

# HAY CREEK RANCH FILING NO. 2

A PORTION OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

## PLAT NOTES

- UNLESS SHOWN OTHERWISE. ALL FRONT, REAR, AND SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10') FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOUTHERLY SIDE OF HAY CREEK ROAD IS HEREBY PLATTED WITH A TWENTY (20') FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- RECORDED EASEMENTS NOT SHOWN ON DRAWING:
  - THE LOCATION OF THE GRANT OF EASEMENT IN DEED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED IN BOOK 6021 AT PAGE 505 COULD NOT BE DETERMINED AND THEREFORE NOT SHOWN ON THIS PLAT.
  - THE LOCATION OF THE GRANT OF EASEMENT FOR A JOINT USE WATERLINE AND WELL RECORDED IN BOOK 6021 PAGE 460 AND ALSO RECORDED UNDER RECEPTION NO. 215089846 COULD NOT BE DETERMINED AND THEREFORE IS NOT SHOWN ON THIS PLAT.
- OPEN SPACE AREA IS WITHIN A NO BUILD EASEMENT. NO FENCES OR PERMANENT STRUCTURES ARE PERMITTED IN THE NO BUILD EASEMENT.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER-DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
- 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') FEET AWAY FROM THE ROAD EDGE AND NO MORE THAN SIXTY FL (85') FEET AWAY FROM THE ROAD EDGE.
- SEPTIC SYSTEM SHALL NOT BE PERMITTED WITHIN STEEP SLOPE, FLOODPLAIN, OR SEASONALLY HIGH GROUNDWATER AREAS.
- 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF BAPTIST ROAD RURAL TRANSPORTATION AUTHORITY, ORGANIZED IN ACCORDANCE WITH THE RURAL TRANSPORTATION AUTHORITY LAW, AND AS RECORDED UNDER RECEPTION #97142147 OF THE RECORDS OF EL PASO COUNTY, COLORADO. PAYMENT OF FEES MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- GEOLOGIC REPORT PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_, HAS IDENTIFIED THIS AREA AS A STEEP SLOPE AREA THAT WILL REQUIRE SPECIAL FOUNDATION DESIGNS IF A STRUCTURE IS CONSTRUCTED IN THIS AREA. IN NO CASE WILL THERE BE ANY STRUCTURES BUILT IN A 30% SLOPE AREA AS DELINEATED. ENGINEERED SITE PLANS WILL PROVIDED FOR ALL STRUCTURES BUILT WITHIN THE STEEP SLOPE AREA.
- A SITE PLAN PREPARED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO, SHALL BE REQUIRED FOR ANY STRUCTURE LOCATED IN OR WITHIN TWENTY (20') FEET OF THE STEEP SLOPE AREA.
- BEARINGS ARE REFERRED TO THE WEST LINE OF HAY CREEK RANCH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203202506 OF THE RECORDS OF EL PASO COUNTY, COLORADO AS BEARING SOUTH 00°58'46" WEST.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER. CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICES REGULATIONS.
- 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.
- NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE OF RECORD, POLARIS SURVEYING, INC. RELIED UPON TITLE POLICY NO. CO-FFAH-IMP-81306-1-21-H0646638 PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JULY 16 2021.
