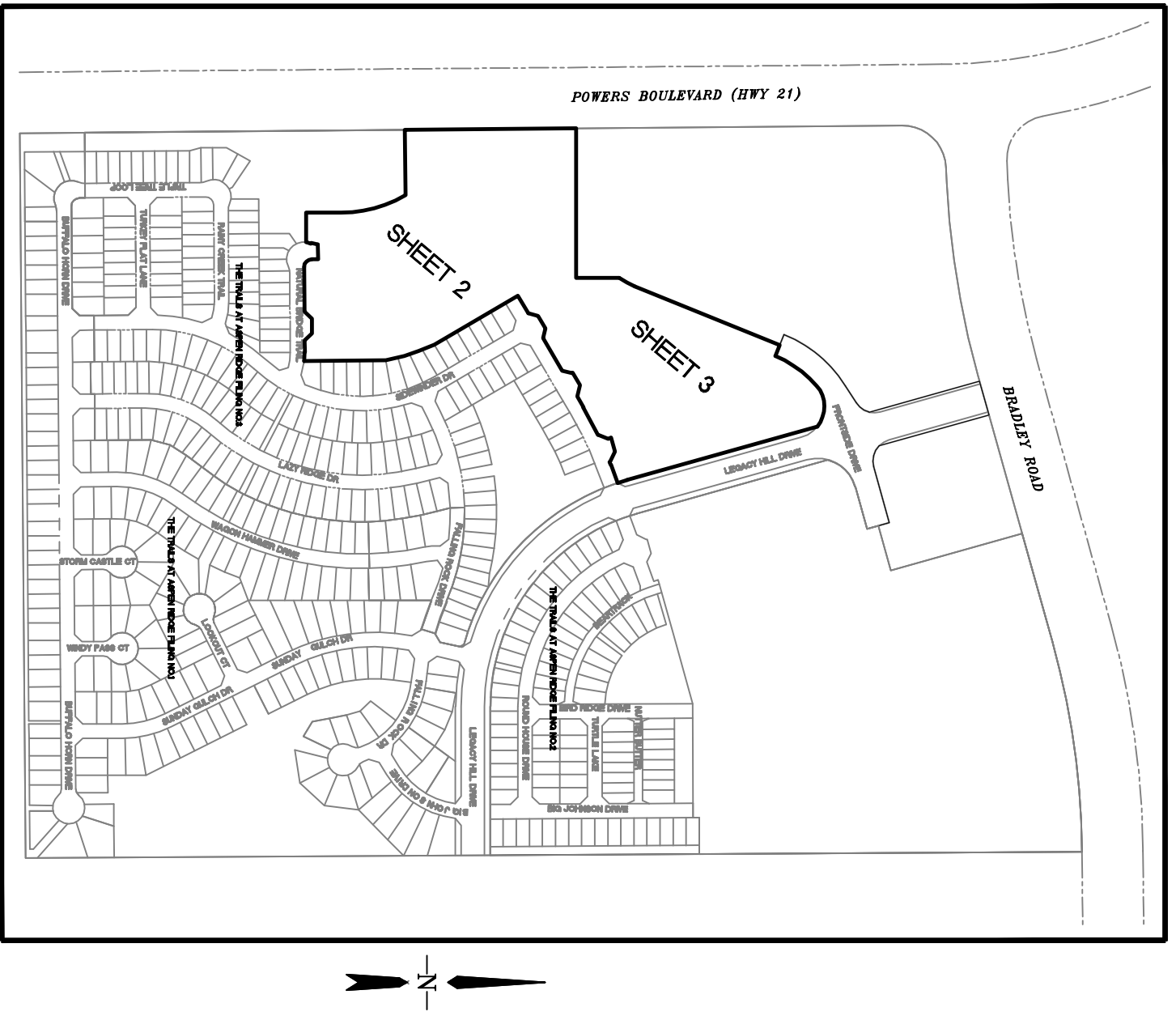


THE TRAILS AT ASPEN RIDGE FILING NO.5
A SUBDIVISION OF TRACT H OF THE TRAILS AT ASPEN RIDGE FILING NO.3 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO
SHEET 1 OF 3



