

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

3

Reception Fee

Number of Pages

File Number

Hay Creek Valley

Name of Plat

Randal O'Leary and Andrea O'Leary

Owner's Name

Subdivision



Condominium



C&R/016 Revised 6/06

Steve Schleiker

El Paso County, CO

01/17/2025 10:59:57 AM

Doc \$0.00

3

Rec \$33.00

Pages



225715469

HAY CREEK VALLEY

15469

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th/ PRINCIPAL MERIDIAN; COUNTY OF EL PASO, STATE OF COLORADO.

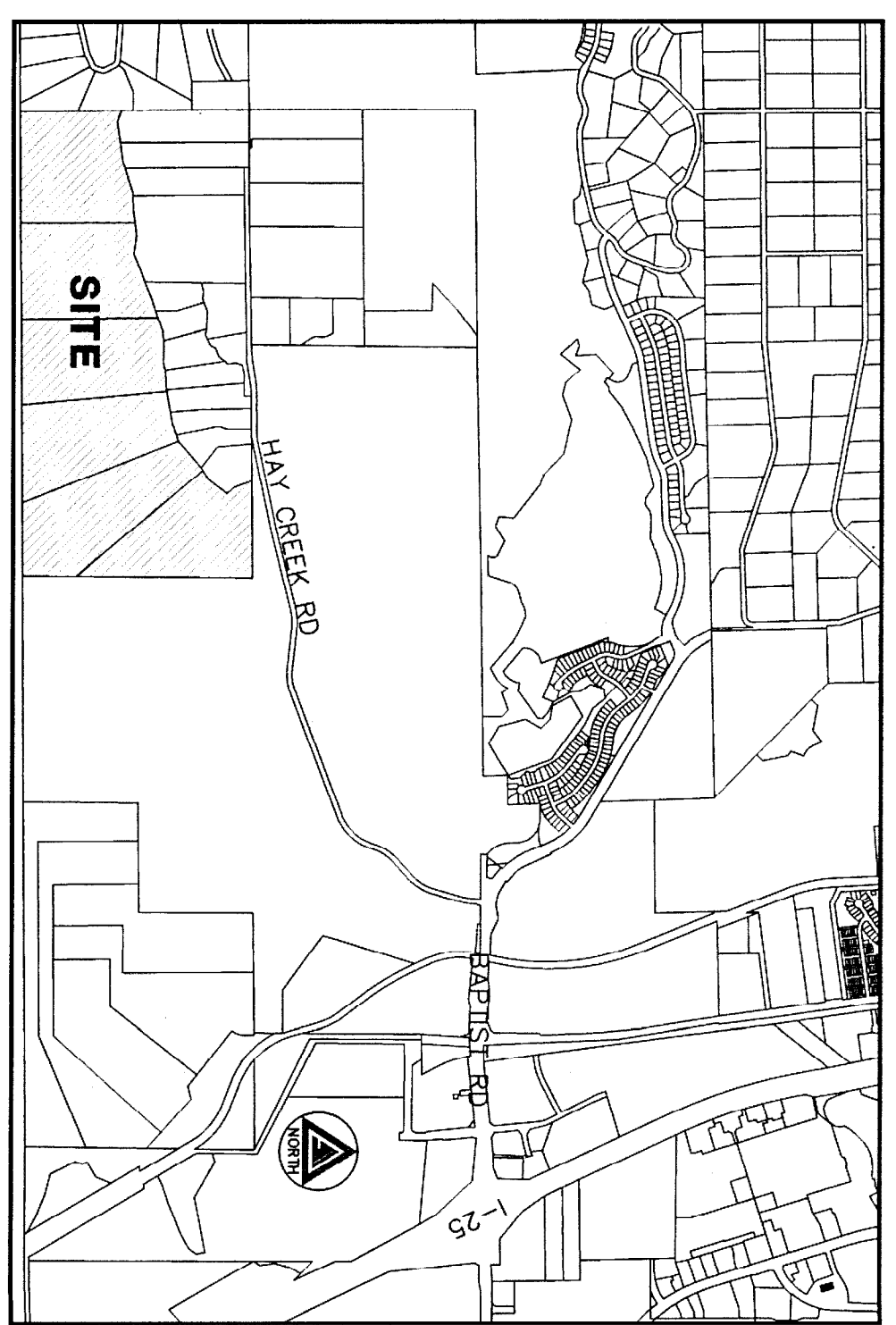
KNOWN ALL MEN BY THESE PRESENTS:
RANDAL O'LEARY AND ANDREA O'LEARY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th/ PRINCIPAL MERIDIAN; COUNTY OF EL PASO, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33, FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33 BEARS NORTH 89°38'17" EAST, A DISTANCE OF 2,684.46 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:
THENCE NORTH 00°25'17" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 1,169.26 FEET;
THENCE THE FOLLOWING TWENTY-TWO (22) COURSES:

