

KNOW ALL MEN BY THESE PRESENTS:

That Hardy Road Properties LLC, being the owner of the described tract of land, to wit:

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 the Southwest 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.

Jay Ohmes as Manager 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 Jay Ohmes as Manager 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) Recovered monument, marked as noted.
Recovered Aliquot monument, marked as noted.
Record bearing & distance (LSP by John Keiler, 6-15-2004, Rec. No. 204900075)
Measured bearing & distance
Above Grade
Below Grade
2) The Basis of Bearings is the south line 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. SR551234955 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 on 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 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.
8) The lineal units used in this survey are International Feet. An international foot is defined exactly as 1200/3937.0078.
9) Easements and other public documents shown or noted on this survey were examined as to location and purpose and 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 10 years to discover such defect. In no event may any action be commenced more than ten years from the date of the certification.
11) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or 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:

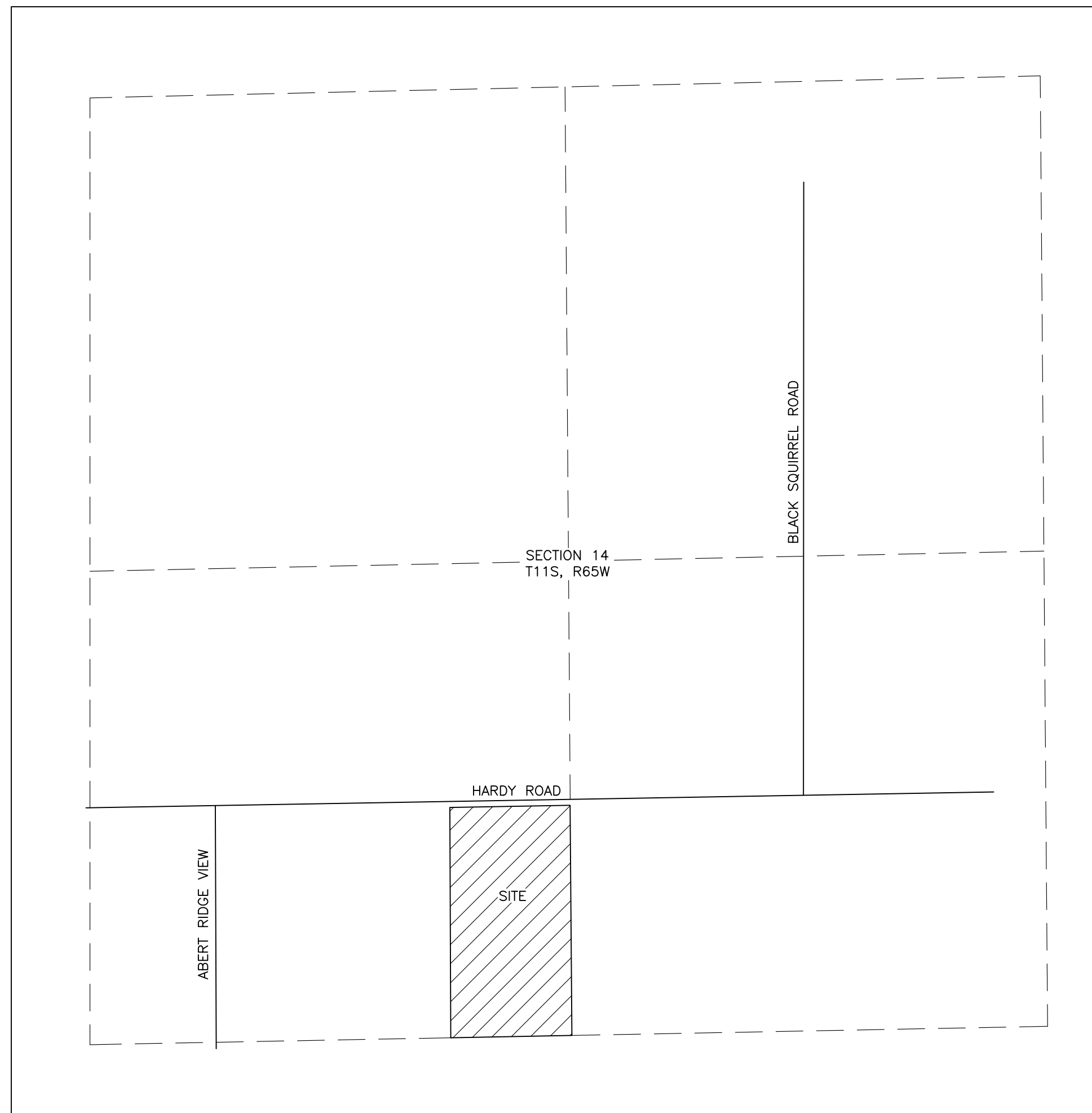
I, Kenneth Gould Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical 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. This statement is neither a guaranty or warranty, either expressed or implied.

