ANTELOPE RIDGE AT BULL HILL FILING NO. 1

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION, HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY, AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING PORTIONS OF THOSE PARCELS DESCRIBED BY SPECIAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 221024677 AND 221136530 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 214000553 IN THE EL PASO COUNTY, COLORADO RECORDS;
THENCE N76°10'55"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS DESCRIBED IN EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 98-360 RECORDED UNDER RECEPTION NO. 098124132 IN THE RECORDS OF SAID EL PASO COUNTY, 673.21 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING N76°10'55"E ALONG SAID RIGHT-OF-WAY LINE, 1,674.63 FEET TO THE WESTERLY LINE OF THAT 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN GRANT OF RIGHT-OF-WAY RECORDED IN BOOK 2655 AT PAGE 58 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S46°04'43"E ALONG SAID WESTERLY LINE, 2,949.79 FEET;
THENCE S68°36'12"W A DISTANCE OF 139.82 FEET;
THENCE S38°36'12"W A DISTANCE OF 21.97 FEET;
THENCE S68°36'12"W A DISTANCE OF 75.97 FEET;
THENCE N81°23'48"W A DISTANCE OF 21.97 FEET;
THENCE S68°36'12"W A DISTANCE OF 919.40 FEET TO A POINT OF CURVE;
THENCE 296.38 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 31°44'28", THE CHORD OF 292.61 FEET BEARS S52°43'58"W TO A POINT OF TANGENT;
THENCE S36°51'43"W A DISTANCE OF 43.98 FEET;
THENCE 494.38 FEET ALONG A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 236°03'05", THE CHORD OF 211.86 FEET BEARS S79°21'55"W;
THENCE N53°08'17"W, NON-TANGENT TO THE PREVIOUS COURSE, 712.38 FEET;
THENCE N83°08'17"W A DISTANCE OF 25.97 FEET;
THENCE S66°51'43"W A DISTANCE OF 23.21 FEET;
THENCE S36°51'43"E A DISTANCE OF 93.44 FEET;
THENCE S53°08'17"E A DISTANCE OF 43.70 FEET TO A POINT OF CURVE;
THENCE 161.83 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 52°59'01", THE CHORD OF 156.12 FEET BEARS S26°38'46"E TO A POINT OF TANGENT;
THENCE S00°09'15"E A DISTANCE OF 235.78 FEET;
THENCE S89°50'45"W A DISTANCE OF 1,259.66 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER (W ½ SW ¼) OF SAID SECTION 12,BEING THE EAST LINE OF BLH NO. 2 LLC PROPERTY;
THENCE N00°08'59"W ALONG SAID EAST LINE, 496.33 FEET TO THE NORTHEAST CORNER OF SAID BLH NO. 2 LLC PROPERTY;
THENCE S89°17'26"W ALONG THE NORTH LINE THEREOF, 256.96 FEET
THENCE N17°44'19"W A DISTANCE OF 965.15 FEET TO A POINT OF CURVE;
THENCE 490.03 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 743.44 FEET, A CENTRAL ANGLE OF 37°45'58", THE CHORD OF 481.21 FEET BEARS N01°08'40"E TO A POINT OF TANGENT;
THENCE N20°01'39"E A DISTANCE OF 522.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 7,169,351 S.F. (164.586 ACRES, MORE OR LESS).

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID PARCEL TO BE PLATTED INTO LOTS, TRACTS, RIGHTS-OF-WAY, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY COLORADO THOSE PUBLIC RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THIS PARCEL OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "ANTELOPE RIDGE AT BULL HILL FILING NO. 1", IN EL PASO COUNTY, COLORADO.

OWNER MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY
212 N. WAHSATCH AVENUE, SUITE 301
COLORADO SPRINGS, CO 80903-3476

BY: _____
JEFF MARK, AUTHORIZED SIGNING AGENT,
MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

NOTARIAL:

STATE OF _____)
) SS
COUNTY OF _____)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY JEFF MARK, AUTHORIZED SIGNING AGENT, MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID PARCEL TO BE PLATTED INTO LOTS, TRACTS, RIGHTS-OF-WAY, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY COLORADO THOSE PUBLIC RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THIS PARCEL OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "ANTELOPE RIDGE AT BULL HILL FILING NO. 1", IN EL PASO COUNTY, COLORADO.

OWNER EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION
212 N. WAHSATCH AVENUE, SUITE 301
COLORADO SPRINGS, CO 80903-3476

BY: _____
JEFF MARK, AUTHORIZED SIGNING AGENT,
EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION

NOTARIAL:

STATE OF _____)
) SS
COUNTY OF _____)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY JEFF MARK, AUTHORIZED SIGNING AGENT, EAGLE DEVELOPMENT COMPANY, A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

OWNER HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY
212 N. WAHSATCH AVENUE, SUITE 301
COLORADO SPRINGS, CO 80903-3476

BY: _____
JEFF MARK, AUTHORIZED SIGNING AGENT,
HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY

NOTARIAL:

STATE OF _____)
) SS
COUNTY OF _____)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY JEFF MARK, AUTHORIZED SIGNING AGENT, HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

OWNER AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY
212 N. WAHSATCH AVENUE, SUITE 301
COLORADO SPRINGS, CO 80903-3476

BY: _____
JEFF MARK, AUTHORIZED SIGNING AGENT,
AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

NOTARIAL:

STATE OF _____)
) SS
COUNTY OF _____)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY JEFF MARK, AUTHORIZED SIGNING AGENT, AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID PARCEL TO BE PLATTED INTO LOTS, TRACTS, RIGHTS-OF-WAY, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY COLORADO THOSE PUBLIC RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THIS PARCEL OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "ANTELOPE RIDGE AT BULL HILL FILING NO. 1", IN EL PASO COUNTY, COLORADO.

OWNER MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION
POST OFFICE BOX 1600
COLORADO SPRINGS, CO 80828

BY: _____
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION

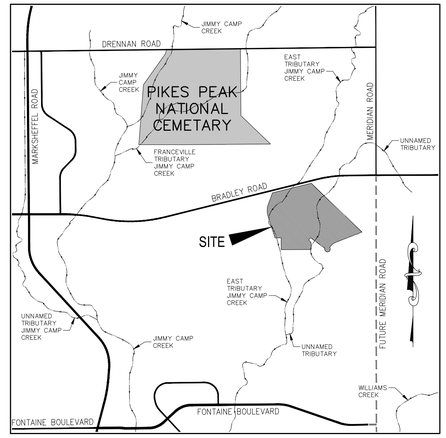
NOTARIAL:

STATE OF _____)
) SS
COUNTY OF _____)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY _____, _____, MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



VICINITY MAP
N.T.S.

TRACT TABLE

TRACT	SIZE (ACRES)	USES	MAINTENANCE	OWNERSHIP
A	25.754	DRAINAGE/DETENTION/CHANNEL IMPROVEMENTS/LANDSCAPING/OPEN SPACE/TRAILS/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES	RM/BH	RM/BH
B	12.019	DRAINAGE/DETENTION/LANDSCAPING/OPEN SPACE/TRAILS/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/FUTURE DEVELOPMENT	RM/BH	RM/BH
C	0.959	DRAINAGE/DETENTION/LANDSCAPING/OPEN SPACE/TRAILS/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES	RM/BH	RM/BH
D	6.811	DRAINAGE/DETENTION/LANDSCAPING/OPEN SPACE/TRAILS/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/FUTURE DEVELOPMENT	RM/BH	RM/BH
E	5.953	DRAINAGE/DETENTION/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES	MVEA	MVEA
F	1.355	DRAINAGE/DETENTION/LANDSCAPING/OPEN SPACE/TRAILS/PUBLIC UTILITIES	RM/BH	RM/BH
G	0.686	DRAINAGE/DETENTION/LANDSCAPING/OPEN SPACE/TRAILS/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES	RM/BH	RM/BH
H	0.316	DRAINAGE/DETENTION/LANDSCAPING/OPEN SPACE/TRAILS/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES	RM/BH	RM/BH
I	1.767	DRAINAGE/DETENTION/LANDSCAPING/OPEN SPACE/TRAILS/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES	RM/BH	RM/BH
J	1.248	DRAINAGE/DETENTION/LANDSCAPING/OPEN SPACE/TRAILS/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/PARK	RM/BH	RM/BH
K	14.992	DRAINAGE/DETENTION/LANDSCAPING/OPEN SPACE/TRAILS/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/SCHOOL SITE	WSD3	WSD3
L	0.243	DRAINAGE/DETENTION/LANDSCAPING/OPEN SPACE/TRAILS/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES	RM/BH	RM/BH
M	0.256	DRAINAGE/DETENTION/LANDSCAPING/OPEN SPACE/TRAILS/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES	RM/BH	RM/BH
N	10.877	DRAINAGE/DETENTION/LANDSCAPING/OPEN SPACE/TRAILS/SIGNAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES	RM/BH	RM/BH
TOTAL	83.236	(TOTAL ACREAGE OF ALL TRACTS)		

*RM/BH = ROLLING MEADOWS/BULL HILL METROPOLITAN DISTRICT NO. 1
*MVEA = MOUNTAIN VIEW ELECTRIC ASSOCIATION
*WSD3 = WIDEFIELD SCHOOL DISTRICT 3
ALL TRACTS ARE TO BE CONVEYED BY SEPARATE INSTRUMENT.

EASEMENTS:

UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FEET WIDE PUBLIC IMPROVEMENT, PUBLIC UTILITY, AND DRAINAGE EASEMENT. SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT.
THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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.