- THE 60 FOOT WIDE PUBLIC HIGHWAY BEING 30 FEET ON EACH SIDE OF THE WESTERN SECTION LINE OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1987 AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON THE RECORING OF THIS PLAT.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER AFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. IN CONJUNCTION WITH THIS NOTICE, THE GRANTORS (HAY CREEK, LLC) AGREE TO WAIVE AND RELEASE ANY RIGHT OR CAUSE OF ACTION WHICH THEY NOW HAVE OR MAY HAVE IN THE FUTURE AGAINST GRANTEE (THE UNITED STATES AIR FORCE ACADEMY), ITS SUCCESSORS ASSIGNS DUE TO NOISE AND OTHER AFFECTS BY OPERATION OF SUCH 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.
- ALL ROADS, OPEN SPACES, AND INFRASTRUCTURE FOR ACCESS AND DRAINAGE ARE PRIVATELY OWNED AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN (IDENTIFIED AS "EXISTING 100- YEAR FLOODPLAIN" ON THE PLAT) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C00270F, EFFECTIVE DATE MARCH 17, 1997 THE "PROPOSED 100-YEAR FLOODPLAIN" IS BASED UPON A FEMA APPROVED LETTER OF MAP AMENDMENT (LOMA) GIVEN CASE NUMBER 03-08-0108A. THE 100 YEAR FLOODPLAIN AS MAPPED AND AS PROPOSED IS CONTAINED WITHIN AN OPEN SPACE/NO BUILD EASEMENT.
- 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.
- DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT 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.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.
- HAY CREEK RANCH HOME OWNERS ASSOCIATION INC. AND EACH INDIVIDUAL LOT OWNER IS ADVISED OF ALL APPLICABLE REQUIREMENTS AS SET FORTH IN WATER DECREE CASE NO. 01 CW 21 (WATER DIVISION NO. 1) (INCORPORATED IN THE RESTRICTIVE COVENANTS) INCLUDING ANY CONTRACTS OR COST REQUIRED TO FULFILL THE PLAN FOR AUGMENTATION, TOGETHER WITH THE CONSTRUCTION AND PUMPING OF THE ARAPAHOE AND LARAMIE-FOX HILLS AQUIFER WELLS REQUIRED TO REPLACE POST PUMPING DEPLETIONS. INDIVIDUAL WELLS SHALL BE METERED AND WITHDRAWAL DATA COLLECTED (FOR THE DETERMINATION OF FUTURE NECESSARY AUGMENTATION).
- WATER DECREE APPLICANTS' INTERESTS, RIGHTS AND OBLIGATIONS SHALL BE ASSIGNED OR CONVEYED BY APPROPRIATE INSTRUMENT TO HAY CREEK RANCH HOME OWNERS ASSOCIATION INC. INCLUDING THE ARAPAHOE AND LARAMIE-FOX HILLS AQUIFER WATER RIGHTS AS DECREED IN CASE NO. 01 CW 21 (DIVISION NO. 2) FOR USE IN THE AUGMENTATION PLAN. INDIVIDUAL LOT OWNERS, AT TIME OF PURCHASE, SHALL RECEIVE BY WARRANTY DEED, SUFFICIENT WATER RIGHTS IN THE DAWSON AND/OR DENVER AQUIFER UNDERLYING EACH LOT TO SATISFY THE EL PASO COUNTY'S 300 YEAR WATER SUPPLY REQUIREMENT. A JOINT USE WELL AGREEMENT AND EASEMENT IS REQUIRED FOR MULTIPLE LOTS SHARING A WELL.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO THE ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES A FUTURE GENERATIONS WITH A WATER SUPPLY.
- THE DECLARANT AND THE ASSOCIATION AGREE FOR THEMSELVES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, INCLUDING INDIVIDUAL LOT OWNERS WITHIN HAY CREEK RANCH, THAT THEY WILL REGULARLY AND ROUTINELY INSPECT, CLEAN, MAINTAIN, REMOVE SNOW, GRAVEL AND PAVE THE PRIVATE STREET SYSTEM WITHIN HAY CREEK RANCH, AND OTHERWISE KEEP THE SAME IN GOOD REPAIR, ALL AT THEIR OWN COST AND EXPENSE. EL PASO COUNTY ABSOLUTELY SHALL HAVE NO RESPONSIBILITY WHATSOEVER TO CONSTRUCT, MAINTAIN, OR REPAIR ANY PORTION OF THE PRIVATE STREET SYSTEM IN HAY CREEK RANCH. "MAINTENANCE" OR "REPAIR" INCLUDES, BUT IS NOT LIMITED TO, GRAVELING, PAVING, DRAINING, REMOVING SNOW, CLEARING, OR PROVIDING ANY OTHER MAINTENANCE OR REPAIR HOWEVER DEFINED.