I attest the above on this ___ 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



I acknowledge that there was a good attempt to address all the comments but you did miss some of the important text details. Please add the two notes below and place them where the arrow is pointing.

1. RMG (page 13), "Shallow groundwater is anticipated to impact the proposed development in the location of the test borings and test pits," and recommends (for homes located south of the existing homes to the east and west as follows:

- "A yearlong groundwater monitoring program be implemented to verify the separation of groundwater through all four seasons.
- Restrict basement construction.
- Raise the foundation bearing elevation to maintain separation."

Since groundwater was encountered as shallow as 5 feet below grade, CGS recommends that the county require groundwater monitoring/observation to obtain data to determine the feasibility of basements and to verify that proposed foundation components are at least 3 feet above the maximum anticipated groundwater level and are maintained year-round. To be effective, however, this monitoring should include observations through spring, summer, fall, and winter, and not merely during site-specific building investigations. CGS recommends that basements are not allowed at this location unless a groundwater monitoring program is performed.

2. Prior to building permit application, site-specific soils and foundation investigations for the proposed structure(s).

This plat for JJ Ranch Subdivision 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 JJ Ranch Subdivision 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

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 as 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.
14) 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) 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.
17) 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.
18) 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.
19) Tract A is for open space and use by the owners of Lots 1 and 2, ownership is vested in Hardy Road Properties LLC
20) The addresses [000] exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
21) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
22) Lots within the subdivision may potentially be impacted by a geologic hazard of faults, radon, and seasonal groundwater. Details can be found in the report Soils and Geology Study by RMG, dated January 23, 2026 in file no. (RMG Job No. 200725) available at the El Paso County Planning and Community Development Department. Due to potential seasonal groundwater in the area, each individual lot is to be investigated by the lot owner's Geological Engineer of Record for final foundation parameters and recommendations.
23) If the individual lot investigation encounters groundwater at 8 feet or less below grade, a groundwater monitoring/observation will be required to obtain data to determine the feasibility of basements and to verify that proposed foundation components are at least 3 feet above the maximum anticipated groundwater level and are maintained year-round.
24) Acceptable water testing results from Colorado Analytical Laboratories and Hazen Research identified potential corrosivity. The RESPEC Water Quality Sufficiency Report dated February 2, 2025, encouraged the installation of whole house acid neutralizing filter units to reduce the potential for corrosion in plumbing. Their report also encouraged the use of PEX piping in the new houses.
25) Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.
26) Maintenance requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____ of the Office of the El Paso County Clerk and Recorder.
23) There are 0.16 D.U. per acre.
24) There are 2 Lots and 1 Tract in this subdivision.
25) 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.

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 acid neutralizing filter units to reduce the potential for corrosion in plumbing. The report also encouraged the use of PEX piping in new houses.

SCHOOL FEE - DISTRICT# _____: _____
PARK FEES: REGIONAL: _____
NEIGHBORHOOD: _____
DRAINAGE BASIN: _____
DRAINAGE AND SURETY FEES: _____
BRIDGE FEE: _____

