

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

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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST 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.

DEDICATION:

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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED DEDICATION STATEMENT IS EXECUTED THIS _____ DAY OF _____, 2026.

BY: _____
DEAN HEISLER, MANAGER OF ELK RIDGE DEVELOPMENTS, LLC

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 A.D., BY DEAN HEISLER, MANAGER OF ELK RIDGE DEVELOPMENTS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

COUNTY APPROVAL:

THIS PLAT "ELK RIDGE ESTATES" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2026, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

THIS PLAT "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 OR CONDITIONS SPECIFIED HEREON.

CHAIRMAN, EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS

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 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.

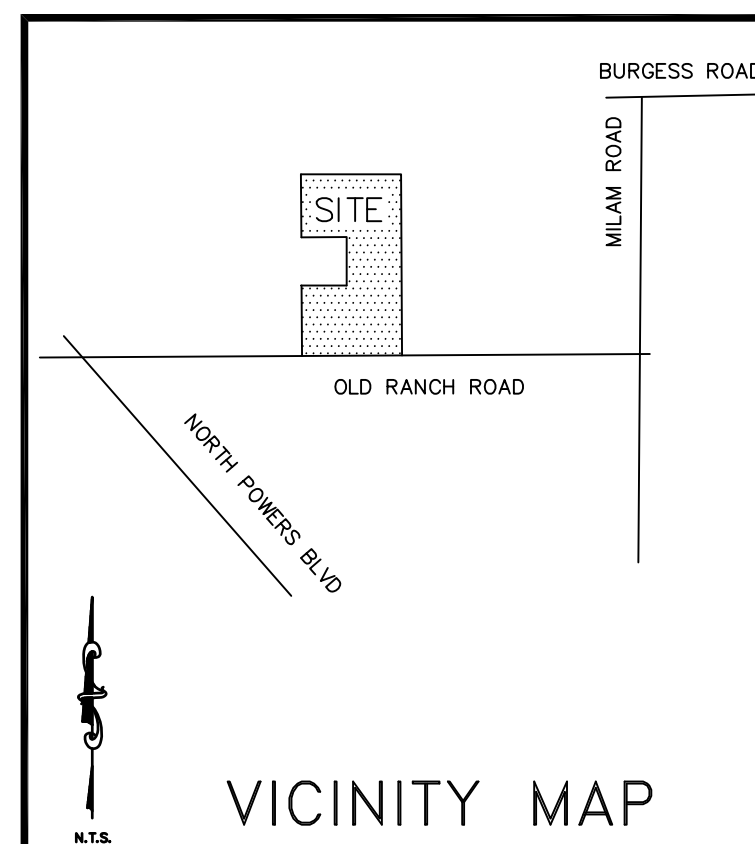
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN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

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



NOTES:

1. 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.
2. 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.
3. 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.
4. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT THE LEGAL DESCRIPTION AND IS SUBJECT TO CHANGE.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAY, INCLUDING NECESSARY DRAINAGE CULVERTS FROM ELK VIEW POINT 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 FIRE DISTRICT.
8. 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.
9. 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.
10. 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 FEES 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.
11. 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.
12. 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.
13. 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. 1625 AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THOSE MONUMENTS IS S 89° 58' 15" W.
14. 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.
15. PER EL PASO COUNTY ECM 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.
16. THIS PROJECT IS IN A LOW INTENSITY AREA PER THE COLORADO STATE FOREST SERVICE ASSESSMENT PROGRAM REQUIRING HARDENED STRUCTURE AND DEFENSIBLE SPACE.
17. 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 COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
19. THERE SHALL BE NO DIRECT LOT ACCESS TO OLD RANCH ROAD.
20. 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.

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.

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 ACQUIRED 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.
16. THIS PROPERTY IS SUBJECT TO ANY TAX, LIEN, 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.

EL PASO COUNTY CLERK AND RECORDER BY: _____
DEPUTY

EL PASO COUNTY PLANNING FILE NUMBER: _____

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JOB NO.: 43116
JUNE 29, 2026



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

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

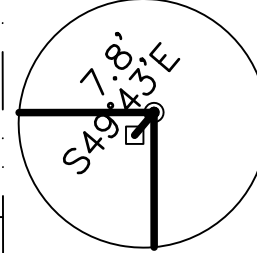
not a part of this subdivision
GAIL MACK FAMILY TRUST
unplatted, aliquot tract

