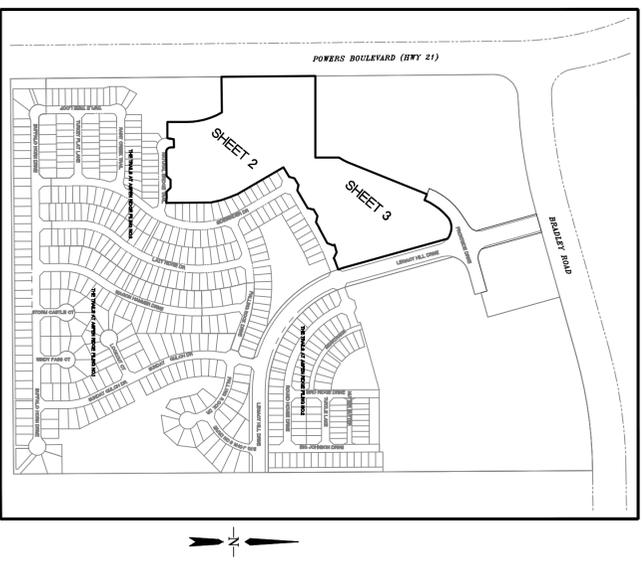


**THE TRAILS AT ASPEN RIDGE FILING NO.5**  
**A SUBDIVISION OF TRACT H OF THE TRAILS AT ASPEN RIDGE FILING NO.3 LOCATED IN THE WEST 1/2 OF SECTION 9,**  
**TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO**  
**SHEET 1 OF 3**



**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 C SHALL BE DEDICATED TO EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR 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.

TRACT D IS 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.

**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 )  
 DOUG LITTLE, AS PRESIDENT FOR WATERVIEW II METROPOLITAN DISTRICT,  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY  
 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 REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT TO RECORD, RIDGELINE LAND SURVEYING LLC RECORD #243553, 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 PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGIC HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY.  
 THE SOILS, GEOLOGY AND GEOLOGIC HAZARD REPORT WAS PREPARED BY ENTECH ENGINEERING JOB NO:170039.

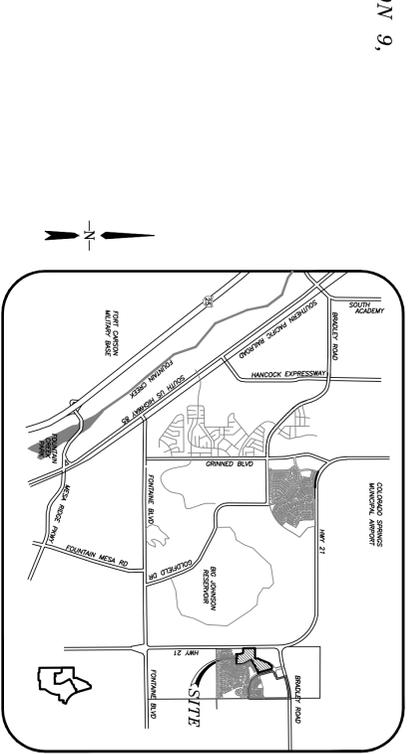
- NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ COUNTY, COLORADO OR IN THE ALTERNATIVE, THE OTHER COUNTY PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- WIDEFIELD WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES

**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON THE CORNER LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. S.D. U.S. 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.

