

HAY CREEK RANCH FILING NO. 1A

A VACATE AND 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.

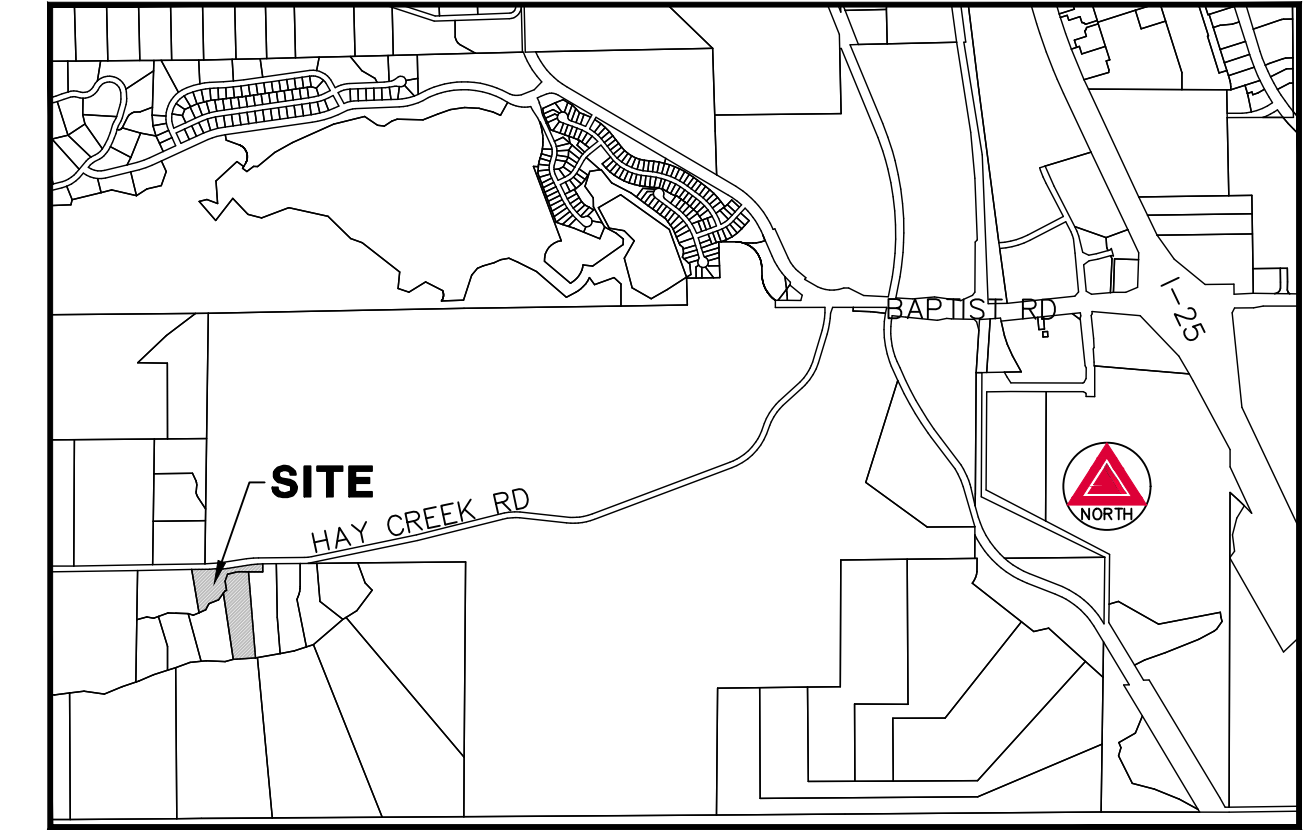
GENERAL NOTES:

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW ON JANUARY 25, 2024.
2. 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."
3. **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.
4. 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.
5. LAND TITLE GUARANTEE COMPANY ORDER NO. SR55115926 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.
6. ALL PLAT NOTES, RESTRICTIONS, HAZARDS, ETC., LISTED ON PLAT NUMBER 11523 RECORDED UNDER RECEPTION NUMBER 203202506 STILL APPLY.
7. 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.
8. UNLESS SHOWN OTHERWISE. ALL FRONT, REAR, AND SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10') FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOUTHERLY SIDE OF HAY CREEK ROAD IS HEREBY PLATTED WITH A TWENTY (20') FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
9. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER-DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
10. SOME LOTS MAY REQUIRE SEPTIC SYSTEM COMPONENTS TO BE LOCATED WITHIN THE OPEN SPACE AREA. IF SEPTIC SYSTEM COMPONENTS ARE LOCATED WITHIN THE OPEN SPACE AREA THE COMPONENTS SHALL BE LOCATED AT LEAST TWENTY THREE (23') FEET AWAY FROM THE ROAD EDGE AND NO MORE THAN SIXTY FIVE (65') FEET AWAY FROM THE ROAD EDGE.
11. SEPTIC SYSTEMS SHALL NOT BE PERMITTED WITHIN THE AREA(S) DELINEATED AS DOWNSLOPE CREEP, FLOODPLAIN, 30% SLOPE OR SEASONALLY HIGH GROUNDWATER AREAS.
12. 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.
13. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF BAPTIST ROAD RURAL TRANSPORTATION AUTHORITY, ORGANIZED IN ACCORDANCE WITH THE RURAL TRANSPORTATION AUTHORITY LAW, AND AS RECORDED UNDER RECEPTION #97142147 OF THE RECORDS OF EL PASO COUNTY, COLORADO. PAYMENT OF FEES MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. ACCESS AND MAINTENANCE RIGHTS AND RESPONSIBILITIES FOR LOTS 5A & 10A 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 NUMBERS 203202509 AND 203202510.
15. GEOLOGIC REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED AUGUST 1, 2002 HAS IDENTIFIED THIS AREA AS A DOWNSLOPE CREEP AREA THAT WILL REQUIRE SPECIAL FOUNDATION DESIGNS IF A STRUCTURE IS CONSTRUCTED IN THIS AREA. IN NO CASE WILL THERE BE ANY STRUCTURES BUILT IN THE 30% SLOPE AREA AS DELINEATED. ENGINEERED SITE PLANS WILL BE PROVIDED FOR ALL STRUCTURES BUILT WITHIN THE CREEP AREA.
16. THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER AFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. IN CONJUNCTION WITH THIS NOTICE. THE GRANTORS (HAY CREEK, LLC) AGREE TO WAIVE AND RELEASE ANY RIGHT OR CAUSE OF ACTION WHICH THEY NOW HAVE OR MAY HAVE IN THE FUTURE AGAINST GRANTEE (THE UNITED STATES AIR FORCE ACADEMY), ITS SUCCESSORS AND ASSIGNS, DUE TO NOISE AND OTHER AFFECTS BY OPERATION OF SUCH AIRCRAFT. THIS NOTICE SHALL BE IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
17. A SECONDARY SWALE LOCATED ON LOT 5A IS MENTIONED IN THE COLORADO GEOLOGICAL SURVEY LETTER DATED JANUARY 4, 2002, SHOULD BE AVOIDED AS A LOCATION FOR A BUILDING SITE. IF A BUILDING SITE IS TO BE PLACED IN THIS AREA, PROPER DIVERSION OF THE WATER POTENTIALLY CARRIED BY THIS SECONDARY SWALE WILL BE REROUTED WITH ADEQUATE DRAINAGE SIZED TO PREVENT FOUNDATION FLOODING AND SOIL MOVEMENT.
18. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; PERCOLATION TEST RESULTS; EROSION CONTROL REPORT; NATURAL FEATURES REPORT; PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.

GENERAL NOTES (CONT.):

19. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 203202513.
20. DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT 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.
21. 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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT. PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
22. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PUN AS RECORDED UNDER RECEPTION NO. 202036149 OF THE RECORDS OF EL PASO COUNTY.
23. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE THE MOST IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT. SOIL, GEOLOGY AND WASTEWATER STUDY, HAY CREEK RANCH - HULL SUBDIVISION, EL PASO COUNTY, COLORADO, BY ENTECH ENGINEERING, INC., AUGUST 1, 2002 I FILE SP-02-018 AT THE EL PASO COUNTY PLANNING DEPARTMENT:

SEASONAL HIGH GROUNDWATER: LOT 10A
WET AREAS: LOT 10A



VICINITY MAP
SCALE 1" = 2000'

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 _____ DAY OF _____, 2024, 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.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

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 _____

JAMES E. LYNCH
COLORADO REGISTERED PLS #37933

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 HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