1. SOUTH 71°29'43" EAST A DISTANCE OF 140.51 FEET;
2. NORTH 82°07'46" EAST A DISTANCE OF 458.69 FEET;
3. NORTH 71°31'45" EAST A DISTANCE OF 389.66 FEET;
4. NORTH 89°30'59" EAST A DISTANCE OF 193.64 FEET;
5. SOUTH 82°27'45" EAST A DISTANCE OF 208.57 FEET;
6. SOUTH 81°25'28" EAST A DISTANCE OF 197.45 FEET;
7. NORTH 66°51'51" EAST A DISTANCE OF 178.13 FEET;
8. NORTH 70°47'03" EAST A DISTANCE OF 170.15 FEET;
9. NORTH 66°11'16" EAST A DISTANCE OF 403.02 FEET;
10. NORTH 71°47'12" EAST A DISTANCE OF 189.75 FEET;
11. NORTH 84°26'00" EAST A DISTANCE OF 197.36 FEET;
12. SOUTH 87°26'44" EAST A DISTANCE OF 86.71 FEET;
13. NORTH 74°51'53" EAST A DISTANCE OF 233.11 FEET;
14. NORTH 86°13'24" EAST A DISTANCE OF 280.90 FEET;
15. NORTH 80°10'48" EAST A DISTANCE OF 149.05 FEET;
16. NORTH 78°52'32" EAST A DISTANCE OF 210.75 FEET;
17. NORTH 71°58'16" EAST A DISTANCE OF 170.21 FEET;
18. NORTH 49°30'50" EAST A DISTANCE OF 403.50 FEET;
19. NORTH 57°57'37" EAST A DISTANCE OF 170.21 FEET;
20. NORTH 37°03'09" EAST A DISTANCE OF 266.69 FEET;
21. NORTH 43°48'53" WEST, A DISTANCE OF 107.37 FEET;
22. NORTH 20°29'00" WEST, A DISTANCE OF 220.10 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 34;

THENCE NORTH 89°30'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,125.83 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 34;
THENCE SOUTH 00°28'46" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 34, A DISTANCE OF 2,654.48 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 89°38'45" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,683.98 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 33;
THENCE SOUTH 89°38'17" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 2,684.46 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 214.622 ACRES, (9,348,924 SQUARE FEET), MORE OR LESS.



VICINITY MAP
SCALE 1" = 2000'

TRACT	AREA (SQ.FT)	AREA (AC ±)	LAND USE TABLE	OWNED BY / MAINTAINED BY
TRACT A	506,425	11.626	DRAINAGE UTILITIES, OPEN SPACE, PRIVATE ROAD AND HABITAT PROTECTION	HAY CREEK VALLEY HOA
TRACT B	159,399	3.659	DEFENTION, UTILITIES, DRAINAGE AND OPEN SPACE	HAY CREEK VALLEY HOA
TRACT C	2,771	0.064	UTILITIES, FIRE OISTERN	HAY CREEK VALLEY HOA
TRACT D	276,961	6.358	UTILITIES, PRIVATE ROAD	HAY CREEK VALLEY HOA
TOTAL	945,556	21.707		HOA = HOMEOWNERS ASSOCIATION, INC.

