WATER RESOURCES REPORT for ROLLING HILLS RANCH ESTATES NO. 3

El Paso County, Colorado

December 2024

Prepared for:

Debra K. Osban

C/o Bear Roots Builders 1757 S 8th Street, Ste 202 Colorado Springs, CO 80905 Contact: Ken Herman (719) 243-0544

Prepared by:

Drexel, Barrell & Co.

101 Sahwatch Street, #100 Colorado Springs, CO 80903 Contact: Tim McConnell, P.E. (719) 260-0887

Project #: 21919-01CSCV

TABLE OF CONTENTS

1.0	SUMMARY OF THE PROPOSED SUBDIVSION	1
2.0	INFORMATION REGARDING SUFFICIENT QUANTITIY OF WATER	1
3.0	INFORMATION REGARDING SUFFICIENT DEPENDEBILITY OF WATER	2
4.0	INFORMATION REGARDING SUFFICIENT QUALITY	2

APPENDICES

PLAT MAP WELL PERMIT APPLICATION 3-31-72 WELL COMPLETION REPORT 10-18-72 PUMP TEST REPORT 7-22-24 VESTING DEED 10-18-23 BACTI TEST 7-11-22 DWR LETTER 10-16-24 PERMIT OWNERSHIP TRANSFER 12-13-24

1.0 SUMMARY OF THE PROPOSED SUBDIVISION

This document addresses the water resources for Rolling Hills Ranch Estates Filing #3, a 9.724-acre rural residential lot located in the northwest quarter of the southeast quarter and the northeast quarter of the southwest quarter of Section 18, Township 14 South, Range 63 West of the 6th Principal Meridian, County of El Paso, State of Colorado. The service area is this single lot at 525 S. Page Road to be developed for a single-family residence on the east side of Page Road. See the proposed final plat with the well location shown attached.

2.0 INFORMATION REGARDING SUFFICIENT QUANTITY OF WATER

Water Demand

The site is anticipated to use a maximum of 0.33 acre-feet per year or 298 gallons per day (gpd) for household use only (not for irrigation or other purposes) for the one single-family residence proposed for the site.

Water Available

The site is served by a well installed in 1972 under permit #54800. Sustained yield of 2.5gpm or 3600gpd is anticipated.

Groundwater Source Information

The site is located in the Upper Black Squirrel Creek Groundwater Management District and the water bearing formations in descending stratigraphic order are the Dawson, Denver, Arapahoe and Laramie Fox Hills. These four aquifers are collectively known as the Denver Basin aquifers and are found approximately at depths of 500, 1,400, 1,900 and 2,500 feet below the ground surface.

The on-site well is located in the Arapahoe water bearing formation, is non-tributary and non-renewable. No Augmentation plans are required for this water use.

Production Wells Information

The site is served by a well installed in 1972 under permit #54800. Sustained yield of 2.5gpm or 3600gpd is anticipated.

The well consists of 4.5" plastic casing (plain from surface to 260' in depth and perforated from 260' to 325' in depth).

A copy of the well permit application, well completion report and pump test report is

attached for reference.

Surface Water Sources

No surface water sources are proposed to be utilized.

3.0 INFORMATION REGARDING SUFFICIENT DEPENDEBILITY OF WATER

Proof of Ownership

The site is owned by Debra K Osban as evidenced by the attached deed and the updated well permit in her name is attached.

Financial Plan

The maintenance of the well, pump and other improvements will be funded by the property owner.

Description of Water Supply

The site is served by a well installed in 1972 under permit #54800. Sustained yield of 2.5gpm or 3600gpd is anticipated.

Calculations Demonstrating Quantity

The site is served by a well installed in 1972 under permit #54800. Sustained yield of 2.5gpm or 3600gpd is anticipated per the well completion report.

Evidence of Water System Source

N/A - The site is served by an individual well installed in 1972 under permit #54800.

Evidence of Short-Term Supply for Fire

N/A - The site is served by an individual well installed in 1972 under permit #54800.

4.0 INFORMATION REGARDING SUFFICIENT QUALITY

Proof of Ownership

The site is owned by Debra K Osban as evidenced by the attached deed.

<u>Financial Plan</u>

The maintenance of the well, pump and other improvements will be funded by the property owner.

A Bacti test result from El Paso Cunty Public Health is attached for reference.

There are no known on-site or off-site sources for potential water quality degradation.

APPENDIX

BE IT KNOWN BY THESE PRESENTS:

THAT DEBRA K. OSBAN, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF LOT 8 IN ROLLING HILLS RANCH ESTATES, FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO,

THE ABOVE DESCRIPTION IS AS SHOWN ON THE INFORMATIONAL COMMITMENT ISSUED BY CORE TITLE GROUP LLC, FILE NO. 1884COR, AMENDMENT NO. 1884COR-C2, WITH A COMMITMENT DATE OF SEPTEMBER 5, 2024 AT 7:30 AM. LOT 8 IS AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK I-2 AT PAGE 72 OF THE RECORDS OF EL PASO COUNTY.