## BE IT KNOWN BY THESE PRESENTS:

THAT 3405 HAY CREEK LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, HAY CREEK RANCH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203202506 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

(THE BASIS OF BEARING FOR THIS PLAT IS S00°58'46"W AND FOLLOWS THE WESTERLY LINE OF SAID LOT 9)

THENCE S00°58'46"W, 1,156.41 FEET ALONG THE WEST LINE OF LOT 9 AND LOT 8 OF SAID HAY CREEK RANCH TO A POINT ON THE NORTH LINE OF A LAND TITLE SURVEY AS RECORDED UNDER DEPOSIT NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO;

(THE FOLLOWING FIVE(5) COURSES ARE ALONG SAID LAND TITLE SURVEY)

THENCE S70°56'24"W, 151.59 FEET;

THENCE S67°03'18"W, 197.42 FEET;

THENCE N81°13'31"W, 208.54 FEET;

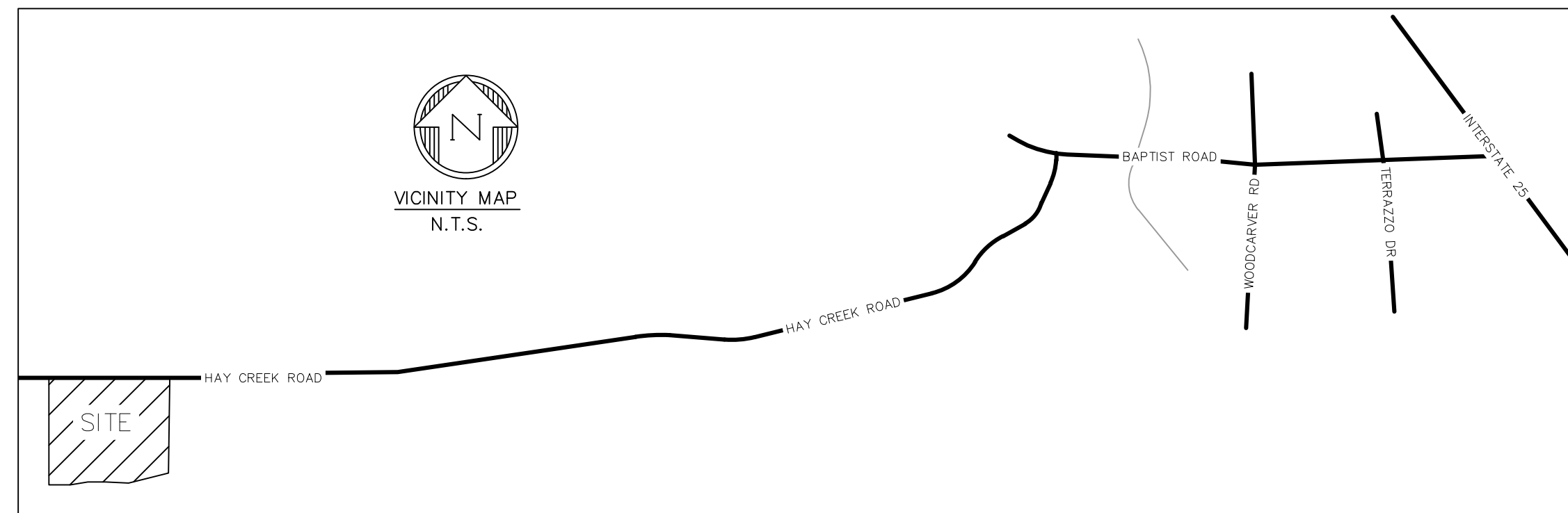
THENCE S82°38'48"W, 300.98 FEET;

THENCE S89°42'29"W, 167.03 FEET TO A POINT ON THE EAST LINE OF TIMMINS SUBDIVISION EXEMPTION, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 216713715 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N01°08'21"E, 1,285.01 FEET ALONG THE EAST LINE OF SAID TIMMINS SUBDIVISION EXEMPTION TO A POINT ON THE SOUTH LINE OF HEY CREEK ROAD RIGHT-OF-WAY;

THENCE N89°40'54"E, 990.95 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO THE POINT OF BEGINNING.

AREA = 1,243,240.75 SQUARE FEET ( 28.54 ACRES), MORE OR LESS.



## FEE:

LEWIS PALMER #38 SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

BEAVER CREEK DRAINAGE FEE: \_\_\_\_\_

## DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, ACCESS EASEMENTS AND NO BUILD AREAS AS SHOWN HEREON; AND FURTHER RESTRICTS THE USE OF ALL ACCESS EASEMENTS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "HAY CREEK RANCH FILING NO. 2", IN EL PASO COUNTY, COLORADO.

