

# PIASA RANCH P.U.D.

PART OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 65 WEST,  
SIXTH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO.

OWNER: SCOTT HUTCHINS  
ZONED: RA-1  
USE: RES

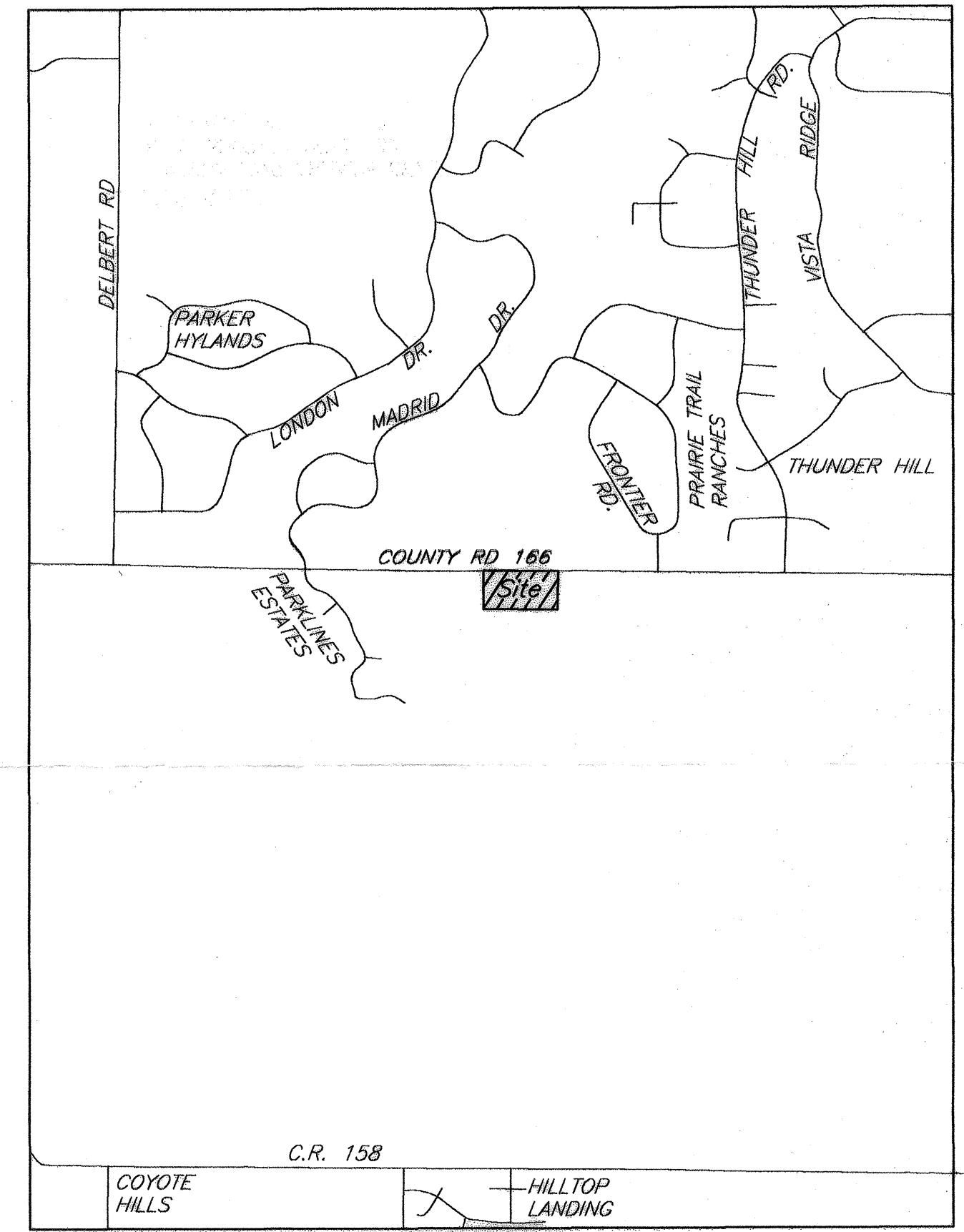
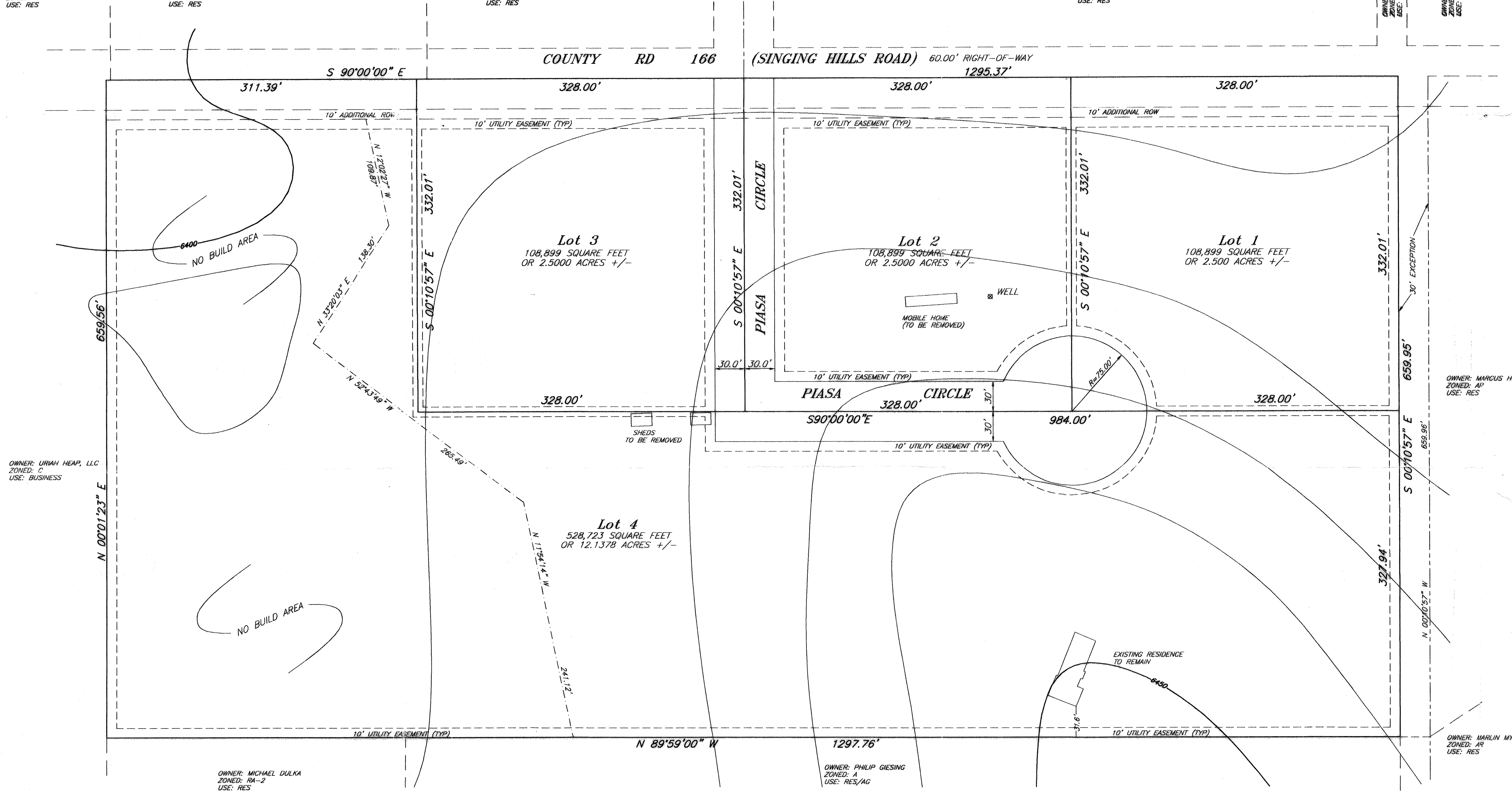
OWNER: JAMES BAYKE  
ZONED: RA  
USE: RES