EASEMENTS:
UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC UTILITY AND DRAINAGE EASEMENT AND A FIVE FOOT PUBLIC IMPROVEMENT EASEMENT IN THE FIRST FIVE FEET ADJACENT TO ALL ROAD RIGHT-OF-WAYS. 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 MUST BE 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 AND B 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 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.
TRACT C IS TO BE OWNED AND MAINTAINED BY COLA LLC, AND IS RESERVED FOR FINDING RIGHT-OF-WAY FOR PROPOSED DRIVE. TRACT SHALL BE DEDICATED TO EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AND THE ADJACENT PROPERTY PER REVIEW AND APPROVAL OF A SUBDIVISION PLAT BY EL PASO COUNTY. THE CONSTRUCTION OF SAID FUTURE ROAD CONNECTION WILL BE AT NO COST TO EL PASO COUNTY.

LEGAL DESCRIPTION:
KNOW ALL MEN BY THESE PRESENTS:
THAT VIVA LAND VENTURES LP, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL OF TRACT H, THE TRAILS AT ASPEN RIDGE FILING NO.3, RECORDED AT RECEPTION, NO. 22240101 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, AND RECORDED AT RECEPTION, NO. 22240101 OF THE RECORDS OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,
PARCEL CONTAINS 22.351 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAND 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.5 SAID LAND IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND 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 COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE DEDICATED ARE ESTABLISHED ARE HEREBY ASSIGNED TO THE SERVICES FOR WHICH THE DEDICATED ARE ESTABLISHED AND HEREBY PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNERS:

THE AFOREMENTIONED VIVA LAND VENTURES LP, A LIMITED PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT
THIS _____ DAY OF _____, 20____, A.D., BY _____
GREGG DIDONNA, PRESIDENT VIVA LAND VENTURES LP
STATE OF COLORADO)
COUNTY OF EL PASO)

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
_____ DAY OF _____, 20____, BY _____

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS INSTRUMENT WITHIN THREE YEARS AFTER UPON FIRST DISCOVERY OF SAID DEFECT, BUT NOT LATER THAN SIX YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOTES: CONTINUED
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 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. 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. LEGACY HILL DRIVE OR FRONTSIDE 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 LEG, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 9, 2011, SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOME ELEVATIONS, FOUNDATIONS AND WINDOW WELLS SHOULD BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CURRENT AND FUTURE NOISE WALL. THIS NOTE IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, GOOD 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. 19-142. IN ADDITION, EL PASO COUNTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY 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.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A AND B ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY WATERVIEW II METROPOLITAN DISTRICT.
BY: _____
DOUG LITTLE, AS PRESIDENT FOR WATERVIEW II METROPOLITAN DISTRICT
STATE OF COLORADO)
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, AS PRESIDENT FOR WATERVIEW II METROPOLITAN DISTRICT.
MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC _____

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 SURVEYING LOTS RELIED UPON, A COMMITMENT FOR TITLE INSURANCE NO. ABR5550743555, PREPARED BY LAND TITLE GUARANTEE, DATED 5/29/2021.
2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS, AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY ENGINEERING SUBDIVISION MAPS 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 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 A PROVISION IN THE SUBDIVISION MAP OR PLAT IMPROVEMENTS. 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.

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. PL. 50 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. 08041C01268 G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

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.
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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. LEGACY HILL DRIVE OR FRONTSIDE 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 LEG, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 9, 2011, SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOME ELEVATIONS, FOUNDATIONS AND WINDOW WELLS SHOULD BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CURRENT AND FUTURE NOISE WALL. THIS NOTE IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, GOOD WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
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COUNTY CERTIFICATION:

THIS PLAT FOR THE TRAILS AT ASPEN RIDGE FILING NO.5 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE COVENANTS) THE DEDICATIONS MADE TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC 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

CLERK AND RECORDER CERTIFICATION:

