

FINAL PLAT
CORNERSTONE ESTATES
 A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 23,
 TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO; BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23;

THENCE S00°30'55"E, ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 690 FEET;

THENCE S89°12'28"W, A DISTANCE OF 30.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF GOODSON ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

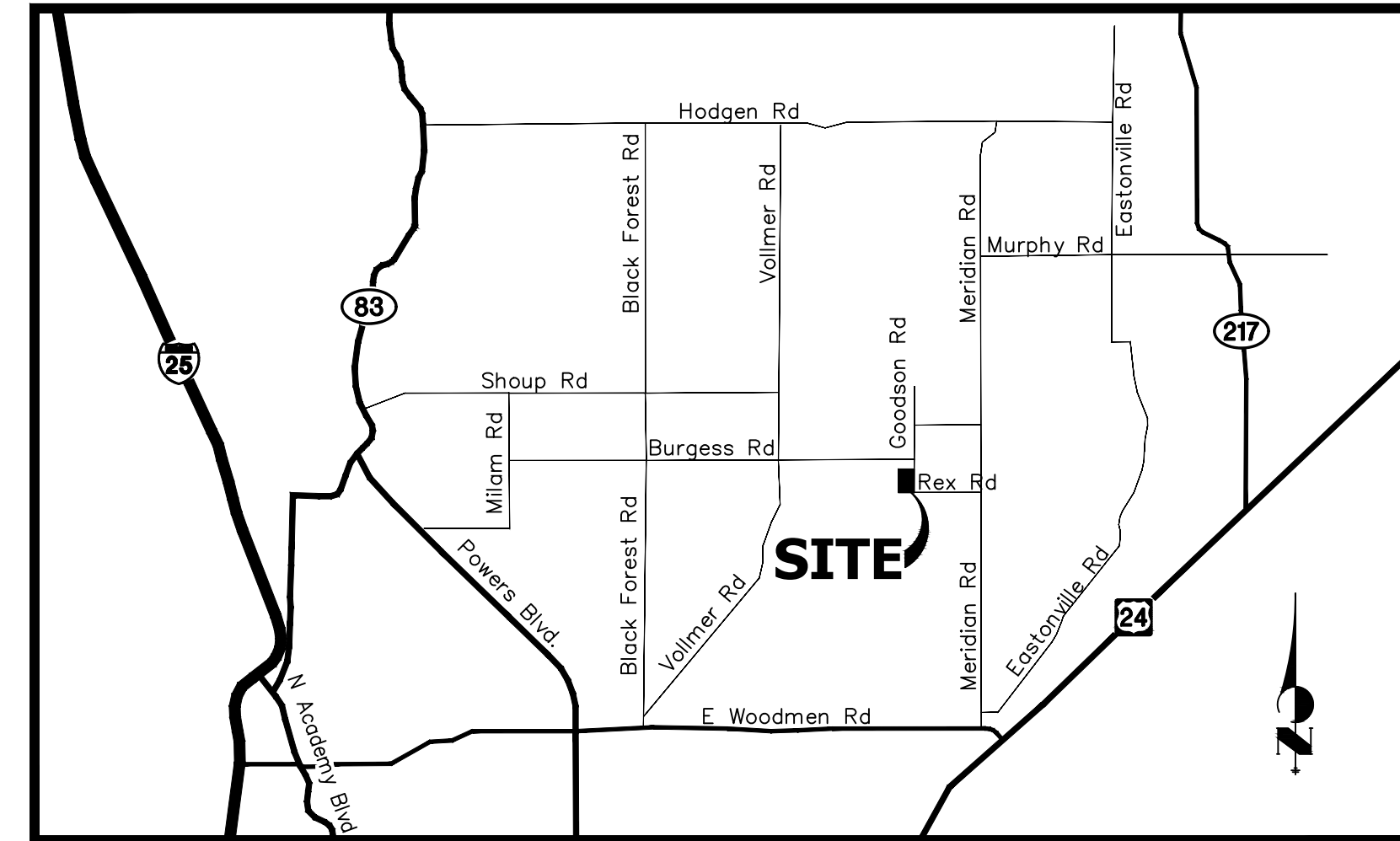
THENCE S00°30'55"E, ON SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 1948.74 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE S89°03'12"W, ON SAID SOUTH LINE, A DISTANCE OF 1310.31 FEET;

THENCE N00°30'55"W, ON A LINE BEING PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1952.27 FEET;

THENCE N89°12'28"E, ON A LINE BEING 690 FEET SOUTHERLY AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1310.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 58.6707 ACRES.



