

DECLARATION OF WATER COVENANTS
McLEAN MINOR SUBDIVISION

Susan McLean, ("Declarant") is the sole owner of real property more particularly described as being 38.68 acres, described as the NE½ NE¼ of Section 28, Township 11 South, Range 66 West, 6th P.M., in El Paso County, State of Colorado, Parcel No. 6128100014, also known as 2415 Hodgen Road, Colorado Springs, Colorado 80921 (the "Subdivision"), and depicted on attached **Exhibit A** plat map. The Declarant desires to place limited protective covenants, conditions, restrictions, and reservations upon the Subdivision to protect the Subdivision's quality residential living environment, to protect its desirability, attractiveness, and value, and to ensure compliance with all applicable groundwater determinations concerning water and water rights to be utilized within the Subdivision.

The Declarant hereby declares that all of the Subdivision as hereinafter described, with all appurtenances, facilities and improvements thereon, shall be held, sold, used, improved, occupied, owned, resided upon, hypothecated, encumbered, liened, and conveyed subject to the following reservations, uses, limitations, obligations, restrictions, covenants, provisions and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Subdivision, and for assurance of legal water usage, and all of which shall run with the land and be binding on and inure to benefit of all parties having any right, title or interest in the Subdivision or any part thereof, their heirs, successors and assigns.

NOW, THEREFORE, the following Declaration of Covenants is made:

1. **Water Decree and Augmentation Plan**

A. **Summary**

The McLean Minor Subdivision shall be subject to the obligations and requirements set forth in the June 14, 2024 Judgment and Decree affirming the Findings of Fact and ruling of Referee granting underground water rights and approving a plan for augmentation, as entered by the District Court for Water Division 2, State of Colorado, in Case No. 23CW3041, as recorded at Reception No. 224045664 of the El Paso County Clerk and Recorder, which is incorporated by reference ("Augmentation Plan" or "Water Decree"), attached as **Exhibit B**. The Augmentation Plan concerns the water rights and water supply for the Minor Subdivision and creates obligations upon the Minor Subdivision and the Lot Owners, which run with the land. The water supply for the Minor Subdivision shall be by individual wells to the not-nontributary Dawson aquifer, under the Augmentation Plan. The Augmentation Plan contemplates that each Lot Owner will be responsible for obtaining a permit from the Colorado Division of Water Resources and drilling an individual well for water service to their residence and lot to the Dawson aquifer and use of such well as consistent with the terms of the Augmentation Plan, including wastewater treatment through a non-evaporative individual septic disposal system. Lot Owners will be the Owners of the water within the aquifers underlying their Lots, and also own the plan for augmentation. The Lot Owners will be responsible for reporting and

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administration based on pumping records, and eventually for replacement of any injurious post-pumping depletions requiring construction of deep wells to the Laramie-Fox Hills aquifer at such time as all Dawson aquifer pumping ceases. Lot 1, as depicted on **Exhibit A**, has an exempt well that is not subject to the Augmentation Plan described in **Exhibit B**.

B. Water Rights Ownership

i. Declarant will transfer and assign to each Lot Owner their pro-rata portion of all right, title and interest in the Augmentation Plan and water rights thereunder. Those water rights assigned include ground water in the nontributary Laramie-Fox Hills aquifer (at least 524.2 acre-feet total) of the Denver Basin as adjudicated in the Augmentation Plan, and as reserved for replacement of any injurious post-pumping depletions.

ii. Declarant will transfer and assign to each Lot Owner at least 228 acre-feet (0.76 acre-feet per year for 300 years) of the not-nontributary Dawson aquifer groundwater for use on their respective Lots. The Declarant may also further transfer and assign to each Lot Owner a proportionate prorata-per-acre interest in the not-nontributary Denver aquifer and the not-nontributary Arapahoe aquifer as adjudicated in the Water Decree. The Dawson aquifer well on each Lot shall be augmented per the Augmentation Plan as administered by the Lot Owners.

iii. Declarant will further assign to each Lot Owner all obligations and responsibilities for compliance with the Augmentation Plan, including monitoring, accounting and reporting obligations. By this assignment to the Lot Owners, the Declarant is relieved of any and all responsibilities and obligations for the administration, enforcement and operation of the Augmentation Plan. Such conveyance shall be subject to the obligations and responsibilities of the Augmentation Plan and said water rights may not be separately assigned, transferred or encumbered by the Lot Owners. Notwithstanding an assignment by the Declarant to the Lot Owners, as long as the Declarant is also a Lot Owner, the Declarant shall continue to bear all obligations and responsibilities for compliance with the Augmentation Plan. The Lot Owners shall maintain such obligations and responsibilities in perpetuity, unless relieved of such augmentation responsibilities by decree of the Water Court, or properly entered administrative relief.

iv. Each Lot Owner's water rights in the not-nontributary Dawson aquifer underlying their respective Lot shall remain subject to the Augmentation Plan, and shall, transfer automatically upon the transfer of title to each Lot as an appurtenance, including the transfer by the Declarant to the initial Owner of a Lot, whether or not separately deeded. The ground water rights in the Dawson and Laramie-Fox Hills aquifers subject to the Augmentation Plan cannot and shall not be severable from each respective Lot, and each Lot Owner covenants that it cannot sell or transfer such ground water rights to any party separate from the conveyance of the Lot.

ii. Each Lot Owner shall promptly and fully account to the Division of Water Resources for total pumping from the individual well to the not-nontributary Dawson Aquifer on each Lot, including for any irrigation, stockwater or other permitted/allowed uses as may be required under the Augmentation Plan. The frequency of such accounting shall be annually, unless otherwise reasonably requested by the Division of Water Resources. The Lot Owners shall provide the Division of Water Resources with accounting for pumping of their not-nontributary individual Dawson aquifer wells on each Lot on an annual basis, unless otherwise reasonably requested by the Division of Water Resources.

iii. At such time as construction of a Laramie-Fox Hills aquifer well is required for replacement of post-pumping depletions under the Augmentation Plan, the Lot Owners shall be responsible for all costs and expenses in the construction of said well, as well as all reasonable reporting requirements of the Division of Water Resources associated therewith.

D. Well Permits.

i. Each Lot Owner shall be responsible for obtaining a well permit for the individual well to the not-nontributary Dawson aquifer for provision of water supply to their respective Lot. All such Dawson aquifer wells shall be constructed and operated in compliance with the Augmentation Plan, the well permit obtained from the Colorado Division of Water Resources, and the applicable rules and regulations of the Colorado Division of Water Resources. The costs of the construction, operation, maintenance and repair of such individual well, and delivery of water therefrom to the residence located on such Lot, shall be at each Lot Owner's respective expense. Each Lot Owner shall comply with any and all requirements of the Division of Water Resources to log their well, and shall install and maintain in good working order an accurate totalizing flow meter on the well in order to provide the diversion information necessary for the accounting and administration of the Augmentation Plan. It is acknowledged that well permits, and individual wells, may be in place on some of the Lots at the time of sale, and by this Declaration no warranty as to the suitability or utility of such permits or structures is made nor shall be implied.

ii. The Lot Owners shall be jointly responsible for obtaining any well permits, rights and authorities necessary for the construction of well(s) to the nontributary Laramie Fox Hills aquifer, though such well(s) shall be constructed only for purposes of replacing any injurious post-pumping depletions, consistent with the Augmentation Plan, and need not be constructed unless and until such post-pumping depletions must be replaced. The Lot Owners shall comply with any and all requirements of the Division of Water Resources to log such wells, and shall install and maintain in good working order an accurate totalizing flow meter on the well in order to provide all necessary accounting under the Augmentation Plan.

iii. No party guarantees to the Lot Owners the physical availability or the adequacy of water quality from any well to be drilled under the

v. Declarant has discretion to transfer the not-nontributary groundwater in the Denver and the Arapahoe aquifers to the overlying Lot Owner on a prorata-per-acre basis. Any groundwater from the Denver and Arapahoe aquifers that is transferred to Lot Owner may be used in said Lot Owner's sole and complete discretion, subject to the terms and conditions of this Declaration and the Augmentation Plan.

vi. The not-nontributary Dawson, Denver, and Arapahoe aquifer water rights, and the nontributary Laramie-Fox Hills water rights conveyed to each Lot Owner, as described in this Paragraph 1.B., and return flows therefrom, shall not be sold, leased or otherwise used for any purpose inconsistent with the Augmentation Plan decreed in Case No. 23CW3041 and this Declaration, shall not be separated from the transfer of title to the land, and shall not be separately conveyed, bartered or encumbered.