SAID PARCEL OF LAND CONTAINS 423,600 S.F., OR 9.724 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING 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 AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF ROLLING HILLS RANCH ESTATES FILING NO. 3. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED DEBRA K. OSBAN, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2024.

DEBRA K. OSBAN

NOTARIAL:

STATE OF COLORADO) COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2024 BY DEBRA K. OSBAN

MY COMMISSION EXPIRES: ______ NOTARY PUBLIC

SURVEY NOTES:

- 1. THE BEARINGS AS SHOWN HEREON ARE DERIVED FROM 3-90 SECOND (EPOCH) GPS OBSERVATIONS, AVERAGED, AND IS BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH P.M., MONUMENTED AT THE S 1/4 CORNER OF SAID SECTION 18 BY A FOUND 2.5" ALUMINUM CAP, MARKED AS SHOWN, AND AT THE SOUTHWEST CORNER OF SAID SECTION 18 BY A FOUND 2.5" ALUMINUM CAP, MARKED AS SHOWN, BEARS S89'04'45"W, 2643.03 FEET.
- NOTE: BASIS OF BEARINGS AND ACTUAL DIMENSIONS MAY VARY FROM THE RECORDED PLAT DUE TO ROTATIONAL ANALYSIS OF BOUNDARY LINES AND ACCEPTED FOUND MONUMENTS FROM PREVIOUS SURVEYS.
- 2. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL MONUMENTS FOUND OR SET ARE WITHIN 0.1'+/ OF THE GROUND SURFACE, UNLESS NOTED OTHERWISE. 3. PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0805G, WITH AN EFFECTIVE DATE OF 12/7/2018, THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREA
- 4. SURVEY FIELD WORK WAS COMPLETED ON JULY 22, 2024.

OF MINIMAL FLOOD HAZARD.

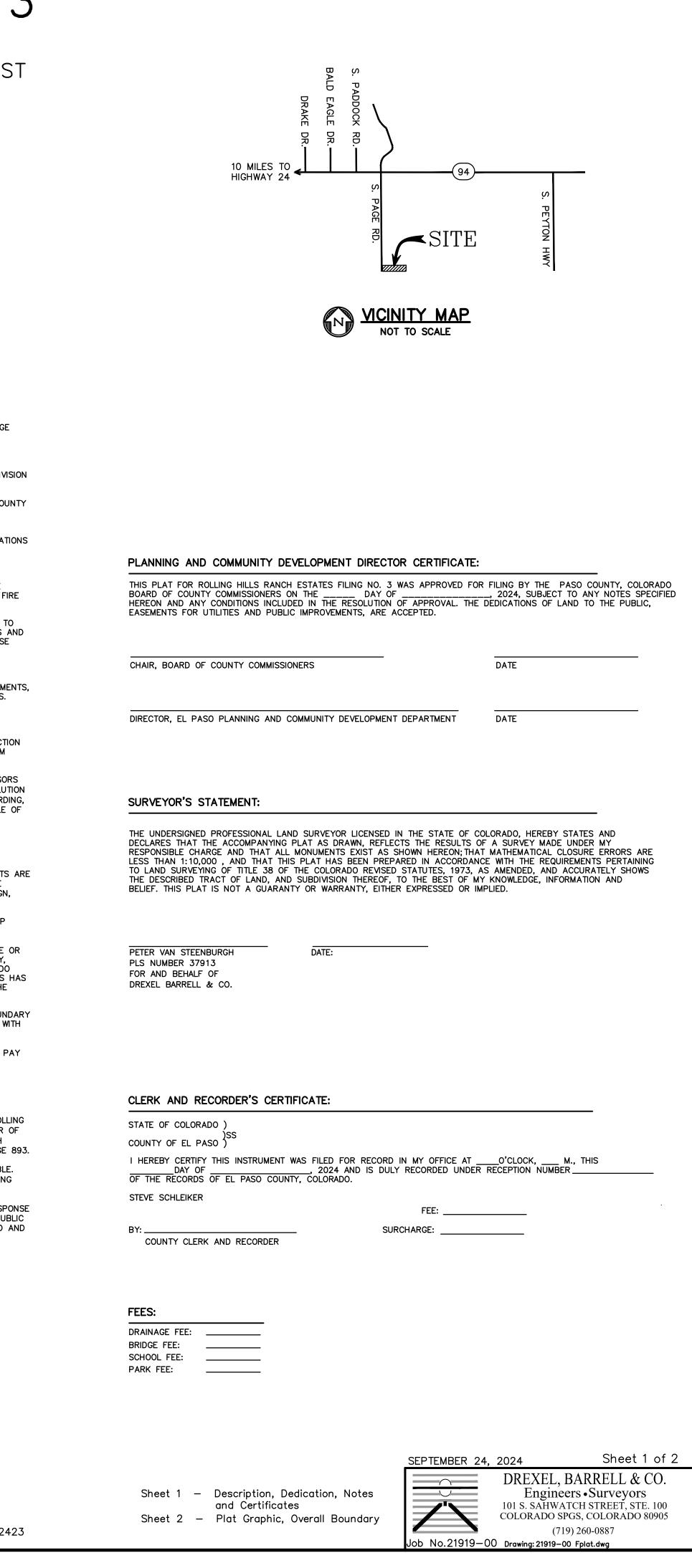
- 5. "NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON".
- 6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.
- 7. THE UNDERSIGNED HAS RELIED UPON CORE TITLE GROUP LLC, INFORMATIONAL COMMITMENT, FILE NO. 1884COR, AMENDMENT NO. 1884COR-C2, WITH A COMMITMENT DATE OF SEPTEMBER 5, 2024 AT 7:30 AM FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

