

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 JJ RANCH SUBDIVISION. 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 "JJ RANCH SUBDIVISION" 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. (R) - Record bearing & distance (LSP by John Keiler, 6-15-2004, Rec. No. 204900075) (M) - Measured bearing & distance A.C. - Above Grade B.G. - 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. 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:

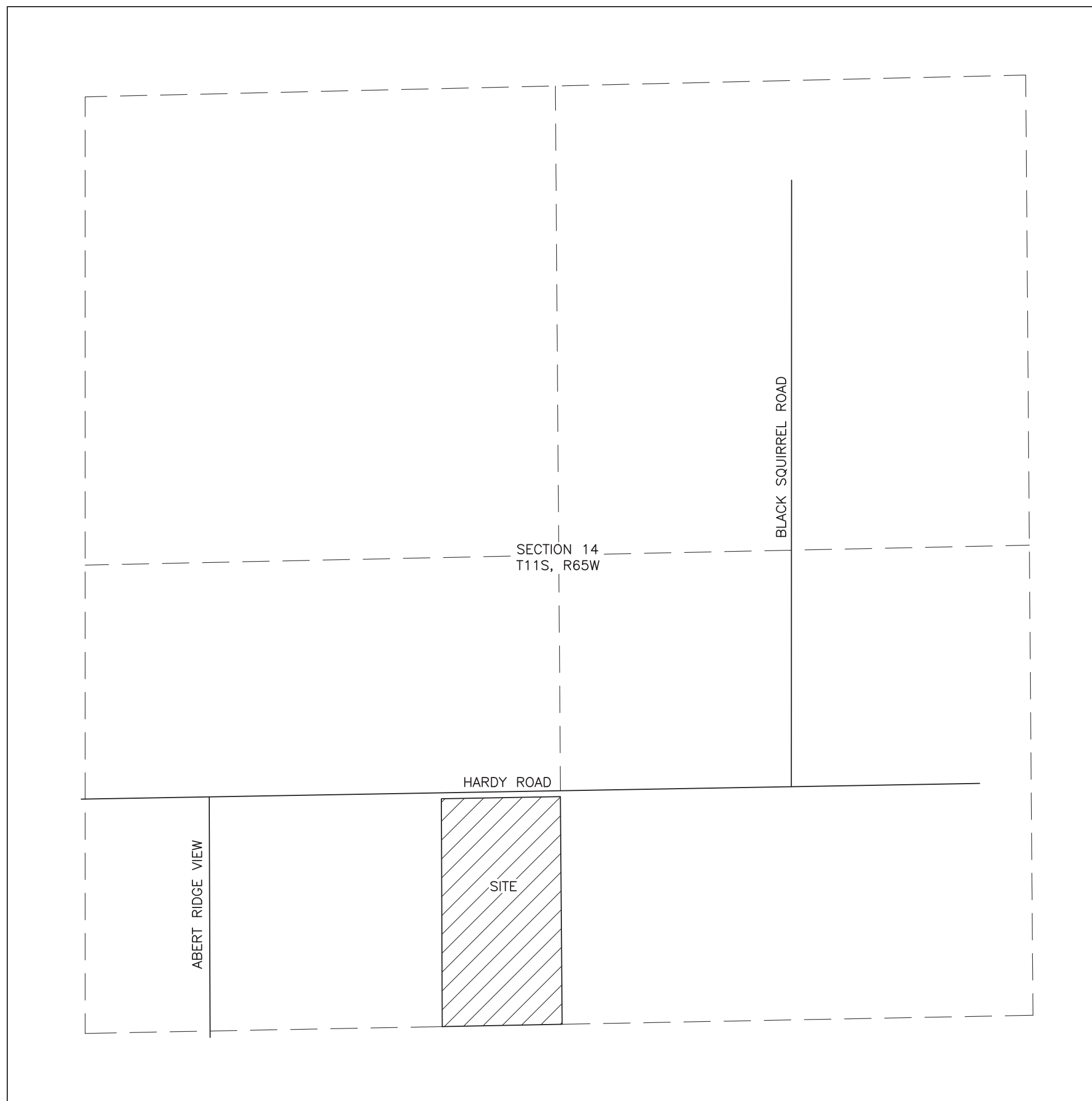
I, Kenneth Gould Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical 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
JJ RANCH SUBDIVISION
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**



(B)Common Homeowner Land.
(1)Homeowners Association Required. For a division of land that includes easements or tracts to be used for common facilities including common open space or areas, private roads, detention facilities, water facilities, water augmentation obligations, landscaping or other features requiring maintenance, the owner shall establish a HOA or other entity approved by the CAO to be responsible for the maintenance. For subdivisions with 3 lots or less, maintenance responsibility may be placed on the individual lot owners in the covenants without having to create an HOA or other entity. Prior to recording the final plat for any subdivision with maintenance requirements, the applicant shall provide to PCD and the CAO for review and approval the appropriate legal documents (e.g., covenants, articles of incorporation, bylaws, maintenance agreements, etc.) necessary to create the HOA or other entity and to place maintenance responsibility on said HOA, other entity, or the individual lot owners.
(2)Conveyance of Common Homeowner Land. Easements, lots or tracts to be owned and maintained by the HOA shall be dedicated by both a statement on the final plat and warranty deed. A plat note concerning the responsibility for ownership and maintenance of the easements or tracts shall be included on the face of the final plat.

