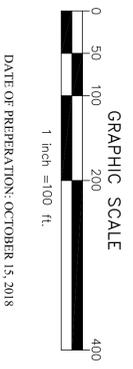
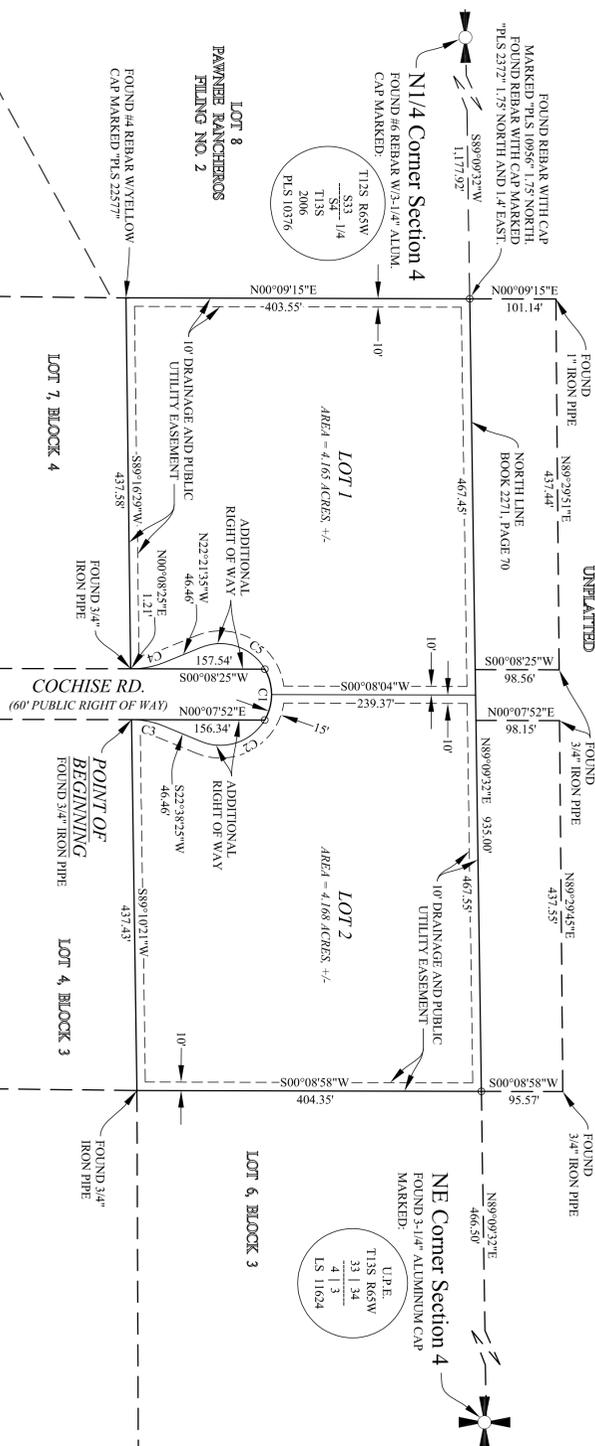
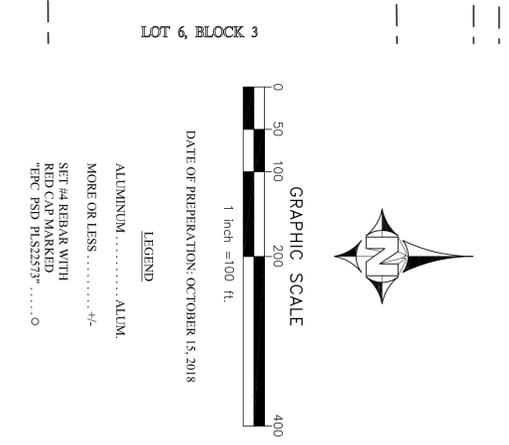
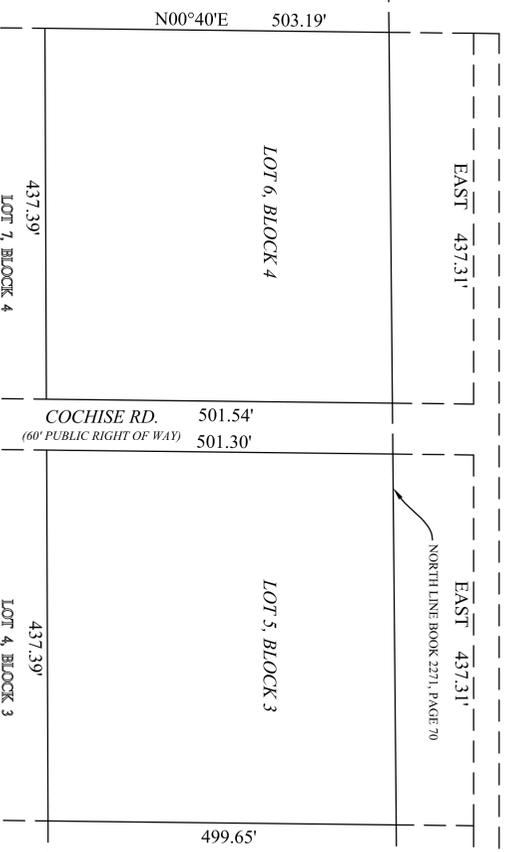
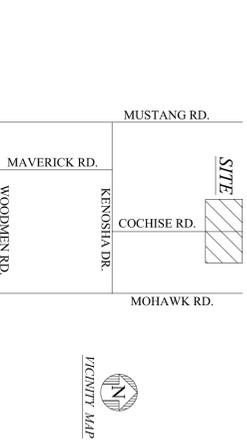