C. Water Administration.

i. Each Lot owner shall limit the pumping of the individual Dawson aquifer well per Lot to a maximum of 0.76 acre-feet annually, for a potential combined total of 2.28 acre-feet annually, consistent with the Augmentation Plan. Each Lot Owner shall further ensure that the allocations of use of water resulting from such pumping as provided in the Augmentation Plan is maintained, as between domestic, irrigation, stock water and other allowed uses. Each Lot Owner shall use non-evaporative septic systems in order to ensure that return flows from such systems are made to the stream system to replace depletions during pumping and shall not be sold, traded or used for any other purpose. Each lot served by a Dawson aquifer well must have an occupied single-family dwelling that is generating return flows from a non-evaporative septic system prior to any application of water for irrigation or animal watering. The Lot Owners, as the owners of all obligations and responsibilities under the Augmentation Plan, shall administer and enforce the Augmentation Plan as applies to each Lot Owner's respective Lot and pumping from individual Dawson aquifer wells. Such administration shall include, without limitation, accountings to the Colorado Division of Water Resources under the Augmentation Plan and taking all necessary and required actions under the Augmentation Plan to protect and preserve the ground water rights for all Lot Owners. Each Lot Owner has the right to specifically enforce, by injunction if necessary, the Augmentation Plan against any other Lot Owner for failing to comply with the Lot Owner's respective obligations under the Augmentation Plan, including the enforcement of the terms and conditions of well permits issued pursuant to the Augmentation Plan, and the reasonable legal costs and fees for such enforcement shall be borne by the party against whom such action is necessary. The use of the not-nontributary Dawson ground water rights owned by each Lot Owner is restricted and regulated by the terms and conditions of the Augmentation Plan and this Declaration, including, without limitation, that each Lot Owner is subject to the maximum annual well pumping of 0.76 acre-feet, for a combined total of 2.28 acre-feet annually. Failure of a Lot Owner to comply with the terms of the Augmentation Plan may result in an order from the Division of Water Resources under the Augmentation Plan to curtail use of ground water rights.

Augmentation Plan. The Denver Basin aquifers which are the subject of the Augmentation Plan are considered a nonrenewable water resource and due to anticipated water level declines the useful or economic life of the aquifers' water supply may be less than the 100 years allocated by state statutes or the 300 years of El Paso County water supply requirements, despite current groundwater modelling to the contrary.

2. Compliance

The Lot Owners shall perform and comply with all terms, conditions, and obligations of the Augmentation Plan, and shall further comply with the terms and conditions of any well permits issued by the Division of Water Resources pursuant to the Augmentation Plan, as well as all applicable statutory and regulatory authority.

3. Amendments

No changes, amendments, alterations, or deletions to this Declaration may be made which would alter, impair, or in any manner compromise the Augmentation Plan, or the water rights of the Lot Owners without the written approval of said parties, El Paso County, and Court with proper jurisdiction.

4. Termination of Covenants and Severability

These Covenants shall not terminate unless the requirements of Findings of Fact, Conclusions of Law, Ruling of Referee and Decree in Division 2 Case No. 23CW3041 are also terminated by the Division 2 Water Court and a change of water supply is approved in advance of termination by the Board of County Commissioners of El Paso County.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed this 07 day of NOV, 2024.

by [Signature] as POA for Susan McLean

By: Susan McLean



STATE OF MARYLAND)
) ss
COUNTY OF MONTGOMERY

Subscribed and sworn to before me this 07 day of NOV, 2024 by Robert Carson, Personal Representative of Susan McLean, Declarant of the McLean Minor Subdivision.

My commission expires: 04/30/2026

Witness my hand and seal.



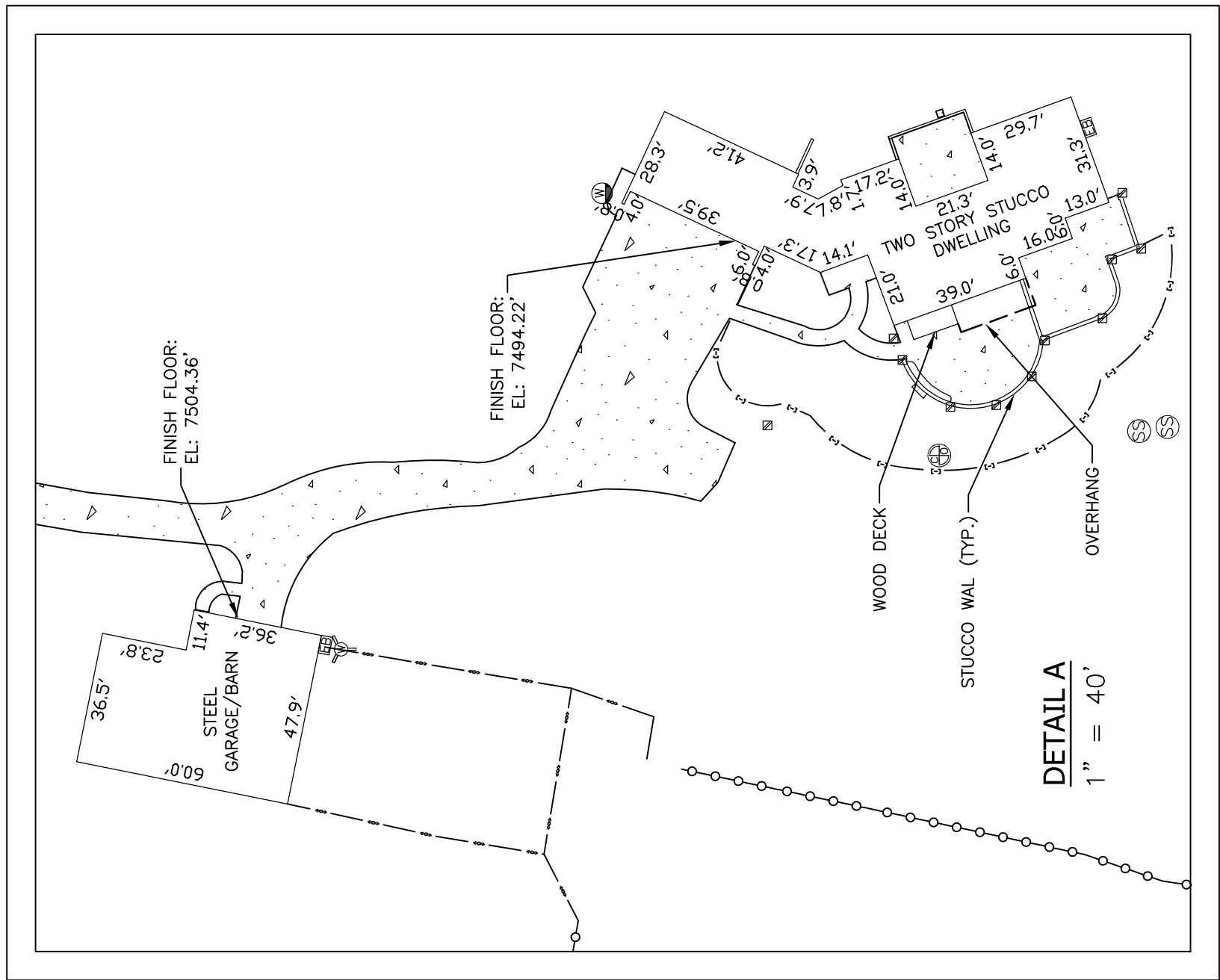
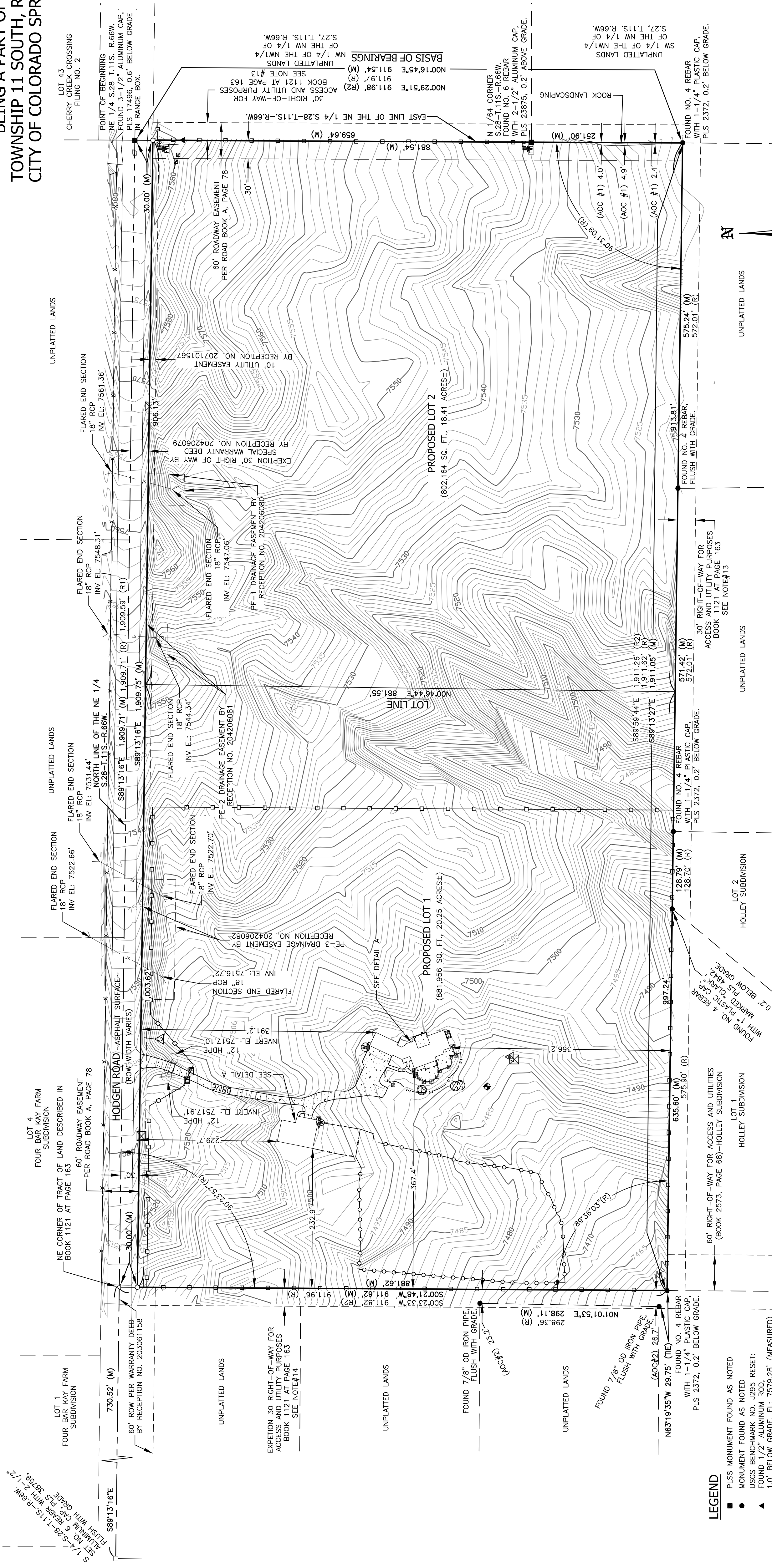
Notary Public