VICINITY MAP
N.T.S.

CLERK AND RECORDER

STATE OF COLORADO)
)SS
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
 DEPUTY

GENERAL NOTES:

- 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
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. SR139490. PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED JULY 19, 2021, 5:00 PM.

SEE SHEET 2 FOR ADDITIONAL NOTES.

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, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CORNERSTONE ESTATES". 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.

-----ROBERT BARTLETT-----

BY: _____

TITLE: _____

-----MARIE BARTLETT-----

BY: _____

TITLE: _____

-----SECRETARY/TREASURER-----

BY: _____

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

MY COMMISSION EXPIRES _____.

WITNESS MY HAND AND OFFICIAL SEAL _____.

NOTARY PUBLIC
 SIGNATURES OF OFFICERS SIGNING FOR A CORPORATION SHALL BE ACKNOWLEDGED AS FOLLOWS:
 (PRINT NAME) AS PRESIDENT/VICE PRESIDENT AND PRINT NAME AS SECRETARY/TREASURER, NAME
 OF CORPORATION, A STATE CORPORATION.
 SIGNATURES OF MANAGERS/MEMBERS FOR A LLC SHALL BE ACKNOWLEDGED AS FOLLOWS:
 (PRINT NAME) AS MANAGER/MEMBER OF COMPANY, A STATE LIMITED LIABILITY COMPANY.
 (NOTE: REQUIRED WHEN SEPARATE RATIFICATION STATEMENTS FOR DEED OF TRUST HOLDERS,
 MORTGAGEES ARE NOT UTILIZED)

-----FARMERS STATE BANK OF CALHAN-----

BY: _____

TITLE: _____

-----ATTEST (IF CORPORATION)-----

BY: _____

TITLE: _____

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 16 LOTS, STREETS, 1 TRACT, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "CORNERSTONE ESTATE" IN EL PASO, COUNTY.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CORNERSTONE ESTATES HOMEOWNERS ASSOCIATION.

CORNERSTONE ESTATES HOA

BY: _____
 PRESIDENT

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

MY COMMISSION EXPIRES _____.

WITNESS MY HAND AND OFFICIAL SEAL _____.

NOTARY PUBLIC

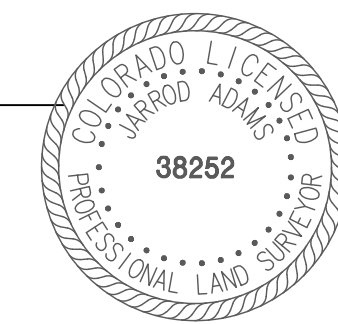
SURVEYORS CERTIFICATE:

I, JARROD ADAMS, 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 _____, 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____

JARROD ADAMS
 COLORADO REGISTERED PLS # 38252

DATE



FINAL PLAT
 CORNERSTONE ESTATES
 JOB NO. 25229.00
 09/27/21
 SHEET 1 OF 3



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CORNERSTONE ESTATES
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COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES (CONT.):

4. TRACT A IS FOR A DETENTION FACILITY. TRACT A SHALL BE OWNED AND MAINTAINED BY THE CORNERSTONE ESTATES HOA.
5. IMPERVIOUS LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY'S MS4 STORM WATER DISCHARGE PERMIT.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
7. 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
8. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 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.
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 (E.G., PREBLE'S MEADOW JUMPING MOUSE).
10. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. **BASIS OF BEARING:** THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE EAST CORNER OF SAID SECTION BY A NO. 4 REBAR AND AT THE CENTER OF SECTION BY A 2" ALUM. CAP STAMPED "MVE INC RLS 37928 - 2006", SAID LINE IS ASSUMED TO BEAR S89°03'12"W, A DISTANCE OF 2633.64 FEET.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN "OTHER AREAS ZONE X", DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN BY G SERIES 2018 FEMA MAP.
14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
15. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
16. THE 20-FOOT TRAIL EASEMENT ADJACENT TO GOODSON ROAD SHALL BE GRANTED TO AND MAINTAINED BY THE EL PASO COUNTY PARKS AND LEISURE SERVICES DEPARTMENT.
17. TOTAL ACREAGE OF SUBDIVISION IS 58.6707 AND TOTAL NUMBER OF LOTS IS 16 AND 1 TRACT

