



# HAY CREEK RANCH FILING NO. 2

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

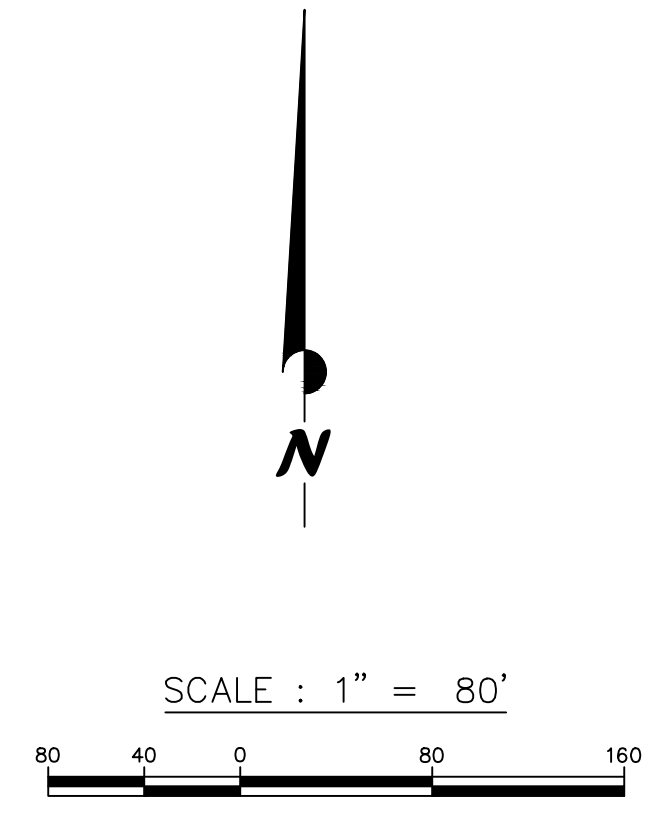
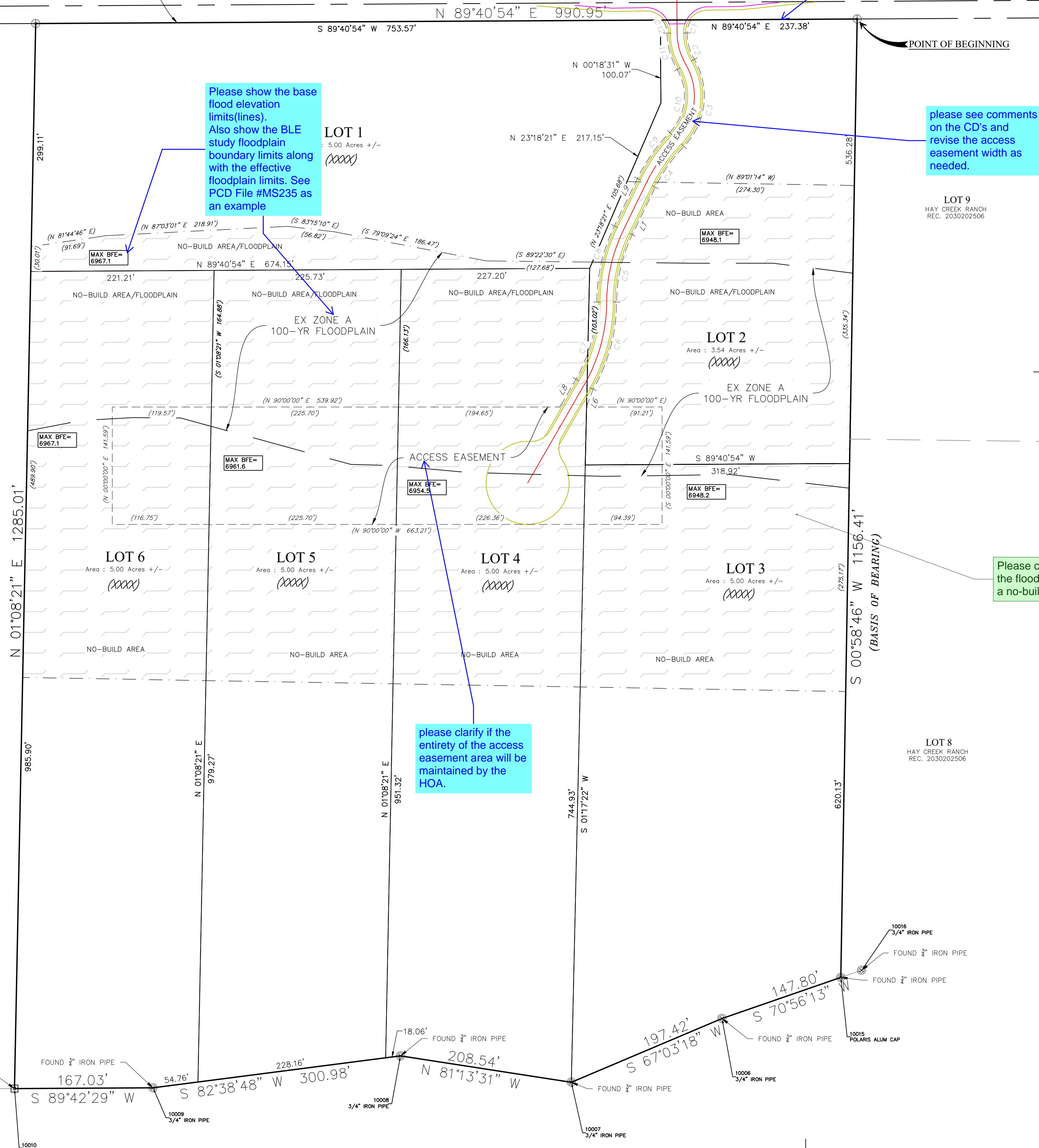
Provide ROW dedication along the property frontage such that there is 45' from the centerline of the roadway to accommodate the necessary ROW for the Collector classification of Hay Creek Rd.