BAR J-B ACRES THIRD FILING

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.



LEGEND
 ALUMINUM ALUM.
 MORE OR LESS +/-
 SET #4 REBAR WITH RED CAP MARKED "ERC PSD PL52573"..... O



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°56'45"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°06'55"W, 39.23'
C5	117.80'	60.00'	112° 29' 39"	S53°53'15"W, 99.77'

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°49'00"W, 437.40 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER THEREOF;

THENCE N00°09'52"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, 437.38 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF;

THENCE N00°09'51"E, 403.55 FEET ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTH LINE OF THE NORTH LINE OF SAID REPLAT OF PORTIONS OF LOT 5, BLOCK 3 AND 6, BLOCK 4 OF BAR J-B ACRES SECOND FILING 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°08'38"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. SHOWN HEREON ARE DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT FOR INGRES 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 _____ 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 _____ 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.

NOTES:

- BEARINGS ARE BASED ON THE SOUTHLINE OF LOT 5, BLOCK 3 OF BAR J-B ACRES SECOND FILING AS BEARING N89°02'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 "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. SCXXXXXX, 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 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 DEVELOPMENT SERVICES DEPARTMENT.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, RICHARD E. MARLOTTI, HAS MADE THE COMPASS AND THEODOLITE TRIP SURVEY AND DRAWN UNDER HIS PROFESSIONAL CARE AND UNDER THE COMPASS AND THEODOLITE SURVEYING 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.

RICHARD E. MARLOTTI
 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 SHALL THIS TIME PERIOD BE EXTENDED BY THE DISCOVERY OF THE DEFECT MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS CERTIFICATE:

THIS PLAT FOR BAR J-B ACRES SECOND FILING REPLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY DIRECTOR OF COUNTY PLANNING AND COMMUNITY DEVELOPMENT ON THIS DAY OF ___ 20__ SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DECISIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BE THE 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 IMPROVEMENT AGREEMENT.

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

CLERK AND RECORDER

STATE OF COLORADO, SS _____ COUNTY OF EL PASO)
 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: _____