EASEMENTS ARE AS SHOWN ON SHEETS 3 THROUGH 12 OF THIS PLAT.

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, 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 JULY 15, 2024, 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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, _____.

_____
VERNON P. TAYLOR
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC

NOTICE:

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

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "ANTELOPE RIDGE AT BULL HILL FILING NO. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2026, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. 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.

_____ _____
EXECUTIVE DIRECTOR, 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 AT MY OFFICE AT ___ O'CLOCK __.M., THIS _____ DAY OF _____, 2026, AND IS DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ STEVE SCHLEIKER, RECORDER

SURCHARGE: _____ BY: _____
DEPUTY

FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

SUMMARY:

471 LOTS	52.526 ACRES	31.92%
14 TRACTS	83.236 ACRES	50.57%
RIGHTS-OF-WAY	28.825 ACRES	17.51%
TOTAL	164.586 ACRES	100.00%

FINAL PLAT
ANTELOPE RIDGE AT BULL HILL FILING NO. 1
PROJECT NO.: 43-149 | DATE OF PREPARATION: 11/17/2026

REVISIONS: NO.	DATE:	BY:	DESCRIPTION:

DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SF-XX-XXX

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
CIVIL CONSULTANTS,INC.

File: Q:\43149 Antelope Ridge BH\Landhuis\Survey\Plat\43149 Antelope Ridge @ BH No 1 FP.dwg Plotstamp: 11/17/2026 11:21 AM

ANTELOPE RIDGE AT BULL HILL FILING NO. 1

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

PLAT NOTES:

1. BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS DESCRIBED IN EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 98-360 RECORDED UNDER RECEPTION NO. 098124132 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID LINE BEING MONUMENTED ON THE WEST BY A NO. 5 REBAR AND 1.25 INCH ALUMINUM CAP STAMPED "CRITIGEN PLS 38166" FROM WHENCE THE EAST END MONUMENTED BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "PLS 23044" BEARS N76°10'55"E A DISTANCE OF 3,283.82 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0790G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018, REVISED TO REFLECT CLOMR CASE NO. 24-08-0597R, EFFECTIVE DATE JULY 8, 2025 AND LOMC CASE ___-___-____, ISSUE DATE _____, 20___, EFFECTIVE DATE _____, 20___ HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. A PORTION OF THIS SITE (TRACTS A & N) IS LOCATED WITHIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS, AND RIGHTS-OF-WAY, M&S CIVIL CONSULTANTS, INC. RELIED UPON AN ALTA COMMITMENT FOR TITLE INSURANCE ISSUED AUGUST 28, 2025 BY CORE TITLE GROUP LLC AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, FILE NO. 6898COR, AMENDMENT NO. 6898COR-1, EFFECTIVE DATE OF AUGUST 28, 2025 AT 8:00 A.M.
4. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO BRADLEY ROAD.
5. THE OWNERS OF LAND WITHIN DEDICATED PUBLIC IMPROVEMENT EASEMENTS SHALL BE RESPONSIBLE FOR SURFACE MAINTENANCE.
6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
7. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRELIMINARY PLAN FILE NUMBER PUDSP-255: DRAINAGE REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, NOXIOUS WEED MANAGEMENT PLAN, SOILS AND GEOLOGY REPORT, TRAFFIC IMPACT STUDY, WASTEWATER DISPOSAL REPORT, WATER RESOURCES REPORT, AND WILDLIFE REPORT.
8. ALL DEVELOPMENT WITHIN "ANTELOPE RIDGE AT BULL HILL FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR THE ANTELOPE RIDGE AT BULL HILL PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. _____, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
9. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
10. SIGHT LINE EASEMENTS AS SHOWN SHALL BE MAINTAINED AT THE INDICATED LOCATIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
11. 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.MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS:
    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 UNDER RECEPTION NUMBER _____ 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.
13. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "ANTELOPE RIDGE AT BULL HILL FILING NO. 1" IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
10. TRACT N OF THIS PROPERTY ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. _____ IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
11. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ANTELOPE RIDGE AT BULL HILL PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. _____.
12. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
16. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
17. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF 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 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 DOCUMENTS ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
18. PURSUANT TO RESOLUTION NO. _____-_____ , APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 4 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "ANTELOPE RIDGE AT BULL HILL FILING NO. 1" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 4 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
19. THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, BULL HILLS METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE, UTILITY, ROADWAY, AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTIES WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIS/HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
20. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
21. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
22. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATION.
23. PURSUANT TO RESOLUTION NO. _____-_____ , APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "ANTELOPE RIDGE AT BULL HILL FILING NO. 1" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
24. AN "ADDENDUM TO SOILS AND GEOLOGY STUDY, ANTELOPE RIDGE AT BULL HILL, PHASE I, EL PASO COUNTY, COLORADO" (RMG-ROCKY MOUNTAIN GROUP, AUGUST 5, 2022 AND AMENDED JANUARY 30, 2024 AND MARCH 14, 2025) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS PREVIOUS STUDY, 70 EXPLORATORY TEST BORINGS WERE COMPLETED. AS PART OF THIS ADDENDUM, 3 NEW TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN THE REPORT) WERE FOUND TO BE PRESENT AT THIS SITE TO INCLUDE: FLOODPLAIN/ FLOODWAY, AND FAULTS AND SEISMICITY. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND BEDROCK, COMPRESSIBLE SOILS, SEASONAL SURFACE AND SUBSURFACE WATER, UNSTABLE OR POTENTIALLY UNSTABLE SLOPES, SCOUR AND ACCELERATED EROSION ALONG CREEK BANKS AND DRAINAGEWAYS, AND RADON. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.
25. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
26. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA), SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS.
27. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS.
28. SANITARY SEWER AND WATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE WIDEFIELD WATER AND SANITATION DISTRICT, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS.
29. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.

FINAL PLAT

ANTELOPE RIDGE AT BULL HILL FILING NO. 1

PROJECT NO.: 43-149 | DATE OF PREPARATION: 11/17/2026

REVISIONS: NO.	DATE:	BY:	DESCRIPTION:

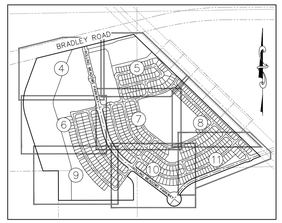
DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SF-XX-XXX

CIVIL CONSULTANTS,INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: G:\43149 Antelope Ridge @ Bull\Landfx\Survey\Plat\43149 Antelope Ridge @ Bil No 1 FP.dwg Plotstamp: 11/17/2026 11:21 AM