OWNER: JAMES BAYKE  
ZONED: RA  
USE: RES

OWNER: CHARLES CONNELLEY  
ZONED: RA  
USE: RES

OWNER: DEBORAH LEARY  
ZONED: RA-1  
USE: RES

OWNER: MARY JURSWICK  
ZONED: RA-1  
USE: RES



**OWNERS**  
MAURICE AND BRENDA COPE  
1390 SINGING HILLS RD.  
ELIZABETH, CO 80107

**OWNER'S REPRESENTATIVE**  
APACHE DEVELOPMENT PARTNERS  
PO BOX 601  
KIOWA, CO 80117

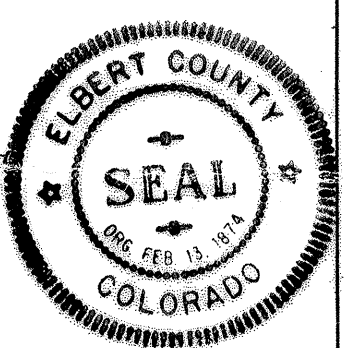
**ZONING**  
EXISTING: RA  
PROPOSED: PUD

**PLANNING COMMISSION**  
THIS PUD WAS REVIEWED BY AND RECOMMENDED FOR APPROVAL BY THE ELBERT COUNTY PLANNING COMMISSION ON THE 24th DAY OF August, YEAR 2006, A.D.

**BOARD OF COUNTY COMMISSIONERS**  
THIS PUD WAS REVIEWED AND APPROVED BY THE ELBERT COUNTY BOARD OF COUNTY COMMISSIONERS ON THE 25th DAY OF August, YEAR 2006, A.D.

**CLERK AND RECORDER'S CERTIFICATE**  
STATE OF COLORADO }  
COUNTY OF ELBERT } SS

I HEREBY CERTIFY THIS PUD EXHIBIT WAS FILED IN MY OFFICE ON THIS 23rd DAY OF September, YEAR 2006, A.D. AT 3:21 P.M. AND WAS RECORDED AT RECEPTION NUMBER 20116

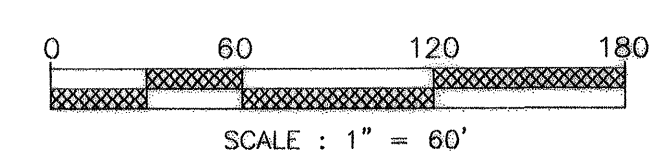


**UTILITY EASEMENT ACKNOWLEDGMENT**  
THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, WHETHER PRIVATE OR PUBLIC, ARE HEREBY DEDICATED, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, CABLE T.V.; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER, SUBJECT TO UTILITY PLACEMENT PERMITTING PROCEDURES FROM ELBERT COUNTY.

**PROPERTY DESCRIPTION**  
THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, EXCEPT THE EAST 30.00 FEET THEREOF, SECTION 11, TOWNSHIP 7 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO.

- NOTES:**
1. BASIS OF BEARINGS: THE EAST LINE OF THE SUBJECT PROPERTY, MONUMENTED AS SHOWN HEREON, IS ASSUMED TO BEAR S 00°10'57" E.
  2. ACCORDING TO THE RECORDS OF THE ELBERT COUNTY MAPPING DEPARTMENT, SHOWING FLOOD PRONE AREAS IN ELBERT COUNTY, THIS PROPERTY DOES NOT LIE IN ANY FLOOD PRONE AREAS.
  3. THERE ARE NO AREAS OF 20% OR GREATER SLOPES.
  4. TREES ON THIS PROPERTY ARE TOO FEW AND TOO SPARSE TO SHOW ON THIS DRAWING.

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.



| REVISIONS |
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**Apache Development Partners**  
A Vision of the Future

166 S. Main St.  
Elizabeth, CO 80107  
303-646-5414

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|------------|--|
| TITLE      | PIASA RANCH PUD<br>PART OF SEC 11, T7S, R65W OF THE 6TH P.M.<br>COUNTY OF ELBERT, COLORADO |
| CLIENT     | MAURICE COPE   |
| SHEET      | 1 OF 1   |
| DATE       | 06/01/05   |
| DRAWN BY   | jsk  |
| SCALE      | 1" = 60'   |
| JOB NUMBER | COPE   |

201186