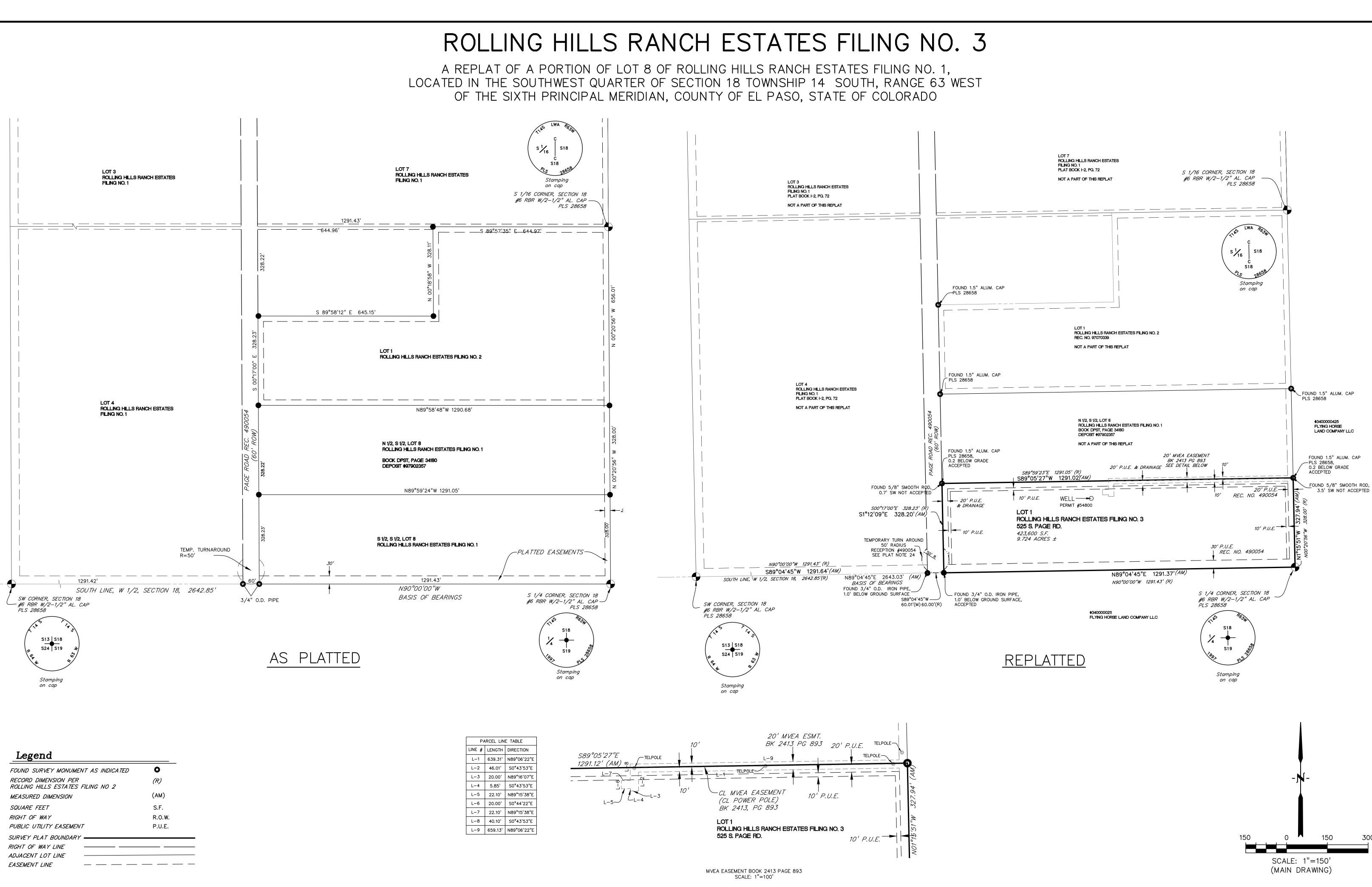
ROLLING HILLS RANCH ESTATES FILING NO. 3

A REPLAT OF A PORTION OF LOT 8 OF ROLLING HILLS RANCH ESTATES FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

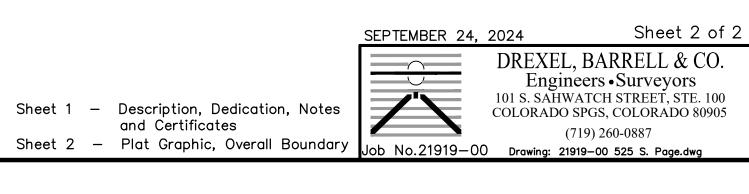
PLAT NOTES:

