

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. 222715013 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, 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, 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 LAID 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". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE 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 ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND REPLACEMENT OF UTILITY LINES AND PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

DAY OF 20.

THE AFOREMENTIONED THIS INSTRUMENT

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LAND

VENTURES

A LIMITED PARTNERSHIP,

EXECUTED

A.D.

ВЧ

OWNER:

DIDONNA, LAND VENTURES LP

STATE 유 COLORADO) SS OF EL PASO)

COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS GREGG DIDONNA, PRESIDENT VIVA LAND VENTURES LP

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL SED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS DATE OF CERTIFICATION SHOWN HEREON.

F BEARINGS

BASED ON THE NORTH LINE
THE SOUTH, RANGE

SECTION 9, TOWNSHIP 15 SOUTH, RANGE BEARS S89.51'23"E FROM THE NORTHWES ALUM. CAP PLS 17664) TO THE N 1/4 CORCAP PLS 10377).

SUBDIVISIONRIDGEN0.3LOCATED

SECTION

FIFTEEN FOOT (15') PUBLIC UTILITY IMPROVEMENT EASEMENT IN THE RIGHT-OF-WAYS. SIDE LOT LINES UTILITY AND DRAINAGE EASEMENT A TEN FOOT (10') PUBLIC UTILITY RESPONSIBILITY FOR MAINTENANCE PROPERTY OWNERS. EASEMENTS:

ALL EXTERIOR LIGHTING PLANS PREVENT A HAZARD TO AIRCRA NO OBSTRUCTIONS ARE ALLOWE MUST BE APPROVED BY THE DIRECTOR OF FT.

TRACTS:

TRACTS A AND B, ARE TO BE OF METROPOLITAN DISTRICT FOR THE TRAILS, PARKS AND UTILITIES. ON BE CONVEYED BY SEPARATE INSTRUCTION DEVELOPMENT DEPARTMENT MAY UTILIZED FOR THE ALLOWED USES

TRACT C IS TO BE OWNED AND NEUTURE RIGHT—OF—WAY OF FRONCOUNTY AT THE TIME THE CONNEUTION OF COUNTY. THE CONSTRUCTION OF TO EL PASO COUNTY.

ACCEPTANCECERTIF

THE DEDICATION OF TRACTS A AND B ARE HEREBY ACCEPTED MAINTENANCE BY WATERVIEW II METROPOLITAN DISTRICT.

COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS DOUG LITTLE, AS PRESIDENT FOR

MY COMMISSION EXPIRES: _______

NOTES:

- NO DRIVEWAY SHALL BE ESTAI GRANTED BY EL PASO COUNTY
- 3 . THE FOLLOWING REPORTS HAVE PRELIMINARY PLAN OR FINAL PL COUNTY PLANNING AND COMMUNGEOLOGICAL STUDY; WATER AVA HAZARD REPORT; NATURAL FEA IMPACT STUDY.
- WHETHER BY DEED OR BY CONTRAND UNLESS THE REQUIRED PUB COMPLETED IN ACCORDANCE WITH BETWEEN THE APPLICANT AND E COUNTY, COLORADO OR IN THE OR COUNTY COLORADO OR IN THE ORD COUNTY COLORADO OR COUNTY COLORADO OR COUNTY COLORADO OR COUN
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.

FLOOD PLAIN
ALL OF THE PROPERTY
08041C0768 G DATED
PERFORMED TO DETERM TY LIES IN ZONE X 7, 20 ZONE

DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICATION OF LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PRASS A LISTED THREATENED SPECIES. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

AND RESTRICTIONS OF 1. 220087532 OF THE

ARE NOT

EVIEW AND LUDING, BUT ENGINEERS,

THE MOUSE

10.

REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THIS AREA.

NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.

DOUG LITTLE, AS PRESIDENT FOR

E OF COLORADO) SS

NOTARY PUBLIC

THIS SURVEY DOES NOT CONSTILLC., TO DETERMINE OWNERSHIP REGARDING EASEMENTS, RIGHTS-SURVEYING LLC RELIED UPON A ABN55074355.5, PREPARED BY

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY

- COUNTY, COLORADO OR IN THE IS SUFFICIENT IN THE JUDGMEN MAKE PROVISION FOR THE CON
- WIDEFIELD WATER AND SANITA AND WASTEWATER SERVICES.

