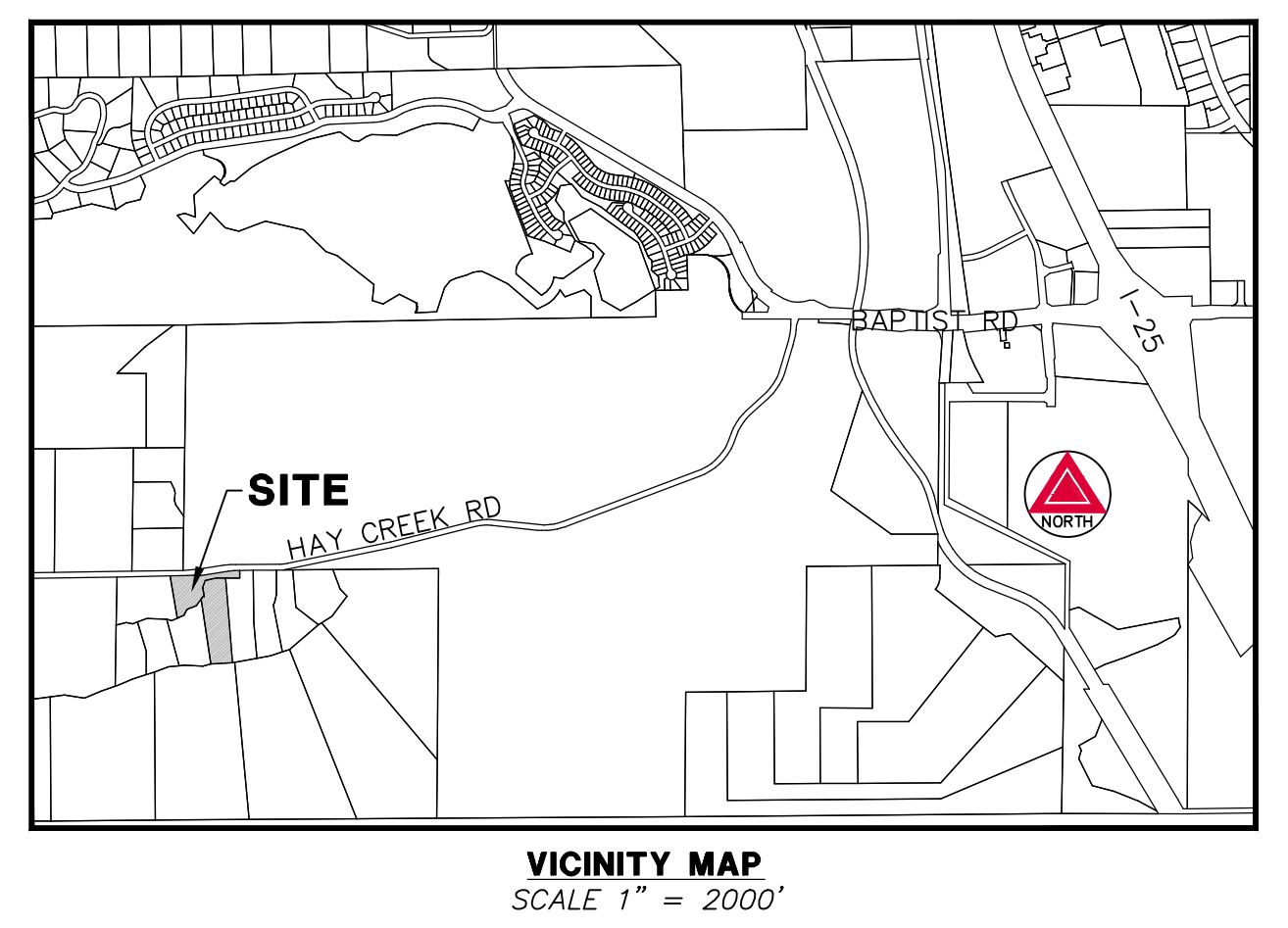


HAY CREEK RANCH FILING NO. 1A

A REPLAT OF LOTS 5 AND 10, HAY CREEK RANCH
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

- GENERAL NOTES:**
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW ON JANUARY 25, 2024.
 - PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
 - BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°30'52" EAST, A DISTANCE OF 2,669.74 FEET.
 - A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN HEREON. THE REMAINDER IS LOCATED IN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY PER FIRM PANEL NO. 08041C0267G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
 - LAND TITLE GUARANTEE COMPANY ORDER NO. SR55115928 WITH AN EFFECTIVE DATE OF 02/28/2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.



