

HIDDEN CREEK ESTATES

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

- 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 WILL 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 FROM THE ROAD EDGE AND NO MORE THAN SIXTY FT (60) FEET AWAY FROM THE ROAD EDGE. SEPTIC SYSTEMS CANNOT BE LOCATED IN ANY PART OF THE FLOODPLAIN AREA. HAZARDOUS ACTIVITIES PROHIBITED. ACTIVITIES IN A SPECIAL FLOOD HAZARD AREA THAT MAY BE HAZARDOUS TO PUBLIC HEALTH AND WATER QUALITY ARE PROHIBITED, INCLUDING BUT NOT LIMITED TO SEPTIC SYSTEMS, LANDFILLS, DISABLED VEHICLES, ETC. OPEN SPACE AREA IS WITHIN A NO BUILD EASEMENT. NO FENCES OR PERMANENT STRUCTURES ARE PERMITTED IN THE NO BUILD EASEMENT.
- SEPTIC SYSTEM SHALL NOT BE PERMITTED WITHIN FLOODPLAIN 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.
- GEOLOGIC REPORT PREPARED BY RMG (JOB NO. 195873), HAS IDENTIFIED AREAS WITH STEEP SLOPE THAT WILL REQUIRE SPECIAL FOUNDATION DESIGNS IF A STRUCTURE IS CONSTRUCTED IN THIS AREA. ALL LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS GRAPHICALLY DEPICTED (S). MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE RMG GEOLOGIC HAZARD REPORT ON FILE WITH THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT FILE NO. SF253. IF ANY STRUCTURES ARE PROPOSED IN ANY HAZARD AREA, AN ENGINEERED SITE PLAN AND ENGINEERED FOUNDATION WILL BE REQUIRED FOR REVIEW.
- IN ADDITION TO THE PREVIOUSLY IDENTIFIED MITIGATION ALTERNATIVES, SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHOULD BE CONSIDERED FOR ANY FUTURE STRUCTURES. EXTERIOR, PERIMETER FOUNDATION DRAINS SHOULD BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONING AND INFILTRATION INTO THE SUBSURFACE SOILS. 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 AREAS DEPICTED ON SHEET 2.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, FILE NO. SF253: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDLAND FIRE & HAZARD MITIGATION PLAN; WETLANDS ANALYSIS REPORT
- BEARINGS ARE REFERRED TO THE WEST LINE OF HAY CREEK RANCH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2032006 OF THE RECORDS OF EL PASO COUNTY, COLORADO AS BEARING SOUTH 05°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 AND UNITED STATES POSTAL SERVICE 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.
- THIS PROPERTY MAY BE IMPACTED BY NOISE AND/OR SIMILAR SENSORY EFFECTS CAUSED BY, BUT NOT LIMITED TO, THE NORMAL DAILY ACTIVITIES FROM THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM, COMBAT TRAINING, AND SPECIAL EVENTS. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, FIXED AND ROTARY WING AIRCRAFT, LIVE WEAPONS FIRE TRAINING AT THE FIRING RANGE, SIMULATED EXPLOSIVES, CONTROLLED HUNTING DURING HUNTING SEASONS, AND OTHER ACTIVITIES THAT MAY PRODUCE NOISE, VIBRATIONS, DUST, SMOKE AND ALL OTHER EFFECTS THAT MAY BE PRODUCED BY SUCH ACTIVITIES AND EXPERIENCED BEYOND THE INSTALLATION'S BOUNDARIES. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT, AND MILITARY TRAINING PURPOSES AND SPECIAL EVENTS OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED AND SPECIAL EVENTS ARE PERMANENTLY DISCONTINUED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN ZONE A (WITHOUT BFE) IDENTIFIED AS "EXISTING 100-YEAR FLOODPLAIN" ON THE PLAN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08040202G, EFFECTIVE 07/01/2018. THE 100-YEAR FLOODPLAIN AS MAPPED AND PROPOSED IS CONTAINED WITHIN AN OPEN SPACE/NO BUILD AND NO STORAGE OF MATERIALS DRAINAGE EASEMENT. THERE SHALL BE NO BUILDINGS OR STORAGE OF MATERIALS WITHIN THE FLOODPLAIN. DRAFT MODEL BACKED BFEs FOR THIS AREA HAVE BEEN DEVELOPED AS PART OF THE ONGOING EL PASO COUNTY, CO. RISK MAP PROJECT". THE DATA HAS BEEN REVIEWED AND APPROVED THROUGH FEMA'S SQAO/C PROCESS (MAY 11, 2022) AND IS CURRENTLY IN THE MIP (CASE NO. 19-08-00375). THE PHASE 1/BASE LEVEL ENGINEERING OUTPUTS AND ZONE A READY DELIVERABLES ARE, UNDER THE FOLLOWING FOLDER:
K:\FY2019\19-08-00375\DISCOVERY - BLE - EL PASO AND TELLER COUNTIES, CO - FY18 - 04\DISCOVERY DATA CAPTURE - DISCOVERY DATA CAPTURE - EL PASO AND TELLER COUNTIES, CO - 01\EL PASO_DISCOVERY_1
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR COVERED STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. 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.
- 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.
- ENVIRONMENTAL: 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 DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- HIDDEN CREEK ESTATES HOME OWNERS ASSOCIATION INC. AND EACH INDIVIDUAL LOT OWNER IS ADVISED OF APPLICABLE REQUIREMENTS AS SET FORTH IN WATER DECREE CASE NO. 01 CW 21 (WATER DIVISION NO. 3) 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.
- WATER SUPPLY: 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. 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 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 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 FUTURE GENERATIONS WITH A WATER SUPPLY. OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOMEOWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DECREE ENTERED IN CASE NO. 21CW3056 (DIVISION 2), AND THEIR COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS. OWNER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY 454 ACRE FEET OF DENVER AQUIFER AND 215 ACRE FEET TOTAL OF DAWSON AQUIFER WATER AS DECREED IN CASE NO. 21CW3056 (DIVISION 2) FOR USE IN THIS AUGMENTATION PLAN. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED IN RECEPTION NO. _____ OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN.
- THE DECLARANT AND THE ASSOCIATION AGREE FOR THEMSELVES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, INCLUDING INDIVIDUAL LOT OWNERS WITHIN HIDDEN CREEK ESTATES, THAT THEY WILL REGULARLY AND ROUTINELY INSPECT, CLEAN, MAINTAIN, REMOVE SNOW, GRAVEL AND PAVE THE PRIVATE STREET SYSTEM WITHIN HIDDEN CREEK ESTATES, 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 SYSTEMS IN HIDDEN CREEK ESTATES' MAINTENANCE" OR "REPAIR" INCLUDES, BUT IS NOT LIMITED TO, GRAVELING, ROAD CROSSING, PAVING, DRAINING, REMOVING SNOW, CLEARING, OR PROVIDING ANY OTHER MAINTENANCE OR REPAIR HOWEVER DEFINED.