GENERAL NOTES (CONT.):

18. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
19. THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. 35-3.5-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING, OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLIGENT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.
20. 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. APPLICANT 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 USED FOR ALLOCATION 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.
21. THE SUBDIVIDER 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. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
22. THE PRIVATE DETENTION BASIN WITHIN PORTIONS TRACT A IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.

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.

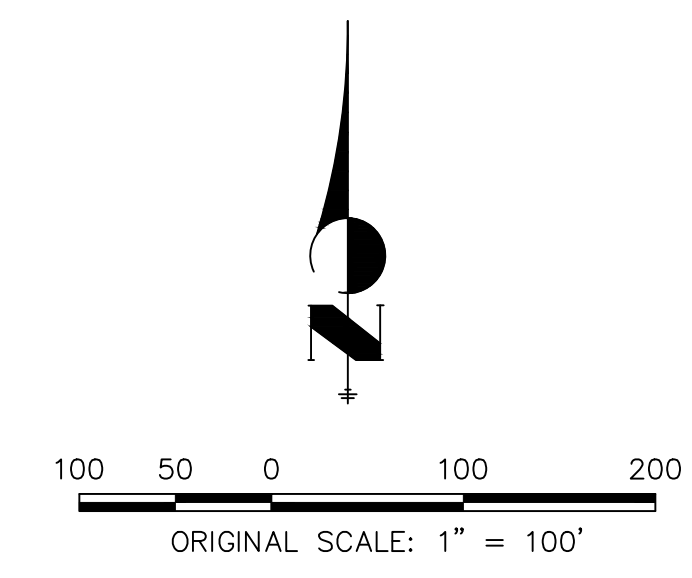
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SHEET 2 OF 3