ANTELOPE RIDGE AT BULL HILL FILING NO. 1

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO



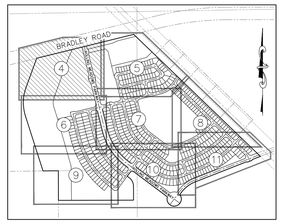
SHEET INDEX

NOT TO SCALE

FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
K M T15S R65W S2 S1 + S11 S12 2004 LS 16109
FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
K M T15S R65W S1 1/4 S12 2004 LS 16109
FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
EL PASO COUNTY DPW T15S R65W R64W S1 S6 + S12 S7 2000 LS 17496
FOUND MONUMENT 0.2' BELOW GRADE
FOUND MONUMENT 0.3' BELOW GRADE
UNPLATTED SPECIAL WARRANTY DEED PARCEL A REC. NO. 221024677
UNPLATTED WARRANTY DEED REC. NO. 221071227 A.K.A. TRACT 1 LAND SURVEY PLAT "HAMMER RANCH" REC. NO. 200900215
MERIDIAN ROAD 30' PUBLIC R.O.W.
30' PUBLIC HIGHWAY EASEMENT RESOLUTION, BoCC EL PASO COUNTY BOOK 571 PAGE 55
BRADLEY ROAD 210' PUBLIC R.O.W. RESOLUTION NO. 98-360 REC. NO. 098124132
BRADLEY ROAD 180' PUBLIC R.O.W. RESOLUTION NO. 98-360 REC. NO. 098124132
60' PUBLIC HIGHWAY EASEMENT RESOLUTION, BoCC EL PASO COUNTY BOOK 571 PAGE 55
30' GAS PIPELINE EASEMENT BOOK 6426 PAGE 1105
EAST FORK JIMMY CAMP CREEK
FLOWY
APPROXIMATE EXISTING ROADWAY CENTERLINE
RIGHT-OF-WAY CENTERLINE
BASIS OF BEARINGS N76°10'55"E 3,283.82' N76°10'55"E
1,674.63'
TRACT C
100' ELECTRIC EASEMENT BOOK 2655 PAGE 58 BOOK 2846 PAGE 719
225' ELECTRIC EASEMENT BOOK 2023 PAGE 397
30' UTILITY EASEMENT EASEMENT AGREEMENT REC. NO. 218046272 REC. NO. 218046273
60' UTILITY EASEMENT PERM. ESMT AGREEMENT REC. NO. 214000554
POINT OF BEGINNING
POINT OF COMMENCING
FOUND 1.25" ALUMINUM CAP STAMPED "GRITIGEN PLS 38166"
30' UTILITY EASEMENT EASEMENT AGREEMENT REC. NO. _____
60' PUBLIC HIGHWAY EASEMENT RESOLUTION, BoCC EL PASO COUNTY BOOK 571 PAGE 55
N76°10'55"E 673.21'
N20°01'39"E 522.11'
L=490.03' R=743.44' Δ=37°45'58" CHB=N01°08'42"E CH=481.21'
N17°44'19"W 965.15'
TRACT A CHANNEL IMPROVEMENTS
TRACT B FUTURE DEVELOPMENT
TRACT D FUTURE DEVELOPMENT
TRACT E ELECTRICAL SUBSTATION
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J PARK
TRACT K SCHOOL SITE
TRACT L
TRACT M
TRACT N DETENTION POND
ACCESS EASEMENT REC. NO. 22690098
ROLLING MEADOWS PARKWAY
EMERALD GLEN LANE
PRAIRIE PINE TRAIL
CALF CREEK DRIVE
SKY BLUE WAY
FOX DEN WAY
HOOF HOLLOW PLACE
BUFFALO HILLS WAY
SUNLIT MEADOWS TRAIL
ECHOING GRASS WAY
MOSSY CREEK TRAIL
PRAIRIE SONG DRIVE
Antelope Ridge 7,169,351 SF 164.586 AC
UNPLATTED ROLLING HILLS RANCH METROPOITAN DISTRICT NO. 11 REC. NO. 207001690
UNPLATTED ROLLING HILLS RANCH METROPOITAN DISTRICT NO. 12 REC. NO. 207001691
UNPLATTED ROLLING HILLS RANCH METROPOITAN DISTRICT NO. 13 REC. NO. 207001692
UNPLATTED ROLLING HILLS RANCH METROPOITAN DISTRICT NO. 14 REC. NO. 207001693
UNPLATTED ROLLING HILLS RANCH METROPOITAN DISTRICT NO. 15 REC. NO. 207001694
UNPLATTED SPECIAL WARRANTY DEED REMAINDER PORTION REC. NO. 221136530
UNPLATTED SPECIAL WARRANTY DEED NORTH PARCEL REC. NO. 214000553
UNPLATTED SPECIAL WARRANTY DEED REMAINDER PORTION PARCEL B (EAST) REC. NO. 221024677
50' TEMPORARY CONSTRUCTION EASEMENT REC. NO. 214000555
50' ACCESS/PUBLIC IMPROVEMENTS EASEMENT REC. NO. _____ (FUTURE MERIDIAN ROAD RIGHT-OF-WAY)
55' TEMPORARY CONSTRUCTION EASEMENT REC. NO. _____
UNPLATTED
1" = 200'
0 50 100 200 400
Scale in Feet
S46°04'43"E 2,949.79'
S89°50'45"W 1,259.66'
S00°09'15"E 235.78'
S68°36'12"W 919.40'
S68°36'12"W 139.82'
S38°36'12"W 21.97'
S68°36'12"W 75.97'
N81°23'48"W 21.97'
S36°51'43"W 43.98'
L=296.38' R=535.00' Δ=31°44'28" Ch=292.61' ChB=S52°43'58"W
L=494.08' R=120.00' Δ=235°93'05" Ch=211.86' ChB=S79°21'55"W
N53°08'17"W 712.38'
S89°17'26"W 256.96'
N00°08'59"W 496.33'
20' SANITARY SEWER EASEMENT REC. NO. 226_____
45' UTILITY EASEMENT EASEMENT AGREEMENT REC. NO. 217152003
VARYING WIDTH UTILITY EASEMENT REC. NO. 226_____
25' WATER EASEMENT REC. NO. 226_____
SEE DETAIL AT LEFT
QUARTER CORNER MONUMENT NOT FOUND
PUBLIC ACCESS/PUBLIC IMPROVEMENTS EASEMENT REC. NO. _____ (ADDITIONAL FUTURE PRAIRIE SONG DRIVE RIGHT-OF-WAY)
60' ACCESS/PUBLIC IMPROVEMENTS EASEMENT REC. NO. _____ (FUTURE PRAIRIE SONG DRIVE RIGHT-OF-WAY)
MEADOWORKS METROPOLITAN DISTRICT No. 1 DIRECTOR'S PARCEL REC. NO. 221236481
MEADOWORKS METROPOLITAN DISTRICT No. 2 DIRECTOR'S PARCEL REC. NO. 221236482
MEADOWORKS METROPOLITAN DISTRICT No. 3 DIRECTOR'S PARCEL REC. NO. 221236483
MEADOWORKS METROPOLITAN DISTRICT No. 4 DIRECTOR'S PARCEL REC. NO. 221236484
MEADOWORKS METROPOLITAN DISTRICT No. 5 DIRECTOR'S PARCEL REC. NO. 221236485
UNPLATTED
UNPLATTED SPECIAL WARRANTY DEED REMAINDER PORTION REC. NO. 221136530
UNPLATTED SPECIAL WARRANTY DEED REMAINDER PORTION REC. NO. 221136530
UNPLATTED SPECIAL WARRANTY DEED REMAINDER PORTION REC. NO. 221136530
100' ELECTRIC EASEMENT BOOK 2655 PAGE 58 BOOK 2846 PAGE 719
225' ELECTRIC EASEMENT BOOK 2023 PAGE 397 BOOK 2655 PAGE 58 BOOK 2846 PAGE 719
30' GAS PIPELINE EASEMENT BOOK 6426 PAGE 1105
FOUND 2.5" BRASS CAP SET IN CONCRETE POST STAMPED "BM, ELEV 100.00"
60' PUBLIC HIGHWAY EASEMENT RESOLUTION, BoCC EL PASO COUNTY BOOK 571 PAGE 55
100' ELECTRIC EASEMENT BOOK 2655 PAGE 58 BOOK 2846 PAGE 719
225' ELECTRIC EASEMENT BOOK 2655 PAGE 58 BOOK 2846 PAGE 719
UNPLATTED
1/4 COR S12 S7
UNPLATTED
UNPLATTED
UNPLATTED

ANTELOPE RIDGE AT BULL HILL FILING NO. 1

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO



SHEET INDEX

NOT TO SCALE

UNPLATTED
SPECIAL WARRANTY DEED
PARCEL A
REC. NO. 221024677

EAST FORK
JIMMY CAMP CREEK

FLDWY

APPROXIMATE EXISTING ROADWAY CENTERLINE

RIGHT-OF-WAY CENTERLINE

BRADLEY ROAD
210' PUBLIC R.O.W.
RESOLUTION NO. 98-360
REC. NO. 098124132

S13°59'10"E 139.16'

813.32'

TRACT C
41,782 SF
0.959 AC

80.00'

S13°49'10"E 47.55'

S58°49'10"E 14.14'

S76°10'55"W 425.75'

TRACT E
ELECTRICAL SUBSTATION
259,304 SF
5.953 AC

S13°49'10"E 65.00'

S76°10'55"W 283.98'

S31°10'50"W 14.14'

N76°10'55"E 1,674.63'

166.28'

26.99'

DRAINAGE EASEMENT
(WIDTH VARIES)

S76°10'50"W 221.30'

S24°49'39"W 120.45'

ACCESS EASEMENT
(SHAPE AND WIDTH VARIES)
REC. NO. 2609090

663'

15' DRAINAGE EASEMENT

L=19.40'
R=250.00'
Δ=4°26'46"

POINT OF BEGINNING

BRADLEY ROAD
210' PUBLIC R.O.W.
RESOLUTION NO. 98-360
REC. NO. 098124132

615.64'

FLDWY

5807.59

5806.37

5803.59

5802.31

5801.24

5798.43

5797.46

EAST FORK
JIMMY CAMP CREEK

N13°49'10"W 486.26'

547.35'

S13°49'10"E 364.16'

ROLLING MEADOWS PARKWAY
(80' PUBLIC R.O.W.)

TRACT D
FUTURE DEVELOPMENT
296,683 SF
6.811 AC

S43°49'10"E 29.61'

S13°49'10"E 50.00'

N13°49'10"W 42.71'

N76°10'50"E 42.14'

N76°10'50"E 115.87'
61.07' 54.61'

S13°49'10"E 35.90'

N43°49'10"W 42.71'

80' ROW
40' 40'

S13°49'10"E 1,444.66'

505.27'

S13°49'10"E 395.54'

N13°49'10"W 378.52'

UNPLATTED
SPECIAL WARRANTY DEED
REMAINDER PORTION
PARCEL B (EAST)
REC. NO. 221024677

N20°01'39"E 522.11'

L=490.03'
R=743.44'
Δ=37°45'58"
Ch=481.21'
CHB=N01°08'40"E

TRACT A
CHANNEL IMPROVEMENTS
1,121,859 SF
25.754 AC

TRACT B
FUTURE DEVELOPMENT
523,534 SF
12.019 AC

S20°08'38"W 913.34'
S20°08'38"W 922.48'
S07°06'39"W 845.01'

15' DRAINAGE EASEMENT

L=164.76'
R=250.00'
Δ=37°45'33"

SEE SHEET 6 OF 12

SEE SHEET 5 OF 12

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARINGS
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○1	FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "PLS 23044", FLUSH WITH GRADE
	SUBDIVISION BOUNDARY
	LOT AND TRACT LINES
	RIGHT-OF-WAY LINES
	RIGHT-OF-WAY CENTERLINES
	EASEMENT LINES
	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
	EASEMENT, RIGHTS-OF-WAY, AND ROADWAY CENTERLINES
	EXISTING EASEMENTS
	SECTION/QUARTER SECTION LINES
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
FLDWY	FLOODWAY AREAS IN ZONE AE
FLDWY	LIMITS OF FLOODWAYS
	FLOODPLAIN AREAS IN ZONE AE
100YR	LIMITS OF 100 YEAR FLOODPLAINS
	DESIGNATED FLOODPLAIN AREAS IN ZONE X
500YR	LIMITS OF 500 YEAR FLOODPLAINS
5794.04	FEMA LOMR BASE FLOOD ELEVATION (BFE) FEMA LOMR BASE FLOOD ELEVATION LINE

1" = 50'