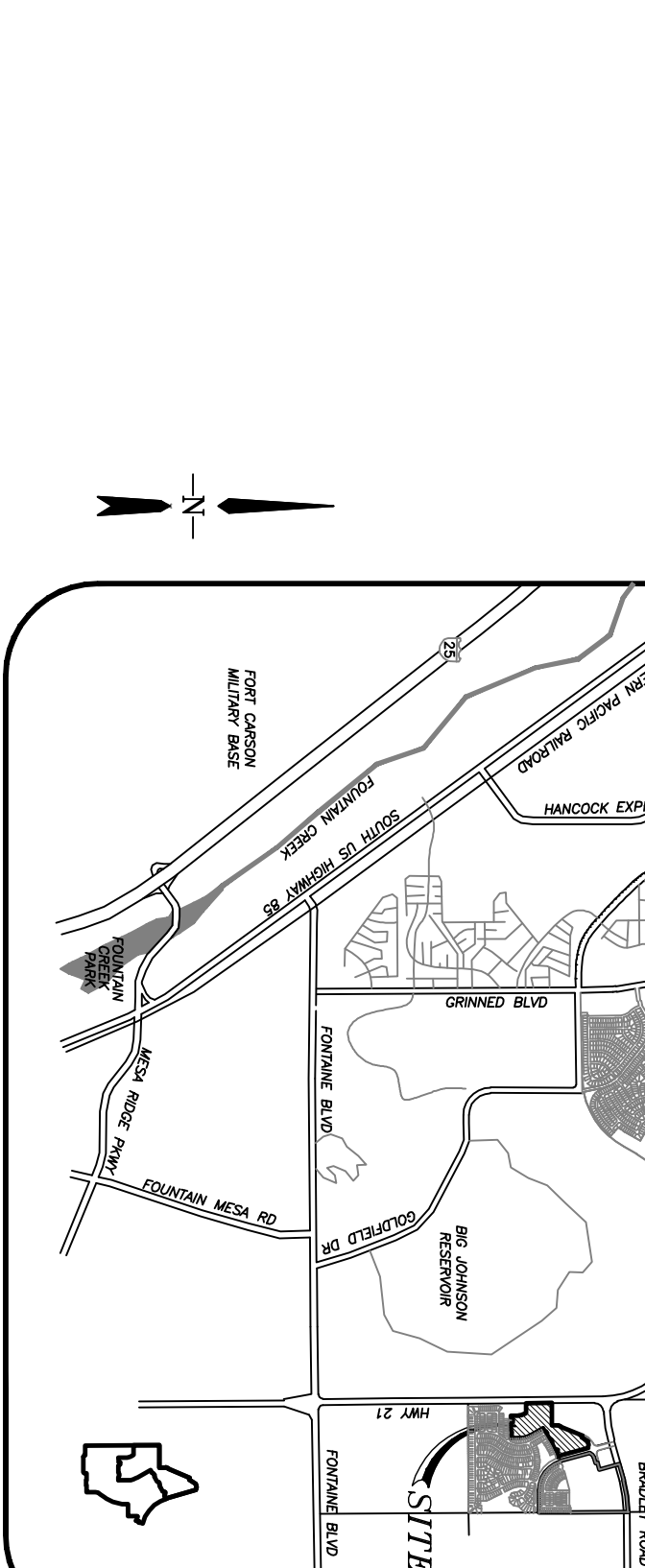
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2022, AT _____ OF COLORADO A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.
EL PASO COUNTY CLERK AND RECORDER
BY: _____ DEPUTY
_____ DEPUTY
FEE: _____

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

ENGINEER
MATTIAX
2435 RESEARCH PARKWAY
COLORADO SPRINGS, CO 80920

SURVEYED
DECEMBER 2018
DATE OF PREPARATION
MARCH 2022

FEES:
DRAINAGE _____
BRIDGE _____
SCHOOL _____
PARK _____



SURVEYOR'S CERTIFICATION:
I, JAMES F. LENZ, A DUTY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND CORRELATIVE REFERENCES THEREON ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THE RECORDS OF THE PUBLIC STREETS AND EASEMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSE ERROR ARE LESS THAN 1:110,000. 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.5 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE COVENANTS) THE DEDICATIONS MADE TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC 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

