

ELK RIDGE ESTATES

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER
OF SECTION 23, T 12 S, R 66 W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

Elk View Estates

Will need to change
to whatever this name
change to pursuant
to E911's comments
about this name
already being taken.
You will need to pick
a new name for this
street.

NOTE I have tried to find all areas of the
plat that say the plat name incorrectly and
highlighted them for correction to Elk View
Estates. It is the applicants responsibility to
ensure the subdivision names is correct
through the entirety of the plat document.

NOTE Please also ensure any notes
mentioning Elk Heights as a street name are
updated with the new acceptable name.

remove

NOTES:

1. 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 SUBDIVISIONS 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 RESONDED 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 PRELIMINARY ACCEPTANCE BY THE EL PASO COUNTY 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.

2. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

THE PRIVATE COMMON INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT SHOWN HEREON AS ELK HEIGHTS IS HEREBY GRANTED EXCLUSIVELY TO THE OWNERS OF LOTS 1 THROUGH 6, ELK RIDGE ESTATES FILING NO. 1, AND TO ELK VIEW ESTATES HOMEOWNERS ASSOCIATION, INC., THEIR HEIRS, SUCCESSORS AND ASSIGNEES, FOR PRIVATE VEHICULAR AND PEDESTRIAN ACCESS, UTILITY INSTALLATION, MAINTENANCE AND DRAINAGE PURPOSES. SAID EASEMENT SHALL RUN WITH THE LAND AND SHALL BE SUBJECT TO AND MAINTAINED IN ACCORDANCE WITH THE GOVERNING DOCUMENTS REFERENCED IN NOTE 3.

BY ACCEPTANCE OF A DEED TO ANY LOT, WITHIN ELK VIEW ESTATES FILING NO. 1, EACH OWNER COVENANTS AND AGREES TO BE BOUND BY ALL ROAD MAINTENANCE, COST SHARING, ASSESSMENT, AND GOVERNANCE OBLIGATIONS PERTAINING TO ELK HEIGHTS AS SET FORTH IN THE PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AT RECEPTION NUMBER _____ AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELK VIEW ESTATES RECORDED AT RECEPTION NUMBER _____, EL PASO COUNTY, COLORADO. SAID OBLIGATIONS RUN WITH THE LAND AND ARE BINDING UPON EACH OWNER AND SUCH OWNER'S SUCCESSORS AND ASSIGNS.

Elk View Estates

3. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; AND NATURAL FEATURES REPORT.

5. 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.

6. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, INCLUDING BUT NOT LIMITED TO: THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICES REGARDING THE ENDANGERED SPECIES ACT.

7. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT THE LEGAL DESCRIPTION AND IS SUBJECT TO CHANGE.

8. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

10. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAY, INCLUDING NECESSARY DRAINAGE CULVERTS FROM ELK HEIGHTS PER LAND DEVELOPMENT CODE SECTION 6.3.3C.2 AND 6.3.3C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE BLACK FOREST FIRE DISTRICT.

11. 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 FOR THE ISSUANCE OF THESE PERMITS.

12. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNERS. 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.

13. THE SUBDIVIDERS AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES, THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEE IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NUMBER 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 IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

14. NO BASEMENTS OR INHABITABLE BELOW GRADE AREAS ARE ALLOWED UNLESS SITE SPECIFIC GROUND WATER MONITORING CONDUCTED OVER A FULL ANNUAL CYCLE DEMONSTRATES A MINIMUM 3-5 FEET OF VERTICAL SEPARATION BETWEEN THE LOWEST FLOOR ELEVATION AND GROUNDWATER, OR SITE GRADING HAS DEMONSTRABLY MITIGATED SHALLOW GROUNDWATER CONDITIONS.

15. SITE SPECIFIC SOILS AND FOUNDATION INVESTIGATIONS MUST BE CONDUCTED BEFORE THE ISSUANCE OF BUILDING PERMITS. THESE INVESTIGATIONS SHOULD INCLUDE BORINGS, LABORATORY TESTING AND GEOTECHNICAL ANALYSIS TO CONFIRM THE SUITABILITY OF FOUNDATIONS, ASSESS THE FEASIBILITY OF BASEMENTS AND DESIGN APPROPRIATE SUB-SURFACE DRAINAGE AND STRUCTURAL SYSTEMS.