Project No.: 26009
June 1, 2026
Sheet 1 of 2

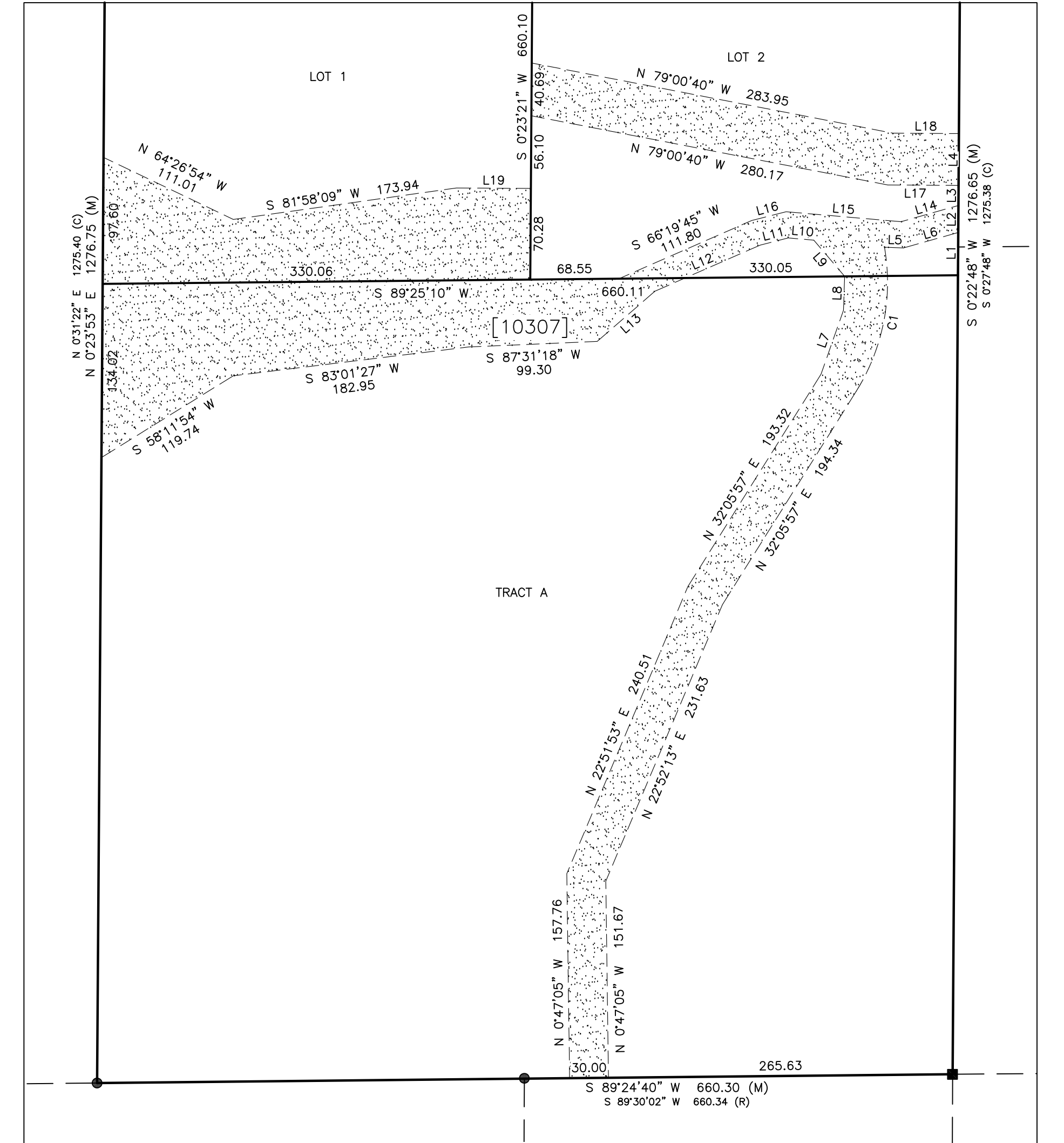
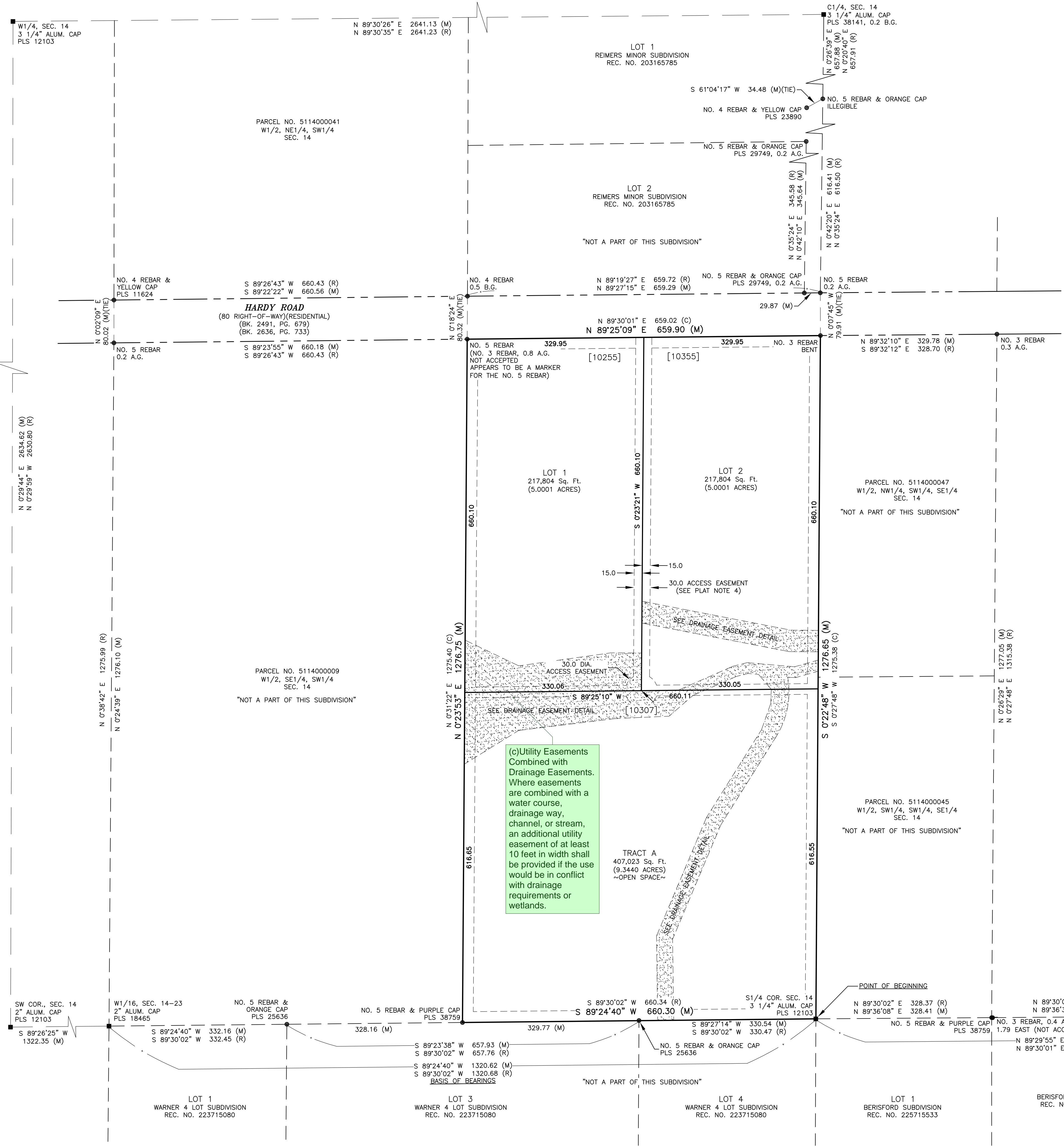
A PORTION OF THE SOUTHWEST QUARTER SECTION 14
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