EXHIBITS:
A – Plat Map of the Property
B – Augmentation Plan



Exhibit A

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 28,



LEGEND

- | | | | |
|---|--|-----|--|
| ■ | PLSS MONUMENT FOUND AS NOTED | □ | SITE MONUMENT - SEE SURVEYOR'S NOTE #9 |
| ● | MONUMENT FOUND AS NOTED | (R) | RECORD VALUE |
| ▲ | USGS BENCHMARK NO. 0295 RESID. | (M) | MEASURED VALUE |
| △ | FOUND 1 1/2" ALUMINUM ROD. | (C) | AREA OF CONCERN |
| | 1.0" BELOW GRADE EL: 1579.28' (MEASURED) | ☐ | BREAK SYMBOL |
| | SET MAG NAIL WITH 1 1/2" | ☐ | STUCCO PILLAR |
| | FLUSH WITH GRADE | ☐ | FENCE POST |
| ○ | SET NO. 5 REBAR WITH 1-1/4" | ☐ | ELECTRIC TRANSFORMER |
| □ | PLASTIC CAP-PLS 38759, | ☐ | ELECTRIC BOX |
| □ | FLUSH WITH GRADE | ☐ | ELECTRIC METER |
| | | ☐ | GAS METER |
| | | ☐ | UNDERGROUND FIBER OPTIC SIGN |
| | | ☐ | FIBER OPTIC VAULT |
| | | ☐ | WELL HEAD |
| | | ☐ | YARD HOBART |
| | | ☐ | SEPTIC SEWER MANHOLE |
| | | ☐ | SEPTIC SEWER CLEANOUT |
| | | ☐ | STORM CULVERT FLARED INLET |
| | | ☐ | STORM CULVERT INLET |
| | | ☐ | UNDERGROUND 18" RCP STORM DRAIN LINE |
| | | ☐ | CONCRETE SURFACE |
| | | ☐ | STRAP/ROPE FENCE REMAINT |
| | | ☐ | WIRE STRAND FENCE |
| | | ☐ | WROUGHT IRON FENCE |

LEGAL DESCRIPTION

That portion of the Northeast quarter of Section 28, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, described as follows: "Beginning at the Northwest corner of said section, thence North 70° 09' 12" East, along the Northern line thereof 1909.71 feet to the Northeast corner of a tract of land described in Book 1121 at Page 183 of the records of El Paso County, Colorado; thence angle 90°23'55" East, along the Eastern line thereof 1909.71 feet to the point of beginning; thence angle 89°05'03" Easterly, parallel with the Northern line of said Section 28, 91.62 feet to intersect a point on the Eastern line of said Section; thence angle 90°31'09" Northerly along said Eastern line means and width of the point of beginning; and thence with a 350 foot radius curve, concave easterly, bearing S 89° 54' 57" E, distance 100.00 feet to a point on the Eastern and Southern lines of said quarter tract, recorded in Book 1121 at Page 183 of the records of El Paso County, Colorado. The area within the above-described boundary is hereby Special Warranty Deed recorded December 17, 2004 at El Paso County Records No. 2042060709.

County of El Paso, State of Colorado.
(Per Warranty deed by reception No. 212093277 per Commonwealth Land Title Insurance Company title report No. 596-HS0825084-416)

PARCEL DETAILS

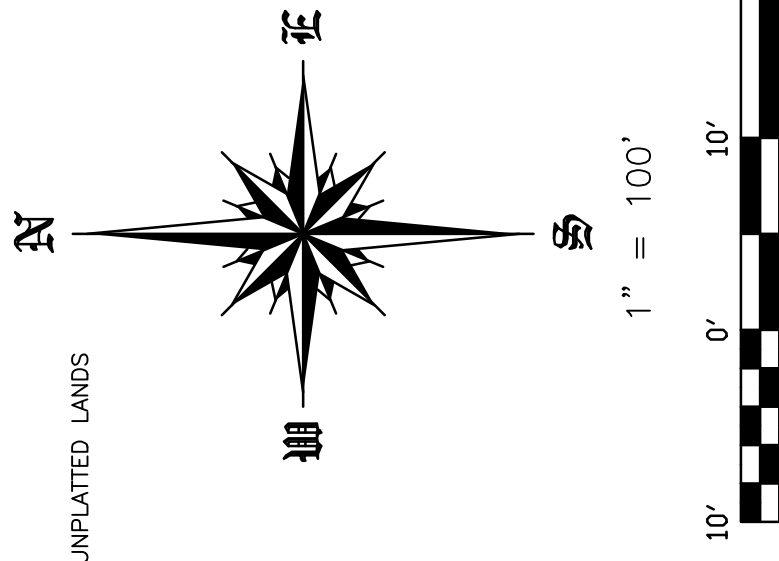
Address: 2415 Hodgen Road, Colorado Springs, Colorado, 80921-1601
El Paso County Schedule No.: 6128100014

AREAS OF CONCERN

(AOC#1): Portion of rock landscaping encroaches westerly onto subject parcel, as graphically depicted on this Improvement Survey Plat, causing an area of concern.

SURVEYOR'S NOTES

1. 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 herein.
 2. Any person who knowingly removes, alters or defaces any public land survey monument or boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-6-406.
 3. The linear units used in this drawing are U.S. Survey Feet.
 4. The fieldwork for this survey was completed on January 2, 2024.
 5. The overall subject parcel contains a calculated area of 1,684,120 square feet (38.66 acres) of land, more or less.
 6. This survey does not constitute a title search by Apex Land Surveying and Mapping, LLC. All future ownership of records regarding recorded information pertaining to this survey shall be determined by title insurance policy number 596-HS0825084-416, with an effective date of October 13, 2020/23 at 08:00 AM as provided by Commonwealth Life Title Insurance Company.
 7. Bearings are based on a portion of the East line of the Northeast quarter of Section 18, T8N, R6W of the 6th Principal Meridian, monumented on the South end, and on the corner of T8N, R6W of the 6th Principal Meridian, monumented on the South end, and on the North end with a found 3 1/2" aluminum cap, PLS 2372, 0.2' below grade, and on the box, and is assumed to bear N.00°16'45"E., a measured distance of 911.54' range.
 8. Any underground or above ground utilities shown hereon have been located from field observation and/or utility company information. Apex Land Surveying and Mapping, LLC does not guarantee said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Apex Land Surveying and Mapping, LLC did not physically enter any manholes or inlets to verify size and material. Where additional or necessary, further detailed information is required, the client is advised that excavation may be necessary.
- Site Benchmark: Set 60 D Nail (Elevation = 7,486.72' (NAVD88)).



