YEARS are constructed in conformance with El Paso County

MAY standards in effect at the date of the request for

COMM dedication and maintenance.

HAY CREEK RANCH FILING NO. 2 A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO DEDICATION: PLAT NOTES 1) UNLESS SHOWN OTHERWISE. ALL FRONT, REAR, AND SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10') FEET WIDE PUBLIC THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, ACCESS Please add the following plat notes: UTILITY AND DRAINAGE EASEMENT. THE SOUTHERLY SIDE OF HAY CREEK ROAD IS HEREBY PLATTED WITH A TWENTY (20') FEET WIDE EASEMENTS AND NO BUILD AREAS AS SHOWN HEREON; AND FURTHER RESTRICTS THE USE OF ALL Please add: Note Regarding Reports on PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED BE IT KN -No driveway shall be established unless an access permit ACCESS EASEMENTS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "HAY CREEK WITH THE INDIVIDUAL PROPERTY OWNER. DANICH FILING NO. 3" IN EL DACO COLINITY COLODADO The following reports have been submitted RECORDED EASEMENTS NOT SHOWN ON DRAWING: as been granted by El Paso County. in association with the Final Plat for this 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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of a) THE LOCATION OF THE GRANT OF EASEMENT IN DEED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED IN BOOK 6021 AT G DESCRIBED TRACT OF LAND: subdivision and are on file at the County PAGE 505 COULD NOT BE DETERMINED AND THEREFORE NOT SHOWN ON THIS PLAT. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public Planning and Community Development ndividual lot purchasers are responsible for constructing provements 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 b) THE LOCATION OF THE GRANT OF EASEMENT FOR A JOINT USE WATERLINE AND WELL RECORDED IN BOOK 6021 PAGE 460 AND ALSO Department: Transportation Impact Study: A TRACT OF L driveways, including necessary drainage culverts from atisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become RECORDED UNDER RECEPTION NO. 215089846 COULD NOT BE DETERMINED AND THEREFORE IS NOT SHOWN ON THIS PLAT. natters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and Drainage Report; Water Resources Report SOUTH, RAN Road per Land 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. OPEN SPACE AREA IS WITHIN A NO BUILD EASEMENT. NO FENCES OR PERMANENT STRUCTURES ARE PERMITTED IN THE NO BUILD Wastewater Disposal Report; Geology and DESCRIBED A Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to Soils Report; Fire Protection Report; eir length, some of the driveways will need to be Wildfire Hazard Report; Natural Features SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT BEGINNING A Owners/Mortgagee (Signature) pecifically approved by Report; (other; modify based upon MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER-DESIGNED SYSTEM PRIOR TO SUBDIVISION specific reports) e (name of Fire District). OF EL PASO (SOME LOTS MAY REQUIRE SEPTIC SYSTEM COMPONENTS TO BE LOCATED WITHIN 'THE OPEN SPACE AREA. IF SEPTIC SYSTEM COMPONENTS ARE LOCATED WITHIN THE OPEN SPACE AREA 'THE COMPONENTS SHALL BE LOCATED AT LEAST TWENTY-THREE (23') No structures or fences are permitted within designated (THE BASIS O ATTEST: (if corporatio FEET AWAY FROM THE ROAD EDGE AND NO MORE THAN SIXTY FL (85') FEET AWAY FROM THE ROAD EDGE. Septic systems cannot be located in any part of Floodplain" or "Park and Open Space" areas. WESTERLY LII (Modification of this note may be allowed if the plan SEPTIC SYSTEM SHALL NOT BE PERMITTED WITHIN STEEP SLOPE, FLOODPLAIN, OR SEASONALLY HIGH GROUNDWATER AREAS. the floodplain area. THENCE S00° approved by the Floodplain Administrator, provided INDIVIDUAL WELLS ARE 'THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STALE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. OF SAID HAY this creates no conflict with (c)Hazardous Activities Prohibited. Activities in a County of __ THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF BAPTIST ROAD RURAL TRANSPORTATION AUTHORITY, ORGANIZED IN Special Flood Hazard Area that may be proved plans or conditions.) ACCORDANCE WITH THE RURAL TRANSPORTATION AUTHORITY LAW. AND AS RECORDED UNDER RECEPTION #97142147 OF THE SURVEY AS R hazardous to public health and water quality are Signed before me on _ RECORDS OF EL PASO COUNTY, COLORADO. PAYMENT OF FEES MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS. COUNTY, CO