- 1. THIS MINOR SUBDIVISION CREATES ONE (1) LOT.
- 2. THIS PROPERTY IS PART OF THE ELLICOTT METROPOLITAN DISTRICT, RECORDED UNDER RECEPTION NO. 97015577 OF THE EL PASO COUNTY RECORDS.
- 3. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR ROLLING HILLS RANCH ESTATES, FILING NO. 1, RECORDED IN BOOK 2148, PAGE 507, AND THE AMENDMENT THEREOF RECORDED IN BOOK 2238, PAGE 658 OF THE EL PASO COUNTY RECORDS.
- 4. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- 5. THIS PROPERTY'S WATER SERVICE IS PROVIDED BY WELL, AS SHOWN HEREON THIS SURVEY, ESTABLISHED BY WELL PERMIT NUMBER 54800 OF THE COLORADO DIVISION OF WATER RESOURCES, ISSUED MARCH 31, 1972. THIS PROPERTY IS LOCATED WITHIN THE BLACK SQUIRREL WATERSHED.
- 6. THIS PROPERTY'S WASTEWATER SERVICE IS PROVIDED BY SEPTIC, CONFORMING TO THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE EL PASO COUNTY HEALTH AUTHORITY, PER THE PROTECTIVE COVENANTS FOR ROLLING HILLS RANCH ESTATES, FILING NO. 1 RECORDED IN BOOK 2148, PAGE 507 OF THE EL PASO COUNTY RECORDS
- 7. GAS AND ELECTRIC SERVICE FOR THIS MINOR SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
- 8. STRUCTURAL FOUNDATIONS ON THE LOT IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- 9. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT AND NOXIOUS WEED MANAGEMENT PLAN.
- 10. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING SHALL NOT IMPEDE THE DRAINAGE FLOW OR RUNOFF.
- 11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12. THE 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 AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- 13. THE ADDRESS EXHIBITED ON THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 14. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH OR GRADE, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FIRE DISTRICT AND ECM ADMINISTRATOR. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY
- 15. THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT THE SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. 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 THE SALE OF THE PROPERTY.
- 16. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE ELLICOTT FIRE PROTECTION DISTRICT.
- 17. A "GEOLOGIC HAZARD EVALUATION AND SOILS AND FOUNDATION INVESTIGATION _____ _____, EL PASO COUNTY, COLORADO", CTL THOMPSON INC., _ AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PROJECT NO. ____, DATED SEPTEMBER ___, 2024 IS HELD UNDER THE ______AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGIC HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE POTENTIALLY PRESENT, AND INCLUDE: SPORADIC LENSES OF EXPANSIVE CLAYSTONE BEDROCK AND POTENTIAL FOR EXPANSIVE/SETTLEMENT PRONE SOILS. THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.
- 18. THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0805G, EFFECTIVE DATE DECEMBER 7, 2018.
- 19. FIRE PROTECTION REPORT RECOMMENDATIONS. AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF LOT 1 IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY EL PASO COUNTY. UNTIL SUCH TIMES AS THE FOLLOWING HAS BEEN ACCOMPLISHED BY THE PROPERTY OWNER. A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE, FIRE DEPARTMENT, FIRE MARSHALL, OR OTHER QUALIFIED PROFESSIONAL STATING PRACTICES DESIGNATED TO REDUCE WILDFIRE HAZARDS HAS BEEN COMPLETED IN ACCORDANCE WITH THE WILDLAND FIRE AND HAZARD MITIGATION PLAN. SUCH WORK MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING: *FOREST WIDE THINNINGS, *FUELBREAK THINNINGS, *PRUNINGS, *DEBRIS DISPOSAL.
- 20. THE EAST, NORTH, AND WEST EXTERIOR SUBDIVISION BOUNDARIES HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOUTH BOUNDARY IS PLATTED WITH A 30 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER(S).
- 21. THE SUBDIVIDER(S) AGREE(S) ON BEHALF OF HIM/HERSELF AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
- 22. LAND DEVELOPMENT CODE: THIS PROPERTY IS ZONED RR-5.
- 23. THE RIGHT OF WAY (EASEMENT) GRANTED MOUNTAIN VIEW ELECTRIC ASSOCIATION BY BOOK 2413, PAGE 893, AND BOOK 2455, PAGE 09 IS AMBIGUOUS, AND DIFFICULT TO ESTABLISH WITH CERTAINTY, AN EXACT LOCATION OF SAID EASEMENT. BOOK 2455, PAGE 09 CALLS OUT THE "S1/2 OF THE S1/2 OF LOT 8 IN ROLLING HILLS RANCH ESTATES FILING #1". BOOK 2413, PAGE 893 CALLS "A STRIP OF LAND TWENTY (20) FEET IN WIDTH ... A CENTERLINE RUNNING THROUGH THE CENTER OF THE EXISTING POLES, AND A LINE BELONGING TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. AND PRESENTLY LOCATED: W1/2 SECTION 18 TOWNSHIP 14 SOUTH RANGE 63 WEST. ALL POWER POLES ON THE SUBJECT PROPERTY WERE LOCATED AT THE TIME OF THIS SURVEY AS SHOWN IN THE DETAIL FOR BOOK 2413, PAGE 893. NOTE: THE RIGHT OF WAY (EASEMENT) GRANTED MOUNTAIN VIEW ELECTRIC ASSOCIATION BY BOOK 3649, PAGE 398 IS BLANKET IN NATURE AND IS NOT PLOTTABLE. SPECIFICALLY PERTAINING TO THIS PROPERTY, THE DOCUMENT REFERS TO "A STRIP OF LAND 20 FEET IN WIDTH ... BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, TO WIT: THE W1/2 AND THE NE1/4 OF SECTION 18 ... "THE SUBJECT PROPERTY IS LOCATED IN THE WEST 1/2 OF SECTION 18.
- 24. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF PAGE ROAD CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH TIME PAGE ROAD IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED. LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE REPONSIBILITY OF THE OWNER/DEVELOPER EXTENDING PAGE ROAD.





