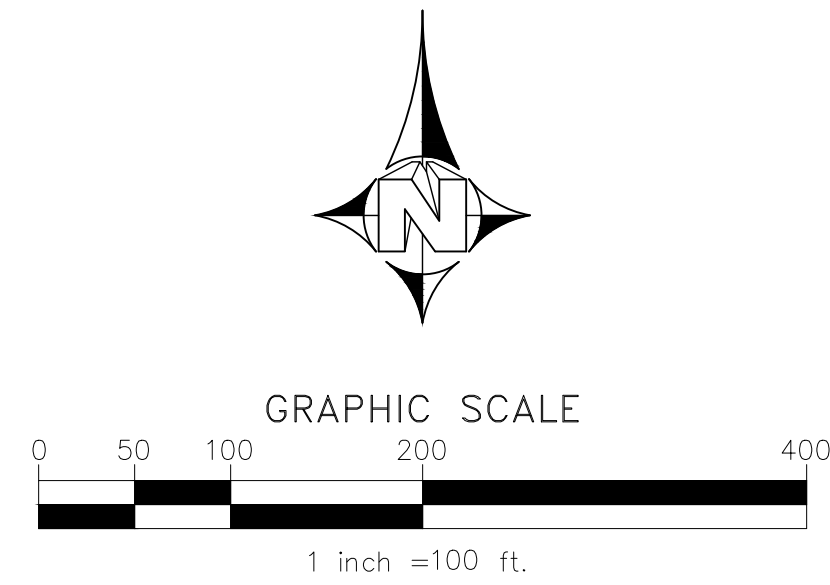
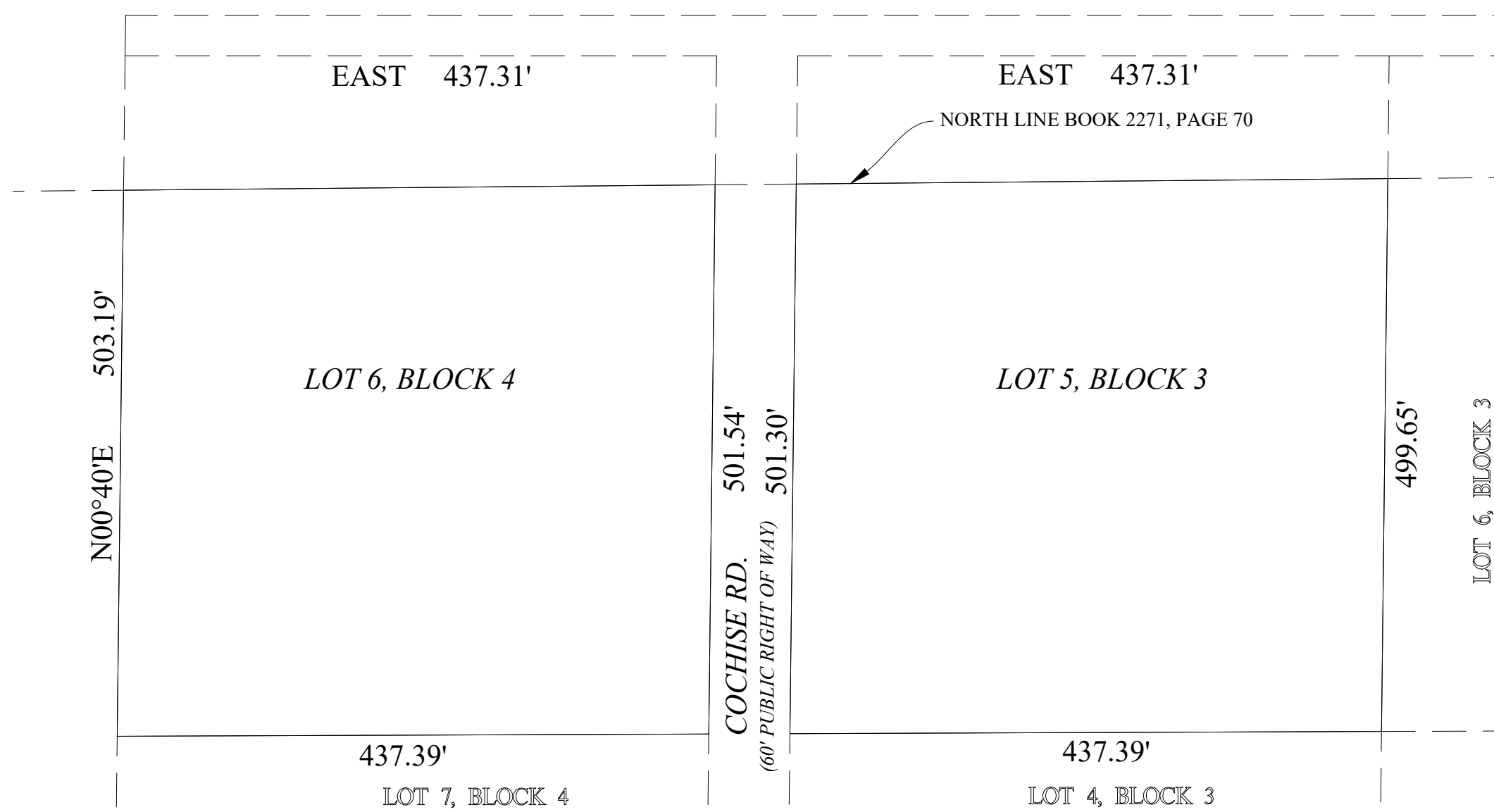