PLAT NOTES CONT.

- GAS AND ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC AND BLACK HILLS ENERGY SUBJECT TO THE DISTRICTS (PROVIDERS) RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE TRI LAKES MONUMENT FIRE.
- 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 IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THE INSTALLATION OF A WHOLE HOUSE REVERSE OSMOSIS UNIT IS REQUIRED IN EACH RESIDENCE TO REMOVE THE ELEVATED LEVELS OF RADIUM FROM THE SOURCE WATER. THE INSTALLATION AND MAINTENANCE OF SAID UNIT HAVE BEEN PROVEN TO BRING THE WATER WITH THIS CONTAMINATE INTO COMPLIANCE WITH THE COLORADO PRIMARY DRINKING WATER REGULATIONS.
- WATER SHUTTLING HAS BEEN CALCULATED BY MONUMENT FIRE.
- THE ACCESS EASEMENT DEPICTED ON SHEET TWO OF THIS PLAT IS FOR THE BENEFIT OF LOTS 3, 4, 5, AND 6. THE RIGHTS AND OBLIGATIONS SURROUNDING THE SHARED ACCESS EASEMENT ARE FURTHER DEFINED IN THE COVENANTS RECORDED AT RECEPTION NUMBER _____.
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT TRAFFIC IMPACT FEES SHALL BE PAID IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT APPROVALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THIS PROJECT IS IN A MODERATE HAZARD FIRE INTENSITY AREA PER THE COLORADO STATE FOREST SERVICE WILDFIRE RISK ASSESSMENT PROGRAM REQUIRING HARDENED STRUCTURE AND DEFENSIBLE SPACE.
- MODERATE HAZARD AREAS SHALL MEET THE REQUIREMENTS OF LOW HAZARD AREAS IF SITE PLANS ARE SUBMITTED PRIOR TO THE ADOPTION OF THE COLORADO WILDFIRE RESILIENCY CODE. AFTER THE ADOPTION OF THE COLORADO WILDFIRE RESILIENCY CODE MODERATE HAZARD AREAS SHALL MEET THE REQUIREMENTS OF HIGH HAZARD AREAS.
- WATER SUPPLIES FOR FIRE PROTECTION SHALL BE SUPPLIED PER THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE OR IF THERE IS AN ADOPTED FIRE CODE FOR THE FIRE DISTRICT THE PROJECT IS IN.
- MAINTENANCE OF DEFENSIBLE SPACE SHALL BE CONTINUED FOR THE EXISTENCE OF THE STRUCTURE.
- DEFENSIBLE SPACE AND MITIGATION SHALL BE IN ACCORDANCE WITH THE APPROVED WILDLAND FIRE AND HAZARD MITIGATION PLAN.
- THE RESPEC FINDING OF SUFFICIENT WATER QUALITY REPORT DATED JUNE 19, 2024, NOTED THE THE RAW WATER SAMPLED IN BOTH THE REPRESENTATIVE DAWSON AND DENVER WELLS WERE FOUND TO CONTAIN COMBINED RADIUM 226+228 WHICH EXCEEDED THE STATE OF COLORADO'S PRIMARY MAXIMUM DRINKING WATER STANDARD (MCL). RESPEC COMPANY, LLC WOULD RECOMMEND THE INSTALLATION OF A WHOLE HOUSE REVERSE OSMOSIS UNIT IN EACH RESIDENCE TO REMOVE THE ELEVATED LEVELS OF RADIUM FROM THE SOURCE WATER.

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH 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 500°58'46"W AND FOLLOWS THE WESTERLY LINE OF SAID LOT 9)

THENCE 500°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. 222900279 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

(THE FOLLOWING FIVE(S) 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.

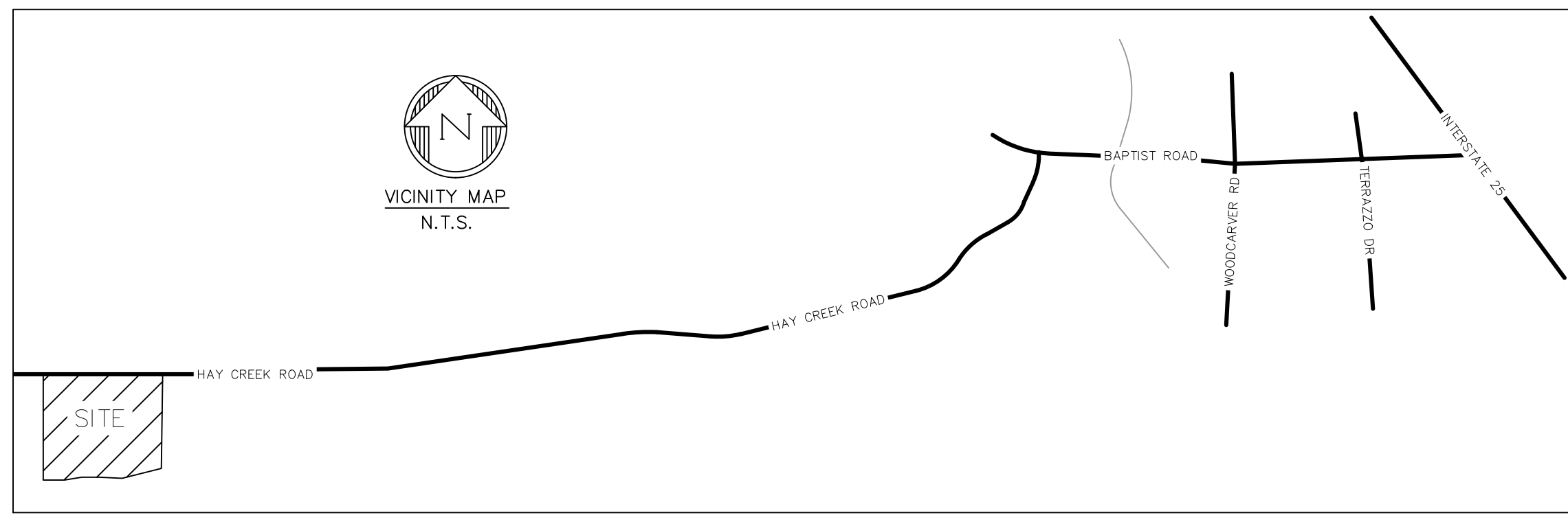
AREA = 1,243,240.75 SQUARE FEET (28.54 ACRES), MORE OR LESS.