16. ALL BEARINGS USED ON THIS PLAT ARE BASED ON A BEARING BETWEEN A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER AND A NO. 4 REBAR WITH CAP STAMPED "RMLS NO. 19625 AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THOSE MONUMENTS IS S 89° 58' 15" W.

17. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RMLS, RELIED UPON TITLE INSURANCE COMMITMENT ORDER NUMBER SR55108216-4 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 7, 2022. SAID TITLE COMMITMENT HAS BEEN USED FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

18. PER EL PASO COUNTY ECM SECTION SECTION 1.7.1.B.5, THE IMPERVIOUS AREA OF RESIDENTIAL LOTS 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. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE DRIVEWAY.

19. THIS PROJECT IS IN A LOW INTENSITY AREA PER THE COLORADO STATE FOREST SERVICE ASSESSMENT PROGRAM REQUIRING HARDENED STRUCTURE AND DEFENSIBLE SPACE.

20. LOW HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING AND A DEFENSIBLE SPACE OF 30 FEET CLEARANCE AND NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FEET OF CHIMNEY OUTLETS. TREES WITHIN DEFENSIBLE SPACE SHALL BE PRUNED TO MINIMIZE LADDER FUELS. 18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR LAND BOUNDARY MONUMENT OR ACCESSORY COIMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.

21. THERE SHALL BE NO DIRECT LOT ACCESS TO OLD RANCH ROAD.

22. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND (ILLUSTRATED) THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.

23. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITY ACT (ADA) LAWS AND ACCESSABILITY 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 ENSURE 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 THE DEVELOPER /HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

24. UTILITIES: THE SUBDIVIDER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. GAS, AND ELECTRIC FOR THIS SUBDIVISION IS PROVIDED BY COS UTILITIES AND MYEA SUBJECT TO THE DISTRICT AND THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.

25. EMERGENCY ACCESS EASEMENT: NOTWITHSTANDING THE PRIVATE NATURE OF ELK HEIGHTS, AN EASEMENT IS HEREBY GRANTED TO EL PASO COUNTY, THE APPLICABLE FIRE PROTECTION DISTRICT, THE EL PASO COUNTY SHERIFFS'S OFFICE, AND ALL OTHER EMERGENCY SERVICE PROVIDERS FOR UNRESTRICTED EMERGENCY ACCESS OVER AND ACROSS ELK HEIGHTS AT ALL TIMES FOR EMERGENCY RESPONSE, PUBLIC SAFETY AND OFFICIAL PURPOSES. THE ENTRY GATE SERVING THE SUBDIVISION SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY ACCESS OVERRIDE DEVICE ACCEPTABLE TO THE APPLICABLE FIRE DISTRICT.

26. ALL DOMESTIC WELLS ON LOTS 1-6 ARE PERMITTED FOR INDOOR HOUSEHOLD USE ONLY, PURSUANT TO COLORADO DIVISION OF WATER RESOURCES DOMESTIC WELL PERMIT REGULATIONS (C.R.S. 37-92-602). OUTDOOR IRRIGATION SHALL BE SUPPLIED EXCLUSIVELY FROM INDIVIDUAL ON-LOT CISTERNS FILLED BY ROOF RUNOFF COLLECTION OR HAULED WATER. ALL OWNERS ARE SUBJECT TO THE WATER AUGMENTATION PLAN APPLICABLE TO THIS SUBDIVISION AS SET FORTH IN ACCORDANCE WITH THE GOVERNING DOCUMENTS REFERENCED IN NOTE 3.

27. LOT 1 AND LOT 2 OF THIS PROPERTY ARE SUBJECT TO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO CUNTY. THE HOA IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

EASEMENTS OF RECORD:

ALL EASEMENTS DEPICTED HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY LAND TITLE INSURANCE CORPORATION ORDER NUMBER SR55108216-4 WITH AN EFFECTIVE DATE OF NOVEMBER 7, 2022. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN.