DATE: February 7, 2024				REVISIONS	
No.	Remarks	Date	By		
Field: TUM/DDR/ZDR			Drawn: DDR		Checked: DDR/TUM

APEX Land Surveying and Mapping LLC

5855 Lehman Drive, Suite 102
Colorado Springs, CO 80918
Phone: 719-318-0377

E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com

PROJECT No.: 23077

SHEET 1 OF 1

DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO Court Address: 501 North Elizabeth Street, Suite 116 Pueblo, CO 81003 Phone Number: (719) 404-8832	DATE FILED: June 14, 2024 12:56 PM CASE NUMBER: 2023CW3041 ▲ COURT USE ONLY ▲
CONCERNING THE APPLICATION FOR WATER RIGHTS OF: SUSAN C. MCLEAN IN THE ARKANSAS RIVER IN EL PASO COUNTY	Case No.: 23CW3041 (consolidated with Division 1 Case No. 23CW3110 pursuant to Order of Panel on Multi-District Litigation 24MDL3)
FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF REFEREE AND DECREE: ADJUDICATING DENVER BASIN GROUNDWATER AND APPROVING PLAN FOR AUGMENTATION	

THIS MATTER comes before the Water Court on the Application filed by Susan C. McLean. Having reviewed said Application and other pleadings on file, and being fully advised on this matter, the Water Court makes the following findings and orders:

FINDINGS OF FACT

1. The applicant in this case is Susan C. McLean. Her address is 2415 Hodgen Road, Colorado Springs, CO 80921 ("Applicant"). The Applicant is the owner of the land totaling approximately 38.68 acres on which the structures sought to be adjudicated and augmented herein are located, and under which lies the Denver Basin groundwater described in this decree, and is the owner of the place of use where the water will be put to beneficial use, except for any potential off-property uses as described in Paragraph 20.

2. The Applicant filed this Application with the Water Courts for both Water Divisions 1 and 2 on September 21, 2023. An Order Granting No Publication in Water Division 2 was filed by mistake by Applicant on September 25, 2023. Applicant, following publication in Division 1, filed for publication in Water Division 2 on December 5, 2023. The Application was referred to the Water Referee in Division 2 on December 7, 2023.

3. The time for filing statements of opposition to the Application expired on the last day of January 2024.

4. A Motion for Consolidation of the Division 1 and Division 2 cases into Water Division 2 was filed with the Colorado Supreme Court on February 13, 2024. The Panel on Consolidated Multidistrict Litigation certified the Motion for Consolidation to the Chief

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Justice on February 13, 2024. Chief Justice, Brian D. Boatright, granted the Motion for Consolidation by Order dated March 18, 2024.

5. As stated in the Application there are no lienholders on the property, rendering the notice requirements of C.R.S. § 37-92-302(2)(b) and § 37-90-137(4)(b.5)(l) inapplicable.

6. On December 7, 2023, the Division 2 Water Court, on Motion from Applicant, ordered that newspaper publication occur in Division 2. The Division 2 Water Court ordered that publication occur in *The Gazette* in El Paso County, and the *Douglas County News Press* in Douglas County.

7. The Clerk of this Court has caused publication of the Application filed in this matter as provided by statute and the publication costs have been paid. On December 21, 2023, proof of publication in *The Gazette* and the *Douglas County News Press* were filed with the Division 2 Water Court. All notices of the Application have been given in the manner required by law.

8. Pursuant to C.R.S. § 37-92-302(2), the Office of the State Engineer has filed Determination of Facts for each Denver Basin aquifer with this Court on February 9, 2024, which have been considered by the Court in the entry of this decree.

9. Pursuant to C.R.S. § 37-92-302(4), the office of the Division Engineer for Water Division No. 2 filed its Consultation Report dated April 23, 2024, and a response to the Consultation Report was not required by the Water Court. The Consultation Report has been considered by the Water Court in the entry of this decree.

10. The Water Court has jurisdiction over the subject matter of these proceedings and over all who have standing to appear as parties whether they have appeared or not. The land and water rights involved in this case are not within a designated groundwater basin.

GROUNDWATER RIGHTS

11. The Application requested quantification and adjudication of a vested underground water right from the Dawson aquifer underlying the Applicant's property described in Paragraph 13, below, and use of McLean Wells Nos. 2 through 4, which are three (3) proposed wells that may be constructed to the Dawson aquifer, and any additional or replacement wells associated therewith, for withdrawal of Applicant's full entitlement of supply from the Dawson aquifer under the plan for augmentation decreed herein. Applicant also requested quantification and adjudication of vested underground water rights and uses from the Denver, Arapahoe, and Laramie-Fox Hills aquifers

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underlying the Applicant's property. The following findings are made with respect to such underground water rights and use of wells on the Applicant's property:

12. The land overlying the groundwater subject to the adjudication in this case is owned by the Applicant and consists of approximately 38.68 acres located in the N½ NE¼ of Section 28, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado, more specifically described as 2415 Hodgen Road, Colorado Springs, CO 80921, as shown on **Exhibit A** ("Applicant's Property"). Applicant intends to subdivide the property into up to four (4) lots. All groundwater adjudicated herein shall be withdrawn from the overlying land unless there is a further order of this Court allowing otherwise following the filing of a new water court application.

13. McLean Well No. 1: McLean Well No. 1, shown on **Exhibit A**, is located on the Applicant's Property and is permitted and constructed into the Dawson aquifer as an exempt domestic well pursuant to C.R.S. § 37-92-602(3)(b) under Well Permit No. 223432. This well will continue to be used as an exempt domestic well on one of the subdivided lots on Applicant's Property pursuant to its issued well permit pursuant to C.R.S. § 37-92-602(3)(b)(IV), and this structure and well pumping is not, and need not be, included in the plan for augmentation decreed herein. As described in Paragraph 15, below, Applicant is reserving 300 acre-feet of the Dawson aquifer groundwater underlying Applicant's Property that is adjudicated herein for use by McLean Well No. 1. Pumping and use of the Applicant's Dawson aquifer entitlement shall be made in accordance with the amounts and uses described in Permit No. 223432, or any replacement exempt well permit, and shall be limited to no more than the total amount adjudicated to Applicant from the Dawson aquifer as described herein.

14. McLean Wells No. 2 through 4: Applicant is awarded the vested right to use the McLean Wells Nos. 2 through 4, along with any necessary additional or replacement wells associated with such structures, for the extraction and use of groundwater from the not-nontributary Dawson aquifer pursuant to the plan for augmentation decreed herein. Upon entry of this decree and submittal by the Applicant of a complete well permit application and filing fee, the State Engineer shall issue well permits for McLean Wells Nos. 2 through 4, pursuant to C.R.S. § 37-90-137(4), consistent with and referencing the plan for augmentation decreed herein.

15. Of the statutorily described Denver Basin aquifers, the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers all exist beneath the Applicant's Property. The Dawson, Denver, and Arapahoe aquifers underlying the Applicant's Property contain not-nontributary water, while the water of the Laramie-Fox Hills aquifer underlying the Applicant's Property is nontributary. The quantity of water in the Denver Basin aquifers exclusive of artificial recharge underlying the Applicant's Property is as follows:

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Aquifer	Net Sand (ft)	Annual Average Withdrawal 100 Years (Acre Feet)	Annual Average Withdrawal 300 Years (Acre Feet)	Total Withdrawal (Acre Feet)
Dawson (NNT)	385	29.8	9.93	2,980 ¹
Denver (NNT-4%)	550	36.2	12.06	3,620
Arapahoe (NNT-4%)	235	15.5	5.16	1,550
Laramie-Fox Hills (NT)	190	11.0	3.66	1,100

Except as specifically identified for McLean Well No. 1, the terms and conditions set forth in this decree governing the withdrawal and use of groundwater from the Denver Basin aquifers underlying the Applicant's Property are applicable only to permitted non-exempt wells constructed into the aquifers.

16. Pursuant to C.R.S. § 37-90-137(9)(c.5)(I), the augmentation requirements for wells in the Dawson aquifer require the replacement to the affected stream systems of actual stream depletions on an annual basis. The Applicant's Property is located more than 1 mile from any point of contact with a surface stream. Pursuant to C.R.S. § 37-90-137(9)(c.5)(I), depletions from wells on the property pumping from the Denver and Arapahoe aquifers would require replacement of 4% of the amount of water pumped on an annual basis, and such additional amounts as may be required pursuant to C.R.S. § 37-90-137(9)(c.5). Applicant shall not be entitled to construct a non-exempt well or use water from the not-nontributary Dawson, Denver or Arapahoe aquifers except pursuant to an approved augmentation plan in accordance with C.R.S. § 37-90-137(9)(c.5), including as decreed herein as concerns the Dawson aquifer. In addition, Applicant shall be required to comply with the requirements of Paragraph 39.A prior to constructing and using a non-exempt well completed into the Dawson aquifer.

17. Subject to the augmentation requirements described in Paragraphs 18 and 25 and the other requirements and limitations in this decree, Applicant shall be entitled to withdraw all legally available groundwater in the Denver Basin aquifers underlying Applicant's Property. Said amounts may be withdrawn over the 100-year life for the aquifers as set forth in C.R.S. § 37-90-137(4), or withdrawn over a longer period of time based upon local governmental regulations or Applicant's water needs, provided withdrawals during such longer period are in compliance with the total amounts available

¹ Applicant is reserving 300 acre-feet of groundwater from the Dawson aquifer decreed herein for use by McLean Well No. 1 pursuant to Well Permit No. 223432 or any replacement exempt well permit.