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. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A TWENTY (20') FOOT PUBLIC UTILITY EASEMENT. THE SOUTHERLY SIDE OF HAY CREEK ROAD IS HEREBY PLATTED WITH A TWENTY (20') FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. BUILDING AND/OR STORAGE OF MATERIALS IS NOT PERMITTED ON ANY EASEMENT.

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.



FEE:
LEWIS PALMER #38 SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
BEAVER CREEK DRAINAGE FEE: _____

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, 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 HIDDEN CREEK ESTATES. 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.

3405 HAY CREEK LLC - OWNER _____ DATE _____

BY: _____

TITLE: _____

STATE OF COLORADO _____

COUNTY OF EL PASO _____

SIGNED BEFORE ME ON _____, 20____

BY _____ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(COMMISSION EXPIRATION)

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR HIDDEN CREEK ESTATES WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF 2025, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

EL PASO COUNTY PLANNING DIRECTOR _____ DATE _____

SURVEYORS CERTIFICATE

I RANDALL D HENCY, 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 ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; 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 AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2025.

RANDALL D. HENCY _____ DATE _____

COLORADO REGISTERED PLS #27605

CLERK AND RECORDER

STATE OF COLORADO _____

COUNTY OF EL PASO _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, AND WAS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO

EL PASO COUNTY CLERK AND RECORDER _____

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.

FILE NO. SF253

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.		REVISIONS				DRAWN BY: RDH CHECKED BY: rdh JOB NO: 240314	DATE: 11/13/24 DRAWING NO: N/A SHEET: 1 of 2	SE 1/4 SECTION 33 FINAL PLAT POLARIS SURVEYING, INC. 1903 Lelary Street, Suite 102 COLORADO SPRINGS, CO 80909 (719)448-0844 FAX (719)448-9225 For: JAMES HULL	
		ZONE	REV	DESCRIPTION	DATE				APPROVED
			1	REVIEW COUNTY COMMENTS, UPDATE ACCESS EASEMENT, ADJUST FLOODPLAIN BFE INFORMATION	03/20/25				
			2	REVIEW COUNTY COMMENTS	05/20/25				
	3	REVIEW COUNTY COMMENTS	09/10/25						