0 25 50 100

Scale in Feet

FINAL PLAT

ANTELOPE RIDGE AT BULL HILL FILING NO. 1

PROJECT NO.: 43-149 | DATE OF PREPARATION: 11/17/2026

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SF-XX-XXX

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

File: Q:\43149 Antelope Ridge (BH)\cad\civil\Survey\Plat\43149 Antelope Ridge @ Bh No 1 FP.dwg Plotstamp: 11/17/2026 11:26 AM

ANTELOPE RIDGE AT BULL HILL FILING NO. 1

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

BRADLEY ROAD
210' PUBLIC R.O.W.
RESOLUTION NO. 98-360
REC. NO. 098124132

N76°10'55"E 1,674.63'

813.32'

TRACT C
41,782 SF
0.959 AC

S66°10'55"W 95.31'

S76°10'55"W 423.75'

S76°10'55"W 311.58'

45.48'

100' ELECTRIC EASEMENT
BOOK 2655 PAGE 28
BOOK 2846 PAGE 719

UNPLATTED
SPECIAL WARRANTY DEED
REMAINDER PORTION
REC. NO. 221136530

376.79'

S76°10'55"W 283.98'

N47°49'20"W 59.17'

256.80'

S13°49'58"E 419.99'

TRACT E
ELECTRICAL SUBSTATION
259,304 SF
5.953 AC
CORRESPONDS TO
PROPERTY DESCRIBED IN
SPECIAL WARRANTY DEED
RECEPTION NO. 226090098

S44°43'52"W 131.61'

S46°04'43"E 2,949.79'

UNPLATTED
ROLLING HILLS RANCH
METROPOLITAN DISTRICT NO. 11
REC. NO. 207001690

S76°10'50"W 122.80'

S63°39'07"W 46.10'

S76°10'17"W 601.13'

TRACT F
59,029 SF
1.355 AC

S76°10'50"W 450.96'

N13°49'10"W 163.19'

LOT 22 7,690 SF
LOT 21 5,924 SF
LOT 20 4,136 SF
LOT 19 4,262 SF
LOT 18 4,788 SF
LOT 17 9,540 SF
LOT 16 8,402 SF
LOT 15 5,957 SF
LOT 14 7,138 SF
LOT 13 4,796 SF
LOT 12 4,796 SF
LOT 11 5,393 SF
LOT 10 5,337 SF
LOT 9 4,750 SF
LOT 8 4,750 SF
LOT 7 5,097 SF
LOT 6 5,006 SF
LOT 5 5,006 SF
LOT 4 5,006 SF
LOT 3 5,941 SF
LOT 2 4,502 SF
LOT 1 4,441 SF
LOT 23 4,022 SF
LOT 24 4,049 SF
LOT 25 3,907 SF
LOT 26 3,825 SF
LOT 27 3,825 SF
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LOT 43 3,825 SF
LOT 44 3,825 SF
LOT 45 3,825 SF
LOT 46 3,825 SF
LOT 47 3,825 SF
LOT 48 4,250 SF
LOT 49 6,764 SF
LOT 50 6,335 SF
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LOT 53 3,825 SF
LOT 54 3,825 SF
LOT 55 4,250 SF
LOT 56 4,250 SF
LOT 57 3,825 SF
LOT 58 3,825 SF
LOT 59 3,825 SF
LOT 60 3,825 SF
LOT 61 3,825 SF
LOT 62 3,825 SF
LOT 63 4,737 SF
LOT 64 5,378 SF
LOT 65 4,317 SF
LOT 66 4,317 SF
LOT 67 4,317 SF
LOT 68 4,317 SF
LOT 69 4,317 SF
LOT 70 4,317 SF
LOT 71 5,393 SF
LOT 72 5,337 SF
LOT 73 4,275 SF
LOT 74 5,225 SF
LOT 75 5,225 SF
LOT 76 5,225 SF
LOT 77 5,225 SF
LOT 78

EMERALD GLEN LANE
(50' PUBLIC R.O.W.)
N76°10'50"E 628.71'

EMERALD GLEN LANE
(50' PUBLIC R.O.W.)
N76°10'50"E 526.75'
S76°10'50"W 579.82'

PRAIRIE PINE TRAIL
(50' PUBLIC R.O.W.)
N13°49'10"W 240.93'

SKY BLUE WAY
(50' PUBLIC R.O.W.)
S13°49'10"E 240.93'

CALF CREEK DRIVE
(50' PUBLIC R.O.W.)
N76°10'50"E 1,513.60'

TRACT D
FUTURE DEVELOPMENT
296,683 SF
6.811 AC

TRACT K
SCHOOL SITE
653,068 SF
14.992 AC

UNPLATTED
ROLLING HILLS RANCH
METROPOLITAN DISTRICT NO. 12
REC. NO. 207001691

100' ELECTRIC EASEMENT
BOOK 2655 PAGE 28
BOOK 2846 PAGE 719

TRACT G
LOT 341 5,958 SF
LOT 342 4,790 SF

SEE SHEET 4 OF 12

SEE SHEET 7 OF 12

SEE SHEET 8 OF 12

1" = 50'
0 25 50 100
Scale in Feet

RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	N15°52'46"W
(R)2	N29°03'31"W
(R)3	N19°13'44"W
(R)4	N39°42'20"W
(R)5	N31°00'33"E
(R)6	N55°12'39"E
(R)7	N19°19'04"W
(R)8	N05°42'38"W
(R)9	S19°05'01"E
(R)10	N37°15'17"W

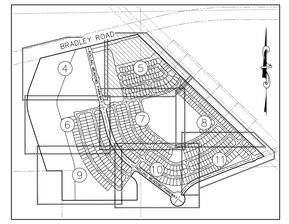
RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	24.67	60.00	23°33'23"
RC2	42.41	27.00	90°00'00"
RC3	28.65	27.00	60°48'08"
RC4	44.77	27.00	94°59'49"
RC5	19.00	60.00	18°08'28"

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL1	N46°10'50"E	23.04
RL2	N16°10'50"E	23.04
RL3	N43°49'10"W	23.04
RL4	N73°49'10"W	23.04
RL5	S46°10'50"W	23.04
RL6	S16°10'50"W	23.04
RL7	S43°49'10"E	23.04
RL8	S73°49'10"E	23.04
RL9	N10°37'00"E	25.64
RL10	N46°10'50"E	24.09
RL11	N69°47'44"E	27.30
RL12	S80°12'16"E	20.67
RL13	S22°51'14"E	29.39
RL14	S07°08'46"W	27.08

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	4.28	375.00	0°39'12"
C2	3.19	280.00	0°39'12"
C3	28.68	375.00	4°22'57"
C4	21.42	280.00	4°22'57"
C5	2.15	60.00	2°03'22"
C6	7.94	60.00	7°34'58"
C7	16.73	60.00	15°58'25"
C8	8.62	60.00	8°13'41"
C9	16.05	60.00	15°19'42"
C10	26.40	60.00	25°12'42"
C11	18.91	60.00	18°03'29"
C12	5.76	60.00	5°29'54"
C13	8.49	60.00	8°06'32"
C14	16.18	60.00	15°26'52"
C15	6.29	175.00	2°03'37"

CENTERLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
℄C1	21.33	200.00	6°06'42"

CENTERLINE LINE TABLE		
LINE #	BEARING	DISTANCE
℄L1	S52°04'29"E	18.11



SHEET INDEX
NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARINGS
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
———	SUBDIVISION BOUNDARY
———	LOT AND TRACT LINES
———	RIGHT-OF-WAY LINES
——— – – ———	RIGHT-OF-WAY CENTERLINES
– – – – – –	EASEMENT LINES
——— – – ———	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
——— – – ———	EASEMENT, RIGHTS-OF-WAY, AND ROADWAY CENTERLINES
– – – – – –	EXISTING EASEMENTS
———	SECTION/QUARTER SECTION LINES
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
KE-D	MAIL KIOSK EASEMENT SEE DETAILS SHEET 12

FINAL PLAT
ANTELOPE RIDGE AT BULL HILL FILING NO. 1
PROJECT NO.: 43-149 | DATE OF PREPARATION: 11/17/2026

REVISIONS: NO.	DATE:	BY:	DESCRIPTION:

DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SF-XX-XXX

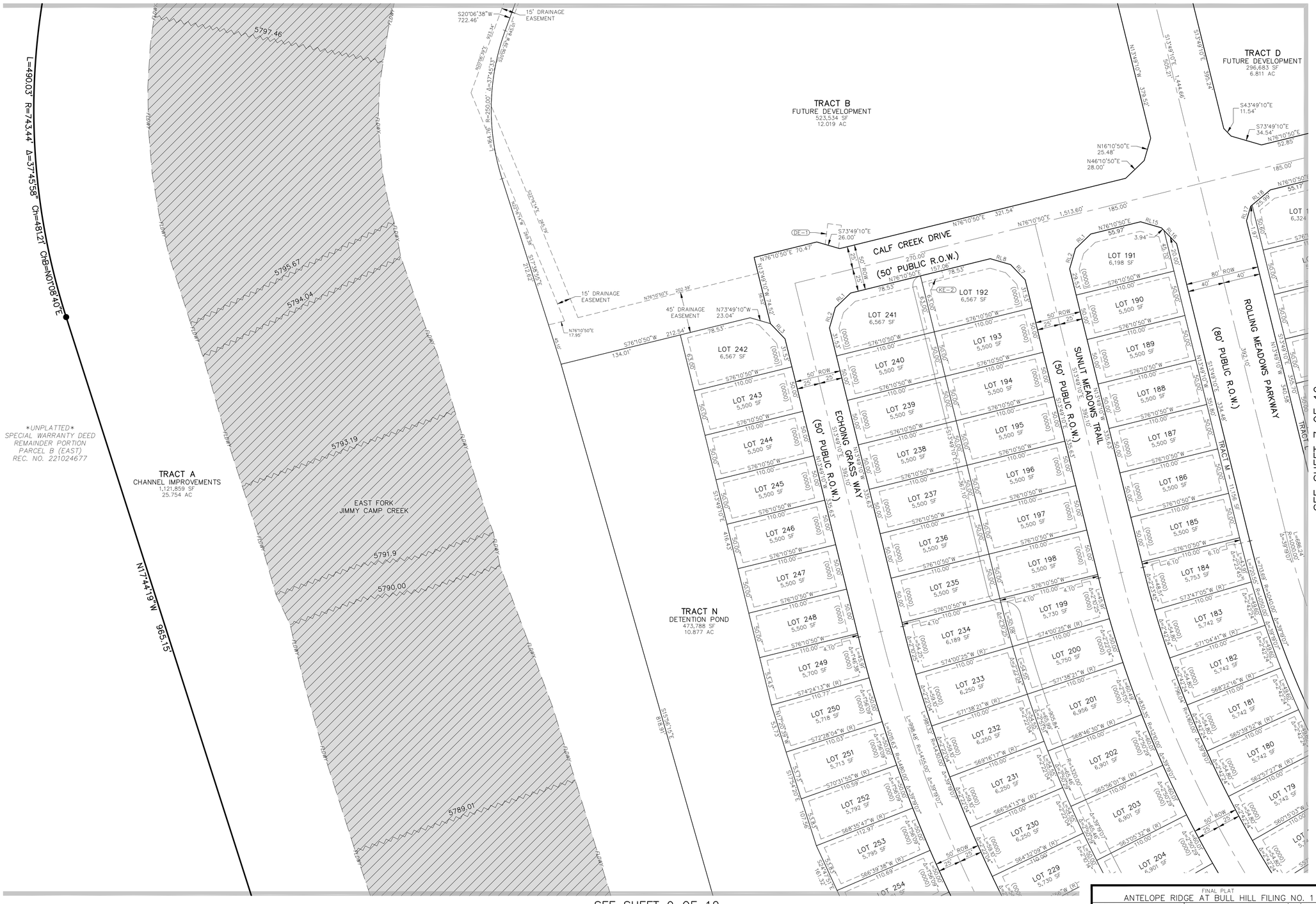
CIVIL CONSULTANTS,INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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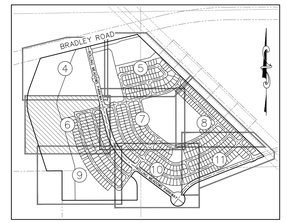
ANTELOPE RIDGE AT BULL HILL FILING NO. 1

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

SEE SHEET 4 OF 12



SEE SHEET 9 OF 12



SHEET INDEX

NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARINGS
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
	SUBDIVISION BOUNDARY
	LOT AND TRACT LINES
	RIGHT-OF-WAY LINES
	RIGHT-OF-WAY CENTERLINES
	EASEMENT LINES
	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
	EASEMENT, RIGHTS-OF-WAY, AND ROADWAY CENTERLINES
	EXISTING EASEMENTS
	SECTION/QUARTER SECTION LINES
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
FLOWY	FLOODWAY AREAS IN ZONE AE
FLOWY	LIMITS OF FLOODWAYS
	FLOODPLAIN AREAS IN ZONE AE
100YR	LIMITS OF 100 YEAR FLOODPLAINS
	DESIGNATED FLOODPLAIN AREAS IN ZONE X
500YR	LIMITS OF 500 YEAR FLOODPLAINS
5794.04	FEMA LOMR BASE FLOOD ELEVATION (BFE) FEMA LOMR BASE FLOOD ELEVATION LINE
(DE-0)	DRAINAGE EASEMENT SEE DETAILS SHEET 12
(KE-0)	MAIL KIOSK EASEMENT SEE DETAILS SHEET 12

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
RL1	N46°10'50"E	23.04
RL2	N16°10'50"E	23.04
RL3	N43°49'10"W	23.04
RL7	S43°49'10"E	23.04
RL8	S73°49'10"E	23.04
RL15	S73°49'10"E	23.77
RL16	S43°49'10"E	23.94
RL17	N16°10'50"E	16.45
RL18	N50°09'48"E	27.96

1" = 50'

0 25 50 100

Scale in Feet

FINAL PLAT

ANTELOPE RIDGE AT BULL HILL FILING NO. 1

PROJECT NO.: 43-149 | DATE OF PREPARATION: 11/17/2026

REVISIONS: NO.	DATE:	BY:	DESCRIPTION:

DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SF-XX-XXX

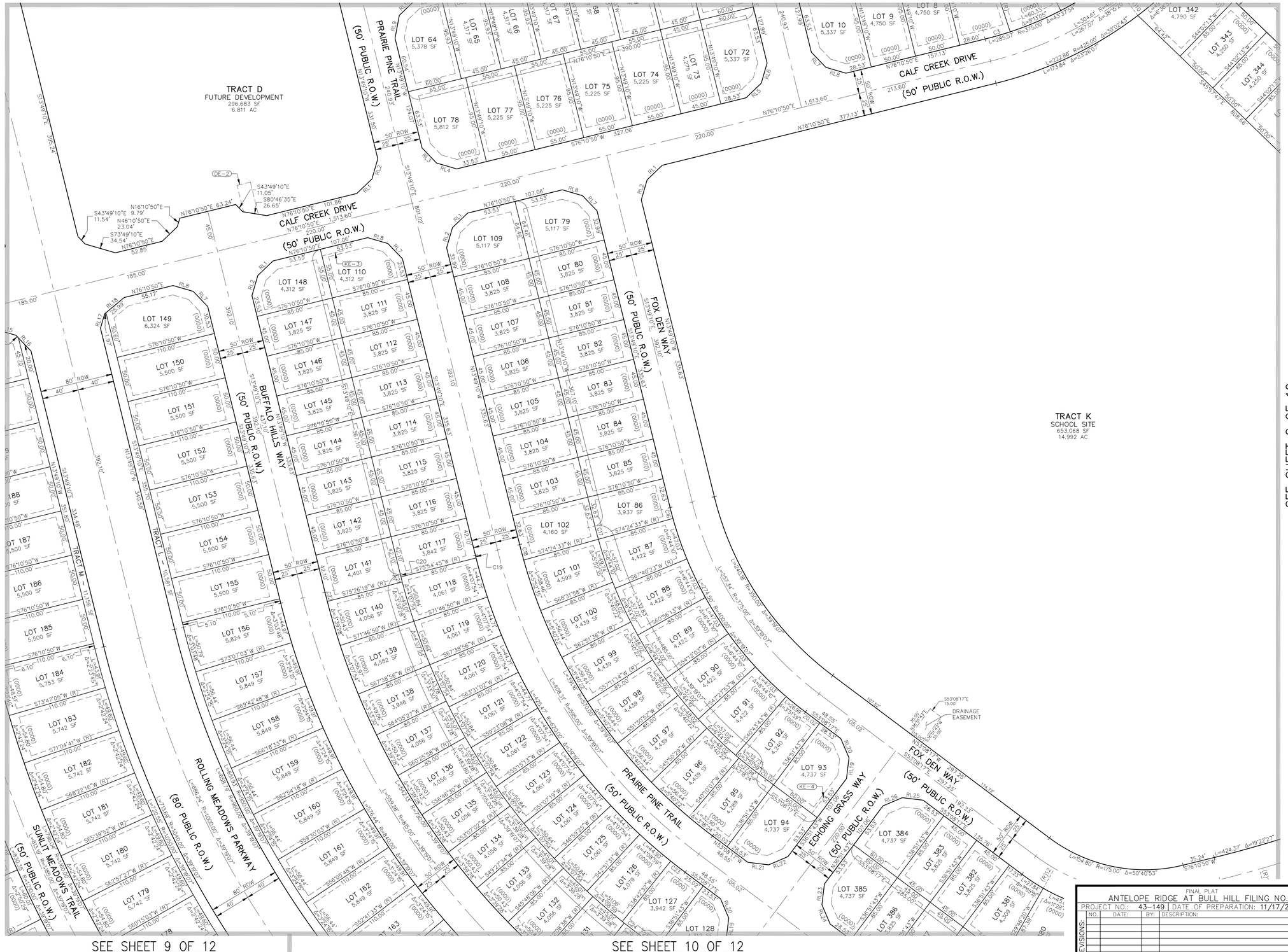
CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

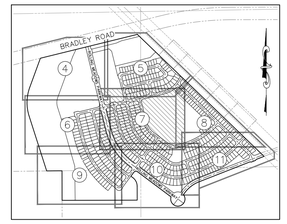
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ANTELOPE RIDGE AT BULL HILL FILING NO. 1

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

SEE SHEET 5 OF 12





SHEET INDEX

NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARINGS
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
———	SUBDIVISION BOUNDARY
———	LOT AND TRACT LINES
———	RIGHT-OF-WAY LINES
——— – ———	RIGHT-OF-WAY CENTERLINES
– – – – –	EASEMENT LINES
——— – ———	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
——— – ———	EASEMENT, RIGHTS-OF-WAY, AND ROADWAY CENTERLINES
– – – – –	EXISTING EASEMENTS
———	SECTION/QUARTER SECTION LINES
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
(DE-0)	DRAINAGE EASEMENT SEE DETAILS SHEET 12
(KE-0)	MAIL KIOSK EASEMENT SEE DETAILS SHEET 12