OWNER CERTIFICATE:

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 UNDERWRITTEN SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THE ATTACHED MAP AND PLAN, AND THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS 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 AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ESTATE OF THE UNDERSIGNED IN SAID LANDS IS 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.

RANDAL O'LEARY - OWNER
ANDREA O'LEARY - OWNER

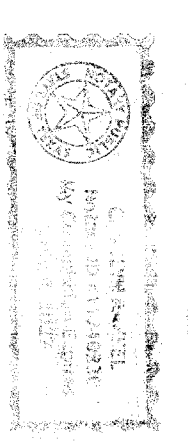
STATE OF COLORADO)
COUNTY OF EL PASO)
ACKNOWLEDGED BEFORE ME THIS 12 DAY OF JULY 2024
BY RANDAL O'LEARY AND ANDREA O'LEARY AS OWNERS.
MY COMMISSION EXPIRES 18 OCT. 2024

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
Kenneth Paul Rowell
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES OCTOBER 28, 2024

HOLDER OF DEED OF TRUST:

VIVA LAND VENTURES, LP, A TEXAS LIMITED PARTNERSHIP
STATE OF TEXAS)
) SS.)
COUNTY OF EL PASO)
ACKNOWLEDGED BEFORE ME THIS 24th DAY OF June 2024
BY Greg D. Dena AS President
MY COMMISSION EXPIRES July 9, 2027

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC



SHEET INDEX

- SHEET 1 - COVER
- SHEET 2 - GENERAL NOTES
- SHEET 3 - MAP SHEET

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR HAY CREEK VALLEY WAS APPROVED FOR FILING BY THE EL PASO COUNTY COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF MAY 20 24, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS EASEMENTS, LIST THOSE APPLICABLE) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

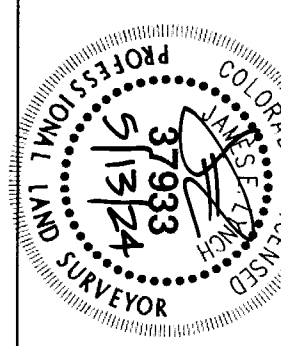
CHAIR, BOARD OF COUNTY COMMISSIONERS
DATE 1/14/25
1/12/25
Planning Director

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS 17th DAY OF January 20 25, AND WAS RECORDED AT RECEPTION NUMBER 225715469 OF THE RECORDS OF EL PASO COUNTY
El Paso County Clerk and Recorder
Fee \$ 30.00
Surcharge \$3.00

SURVEYOR'S CERTIFICATE:

I, JAMES E. LYNCH, 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 CLOSEURE 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 3rd DAY OF MAY 20 24



JAMES E. LYNCH
COLORADO REGISTERED PLS #37933
DATE
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON THESE TERMS AND CONDITIONS WITHIN THE TIME PERIOD SPECIFIED HEREIN. IF YOU DO NOT COMPLY WITH THESE TERMS AND CONDITIONS, YOU MAY BE DEEMED TO HAVE WAIVED YOUR RIGHTS TO BRING SUCH ACTION. NO EVENT SHALL ANY ACTION BE COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

LAST REWISED: 4/17/2024

<p>AZTEC CONSULTANTS, INC. 300 East Wacker Ave., Suite 1 El Paso, TX 79901 Phone: (910) 715-1897 Fax: (910) 715-1897 www.aztecconsultants.com</p>	<p>DEVELOPER COLLA, LLC/VIEW HOMES, INC. 555 MIDDLE CREEK PKWY., SUITE 500 COLORADO SPRINGS, CO 80921</p>	DATE OF PREPARATION	9/8/2023
		SCALE	N1S
<p>Drawn By: BAW</p>		<p>POD FILE # SF2324</p>	
		<p>SHEET 1 OF 3</p>	

HAY CREEK VALLEY
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

15469

EASEMENTS.

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

AVIGATION EASEMENT NOTES:

1. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. **2135043290** OF THE RECORDS OF EL PASO COUNTY, COLORADO.
2. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.

