

KNOW ALL MEN BY THESE

That Hardy Road Properties LLC

EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 11 RANGE 65 TOGETHER WITH AN 80 FOOT RIGHT OF WAY EASEMENT FOR ROADWAY, UTILITIES, INGRESS AND EGRESS PURPOSES AS SET FORTH IN DEED RECORDED 1/9/1970 IN BOOK 2326 AT PAGE 276

The two legals here do not match

Response: The legal on the plat is accurate

LEGAL DESCRIPTION:

The east half of the Southeast Quarter of the Southwest Quarter of Section 14, Township 11 South, Range 65 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the south quarter corner of said Section 14; thence South 89 degrees 24 minutes 40 seconds West along the south line of the Southeast Quarter of said Section 14, 660.30 feet to the southwest corner of said east half;

thence North 00 degrees 23 minutes 53 seconds East along the west line of said east half, 1,276.75 feet to a point on the south Right-of-Way line of Hardy Road;

thence North 89 degrees 25 minutes 09 seconds East along the south Right-of-Way line of said Hardy Road, 659.90 feet;

thence South 00 degrees 22 minutes 48 seconds West, 1,276.65 feet to the Point of Beginning.

OWNER'S 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 platted said lands into lots, streets, and easements as shown hereon under the name and subdivision of HARDY ROAD PROPERTIES. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that 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 owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

[NAME] as [TITLE] of Hardy Road Properties LLC (Owner)

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The foregoing instrument was acknowledged before me this ___ day of _____, 20___ A.D., by [NAME] as [TITLE] of Hardy Road Properties LLC.

Witness my Hand and Seal: _____ Notary Public
My Commission Expires: _____ Address: _____

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Tracts, Streets and Easements as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets and Easements which shall be known as "HARDY ROAD PROPERTIES" EL PASO COUNTY, COLORADO. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

GENERAL NOTES:

- 1) (M) - Recovered monument, marked as noted. (R) - Record bearing & distance (LSP by John Keller, 6-15-2004, Rec. No. 204900075) (W) - Measured bearing & distance A.G. - Above Grade B.G. - Below Grade
- 2) The Basis of Bearings is the south line of of the Southeast Quarter of the Southwest Quarter, monumented as shown and assumed to bear South 89 degrees 24 minutes 40 seconds West.
- 3) FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0310 G effective date December 7, 2018, indicates that this parcel of land is located in Zone X (areas determined to be outside 0.2% annual chance floodplain).
- 4) This survey does not constitute a title search by Gould Land Surveying, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Gould Land Surveying, LLC relied upon a Commitment for Title Insurance prepared by Old Land Title Insurance Corporation, Order No. SR55123455 with a policy date of August 13, 2025 at 5:00 P.M.
- 5) The purpose of this survey is to plat the parcel shown hereon and establish the proposed lot lines, Right-of-Way and easements as shown hereon. The field work was completed on January 19, 2026.
- 6) This property contains a calculated area of 842,631 square feet (19.3442 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warranted or guaranteed.
- 7) Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.
- 8) The lineal units used in this survey are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.
- 9) Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- 10) 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 be commenced more than ten years from the date of the certification shown hereon.
- 11) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

EASEMENTS:

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.

SURVEYOR'S CERTIFICATION:

I, Kenneth Gould Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this [Plat of JJ RANCH] 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; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments and subdivision of land and have been met to the best of my professional knowledge, information and belief. This statement is neither a guaranty or warranty, either expressed or implied.

I attest the above on this ___th day of _____, 2026.



Kenneth Gould Jr.
State of Colorado Professional Land Surveyor No. 38556
For and on behalf of Gould Land Surveying, LLC.

**FINAL PLAT
HARDY ROAD PROPERTIES
A PORTION OF THE SOUTHWEST QUARTER
SEC. 14, T11S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO**

PCD Number: SF265

Verify no Mortgage signature block is required

PRELIMINARY FOR REVIEW

Response: There are not 3 lots

Response: PPRBD requires a site specific soils report with all building permits for foundations. The note would duplicate the PPRBD regulations and requirements in place today.

Possibly add note re: individual sub-surface soil test before construction, per soils report

Possibly add note re: water quality / corrosion potential for construction, per water report

Response: Proposed note, but may be modified after EPC Health has provided comments.

The RESPEC Water Quality Sufficiency Report dated February 2, 2025, encouraged the installation of whole house add neutralizing filter units to reduce the potential for corrosion in plumbing. The report also encouraged the use of PEX piping in new houses.