ITEMS 1-9. RMLS DID NOT ADDRESS THESE STANDARD EXCEPTIONS.

10. THIS PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN AQUIRED BY THE PUBLIC IN AND TO THE 30 FEET OF THE SUBJECT PROPERTY ADJACENT TO SECTION LINES BY REASON OF A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED JUNE 20, 1917 AT BOOK 571, PAGE 55 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN.

11. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, AND PROVISIONS OF THAT DEED RECORDED JUNE 10, 1925 IN BOOK 692 AT PAGE 252 OF SAID COUNTY RECORDS.

12. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THAT DEED RECORDED OCTOBER 10, 1934 AT PAGE 910 AT PAGE 37 OF SAID COUNTY RECORDS.

13. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED SEPTEMBER 10, 1956 UNDER RECEPTION NUMBER 12251 AND RECORDED OCTOBER 10, 1956 UNDER RECEPTION NUMBER 15474 OF SAID COUNTY RECORDS. THE SUBJECT PROPERTY IS THEREIN RE-ZONED TO AN A-1 GARDEN HOME DISTRICT.

14. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF WARRANTY DEED RECORDED MARCH 25, 1958 UNDER RECEPTION NUMBER 66009 OF SAID COUNTY RECORDS.

15. THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY AS GRANTED TO COLORADO INTERSTATE GAS COMPANY IN INSTRUMENT RECORDED NOVEMBER 19, 1971 IN BOOK 2450 AT PAGE 586 OF SAID COUNTY RECORDS. THIS PROPERTY IS SUBJECT TO AN EASEMENT, FEE OR ASSESSMENT BY REASON OF INCLUSION OF THE SUBJECT PROPERTY IN THE BLACK FOREST FIRE PROTECTION DISTRICT AS EVIDENCED BY DECREE RECORDED AUGUST 21, 1975 AT BOOK 2772 AT PAGE 121 OF SAID COUNTY RECORDS.

RECORDING:

STATE OF COLORADO } ss

COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____.M. ON THIS _____ DAY OF _____, 20____, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____ DEPUTY

EL PASO COUNTY CLERK AND RECORDER

SURCHARGE: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT ELK RIDGE DEVELOPMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY, DEAN HEISLER, MANAGER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

PARCEL A:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (E 1/2 SE 1/4 SW 1/4 SE 1/4) EXCEPT THE SOUTH 30 FEET THEREOF, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4 SW 1/4 SE 1/4), EXCEPT THE SOUTH 30' THEREOF, ALL IN SECTION 23, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

PARCEL B

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 SW 1/4 SE 1/4) OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

SAID TRACTS CONTAIN 17.10 ACRES, MORE OR LESS.

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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "ELK RIDGE ESTATES". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY 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.

BY:

DEAN HEISLER, MANAGER OF ELK RIDGE DEVELOPMENTS, LLC

ATTEST:

STATE OF COLORADO)

ss

COUNTY OF EL PASO)

SIGNED BEFORE ME ON THIS _____ DAY OF _____, 2026 A.D., BY DEAN HEISLER, MANAGER OF ELK RIDGE DEVELOPMENTS, LLC.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

COUNTY APPROVAL:

THIS PLAT OF "ELK RIDGE ESTATES" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2026, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATION OF EASEMENTS TO THE PUBLIC ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE 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.

CHAIRMAN, EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS

DATE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

DATE

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER THOMPSON, 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 IN JULY, 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAT 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.

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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2025.

CHRISTOPHER THOMPSON P.L.S. NO. 19625

FOR AND ON BEHALF OF:

ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
(719) 630-0559

OWNER OF RECORD

ELK RIDGE DEVELOPMENTS, LLC
10548 ODIN DRIVE
COLORADO SPRINGS, CO 80924
(719)492-1268

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A TEN (10') FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