EASEMENT FOR ROAD PURPOSES
BOOK 1675, PG. 352

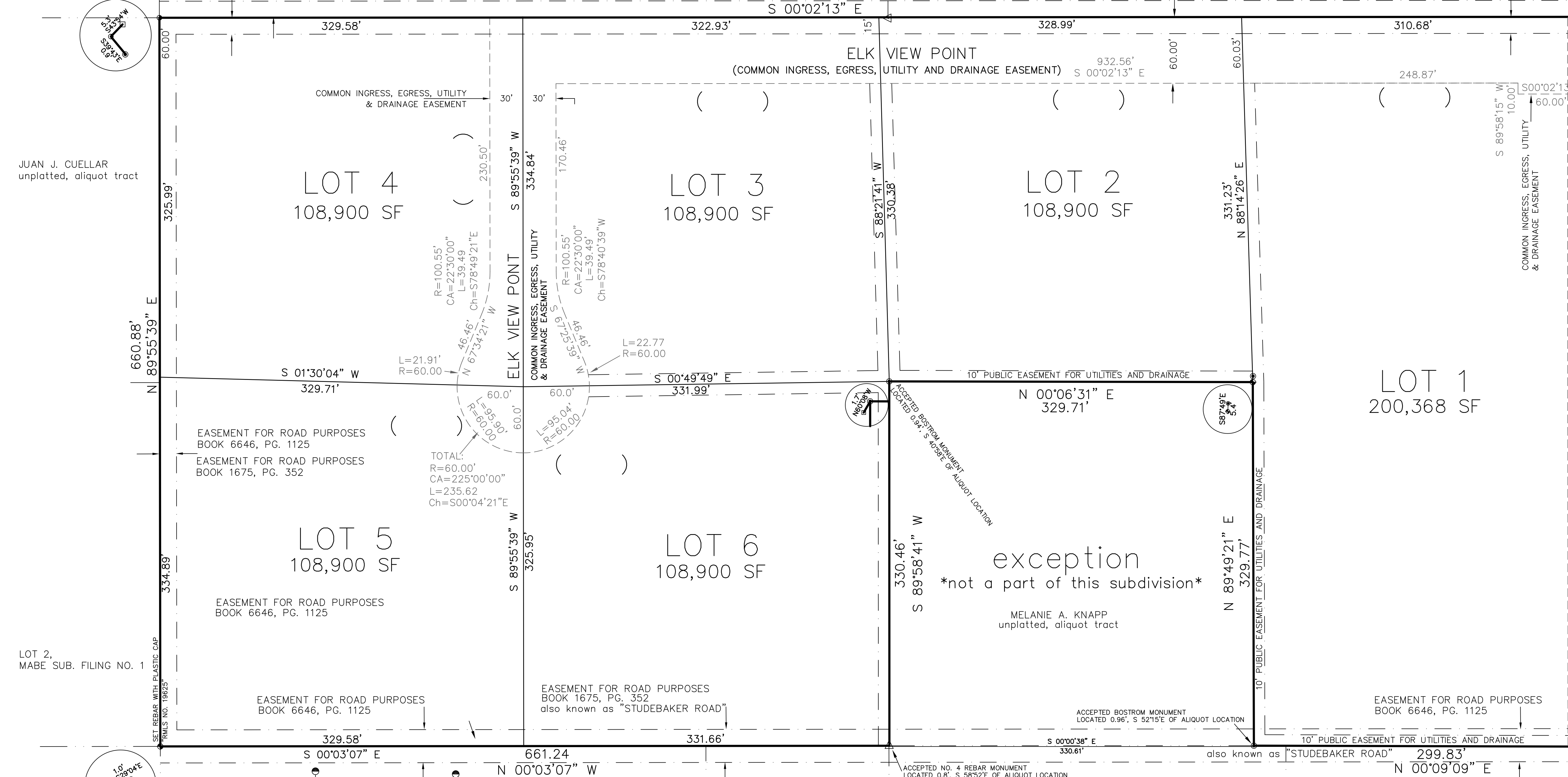
EASEMENT FOR ROAD PURPOSES
BOOK 1675, PG. 352

EASEMENT FOR ROAD PURPOSES
BOOK 6646, PG 1124

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



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 6
108,900 SF

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

LOT 2,
MABE SUB. FILING NO. 1

EASEMENT FOR ROAD PURPOSES
BOOK 6646, PG. 1125

EASEMENT FOR ROAD PURPOSES
BOOK 6646, PG. 1125

EASEMENT FOR ROAD PURPOSES
BOOK 6646, PG. 1125

EASEMENT FOR ROAD PURPOSES
BOOK 1675, PG. 352
also known as "STUDEBAKER ROAD"

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

EASEMENT FOR ROAD PURPOSES
BOOK 6646, PG. 1125

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

also known as "STUDEBAKER ROAD"

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: _____

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JUNE 29, 2026
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4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