RADIAL BEARING TABLE	
LINE #	BEARING
(R)10	N37°15'17"W
(R)12	N29°46'23"E

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL1	N46°10'50"E	23.04
RL2	N16°10'50"E	23.04
RL3	N43°49'10"W	23.04
RL4	N73°49'10"W	23.04
RL5	S46°10'50"W	23.04
RL6	S16°10'50"W	23.04
RL7	S43°49'10"E	23.04
RL8	S73°49'10"E	23.04
RL15	S73°49'10"E	23.77
RL16	S43°49'10"E	23.94
RL17	N16°10'50"E	16.45
RL18	N50°09'48"E	27.96
RL19	S06°51'43"W	23.04
RL20	S23°08'17"E	23.04
RL21	N83°08'17"W	23.04
RL22	S66°51'43"W	23.04
RL23	N06°51'43"E	23.04
RL24	N23°08'17"W	23.04
RL25	S83°08'17"E	23.04
RL26	N66°51'43"E	23.04

1" = 50'

0 25 50 100

Scale in Feet

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C3	28.68	375.00	4°22'57"
C16	12.37	400.00	1°46'17"
C17	15.00	485.00	1°46'17"
C18	17.62	570.00	1°46'17"
C19	2.90	620.00	0°16'06"
C20	3.30	705.00	0°16'06"
C21	9.13	705.00	0°44'32"
C22	10.23	790.00	0°44'32"
C23	19.98	620.00	1°50'48"
C24	22.72	705.00	1°50'48"
C25	19.98	705.00	1°37'27"
C26	22.39	790.00	1°37'27"

FINAL PLAT

ANTELOPE RIDGE AT BULL HILL FILING NO. 1

PROJECT NO.: 43-149 | DATE OF PREPARATION: 11/17/2026

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SF-XX-XXX

CIVIL CONSULTANTS,INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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ANTELOPE RIDGE AT BULL HILL FILING NO. 1

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

SEE SHEET 5 OF 12

SEE SHEET 7 OF 12

SEE SHEET 10 OF 12

SEE SHEET 11 OF 12

HOOF HOLLOW PLACE
(50' PUBLIC R.O.W.)

FOX DEN WAY
(50' PUBLIC R.O.W.)

PRAIRIE PINE TRAIL
(50' PUBLIC R.O.W.)

BUFFALO HILLS WAY
(50' PUBLIC R.O.W.)

S46°04'43"E 2,949.79'

UNPLATTED
ROLLING HILLS RANCH
METROPOLITAN DISTRICT NO. 13
REC. NO. 207001692

UNPLATTED
ROLLING HILLS RANCH
METROPOLITAN DISTRICT NO. 14
REC. NO. 207001693

UNPLATTED
ROLLING HILLS RANCH
METROPOLITAN DISTRICT NO. 15
REC. NO. 207001694

UNPLATTED
SPECIAL WARRANTY DEED
REMAINDER PORTION
REC. NO. 221136530

TRACT G
29,893 SF

TRACT H

TRACT K
SCHOOL SITE
653,068 SF
14.992 AC

LOT 323
4,675 SF

LOT 322
4,675 SF

LOT 324
3,825 SF

LOT 321
4,250 SF

5' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP. LOT REAR)

15' DRAINAGE EASEMENT

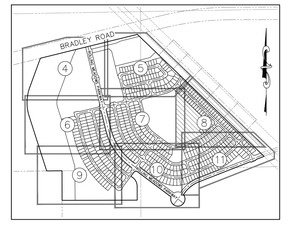
5' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP. LOT SIDES)

10' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP. LOT FRONT)

DRAINAGE EASEMENT
DETAIL DE-3
LOTS 322 & 323
THIS SHEET
SCALE: 1" = 30'

1" = 50'

0 25 50 100
Scale in Feet



SHEET INDEX
NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARINGS
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
———	SUBDIVISION BOUNDARY
———	LOT AND TRACT LINES
———	RIGHT-OF-WAY LINES
——— – – ———	RIGHT-OF-WAY CENTERLINES
– – – – – –	EASEMENT LINES
——— – – ———	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
——— – – ———	EASEMENT, RIGHTS-OF-WAY, AND ROADWAY CENTERLINES
– – – – – –	EXISTING EASEMENTS
——— ———	SECTION/QUARTER SECTION LINES
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
(DE-5)	DRAINAGE EASEMENT SEE DETAILS SHEET 12
(KE-5)	MAIL KIOSK EASEMENT SEE DETAILS SHEET 12

RADIAL BEARING TABLE	
LINE #	BEARING
(R)15	N15°49'53"W

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL27	S15°57'47"E	23.04
RL28	S14°02'13"W	22.99
RL29	N74°02'13"E	23.08
RL30	S75°57'47"E	23.04
RL31	S14°02'13"W	23.00
RL32	N74°02'13"E	27.72
RL33	S45°57'47"E	12.77
RL34	S75°57'47"E	15.00
RL35	S14°02'13"W	23.00
RL36	N74°02'13"E	23.04
RL37	S14°02'13"W	23.04
RL38	N74°02'13"E	23.07

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C27	26.30	1,575.00	0°57'24"

LOT & TRACT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N44°02'13"E	23.76
L2	S44°02'13"W	23.76

FINAL PLAT
ANTELOPE RIDGE AT BULL HILL FILING NO. 1
PROJECT NO.: 43-149 | DATE OF PREPARATION: 11/17/2026

REVISIONS: NO.	DATE:	BY:	DESCRIPTION:

DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SF-XX-XXX

CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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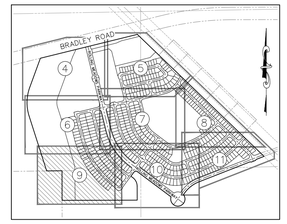
ANTELOPE RIDGE AT BULL HILL FILING NO. 1

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

SEE SHEET 6 OF 12

SEE SHEET 7 OF 12

SEE SHEET 10 OF 12



SHEET INDEX

NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARINGS
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
	SUBDIVISION BOUNDARY
	LOT AND TRACT LINES
	RIGHT-OF-WAY LINES
	RIGHT-OF-WAY CENTERLINES
	EASEMENT LINES
	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
	EASEMENT, RIGHTS-OF-WAY, AND ROADWAY CENTERLINES
	EXISTING EASEMENTS
	SECTION/QUARTER SECTION LINES
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
FLOWY	FLOODWAY AREAS IN ZONE AE
	LIMITS OF FLOODWAYS
	FLOODPLAIN AREAS IN ZONE AE
100YR	LIMITS OF 100 YEAR FLOODPLAINS
	DESIGNATED FLOODPLAIN AREAS IN ZONE X
500YR	LIMITS OF 500 YEAR FLOODPLAINS
5794.04	FEMA LOMR BASE FLOOD ELEVATION (BFE) FEMA LOMR BASE FLOOD ELEVATION LINE

RADIAL BEARING TABLE

LINE #	BEARING
(R)11	N61°37'39"E

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC1	24.67	60.00	23°33'23"
RC2	42.41	27.00	90°00'00"

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C28	30.00	1,480.00	1°09'41"

1" = 50'

0 25 50 100

Scale in Feet

UNPLATTED
SPECIAL WARRANTY DEED
REMAINDER PORTION
PARCEL B (EAST)
REC. NO. 221024677

N17°44'19"W 965.15'

5789.01

5787.38

5785.35

5784.33

5782.67

5780.55

5779.81

S15°56'15"E 81.91'

TRACT A
CHANNEL IMPROVEMENTS
1,121,859 SF
25.754 AC

EAST FORK
JIMMY CAMP CREEK

30' UTILITY EASEMENT
EASEMENT AGREEMENT
REC. NO.

S89°17'26"W 256.96'

MEADOWORKS METROPOLITAN DISTRICT No. 1
DIRECTOR'S PARCEL
REC. NO. 221236481

MEADOWORKS METROPOLITAN DISTRICT No. 2
DIRECTOR'S PARCEL
REC. NO. 221236482

MEADOWORKS METROPOLITAN DISTRICT No. 3
DIRECTOR'S PARCEL
REC. NO. 221236483

MEADOWORKS METROPOLITAN DISTRICT No. 4
DIRECTOR'S PARCEL
REC. NO. 221236484

MEADOWORKS METROPOLITAN DISTRICT No. 5
DIRECTOR'S PARCEL
REC. NO. 221236485

UNPLATTED

N00°08'59"W 496.33'

S00°38'56"E 572.93'

UNPLATTED

212.36'

UNPLATTED

45' UTILITY EASEMENT
EASEMENT AGREEMENT
REC. NO. 217152003

VARIABLE WIDTH
UTILITY EASEMENT
REC. NO. 226

TRACT N
DETENTION POND
473,788 SF
10.877 AC

1,040.30'

S89°50'45"W 1,259.66'

UNPLATTED
SPECIAL WARRANTY DEED
REMAINDER PORTION
REC. NO. 221136530

ROLLING MEADOWS PARKWAY (50' PUBLIC R.O.W.)

SUNLIT MEADOWS TRAIL (50' PUBLIC R.O.W.)

ECHOING GRASS WAY (50' PUBLIC R.O.W.)