BAR J-B ACRES FILING 2A

A VACATION AND REPLAT OF PORTIONS OF LOT 5, BLOCK 3 AND LOT 6, BLOCK 4 OF BAR J-B ACRES SECOND FILING,
LOCATED IN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
EL PASO COUNTY, COLORADO.



DATE OF PREPARATION: OCTOBER 15, 2018

LEGEND

- ALUMINUM ALUM.
- MORE OR LESS +/-
- SET #4 REBAR WITH RED CAP MARKED "EPC PSD PLS38701" ○
- STREET ADDRESS (1234)

AS PLATTED

KNOW ALL MEN BY THESE PRESENTS:

THAT GARY D. JOHNSON, TERESA A. JOHNSON AND STASIA ERICKSON ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 3 OF BAR J-B ACRES SECOND FILING, A SUBDIVISION RECORDED IN PLAT BOOK A-2 AT PAGE 56 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE S89°10'21"W, 437.40 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER THEREOF;

THENCE N00°07'52"E, 156.34 FEET ALONG THE WEST LINE OF SAID LOT 5;

THENCE WESTERLY, 62.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH TO THE EAST LINE OF LOT 6, BLOCK 4 OF SAID BAR J-B ACRES SECOND FILING, SAID ARC HAVING A RADIUS OF 60.00 FEET A CENTRAL ANGLE OF 59°58'20" AND BEING SUBTENDED BY A CHORD THAT BEARS N89°52'25"W, 59.97 FEET;

THENCE S00°08'25"W, 157.54 FEET ALONG THE EAST LINE OF SAID LOT 6 TO THE SOUTHEAST CORNER THEREOF;

THENCE S89°16'29"W, 437.58 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF;

THENCE N00°09'15"E, 405.29 FEET ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN CIVIL ACTION NO. 56807 RECORDED IN BOOK 2271 AT PAGE 70 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N89°13'46"E, 934.98 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 2271 AT PAGE 70 TO THE EAST LINE OF SAID LOT 5;

THENCE S00°08'58"W, 404.94 FEET ALONG THE EAST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

AREA = 8.475 ACRES, MORE OR LESS.

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, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF BAR J-B ACRES THIRD FILING. THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC UTILITIES, 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.

OWNERS:

THE AFOREMENTIONED GARY D. JOHNSON AND TERESA A. JOHNSON HAVE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20__ A.D.