FOUND SURVEY MONUMENT AS INDICATED	0
RECORD DIMENSION PER ROLLING HILLS ESTATES FILING NO 2	(R)
MEASURED DIMENSION	(AM)
SQUARE FEET	S.F.
RIGHT OF WAY	R.O.W.
PUBLIC UTILITY EASEMENT	P.U.E.
SURVEY PLAT BOUNDARY	
RIGHT OF WAY LINE	
ADJACENT LOT LINE	
EASEMENT LINE	=

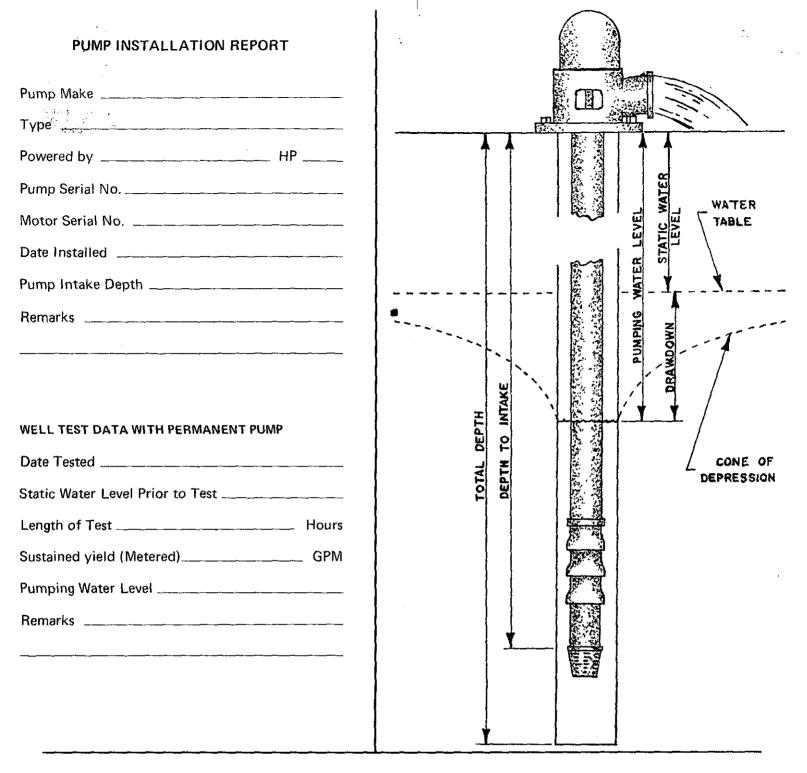


and the second	
WRJ-5-71. COLORADO DIVISION OF W 101 Columbine Bldg., 1845 Sherman St	
TYPE OR PRINT IN BLACK INK. APPLICATION MUST BE C	OMPLETED BEFORE ACCEPTANCE.
APPLICATION FOR: A PERMIT TO USE GROUND WATER A PERMIT TO CONSTRUCT A WELL REPLACEMENT FOR NO. A PERMIT TO INSTALL A PUMP OTHER	GROUND WATER TO BE USED FOR: DOMESTIC (1) COMMERCIAL (4) LIVESTOCK (2) INDUSTRIAL (5) MUNICIPAL (8) IRRIGATION (6) OTHER
APPLICANT & Dany M. Moroney	WELL LOCATION C/PASO
Street Address 618 alexander Hy	$\int \mathcal{E} \frac{1}{4}$ of the $\int \mathcal{W} \frac{1}{4}$ of Section <u>18</u>
City & State \times Colo. Apring. Colo. Telephone No. \times 635-1186 NAME OF AQUIFER GROUND WATER IS TO BE OBTAINED FROM: <u>Alluniu</u>	T. <u>14</u> , R. <u>63</u> , <u>6</u> , <u>6</u> IN ADDITION TO THE ABOVE, THE WELL MUST BE LOCATED WITH REFERENCE TO GOVERNMENT SURVEY CORNERS, MONUMENTS OR SECTION LINES BY DISTANCE AND BEARING (DOMESTIC WELLS MAY BE LOCATED BY LOT, BLOCK, & SUBDIVISION.)
PROPOSED TOTAL DEPTH OF WELL 350 Ft.	ft. from section lin
ESTIMATED MAXIMUM PUMPING RATE / 5 GPM	ft. from section line
AVERAGE ANNUAL AMOUNT OF GROUND WATER TO BE	
APPROPRIATED Acre-feet	LOT BLOCK FILING #
ANTICIPATED GROUT PROGRAM	SUBDIVISION
Material <u>Cemented</u>	Ground Water Basin Water Mgmnt. Dist
Intervals 0-25	Anticipated drilling date Apr 1972
Placement Method	Owner of land on which well is located:
PROPOSED CASING:	X Harry M moones
Plain $\mathcal{U}_{\mathcal{L}}^{I}$ in. from \mathcal{O} ft. to $\mathcal{J}_{\mathcal{O}}\mathcal{O}$ ft. in. from \mathcal{O} ft. to $\mathcal{J}_{\mathcal{O}}\mathcal{O}$ ft. Perf. $\mathcal{U}_{\mathcal{L}}^{I}$ in. from $\mathcal{J}_{\mathcal{O}}\mathcal{O}$ ft. to $\mathcal{J}_{\mathcal{I}}\mathcal{O}$ ft. in. from \mathcal{I} ft. to \mathcal{I} ft. ft. to \mathcal{I} ft.	Other water rights on this land NoNe
