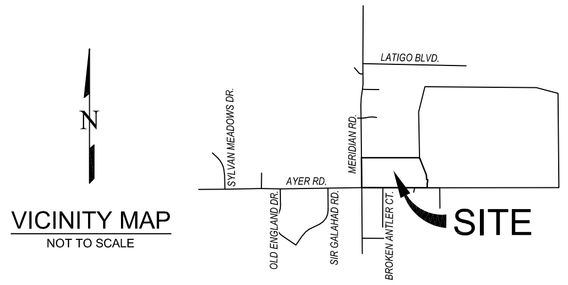
ANTLER RANGE FILING NO. 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 12, SOUTH RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
NOT TO SCALE

BE IT KNOWN BY THESE PRESENTS:

THAT ANTLERS RANGE, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 64 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE COURSE ON THE NORTHERLY BOUNDARY LINE OF THE WESTERLY PORTION OF THE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 206150812 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY A REBAR AND YELLOW PLASTIC CAP STAMPED "WKC&ASSOC PLS4842" 0.1' BELOW GRADE, AND AT THE EAST END BY A REBAR AND YELLOW PLASTIC CAP STAMPED "WKC&ASSOC PLS4842" 0.1' BELOW GRADE, ASSUMED TO BEAR S89°44'22"E FEET (DEED BEARING S89°18'55"E) A DISTANCE OF 1,424.82 FEET.

COMMENCING AT THE WESTERLY END OF THE COURSE ON THE NORTHERLY BOUNDARY LINE OF THE WESTERLY PORTION OF THE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 206150812 IN, WHICH BEARS S89°44'22"E (DEED BEARING S89°18'55"E) A DISTANCE OF 1,424 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE S89°44'22"E ON SAID BOUNDARY LINE A DISTANCE OF 1,424.82 FEET; THENCE S21°28'11"E A DISTANCE OF 450.34 FEET; THENCE S04°06'20"E A DISTANCE OF 115.05 FEET; THENCE S72°42'15"E A DISTANCE OF 27.29 FEET TO A POINT ON CURVE; THENCE ON AN ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S72°42'15"E, HAVING A DELTA OF 17°06'50", A RADIUS OF 330.00 FEET TO A POINT OF TANGENT; THENCE S00°10'55"W A DISTANCE OF 55.44 FEET, THENCE S00°15'59"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 18 AND THE SOUTHERLY LINE OF SAID TRACT OF LAND RECORDED UNDER RECEPTION NO. 206150812; THENCE CONTINUING ON THE BOUNDARY OF SAID TRACT OF LAND, THE FOLLOWING TWO (2) COURSES:

1. N89°44'01"W A DISTANCE OF 1,603.61 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;
2. N00°23'41"W ON WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE 733.50 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,134,576 SQUARE FEET OR 26.046 ACRES.

OWNERS CERTIFICATE:

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, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ANTLER RANGE FILING NO. 1, 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 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 ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, ANTLER RANGE, LLC, A COLORADO LIMITED LIABILITY COMPANY

HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20__, A.D.

BY:_____
GRANT LANGDON, AS MANAGER OF ANTLER RANGE, LLC, A COLORADO LIMITED LIABILITY LIMITED COMPANY.

