



# 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.

## 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. \_\_\_\_\_ 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. 08041C02870 WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
5. LAND TITLE GUARANTEE COMPANY ORDER NO. RND55109385 WITH AN EFFECTIVE DATE OF 01/26/2023 AT 5:00 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; WILDFIRE 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, REVIEW 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. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED, BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

## GENERAL NOTES (CONT.):

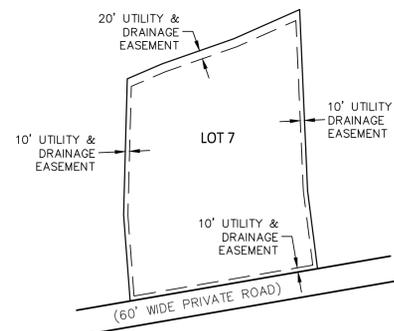
14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
15. ALL COMMON DRIVEWAY EASEMENTS TO BE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY.
16. WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
17. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
18. 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.
19. THERE SHALL BE NO DRIVEWAY ACCESS ONTO HAY CREEK ROAD.
20. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
21. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.
22. ALL ROADWAY AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED BY THE HAY CREEK HOA.
23. 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.
24. 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.
25. DEVELOPMENT IS GATED AND EMERGENCY ACCESS WILL BE GAINED WITH A FIRE DEPARTMENT APPROVED KNOXBOX.
26. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF CISTERN FOR PURPOSES OF FIRE SUPPRESSION. CISTERN IS TO BE MAINTAINED BY THE HAY CREEK VALLEY HOA.
27. 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. 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 IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
28. IF ANY PORTION OF A BUILDING IS PROPOSED TO ENCRGOACH INTO A DRAINAGE EASEMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW, BUT NO REPLAT OF THE DRAINAGE EASEMENT WILL BE REQUIRED.
29. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, 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 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.
30. TRACT B OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ 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 THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTS 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 ON ADJACENT PROPERTIES. ABSORPTION FIELDS MUST ALSO BE LOCATED A MINIMUM OF 50 FEET FROM ANY DRAINAGES, FLOODPLAINS, OR PONDED AREAS AND 25 FEET FROM DRY GULCHES. 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" (CTL | THOMPSON, DATED DECEMBER 27, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE.
2. THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR CONSTRAINTS INCLUDES EXPANSIVE NEAR SURFACE SOILS AND BEDROCK, SOILS SUSCEPTIBLE TO EROSION, STEEP SLOPES, AND FLOODING. REGIONAL GEOLOGIC CONDITIONS THAT IMPACT THE SITE INCLUDE SEISMICITY AND RADIOACTIVITY. THESE GEOLOGICAL CONDITIONS CAN 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 GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION HAY CREEK DEVELOPMENT BY CTL | THOMPSON IN FILE SP231 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:  
DOWNSLOPE CREEP:  
ROCKFALL SOURCE:  
ROCKFALL RUNOUT ZONE:  
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.



### LOT EASEMENT TYPICAL

SCALE 1" = 200'

 <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<b>DEVELOPER</b> COLA, LLC/VIEW HOMES, INC.		DATE OF PREPARATION: 9/18/2023
	555 MIDDLE CREEK PKWY., SUITE 500 COLORADO SPRINGS, CO 80921		SCALE: N.T.S.
	AzTec Proj. No.: 164022-01      Drawn By: BAM		S H E E T 2 O F 3

PCD 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.

CURVE	DELTA	RADIUS	LENGTH
C1	18°35'10"	300.00'	97.32'
C2	33°54'55"	400.00'	236.77'
C3	25°49'31"	300.00'	135.22'
C4	9°46'31"	300.00'	51.18'
C5	19°15'55"	300.00'	100.87'
C6	49°26'19"	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'