**NOTES: CONTINUED**

- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, PERMITS 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 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.
- BURROWING OWLS IN HABIT 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.
- 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.
- 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, WINDOW WELLS, WINDOW SILL HEIGHTS, DRAINAGE EASEMENTS AND SWALES, HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR THE DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 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. HOME ELEVATIONS, FOUNDATIONS, WINDOW WELLS, WINDOW SILL HEIGHTS, DRAINAGE EASEMENTS AND SWALES, HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR THE DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THIS SERVICES AS NOTICE OF POTENTIAL AIRCRAFT OVERLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROPERTIES IN THE VICINITY OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THE PROSPECTOR IS STRONGLY ADVISED TO CONSULT WITH THE COUNTY CLERK AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
- 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. 19142A. 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.
- THIS SERVICES AS NOTICE OF POTENTIAL AIRCRAFT OVERLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROPERTIES IN THE VICINITY OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THE PROSPECTOR IS STRONGLY ADVISED TO CONSULT WITH THE COUNTY CLERK AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
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- THE NON-REVOCAABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF SPENWIDER DRIVE IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE. PURPOSES. AT SUCH A TIME THAT FRONTSIDE DRIVE IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCAABLE PUBLIC IMPROVEMENT EASEMENT FOR SPENWIDER DRIVE 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 TO EXTEND.
- NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, WATERVIEW II 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 LIESSES / HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- PERMETER DRAINS AND SUMP PUMPS SHALL NOT DIRECTLY DISCHARGE ONTO PUBLIC RIGHT-OF WAY.
- ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
- ALL STREETS SHOWN HEREON ARE DEDICATED FOR PUBLIC RIGHT-OF-WAY
- THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PUD (PUDSP-191) RECEPTION NO. 221135788 OF THE RECORDS OF EL PASO COUNTY.
- ALL EASEMENTS SHOWN HEREON OR DEDICATED FOR PUBLIC UTILITY PURPOSES, SHALL BE SUBJECT TO THE EASEMENT AGREEMENTS, COVENANTS AND RESTRICTIONS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- ALL LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS AND GEOLOGY REPORT BY ENTECH ENGINEERING ON 8/19/2019 JOB NO. 170039, AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT
- LOTS 1-58 ACREAGE: 5.811  
 TRACTS A-D ACREAGE: 14.889  
 PUBLIC STREETS ACREAGE: 1.651  
 TOTAL ACREAGE: 22.351



**SURREYOR'S CERTIFICATION:**  
 I, JAMES F. LENZ, A DUTY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND OFFICIAL REPRESENTS THE RECORD OF THIS SURVEY AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON THAT MATHEMATICAL CLOSE REPRODUCTION 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.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 AND EASEMENTS ARE ACCEPTED BUT PUBLIC PASO LAND 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

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 \_\_\_\_\_ 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**  
 MATTIX  
 2435 RESEARCH PARKWAY  
 COLORADO SPRINGS, CO 80920