name(s) of individual(s) making statement) \sim prohibited, including but not limited to septic All property owners are responsible for maintaining prope GEOLOGIC REPORT PREPARED BY DATED , HAS IDENTIFIED THIS AREA AS A STEEP SLOPE (THE FOL storm water drainage in and through their property. Public systems, landfills, disabled vehicles, etc. AREA THAT WILL REQUIRE SPECIAL FOUNDATION DESIGNS IF A STRUCTURE IS CONSTRUCTED IN THIS AREA. IN NO CASE WILL THERE El Paso County Public Health agrees with the recomme made by RESPEC in their 19June2024, Water Quality Report. It was recommended that "the installation of a whole house BE ANY STRUCTURES BUILT IN A 30% SLOPE AREA AS DELINEATED. ENGINEERED SITE PLANS WILL PROVIDED FOR ALL STRUCTURES. rainage easements as Notary's official signature) BUILT WITHIN THE STEEP SLOPE AREA. THENCE specifically noted on the plat shall be maintained by the Reverse Osmosis unit in each residence to remove the elevated levels of radium from the source water. It should be noted that 10) A SITE PLAN PREPARED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO, SHALL BE REQUIRED dividual lot owners unless otherwise indicated. the reverse osmosis unit will generate a concentrated backflow Will these areas be FOR ANY STRUCTURE LOCATED IN OR WITHIN TWENTY (20') FEET OF THE STEEP SLOPE AREA. THENCE Structures, fences, materials or that can be wasted to the existing septic system. Given the relatively small amounts of concentrated constituents generate graphically depicted 11) BEARINGS ARE REFERRED TO THE WEST LINE OF HAY CREEK RANCH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203202506 OF (Title of office) andscaping that could impede the flow of runoff shall not by a single residence reverse osmosis unit, the existing on-site sentic system for each household should have the capacity to THE RECORDS OF EL PASO COUNTY, COLORADO AS BEARING SOUTH 00°58'46" WEST. on the plat? THENCE be placed in drainage easements. sufficiently treat the generated wastewater loadings." 12) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER. CURRENTLY REGISTERED IN THE In addition, EPCPH recommends a plat note be recorded with the final plat advising prospective property owners of this water quality parameter exceedance and how installing and THENCE 582 38 48 W, 300.98 FEET; 13) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND maintaining whole house reverse osmosis systems have been ARE SUBJECT TO CHANGE. THENCE S89°42'29"W, 167.03 FEET TO A POINT ON THE EAST LINE OF with the Colorado Primary Drinking Water Regulations. natures of officers signing for a corporation shall be acknowledged as follows: 14) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED ON EXEMPTION. A SUBDIVISION PLAT RECORDED UNDER int name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation STATES POSTAL SERVICES REGULATIONS 713715 OF THE RECORDS OF EL PASO COUNTY, Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) 15) NOTICE: ACCOROTING VIREY TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS Signatures of managers/members for a LLC shall be acknowledged as follows: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT (print name) as Manager/Member of company, a state limited liability company. of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM 1HE DATE OF THE CERTIFICATION SHOWN HEREQN. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized) (author of the report) (date of report) in file (name of file and file number) available at the El Paso County 285.01 FEET ALONG THE EAST LINE OF SAID TIMMINS 16) NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC TO DETERMINE THE COMPATIBILITY OF Please see EPCPH Planning and Community Development Department: THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION N TO A POINT ON THE SOUTH LINE OF HEY CREEK ROAD ■Downslope Creep: (name lots or location of area) letter regarding water Please edit to fit your project. REGARDING EASEMENTS. RIGHTS OF WAY OR TITLE OF RECORD, POLARIS SURVEYING, INC. RELIED UPON TITLE POLICY NO. Rockfall Source:(name lots or location of area) CO-FFAH-IMP-81306-1-21-H0646638 PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JULY 16 2021 •Rockfall Runout Zone:(name lots or location of area) Board of County Commissioners Certificate 17) THE 60 FOOT WIDE PUBLIC HIGHWAY BEING 30 FEET ON EACH SIDE OF THE WESTERN SECTION LINE OF SECTION 34, TOWNSHIR 11 30.95 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO THE ■Potentially Seasonally High Groundwater:(name lots or location of area) SOUTH, RANGE 67 WEST OF THE 6TH P.M. AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado OCTOBER 3. 