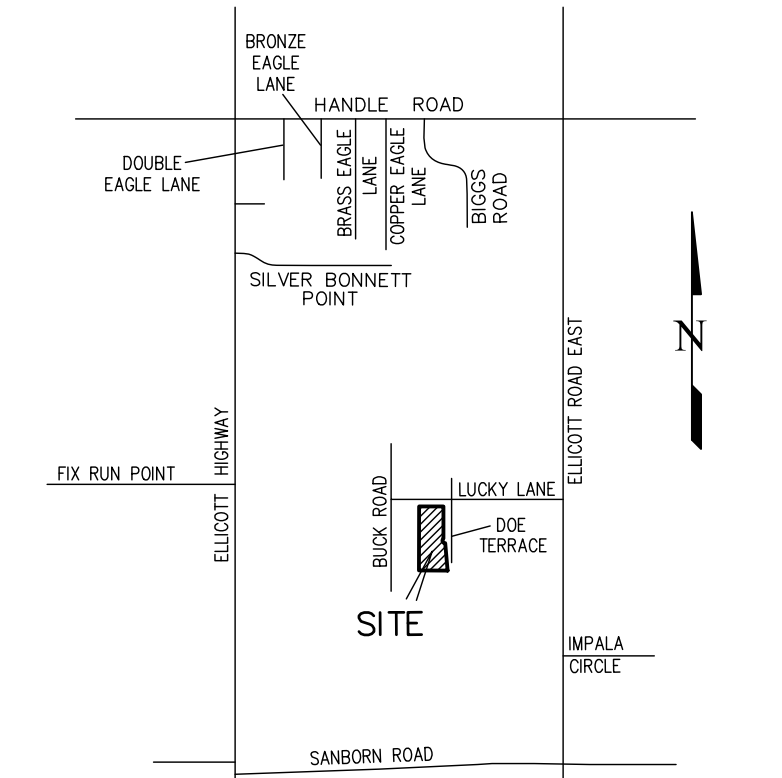
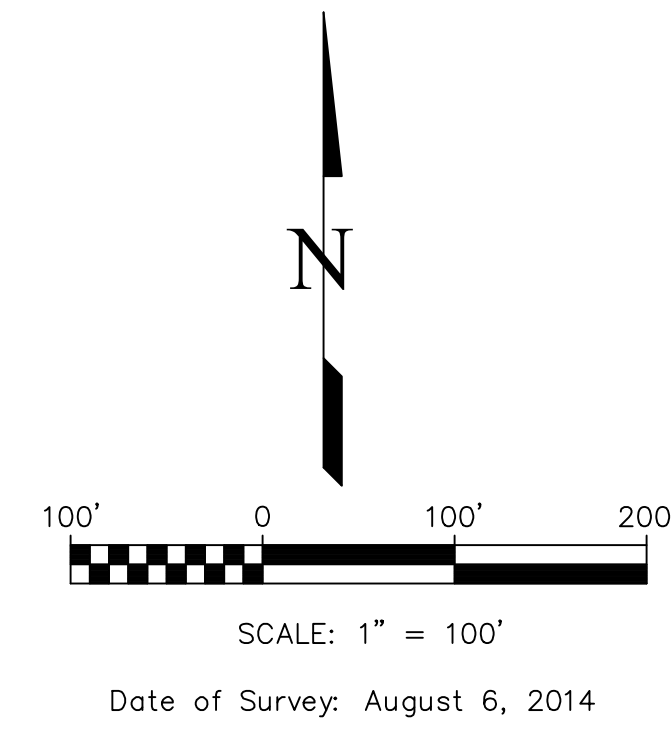


# ANTELOPE ACRES FILING NO. 1A

A VACATION AND REPLAT OF LOTS 13 & 14, "ANTELOPE ACRES",  
EL PASO COUNTY, COLORADO

### NOTES:

- Existing Lots 13 and 14, ANTELOPE ACRES are being vacated and replatted to conform to the ownership configuration that has been in existence since 1974.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0840 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Title Insurance Policy No.55048581.491400LTDI, prepared by LAND TITLE GUARANTEE COMPANY, dated August 21, 2014 at 5:00 p.m. and ENDORSEMENT dated June 25, 2019.
- The approval of this Vacation and Replat vacates all previous plats for the area of this plat.
- - Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS No. 18465.  
● - Indicates recovered survey cap illegible or as labeled.
- Basis of Bearings: The West line of Lots 13 and 14, ANTELOPE ACRES, being a found rebar with Surveyor's Cap, illegible at both ends - Bearing N00°11'50"E (assumed), 1281.58 feet.
- No driveway shall be established unless an access permit has been granted by El Paso County.