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, A.D. BY GRANT LANGDON AS MANAGER OF ANTLER RANGE, LLC, A COLORADO LIMITED LIABILITY LIMITED COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION IS FEBRUARY 17, 2026.
2. BASIS OF BEARINGS: THE COURSE ON THE NORTHERLY BOUNDARY LINE OF THE WESTERLY PORTION OF THE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 206150812 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY A REBAR AND YELLOW PLASTIC CAP STAMPED "WKC&ASSOC PLS4842" 0.1' BELOW GRADE, AND AT THE EAST END BY A REBAR AND YELLOW PLASTIC CAP STAMPED "WKC&ASSOC PLS4842" 0.1' BELOW GRADE, ASSUMED TO BEAR S89°44'22"E FEET (DEED BEARING S89°18'55"E) A DISTANCE OF 1,424.82 FEET.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER 2492128-IO, PREPARED BY EMPIRE TITLE WITH AN EFFECTIVE DATE OF JANUARY 29, 2025 AT 8:00AM.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THE ADDRESS(ES) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
6. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
7. FLOODPLAIN STATEMENT: BASED ON FEMA FIRM MAP 08041C0340G DATED DECEMBER 7, 2018, THE SITE IS ZONE A AND ZONE X. ZONE A AREAS ARE WITHIN THE 1% ANNUAL CHANCE OF FLOOD. ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD. SITE DEVELOPMENT WILL OCCUR WITHIN ZONE X AREAS.
8. UNLESS OTHERWISE INDICATED, FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE MVEA, PUBLIC UTILITY, PUBLIC DRAINAGE EASEMENT, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT MVEA, PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
9. 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR 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.
10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PCD FILE NO. SF264, FINAL DRAINAGE REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NOXIOUS WEED MANAGEMENT PLAN , NATURAL FEATURES REPORT, ONSITE WATER TREATMENT SYSTEMS AND TRANSPORTATION IMPACT STUDY, WATER SUPPLY INFORMATION SUMMARY.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT, AND OTHER AGENCY REQUIREMENTS, IF ANY APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S FISH & WILDLIFE SERVICE AND/OR REGARDING THE ENDANGERED SPECIES ACT.
12. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND GRANTED BY EL PASO COUNTY PRIOR TO ALL ESTABLISHMENT OF ANY DRIVEWAY.
13. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
14. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIMHERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
15. A "SOIL AND GEOLOGY STUDY FOR ANTLERS RANGE SUBDIVISION, NE CORNER OF MERIDIAN ROAD AND AYER ROAD, EL PASO COUNTY, COLORADO", WAS COMPLETED BY RMG ENGINEERS, LAST AMENDED ON SEPTEMBER 22, 2025, JOB NO. 198281. THE LOTS IDENTIFIED WITHIN THE OVERALL DEVELOPMENT AREA FOUND TO BE IMPACTED BY THE GEOLOGIC HAZARDS AND CONSTRAINTS ARE LISTED BELOW:
    - EXPANSIVE SOILS AND BEDROCK (SPORADIC ACROSS THE SITE)
    - COMPRESSIBLE SOILS (SPORADIC ACROSS THE SITE)
    - SEASONALLY WET AREAS (LOTS 1, 2 AND 4)
    - FAULTS AND SEISMICITY (ENTIRE SITE)
    - NON-JURISDICTIONAL WETLANDS

    GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES. ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FOUNDATIONS CONSISTING OF A STANDARD SPREAD FOOTING/STEMWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. IF BASEMENT FOUNDATIONS ARE CONSTRUCTED, A PERIMETER DRAIN IS RECOMMENDED AROUND PORTIONS OF THE STRUCTURES WHICH WILL HAVE BELOW HABITABLE SPACE OR STORAGE SPACE LOCATED BELOW THE FINISH GROUND SURFACE. ADDITIONAL DRAIN SYSTEMS MAY BE REQUIRED IN THE SEASONALLY WET AREAS. THIS INCLUDES CRAWLSPACE AREAS BUT NOT THE WALKOUT TRENCH, IF APPLICABLE. IT IS IMPERATIVE TO MAINTAIN PROPER SURFACE GRADING AND DRAINAGE DURING CONSTRUCTION AND MAINTAINED (OVER THE LIFE OF THE STRUCTURE) BY THE HOMEOWNER. ADDITIONAL MITIGATION MEASURES CAN BE FOUND IN SAID REPORT, FILE SF264, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
16. DRAINAGE EASEMENTS ARE TO BE CONSIDERED NO BUILD AREAS.
17. AYER ROAD ACCESS LIMITED TO LOTS 6, 7, 8 AND 9.
18. THE NUMBER OF LOTS BEING PLATTED IS 9, THE NUMBER OF TRACTS BEING PLATTED IS 0.
19. THERE SHALL BE NO DIRECT LOT ACCESS TO MERIDIAN ROAD.
20. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO._____, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
21. PER ECM SECTION 1.7.1.B.5, THE RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE ECM SECTION AND THE IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THE IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
22. 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 EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
    THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
23. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FRO THE ISSUANCE OF THESE PERMITS.
24. "WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANT AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, PAGE 6 THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY."
25. WASTEWATER: SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN.
26. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT BUILDING SITE.
    - GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY
    - ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC

    SERVICE PROVIDER ARE SUBJECT TO THE DISTRICT'S (PROVIDERS) RULES, REGULATIONS AND SPECIFICATIONS.
27. UTILITY PROVIDERS:
    WATER-INDIVIDUAL WELL
    WASTEWATER-INDIVIDUAL SEPTIC
    ELECTRIC- MOUNTAIN VIEW ELECTRIC
    GAS- BLACK HILLS ENERGY