GENERAL NOTES:

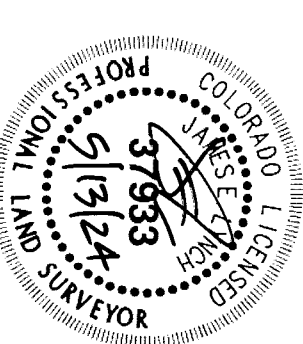
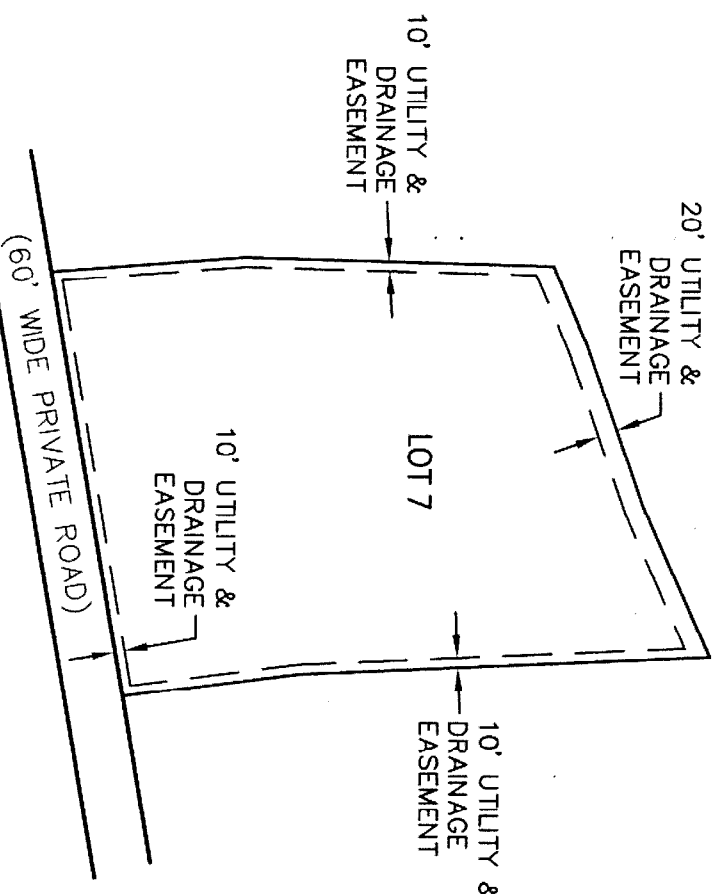
1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW ON JUNE 16, 2022.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°28'46" WEST, A DISTANCE OF 2,654.48 FEET.
4. A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN HEREON. THE REMAINDER IS LOCATED IN OTHER AREAS ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY PER FIRM PANEL NO. 08041G0267G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
5. LAND TITLE GUARANTEE COMPANY ORDER NO. RND55109395 WITH AN EFFECTIVE DATE OF 01/26/2023 AT 3:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
7. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 20. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 4.
8. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVISED AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND 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.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. The developer will extend gas and electric utilities within the 60' private road to each lot. The lots will be served by individual water wells & septic systems / onsite wastewater treatment systems (OWTS) that will be permitted separately with El Paso County and the State of Colorado.
11. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
12. ALL COMMON DRIVEWAY EASEMENTS TO BE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY.
13. WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
14. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
15. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY BLACK HILLS ENERGY, THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT, AND THE LEWIS-PALMER SCHOOL DISTRICT NO. 38.
16. THERE SHALL BE NO DRIVEWAY ACCESS ONTO HAY CREEK ROAD.
17. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
18. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.
19. ALL ROADWAY AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED BY THE HAY CREEK HOA.
20. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER EL PASO COUNTY LAND DEVELOPMENT CODE. SPECIFIC LOTS MAY REQUIRE LARGER DRIVEWAY CULVERTS BASED ON THE APPROVED FINAL DRAINAGE REPORT. DRIVEWAY CULVERT ANALYSIS AND REQUIRED SIZING WILL BE PROVIDED WITH FINAL PLAT FOR LOTS THAT REQUIRE LARGER THAN AN 18-INCH DIAMETER PIPE.
21. A NOXIOUS WEED MANAGEMENT PLAN WILL BE PROVIDED TO THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION. IT IS THE APPLICANT'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE COLORADO NOXIOUS WEED ACT AND THE EL PASO COUNTY WEED MANAGEMENT PLAN.
22. DEVELOPER IS OBTAINING AND EMERGENCY ACCESS WILL BE GAINED WITH A FIRE DEPARTMENT APPROVED KNOXBOX.
23. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF CISTERN FOR PURPOSES OF FIRE SUPPRESSION. CISTERN IS TO BE MAINTAINED BY THE HAY CREEK VALLEY HOA.
24. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY LISTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. 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 WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
25. IF ANY PORTION OF A BUILDING IS PROPOSED TO ENCRUCH INTO A DRAINAGE EASEMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW, BUT NO REPLAT OF THE DRAINAGE EASEMENT WILL BE REQUIRED.
26. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS INCLUDING THE PROVISION OF CURBS PER LAND DEVELOPMENT CODE 6.3.3.C2 AND 6.2.2.C.3. DUE TO THE LIMITED SIZE OF THESE PER DRIVEWAY MUST BE APPROVED BY THE FIRE DISTRICT. SOME LOTS WITHIN THIS SUBDIVISION WILL REQUIRE LARGER CULVERTS BASED ON THE APPROVED FINAL DRAINAGE REPORT AND SHALL BE SIZED AND DESIGNED BY A PROFESSIONAL ENGINEER IN THE STATE OF COLORADO. IF A DRIVEWAY IS PROPOSED TO CROSS A DRAINAGE EASEMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR A COUNTY REVIEW.
27. TRACT B OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY IMPROVEMENT AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. **225004544** OF THE RECORDS OF EL PASO COUNTY. THE HAY CREEK VALLEY HOA IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