Driller <u>M. B. Oullery Co</u> No. 69 Address <u>Ph3</u> , <u>CA1han Cuto-80808</u> .	X. Jary M. Mooney Signature of Applicant
IF WELL IS USED FOR IRRIGATION, BACK SIDE OF	THIS APPLICATION MUST BE COMPLETED.
CONDITIONS OF APPROVAL FOR OFFICE U	SE ONLY APPLICATION APPROVED: VALID FOR ONE (1) YEAR AFTER DATE ISSUED UNLESS EXTENDED FOR GOOD CAUSE SHOWN TO THE ISSUING AGENCY.

PERMIT	NO.	54800
		••••

DATE ISSUED MAR 3 1 1972 STATE ENGLINEER BY Derlan M. Erhers

WRJ-26-72	•	RECEIVED
THIS FORM MUST BE SUBMITTED 101 Columbin WITHIN 60 DAYS OF COMPLETION Denve OF THE WORK DESCRIBED HERE- ()	ine Bldg., ver, Colora	F WATER RESOURCES ** 1845 Sherman St. ado 80203 IP INSTALLATION REPORT WATER MANAGES
WELL OWNER Gary M. Mooney		<u>SE</u> ¼ of the <u>SW</u> ¼ of Sec. <u>18</u> , T. <u>14</u> <u>S</u> , R. <u>63</u> <u>W</u> , <u>6</u> P.M.
DATE COMPLETED Oct 18	19 72	HOLE DIAMETER 325 ft.
	Water Loc.	in. from to ft.
0 2 Soil 2 8 Gravel 8 34 Clay		CASING RECORD: Plain Casing Surface Size <u>4/2</u> & kind <u>plas</u> from <u>160</u> to <u>160</u> ft. Size <u>4/2</u> & kind <u>plas</u> from <u>180</u> to <u>260</u> ft.
34 167 Sand + Clay Strips 167 260 Blue clay	×	Size 472 & kind $from 100$ to 260 ft. Size & kind from to ft.
2424	×	Perforated Casing Size $4\frac{1}{2}$ & kind p/as from 160 to 180 ft. Size $4\frac{1}{2}$ & kind p/as from 260 to 325 ft. Size $4\frac{1}{2}$ & kind p/as from 160 to 325 ft. Size $4\frac{1}{2}$ & kind p/as from 160 to 325 ft. Size 6 kind 160 ft. GROUTING RECORD Material $ComenT$
		Intervals $6' - 35'$ Placement Method GRAVEL PACK: Size $\frac{38}{325'}$ Interval $35' - 325'$
		TEST DATA Date Tested Oct 18, 19 72 Static Water Level Prior to Testft. Type of Test Pump Length of Test
TOTAL DEPTH <u>325'</u> Use additional pages necessary to complete log.		Sustained Yield (Metered) <u>2/5 GPM</u> Final Pumping Water Level <u>315</u>



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Ed Mateylea	License No. 69
State of Colorado, County of	SS
Subscribed and sworn to before me this 2/ day of October	, 1972.
My Commission expires: My Commission Expires May 25, 1975	
Notary Public Villa materika	
FORM TO BE MADE OUT IN QUADRUPLICATE: WHITE FORM must be an original copy	y on both sides and signed.

WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

Form No.		N AND PRODUCTION EQUIPMENT TEST	REPORT	For Office Use Only		
GWS-32		olorado, Office of the State Engineer				
09/2016	1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581					
0772010	www.water.sta	te.co.us and <u>dwrpermitsonline@state.c</u>	0.US			
1. Well Permit	Number: 54800	Receipt Number:				
2. Owner's We	Il Designation:					
	Name: Debbie Osban					
		Page Road, Colorado Springs, CO 80930				
5. GPS Well Lo	cation: Zone 12 Zone	13 Easting: 544163.4 Northing: 42	97397.7 Count	sy: El Paso		
-	-	1/4, Sec.,TwpN or		E or W		
	Section Lines:	ft. from N or S sec. line, and				
Subdivision:		, Lot	, Block ,	Filing (Unit)		
7. Check Insta	Ilation Type: Initial Pum	p Installation Replacement Pump	Change in Dep	oth Only Repair		
8. Pump Data:	Type: Submersible	Date Installe	d(mm/dd/yyyy): ⁷	/20/24		
	turer: Franklin	Pump Model				
Design GPM: 10	at RPM	HP 1 Volts 230	Full Load Am	ps <u>10</u>		
Pump Intake De	epth: <u>300</u> Feet, Drop/Co	lumn Pipe Size Inches, <u>1</u> Kind of	Drop Pipe PVC			
Additional Info	rmation for Pumps Greater T	han 50 GPM: Turbine Driver Type:OElect		Other		
Design Head: _	feet	Number of Stages:	Shaft size:	inches		
9. Other Equip	oment:					
		h ft Monitor Tube Instal	led: OYes O No,	Depth ft		
Flow Meter Mfg		Meter Seria	-			
Meter Readout	: Gallons, Thousand Ga	Illons, 🔲 Acre feet 👘 Beginning Rea	ding:			
10. Cistern Inf	formation: Material:	Са	pacity:	gallons		
11. Production	n Equipment Test Data:	check box if data is submitted on For				
	Date		7/20/24 7/20/24			
	th: 323 ft. Time		20 min 30 min			
		(gpm):11.5	11 10.5			
Date Measured	: <u>7/20/24</u> Pum	ping Level (ft):				
12. Disinfectio	m: Type: HTH		Amt. Used: 5 oz			
	m: Was Notification Require	d Prior to Construction? Yes 🖌 No				
		es No If yes, please submit wit				
15. Remarks:		es de la ves, prease submit wit	ar this report.			
15. Kemarks:						
		n and know the contents thereof, and t		_		
		ng online) and certified in accordance w				
		nt that contains false statements is a v for revocation of the contracting licens				
	- •	tor's name to be compliance with Rule	-	the state Lingmeet		
Company Name		Email:	Phone w/area coo	le: License Number:		
		info@barnhartpump.com	113-003-1	512 14/5		
	s: 5015 E Blaney Road					
Sign (or enter	name if filing online)	Print Name and Title		Date:		
Brad Cos	stain	Owner		7/22/24		

22308783910/18/2023 4:26 PMPGS1Steve Schleiker, Clerk and RecorderTD1000N

PERSONAL REPRESENTATIVE'S DEED (Transfer)

THIS DEED is made by **Debra K. Osban** as Personal Representative of the Estate of **Gary Morris Mooney**, ("Grantor"), to **Debra K. Osban** ("Grantee"), whose legal address is 839 Querida Drive, Colorado Springs, CO 80909, in the City of Colorado Springs, County of El Paso State of Colorado.

WHEREAS, the decedent died on the date of October 18, 2022 and the Grantor was duly appointed Personal Representative of said Estate by the District Court in and for the County of El Paso and State of Colorado. Probate No. 2022PR31796 on the date of December 19, 2022, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the District Court of El Paso County, Colorado, Grantor does hereby convey unto Grantee, the following described real property situate:

The South one-half of the South one-half of Lot 8 in Rolling Hills Ranch Estates, Filing No. 1, County of El Paso, State of Colorado.

With all appurtenances.

Also known as 525 S. Page Road, Colorado Springs, CO 80930

As used herein, the singular includes the plural and the plural the singular.

Executed: October <u>/</u>6, 2023

Debra K. Osban, Personal Representative of the Estate of Gary Morris Mooney, Deceased

STATE OF COLORADO

SS.

COUNTY OF EL PASO

The foregoing instrument was acknowledged before me this $\frac{18^{44}}{1000}$ day of October, 2023, by Debra K. Osban, as Personal Representative of the Gary Morris Mooney.

Witness my hand and official seal.

My commission expires: December 21	20-24
	Lin A
	- M. Ceel

KIM M RIECK NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19924017477 MY COMMISSION EXPIRES DECEMBER 21, 2024 Notary Public

PWSID# -				RESULTS TO: Debbie Osban				
SAMPLE INFORMATION:					PHONE;			
525 Page Rd Colorado Springs, CO 80930				FAX/EMAIL: osban839@yahoo.com				
				COLI	ECTED BY: Debbie			
				SAM	PLE COLLECTION	DATE: 07/11/2	022	
SITE DESCRIPTIO	NE				SAM	PLE COLLECTION	TIME: 1135	
Public System	D Private	Surface	C Stre	am	am MATRIX: Groundwater			
🗆 GWUDI	C Other				RESI	DUAL CHLORINE		
CUSTOMER:					SAM	SAMPLE RECEIVED DATE: 07/11/2022		
Debbie Osban 839 Ouerida Dr					REC	RECEIVED TIME: 1303 TECH: 743		743
Colorado Springs, CO	80909				RECEIVED TEMP: 13.6 °C			
					DILU	DILUTIONS: 1:1, 1:10		
COMMENTS:	TESTED				CO	MPLETED		TECH
DATE: 07/12/2022				DATE: 07/12	2/2022			
TIME: 0907				TIME: 1333			ID: 85	0
LAB SAMPLE #: 4877 SAMPLE POINT ID: RTOR			SAMPLE POINT NAME:					
			FACILITY 1	FACILITY TYPE:				
FACILITY ID: DS00	L			FACILITY	AME:			
ANALY Nitrate	TE	RESULT: 1.2 mg/L		ACL 10.0	MSL	STANDARD 300.0	LAB MRI 0.2	-