50' ROW 25'

LOT 252 5,792 SF
LOT 253 5,795 SF
LOT 254 5,721 SF
LOT 255 5,745 SF
LOT 256 7,023 SF
LOT 257 5,732 SF
LOT 258 5,715 SF
LOT 259 5,192 SF
LOT 260 5,792 SF
LOT 261 5,715 SF
LOT 262 5,732 SF
LOT 263 5,732 SF
LOT 264 5,713 SF
LOT 265 5,713 SF
LOT 266 5,732 SF
LOT 267 5,695 SF
LOT 230 6,250 SF
LOT 229 5,730 SF
LOT 228 7,702 SF
LOT 227 6,876 SF
LOT 226 5,730 SF
LOT 225 5,288 SF
LOT 224 5,288 SF
LOT 223 5,288 SF
LOT 222 5,288 SF
LOT 221 5,288 SF
LOT 220 5,288 SF
LOT 219 5,288 SF
LOT 218 5,288 SF
LOT 217 5,760 SF
LOT 216 7,595 SF
LOT 203 6,901 SF
LOT 204 6,901 SF
LOT 205 6,775 SF
LOT 206 5,750 SF
LOT 207 5,750 SF
LOT 208 5,750 SF
LOT 209 5,700 SF
LOT 210 5,750 SF
LOT 211 5,750 SF
LOT 212 5,750 SF
LOT 213 5,750 SF
LOT 214 5,475 SF
LOT 179 5,742 SF
LOT 178 5,742 SF
LOT 177 5,742 SF
LOT 176 5,742 SF
LOT 175 5,742 SF
LOT 174 5,742 SF
LOT 173 5,742 SF

FINAL PLAT			
ANTELOPE RIDGE AT BULL HILL FILING NO. 1			
PROJECT NO.: 43-149	DATE OF PREPARATION: 11/17/2026		
REVISIONS:	NO.	DATE:	BY: DESCRIPTION:
DRAWN BY: ELY	CHECKED BY: VPT	PCD FILE No.: SF-XX-XXX	

CIVIL CONSULTANTS,INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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ANTELOPE RIDGE AT BULL HILL FILING NO. 1

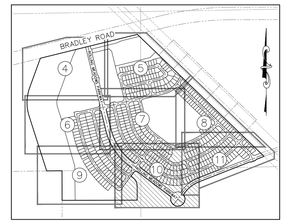
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

SEE SHEET 7 OF 12

SEE SHEET 8 OF 12

SEE SHEET 9 OF 12

SEE SHEET 11 OF 12



SHEET INDEX

NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARINGS
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
O_2	FOUND No. 5 REBAR w/o MONUMENT CAP CENTER QUARTER CORNER SECTION 12 T15S R65W 6TH P.M.
———	SUBDIVISION BOUNDARY
———	LOT AND TRACT LINES
———	RIGHT-OF-WAY LINES
— – —	RIGHT-OF-WAY CENTERLINES
– – – –	EASEMENT LINES
———	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
— – —	EASEMENT, RIGHTS-OF-WAY, AND ROADWAY CENTERLINES
– – – –	EXISTING EASEMENTS
·····	SECTION/QUARTER SECTION LINES
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
(KE-0)	MAIL KIOSK EASEMENT SEE DETAILS SHEET 12
(SE-0)	SIDEWALK EASEMENT SEE DETAILS SHEET 12

TRACT J
PARK
54,344 SF
1.248 AC

TRACT K
SCHOOL SITE

TRACT N
DETENTION POND
473,788 SF
10.877 AC

TRACT I
76,950 SF
1.767 AC

UNPLATTED
SPECIAL WARRANTY DEED
REMAINDER PORTION
REC. NO. 221136530

20' SANITARY SEWER EASEMENT REC. NO. 226

20' DRAINAGE EASEMENT REC. NO. 226

OFF-SITE PUBLIC ACCESS/PUBLIC IMPROVEMENTS EASEMENT

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
RL19	S06°51'43"W	23.04
RL20	S23°08'17"E	23.04
RL21	N83°08'17"W	23.04
RL22	S66°51'43"W	23.04
RL23	N06°51'43"E	23.04
RL24	N23°08'17"W	23.04
RL25	S83°08'17"E	23.04
RL26	N66°51'43"E	23.04
RL39	N83°08'17"W	22.05
RL40	S66°51'43"W	24.75
RL41	S06°51'43"W	24.64
RL42	S23°08'17"E	24.27
RL43	N83°08'17"W	18.82
RL44	S66°51'43"W	26.82
RL45	S06°51'43"W	12.58
RL46	N06°51'43"E	18.82
RL47	N23°08'17"W	28.16
RL48	S81°23'48"E	23.04
RL49	S51°23'48"E	23.04
RL50	N08°36'12"E	23.04
RL51	N38°36'12"E	23.04
RL52	N81°23'48"W	28.23
RL53	N51°23'48"W	20.04
RL54	S08°36'12"W	23.04
RL55	S38°36'12"W	23.04

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC1	24.67	60.00	23°33'23"
RC2	42.41	27.00	90°00'00"

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C23	19.98	620.00	1°50'48"
C24	22.72	705.00	1°50'48"
C25	19.98	705.00	1°37'27"
C26	22.39	790.00	1°37'27"
C29	25.22	1,415.00	1°01'16"
C30	17.37	1,415.00	0°42'12"
C31	18.72	1,525.00	0°42'12"
C32	9.27	225.00	2°21'38"
C33	12.77	310.00	2°21'38"
C34	15.73	310.00	2°54'28"
C35	20.05	395.00	2°54'28"
C36	2.42	445.00	0°18'41"
C37	14.04	1,575.00	0°30'39"
C38	14.80	1,660.00	0°30'39"

RADIAL BEARING TABLE

LINE #	BEARING
(R)12	N29°46'23"E
(R)13	N18°17'40"E
(R)14	N06°48'58"E
(R)15	N15°49'53"W
(R)16	S34°25'58"E
(R)17	S30°05'33"E
(R)18	S24°59'51"E

1" = 50'

0 25 50 100

Scale in Feet

FINAL PLAT

ANTELOPE RIDGE AT BULL HILL FILING NO. 1

PROJECT NO.: 43-149 | DATE OF PREPARATION: 11/17/2026

REVISIONS: NO.	DATE:	BY:	DESCRIPTION:

DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SF-XX-XXX

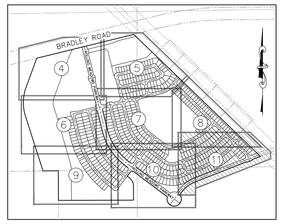
CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: G:\43149 Antelope Ridge Bh\Landhalia\Survey\Plat\43149 Antelope Ridge @ Bh No.1 FP.dwg Plotstamp: 11/17/2026 11:35 AM

ANTELOPE RIDGE AT BULL HILL FILING NO. 1

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

SEE SHEET 8 OF 12



SHEET INDEX

NOT TO SCALE

SEE SHEET 10 OF 12

TRACT K
SCHOOL SITE
653,068 SF
14.992 AC

FOX DEN WAY
(50' PUBLIC R.O.W.)

PRAIRIE PINE TRAIL
(50' PUBLIC R.O.W.)

MOSSY CREEK TRAIL
(50' PUBLIC R.O.W.)

BUFFALO HILLS WAY
(50' PUBLIC R.O.W.)

HOOF HOLLOW PLACE
(50' PUBLIC R.O.W.)

PRAIRIE SONG DRIVE
(60' PUBLIC R.O.W.)

TRACT J
PARK
54,344 SF
1.248 AC

TRACT I
76,950 SF
1.767 AC

TRACT H
13,774 SF
0.316 AC

UNPLATTED
SPECIAL WARRANTY DEED
REMAINDER PORTION
REC. NO. 221136530

OFF-SITE PUBLIC ACCESS/PUBLIC IMPROVEMENTS EASEMENT

100' ELECTRIC EASEMENT
BOOK 2845 PAGE 78

S68°36'12"W 139.82'
S38°36'12"W 21.97'
S68°36'12"W 75.97'
N81°23'48"W 21.97'
S68°36'12"W 919.40'
S36°51'43"W 43.98'
L=296.38' R=535.00' Δ=31°44'28"
Ch=292.61' ChB=S52°43'58"W

1" = 50'
0 25 50 100
Scale in Feet

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARINGS
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
	SUBDIVISION BOUNDARY
	LOT AND TRACT LINES
	RIGHT-OF-WAY LINES
	RIGHT-OF-WAY CENTERLINES
	EASEMENT LINES
	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
	EASEMENT, RIGHTS-OF-WAY, AND ROADWAY CENTERLINES
	EXISTING EASEMENTS
	SECTION/QUARTER SECTION LINES
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
KE-6	MAIL KIOSK EASEMENT SEE DETAILS SHEET 12
SE-6	SIDEWALK EASEMENT SEE DETAILS SHEET 12

RADIAL BEARING TABLE

LINE #	BEARING
(R)15	N15°49'53"W
(R)16	S34°25'58"E
(R)17	S30°05'33"E
(R)18	S24°59'51"E
(R)19	N43°12'33"W
(R)20	N43°22'06"W

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
RL27	S15°57'47"E	23.04
RL30	S75°57'47"E	23.04
RL31	S14°02'13"W	23.00
RL32	N74°02'13"E	27.72
RL33	S45°57'47"E	12.77
RL34	S75°57'47"E	15.00
RL35	S14°02'13"W	23.00
RL36	N74°02'13"E	23.04
RL37	S14°02'13"W	23.04
RL38	N74°02'13"E	23.07
RL48	S81°23'48"E	23.04
RL49	S51°23'48"E	23.04
RL50	N08°36'12"E	23.04
RL51	N38°36'12"E	23.04
RL52	N81°23'48"W	28.23
RL53	N51°23'48"W	20.04
RL54	S08°36'12"W	23.04
RL55	S38°36'12"W	23.04
RL56	S38°36'12"W	17.59
RL57	S08°36'12"W	31.21
RL58	S56°34'07"E	31.60
RL59	S85°36'08"E	22.98