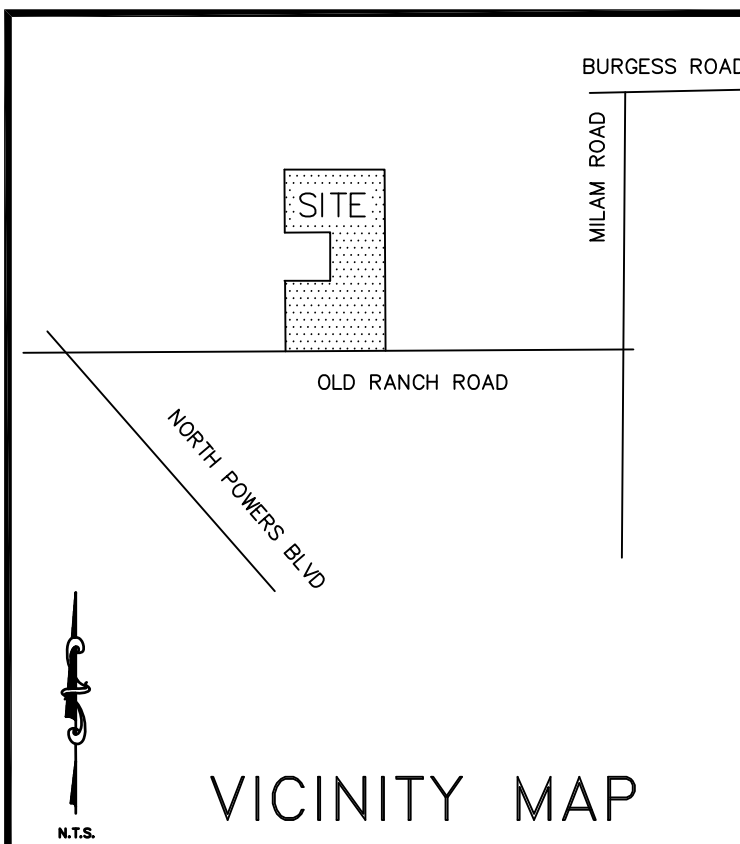
FEES:

SCHOOL FEE: _____

PARK FEE: _____

BRIDGE FEE: _____

DRAINAGE FEE: _____



VICINITY MAP

PAGE 1 OF 3
JOB NO.: 43116
AUGUST 25, 2026
EL PASO COUNTY PLANNING FILE NUMBER: SF266

ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

ELK RIDGE ESTATES

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER
OF SECTION 23, T 12 S, R 66 W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

Is it the intention of
the applicant to utilize
this easement for the
roadway? If so,
please discuss in the
Letter of Intent.

EASEMENT FOR ROAD PURPOSES
BOOK 1675, PG. 352

not a part of this subdivision
TERRY C. WILSON
unplatted, aliquot tract

not a part of this subdivision
GAIL MACK FAMILY TRUST
unplatted, aliquot tract

ACCEPTED WK CLARK YELLOW CAP/REBAR MONUMENT
LOCATED 0.1', S 11°54'W OF ALIQUOT LOCATION

EASEMENT FOR ROAD PURPOSES
BOOK 1675, PG. 352

EASEMENT FOR ROAD PURPOSES
BOOK 6646, PG. 1124

ACCEPTED BOSTROM MONUMENT
LOCATED 0.9', S 54°52'E OF ALIQUOT LOCATION

JUAN J. CUELLAR
unplatted, aliquot tract

LOT 4
108,900 SF

LOT 3
108,900 SF

LOT 2
108,900 SF

LOT 1
200,368 SF

LOT 5
108,900 SF

LOT 2,
MABE SUB. FILING NO. 1

EASEMENT FOR ROAD PURPOSES
BOOK 6646, PG. 1125
EASEMENT FOR ROAD PURPOSES
BOOK 1675, PG. 352

EASEMENT FOR ROAD PURPOSES
BOOK 6646, PG. 1125

EASEMENT FOR ROAD PURPOSES
BOOK 6646, PG. 1125

Please contact E911 for a new name for this street pursuant to their review comments copied and pasted below for your convenience:

911 Authority - El
Paso/Teller County

Comments for E911 as follows:

Elk Heights - Not available, existing.

For clarification, the streetname must be unique. Taking an existing streetname and
changing the suffix is not sufficient.

