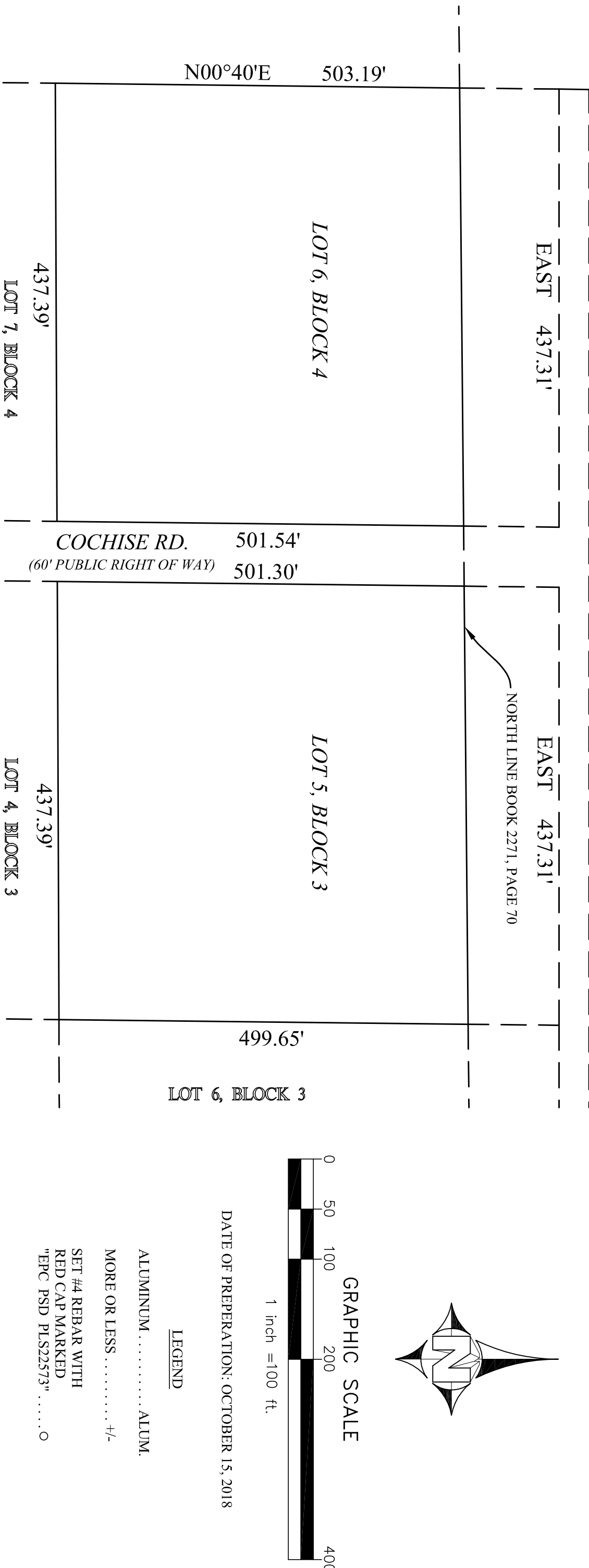


BAR J-B ACRES THIRD FILING

A VACATION AND REPLAT OF PORTIONS OF LOT 5, BLOCK 3 AND 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.



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°47'00\"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\"E, 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, 403.55 FEET ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTH LINE OF THE LOT OF LAND DESCRIBED IN PLAT BOOK NO. 58607 RECORDED IN BOOK 2271 AT PAGE 70 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

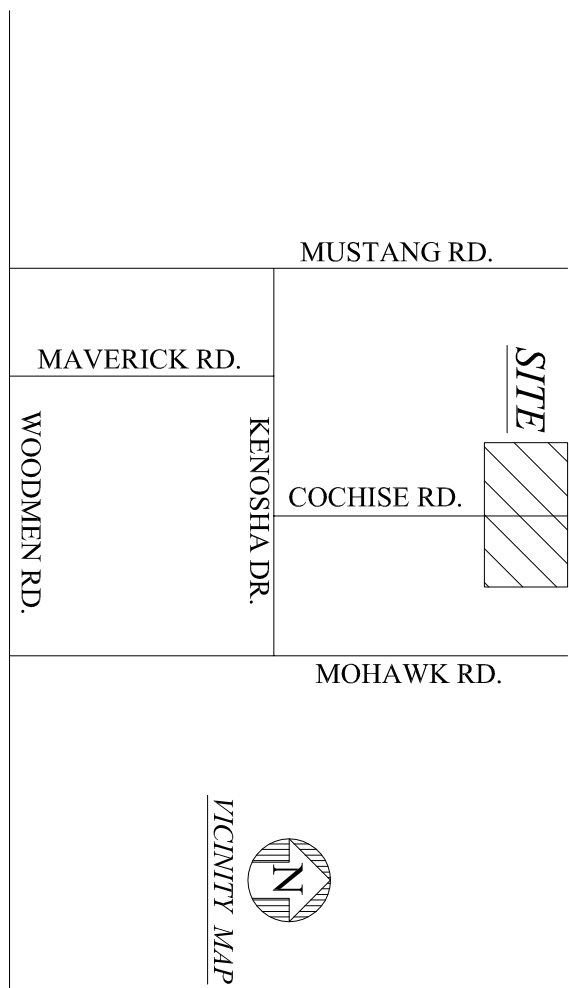
THENCE N89°11'48\"E, 935.00 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 2271 AT PAGE 70 TO THE EAST LINE OF SAID LOT 5;