HAY CREEK ROAD  
20' RIGHT OF WAY PER WARRANTY DEED  
DATED 2/15/96

HAY CREEK ROAD  
40' RIGHT OF WAY (BK3252, PG 932)

Line Table		
Line #	Direction	Length
L1	S25°52'33"W	63.79'
L6	S20°26'32"W	23.12'
L8	N29°55'21"E	38.81'
L9	N25°52'33"E	63.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.61'	25.000'	38°03'39"	S18°43'18"W	16.30'
C2	33.36'	63.000'	30°20'29"	S15°28'46"E	32.97'
C3	113.73'	87.000'	74°53'54"	S06°47'56"W	105.80'
C4	60.28'	188.000'	18°22'20"	S35°03'43"W	60.03'
C5	84.19'	188.000'	25°39'33"	S13°02'47"W	83.49'
C6	109.91'	212.000'	29°42'21"	S15°04'11"W	108.69'
C7	97.47'	188.000'	29°42'21"	N15°04'11"E	96.38'
C8	94.94'	212.000'	25°39'33"	N13°02'47"E	94.15'
C9	67.98'	212.000'	18°22'20"	N35°03'43"E	67.69'
C10	82.35'	63.000'	74°53'54"	N06°47'56"E	76.62'
C11	45.91'	87.000'	30°13'56"	N15°32'02"W	45.38'
C12	17.24'	25.000'	39°30'13"	N20°10'11"W	16.90'



LEGEND	
—————	PLAT BOUNDARY
.....	LOT LINE
- - - - -	EASEMENT
- . - . -	RIGHT-OF-WAY
-----	NO-BUILD AREA LIMITS
⊕	UNLESS SHOWN SET #5 REBAP W/ 1.5" ALUMINUM CAP MARKED "POLARIS"
△	PLS 27605" FLUSH WITH GROUND
□	FND 1 1/2" YELLOW CAP MARKED PLS27270
⊙	FND 3/4" IRON PIPE1 ADDRESS
(XXXX)	ADDRESS

Please clearly define the floodplain area as a no-build easement.

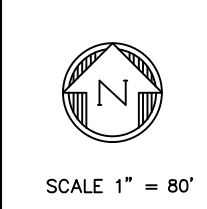
please clarify if the entirety of the access easement area will be maintained by the HOA.

Please show the base flood elevation limits (lines). Also show the BLE study floodplain boundary limits along with the effective floodplain limits. See PCD File #MS235 as an example

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, 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 CERTIFICATION SHOWN HEREON.

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REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY:	RDH	DATE:	12/04/2024
CHECKED BY:	rdh	DRAWING NO.:	N/A
JOB NO.:	240314	SHEET:	2 of 2

POLARIS SURVEYING, INC.  
1903 Lelaray Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

SE 1/4 SECTION 33  
FINAL PLAT  
  
For:  
JAMES HULL