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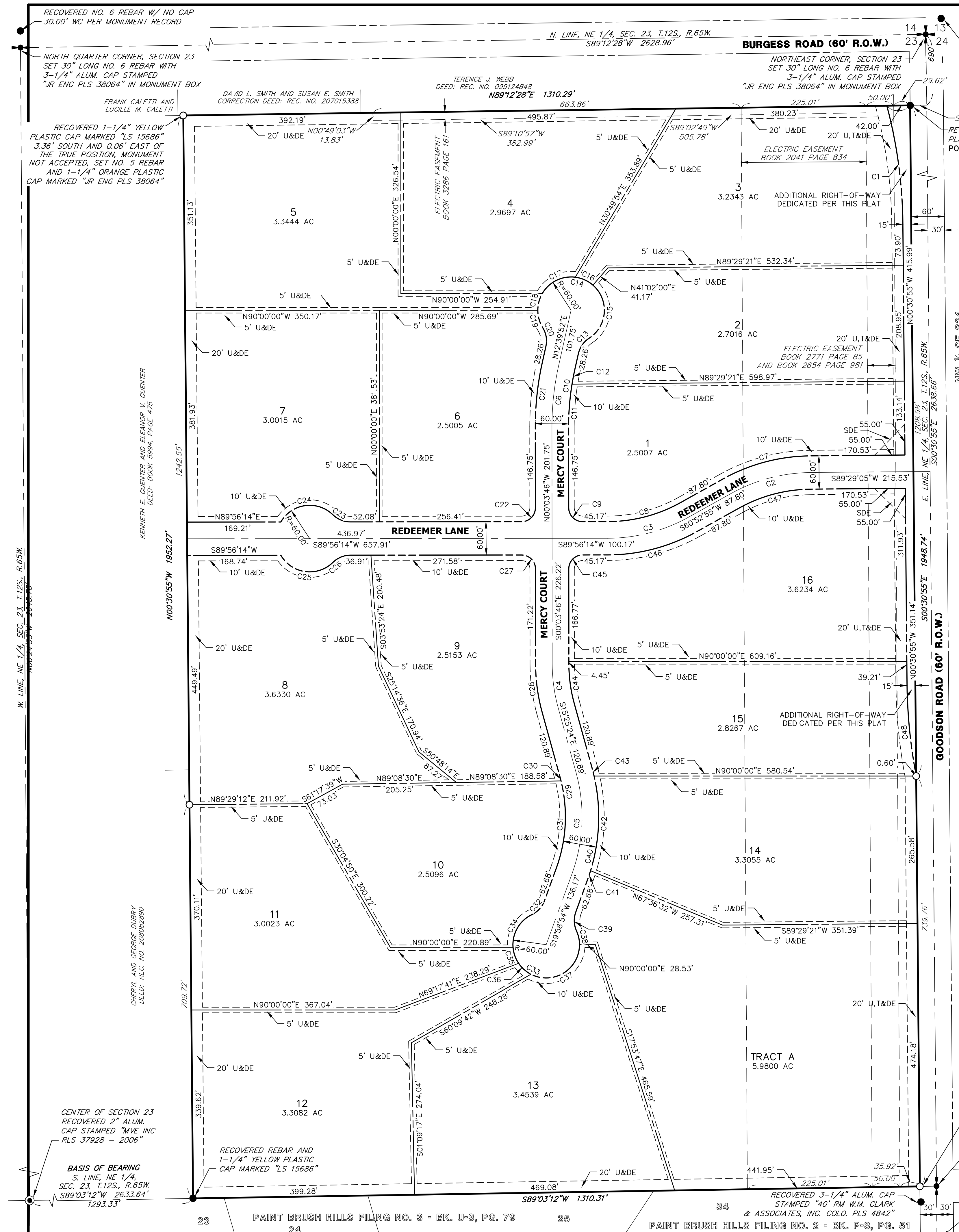
LEGEND

- SET MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- CENTER OF SECTION
- ⊕ SECTION CORNER
- ⊕ SECTION QUARTER CORNER
- U,T&DE UTILITY, TRAIL AND DRAINAGE EASEMENT
- U&DE UTILITY AND DRAINAGE EASEMENT
- SDE SIGHT DISTANCE EASEMENT