SUMMARY:		
9 LOTS	23.013 ACRES	88.35%
PUBLIC RIGHT-OF-WAY	3.033 ACRES	11.65%
TOTAL	26.046 ACRES	100%

GROSS DENSITY 0.35 D.U. PER ACRE
NET DENSITY 0.39 D.U. PER ACRE

28. THIS PROJECT IS IN A LOW/MODERATE/HIGH HAZARD FIRE INTENSITY AREA PER THE COLORADO STATE FOREST SERVICE WILDFIRE RISK ASSESSMENT PROGRAM REQUIRING HARDENED STRUCTURE AND DEFENSIBLE SPACE.
29. LOW HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING AND A DEFENSIBLE SPACE OF 30 FT CLEARANCE AND NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FT OF CHIMNEY OUTLETS. TREES WITHIN DEFENSIBLE SPACE SHALL BE PRUNED TO MINIMIZE LADDER FUELS.
30. MODERATE HAZARD AREAS SHALL MEET THE REQUIREMENTS OF LOW HAZARD AREAS IF SITE PLANS ARE SUBMITTED PRIOR TO THE ADOPTION OF THE COLORADO WILDFIRE RESILIENCY CODE. AFTER THE ADOPTION OF THE COLORADO WILDFIRE RESILIENCY CODE MODERATE HAZARD AREAS SHALL MEET THE REQUIREMENTS OF HIGH HAZARD AREAS.
31. HIGH HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING, NONCOMBUSTIBLE SIDING/DECKING, EAVES AND OVERHANGS, A DEFENSIBLE SPACE OF 30 FT IRRIGATED,100 FT FUEL TREATMENT, SELECTED FIRE-RESISTANT TREES WITHIN 30 FT OF STRUCTURES, SELECTED THINNING OF TREES AND SHRUBS, TREES WITHIN DEFENSIBLE SPACE SHALL BE PRUNED TO MINIMIZE LADDER FUELS, ALL TREES AND SHRUBS PRUNED OF DEAD MATERIAL, NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FT OF CHIMNEY OUTLETS.
32. WATER SUPPLIES FOR FIRE PROTECTION SHALL BE SUPPLIED PER THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE OR IF THERE IS AN ADOPTED FIRE CODE FOR THE FIRE DISTRICT THE PROJECT IS IN. A WATER CISTERN WILL BE LOCATED ON A TRACT WITHIN ANTLER RANGE SUBDIVISION FILING NO. 2 AND WILL BE MAINTAINED BY THE FALCON FIRE PROTECTION DISTRICT.
33. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN.
34. MAINTENANCE OF DEFENSIBLE SPACE SHALL BE CONTINUED IN CONTINUUM FOR THE EXISTENCE OF THE STRUCTURE.
35. THE PORTIONS OF THE INGRESS/EGRESS EASEMENTS WITHIN THIS PLAT, RECORDED AT BOOK 3445, PAGE 581; BOOK 3462, PAGE 866; BOOK 3543, PAGE 42; BOOK 5133, PAGE 984 AND BOOK 6212, PAGE 867 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDED, ARE HEREBY VACATED UPON RECORDATION OF THIS PLAT.
36. EXISTING UTILITY EASEMENTS WITHIN THE ADDITIONAL DEDICATED RIGHT-OF-WAY ARE TO BE VACATED.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, 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 DECEMBER 3, 2025, BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL 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.

I ATTEST THE ABOVE ON THIS_____DAY OF _____, 20_____.

_____
JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR ANTLER RANGE FILING NO. 1 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 RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATION OF LAND TO THE PUBLIC EASEMENTS AND RIGHT-OF-WAYS 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.

_____ _____
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

_____ O'CLOCK ___.M., THIS _____ DAY OF_____, 202__A.D., AND

WAS RECORDED UNDER RECEPTION NUMBER _____ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____ STEVE SCHLEIKER, RECORDER
EL PASO COUNTY CLERK AND RECORDED

FEES:

SCHOOL FEE: $2,160

BRIDGE FEE: $0.0 (Upper Black Squirrel)

PARK FEE: $4,545

DRAINAGE FEE: $0.0 (Upper Black Squirrel)

OWNER:
ANTLER RANGE, LLC, A COLORADO LIMITED LIABILITY COMPANY

OWNER:
NAME : ANTLER RANGE LLC
ADDRESS: P.O. BOX 38939
COLORADO SPRINGS, CO 80937
PHONE: (602) 957-0966

PLAT PREPARED BY: JON TESSIN
NAME EDWARD-JAMES SURVEYING INC.
ADDRESS 1122 N. EL PASO STREET
COLORADO SPRINGS, CO 80903
(719) 576-1216

PCD No.: SF-264

REVISIONS

NO.	DESCRIPTION	DATE
1.	ADDRESS COUNTY COMMENTS	4-17-2026
2.	ADDRESS COUNTY COMMENTS	6-04-2026
3.	ADDED ADDRESSES	6-15-2026
4.	ADDED DOLLAR AMOUNTS TO FEES	7-13-2026

EDWARD-JAMES SURVEYING, INC.
1122 N. El Paso Street
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206