VICINITY MAP NO SCALE

### NOTES CONTINUED:

- 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. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a 10 feet wide public utilities and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

### 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 land into lots and easements as shown hereon under the name of ANTELOPE ACRES FILING NO. 1A. 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 across said easements from and to adjacent roads for installation, maintenance and replacement of utility lines and related facilities.

GARY R. REED ROBIN B. REED  
STATE OF COLORADO )  
 )ss  
COUNTY OF EL PASO )  
Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Gary R. Reed and Robin B. Reed as owners of Lot 14.

Witness my hand and official seal \_\_\_\_\_  
My commission expires \_\_\_\_\_ Notary Public

1890 Doe Trail LLC, a Colorado Limited Liability Company

BY: \_\_\_\_\_ MANAGER

STATE OF COLORADO )  
 )ss  
COUNTY OF EL PASO )  
Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as manager of 1890 Doe Trail, LLC a Colorado Limited Liability Company

Witness my hand and official seal \_\_\_\_\_  
My commission expires \_\_\_\_\_ Notary Public

### APPROVAL:

This plat of ANTELOPE ACRES FILING NO. 1A was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions specified hereon.

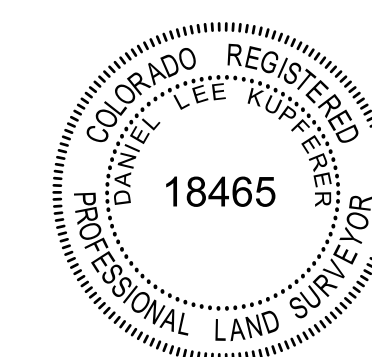
Previous plat name in entirety is amended for the areas described by this Vacation and Replat subject to all covenants conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception No. 848599.

\_\_\_\_\_  
Planning and Community Development Director

### SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying REPLAT was surveyed and drawn under my direct responsibility and supervision and accurately shows the described tract of land and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