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. **Spelling: lot**
- 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) There are 0.16 D.U. per acre.
- 23) There are 2 Lots and 1 Tract in this subdivision.
- 24) 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 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 _____

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

Project No.: 26009
April 18, 2026
Sheet 1 of 2

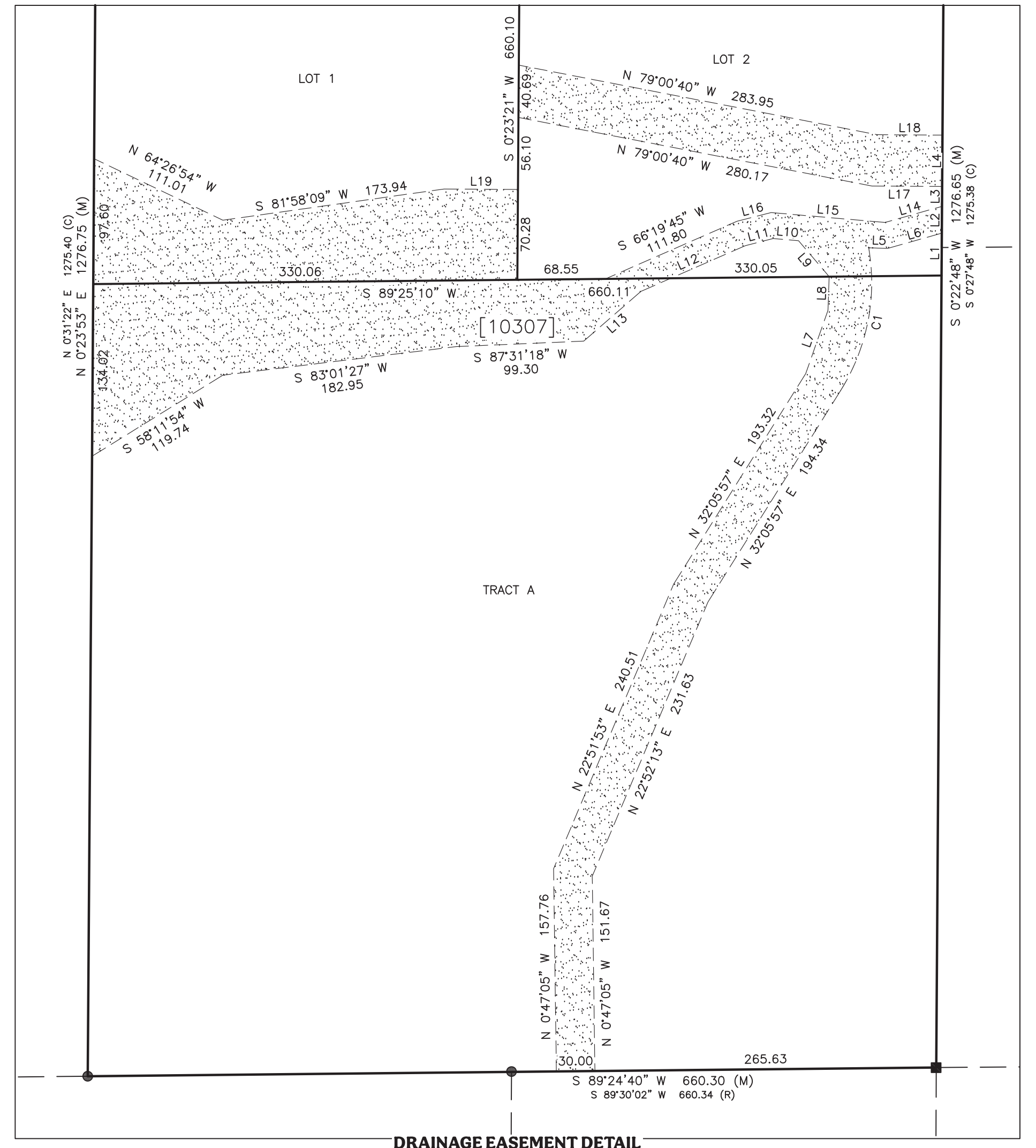
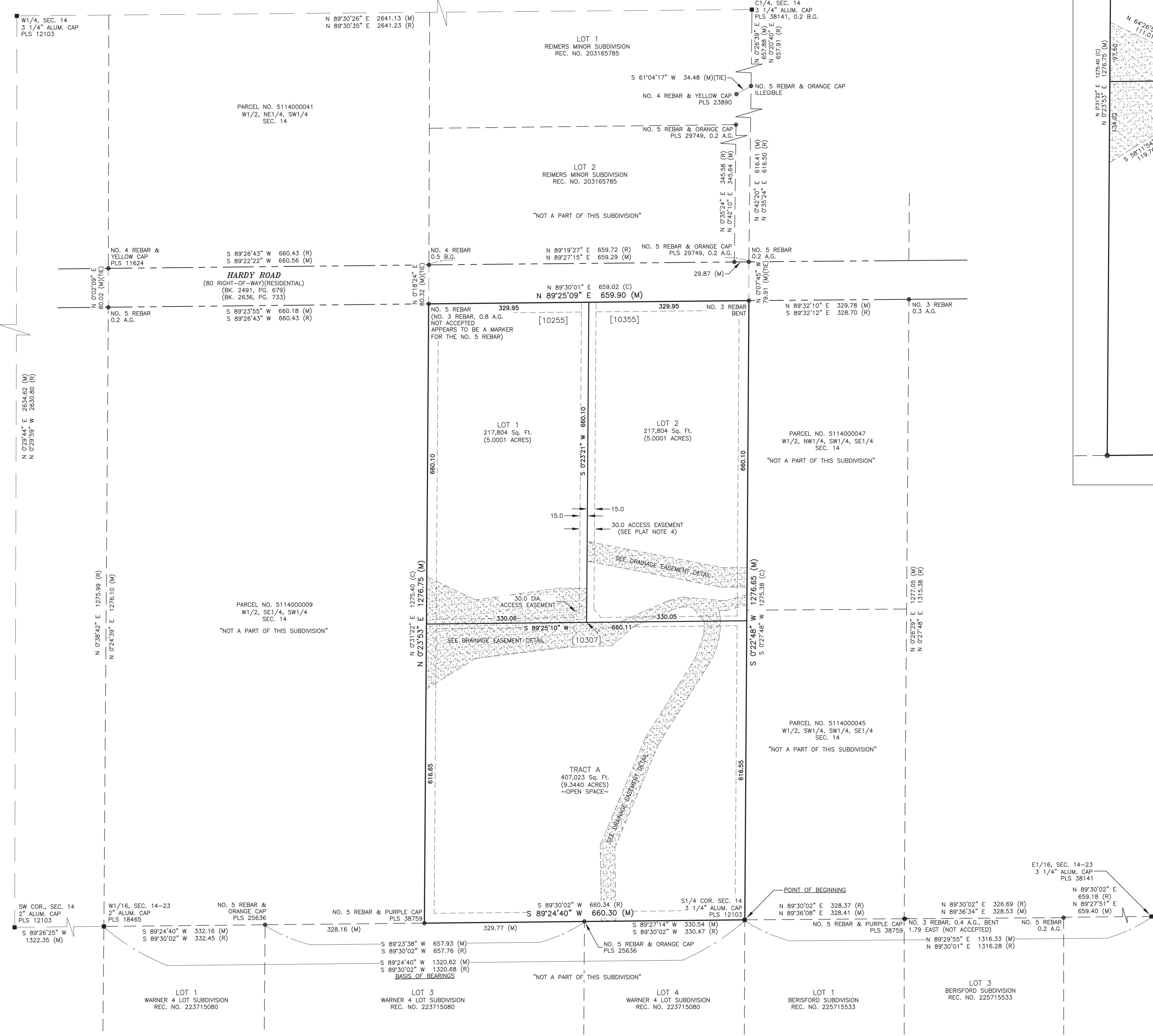
A PORTION OF THE SOUTHWEST QUARTER SECTION 14
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