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 _____

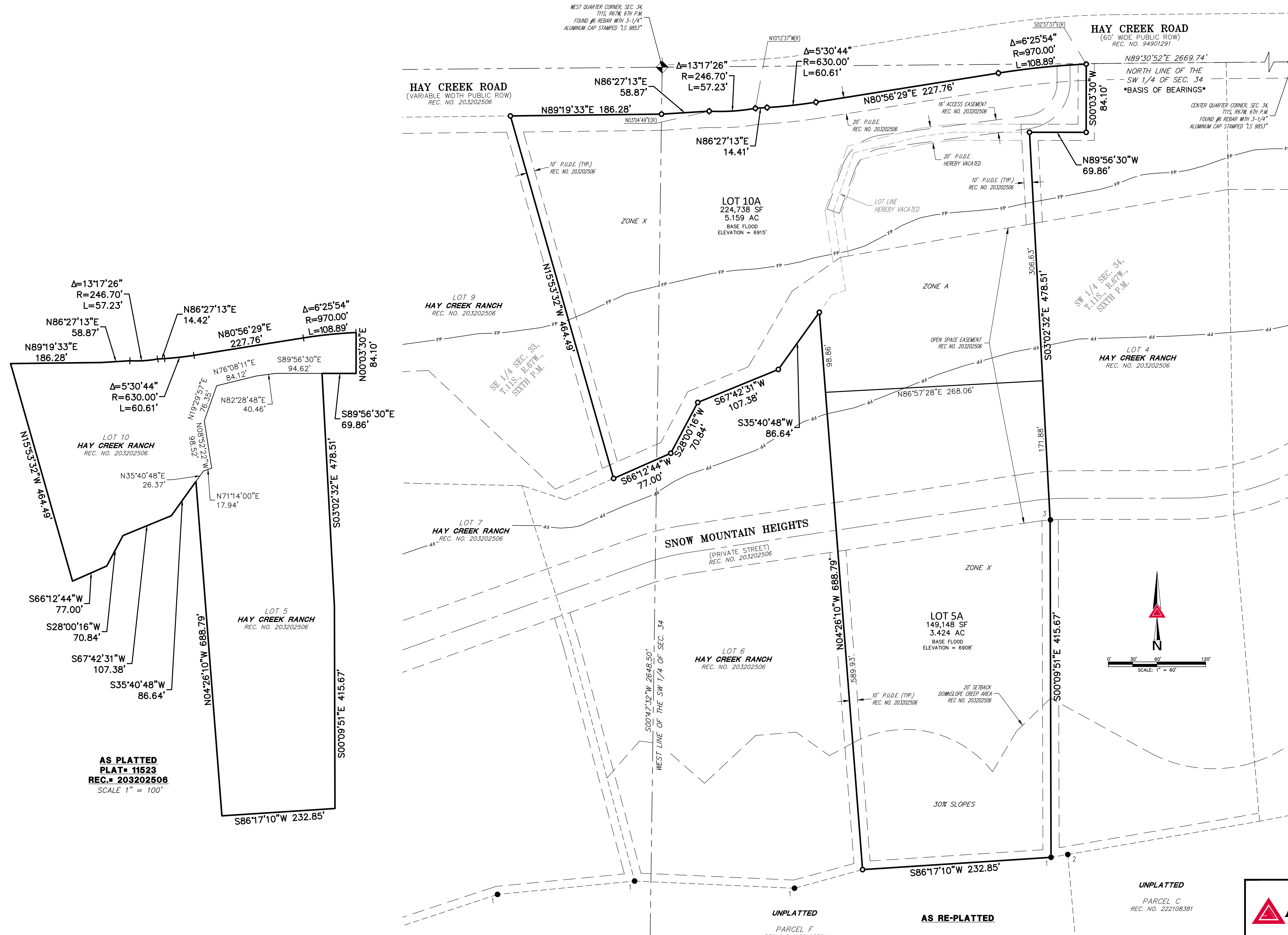
_____ OF THE RECORDS OF EL PASO COUNTY

EL PASO COUNTY CLERK AND RECORDER

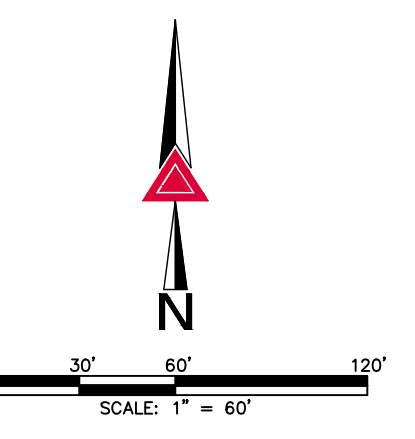
	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	3/7/2024
		SCALE:	1"=60'
SHEET 1 OF 2			

HAY CREEK RANCH FILING NO. 1A

A VACATE AND 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.



AS PLATTED
PLAT# 11523
REC.# 203202506
 SCALE 1" = 100'



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

UNPLATTED
 PARCEL C
 REC. NO. 222108381

UNPLATTED
 PARCEL F
 REC. NO. 222108381

AS RE-PLATTED

AZTEC
 CONSULTANTS, INC.
 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

DATE OF PREPARATION:	3/7/2024
SCALE:	1"=60'
SHEET 2 OF 2	