GENERAL NOTES (CONT.):

31. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS 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 NO. 19-471), OR ANY AMENDMENTS THERE TO, 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 IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
32. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE 6.3.3.C2 AND 6.2.2.C.3. DUE TO THEIR LENGTH SOME OF THE DRIVEWAYS MUST BE APPROVED BY THE FIRE DISTRICT.
33. ABSORPTION FIELD MUST BE LOCATED A MINIMUM OF 100 FEET FROM ANY WELL, INCLUDING THOSE OF NEIGHBORING PROPERTIES. ABSORPTION FIELDS MUST ALSO BE LOCATED A MINIMUM OF 50 FEET FROM SEPTIC TANKS, OR ANY OTHER AREAS AND 25 FEET FROM DIRTY CULVERTS. PLEASE ADD NOTE IN REGARD TO ON-SITE WASTEWATER SYSTEMS.
34. FIRE CISTERN EASEMENTS SHALL BE PROVIDED AND DEDICATED TO THE APPROPRIATE FIRE DEPARTMENT TO AFFORD ACCESSIBILITY OF THE CISTERN FROM A PUBLIC ROAD. EASEMENTS SHALL BE OF SUFFICIENT SIZE TO FACILITATE MAINTENANCE.
35. 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.

GEOLOGY STATEMENT.