1887 AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON Board of County Commissioners on the day of , 200 , subject to any notes In Areas of High Groundwater: 1HE RECORDING OF THIS PLAT. Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. UARE FEET (28.54 ACRES), MORE OR LESS. specified hereon and any conditions included in the resolution of approval. The dedications of land to 18) NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER AFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR the public (streets, tracts, easements: list those applicable) are accepted, but public improvements FORCE ACADEMY'S AIRMANSHIP PROGRAM. IN CONJUNCTION WITH THIS NOTICE, THE GRANTORS (HAY CREEK, LLC) AGREE TO WAVE thereon will not become the maintenance responsibility of El Paso County until preliminary AND RELEASE ANY RIGHT OR CAUSE OF ACTION WHICH THEY NOW HAVE OR MAY HAVE IN THE FUTURE AGAINST GRANTEE (THE acceptance of the public improvements in accordance with the requirements of the Land Development JNITED STATES AIR FORCE ACADEMY), ITS SUCCESSORS ASSIGNS DUE TO NOISE AND OTHER AFFECTS BY OPERATION OF SUCH Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement. revise to Department AIRCRAFT. THIS NOTICE SHALL BE IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND. 19) ALL ROADS. OPEN SPACES, AND INFRAS1RUC1URE FOR ACCESS AND DRAINAGE ARE PRIVATELY OWNED AND WILL BE MAINTAINED B' Chair, Board of County Commissioners 20) THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN (IDENTIFIED AS "EXISTING 100- YEAR FLOODPLAIN" ON THE EL PASO COUNTY PLANNING DIRECTOR PLAT) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C00270F', EFFECTIVE DATE MARCH odate to the latest FIRM map and 17, 1997 ZHE " PROPOSED 100-YEAR FLOODPLAIN" IS BASED UPON A FEMA APPROVED LETTER OF MAP AMENDMENT (LOMA) GIVEN Water Supply: (utilized when the water supply is individual wells) CASE NUMBER 03-08-0108A. THE 100 YEAR FLOODPLAIN AS MAPPED AND AS PROPOSED IS CONTAINED WITHIN AN OPEN SPACE/NO Surveyors Certificate (Note: The exact wording of plat notes regarding well water supply so please coordinate with BUILD EASEMENT. depends upon the language of the water decree and/or odplain administrator regarding 21) ALL PROPERTY WITH Open Space/No Build CT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby augmentation plan, and will be reviewed and approved by the Drainage easement. PASO COUNTY CLERK AND RECORDER. e plat note necessary for using certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or County Attorney's Office) under my direct supervision and that all monuments exist as shown hereon; that mathematical closure 22) DUE TO WILDFIRE CONCERNS, THE AFFEICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE the BLE elevations. Individual wells are the responsibility of each property owner. errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable DER Fire Note on PUD Development Plans and Final FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STALE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS Permits for individual wells must be obtained from the State AVAILABLE THROUGH THE STALE FOREST SERVICE. laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable JBDIVISION Engineer who by law has the authority to set conditions for the provisions of the El Paso County Land Development Code. (Applicable in the fire districts which have 23) DEVELOPER SHALL. COMPLY WITH FEDERAL AND STALE LAWS. REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, ssuance of these permits. adopted the International Fire Code Appendix H, Water in the Denver Basin Aquifers is allocated based on a 100-year AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO I attest the above on this _____ day of ____ but subject to fire district approval. As of aquifer life; however, for El Paso County planning purposes, water in DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S FISH 4/1/2008 this includes: Black Forest Fire the Denver Basin Aquifers is evaluated based on a 300-year aquifer WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT Protection District; Cimarron Hills Fire Protection life. Applicants and all future owners in the subdivision should be Y RELATIKS NO NHEYPRIBLIK'S MEXIDOMYUMIPINIG MIONOSIK ASYA LISTIED YTHREATENED SPIKCIES. YYYYYYYYYYYYYYYYYYYYYY District; Donald Wescott Fire District; Falcon Fire aware that the economic life of a water supply based on wells in a Surveyor's Name, (Signature) There is no PUD 724) THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. Protection District; and Tri-Lakes Fire Protection Colorado registered PLS #__ given Denver Basin Aquifer may be less than either the 100 years or approved at this site. RECORDS OF EL PASO COUNTY. 