FINAL PLAT
JJ RANCH SUBDIVISION

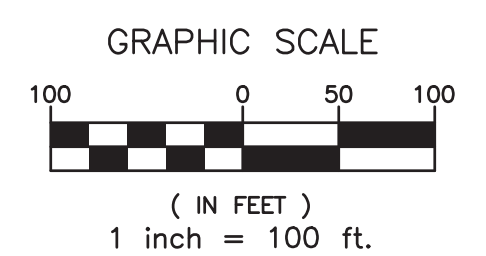
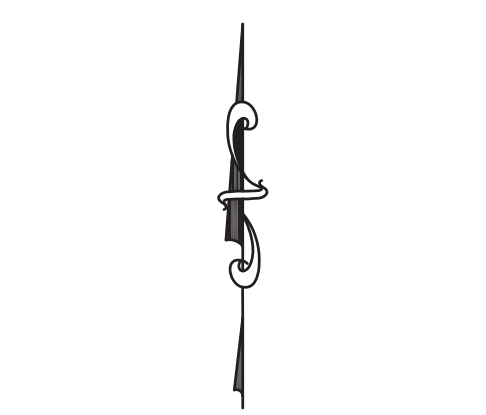
P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@goulds.com
GouldLandSurveying.com



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 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
CT	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" 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



Project No.: 26009
 April 18, 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
JJ RANCH SUBDIVISION

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