1. A "GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION", HAY CREEK DEVELOPMENT, EL PASO COUNTY, COLORADO" (C/L | THOMPSON, DATED DECEMBER 27, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE.
2. THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OF TONSTRANTS INCLUDES EXPANSIVE NEAR SURFACE SOILS AND BEDROCK. SOILS IMPACT THE SITE INCLUDE SEMI-DRY AND RADIOLACINE REGION. GEOLOGIC CONDITIONS THAT BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THIS AREA. IF THE PREVIOUSLY LISTED POTENTIAL GEOLOGICAL HAZARDS ARE FOUND TO EXIST, AN EVALUATION SHALL BE PERFORMED AT THE TIME OF FINAL GEOTECHNICAL INVESTIGATION FOR THOSE INDIVIDUAL LOTS.
3. THE FOLLOWING LOTS (1-20) HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT DEVELOPMENT BY C/L | THOMPSON IN FILE SP231 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
GEOLOGIC HAZARD ZONES:
ROCKFALL SOURCE:
POTENTIALLY SEASONALLY HIGH GROUNDWATER.
OTHER HAZARDS: EXPANSIVE SOILS & BEDROCK, SOILS SUSCEPTIBLE TO EROSION, STEEP SLOPES, AND FLOODING.
4. WHERE SIGNIFICANT CUTS AND/OR SITE GRADING ARE PLANNED ALONG THE SLOPE FOR LOTS 1 THROUGH 9, EVALUATION OF THE CUT SLOPE, NEW SITE GRADING AND RETAINING WALL/FOUNDATION WALL CONSTRUCTION SHOULD BE PERFORMED THAT INCLUDES STABILITY ANALYSIS, SLOPE EVALUATION WILL NEED TO INCLUDE THE ELEVATION OF TEMPORARY CUTS, IF PERFORMED, AND PERMANENT WALL CONDITIONS, INCLUDING SLOPE ANALYSIS MAY IMPACT THE PROPOSED RESIDENCE FOUNDATION.



AZTEC CONSULTANTS, INC. 300 East Wetherill Ave., Suite 1 Lubbock, Colorado 80122 Phone: (970) 713-8989 www.aztecconsultants.com	DEVELOPER COLA, LLC/VIEW HOMES, INC. 555 MIDDLE CREEK PKWY., SUITE 500 COLORADO SPRINGS, CO 80921	DATE OF PREPARATION	9/7/2023
		SCALE	N.T.S.
Aztec Proj No. 164022-01		Drawn By: BAM	
Aztec Proj No. 164022-01		SHEET 2 OF 3	

POD FILE # SF2324

HAY CREEK VALLEY

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33
AND THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE
SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

15469

CURVE	DELTA	RADIUS	LENGTH
C1	183°10'	300.00'	97.32'
C2	33°54'55"	400.00'	236.77'
C3	28°49'31"	300.00'	135.22'
C4	9°46'31"	300.00'	51.18'
C5	19°15'59"	300.00'	100.87'
C6	49°28'19"	56.00'	48.32'
C7	50°03'02"	56.00'	48.92'
C8	9°29'30"	270.00'	44.73'
C9	16°20'02"	270.00'	76.97'
C10	9°46'31"	330.00'	56.30'
C11	19°15'55"	270.00'	90.79'
C12	50°22'21"	66.00'	58.02'
C13	88°07'23"	66.00'	101.51'

