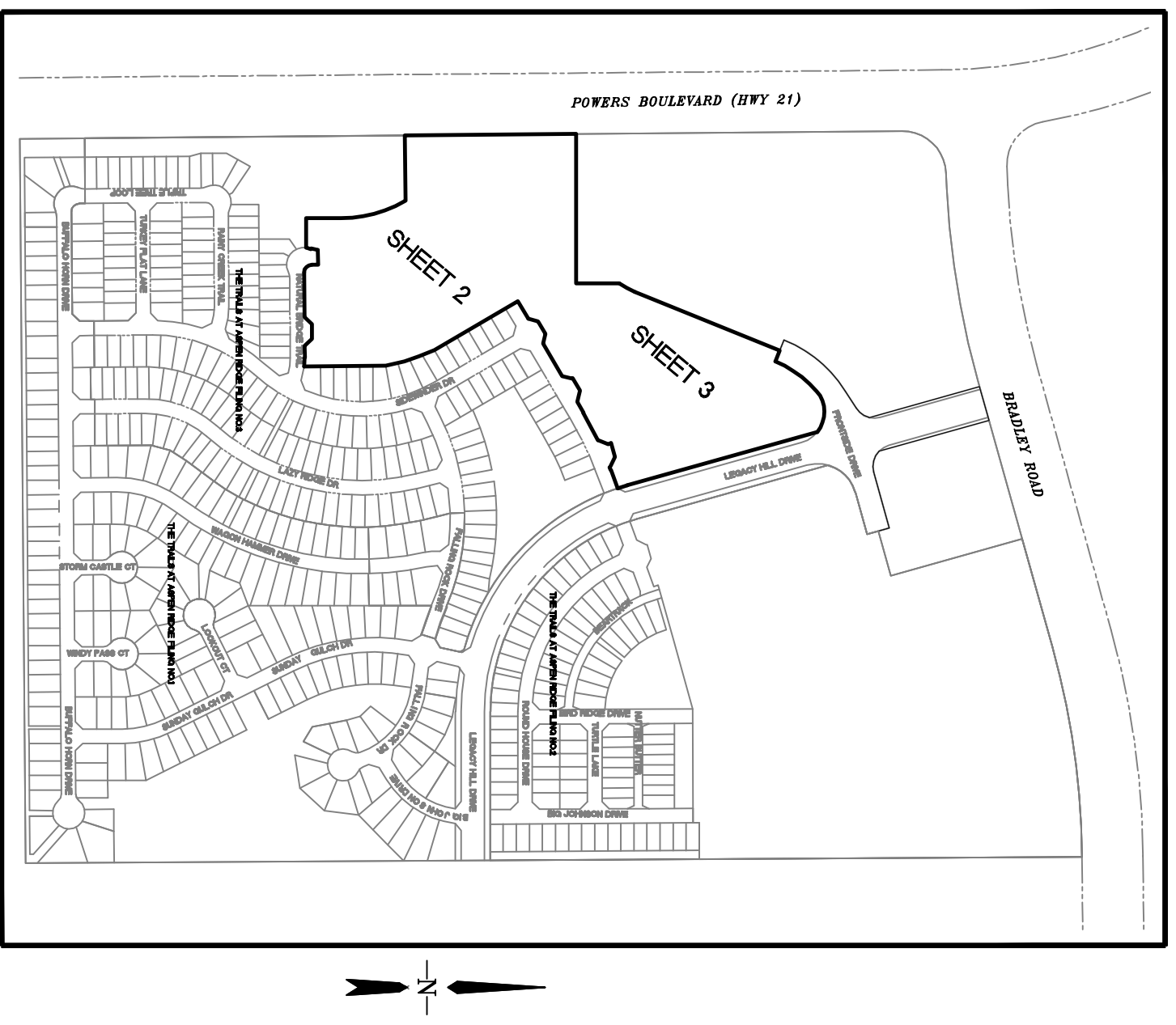


THE TRAILS AT ASPEN RIDGE FILING NO.5
A SUBDIVISION OF TRACT H OF THE TRAILS AT ASPEN RIDGE FILING NO.3 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO
SHEET 1 OF 3



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. TRACT D IS TO BE 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:
 KNOWN 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. 22210101 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, 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 LAND SUBDIVIDED, AND PLATTED SAID LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE TRAILS AT ASPEN RIDGE FILING NO.5 SAID IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE.