CLERK AND RECORDER CERTIFICATION:

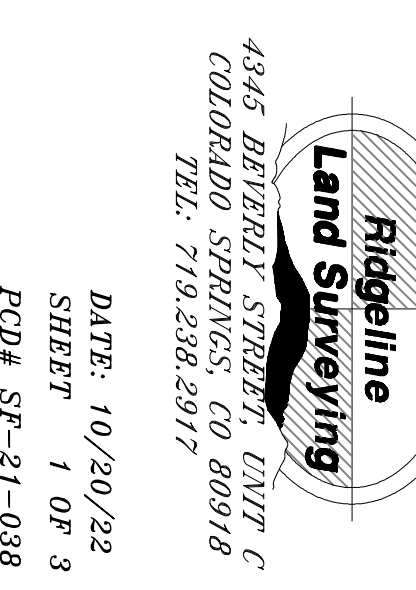
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2022, AT _____ OF COLORADO A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.
EL PASO COUNTY CLERK AND RECORDER
BY: _____ DEPUTY
_____ DEPUTY
FEE: _____

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

ENGINEER
MATTIAX
2435 RESEARCH PARKWAY
COLORADO SPRINGS, CO 80920

SURVEYED
DECEMBER 2018
DATE OF PREPARATION
MARCH 2022

FEES:
DRAINAGE _____
BRIDGE _____
SCHOOL _____
PARK _____



4345 DEBERLT STREET, SUITE C
COLORADO SPRINGS, CO 80918
TEL: 719.258.2917
DATE: 10/20/22
SHEET 1 OF 3
PDB SF-21-038

THE TRAILS AT ASPEN RIDGE FILING NO.5

A SUBDIVISION OF TRACT H OF THE TRAILS AT ASPEN RIDGE FILING NO.3 LOCATED IN 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 3