25) HAY CREEK RANCH HOME OWNERS ASSOCIATION INC. AND EACH INDIVIDUAL LOT OWNER IS ADVISED OF AU. APPLICABLE 300 years indicated due to anticipated water level declines. Please contact the At the time of approval of this project, this Furthermore, the water supply plan should not rely solely upon planner if a PUD is REQUIREMENTS AS SET FORTH IN WATER DECREE CASE NO. 01 CW 21 (WATER DIVISION NO. 1) (INCORPORATED IN THE RESTRICTIVE property is located within the _____ Fire non-renewable aguifers. Alternative renewable water resources COVENANTS) INCLUDING ANY CONTRACTS OR COST REQUIRED TO FULFILL THE PLAN FOR AUGMENTATION, TOGETHER WITH THE Protection District, which has adopted a Fire CLERK AND RECORDER being proposed. should be acquired and incorporated in a permanent water supply CONSTRUCTION AND PUMPING OF THE ARAPAHOE AND LARAMIE-FOX HILLS AQUIFER WELLS REQUIRED TO REPLACE POST PUMPING Code requiring residential fire sprinkler plan that provides future generations with a water supply. DEPLETIONS. INDIVIDUAL WELLS SHALL BE METERED AND WITHDRAWAL DATA COLLECTED (FOR THE DETERMINATION OF FUTURE requirements for covered structures over 6000 (Utilized when there is a joint well agreement for common use of **NECESSARY AUGMENTATION).** square feet in size, and other fire mitigation STATE OF COLORADO WATER DECREE APPLICANTS' INTERESTS, RIGHTS AND OBLIGATIONS SHALL BE ASSIGNED OR CONVEYED BY APPROPRIA1E requirements depending upon the level of fire Permits for individual wells must be obtained from the State risk associated with the property and structures. INSTRUMENT TO HAY CREEK RANCH HOME OWNERS ASSOCIATION INC. INCLUDING THE ARAPAHOE AND LARAMIE-FOX HILLS Engineer who by law has the authority to set conditions for the COUNTY OF EL PASO } The owner of any lot should contact the fire issuance of these permits. Two (2) existing well permits Nos. AQUIFER WATER RIGHTS AS DECREED IN CASE NO. 01 CW 21 ((DIVISION NO. 2) FOR USE IN THE AUGMENTATION PLAN. INDIVIDUAL The Subdivider(s) agrees on behalf of him/herself and district to determine the exact development and _____ will serve two (2) single family dwellings LOT OWNERS, AT TIME OF PURCHASE. SHALL. RECEIVE BY WARRANTY DEED, SUFFICIENT WATER RIGHTS IN THE DAWSON AND/OR any developer or builder successors and assignees requirements relative to the adopted Fire Code. each. Well permit No. _____ will serve Lots __ and __, Block _ I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT DENVER AQUIFER UNDERLYING EACH LOT TO SATISFY THE EL PASO COUNTY'S 300 YEAR WATER SUPPLY REQUIREMENT. A JOINT USE that Subdivider and/or said successors and assigns Due to wildfire concerns, homeowners are subject to a joint Use Water Well Agreement as recorded under WELL AGREEMENT AND EASEMENT IS REQUIRED FOR MULTIPLE LOTS SHARING A WELL _O' CLOCK ____M. THIS ____ DAY OF _ 2024 A.D., AND IS DULY RECORDED encouraged to incorporate wildfire fuel break __. Well permit No. _____ will serve Lot shall be required to pay traffic impact fees in Reception No. _____ 27) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY OF THE RECORDS OF EL PASO COUNTY, COLORADO AT RECEPTION NO. provisions as recommended by the Colorado _, Block __ and Lot __, Block __, subject to a Joint Use Water Well accordance with the El Paso County Road Impact Fee PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE State Forest Service and illustrated through Agreement as recorded under Reception No. , which STEVE SCHLEIKER, RECORDED. HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A Program Resolution (Resolution No. 19-471), or any publications available through the State Forest limits production to the _____ ____ Aquifer at an interval WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS amendments thereto, at or prior to the time of building Service. between ___ and ___ feet below ground surface. Lot __ and __ INDICATED DUE