ALL UTILITIES IMPROVEMENTS TO BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DAMAGE 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 EASEMENTS ARE HEREBY GRANTED, INCLUDING THE SERVICES FOR WHICH THE DEDICATED EASEMENTS ARE HEREBY GRANTED, SHALL BE THE RESPONSIBILITY OF THE USER OF SAID EASEMENTS AND RELATED FACILITIES.

OWNER:
 THE ABOVEMENTIONED 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) SS

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

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. ANY ACTION BASED UPON FIRST DISCOVERY OF SAID DEFECT MUST BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- NOTES: CONTINUED**
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, PERMITS, 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 THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. 220087552 OF THE 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 IN HABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER, AS SUCH, A STREET SHOULD BE CONDUCTED FROM AND 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, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS INSTRUMENT. IT IS THE INTENT OF THIS INSTRUMENT THAT 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. 191-421. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 20-130 OF THE BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 220042582.
 15. THIS SERVICES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROPERTY OWNERS FOR THEIR INFORMATION AND USE. THE PROPERTY IS A RESIDENTIAL AND OTHER PROPERTIES. THE PROPERTY IS BEING DISCLOSED TO ALL PROPERTY OWNERS FOR THEIR INFORMATION AND USE. THE PROPERTY IS A RESIDENTIAL AND OTHER PROPERTIES. THE PROPERTY IS BEING DISCLOSED TO ALL PROPERTY OWNERS FOR THEIR INFORMATION AND USE. THE PROPERTY IS A RESIDENTIAL AND OTHER PROPERTIES. THE PROPERTY IS BEING DISCLOSED TO ALL PROPERTY OWNERS FOR THEIR INFORMATION AND USE.
 16. 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, AND WINDOW WELLS SHOULD BE PROTECTED FROM 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.
 17. THE NON-REVOCAABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF SPIDERWUR, 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 SPIDERWUR 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.
 18. 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 LIESSEL/HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
 19. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
 20. PERMEABLE DRAINS AND SUMP PUMPS SHALL NOT DIRECTLY DISCHARGE ONTO PUBLIC RIGHT-OF-WAY.
 21. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
 22. ALL STREETS SHOWN HEREON ARE DEDICATED FOR PUBLIC RIGHT-OF-WAY
 23. THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PLUD (PUDSP-191) RECEPTION NO. 221135788 OF THE RECORDS OF EL PASO COUNTY.
 24. ALL EASEMENTS SHOWN HEREON OR DEDICATED FOR PUBLIC UTILITY PURPOSES, SHALL BE SUBJECT TO THE EASEMENTS AND EASEMENT DEVELOPMENT AGREEMENT, RECEPTION NO. 221212548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
 25. 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
 26. LOTS 1-58 ACREAGE: 5.811
 TRACTS A-D ACREAGE: 14.889
 PUBLIC STREETS ACREAGE: 1.651
 TOTAL ACREAGE: 22.351

UNRESOLVED PREVIOUS COMMENT: SOILS & GEOLOGY REPORT INDICATES GEOLOGIC HAZARDS ON THE PROPERTY AND MITIGATION REQUIRED. PLEASE DETAIL GEOLOGIC HAZARDS ON THE PLAT. PLEASE INCLUDE THE SOILS & GEOLOGY NOTE.