Add addresses

Response: addresses will be added to page

Replace with " There are 3 lots and no tracts in this subdivision.

Response: There are 2 lots

PLAT NOTES:

- 1) Sanitary Sewer: Sanitary Sewer will be provided by individual private septic systems at the expense of the individual property owners. Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
- 2) Gas service is provided by Black Hills Energy, Electric Service is provided by Mountain View Electric Association, subject to the Providers rules, regulations and specifications. The subdivider/developer is responsible for extending utilities to each lot, tract or building site.
- 3) All lot access shall be via Hardy Road a gravel road and maintained by the El Paso County Department of Transportation.
- 4) The thirty (30) foot Access Easement across lots 1, 2 & 3 shown hereon is for the benefit Tract A only. Ownership and maintenance is vested in the property owner of Tract A.
- 5) All property owners are responsible for maintaining proper storm water drainage in and through their property.
- 6) No driveway shall be established unless an access permit has been granted by El Paso County.
- 7) All structural foundations and septic systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 8) The following reports have been submitted and are on file at the County Development Services Department: Soils and Geological Study, Water Resource Report; Drainage Report; Wildfire Hazard Report; Natural Features Report; Onsite Wastewater Treatment System Report.
- 9) Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species.
- 10) The Subdivider(s) agrees on behalf of him/herself and any developer or 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 (Resolution No. 25-377), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- 11) Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
- 12) Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
- 13) Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service. This project is in a Low/Moderate/High Hazard Fire Intensity Area per the Colorado State Forest Service Wildfire Risk Assessment Program requiring hardened structure and defensible space. Low Hazard hardened structure to consist of a minimum Class A roofing and a defensible space of 30 ft clearance and no portion of trees or other vegetation within 10 ft of chimney outlets. Trees within defensible space shall be pruned to minimize ladder fuels. Moderate Hazard areas shall meet the requirements of Low Hazard areas if site plans are submitted prior to the adoption of the Colorado Wildfire Resiliency Code. After the adoption of the Colorado Wildfire Resiliency Code Moderate Hazard areas shall meet the requirements of High Hazard areas. High Hazard hardened structure to consist of a minimum Class A roofing, noncombustible siding/decking, eaves and overhangs. A defensible space of 30 ft irrigated, 100 ft fuel treatment, selected fire-resistant trees within 30 ft of structures, selected thinning of trees and shrubs, trees within defensible space shall be pruned to minimize ladder fuels, all trees and shrubs pruned of dead material, no portion of trees or other vegetation within 10 ft of chimney outlets. Water supplies for fire protection shall be supplied per the requirements of the Land Development Code or if there is an adopted fire code for the fire district the project is in. Maintenance of defensible space shall be continued in continuum for the existence of the structure.
- 15) Right to Farm and Ranch: Colorado is a "right-to-farm" state, meaning that certain protections are afforded agricultural operations by limiting the circumstances by which agriculture operations may be deemed to be a nuisance pursuant to C.R.S. §35-3.5-1-1 et seq.
- 16) The addresses [000] exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 17) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- 18) There are 0.16 D.U. per acre.
- 19) There are 2 lots and 1 Tract in this subdivision.
- 20) Exception 12 in the Title Commitment contains Grant of Right-of-Way for an easement being ten feet (10) either side of the power line and guy wires in a portion of Section 14, Township 11 South, Range 65 West and appears to be only for main transmission lines. This Grant of Right-of-Way is very ambiguous.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for HARDY ROAD PROPERTIES was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20___, subject to any notes specified hereon and any conditions included in the resolution of approval.

Chair, Board of County Commissioners _____ Date _____

PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for HARDY ROAD PROPERTIES was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20___, subject to any notes or conditions specified hereon.

Planning and Community Development Director _____

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed in my office on this ___ day of _____, 20___, and was recorded at Reception Number _____ of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder _____

SCHOOL FEE - DISTRICT# _____: _____

PARK FEES: REGIONAL: _____
NEIGHBORHOOD: _____

DRAINAGE BASIN: _____
BRIDGE AND SURETY FEES: _____

Surveyors Certificate
I, surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.
I attest the above on this ___ day of _____, 20___.
Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

Response: updated

If Exclusion E "Large Lot Single Family Sites" is selected to exclude the site from a PCM on the submitted PCM Applicability Form, see the following.

The qualifications for this exclusion is presented in the ECM section I.7.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

Response: note added

Project No.: 26009
February 23, 2026
Sheet 1 of 2

A PORTION OF THE SOUTHWEST QUARTER SECTION 14
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

FINAL PLAT
HARDY ROAD PROPERTIES

P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@goulds.com
GouldLandSurveying.com



FINAL PLAT
JJ RANCH — Plat name corrected
 A PORTION OF THE SOUTHWEST QUARTER
 SEC. 14, T11S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

Add the following notes:

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.