## IN WITNESS WHEREOF:

THE FOREMENTIONED, 3405 HAY CREEK LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D.

BY: \_\_\_\_\_, AS: \_\_\_\_\_

JAMES D HULL

NOTARIAL:

STATE OF COLORADO

}SS

COUNTY OF EL PASO }

THE ABOVE AND FOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024,

BY \_\_\_\_\_, AS \_\_\_\_\_ OF 3405 HAY CREEK LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL \_\_\_\_\_

ADDRESS \_\_\_\_\_

\_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## COUNTY APPROVAL:

APPROVAL IS GRANTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024. A.D.

\_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

APPROVAL IS GRANTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024. A.D.

\_\_\_\_\_  
EL PASO COUNTY PLANNING DIRECTOR

## SURVEYOR'S STATEMENT

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS/HER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF.

RANDALL D HENCY PLS NO. 27605

## CLERK AND RECORDER

STATE OF COLORADO

}SS

COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O' CLOCK \_\_\_\_ M. THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024 A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO STEVE SCHLEIKER, RECORDED.

BY: \_\_\_\_\_

DEPUTY

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

A TRACT OF LAND LOCATED IN THE SE ¼ 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.

## HAY CREEK RANCH FILING NO. 2

A PORTION OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.



SCALE 1" = 400.00'

| REVISIONS |     |             |      |          |  |
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| DRAWN BY:   | RDH    | DATE:        | 11/13/24 |
| CHECKED BY: | rdh    | DRAWING NO.: | N/A      |
| JOB NO.:    | 240314 | SHEET:       | 1 of 2   |

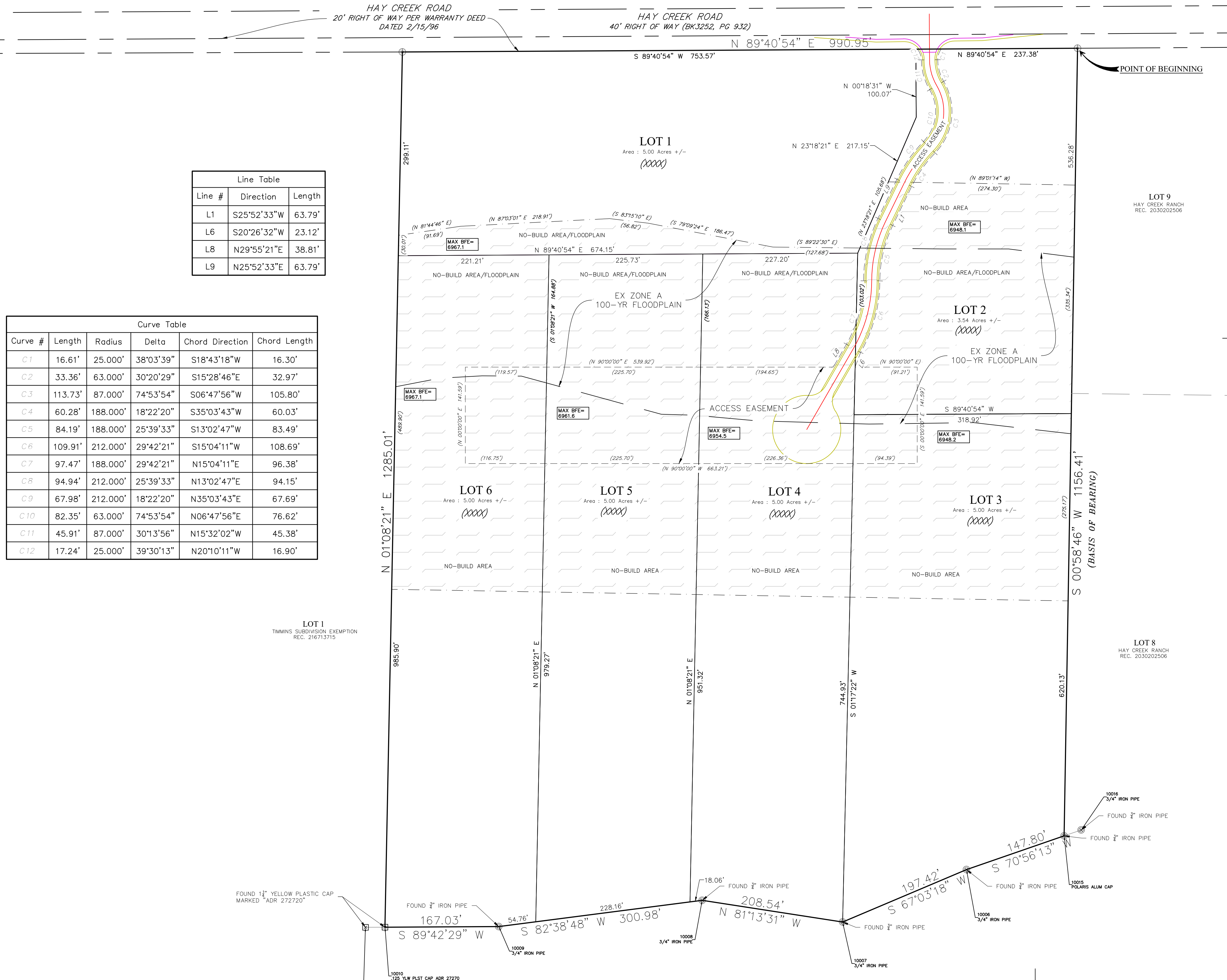
**POLARIS SURVEYING, INC.**  
1903 Lelary Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