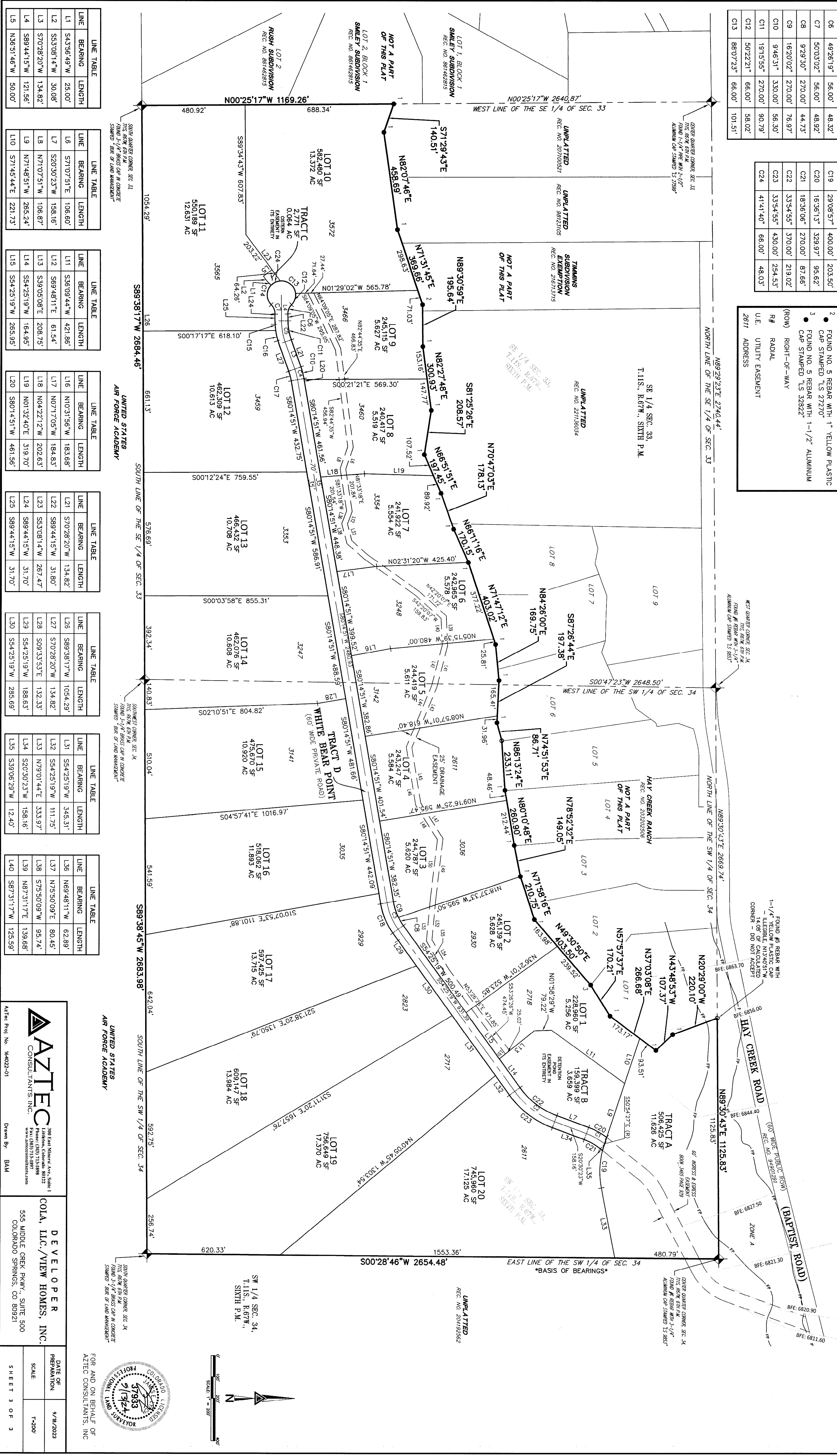
CURVE	DELTA	RADIUS	LENGTH
C14	88°11'12"	66.00'	101.58'
C15	7°54'28"	330.00'	45.55'
C16	11°21'27"	330.00'	65.41'
C17	9°46'31"	270.00'	48.07'
C18	25°48'31"	330.00'	148.65'
C19	29°08'57"	400.00'	203.50'
C20	16°36'13"	329.97'	95.62'
C21	18°36'06"	270.00'	87.66'
C22	33°54'55"	370.00'	219.02'
C23	33°54'55"	430.00'	254.53'
C24	41°14'40"	66.00'	48.03'

LEGEND

- ▲ ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 1/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND 1" DIA. PIPE
- FOUND NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "LS 27270"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 32822"
- (ROW) RIGHT-OF-WAY
- R# RADIAL
- U.E. UTILITY EASEMENT
- 2811 ADDRESS

LINE	BEARING	LENGTH
L46	S80°44'34"W	275.10'
L47	N57°49'44"E	194.96'
L48	S57°49'44"W	191.23'
L49	S83°25'32"E	286.44'
L50	N83°25'32"W	277.97'

LINE	BEARING	LENGTH
L51	S39°05'08"E	35.88'
L52	S84°55'09"E	190.24'
L53	N84°55'09"W	198.39'
L54	N60°17'27"E	159.79'
L55	S60°17'27"W	169.12'



LINE	BEARING	LENGTH
L1	S43°56'49"W	25.00'
L2	S53°08'14"W	30.08'
L3	S70°28'20"W	134.82'
L4	S89°44'15"W	121.56'
L5	N36°51'46"W	50.00'

LINE	BEARING	LENGTH
L6	S71°07'51"E	106.60'
L7	S20°30'23"W	158.16'
L8	N71°07'51"W	106.87'
L9	N71°48'51"W	285.24'
L10	S71°45'44"E	221.73'