To assist with finding a unique name, streetnaming information (criteria, existing/reserved
names) can be found at:
<https://www.elpasoteller911.org/street-emergency-number-databases>

Thank you
Justin

EASEMENT
BOOK 1
also known as STUDEBAKER ROAD

ACCEPTED BOSTROM MONUMENT
LOCATED 0.96', S 52°15'E OF ALIQUOT LOCATION

ACCEPTED NO. 4 REBAR MONUMENT
LOCATED 0.8', S 58°52'E OF ALIQUOT LOCATION

also known as "STUDEBAKER ROAD"

EASEMENT FOR ROAD PURPOSES
BOOK 6646, PG. 1125

not a part of this subdivision
FABRICIO R. COLELLA
unplatted, aliquot tract

not a part of this subdivision

ELISA E. COELUS
unplatted, aliquot tract

LARRY G. POWELL
unplatted, aliquot tract

not a part of this subdivision
LARRY B. POWELL
unplatted, aliquot tract

LEGEND:

- FOUND 3.25" ALUMINUM CAP NO. 10376
- FOUND 3/4" IRON PIPE
- FOUND REBAR WITH YELLOW CAP "BOSTROM LS 9477"
- △ FOUND NO. 4 REBAR WITH NO. CAP
- FOUND NO. 4 REBAR WITH YELLOW CAP "WK CLARK PLS 4842"
- FOUND NO. 4 REBAR WITH YELLOW CAP "PLS 13830"
- ◆ SET REBAR WITH PLASTIC CAP STAMPED "RMLS NO. 19625"
- () INDICATES ADDRESS NUMBER

FLOODPLAIN STATEMENT:

BASED ON FEMA FLOOD PLAIN MAP 08041 CO 526 G, DATED DECEMBER 7, 2018, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AN AREA
DETERMINED TO BE OUTSIDE OF BOUNDS OF THE 0.2% ANNUAL CHANCE OF FLOOD

EL PASO COUNTY PLANNING FILE NUMBER: SF266

JOB NO.: 43116
AUGUST 25, 2026
PAGE 2 OF 3



4465 NORTH PARK DRIVE, SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

0' 50' 100'
SCALE: 1" = 50'

detail:
SOUTHEAST ONE-QUARTER OF SECTION 23,
T 12 S, R 66 W OF THE 6th P.M.

ELK RIDGE ESTATES

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER
OF SECTION 23, T 12 S, R 66 W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

2643.72'
N 00°01'31" W

1321.86'
N 00°01'31" W

1321.86'
N 00°01'31" W

N 00°01'31" W
660.93'

N 00°08'54" E
50.00'

BOOK 910, PAGE 37
R.O.W. DEED TO E.P.C.

OLD RANCH ROAD
(60' R.O.W.)

1321.30'
S 89°55'00" W

S 00°03'06" E
1321.80'

S 00°01'19" W
660.90'

660.90'
S 00°01'19" W

1322.26'
S 89°55'37" W

S 89°55'09" W

S 89°55'19" W
661.74'

S 89°55'28" W
661.07'

S 89°55'33" W
661.28'

N 89°52'59" E
660.42'

S 00°00'16" E
1321.74'

ACCEPTED WK CLARK YELLOW CAP/REBAR MONUMENT

660.81'

631.38'

S 00°02'13" E
1292.19'

S 89°55'39" W
660.88'

N 89°58'41" E
330.46'

331.23'
N 88°14'26" E

329.71'
S 00°06'31" W

587.49'E
5.4'

S 89°58'15" W

S 89°55'37" W

JOB NO.: 43116
AUGUST 25, 2026
PAGE 3 OF 3



0' 100' 200'

SCALE: 1" = 100'

not a part of this subdivision
exception
MELANIE A. KNAPP
unplatted, aliquot tract

assumed basis of bearings

1321.68'
N 00°00'21" E

S 00°00'58" W
1321.62'

S 00°00'58" W
2643.25'

1321.62'

S 00°00'38" E
330.61'

N 00°09'09" E
299.83'

FOUND 3.25" ALUMINUM CAP NO. 33649
per monument record

EL PASO COUNTY PLANNING FILE NUMBER: SF266



4465 NORTHPARK DRIVE, SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559