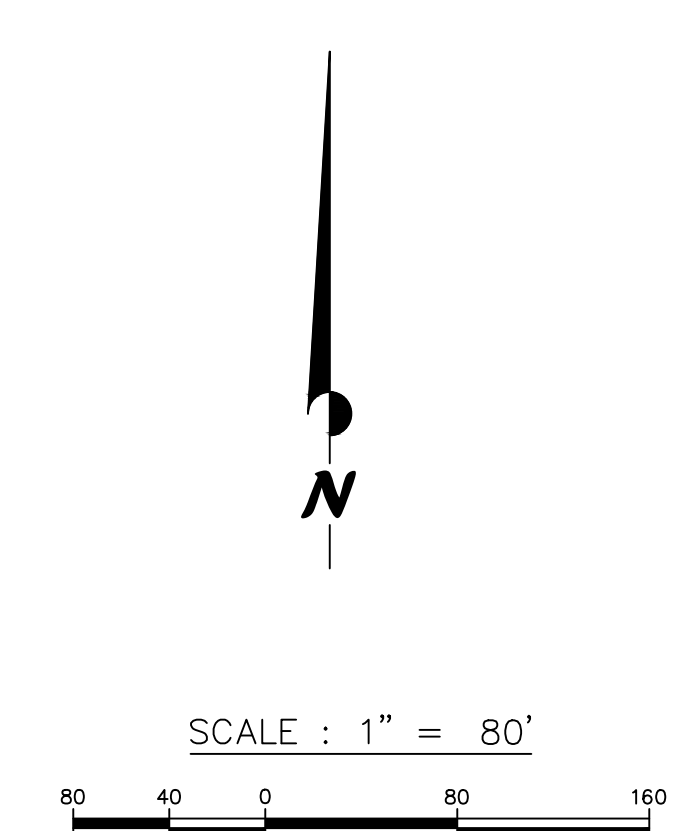
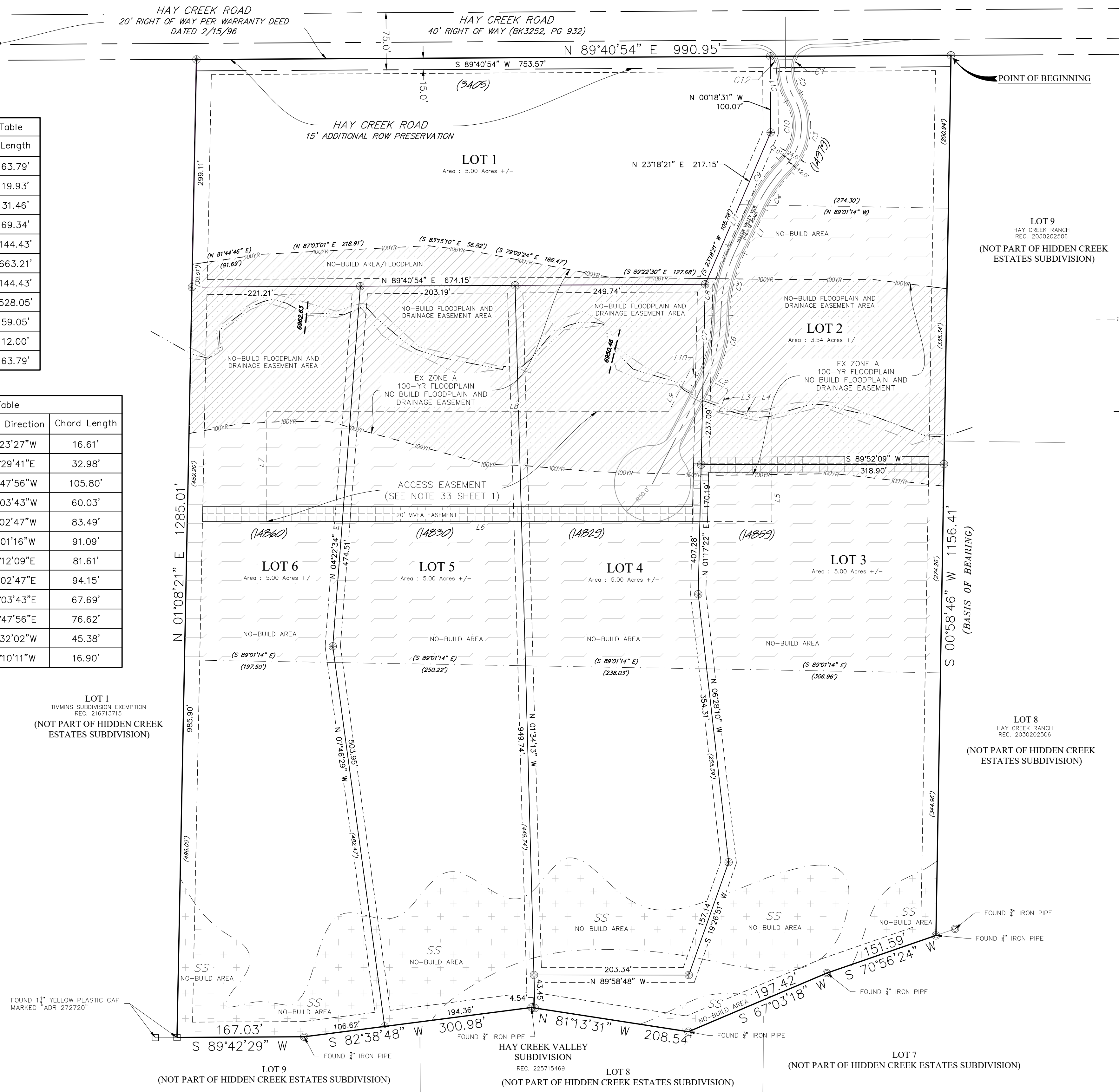
HIDDEN CREEK ESTATES
A PORTION OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