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

POWERS BOULEVARD (HWY 21)
BOOK 5307, PAGE 1472

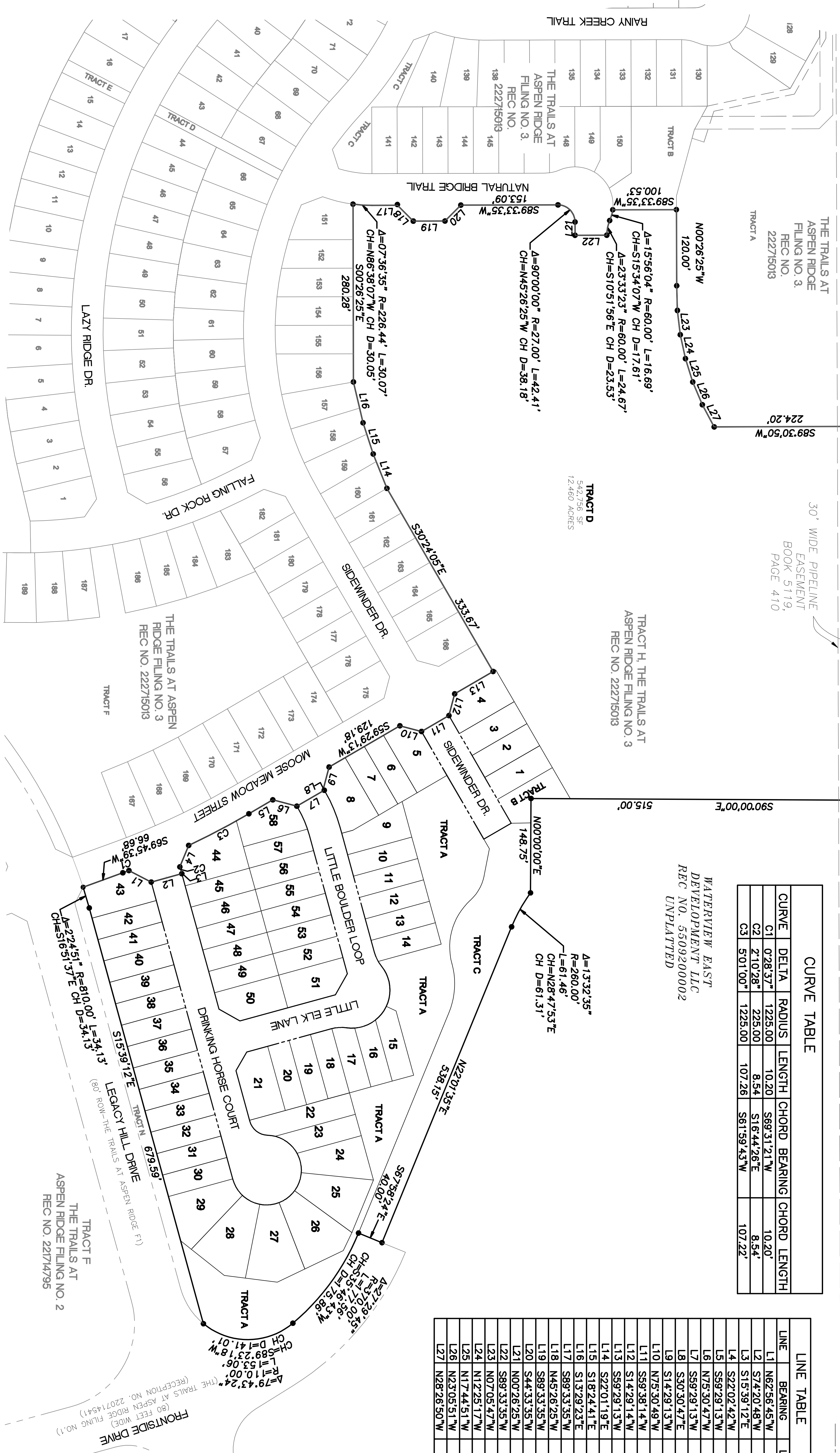
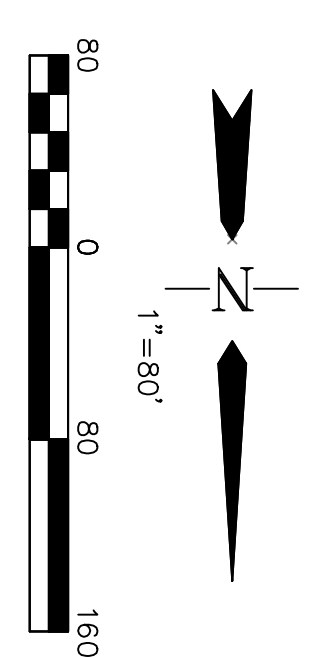
30' WIDE PIPELINE
EASEMENT
BOOK 5119,
PAGE 410