SE 1/4 SECTION 33  
FINAL PLAT

For:  
JAMES HULL

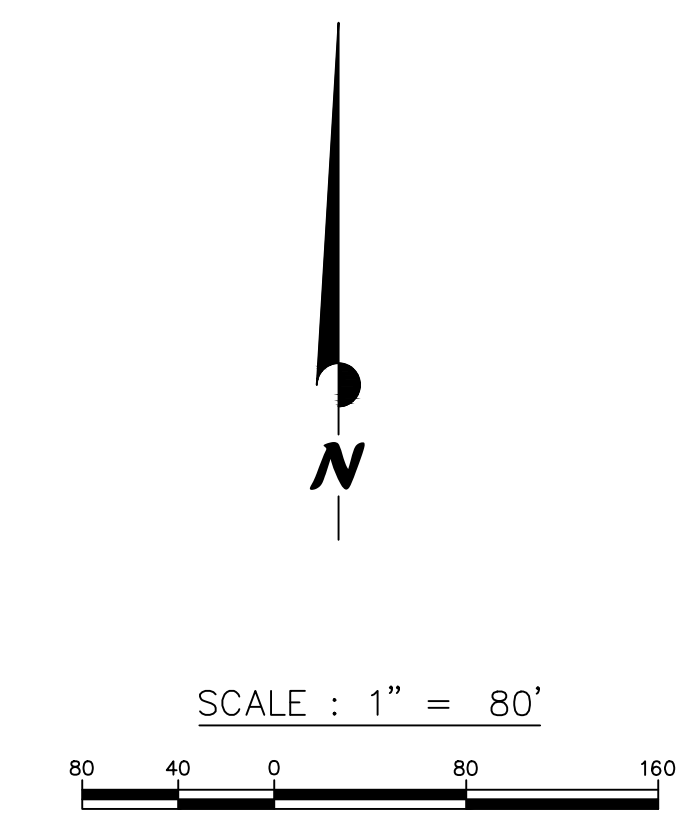
# HAY CREEK RANCH FILING NO. 2

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.



| 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'       |

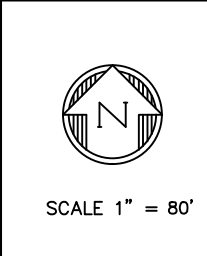


- LEGEND**
- ..... PLAT BOUNDARY
  - ..... LOT LINE
  - ..... EASEMENT
  - ..... RIGHT-OF-WAY
  - ..... NO BUILD AREA LIMITS
  - ⊕ ..... UNLESS SHOWN SET #5 REBAP W/  
1.5" ALUMINUM CAP MARKED "POLARIS  
Δ PLS 27605" FLUSH WITH GROUND
  - ..... FND 1 1/2" YELLOW CAP MARKED  
PLS27270
  - ⊙ ..... FND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

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.

**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.



| REVISIONS |     |             |      |          |
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| 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**