GARY D. JOHNSON _____ TERESA A. JOHNSON _____

STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ A.D. BY GARY D. JOHNSON AND TERESA A. JOHNSON

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

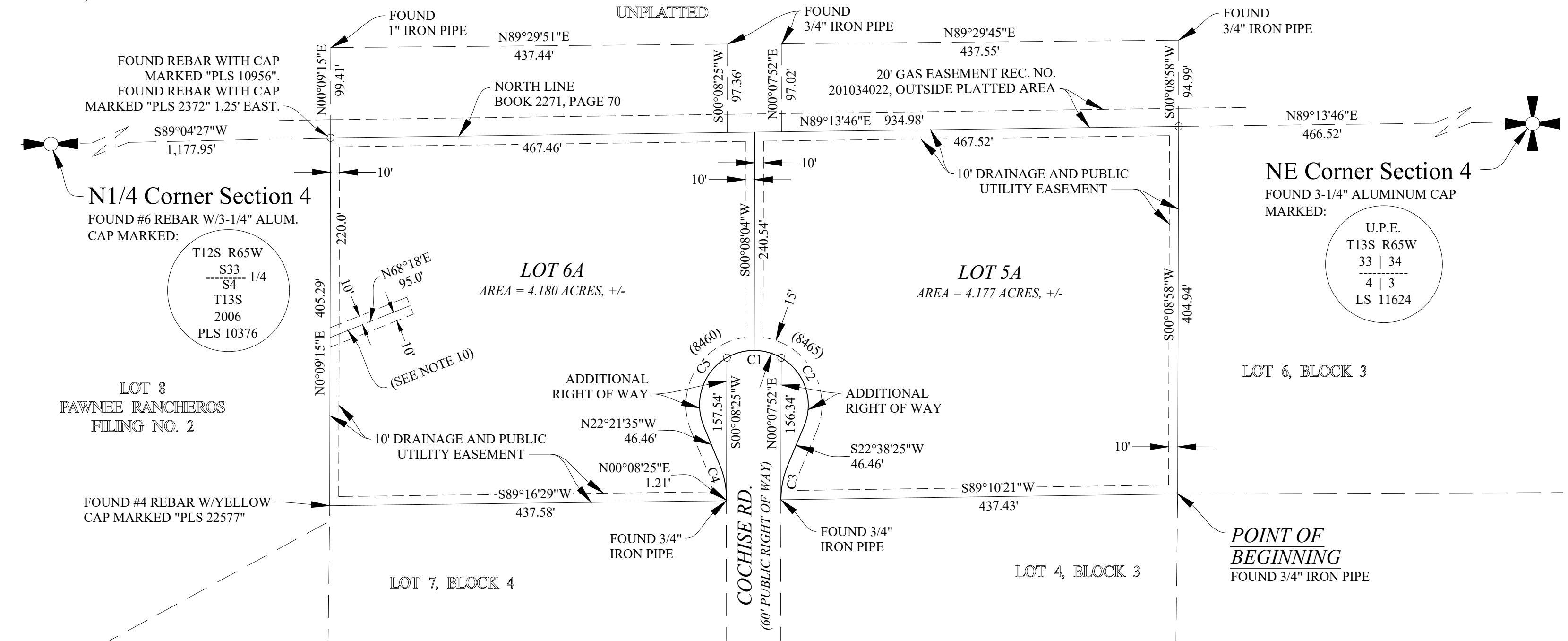
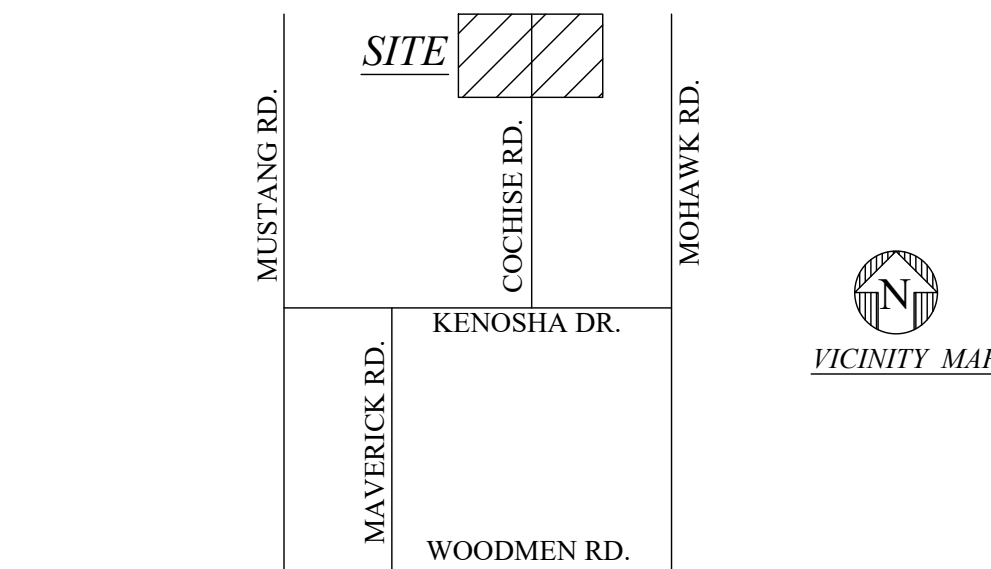
THE AFOREMENTIONED STASIA ERICKSON HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20__ A.D.