TO THE ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE. THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY permit submittals. The fee obligation, if not paid at final Wildfire Plat Restriction: Block __ and Lots __ through __, Block __ will limit production to the UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A (The following plat restriction shall be placed on Aquifer at an interval between ____ and ____ feet plat recording, shall be documented on all sales PERMANENT WATER SUPPLY PLAN THAT PROVIDES A FUTURE GENERATIONS WITH A WATER SUPPLY. the first sheet of the plat whenever thinnings of below ground surface. documents and on plat notes to ensure that a title THE DECLARANT AND THE ASSOCIATION AGREE FOR THEMSELVES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, INCLUDING forest cover are necessary to help reduce the Owner, its successors and assigns shall advise the Property Owners search would find the fee obligation before sale of the INDIVIDUAL LOT OWNERS WITHIN HAY CREEK RANCH, THAT THEY WILL REGULARLY AND ROUTINELY INSPECT, CLEAN, MAINTAIN, hazards and risks of wildfire.) Association (or Homeowners Association) and all future owners of **FEE:** REMOVE SNOW, GRAVEL AND PAVE THE PRIVATE STREET SYSTEM WITHIN HAY CREEK RANCH, AND OTHERWISE KEEP THE SAME IN property. As a condition of approval of this plat by the these lots of all applicable requirements of the decree entered in GOOD REPAIR, ALL AT THEIR OWN COST AND EXPENSE. EL PASO COUNTY ABSOLUTELY SHALL HAVE NO RESPONSIBILITY WHATSOEVER Board of County Commissioners, no Case No. (Division __), and their costs of operating the EWIS PALMER #38 SCHOOL FEE: TO CONSTRUCT, MAINTAIN, OR REPAIR ANY PORTION OF THE PRIVATE STREET SYSTEM IN HAY CREEK RANCH. "MAINTENANCE" OR conveyance, sale or transfer of title of lots (insert plan for augmentation and responsibility for metering and collecting "REPAIR" INCLUDES, BUT IS NOT LIMITED TO, GRAVELING, PAVING, DRAINING, REMOVING SNOW, CLEARING, OR PROVIDING ANY lot numbers) or tracts (insert tract names) data regarding water withdrawals from wells. Resolution 24-377 RIDGE FEE: OTHER MAINTENANCE OR REPAIR HOWE\'ER DEFINED. identified hereon, shall be made, nor any building Owner shall reserve in any deeds of the property _ permit or certificate of occupancy be issued by El _____ Aquifer and _____ acre feet total of A TRACT OF LAND LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 11 Please add a plat note regarding driveway lengths and required fire department approval. Paso County, until such times as the following ARK FEE: Aquifer water as decreed in Case No. SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL has been accomplished by (the developer, (Division ___) for use in this augmentation plan. PASO, STATE OF COLORADO. Water withdrawal and wells are subject to limitations, restrictions EAVER CREEK DRAINAGE FEE: homeowner, whomever is responsible): Please add a plat note regarding the proposed shared cistern agreement with A letter of compliance has been received from Please add the road crossing and augmentation requirements and responsibilities as found within Dunston property. the Colorado State Forest Service, Fire — the Covenants for this subdivision recorded in Reception No. Department, Fire Marshal, or other qualified , of the Office of the El Paso County Clerk and **REGIS Private Roads:** SE 1/4 SECTION 33 DATE: 11/13/24 DRAWN BY: professional stating practices designed to reduce — Recorder and the terms of the water court approved water 27605 The private roads as shown on this plat will not be ROVED POLARIS SURVEYING, INC. wildfire hazards have been completed in HAY CREEK RANCH FILING NO. FINAL PLAT ACCOI maintained by El Paso County until and unless the streets AL augmentation plan. accordance with the Wildland Fire and Hazard

Mitigation Plan. Such work may include, but is

(alternative-surety and surety estimate sufficient to accomplish the work may be required in place

not necessarily limited to the following:

■Forest-wide thinnings

Fuelbreak thinnings

of a plat restriction)

Debris disposal

A PORTION OF THE SOUTHEAST $\frac{1}{2}$ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST

OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

For:

JAMES HULL

1903 Lelaray Street, Suite 102

COLORADO SPRINGS, CO 80909

719)448-0844 FAX (719)448-9225

DRAWING NO: N/A

SHEET: 1 of 2

CHECKED BY:

JOB NO:

rdh

240314