The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances. Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.

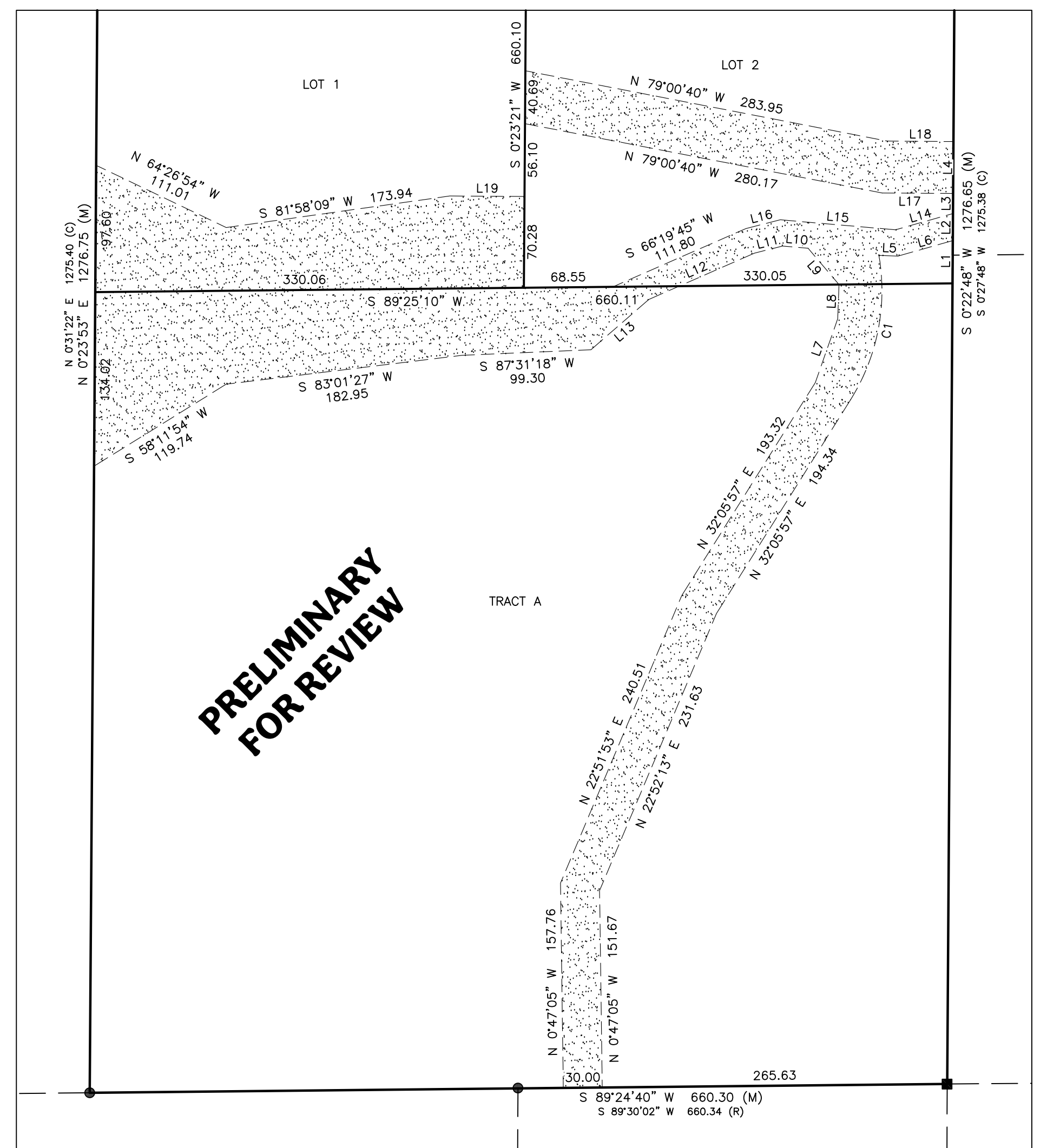
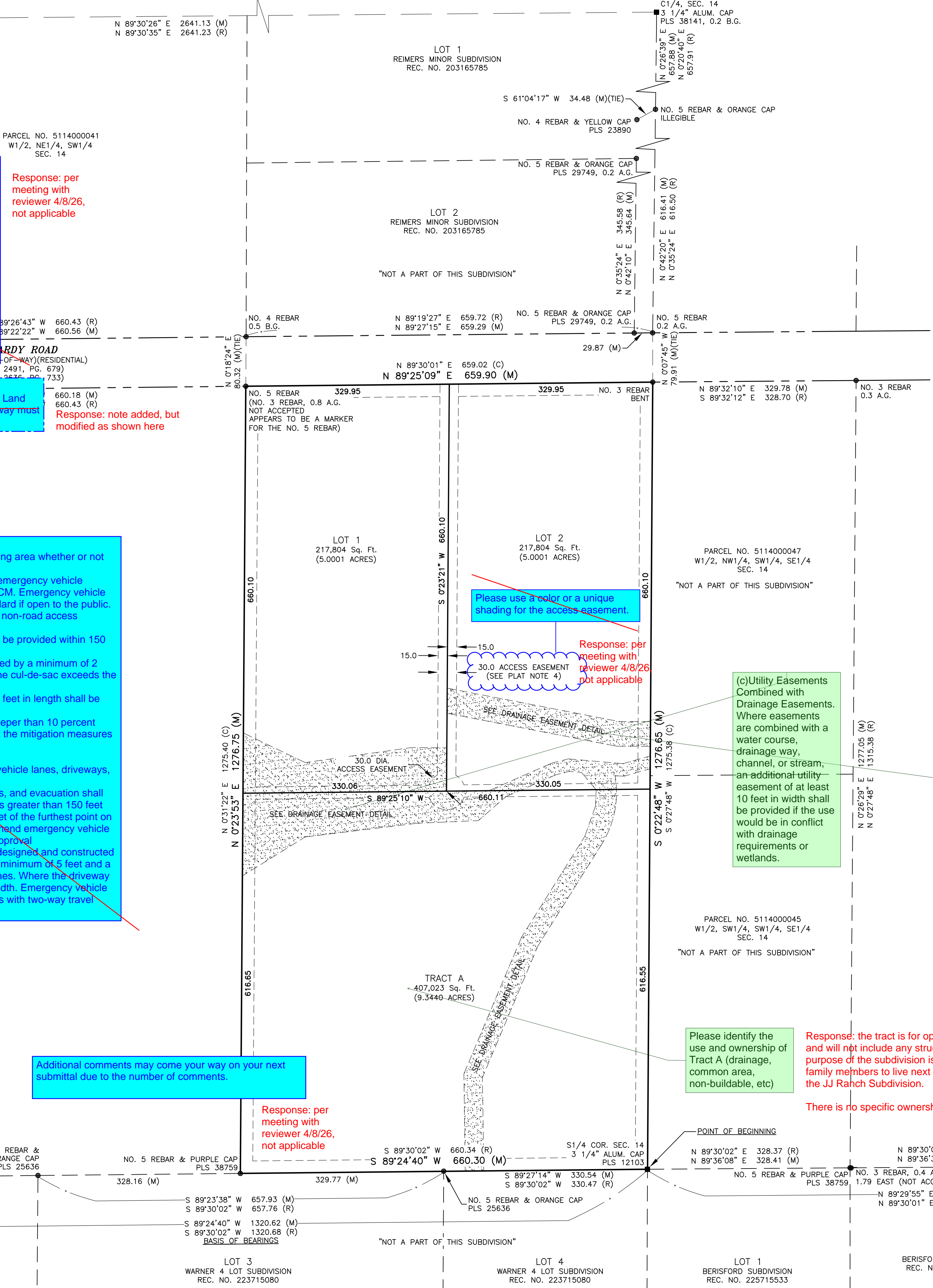
Except as otherwise notes on the Preliminary Plan, individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3. Due to their length some of the driveway must be approved by the Fire District.