FINAL PLAT
HARDY ROAD PROPERTIES

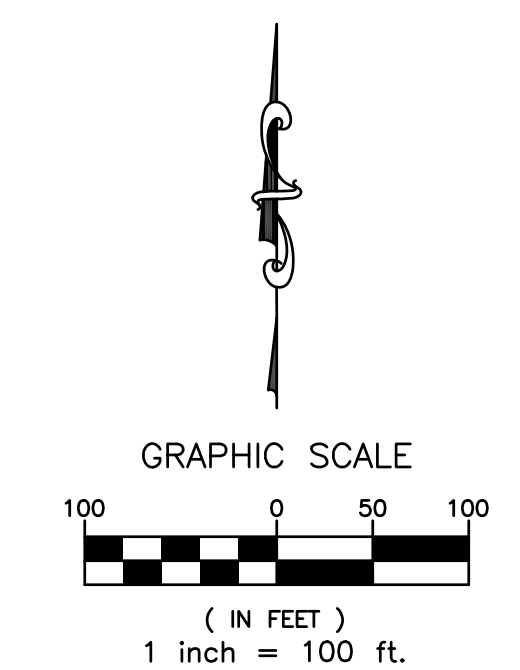
P.O. Box 7123
Woodland Park, CO 80863
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GouldLandSurveying.com



**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**



DRAINAGE EASEMENT DETAIL
SCALE: 1"=80'



DRAINAGE EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	115.82	158.00	41°59'59"	N 11°05'57" E	113.24

DRAINAGE EASEMENT LINE TABLE

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	14.88
L6	N 74°13'46" W	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

(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.



Project No.: 26009
June 1, 2026
Sheet 2 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**

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