HIDDEN CREEK ESTATES

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 #	Direction	Length
L1	S25°52'33"W	63.79'
L2	S64°02'07"E	19.93'
L3	S22°09'08"W	31.46'
L4	N90°00'00"E	69.34'
L5	S00°00'00"E	144.43'
L6	N90°00'00"W	663.21'
L7	N00°00'00"E	144.43'
L8	N90°00'00"E	528.05'
L9	N27°05'20"E	59.05'
L10	S63°39'17"E	12.00'
L11	N25°52'33"E	63.79'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.93'	25.098'	38°38'47"	S18°23'27"W	16.61'
C2	33.36'	63.129'	30°16'48"	S15°29'41"E	32.98'
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	91.81'	212.046'	24°48'23"	S13°01'16"W	91.09'
C7	82.27'	188.043'	25°04'00"	N13°12'09"E	81.61'
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**
- CURRENT FLOODPLAIN AREA DETERMINED TO BE IN ZONE A (100-YR FLOODPLAIN)
 - PLAT BOUNDARY
 - LOT LINE
 - EASEMENT
 - HAY CREEK ROAD RIGHT-OF-WAY
 - NO BUILD AREA LIMITS
 - CENTERLINE HAY CREEK
 - HAY CREEK WATERS EDGE
 - CENTERLINE GOLDEN VALLEY VIEW (PRIVATE ROAD)
 - UNLESS SHOWN SET #5 REBAP W/ 1.5" ALUMINUM CAP MARKED "POLARIS Δ PLS 27605" FLUSH WITH GROUND
 - FND 1/2" YELLOW CAP MARKED PLS27270
 - FND 3/4" IRON PIPE1
 - ADDRESS
 - BASE FLOOD ELEVATION (BFE) LINE AND ELEVATION
 - PRESERVATION NO BUILD AREA
 - STEEP SLOPE NO BUILD AREA (DEBRIS FANS/DEBRIS FLOW SUSCEPTIBILITY)
 - NO BUILD FLOODPLAIN AND DRAINAGE EASEMENT AREA (NO STORAGE OF MATERIALS)
 - 20' MVEA UTILITY EASEMENT

LOT 1
TIMMINS SUBDIVISION EXEMPTION
REC. 216713715
(NOT PART OF HIDDEN CREEK ESTATES SUBDIVISION)

LOT 9
HAY CREEK RANCH
REC. 2030202506
(NOT PART OF HIDDEN CREEK ESTATES SUBDIVISION)

LOT 8
HAY CREEK RANCH
REC. 2030202506
(NOT PART OF HIDDEN CREEK ESTATES SUBDIVISION)

LOT 9
(NOT PART OF HIDDEN CREEK ESTATES SUBDIVISION)

LOT 8
HAY CREEK VALLEY SUBDIVISION
REC. 225715409
(NOT PART OF HIDDEN CREEK ESTATES SUBDIVISION)

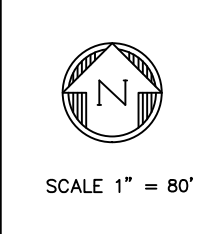
LOT 7
(NOT PART OF HIDDEN CREEK ESTATES SUBDIVISION)

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.

FILE NO. SF253

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.

HIDDEN CREEK ESTATES
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					
ZONE	REV	DESCRIPTION	DATE	APPROVED	
	1	REVIEW COUNTY COMMENTS, UPDATE ACCESS EASEMENT, ADJUST FLOODPLAIN BFE INFORMATION	03/20/25		
	2	REVIEW COUNTY COMMENTS	05/20/25		
	3	ADJUST LOT LINE POSITIONS	04/08/26		

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