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to Applicants as decreed herein and the augmentation requirements of this decree. This decree describes a pumping period of 300-years as to pumping from the Dawson aquifer, as required by El Paso County, Colorado Land Use Development Code § 8.4.7(C)(1). The average annual amounts of ground water available for withdrawal from the underlying Denver Basin aquifers, based upon the 100-year and 300-year aquifer life calculations, are determined and set forth above, based upon the February 9, 2024, Office of the State Engineer Determination of Facts described in Paragraph 8.

18. Applicant shall be entitled to withdraw an amount of groundwater in excess of the average annual amount decreed herein from the Denver Basin aquifers underlying Applicant's Property, so long as the sum of the total withdrawals from wells in each of the aquifers does not exceed the product of the number of years since the date of issuance of the original well permit or the date of entry of the decree herein, whichever comes first, and the average annual volume of water which Applicant is entitled to withdraw from each of the aquifers underlying Applicant's Property, subject to the requirement that such banking and excess withdrawals do not violate the terms and conditions of the plan for augmentation decreed herein and any other plan for augmentation decreed by the Court that authorizes withdrawal of the Denver Basin groundwater decreed herein.

19. Subject to the terms and conditions in the plan for augmentation decreed herein and final approval by the State Engineer's Office pursuant to the issuance of well permits in accordance with C.R.S. §§ 37-90-137(4) or 37-90-137(10), the Applicant shall have the right to use the ground water from the Dawson, Denver, Arapahoe, and Laramie Fox Hills aquifers for beneficial uses upon the Applicant's Property consisting of domestic, irrigation for lawn, garden, and greenhouse, domestic animal and livestock watering, fire protection, and also for storage and augmentation purposes associated with such uses. The amount of groundwater decreed for such uses upon the Applicant's Property is reasonable as such uses are to be made for the long-term use and enjoyment of the Applicant's Property and is to establish and provide for adequate water reserves. The nontributary groundwater may be used, reused, and successively used to extinction, both on and off the Applicant's Property subject, however, to the limitations imposed on the use of the Laramie-Fox Hills aquifer groundwater by this decree and the requirement under C.R.S. § 37-90-137(9)(b) that no more than 98% of the amount withdrawn annually shall be consumed. Applicant may use such water by immediate application or by storage and subsequent application to the beneficial uses and purposes stated herein. Provided however, as set forth above, Applicant shall only be entitled to construct a non-exempt well and use water from the not-nontributary Dawson, Denver, and Arapahoe aquifers pursuant to a decreed augmentation plan entered by the Court, including that plan for augmentation decreed herein for the Dawson aquifer.

20. Applicant has waived the 600-foot well spacing requirement for wells to be constructed upon the Applicant's Property. Pumping from McLean Well Nos. 2 through

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4 and any additional or replacement wells for those wells, or wells constructed into the Denver, Arapahoe and Laramie-Fox Hills aquifers, will not exceed 100 g.p.m., though actual pumping rates for these wells will vary according to aquifer conditions and well production capabilities. The Applicant may withdraw groundwater from the McLean Well Nos. 2 through 4 and any additional or replacement wells for those wells, or from wells constructed into the Denver, Arapahoe and Laramie-Fox Hills aquifers, at rates of flow necessary to withdraw the entire amounts decreed herein. The actual depth of each well to be constructed within the respective aquifers will be determined by topography and actual aquifer conditions.

21. Withdrawals of groundwater available from the nontributary Laramie-Fox Hills aquifer beneath the Applicant's Property in the amounts determined in accordance with the provisions of this decree will not result in injury to any other vested water rights or to any other owners or users of water.

PLAN FOR AUGMENTATION

22. The structures to be augmented are the McLean Wells Nos. 2 through 4, to be constructed to the not-nontributary Dawson aquifer underlying the Applicant's Property, along with any additional or replacement wells associated therewith.

23. Pursuant to C.R.S. § 37-90-137(9)(c.5), the augmentation obligation for the McLean Wells Nos. 2 through 4 requires the replacement of actual stream depletions of the amount of water pumped on an annual basis. The water to be used for augmentation during pumping is the septic system return flows of the not-nontributary McLean Wells Nos. 2 through 4 to be pumped as set forth in this plan for augmentation. The water to be used for augmentation of depletions following the pumping period described in this decree is the reserved portion of Applicant's nontributary water rights in the Laramie-Fox Hills aquifer as described in Paragraph 23.D. Applicant shall provide for the augmentation of stream depletions caused by pumping McLean Wells Nos. 2 through 4 and any additional or replacement wells as approved herein. Water use criteria is determined as follows for the three possible combinations of drilling McLean Well Nos. 2 through 4:

A. McLean Well No. 2

i. Use: Based on a 300-year pumping period, the McLean Wells No. 2 may pump up to 0.76 acre feet annually pursuant to the plan for augmentation authorized by this decree. Indoor use will utilize an estimated 0.2 acre feet of water per year for the residence, with the remaining pumping entitlement available for other uses on the Applicant's Property, including: irrigation of lawn and garden, and the watering of up to two horses, or equivalent livestock. The foregoing figures developed assume the use of an equal number of individual non-evaporative septic systems, with resulting return flows

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from indoor use, as described below in Paragraph 23.D.

ii. Depletions: Pumping from the Dawson aquifer will require actual depletion replacement of the pumped amount over the 300-year pumping period. Based on pumping up to 0.76 feet a year for McLean Well No. 2, the required annual replacement will be 0.1778 acre-feet per year (i.e. 23.4% of pumping). Should Applicant's pumping be less than the total 0.76 annual acre-feet described herein, resulting depletions and required septic system replacements will be correspondingly reduced.

B. McLean Well Nos. 2 and 3

i. Use: Based on a 300-year pumping period, the McLean Wells No. 2 and 3 may each pump up to 0.76 acre feet annually pursuant to the plan for augmentation authorized by this decree. Indoor use will utilize an estimated 0.2 acre feet of water per year for each the residence with the remaining 0.56 acre feet pumping entitlement available for other uses on the Applicant's Property, including: irrigation of lawn and garden, and the watering of up to two horses, or equivalent livestock. The foregoing figures developed assume the use of an equal number of individual non-evaporative septic systems, with resulting return flows from indoor use, as described below in Paragraph 23.D.

ii. Depletions: Pumping from the Dawson aquifer will require actual depletion replacement of the pumped amount over the 300-year pumping period. Based on pumping up to 0.76 feet a year for McLean Well Nos. 2 and 3 (total 1.52 acre feet annually), the required annual replacement will be 0.355 acre-feet per year (i.e. 23.4% of pumping). Should Applicant's pumping be less than the combined total 1.5 annual acre-feet described herein, resulting depletions and required septic system replacements will be correspondingly reduced.

C. McLean Well Nos. 2 through 4

i. Use: Based on a 300-year pumping period, the McLean Wells Nos. 2 through 4 may each pump up to 0.76 acre feet, assuming use by each well on one lot, for a maximum total of 2.28 acre feet being withdrawn from the Dawson aquifer annually (684 acre-feet total) pursuant to the plan for augmentation authorized by this decree. Indoor use will utilize an estimated 0.2 acre feet of water per year for each residence, with the remaining pumping entitlement available for other uses on the Applicant's Property, including: irrigation of lawn and garden, and the watering of up to two horses, or equivalent livestock. The foregoing figures provided for McLean Well Nos. 2 through 4 being developed assume the use of an equal number of individual non-evaporative septic systems, with resulting return flows from each, as described below in Paragraph 23.D.

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ii. Depletions: Pumping from the Dawson aquifer will require actual depletion replacement of the pumped amount over the 300-year pumping period. Based on pumping up to 2.28 acre feet a year for McLean Well Nos. 2 through 4, the required annual replacement will be 0.533 acre-feet per year (i.e. 23.4% of pumping). Should Applicant's pumping be less than the total 2.28 annual acre-feet described herein, resulting depletions and required septic system replacements will be correspondingly reduced.

D. Augmentation of Depletions During Pumping Life of Well: Pursuant to C.R.S. § 37-90-137(9)(c.5), Applicant is required to replace actual depletions of the water pumped from the Dawson aquifer. Applicant has shown that, provided water is delivered for indoor use and treated as required by this decree, depletions during pumping will be effectively replaced by residential return flows from non-evaporative septic systems. The annual consumptive use for non-evaporative septic systems is estimated at 10% per year per residence. At the household indoor use rate of 0.2 acre-feet per year, 0.18 acre-feet per residence is replaced to the stream system per year, utilizing a non-evaporative septic system.

i. McLean Well No. 2: Thus, during the pumping period, the total maximum annual stream depletions of 0.177 acre-feet will be augmented provided septic system return flows are generated by indoor use of water in a single residence on the lot ($1 \times 0.18 = 0.18$).

ii. McLean Well Nos. 2 and 3: Thus, during the pumping period, the total maximum annual stream depletions of 0.355 acre-feet will be augmented provided septic system return flows are generated by indoor use of water in two residences on the lot ($2 \times 0.18 = 0.36$).

iii. McLean Well Nos. 2 through 4: Thus, during the pumping period, the total maximum annual stream depletions of 0.533 acre-feet will be augmented provided septic system return flows are generated by indoor use of water in at least three residences ($3 \times 0.18 = 0.54$).

iv. These calculations of septic system return flows from indoor residential use of 0.2 acre-feet per residence show that depletions that result from pumping the annual amounts described in Paragraph 23. A, B, and C will also be adequately replaced during the pumping period for the wells under the plan for augmentation, for each of the scenarios above.