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C27	26.30	1,575.00	0°57'24"
C29	25.22	1,415.00	1°01'16"
C30	17.37	1,415.00	0°42'12"
C31	18.72	1,525.00	0°42'12"
C36	2.42	445.00	0°18'41"
C37	14.04	1,575.00	0°30'39"
C38	14.80	1,660.00	0°30'39"
C39	15.55	1,745.00	0°30'39"
C40	15.74	1,795.00	0°30'09"
C41	14.37	175.00	4°42'18"
C42	12.23	225.00	3°06'53"

LOT & TRACT LINE TABLE

LINE #	BEARING	DISTANCE
L2	S44°02'13"W	23.76

FINAL PLAT

ANTELOPE RIDGE AT BULL HILL FILING NO. 1

PROJECT NO.: 43-149 | DATE OF PREPARATION: 11/17/2026

REVISIONS: NO.	DATE:	BY:	DESCRIPTION:

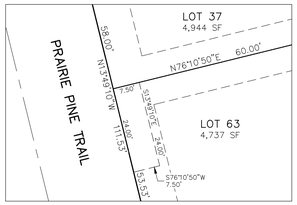
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CIVIL CONSULTANTS,INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

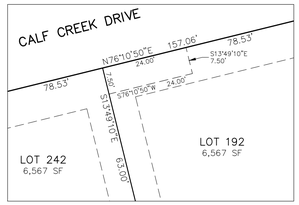
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ANTELOPE RIDGE AT BULL HILL FILING NO. 1

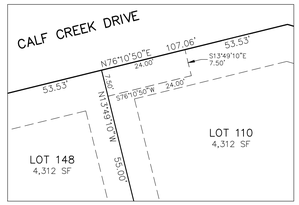
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO



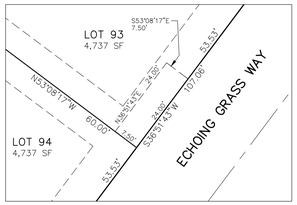
MAIL KIOSK EASEMENT
DETAIL KE–1
LOT 63
SEE SHEET 5
SCALE: 1" = 20'



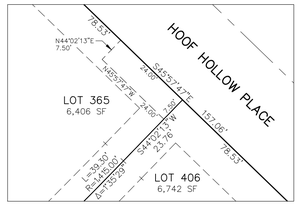
MAIL KIOSK EASEMENT
DETAIL KE–2
LOT 192
SEE SHEET 6
SCALE: 1" = 20'



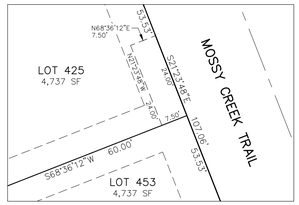
MAIL KIOSK EASEMENT
DETAIL KE–3
LOT 110
SEE SHEET 7
SCALE: 1" = 20'



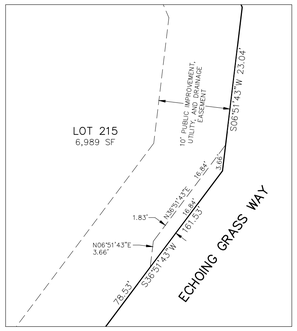
MAIL KIOSK EASEMENT
DETAIL KE–4
LOT 93
SEE SHEET 7
SCALE: 1" = 20'



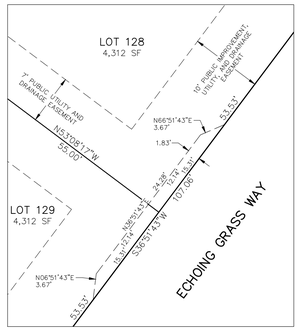
MAIL KIOSK EASEMENT
DETAIL KE–5
LOT 365
SEE SHEET 8
SCALE: 1" = 20'



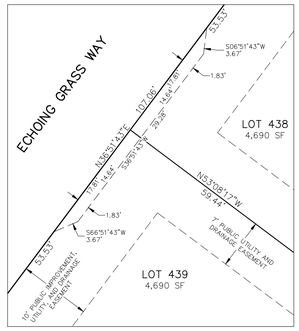
MAIL KIOSK EASEMENT
DETAIL KE–6
LOT 425
SEE SHEET 10
SCALE: 1" = 20'



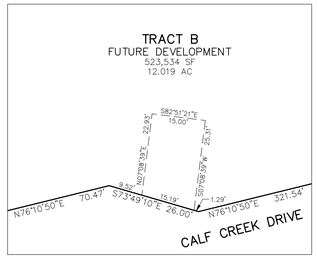
SIDEWALK EASEMENT
DETAIL SE–1
LOT 215
SEE SHEET 10
SCALE: 1" = 10'



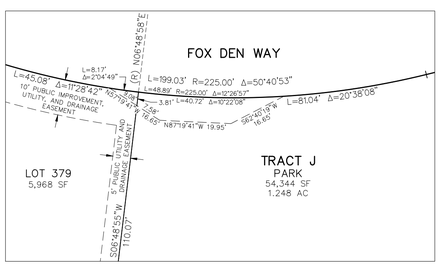
SIDEWALK EASEMENT
DETAIL SE–2
LOTS 128 & 129
SEE SHEET 10
SCALE: 1" = 10'



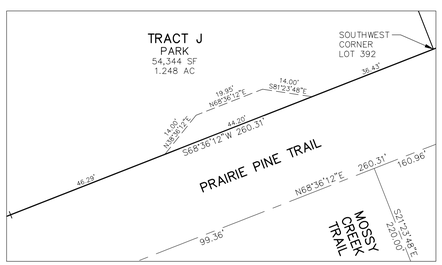
SIDEWALK EASEMENT
DETAIL SE–3
LOTS 438 & 439
SEE SHEET 10
SCALE: 1" = 10'



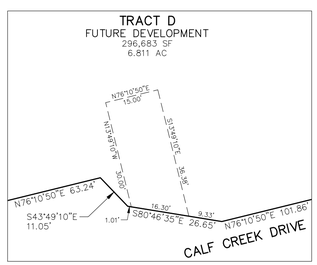
DRAINAGE EASEMENT
DETAIL DE–1
TRACT B
SEE SHEET 6
SCALE: 1" = 20'



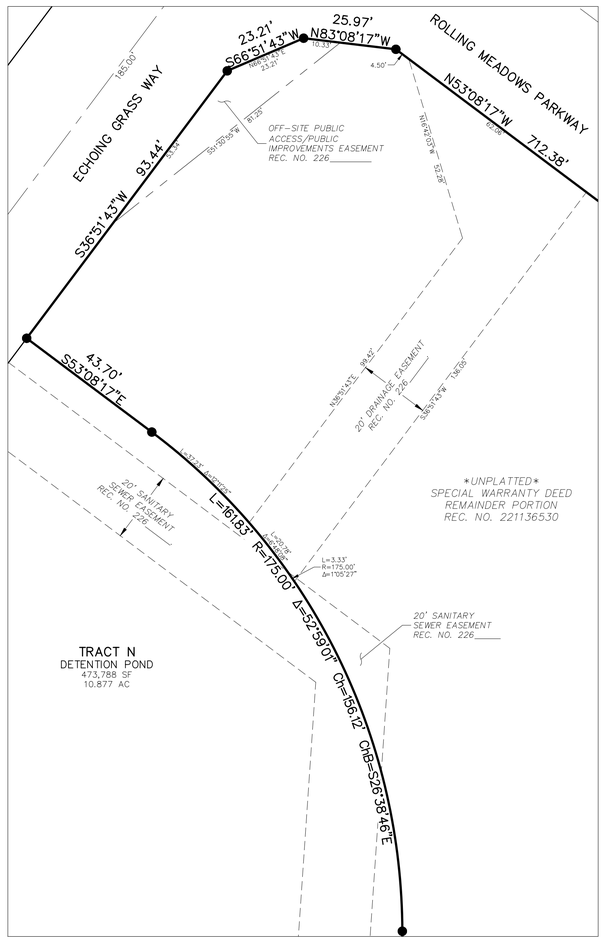
SIDEWALK EASEMENT
DETAIL SE–4
LOT 379 – TRACT J
SEE SHEET 10
SCALE: 1" = 20'



SIDEWALK EASEMENT
DETAIL SE–5
TRACT J
SEE SHEET 10
SCALE: 1" = 20'



DRAINAGE EASEMENT
DETAIL DE–2
TRACT D
SEE SHEET 7
SCALE: 1" = 20'



OFF–SITE ACCESS/PUBLIC IMPROVEMENTS, DRAINAGE, AND SANITARY SEWER EASEMENTS DETAIL

ADJACENT TO ROLLING MEADOWS PARKWAY, ECHOING GRASS WAY, AND TRACT N

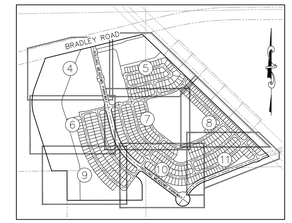
SEE SHEET 10

SCALE: 1" = 20'

1" = VARIES

0

Scale in Feet



SHEET INDEX

NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(R)	RADIAL BEARINGS
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
———	SUBDIVISION BOUNDARY
———	LOT AND TRACT LINES
———	RIGHT–OF–WAY LINES
——— – ———	RIGHT–OF–WAY CENTERLINES
– – – – –	EASEMENT LINES
——— – – ———	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS–OF–WAY
——— – ———	EASEMENT, RIGHTS–OF–WAY, AND ROADWAY CENTERLINES
– – – – –	EXISTING EASEMENTS
———	SECTION/QUARTER SECTION LINES
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

FINAL PLAT

ANTELOPE RIDGE AT BULL HILL FILING NO. 1

PROJECT NO.: 43–149 | DATE OF PREPARATION: 11/17/2026

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SF–XX–XXX

CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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