

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

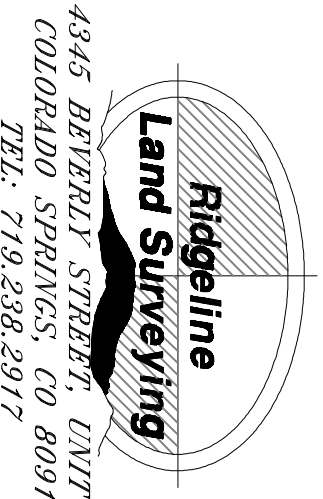
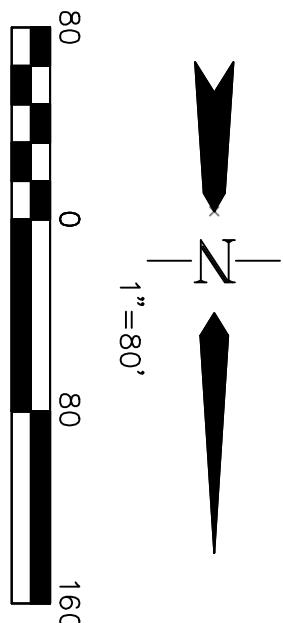
LEGEND

- PLSS CORNER
- END #4 PIN AND YELLOW CAP
PLUS 34683
(UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE
PLUS 34683 (UNLESS SHOWN OTHERWISE)
- ADDRESS FROM ENUMERATIONS

- (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

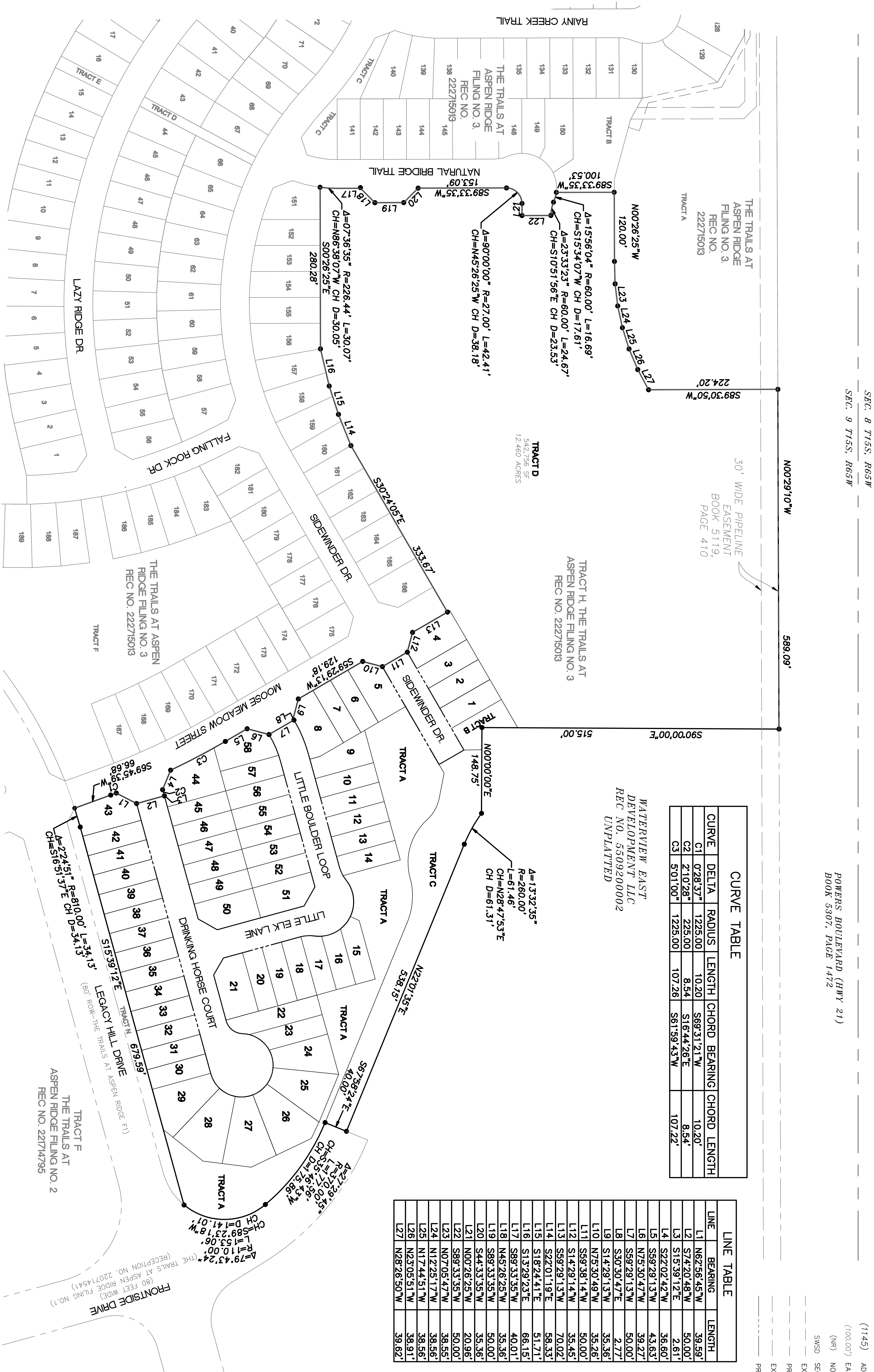
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°28'37"	1225.00	10.20	S69°31'21"W	10.20'
C2	2°10'28"	225.00	8.54	S16°44'26"E	8.54'
C3	5°01'00"	1225.00	107.26	S61°59'43"W	107.22'