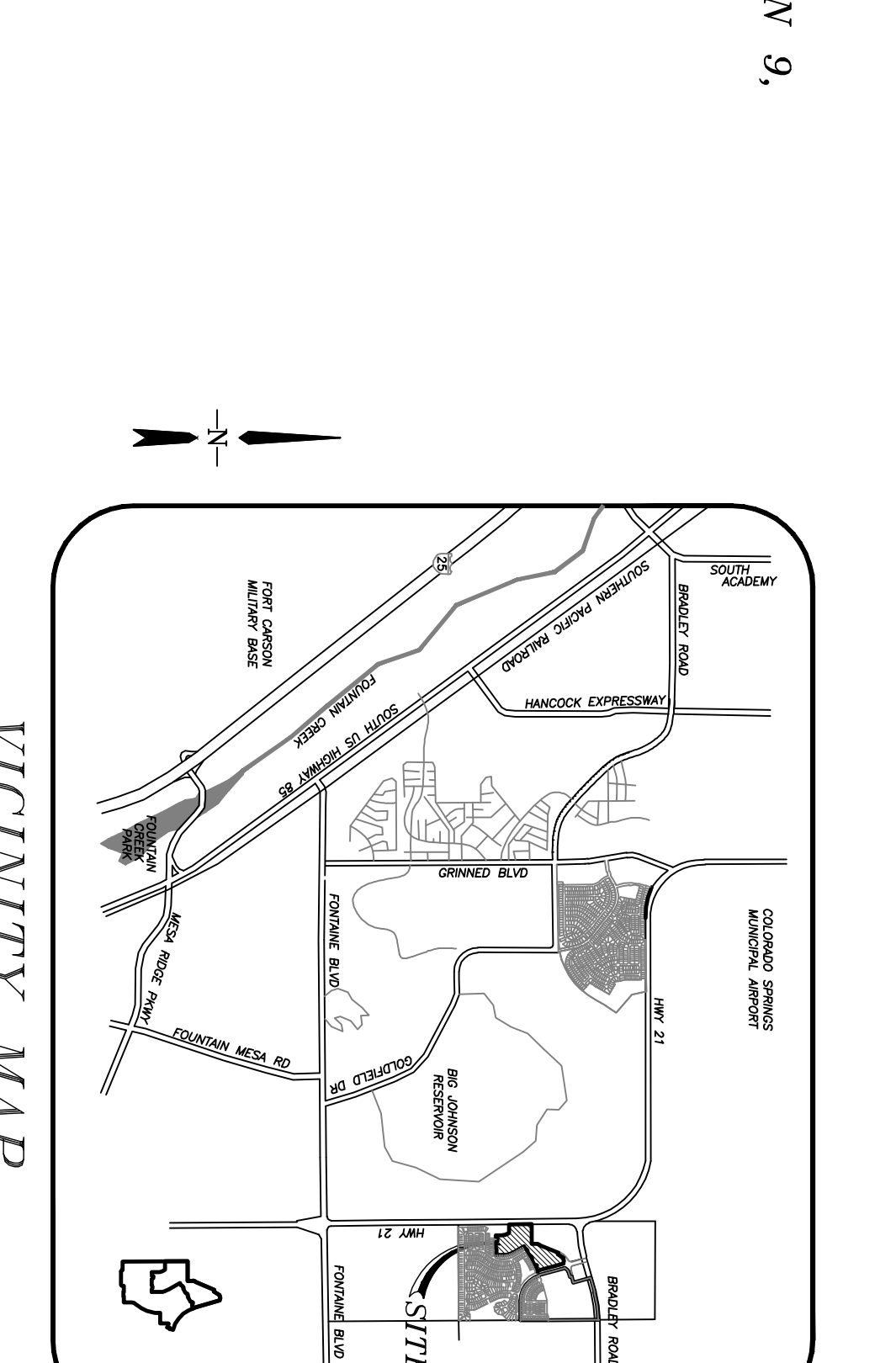
Soil and Geology Conditions
 Geologic Hazard Area Final Plat. (to be customized based upon the individual circumstances)
 Geologic Hazard Area Final Plat. (to be customized based upon the individual circumstances)
 The geologic hazard area shown hereon was prepared by Entech Engineering and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (Author of the report) (date of report) in the frame of the and file number available at the El Paso County Planning and Community Development Department.
 Downslope Creep: (name lots or location of area)
 Rockfall Source Creep: (name lots or location of area)
 Landslide: (name lots or location of area)
 Shallow Seismicity: High Groundwater/Stream (name lots or location of area)
 Other Hazard:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

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

ENGINEER
 MARRIX
 2435 RESEARCH PARKWAY
 COLORADO SPRINGS, CO 80920

SURVEYED
 DECEMBER 2018

DATE OF PREPARATION
 MARCH 2022



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 ALL CORRECTIONS, REPRESENTS THE RECORD OF MY SURVEY OF THE TRAILS AT ASPEN RIDGE FILING NO.5, 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. THAT MATHEMATICAL CLOSEURE ERRORS 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.