STASIA ERICKSON _____

STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ A.D. BY STASIA ERICKSON

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC



AS RE-PLATTED

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	62.80'	60.00'	59° 58' 20"	N89°52'25"W, 59.97'
C2	117.82'	60.00'	112° 30' 21"	N33°36'45"W, 99.78'
C3	39.49'	100.55'	22° 30' 00"	S11°23'25"W, 39.23'
C4	39.49'	100.55'	22° 30' 00"	N11°06'35"W, 39.23'
C5	117.80'	60.00'	112° 29' 39"	S33°53'15"W, 99.77'

EASEMENTS:

SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

NOTES:

- THE PURPOSE OF THIS VACATION AND REPLAT IS TO CREATE A CUL-DE-SAC AT THE END OF COCHISE ROAD SO COUNTY MAINTENANCE VEHICLES AND SNOW PLOWS CAN TURNAROUND AT THE END OF THE STREET.
- BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 5, BLOCK 3 OF BAR J-B ACRES SECOND FILING AS BEARING N89°10'21"E AND MONUMENTED ON BOTH ENDS WITH A 3/4 INCH IRON PIPE.
- LINEAL UNITS USED FOR THIS SURVEY ARE U.S. SURVEY FEET.
- SET #4 REBAR WITH RED PLASTIC CAP MARKED "EPC PSD PLS38701" AT ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EL PASO COUNTY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE, EL PASO COUNTY RELIED UPON LAND TITLE GUARANTEE ORDER NO. RND55073279-2 AND RND55073282-2, BOTH DATED 11-14-2018.
- STRUCTURAL FOUNDATIONS ON LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT 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.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM DRAINAGE IN AND THROUGH THEIR PROPERTY.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE SUBMITTED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT.
- 20 FOOT WIDE RIGHT OF WAY TO MOUNTAIN VEIW ELECTRIC, RECEPTION NUMBER 208004016. NO SPECIFIC LOCATION IS GIVEN IN THE DESCRIPTION. FOR PURPOSES OF THIS PLAT THE CENTERLINE IS BASED ON A POWERPOLE AND TRANSFORMER ON THE WEST END AND AN ELECTRIC METER AND BOX ON THE EAST END.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND PRACTICE, THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PREPARED BY: DAVID P. FORNEY
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38701
_____, 2020
JOB NUMBER 411255
FOR AND ON BEHALF 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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR BAR J-B ACRES SECOND FILING REPLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO, BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 20__ , SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

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, CLERK AND RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____