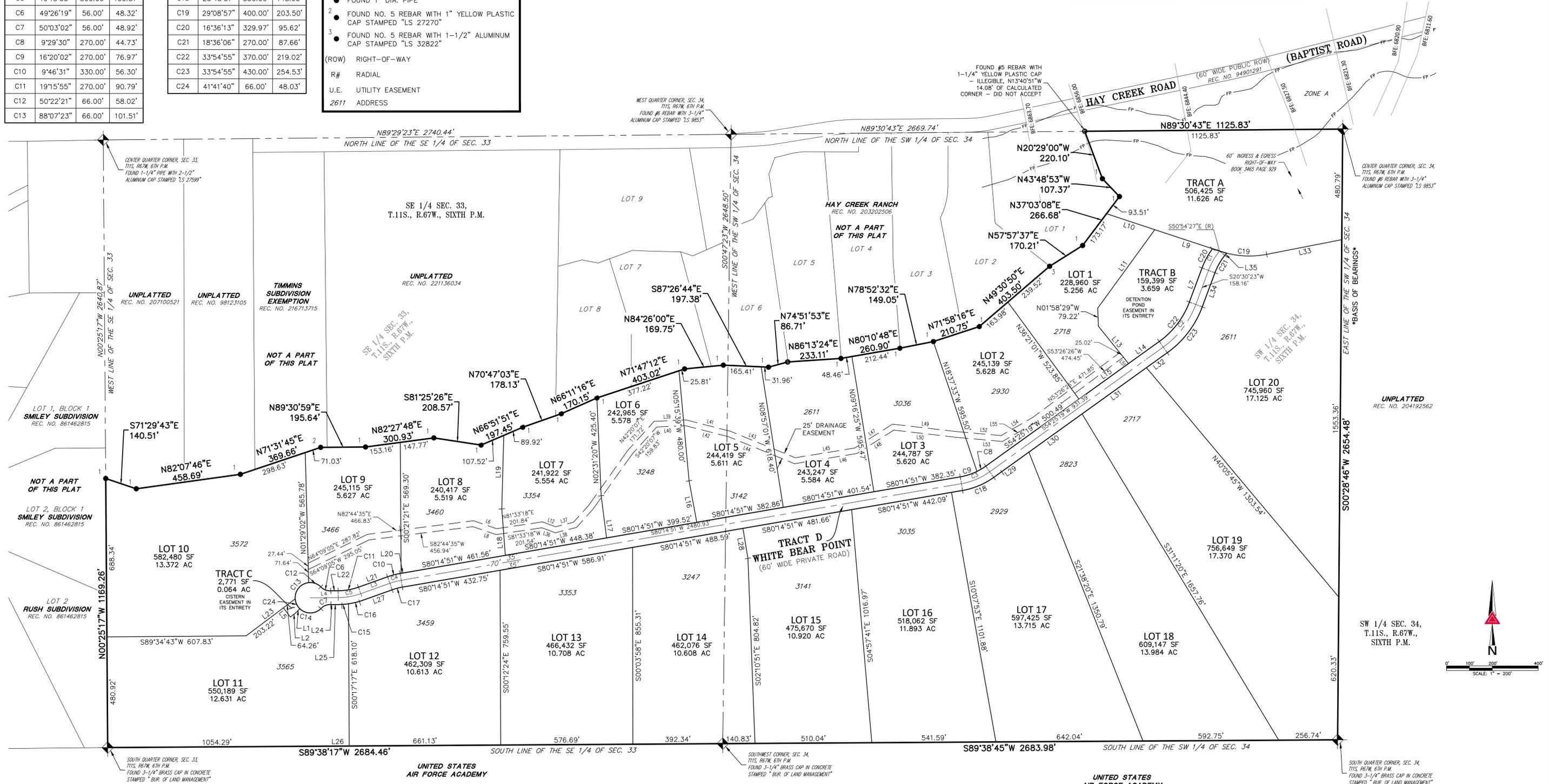
CURVE	DELTA	RADIUS	LENGTH
C14	88°11'12"	66.00'	101.58'
C15	7°54'28"	330.00'	45.55'
C16	11°21'27"	330.00'	65.41'
C17	9°46'31"	270.00'	46.07'
C18	25°48'31"	330.00'	148.65'
C19	29°08'57"	400.00'	203.50'
C20	16°36'13"	329.97'	95.62'
C21	18°36'06"	270.00'	87.66'
C22	33°54'55"	370.00'	219.02'
C23	33°54'55"	430.00'	254.53'
C24	41°41'40"	66.00'	48.03'

**LEGEND**

- ◆ ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" 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
- 2611 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	265.24'
L10	S71°45'44"E	221.73'

LINE	BEARING	LENGTH
L11	S36°09'44"W	421.86'
L12	S69°48'11"E	61.54'
L13	S39°05'08"E	208.75'
L14	S54°25'19"W	164.95'
L15	S54°25'19"W	265.95'

LINE	BEARING	LENGTH
L16	N10°31'56"W	183.68'
L17	N07°17'05"W	184.83'
L18	N04°22'12"W	202.63'
L19	N01°32'40"E	319.70'
L20	S80°14'51"W	461.56'

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°06'29"W	12.40'

LINE	BEARING	LENGTH
L36	N69°48'11"W	62.89'
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'

**UNITED STATES AIR FORCE ACADEMY**

AZTEC CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 164022-01      Drawn By: BAM

**DEVELOPER**  
**COLA, LLC./VIEW HOMES, INC.**

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

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

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.