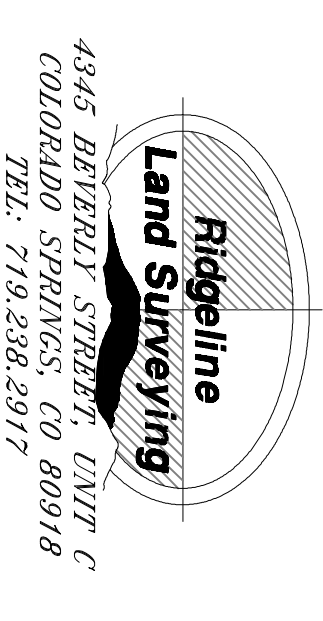
WATERVIEW EAST
DEVELOPMENT LLC
REC. NO. 5509200002
UNPLATTED

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°28'37"	1225.00	10.20	S89°31'21"W	10.20'
C2	2°10'28"	225.00	8.54	S16°44'26"E	8.54'
C3	5°01'00"	1225.00	107.26	S61°59'43"W	107.22'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°56'45"W	39.59'
L2	S74°20'48"W	50.00'
L3	S15°39'12"E	2.61'
L4	S22°02'42"W	36.60'
L5	S59°29'13"W	43.63'
L6	N75°30'47"W	39.27'
L7	S59°29'13"W	50.00'
L8	S30°30'47"E	2.77'
L9	S14°29'13"W	35.36'
L10	N75°30'49"W	35.26'
L11	S59°38'14"W	50.00'
L12	S14°29'14"W	35.45'
L13	S59°29'13"W	70.02'
L14	S22°01'19"E	58.33'
L15	S18°24'41"E	51.71'
L16	S13°29'23"E	66.15'
L17	S89°33'35"W	40.01'
L18	N45°26'25"W	35.36'
L19	S89°33'35"W	50.00'
L20	S44°33'35"W	35.36'
L21	N00°26'25"W	20.96'
L22	S89°33'35"W	50.00'
L23	N07°05'47"W	38.55'
L24	N12°25'17"W	38.56'
L25	N17°44'51"W	38.56'
L26	N23°05'51"W	38.91'
L27	N28°26'50"W	39.62'

- LEGEND**
- ✦ PLS CORNER
 - ⊙ RND #4 PIN AND YELLOW CAP
PLUS 3/8" (UNLESS SHOWN OTHERWISE)
 - SET NO. 4 REBAR AND CAP AT GRADE
PLUS 3/8" (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





 4345 BEVERLY STREET, UNIT C
 COLORADO SPRINGS, CO 80918
 TEL: 719.538.2917

THE TRAILS AT ASPEN RIDGE FILING NO.5
 A SUBDIVISION OF TRACT H OF THE TRAILS AT ASPEN RIDGE FILING NO.3 LOCATED IN 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 3

TRACT H, THE TRAILS AT ASPEN
 RIDGE FILING NO. 3
 REC. NO. 222715013

TRACT D
 12.460
 542,756 SF
 ACRES

TRACT B

TRACT C

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

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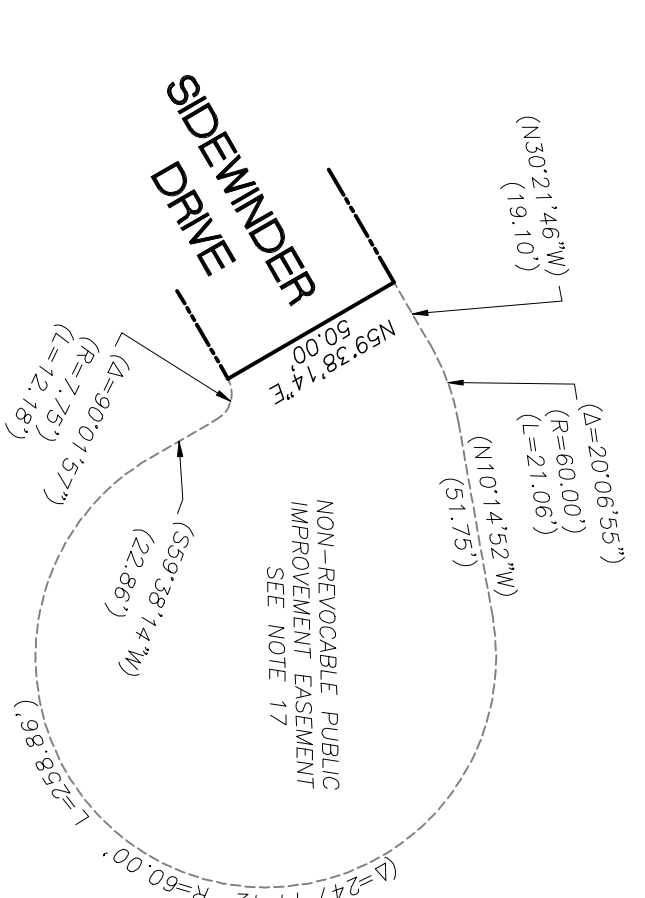
TRACT A

