

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 T16S, R65W
SEC. 9 T16S, R65W

POWERS BOULEVARD (HWY 21)
BOOK 5307, PAGE 1472

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

TRACT A

30' WIDE PIPELINE
EASEMENT
BOOK 5119,
PAGE 410

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

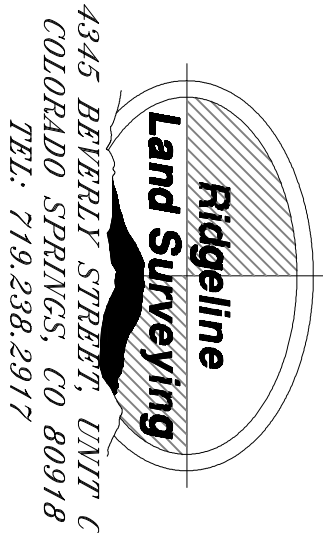
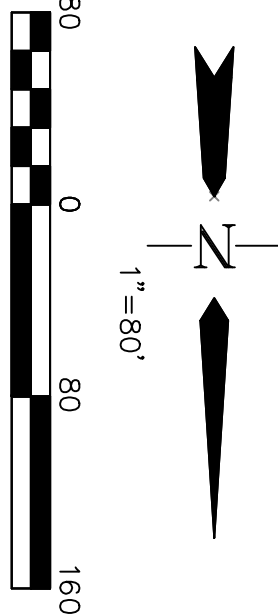
WATERVIEW EAST
DEVELOPMENT LLC
REC. NO. 5509200002
UNPLATTED

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°28'37"	1225.00	10.20	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'

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)
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW



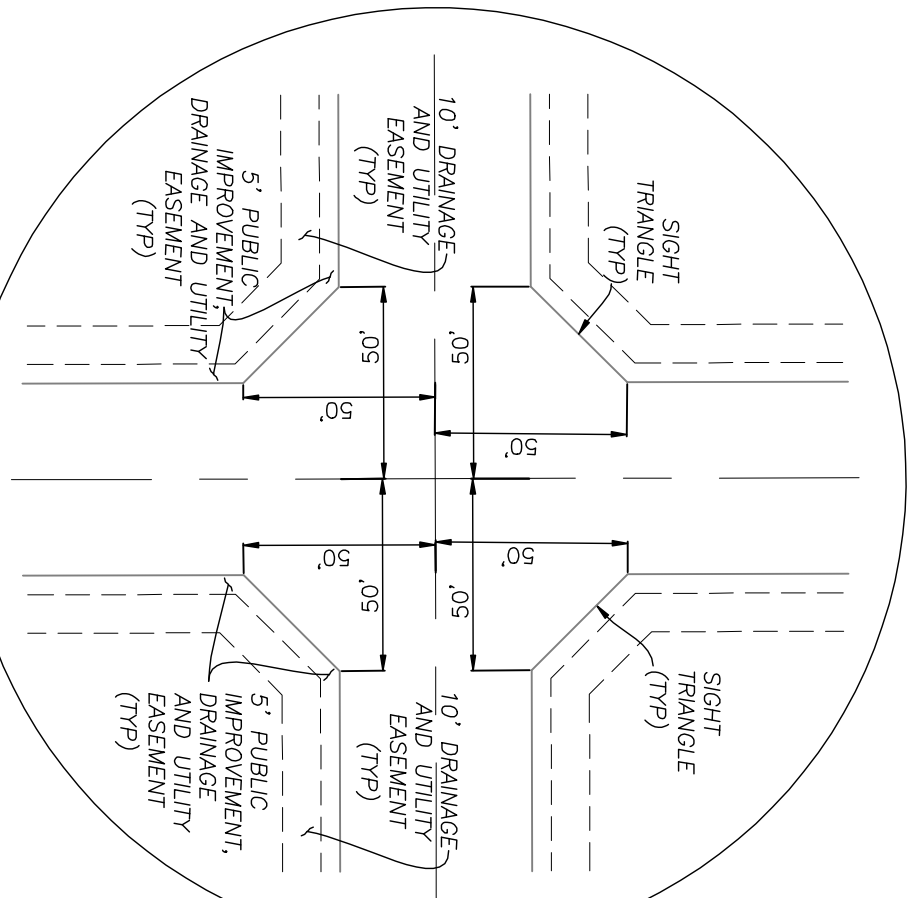
4345 BETTERLY STREET, UNIT C
COLORADO SPRINGS, CO 80918
TEL: 719.238.2917

DATE: 10/20/22
SHEET 2 OF 3
PDD# SF-21-038

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EL PASO COUNTY, COLORADO
SHEET 2 OF 3

LEGEND

- PLSS CORNER
- RND #4 PIN AND YELLOW CAP
PLUS 345683
(UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE
PLUS 345683 (UNLESS SHOWN OTHERWISE)
- ADDRESS FROM ENUMERATIONS
- (1145)
EASEMENT DIMENSION
(100.00')
- (NR)
NON-RADIAL BEARING
- SWSD
SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW



WATERVIEW EAST
DEVELOPMENT LLC
REC NO. 5609200002
UNPLATTED
(NOT A PART)

INTERSECTION DETAIL FOR
STANDARD 50'X50' PUBLIC
ROW INTERSECTION

TRACT H, THE TRAILS AT ASPEN
RIDGE FILING NO. 3
REC NO. 22275013

TRACT D
542,756 SF
12.460
ACRES

TRACT B

DETAIL A
1"=50'

TRACT C

TRACT A

TRACT A

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