DRAINAGE

BRIDGE

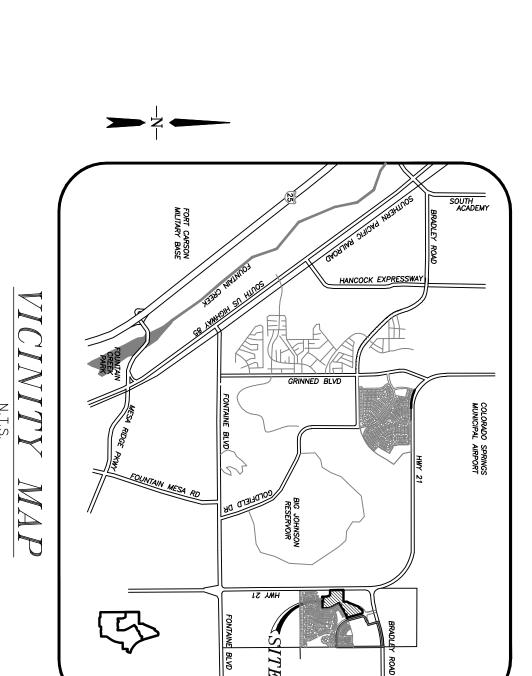
DATE: 10/20/22 SHEET 1 OF 3

PCD# SF-21-038

PARK

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EES:



SURVEYOR'S CERTIFICATION:

DRIVE MITTED.

THERE WILL BE NO DIRECT LOT ACCESS TO HIGHWAY 21, LEGACY HILL DRIVE OR FRONTSIDE FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS NOT PERN

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.

I JAMES F. LENZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS 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.

COUNTY CERTIFICATION:

EASEMENTS NAGE SWALES D CAUSE NDSCAPING MENTS.

ALL ND OTHER ARRIVING

JAMES F. LENZ PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, NO 34583 FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.

AGE IN AND HE PLAT OME

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 OF LAND TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL 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

THAT
CEPTED BY
WILL BE
BE

ORATION IS

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

SCHLEIKER, COUNTY ASSESSOR

CLERK AND RECORDER CERTIFICATION:

STATES

-OF WAY.

W II CERTAIN BJECT TO AL TAX ZE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ______ DAY OF _______ 2022, 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

ALL EASEMENTS SHOWN HEREON OR DEDICATED FOR PUBLIC UT REVISED NOTE 3 TO MATCH FILING NO.4 TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUCTION OF THE RECORDS OF EL PASO COUNTY, COLORADO. FILE IS CONSISTANT WITH ALL PREVIOUS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPIC DEVELOPEMENT. LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC H<mark>,2) THE SOILS REPORT WAS PREPARDED PRE LOT OVER-EXCAVATION THAT</mark> OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOWAS THE METHOD USED TO MIDIGATE THE GEOLOGICAL HAZARDS OF THE INEERING ON 8/19/2019 JOB NO. 170039, AVAILABLE AT THE SOIL. 1) THE EXISTING PLAT NOTE (NO.3) REFERENCING THE SOILS REPORT ON FILE IS CONSISTANT WITH ALL PREVIOUS RECORDED PLATS IN THIS DEVELOPEMENT. 4) THE LOT/FILINGS CONFIGURATION HAS CHANGED SINCE THE GEOHAZARD REPORT OVERLAY AND DOES NOT CORRELATE CURRENT FILING 5 LOTS.) THE SOILS REPORT WAS PREPARED PRE OVERLOT EXCAVATION. THE ERTICAL CORALATION BETWEEN SOIL BORINGS AND FINISHED GRADE ESIGN SURFACES HAS NOT BEEN ACCOUNTED FOR. COMMENT REMAINS: SOIL HAZARD SPECIFICS AND DEPICTIONS DO NOT ELONG ON THE SUBDIVISION PLATS AND THE DEVELOPER HAS TAKEN TEPS TO MIDIGATE GEOHAZARDS BEFORE THE TIME OF PLATTING, AS ENTIONED ABOVE EAST #102 -1801 LOPER

DATE OF
MARCH 2022 PREPARATION

DECEMBER