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

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____
 STEVE SCHELEKER, COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, 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 _____
 BY: _____ DEPUTY _____
 FEE: _____

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

ENGINEER
 MARRIX
 2435 RESEARCH PARKWAY
 COLORADO SPRINGS, CO 80920

SURVEYED
 DECEMBER 2018

DATE OF PREPARATION
 MARCH 2022

RidgeLine Land Surveying

4345 DEIBERT 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

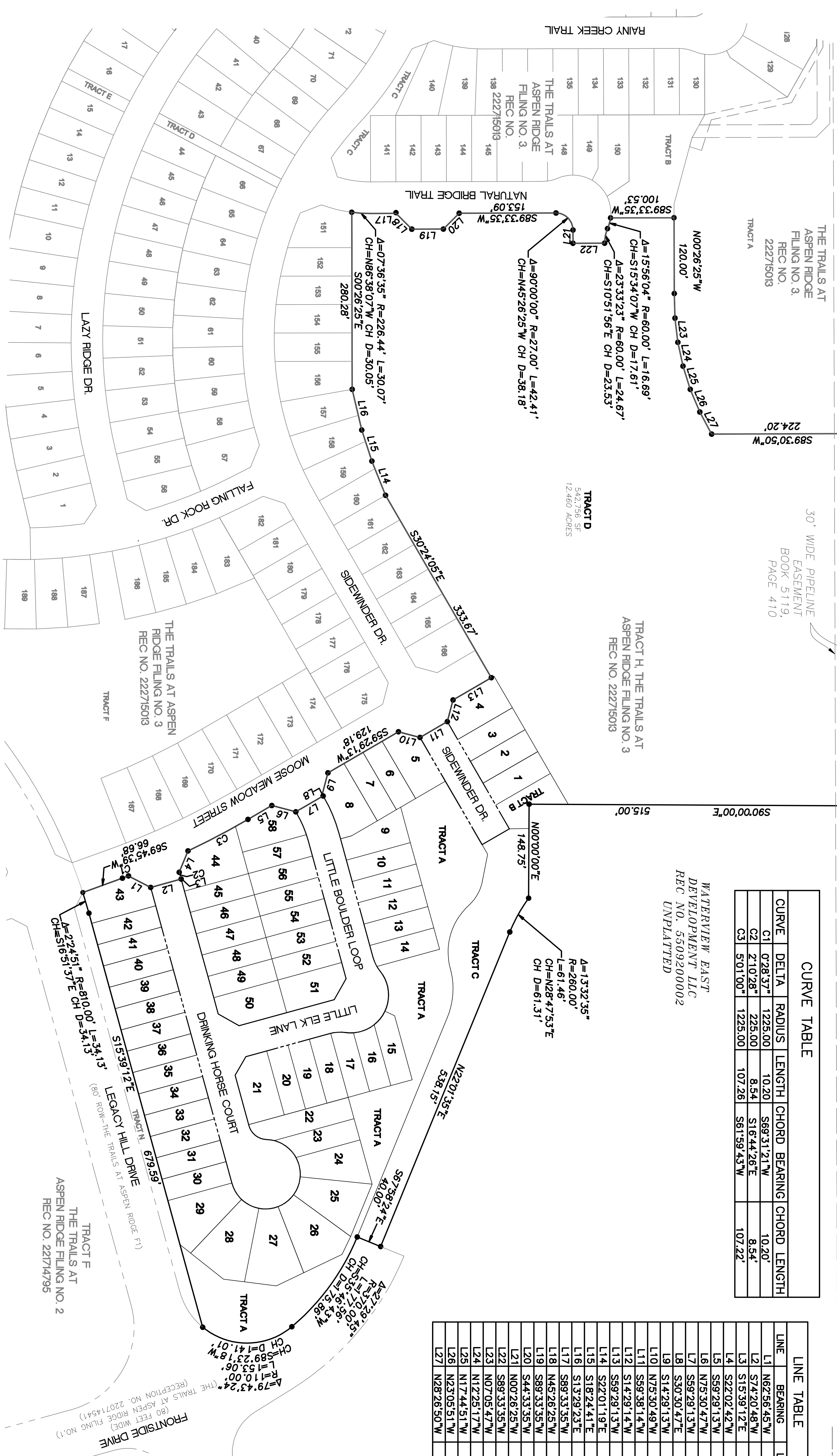
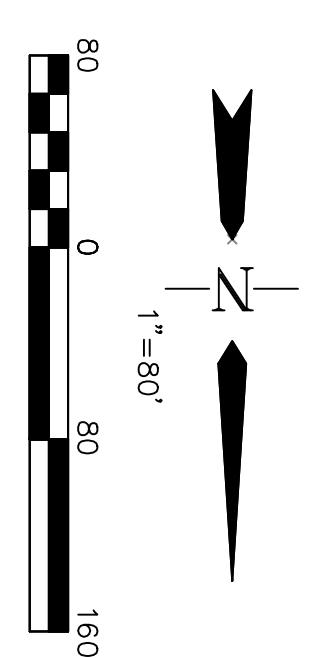
30' WIDE PIPELINE
 EASEMENT
 BOOK 5119,
 PAGE 410