Daniel L. Kupferer  
Colorado Professional Land Surveyor No. 18465



### RECORDING:

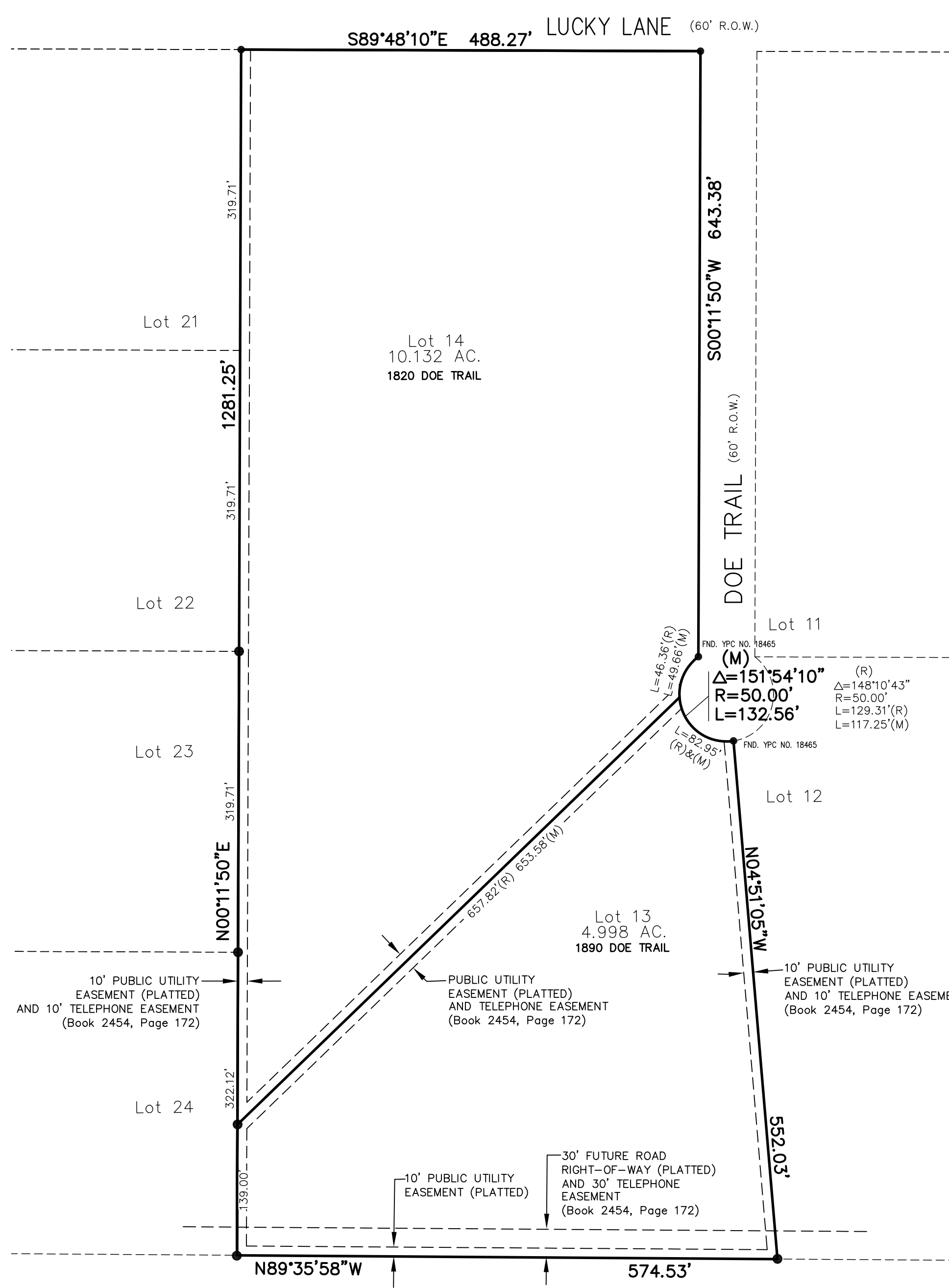
I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ and is duly recorded under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