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	14°29'26"	854.91'	216.21'	N07°42'31"W 215.64'
C2	28°36'10"	300.00'	149.76'	S75°11'00"W 148.21'
C3	29°03'19"	300.00'	152.13'	N75°24'35"E 150.51'
C4	15°21'38"	300.00'	80.43'	S07°44'35"E 80.19'
C5	35°24'18"	300.00'	185.38'	N02°16'45"E 182.44'
C6	12°43'38"	500.00'	111.07'	S06°18'03"W 110.84'
C7	28°36'10"	330.00'	164.74'	N75°11'00"E 163.03'
C8	29°03'19"	270.00'	136.92'	N75°24'35"E 135.46'
C9	90°00'00"	25.00'	39.27'	S45°03'46"E 35.36'
C10	12°43'38"	470.00'	104.40'	S06°18'03"W 104.19'
C11	9°19'43"	470.00'	76.52'	S04°36'05"W 76.44'
C12	3°23'55"	470.00'	27.88'	S10°57'54"W 27.88'
C13	44°24'55"	45.00'	34.88'	S34°52'19"W 34.02'
C14	268°49'50"	60.00'	281.52'	S77°20'08"E 85.71'
C15	106°02'47"	60.00'	111.05'	S04°03'23"W 95.87'
C16	33°46'26"	60.00'	35.37'	S65°51'14"E 34.86'
C17	67°15'33"	60.00'	70.43'	N63°37'47"E 66.46'
C18	30°00'00"	60.00'	31.42'	N15°00'00"E 31.06'
C19	31°45'03"	60.00'	33.25'	N15°52'32"W 32.83'
C20	44°24'55"	45.00'	34.88'	N09°32'36"W 34.02'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C21	12°43'38"	530.00'	117.73'	N06°18'03"E 117.49'
C22	90°00'00"	25.00'	39.27'	N44°56'14"E 35.36'
C23	44°24'55"	45.00'	34.88'	S67°51'18"E 34.02'
C24	104°24'55"	60.00'	109.34'	N82°08'42"E 94.83'
C25	104°24'55"	60.00'	109.34'	N82°16'14"W 94.83'
C26	104°24'55"	60.00'	109.34'	N82°16'14"W 94.83'
C27	90°00'00"	25.00'	39.27'	N45°03'46"W 35.36'
C28	15°21'38"	330.00'	88.47'	N07°44'35"W 88.21'
C29	35°24'18"	270.00'	166.84'	N02°16'45"E 164.20'
C30	1°33'43"	270.00'	7.36'	N14°38'32"W 7.36'
C31	33°50'34"	270.00'	159.48'	N03°03'37"E 157.17'
C32	44°24'55"	45.00'	34.88'	N42°11'21"E 34.02'
C33	268°49'50"	60.00'	281.52'	N70°01'06"W 85.71'
C34	69°44'51"	60.00'	73.04'	N29°31'23"E 68.61'
C35	28°38'52"	60.00'	30.00'	N19°40'28"W 29.69'
C36	28°38'52"	60.00'	30.00'	N48°19'21"W 29.69'
C37	117°21'13"	60.00'	122.89'	S58°40'37"W 102.51'
C38	24°26'01"	60.00'	25.59'	S12°13'01"E 25.39'
C39	44°24'55"	45.00'	34.88'	S02°13'34"E 34.02'
C40	35°24'18"	330.00'	203.92'	S02°16'45"W 200.69'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C41	2°51'06"	330.00'	16.43'	S18°33'20"W 16.42'
C42	29°59'50"	330.00'	172.77'	S02°07'52"W 170.81'
C43	2°33'21"	330.00'	14.72'	S14°08'44"E 14.72'
C44	15°21'38"	270.00'	72.38'	S07°44'35"E 72.17'
C45	90°00'00"	25.00'	39.27'	S44°56'14"W 35.36'
C46	29°03'19"	330.00'	167.35'	S75°11'00"W 165.56'
C47	28°36'10"	270.00'	134.79'	S75°11'00"W 133.39'
C48	10°11'09"	945.06'	168.01'	N05°38'39"W 167.79'



BURGESS ROAD (60' R.O.W.)
NORTH EAST CORNER, SECTION 23
SET 30' LONG NO. 6 REBAR WITH
3-1/4" ALUM. CAP STAMPED
"JR ENG PLS 38064" IN MONUMENT BOX

REDEEMER LANE
ADDITIONAL RIGHT-OF-WAY
DEDICATED PER THIS PLAT

MERCY COURT
ADDITIONAL RIGHT-OF-WAY
DEDICATED PER THIS PLAT

GOODSON ROAD (60' R.O.W.)
NW 1/4 OF S24,
T12S, R65W OF THE 6TH PM

REX ROAD (60' R.O.W.)

**SNOWBRUSH DRIVE
(60' R.O.W.)**

RECOVERED 3-1/4" ALUM. CAP
STAMPED "40" RM WM. CLARK &
ASSOCIATES, INC. COLO. PLS 4842"
POINT OF COMMENCEMENT

RECOVERED 1-1/4" YELLOW
PLASTIC CAP MARKED "LS 15686"
POINT OF BEGINNING

RECOVERED NUMBER 5 REBAR 0.07'
NORTH AND 0.81' EAST OF THE
TRUE POSITION. MONUMENT NOT
ACCEPTED. SET NO. 5 REBAR AND
1-1/4" ORANGE PLASTIC CAP
MARKED "JR ENG PLS 38064"

EAST QUARTER CORNER, SECTION 23
RECOVERED NO. 4 REBAR
SET 30' LONG NO. 6 REBAR WITH
3-1/4" ALUM. CAP STAMPED
"JR ENG PLS 38064" IN MONUMENT BOX

RECOVERED 3-1/4" ALUM. CAP
STAMPED "40" RM WM. CLARK
& ASSOCIATES, INC. COLO. PLS 4842"

FINAL PLAT
CORNERSTONE ESTATES
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09/27/21
SHEET 3 OF 3



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