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°36'14"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	S69°33'35"W	40.01'
L18	N45°26'25"W	35.36'
L19	S69°33'35"W	50.00'
L20	S44°33'35"W	35.36'
L21	N00°26'25"W	20.96'
L22	S69°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'



4345 BETTERLY STREET, UNIT C
COLORADO SPRINGS, CO 80918
TEL: 719.238.2917

DATE: 12/25/22
SHEET 2 OF 3
PCH# SF-21-038



SEC. 8 T16S, R65W
SEC. 9 T16S, 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

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

TRACT D
542,756 SF
12.460 ACRES

THE TRAILS AT
ASPEN RIDGE
FILING NO. 3.
REC NO.
222715013

THE TRAILS AT
ASPEN RIDGE
FILING NO. 3.
REC NO.
222715013

THE TRAILS AT ASPEN
RIDGE FILING NO. 3
REC NO. 222715013

TRACT F
THE TRAILS AT
ASPEN RIDGE FILING NO. 2
REC NO. 221714795

TRACT N.
LEGACY HILL DRIVE
(60 ROW-THE TRAILS AT ASPEN RIDGE (F))
S15°39'12"E 679.59'

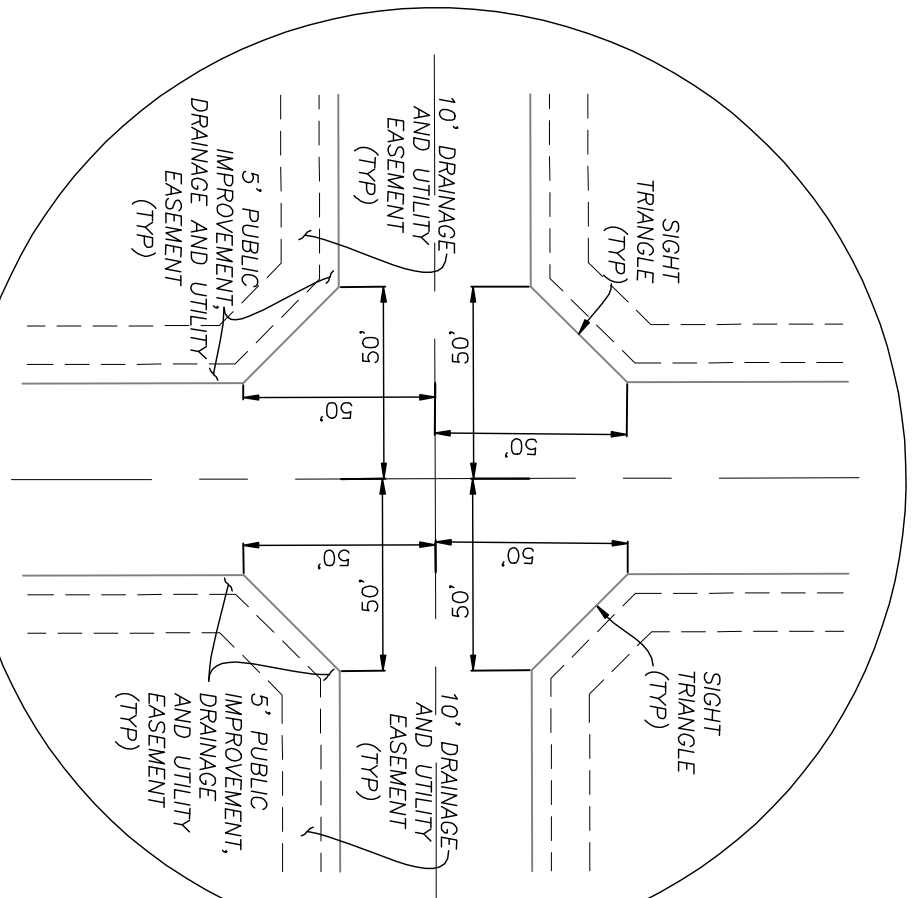
FRONTSIDE DRIVE
(80 FEET WIDE)
(THE TRAILS AT ASPEN RIDGE FILING NO.1)
(RECEPTION NO. 220714541)

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

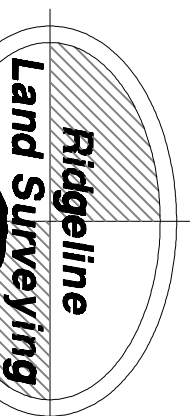
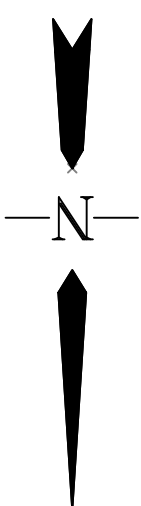
DETAIL A

WATERVIEW EAST
DEVELOPMENT LLC
REC NO. 5509200002
UNPLATTED
(NOT A PART)

INTERSECTION DETAIL FOR
STANDARD 50'X50' PUBLIC
ROW INTERSECTION

LEGEND

- | | |
|-------------|---|
| PLSS CORNER | <ul style="list-style-type: none"> FIND #4 PIN AND YELLOW CAP PLS 34683 (UNLESS SHOWN OTHERWISE) |
| (1145) | <ul style="list-style-type: none"> SET NO.4 REBAR AND CAP AT GRADE PLS 34683 (UNLESS SHOWN OTHERWISE) |
| (700.00) | ADDRESS FROM ENUMEERATIONS |
| (NR) | EASEMENT DIMENSION |
| (NR) | NON-RADIAL BEARING |
| SMSD | SECURITY WATER & SANITATION DISTRICT |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | EXISTING ROW |
| | PROPOSED ROW |



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COLORADO SPRINGS, CO 80918
TEL: 719.238.2917

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SHEET 3 OF 3
PCD# SF-21-0388