E. Augmentation of Post Pumping Depletions: This plan for augmentation shall have a pumping period of 300 years. For the replacement of post-pumping depletions which may be associated with the use of the McLean Wells Nos. 2

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through 4, in any combination described above, and any additional or replacement wells, Applicant will reserve the entirety of the nontributary Laramie-Fox Hills aquifer groundwater decreed herein (1,100 acre-feet). The amount of nontributary Laramie-Fox Hills aquifer groundwater reserved may be reduced as may be determined through this Court's retained jurisdiction as described in this decree. If the Court, by order, reduces the Applicant's obligation to account for and replace such post-pumping depletions for any reason, it may also reduce the amount of Laramie-Fox Hills aquifer groundwater reserved for such purposes, as described herein. Applicant also reserves the right to substitute other legally available augmentation sources for such post-pumping depletions upon further approval of the Court under its retained jurisdiction. Even though this reservation is made, under the Court's retained jurisdiction, Applicant reserves the right in the future to prove that post-pumping depletions will be noninjurious. Pursuant to C.R.S. § 37-90-137(9)(b), no more than 98% of water withdrawn annually from a nontributary aquifer shall be consumed. The reservation of a total of 1,100 acre-feet of Laramie-Fox Hills aquifer groundwater results in approximately 1,078 acre-feet of available post-pumping augmentation water, which will be sufficient to replace post-pumping depletions from pumping a total of 690 acre-feet from the Dawson aquifer over 300 years.

F. Permit: Upon entry of a decree in this case, the Applicant will be entitled to apply for and receive well permits for the McLean Wells Nos. 2 through 4 for the uses in accordance with this decree and otherwise in compliance with C.R.S. § 37-90-137.

24. Because depletions occur to both the South Platte and Arkansas River systems under the State's groundwater flow model, the Application in this case was filed in both Water Divisions 1 and 2. The return flows set forth above as the augmentation source during the pumping period will accrue to only the Arkansas River system where most of the depletions will occur and where the Applicant's Property is located. Under this augmentation plan, the total amount of depletions will be replaced to the Arkansas River system as set forth herein, and the Court finds that those replacements are sufficient under this augmentation plan subject to Paragraphs 43 - 47 herein.

25. This decree, upon recording, shall constitute a covenant running with Applicant's Property, benefitting and burdening said land, and requiring construction of well(s) to the nontributary Laramie-Fox Hills aquifer and pumping of water to replace post-pumping depletions under this decree. Subject to the requirements of this decree, in order to determine the amount and timing of post-pumping replacement obligations under this augmentation plan, Applicants or her successors shall use information commonly used by the Colorado Division of Water Resources for augmentation plans of this type at the time the post-pumping obligation commences. Pursuant to this covenant, the water from the nontributary Laramie-Fox Hills aquifer reserved herein may not be severed in

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ownership from the Applicant's Property. This covenant shall be for the benefit of, and enforceable by, third parties owning vested water rights who would be injured by the failure to provide for the replacement of post-pumping depletions under the decree, and shall be specifically enforceable by such third parties against the owner of the Applicant's Property.

26. Applicant or her successors shall be required to initiate pumping from the Laramie-Fox Hills aquifer for the replacement of post-pumping depletions when either: (i) the absolute total amount of water available from the Dawson aquifer allowed to be withdrawn under the plan for augmentation decreed herein (690 acre-feet) has been pumped; (ii) the Applicant or her successors in interest have acknowledged in writing that all withdrawals for beneficial use through the McLean Wells Nos. 2 through 4 have permanently ceased; (iii) a period of 10 consecutive years where no withdrawals of groundwater from McLean Wells Nos. 2 through 4 has occurred; or (iv) accounting shows that return flows from the use of the water being withdrawn are insufficient to replace depletions caused by the withdrawals that already occurred.

27. Unless modified by the Court under its retained jurisdiction, Applicant and her successors shall be responsible for accounting and replacement of post-pumping depletions as set forth herein. Should Applicant's obligation hereunder to account for and replace such post-pumping stream depletions be reduced or abrogated for any reason, Applicant may petition the Court to also modify or terminate the reservation of the Laramie-Fox Hills aquifer groundwater.

28. The term of this augmentation plan is for a minimum of 300 years, however, the length of the plan for a particular well or wells may be extended beyond such time provided the total plan pumping allocated to such well or wells is not exceeded. Should the actual operation of this augmentation plan depart from the planned diversions described in Paragraph 23 such that annual diversions are increased through banking or the duration of the plan is extended, the Applicant must prepare and submit a revised model of stream depletions caused by the actual pumping or intended schedule. This analysis must utilize depletion modeling acceptable to the State Engineer, and to this Court, and must represent the water use under the plan for the entire term of the plan to date. The analysis must show that return flows have equaled or exceeded actual stream depletions throughout the pumping period and that reserved nontributary water remains sufficient to replace post-pumping depletions. The Applicant shall provide notice of the revised model submissions to the State Engineer, this Court, and opposer in this case, and the State Engineer and opposer will have thirty (30) days for review and comment about the revised modeling, upon which, the Applicant will be allowed thirty (30) days to respond to the comments of the State Engineer and the opposer. After this notice and comment period, if the revised depletion modeling is acceptable to the State Engineer, this Court may give approval for the extension of this augmentation plan past the 300-

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year minimum.

29. Consideration has been given to the depletions from Applicant's use and proposed uses of water, in quantity, time and location, together with the amount and timing of augmentation water which will be provided by the Applicant, and the existence, if any, of injury to any owner of or person entitled to use water under a vested water right.

30. It is determined that the timing, quantity and location of replacement water under the protective terms in this decree are sufficient to protect the vested rights of other water users and eliminate injury thereto. The replacement water shall be of a quantity and quality so as to meet the requirements for which the water of senior appropriators has normally been used, and provided of such quality, such replacement water shall be accepted by the senior appropriators for substitution for water derived by the exercise of the McLean Wells Nos. 2 through 4. As a result of the operation of this plan for augmentation, the depletions from the McLean Wells Nos. 2 through 4 and any additional or replacement wells associated therewith will not result in injury to the vested water rights of others.

CONCLUSIONS OF LAW

31. The application for adjudication of Denver Basin groundwater and approval of plan for augmentation was filed with the Water Clerks for Water Divisions 1 and 2, pursuant to C.R.S. §§ 37-92-302(1)(a) and 37-90-137(9)(c.5). These cases were properly consolidated before Water Division 2.

32. The Applicant's request for adjudication of these water rights is contemplated and authorized by law, and this Court and the Water Referee have exclusive jurisdiction over these proceedings. C.R.S. §§ 37-92-302(1)(a), 37-92-203, and 37-92-305.

33. Subject to the terms of this decree, the Applicant is entitled to the sole right to withdraw all the legally available water in the Denver Basin aquifers underlying the Applicant's Property as decreed herein, and the right to use that water to the exclusion of all others.

34. The Applicant has complied with C.R.S. § 37-90-137(4), and the groundwater is legally available for withdrawal by the requested nontributary well(s), and legally available for withdrawal by the requested not nontributary well(s) upon the entry of this decree approving an augmentation plan pursuant to C.R.S. § 37-90-137(9)(c.5), and the issuance of a well permit by the State Engineer's Office. Applicant is entitled to a decree from this Court confirming their rights to withdraw groundwater pursuant to C.R.S. § 37-90-137(4).

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35. The Denver Basin water rights applied for in this case are not conditional water rights, but are vested water rights determined pursuant to C.R.S. § 37-90-137(4). No applications for diligence are required. The claims for nontributary and not nontributary groundwater meet the requirements of Colorado Law.

36. The determination and quantification of the nontributary and not nontributary groundwater rights in the Denver Basin aquifers as set forth herein is contemplated and authorized by law. C.R.S. §§ 37-90-137, and 37-92-302 through 37-92-305.

37. The Applicant's request for approval of a plan for augmentation is contemplated and authorized by law. If administered in accordance with this decree, this plan for augmentation will permit the uninterrupted diversions from the McLean Wells Nos. 2 through 4 and any additional or replacement wells for those wells as described herein without adversely affecting any other vested water rights in the Arkansas River and South Platte River or their tributaries and when curtailment would otherwise be required to meet a valid senior call for water. C.R.S. §§ 37-92-305(3), (5), and (8).

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

38. All of the foregoing Findings of Fact and Conclusions of Law are incorporated herein by reference, and are considered to be a part of this decretal portion as though set forth in full.

39. The Application for Adjudication of Denver Basin Groundwater and Plan for Augmentation filed by the Applicants is approved, subject to the terms of this decree.