BDL - Below Detection Limit MRL - Minimum Reporting Limit MCL - Maximum Contamination Unit per EPA MSL - Maximum Secondary Unit per EPA Q - Quality Control Limit Exceeded H - Holding Time Exceeded NT - No Test

Revision: 6/21/2019

El Paso Co	unty Public Health	ICAL WATER TEST Laboratory 144, Colorado Springs, CO 8	METHOD:SM-9223B EPA ID# CO00025 0907 - (719) 578-3120		07/11/2022	Time 1303 Time 1530	Rc'd 743
PWSID			Raw Finished LT2	1	07/12/2022	Time 0940	Comp 850
Sample Point ID: RTOP			Quantitative	Lab	Sample # 4	4877	
Sample Taken Date: 07	11/2022 Time: 1135						
Compre l'anon pare. Ch					Coli	lert Results	Per 100ml
		Rd Colorado Springs CO I	0930		Coli	llert Results	i Per 100ml
	was taken: 525 Page	Rd Colorado Springs CO (Collector Name: De					i Per 100ml Iliform bacteria
Address where sample	was taken: 525 Page				Absence: At Presence: P	osence of co	oliform bacteria



October 16, 2024

Scott Weeks El Paso County Planning and Community Development Transmission via EDARP portal

Re: Osban Final Plat EA2472 SF2423 SE ¼, SW ¼ Section 18, T145, R63W of the 6th PM Water Division 2, Water District 10

Dear Scott Weeks:

We have reviewed your September 27 submittal concerning the above referenced proposal to legalize Lot 8, Rolling Hills Ranch Estates Filing No. 1, a parcel of 9.72 acres with an existing well, permit no. 54800.

This submittal does not qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office only performed a cursory review of the referral information. The parcel is served by an existing well, which is permitted for household use only. The groundwater shall not be used for irrigation or other purposes.

Should you have any questions, please contact me at 303-866-3581.

Sincerely,

Melissa S. wan der Poel

Melissa A. van der Poel, P.E. Team 237 Supervisor

cc: Water well permit no. 54800





COLORADO

Division of Water Resources

Department of Natural Resources

WELL PERMIT NUMBER 54800-

RECEIPT NUMBER 9082910

ORIGINAL PERMIT APPLICANT(S) APPROVED WELL LOCATION Water Division: 2 Water District: 10 GARY M. MOONEY Designated Basin: UPPER BLACK SQUIRREL CREEK Management District: UPPER BLACK SQUIRREL County: EL PASO Parcel Name: N/A Physical Address: 525 SOUTH PAGE ROAD COLORADO SPRINGS, CO 80930 SE 1/4 SW 1/4 Section 18 Township 14.0 S Range 63.0 W Sixth P.M. UTM COORDINATES (Meters, Zone:13, NAD83) Easting: 544178.0 Northing: 4297552.2 See the original well permit file for permit conditions of approval and additional details. The original permit file can be viewed using the Well Permit Search Tool at https://dwr.colorado.gov/ Date Issued: 3/31/1972 See Original Permit Expiration Date: N/A Issued By PERMIT HISTORY CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO DEBRA OSBAN 12-13-2024



Order Number:	51084	Permit Number:	54800 Receipt Number: 9082910					
Date Submitted	12/13/2024 10:38:33 AM							
eForm Name:	eForm Change of Owner Name/Contact Information (for use by the well owner or							
Well Ident	Well Identification							
 Suffi 	 Permit No 54800 Suffix N/A Replacement Suffix N/A 							
Well Addr	ess							
● Addi ● City	is for information only and does not affect the permitted well location. Add ress 525 South Page Road Colorado Springs e Colorado	dress						

• Zip 80930

Owners and Agents

۲	Well Owners:						
	#	Name	Mailing Address	Phone	Email		
	1	OSBAN, DEBRA	839 QUERIDA DRIVE COLORADO SPRINGS, CO 80909	7193377449	OSBAN839@YAHOO.COM		

Signature and Certification

- 1. I (we) have read the statements made herein, know their contents, and state that they are true to my (our) knowledge. Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.
- 2. I (we) claim and say that I am (we are) the owner(s), an authorized agent of the well owner(s), or listed attorney of the well owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.
- 3. I (we) understand that filing a Change of Owner Name/Contact Information form is for contact information purposes only. This action does not convey real property.
- I have read and agree to the Terms and Conditions listed above Yes
- Organization: N/A
- Name: Debra Osban
- Email Address: osban839@yahoo.com
- Submission Date: **12/13/2024**