

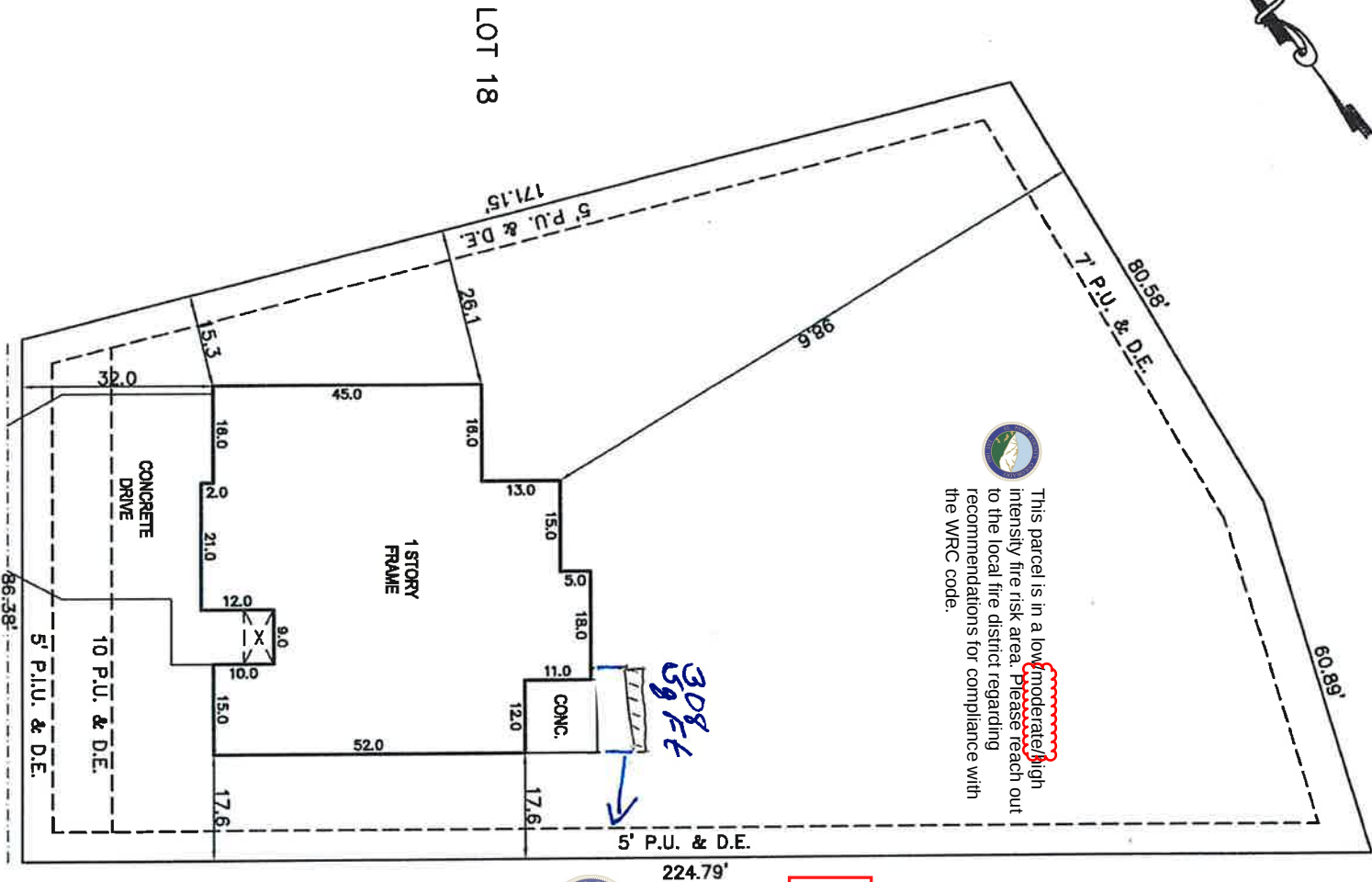
ADD26549
PLAT15418
PUD
APPROVED 308
SQ FT DECK

APPROVED
Plan Review
09/08/2026 3:34:23 PM
dedrills
EPC Planning & Community
Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
Division of Blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

ANTELOPE RAVINE DRIVE
(50' R.O.W.)



IMPROVEMENT LOCATION CERTIFICATE

I Herby certify that this Improvement Location Certificate was prepared for the Mortgage Lender and Land Title and that it is not a Land Survey or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the Improvements on the described parcel on this date 08-25-26, except utility connections, are entirely within the boundaries of the parcel, except as shown, that indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted.(C.R.s.38-51-109)

FLOODPLAIN CERTIFICATE

I, Thomas A. Pike, a registered professional land surveyor in the State of Colorado hereby certify no portion of the premises described hereon lies within an area designated as 100-year floodplain as defined by the United States Department of Housing and Urban Development, Federal Insurance Administration.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY OR TITLE COMMITMENT. EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON. ALL EASEMENTS SHOWN WERE TAKEN FROM THE RECORDED PLAT, UNLESS OTHERWISE NOTED. LEGAL DESCRIPTION PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR EASEMENT RESEARCH BY ASPEN LAND CONSULTANTS, LLC.



IMPROVEMENT LOCATION CERTIFICATE/FLOODPLAIN CERTIFICATE

LEGAL DESCRIPTION

ASPEN LAND CONSULTANTS, LLC
11670 SILVER CHARM WAY
COLORADO SPRINGS, COLORADO 80921

LOT 19
RETREAT AT TIMBERIDGE FILING NO. 3
EL PASO COUNTY, COLORADO

ADDRESS

10173 ANTELOPE RAVINE DRIVE

PREPARED FOR	TITLE CO. FILE NO.	DATE
VANTAGE HOMES	DRAWING NAME	08-25-26
	PROJECT NO.	
	RT3-19	