A. Applicant is awarded a vested right to 2,980 acre-feet of groundwater from the not nontributary Dawson aquifer underlying Applicant's Property, as quantified in Paragraph 15 or as modified by the Court under its retained jurisdiction. A portion of the Dawson aquifer groundwater (300 acre feet) is reserved to and will be pumped by McLean Well No. 1, an exempt well, pursuant to its permit, No. 223432. The remaining Dawson aquifer water (2,680 acre feet) may be pumped pursuant to the plan for augmentation decreed herein.

B. Applicants are awarded a vested right to 3,620 acre-feet of groundwater from the not nontributary Denver aquifer underlying Applicant's Property, as quantified in Paragraph 15 or as modified by the Court under its retained jurisdiction. However, none of the not nontributary Denver aquifer water vested and decreed herein shall be withdrawn for any purpose except pursuant to a separate court-approved plan for augmentation authorizing the pumping of such amount.

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C. Applicants are awarded a vested right to 1,550 acre-feet of groundwater from the not nontributary Arapahoe aquifer underlying Applicant's Property, as quantified in Paragraph 15 or as modified by the Court under its retained jurisdiction. However, none of the not nontributary Arapahoe aquifer water vested and decreed herein shall be withdrawn for any purpose except pursuant to a separate court-approved plan for augmentation authorizing the pumping of such amount.

D. Applicants are awarded a vested right to 1,100 acre-feet of groundwater from the nontributary Laramie-Fox Hills aquifer underlying Applicant's Property, as quantified in Paragraph 15 or as modified by the Court under its retained jurisdiction. Subject to the provisions of Rule 8 of the Denver Basin Rules, 2 CCR 402-6, limiting consumption to ninety-eight percent of the amount withdrawn, and the other terms and conditions of this decree, including the reservation of the entire 1,100 acre feet awarded to be utilized only for replacement of post-pumping depletions under the plan for augmentation decreed herein, as described in Paragraph 23.D., above, Applicant's Laramie-Fox Hills aquifer groundwater may be utilized for all purposes described in Paragraph 19.

40. The Applicant has furnished acceptable proof as to all claims and, therefore, the Application for Adjudication of Denver Basin Groundwater and Plan for Augmentation, as filed by the Applicant, is granted and approved in accordance with the terms and conditions of this decree. Approval of this Application will not result in any injury to senior vested water rights.

41. The Applicant shall comply with C.R.S. § 37-90-137(9)(b), requiring the relinquishment of the right to consume two percent (2%) of the amount of the nontributary groundwater withdrawn annually. Ninety-eight percent (98%) of the nontributary groundwater withdrawn annually may therefore be consumed. No plan for augmentation shall be required to provide for such relinquishment. Applicant shall be required to demonstrate to the State Engineer prior to the issuance of a well permit that no more than ninety-eight percent of the groundwater withdrawn annually will be consumed.

42. The McLean Wells Nos. 2 through 4, and any replacement or additional wells, shall be operated such that combined pumping from all wells does not exceed the annual (2.3 acre-feet) and total (690 acre-feet) pumping limits for the Dawson aquifer as decreed herein, and is in accordance with the requirements of the plan for augmentation described herein. Consistent with Rule 11.A of the Statewide Nontributary Ground Water Rules, the Denver Basin groundwater decreed herein must be withdrawn from the "overlying land" as defined in Rule 4.A.8 of the Statewide Nontributary Ground Water Rules, and McLean Wells Nos. 2 through 4 and any additional or replacement wells for these wells shall be constructed on the overlying land. The State Engineer, the Division Engineer, and/or the Water Commissioner shall not curtail the diversion and use of water

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by the McLean Wells Nos. 2 through 4 or any additional and replacement wells so long as the return flows from the annual diversions associated with the McLean Wells Nos. 2 through 4 and such other wells accrue to the stream system pursuant to the conditions contained herein. To the extent that Applicant or one of her successors or assigns is ever unable to provide the replacement water required, then the McLean Wells Nos. 2 through 4 and any additional or replacement wells shall not be entitled to operate under the protection of this plan, and shall be subject to administration and curtailment in accordance with the laws, rules, and regulations of the State of Colorado. Pursuant to C.R.S. § 37-92-305(8), the State Engineer shall curtail all out-of-priority diversions, the depletions from which are not so replaced as to prevent injury to vested water rights. In order for this plan for augmentation to operate, return flows from the septic systems discussed herein shall at all times during pumping be in an amount sufficient to replace the amount of stream depletions, and cannot be sold, leased, or otherwise used for any purpose inconsistent with the augmentation plan decreed herein. Applicant shall be required to have any wells pumping from the Dawson aquifer on the Applicant's Property providing water for in-house use and generating septic system returns prior to pumping the wells for any of the other uses identified in Paragraphs 19 or 23.A.

43. The Court retains jurisdiction over this matter to make adjustments in the allowed average annual amount of withdrawal from the Denver Basin aquifers, either upwards or downwards, to conform to actual local aquifer characteristics, and the Applicant need not file a new application to request such adjustments. The retained jurisdiction described in this Paragraph 43 is applicable only to the quantities of water available underlying Applicant's Property, and does not affect or include the augmentation plan decreed herein, the retained jurisdiction for which is described in Paragraphs 44, 45, and 47 below.

A. At such time as adequate data may be available, Applicant or the State Engineer may invoke the Court's retained jurisdiction as provided in this Paragraph 43 for purposes of making a final determination of water rights as to the quantities of water available and allowed average annual withdrawals from any of the Denver Basin aquifers quantified and adjudicated herein. Any person seeking to invoke the Court's retained jurisdiction for such purpose shall file a verified petition with the Court setting forth with particularity the factual basis for such final determination of Denver Basin water rights under this decree, together with the proposed decretal language to effect the petition. Within four months of the filing of such verified petition, the State Engineer's Office shall utilize such information as available to make a final determination of water rights finding, and shall provide such information to the Court, Applicants, opposer, and the petitioning party.

B. If no protest is filed with the Court to such findings by the State Engineer's Office within sixty (60) days, this Court shall incorporate by entry of an

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Amended Decree such "final determination of water rights", and the provisions of this Paragraph 43 concerning adjustments to the Denver Basin ground water rights based upon local aquifer conditions shall no longer be applicable. In the event of a protest being timely filed, or should the State Engineer's Office make no timely determination as provided in Paragraph 43.A., above, the "final determination of water rights" sought in the petition may be made by the Water Court after notice to all parties and following a full and fair hearing, including entry of an Amended Decree, if applicable in the Court's reasonable discretion.

44. Pursuant to C.R.S. § 37-92-304(6), the Court shall retain continuing jurisdiction over the plan for augmentation decreed herein for reconsideration of the question of whether the provisions of this decree are necessary and/or sufficient to prevent injury to vested water rights of others, as pertains to the use of Denver Basin groundwater supplies adjudicated herein for augmentation purposes. The Court also retains continuing jurisdiction for the purpose of determining compliance with the terms of the augmentation plan. The Court further retains jurisdiction should the Applicant later seek to amend this decree by seeking to prove that post-pumping depletions are noninjurious, that the extent of replacement for post-pumping depletions is less than the amount of water reserved herein, and other post-pumping matters addressed in Paragraph 23.E. The Court's retained jurisdiction described in this paragraph may be invoked using the process set forth in Paragraph 47.

45. As pertains to the Denver Basin groundwater supplies, the Court shall retain continuing jurisdiction for so long as Applicant is required to replace depletions to the Arkansas River system, to determine whether the replacement of depletions to the Arkansas River system instead of the South Platte River system is causing injury to water rights tributary to the South Platte River system.

46. Any person may invoke the Court's retained jurisdiction at any time that Applicant is causing depletions, including ongoing post-pumping depletions, to the South Platte River system and are replacing such depletions to only the Arkansas River system. Any person seeking to invoke the Court's retained jurisdiction shall file a verified petition with the Court setting forth with particularity the factual basis for the alleged injury and to request that the Court reconsider injury to petitioner's vested water rights associated with the above replacement of depletions under this decree, together with the proposed decretal language to effect the petition. The party filing the petition shall have the burden of proof going forward to establish a prima facie case based on the facts alleged in the petition and that Applicant's failure to replace depletions to the South Platte River system is causing injury to water rights owned by that party invoking the Court's retained jurisdiction, except that the State and Division Engineer may invoke the Court's retained jurisdiction by establishing a prima facie case that injury is occurring to any vested or conditionally decreed water rights in the South Platte River system due to the location of

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Applicant's replacement water. If the Court finds that those facts are established, the Applicant shall thereupon have the burden of proof to show (i) that petitioner is not injured, or (ii) that any modification sought by the petitioner is not required to avoid injury to the petitioner, or (iii) that any term or condition proposed by Applicant in response to the petition does avoid injury to the petitioner. The Division of Water Resources as a petitioner shall be entitled to assert injury to the vested water rights of others.