MONUMENT SYMBOL LEGEND

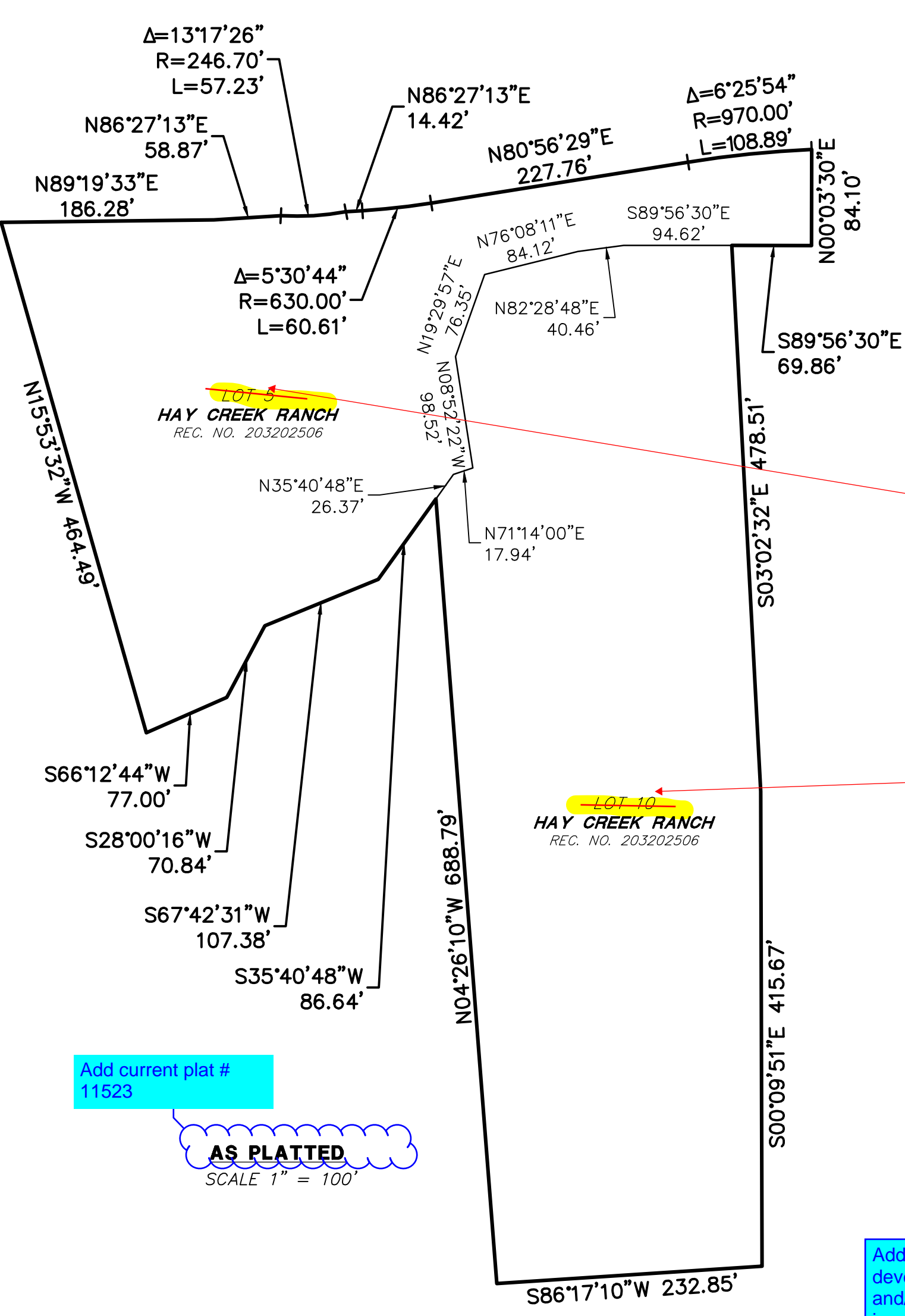
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND 1" DIA. IRON PIPE
- FOUND NO. 5 REBAR
- FOUND NO. 5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 27605"