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



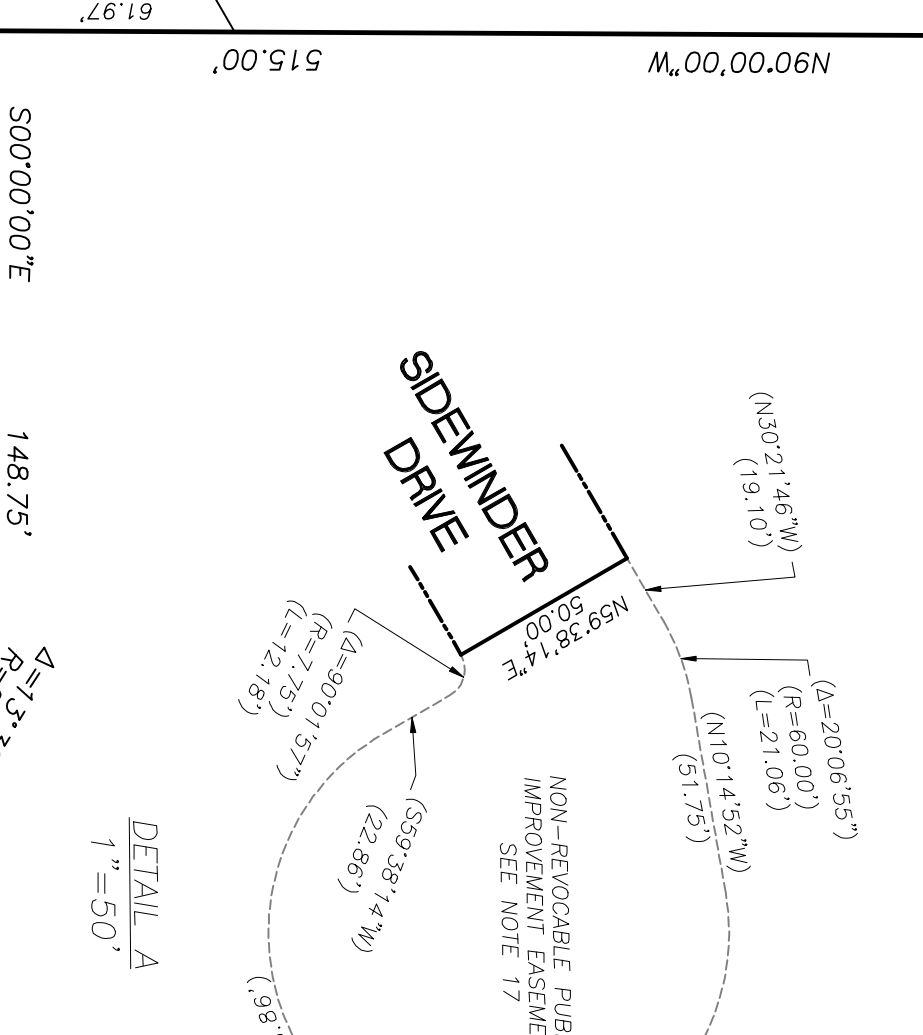
RidgeLine Land Surveying
 4345 BEVERLY STREET, UNIT C
 COLORADO SPRINGS, CO 80918
 TEL: 719.538.2917

DATE: 12/25/22
 SHEET 2 OF 3
 PCD# 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,
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 EL PASO COUNTY, COLORADO
 SHEET 2 OF 3