LINE	BEARING	LENGTH
L11	S36°09'44"W	421.96'
L12	S69°48'11"E	61.54'
L13	S39°05'08"E	208.75'
L14	S54°25'19"W	184.95'
L15	S54°25'19"W	285.95'

LINE	BEARING	LENGTH
L16	N10°31'56"W	183.68'
L17	N07°17'05"W	184.83'
L18	N04°22'12"W	202.83'
L19	N01°32'40"E	319.70'
L20	S80°14'51"W	461.36'

LINE	BEARING	LENGTH
L21	S70°28'20"W	134.82'
L22	S89°44'15"W	31.80'
L23	S53°08'14"W	267.47'
L24	S89°44'15"W	31.70'
L25	S89°44'15"W	31.70'

LINE	BEARING	LENGTH
L26	S89°38'17"W	1054.29'
L27	S70°28'20"W	134.82'
L28	S09°33'53"E	132.33'
L29	S54°25'19"W	188.63'
L30	S54°25'19"W	285.69'

LINE	BEARING	LENGTH
L31	S54°25'19"W	345.31'
L32	S54°25'19"W	111.75'
L33	N79°01'44"E	333.97'
L34	S20°30'23"W	158.16'
L35	S39°05'08"E	208.75'

LINE	BEARING	LENGTH
L36	N69°48'11"W	62.98'
L37	N75°50'09"E	80.45'
L38	S75°50'09"W	95.74'
L39	N87°31'17"E	139.68'
L40	S87°31'17"W	125.59'

LINE	BEARING	LENGTH
L41	S21°38'20"E	1350.79'
L42	S31°11'20"E	1657.75'
L43	S31°11'20"E	1657.75'
L44	N40°09'45"W	1303.54'
L45	S00°28'46"W	2654.48'

LINE	BEARING	LENGTH
L46	S80°44'34"W	275.10'
L47	N57°49'44"E	194.96'
L48	S57°49'44"W	191.23'
L49	S83°25'32"E	286.44'
L50	N83°25'32"W	277.97'

LINE	BEARING	LENGTH
L51	S39°05'08"E	35.88'
L52	S84°55'09"E	190.24'
L53	N84°55'09"W	198.39'
L54	N60°17'27"E	159.79'
L55	S60°17'27"W	169.12'

UNITED STATES
AIR FORCE ACADEMY

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

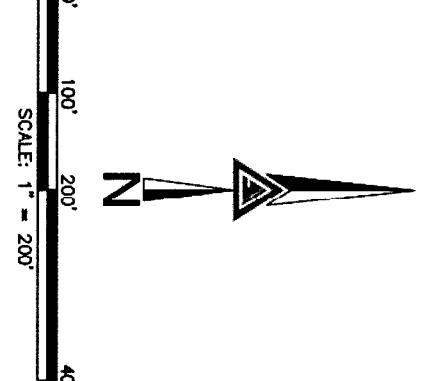
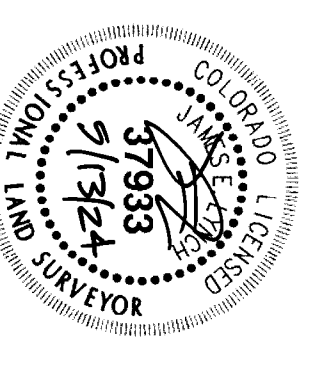
AZTEC CONSULTANTS, INC.

180 First National, Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1888
Fax: (303) 713-1898
www.aztecconsultants.com

DEVELOPER
COLA, LLC./VIEW HOMES, INC.

555 MIDDLE CREEK PKWY., SUITE 500
COLORADO SPRINGS, CO 80921

DATE OF PREPARATION: 9/18/2023
SCALE: 1"=200'
SHEET 3 OF 3



SW 1/4 SEC. 34,
T.11S., R.67W.,
SIXTH P.M.

UNPLATTED
REC. NO. 20182562

SE 1/4 SEC. 33,
T.11S., R.67W., SIXTH P.M.

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