P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
FP FLOODPLAIN LIMITS

An overall note is needed that all plat notes, restrictions, hazards etc listed on Plat # 11523 recorded under Rec. 203202506 still apply

Include Plat notes from Hay Creek Ranch Plat and new standard plat notes which can be found on the El Paso County Planning and Community Development Website

Public drive easement continues to Hay Creek Road, depict on plat



Note: The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

Note all applicable notes affecting Lot #5/10/10A must be added to the plat. This plat is missing pertinent information and linework. Add missing curve table, elevations etc. A separate sheet should be added with all applicable notes.

The lot numbers 5 and 10 appear to be swapped and do not match the original plat or EPC Assessor

Add missing downslope creep area linework and 30% slope areas per plat #11523

Add current plat # 11523

AS PLATTED
SCALE 1" = 100'

CLERK AND RECORDER:
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
EL PASO COUNTY CLERK AND RECORDER

Does this agreement need to be updated?

11. ACCESS AND MAINTENANCE RIGHTS AND RESPONSIBILITIES FOR LOTS 5 & 10 ARE AS DEFINED IN THE ACCESS, EASEMENT, AND MAINTENANCE AGREEMENT AS RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 203202506

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED, DAVID R. BIEL AND JANE V. BIEL, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:
LOT 5 AND 10, HAY CREEK RANCH,
COUNTY OF EL PASO, STATE OF COLORADO.

OWNERS 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, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HAY CREEK RANCH FILING NO. 1A. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT ALL 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 COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THESE 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.

DAVID R. BIEL _____ JANE V. BIEL _____
NOTARIAL:
STATE OF COLORADO }
COUNTY OF EL PASO } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 A.D. BY DAVID R. BIEL AND JANE V. BIEL.
WITNESS MY HAND AND SEAL _____
ADDRESS _____
MY COMMISSION EXPIRES _____
NOTARY PUBLIC

PLANNING AND COMMUNITY DEVELOPMENT APPROVAL:
THIS PLAT "HAY CREEK RANCH FILING NO. 1A" 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 SPECIFIC HEREON.
PREVIOUS PLAT "HAY CREEK RANCH" IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT/LOT LINE ADJUSTMENT SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NUMBER 203202506.

SURVEYOR'S CERTIFICATE:
I JAMES E. LYNCH, A DULY LICENSED 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____.

COMMENCE ANY LEGAL ACTION BASED UPON AFTER YOU FIRST DISCOVER SUCH DEFECT. IN EFFECT IN THIS SURVEY BE COMMENCED MORE LATE THAN SHOWN HEREON.
LICENSEURE FOR ARCHITECTS, PROFESSIONAL RULE 1.6.B.2 THE WORD "CERTIFY" AS USED OPINION AND DOES NOT CONSTITUTE A STATEMENT OF FACT. THE SURVEY REPRESENTED HEREON HAS BEEN PREPARED IN FULL COMPLIANCE WITH 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.

	DATE OF PREPARATION:	3/7/2024
	SCALE:	1"=60'
SHEET 1 OF 1		

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Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 196324-01 Drawn By: JEL

LAST REVISED: 3/15/2024

UNPLATTED
PARCEL F
REC. NO. 222108381

AS RE-PLATTED

UNPLATTED
PARCEL C
REC. NO. 222108381