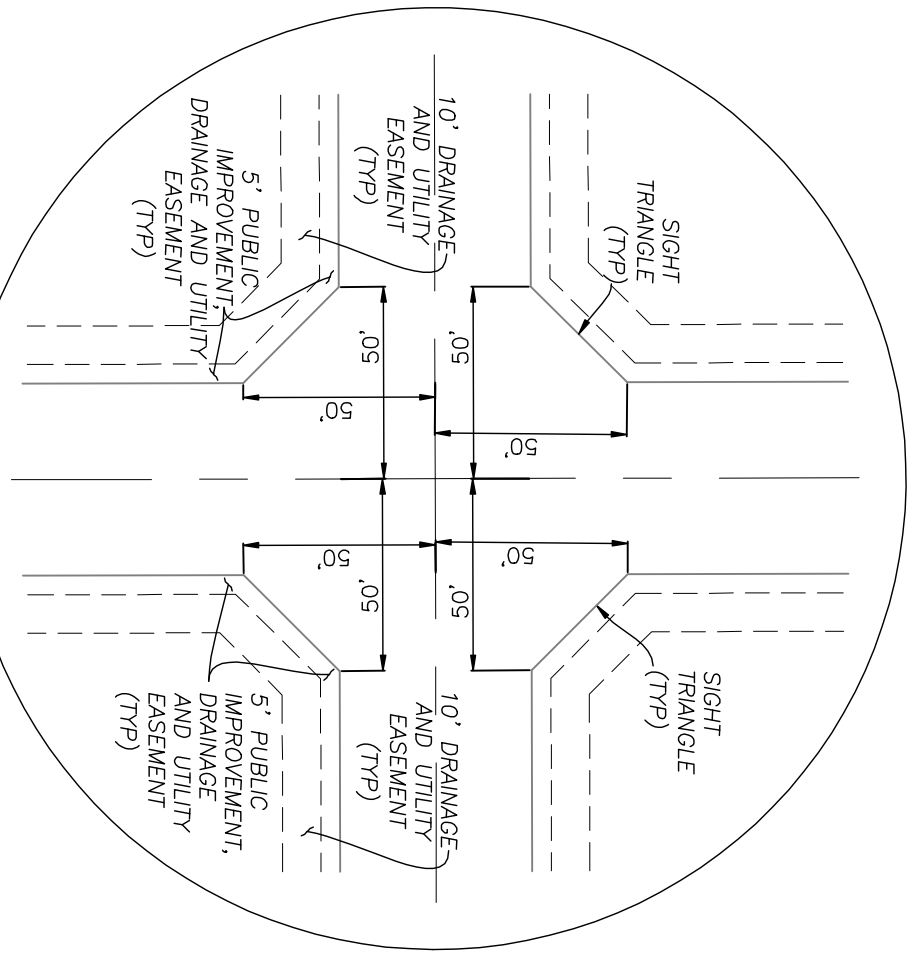
TRACT H, THE TRAILS AT ASPEN
 RIDGE FILING NO. 3
 REC. NO. 222715013

TRACT D
 542,756 SF
 12.460 ACRES

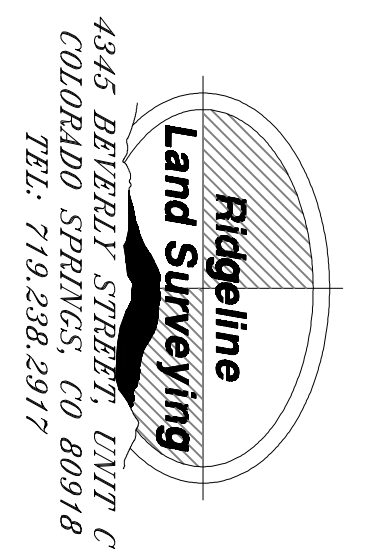
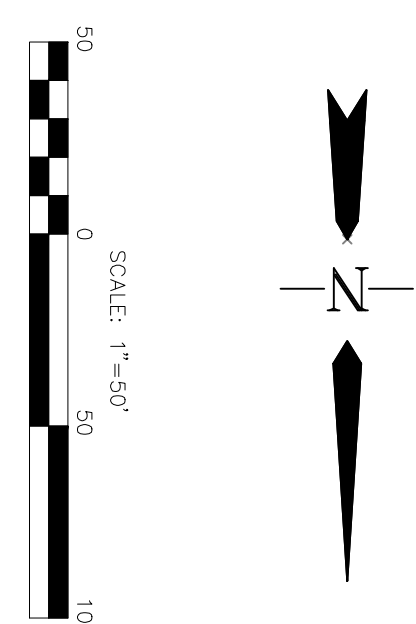