THENCE S00°08'25\"W, 404.35 FEET ALONG THE EAST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING;

AREA = 8.450 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 _____

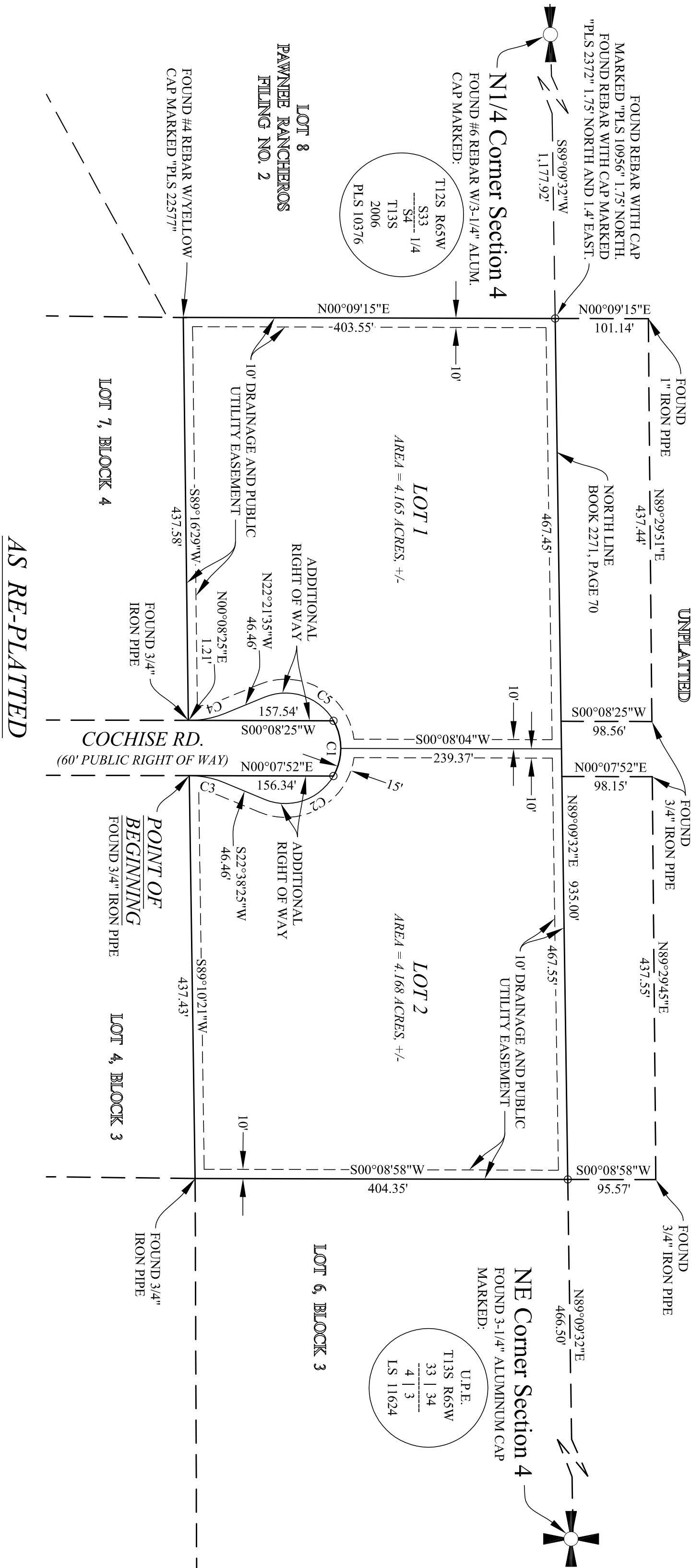
THE AFOREMENTIONED STASIA ERICKSON HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____ 20__ A.D.

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 _____



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 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.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	62.80	60.00	59° 58' 20"	S89°52'25"E, 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'

NOTES:

- 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 LINES 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 \"ERC PSD PL52573\" 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. SCXXXXXXX, DATED XX-XX-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 ANY 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 DEVELOPMENT SERVICES DEPARTMENT.

AS RE-PLATTED

CERTIFICATE:

COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS

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: _____

SURVEYORS STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, RICHARD E. MARIOTTI, MAKES THE FOLLOWING STATEMENTS: I HAVE CONDUCTED THE SURVEY AND DRAWN THE INSTRUMENT HEREIN, AND I HAVE COMPARED THE DISSEMINATED AND DRAWN UNDER MY SUPERVISION AND CONTROL TO THE ORIGINAL FIELD NOTES, MEASUREMENTS, 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 GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RICHARD E. MARIOTTI
COLORADO PROFESSIONAL LAND SURVEYOR NO. 22573
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 THIS NOTICE BE USED AS A BASIS FOR CLAIMING THAT YOU HAVE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.