Include a section in the GEOTECH report addressing the following sections of the Drainage Criteria manual:
 11.2.2 Detention Facility Construction
 11.3.3 Embankment Structures

LDC 6.3.3
 (2) Roads. This Section shall apply to all roads providing access to a planned building area whether or not they are dedicated as public roads.
 (a) Roads Constructed to County Standards. All roads, including private roads and emergency vehicle access roads, shall be designed and constructed according to this Code and the ECM. Emergency vehicle access roads shall, at a minimum, be constructed to the County's gravel road standard if open to the public. Emergency vehicle access roads which are not open to public travel shall meet the non-road access standards.
 (b) Roads within 150 Feet of Development. Roads or emergency vehicle lanes shall be provided within 150 feet of all development except single family residential development.
 (c) Two Access Routes Required. Access to a planned building area shall be provided by a minimum of 2 separate routes in accordance with the requirements of this Code and the ECM if the cul-de-sac exceeds the length allowed by the ECM.
 (d) Turnaround Required on Dead-End Roads. Every dead-end road more than 300 feet in length shall be provided with a roadway termination meeting ECM standards.
 (e) Road Grades in Wildland Fire Areas. Within wild-land fire areas, road grades steeper than 10 percent may be permitted where the Fire Authority and ECM Administrator recommend that the mitigation measures are adequate and the approval authority approves the mitigation measure.
 (3) Non-Road Access. The following minimum standards shall apply to emergency vehicle lanes, driveways, and parking lot drive lanes serving as emergency vehicle lanes.
 (a) Emergency Access Provided. Access for emergency responders, ingress, egress, and evacuation shall be provided for all buildings. (b) Driveways Required. Where any point of a building is greater than 150 feet from a road, a driveway meeting these standards shall be provided to within 150 feet of the furthest point on the building. (c) Emergency Vehicle Lanes Required. The Fire Authority may recommend emergency vehicle lanes be provided. Emergency vehicle lanes shall be provided as required by the approval authority. (d) Emergency Access Lane Design. An emergency vehicle lane shall be designed and constructed to enable fire-fighting apparatus to maneuver broadside or directly forward within a minimum of 5 feet and a maximum of 25 feet of structures. (e) Width of Driveway and Emergency Vehicle Lanes. Where the driveway is greater than 150 feet in length, it shall be not less than 10 feet in unobstructed width. Emergency vehicle lanes providing one-way travel shall be a minimum of 16 feet in width, and fire lanes with two-way travel shall be a minimum of 24 feet in width.

Per ECM section 1.7.1.B.5, residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above referenced ECM section. Impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

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



PRELIMINARY FOR REVIEW

DRAINAGE EASEMENT DETAIL
 SCALE: 1"=80'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	115.82	158.00	41°59'59"	N 11°05'57" E	113.24

LINE	BEARING	DISTANCE
L1	N 0°22'48" E	32.97
L2	N 0°22'48" E	20.82
L3	N 0°22'48" E	15.47
L4	N 0°22'48" E	40.00
L5	S 87°54'58" E	14.68
L6	N 74°13'46" E	43.89
L7	N 19°20'51" E	52.22
L8	N 2°05'02" E	26.31
L9	N 40°24'43" W	36.89
L10	N 85°02'01" W	19.81
L11	S 75°42'40" W	22.30
L12	S 66°19'45" W	88.75
L13	S 49°01'09" W	59.05
L14	S 74°13'46" W	46.02
L15	N 85°02'01" W	89.00
L16	S 75°42'40" W	27.34
L17	N 89°37'12" W	54.60
L18	N 89°37'12" W	50.89
L19	N 89°36'39" W	57.45

(d) Lots Divided by Irrigation Ditch, Stream or Drainage Facility. Lots should not be divided by an irrigation ditch, stream, or drainage facility unless a bridge or crossing is built to provide vehicular or pedestrian access to both sides.

Response: understood, but the majority of the buildable area is north of the easement. There is no need to traverse the drainage easement.

(c) Utility Easements Combined with Drainage Easements. Where easements are combined with a water course, drainage way, channel, or stream, an additional utility easement of at least 10 feet in width shall be provided if the use would be in conflict with drainage requirements or wetlands.

Please identify the use and ownership of Tract A (drainage, common area, non-buildable, etc)

Response: the tract is for open space and will not include any structures. The purpose of the subdivision is to allow family members to live next to what is the JJ Ranch Subdivision.
 There is no specific ownership.

Response: per meeting with reviewer 4/8/26, not applicable

Response: note added, but modified as shown here

Response: per meeting with reviewer 4/8/26, not applicable

Please use a color or a unique shading for the access easement.

Response: per meeting with reviewer 4/8/26, not applicable

Additional comments may come your way on your next submittal due to the number of comments.

Response: per meeting with reviewer 4/8/26, not applicable

LOT 1 WARNER 4 LOT SUBDIVISION REC. NO. 223715080

LOT 3 WARNER 4 LOT SUBDIVISION REC. NO. 223715080

LOT 4 WARNER 4 LOT SUBDIVISION REC. NO. 223715080

LOT 1 BERISFORD SUBDIVISION REC. NO. 225715533

LOT 3 BERISFORD SUBDIVISION REC. NO. 225715533

PRELIMINARY FOR REVIEW

PRELIMINARY FOR REVIEW