SURCHARGE: \_\_\_\_\_  
FEE: \_\_\_\_\_

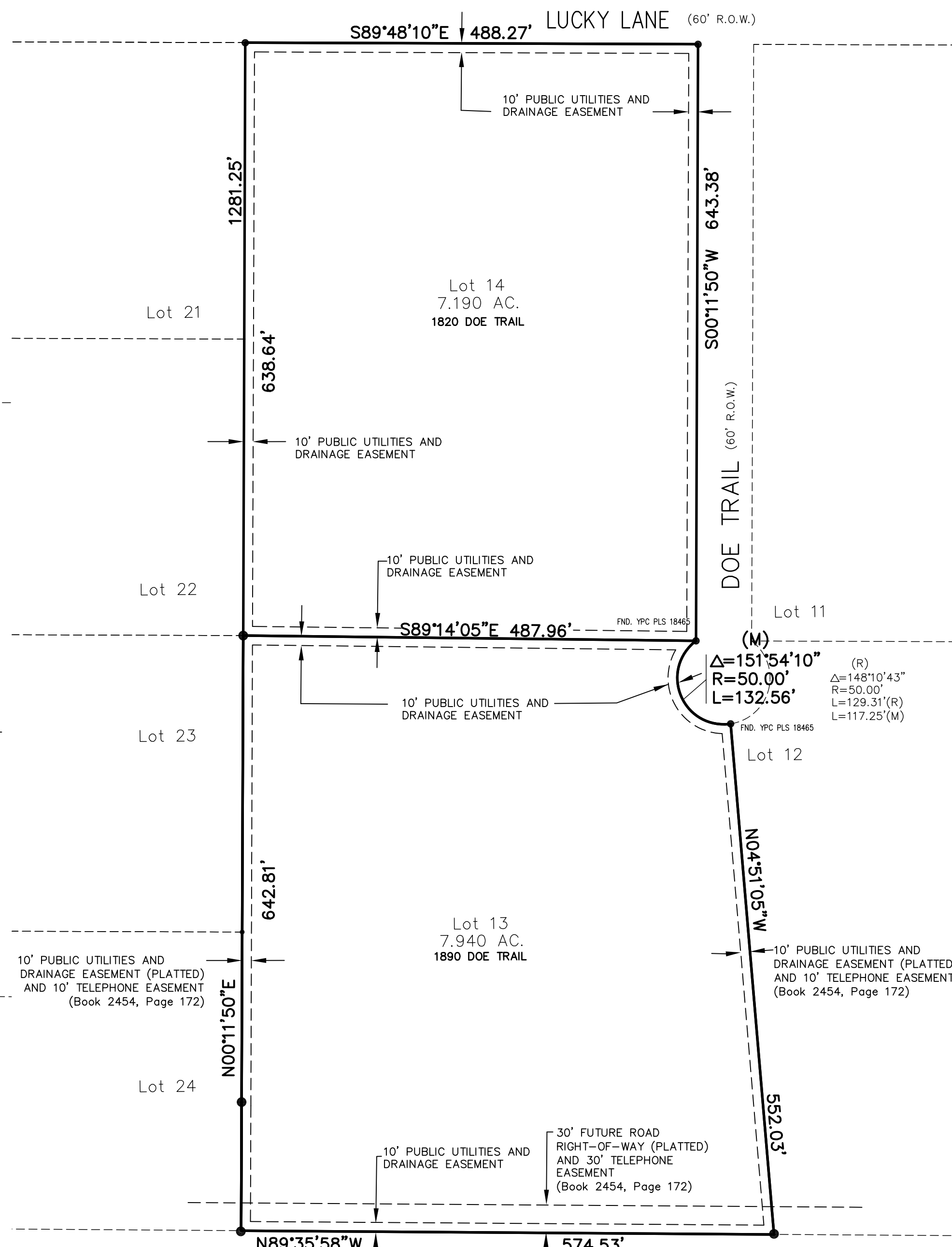
Wayne W. Williams, Recorder

By: \_\_\_\_\_  
Deputy

FEES: Park Fee: \_\_\_\_\_ Drainage Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_ Bridge Fee: \_\_\_\_\_



"AS PLATTED"



"AS REPLATTED"

Addresses:  
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Mailboxes:  
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

### KNOW ALL MEN BY THESE PRESENTS:

GARY R. REED, ROBIN B. REED AND 1890 DOE TRAIL, LLC, being the owners of the following described tract of land, to wit:

That portion of the Northeast Quarter of Section 30 in Township 14 South, Range 62 West of the 6th P.M., El Paso County, Colorado, more particularly described as:

Lot 13, and Lot 14, ANTELOPE ACRES as recorded in Plat Book T-2, Page 7 of the records of said El Paso County.

Containing 15.130 acres, more or less.

### DEDICATION:

The above owners have caused said tract of land to be surveyed and replatted into lots, additional right-of-way and easements as shown on the accompanying plat. The undersigned does hereby dedicate, grant, and convey to El Paso County those Public Easements as shown on the plat, and further restricts the use of all said Public Easements to El Paso County and/or its assigns, provided however, that the sole right and authority to release or quit claim all or any such Public Easements shall remain exclusively vested in El Paso County. This tract of land as herein replatted shall be known as ANTELOPE ACRES FILING NO. 1A, County of El Paso, State of Colorado.

CALL BEFORE YOU DIG ...  
**811**  
DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND FIBER OPTIC.

No.	REVISIONS	Date
1	By DLK	9-11-19
	DESCRIPTION	
	COUNTY COMMENTS	

H Scale:	1" = 100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	BRH
Checked By:	DLK
Date:	07/03/19

**Land Development Consultants, Inc.**  
PLANNING · SURVEYING  
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548  
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

**ANTELOPE ACRES FILING NO. 1A**  
A REPLAT OF LOTS 13 & 14, "ANTELOPE ACRES"  
A PORTION OF THE NE 1/4 OF SECTION 30,  
TOWNSHIP 14 SOUTH, RANGE 62 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO

Project No.: **14015**  
Sheet: \_\_\_\_\_ of \_\_\_\_\_