TRACT A

TRACT A

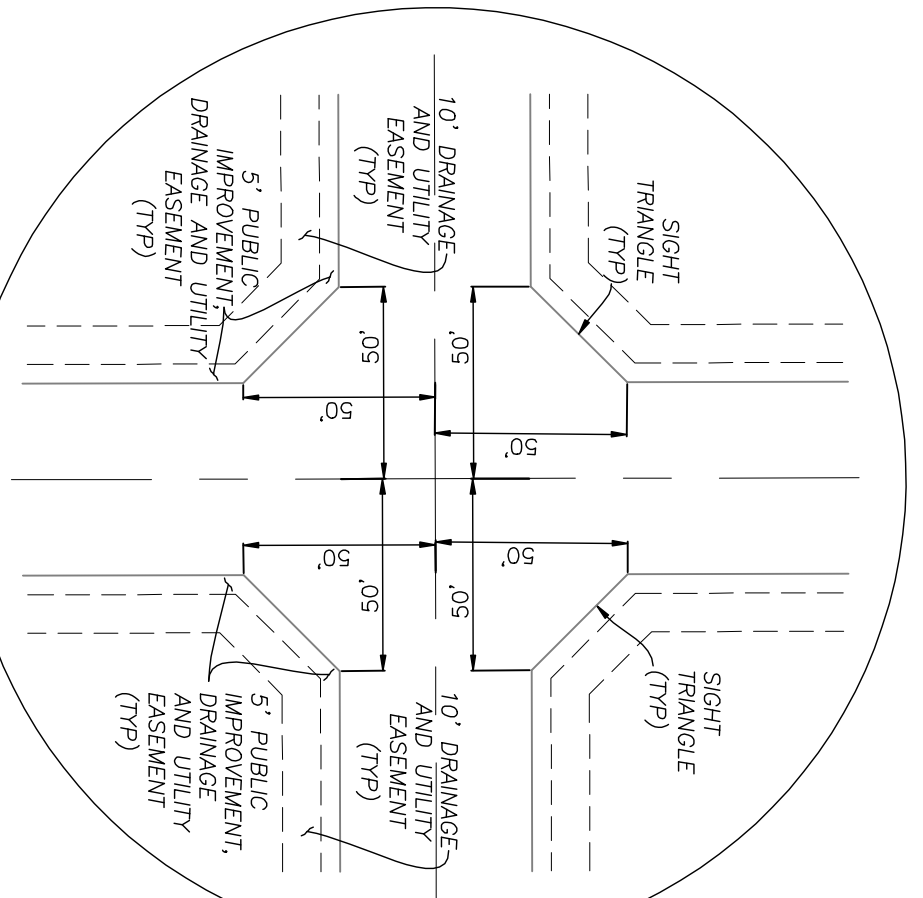
TRACT A

TRACT A

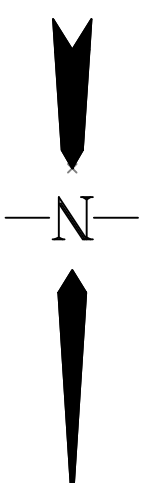


WATERVIEW EAST
 DEVELOPMENT LLC
 REC. NO. 3009200002
 UNPLATTED
 (NOT A PART)

INTERSECTION DETAIL FOR
 STANDARD 50'X50' PUBLIC
 ROW INTERSECTION



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

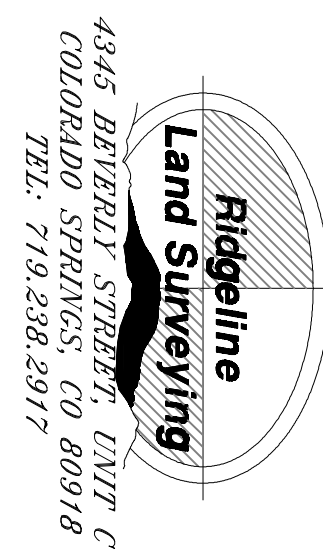


TRACT F, THE TRAILS AT
 ASPEN RIDGE FILING NO. 2
 REC. NO. 22714795

TRACT F, THE TRAILS AT
 ASPEN RIDGE FILING NO. 3
 REC. NO. 222715013

TRACT F

87
 188



DATE: 10/20/22
 SHEET: 3 OF 3
 PCD# SF-21-038