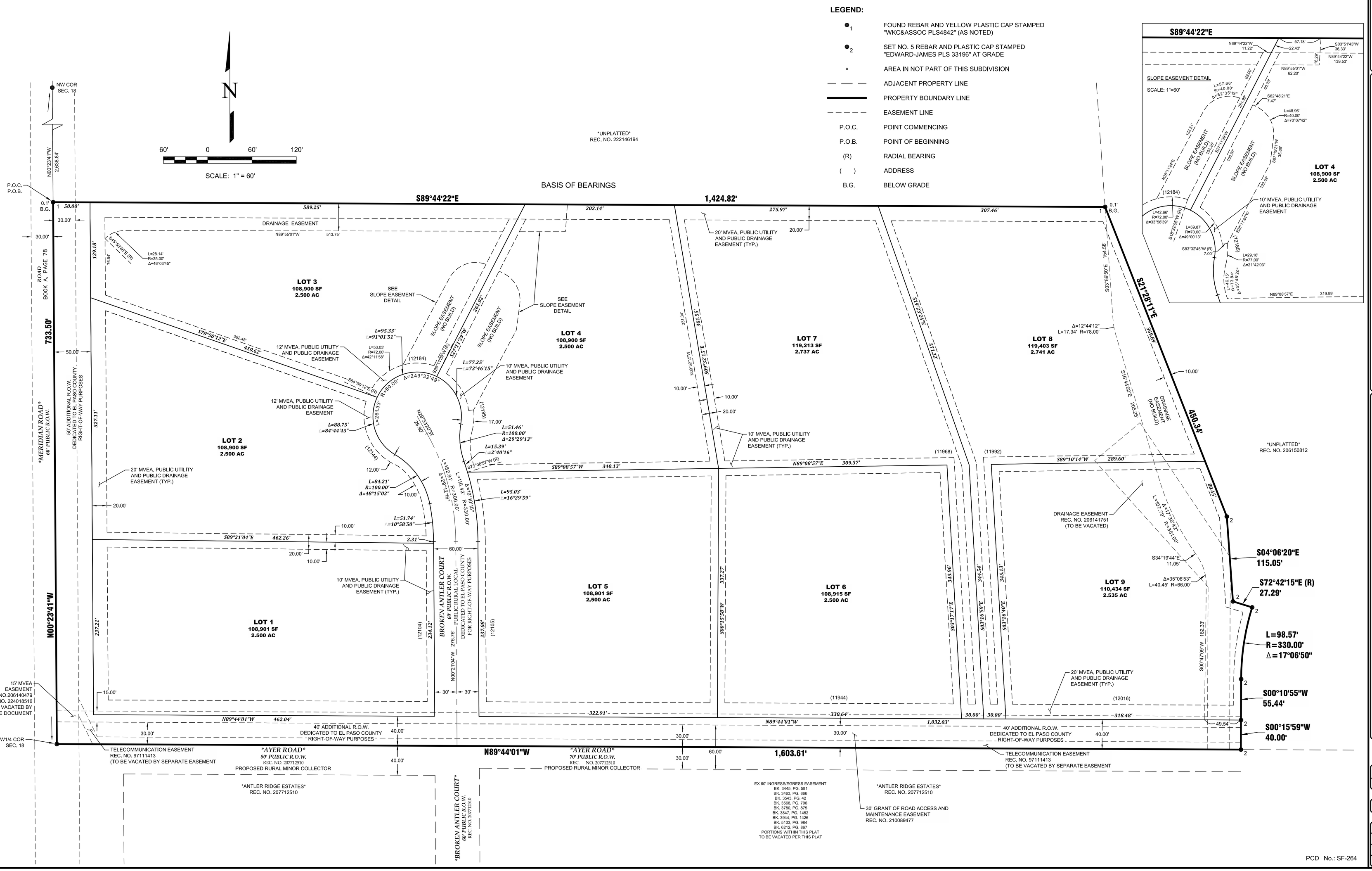
ANTLER RANGE FILING NO. 1
PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M
COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	NA
JOB NO.	2556-00
DATE CREATED	2-17-26
DATE ISSUED	DRAFT
SHEET NO	1 OF 2

ANTLER RANGE FILING NO. 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.



NO.	DESCRIPTION	DATE
1.	ADDRESS COUNTY COMMENTS	4-17-2026
2.	ADDRESS COUNTY COMMENTS	6-04-2026
3.	ADDED ADDRESSES	6-15-2026

REVISIONS

EDWARD-JAMES SURVEYING, INC.
1122 N. El Paso Street
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206

ANTLER RANGE FILING NO. 1
PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M
COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 60'
JOB NO.	2556-00
DATE CREATED	2-17-26
DATE ISSUED	DRAFT
SHEET NO	2 OF 2