**SURVEYED**  
 DECEMBER 2018

**DATE OF PREPARATION**  
 MARCH 2022

**RidgeLine**  
**Land Surveying**

4345 DEBERLT STREET, SUITE C  
 COLORADO SPRINGS, CO 80918  
 TEL: 719.258.2917

DATE: 12/25/22  
 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

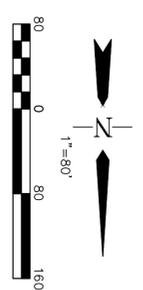
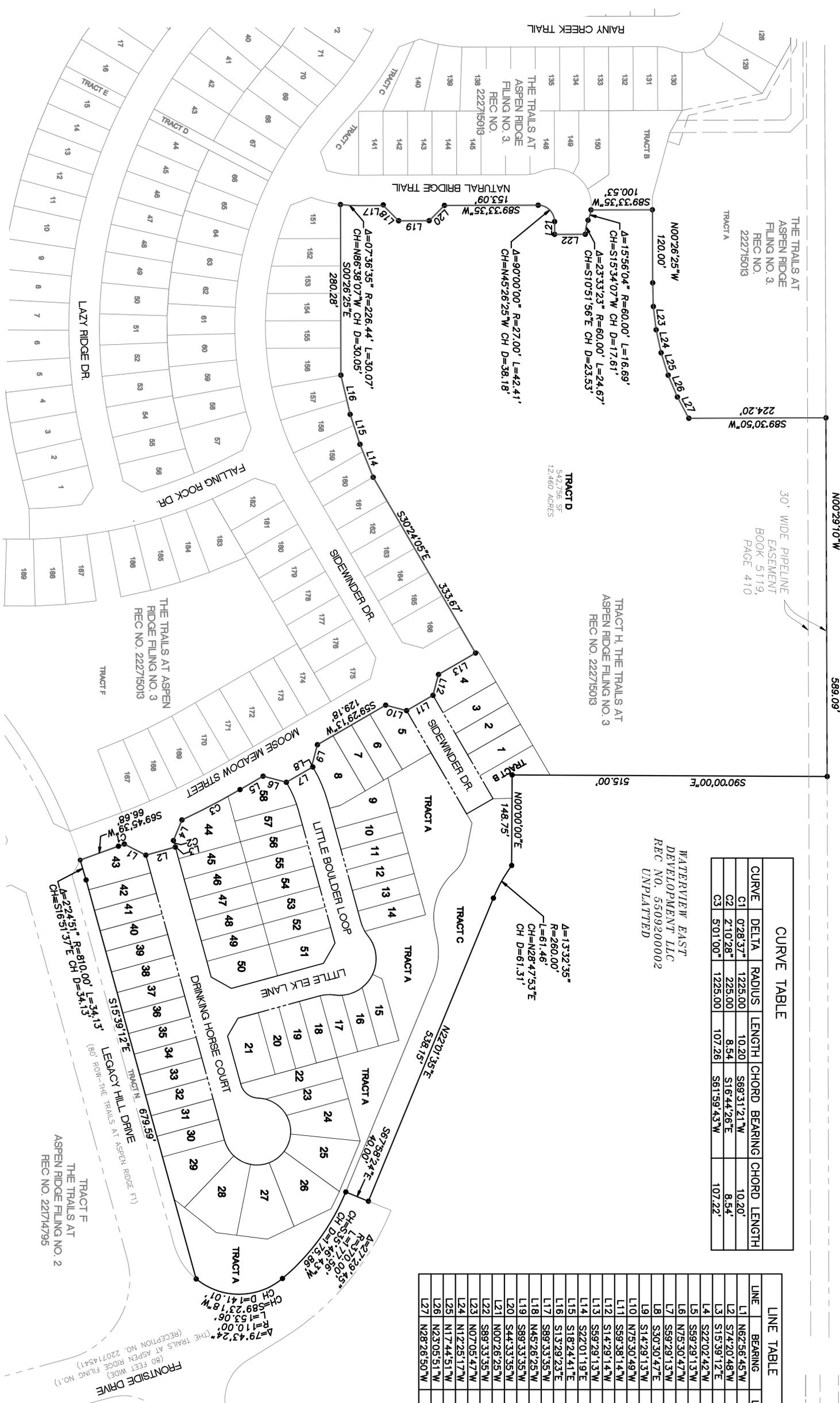
30' WIDE PIPELINE  
 EASEMENT  
 BOOK 5119,  
 PAGE 410

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'

WATERVIEW EAST  
 DEVELOPMENT LLC  
 REC. NO. 5509200002  
 UNPLATTED

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

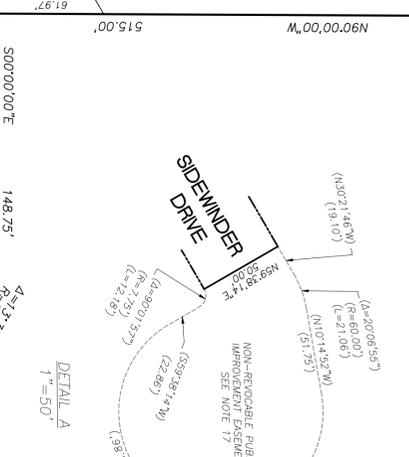


**RidgeLine Land Surveying**  
 4345 BEVERLY STREET, UNIT C  
 COLORADO SPRINGS, CO 80918  
 TEL: 719.538.2917

**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

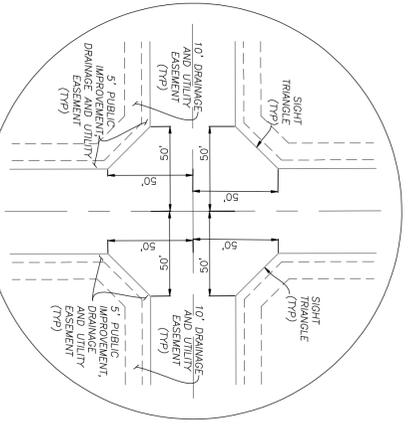
TRACT H, THE TRAILS AT ASPEN  
 RIDGE FILING NO. 3  
 REC. NO. 222715013