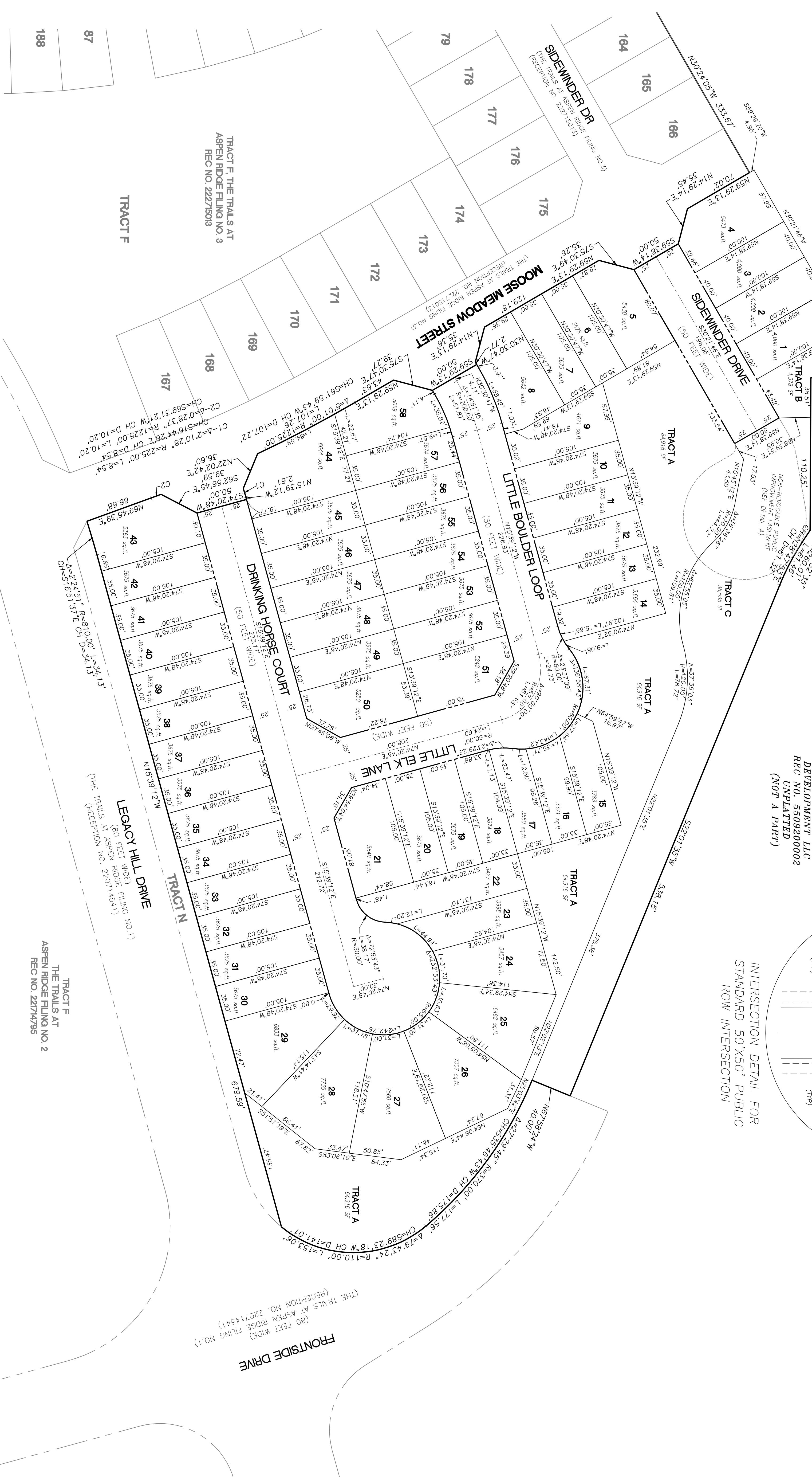


WATERVIEW EAST
 DEVELOPMENT LLC
 REC. NO. 3009200002
 UNPLATTED
 (NOT A PART)

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

TRACT F

188

87