47. Except as otherwise specifically provided in Paragraphs 43-46, above, pursuant to the provisions of C.R.S. § 37-92-304(6), this plan for augmentation decreed herein shall be subject to the reconsideration of this Court on the question of injury to vested water rights of others, for a period from the date of entry of this decree until five years following the date that Applicant begins operation of the plan for augmentation based on the subdivision of the Applicant's Property and withdrawal of water from any of the McLean Wells Nos. 2 through 4. Applicant shall file a notice with the Court confirming the start of operations under the plan for augmentation within thirty-five (35) days of the start date. Any person, within such period, may petition the Court to invoke its retained jurisdiction. Any person seeking to invoke the Court's retained jurisdiction shall file a verified petition with the Court setting forth with particularity the factual basis for requesting that the Court reconsider injury to petitioner's vested water rights associated with the operation of this decree, together with proposed decretal language to effect the petition. The party filing the petition shall have the burden of proof of going forward to establish a prima facie case based on the facts alleged in the petition. If the Court finds those facts are established, Applicant shall thereupon have the burden of proof to show: (i) that the petitioner is not injured, or (ii) that any modification sought by the petitioner is not required to avoid injury to the petitioner, or (iii) that any term or condition proposed by Applicant in response to the petition does avoid injury to the petitioner. The Division of Water Resources as a petitioner shall be entitled to assert injury to the vested water rights of others. If no petition concerning the subject of the Court's retained jurisdiction described in this paragraph 47 is filed within the period described in this paragraph, and the retained jurisdiction period is not extended by the Court in accordance with the provisions of the statute, the matter described in this paragraph shall become final under its own terms.

48. Pursuant to C.R.S. § 37-92-502(5)(a), the Applicant shall install and maintain such water measurement devices and recording devices as are deemed necessary by the State Engineer or Division Engineers, and the same shall be installed and operated in accordance with instructions from said entities. Applicant is to install and maintain a totalizing flow meter on McLean Wells Nos. 2 through 4 or any additional or replacement wells associated therewith and are required to include geophysical logging on each newly constructed well. Applicant shall read and record the well meter readings on October 31st of each year and shall submit the meter readings to the Water

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Commissioner by November 15th of each year, or more frequently as requested by the Water Commissioner.

49. The vested water rights, water right structures, and plan for augmentation decreed herein shall be subject to all applicable administrative rules and regulations, as currently in place or as may in the future be promulgated, of the offices of Colorado State and Division Engineers for administration of such water rights, to the extent such rules and regulations are uniformly applicable to other similarly situated water rights and water users. The McLean Wells Nos. 2 through 4 shall be permitted as non-exempt structures under the plan for augmentation decreed herein, which plan shall be implemented upon the construction and use of any of the McLean Wells Nos. 2 through 4. The State Engineer shall identify in any permits issued pursuant to this decree the specific uses which can be made of the groundwater to be withdrawn, and, to the extent the well permit application requests a use that has not been specifically identified in this decree, shall not issue a permit for any proposed use, which use the State Engineer determines to be speculative at the time of the well permit application or which would be inconsistent with the requirements of this decree, any separately decreed plan for augmentation, or any modified decree and augmentation plan.

50. The Ruling of Referee, when entered as a decree of the Water Court, shall be recorded in the real property records of El Paso County, Colorado. Copies of this ruling shall be mailed as provided by statute.

DATED: May 17, 2024.

BY THE REFEREE:



Kate Brewer, Water Referee
Water Division 2



DECREE

THE COURT FINDS THAT NO PROTEST WAS MADE IN THIS MATTER, THEREFORE THE FORGOING RULING IS CONFIRMED AND APPROVED, AND IS HEREBY MADE THE JUDGMENT AND DECREE OF THIS COURT.

DATED: June 14, 2024.

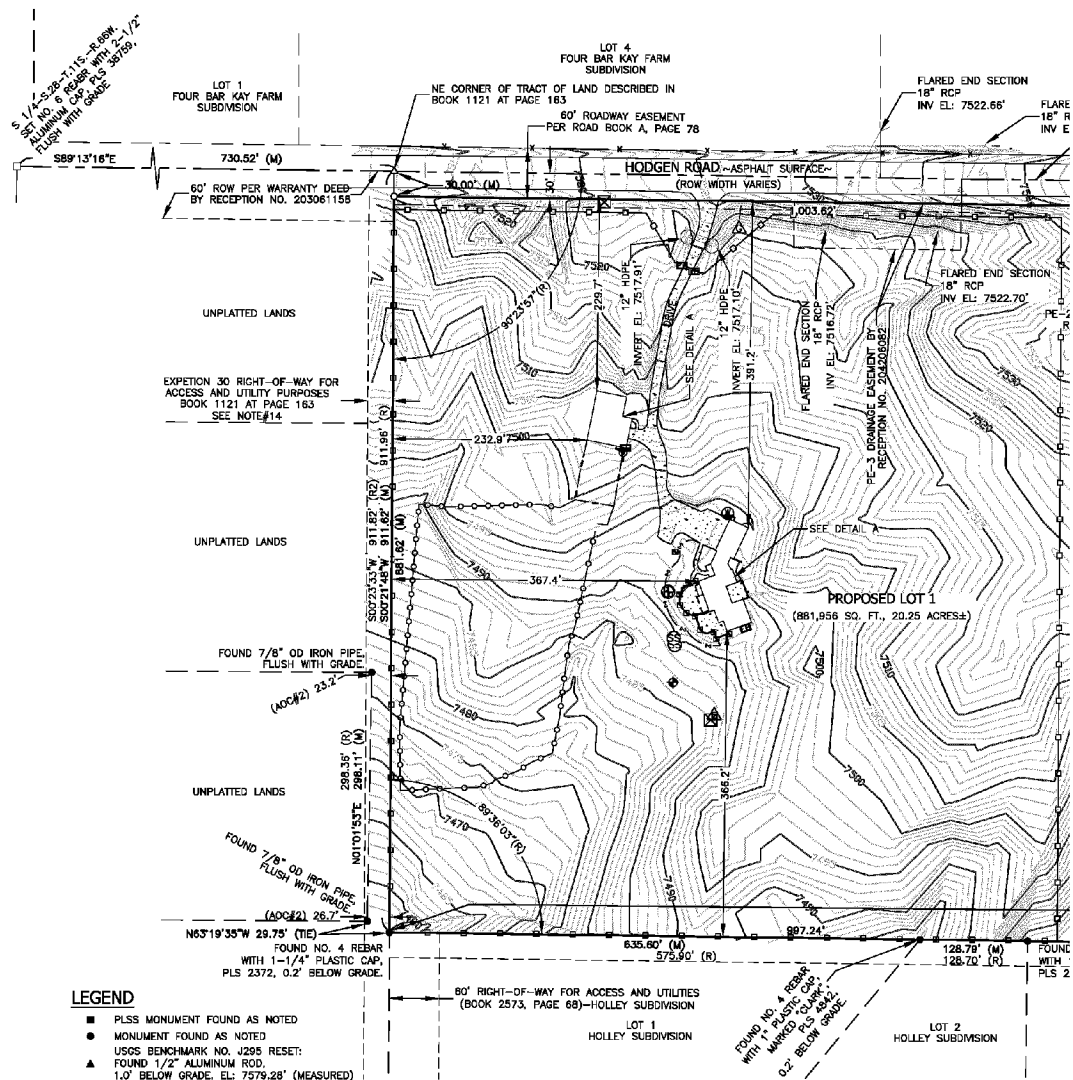
Ruling of Referee and Decree
Susan C. McLean
Case No. Z3CW3041

BY THE COURT:



Honorable Gregory J. Styduhar,
Water Judge, Water Division 2
State of Colorado





LEGEND

- PLS MONUMENT FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- ▲ USGS BENCHMARK NO. J295 RESET:
FOUND 1/2" ALUMINUM ROD,
1.0' BELOW GRADE, EL: 7579.28' (MEASURED)
- △ SET MAG NAIL WITH 1-1/2"
ALUMINUM WASHER, PLS 39759,
FLUSH WITH GRADE
- SET NO. 5 REBAR WITH 1-1/4"
PLASTIC CAP, PLS 39759,
FLUSH WITH GRADE
- PLS MONUMENT SET AS NOTED
- ◆ SITE BENCHMARK - SEE SURVEYOR'S NOTE #9
- (R) RECORD VALUE
- (M) MEASURED VALUE
- (ADOC#) AREA OF CONCERN
- BREAK SYMBOL
- STUCCO PILLAR
- FENCE POST
- ⊠ ELECTRIC TRANSFORMER
- ⊠ ELECTRIC BOX
- ⊠ ELECTRIC METER
- ⊠ GAS METER
- ⊠ UNDERGROUND FIBER OPTIC SIGN
- ⊠ FIBER OPTIC VAULT
- ⊠ WELL HEAD
- ⊠ YARD HYDRANT
- ⊠ SEPTIC SEWER MANHOLE
- ⊠ SEPTIC SEWER CLEANOUT
- ⊠ STORM CULVERT FLARED INLET
- ⊠ STORM CULVERT INLET 12" HDPE PIPE
- ⊠ UNDERGROUND 18" RCP STORM DRAIN LINE
- ⊠ CONCRETE SURFACE
- ⊠ STRAP/ROPE FENCE REMNANT
- ⊠ WIRE STRAND FENCE
- ⊠ WROUGHT IRON FENCE