TRACT D  
 542,756 SF  
 12.460 ACRES

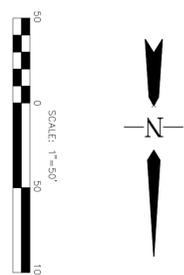
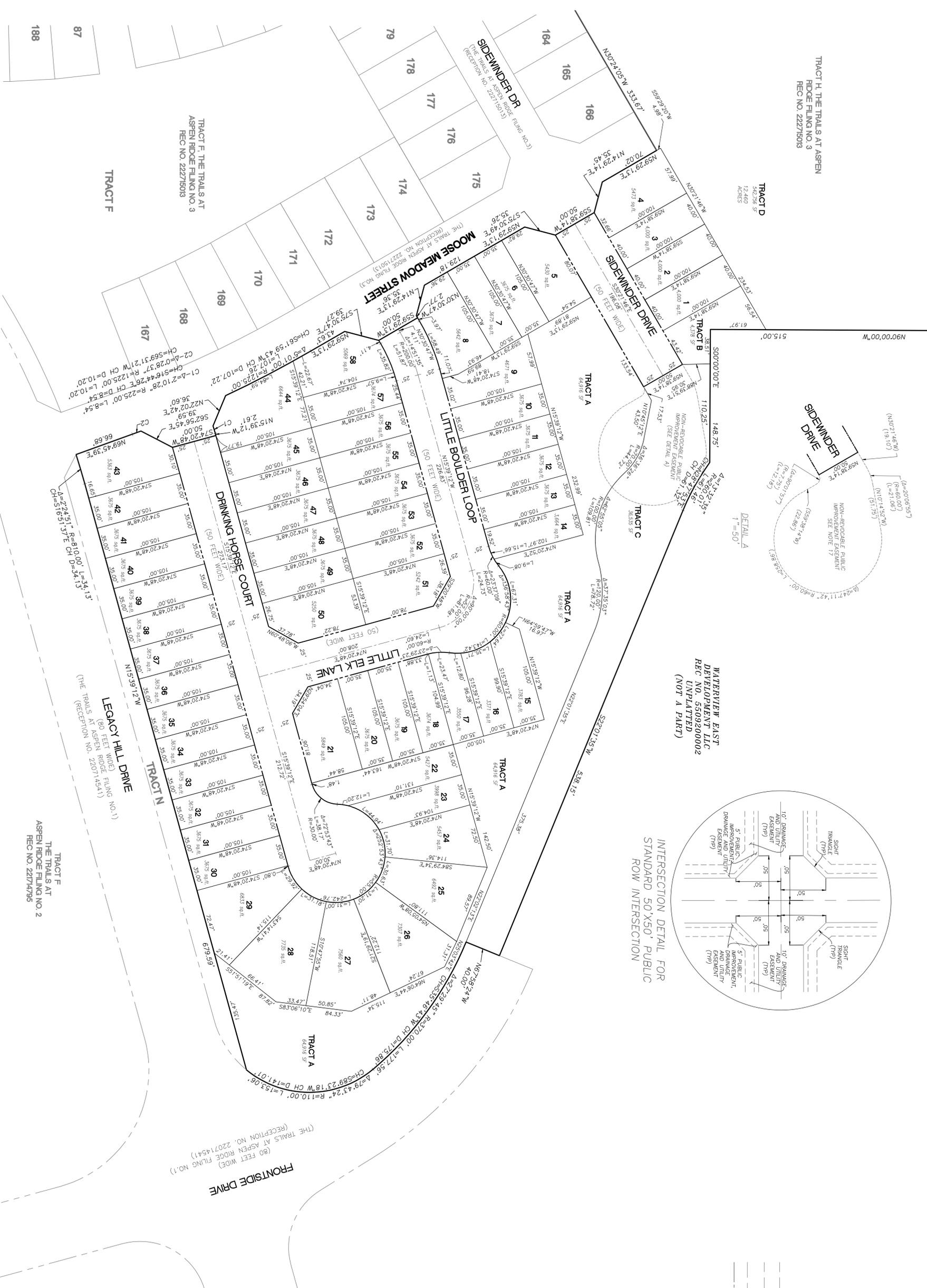


WATERVIEW EAST  
 DEVELOPMENT LLC  
 REC. NO. 3009200002  
 UNPLATTED  
 (NOT A PART)

INTERSECTION DETAIL FOR  
 STANDARD 50'X50' PUBLIC  
 ROW INTERSECTION



- LEGEND**
- ◆ PLS CORNER
  - RND #4 PIN AND YELLOW CAP PLUS 3/8x3 (UNLESS SHOWN OTHERWISE)
  - SET NO. 4 REBAR AND CAP AT GRADE PLUS 3/8x3 (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



DATE: 12/25/22  
 SHEET: 3 OF 3  
 PCD# SF-21-038

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

87  
 188