

FINAL PLAT

JOHNSON ESTATES FILING NO. 1

A PORTION OF SECTION 34, TOWNSHIP 11 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT DELROY L. JOHNSON AND JANET M. JOHNSON BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END, AT THE SOUTHWEST CORNER OF SAID SECTION 34 BY A 3-1/4" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS, BY WAYNE CLARK & ASSOCIATES COLORADO PLS 4842 AND AT THE EAST END BY A NO. 4 REBAR AND WASHER WITH NO MARKING, IS ASSUMED TO BEAR N89°45'42"E, A DISTANCE OF 1735.96 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 7 AS PLATTED IN ROSHOLT RETREAT RECORDED IN PLAT BOOK L-3, AT PAGE 38 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°26'54"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 AND THE EASTERLY BOUNDARY OF SAID ROSHOLT RETREAT A DISTANCE OF 793.28 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 210029218;
THENCE S81°55'50"E, ON THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 210029218 A DISTANCE OF 2097.05 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 210029218 SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83 AS DESCRIBED IN BOOK 2031 AT PAGE 369;
THENCE S34°12'01"W, ON SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 594.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;
THENCE S89°45'42"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 1735.96 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 28.653 ACRES.

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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF JOHNSON ESTATES FILING NO. 1. 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.

OWNER:

THE AFOREMENTIONED DELROY L. JOHNSON HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF 2019

WITNESS MY HAND AND OFFICIAL SEAL. 2020

DELROY L. JOHNSON

STATE OF COLORADO } ss

COUNTY OF EL PASO }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF 20___, A.D. BY DELROY L. JOHNSON.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

OWNER:

THE AFOREMENTIONED JANET M. JOHNSON HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF 20___

WITNESS MY HAND AND OFFICIAL SEAL.

JANET M. JOHNSON

STATE OF COLORADO } ss

COUNTY OF EL PASO }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF 20___, A.D. BY JANET M. JOHNSON.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

Please add the following notes to the list:

*The subdivision has been found to be impacted by geologic constraints. Mitigation measures and explanation of constraints in the area can be found in the report Soil, Geology, and Geologic Hazard Study by Entech Engineering, Inc. January 19, 2021 in file PCD File No. MS 211, available at the El Paso County Planning and Community Development Department.

(list of constraints)

NOTE 28 ADDED

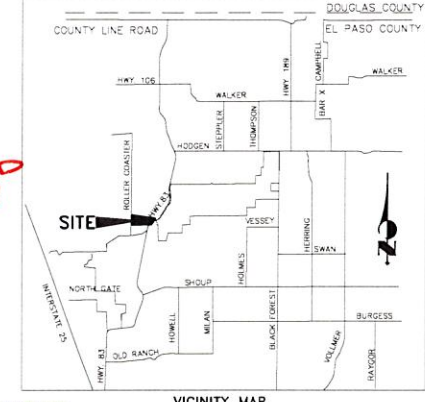
Note to surveyor: Please coordinate with geotechnical engineer to populate the list of geologic constraints/hazards that should be listed (under the note above) for this site.

*The following reports have been submitted in association with the Final Plat for this subdivision and are on file at the County Development Services Department: Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report

*Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road 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 (name of Fire District).

*The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

*If the developer does not complete the common driveway improvements, including all drainage and erosion control measures as specified in the submitted Grading and Erosion Control Plans (PCD File No. MS211), individual lot purchasers will be responsible for constructing said common improvements as necessary to obtain access to their lots in accordance with Land Development Code Section 6.3.3.C.3. Due to their length, the driveways need to be approved by the Fire District. Any drainage culverts needed to access the common driveway from the lots shall also be the responsibility of the lot purchasers.



Revise per OWTS Report which specifically indicated which lots may require engineered system

GENERAL NOTES (CONT.):

15. DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAKS PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE. A WILDFIRE MITIGATION REPORT WAS PREPARED FOR THIS SITE AND IS ON FILE WITH THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
16. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
17. FIRE PROTECTION IS BY DONALD WESCOTT FIRE PROTECTION DISTRICT.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
19. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER SR5509428-3 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR LAND TITLE INSURANCE CORPORATION, WITH AN EFFECTIVE DATE OF DECEMBER 4, 2020 AT 5:00 P.M.
20. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 19-471), AS AMENDED, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
21. ACCESS TO THIS SUBDIVISION IS PERMITTED BY CDOT PERMIT NO. 220062.
22. THERE SHALL BE NO DIRECT LOT ACCESS TO STATE HIGHWAY 83 EXCEPT BY THE PRIVATE ACCESS EASEMENT.
23. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER DRAINAGE IN AND THROUGH THEIR PROPERTY. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN THE STORMWATER CONVEYANCE PATHS.
24. APPROVAL OF THIS PLAT HEREBY VACATES AND RELEASES ANY RIGHTS EL PASO COUNTY MAY HAVE ACQUIRED OR BE ENTITLED TO IN THE 30 FEET ADJACENT TO THE SOUTH LINE OF SECTION 34 RECORDED IN ROAD BOOK A, AT PAGE 78, AS IT AFFECTS THE PLAT.
25. THE AREA INCLUDED IN THIS PLAT IS SUBJECT TO THE COVENANTS AND PROVISIONS OF DECLARATION OF RESTRICTIVE COVENANTS RECORDED UNDER RECEPTION NO. 203163099.
26. THE AREA INCLUDED IN THIS PLAT IS SUBJECT TO THE FINDINGS OF FACT, CONCLUSIONS OF LAW, JUDGMENT AND DECREE RECORDED UNDER RECEPTION NO. 203163100.
27. THE AREA INCLUDED IN THIS PLAT IS SUBJECT TO AN EASEMENT 20' WIDE, 10' ON EACH SIDE OF POWER LINES AND GUY ANCHORS RECORDED UNDER RECEPTION NO. 208102631.

When the Property is Subject to Existing or Proposed Covenants: 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.

Soil and Geology Conditions: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or location of area)
- Rockfall Source: (name lots or location of area)
- Rockfall Runout Zone: (name lots or location of area)
- Potentially Seasonally High Groundwater: (name lots or location of area)
- Other Hazard:

In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

TOTAL AREA OF LOTS = 28.653 AC

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20___

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

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 JOHNSON ESTATES FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ___ DAY OF 2019, 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 THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE
EXECUTIVE 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, RECORDER

BY: _____ DEPUTY

DRAINAGE (BLACK SQUIRREL CREEK FOMO3600): _____
BRIDGE FEES: NONE **REMOVED** **REMOVED**
URBAN PARK: _____
REGIONAL PARK: _____
SCHOOL FEE ACADEMY SCHOOL DISTRICT 20: _____
SURCHARGE: **REMOVED**

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

JOHNSON ESTATES FILING NO. 1
JOB NO. 2575.10
DECEMBER 17, 2020
SHEET 1 OF 2

OWNER:
DELROY L. JOHNSON AND
JANET M. JOHNSON
14502 STATE HIGHWAY 83
COLORADO SPRINGS, CO 80921



619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (Fax)

NO.	REVISION	DATE

C:\2023\ELPWA\22-24163\ELPWA\2023 CO. ASG, E.P. CO. 3. 23. 13. 11. 11

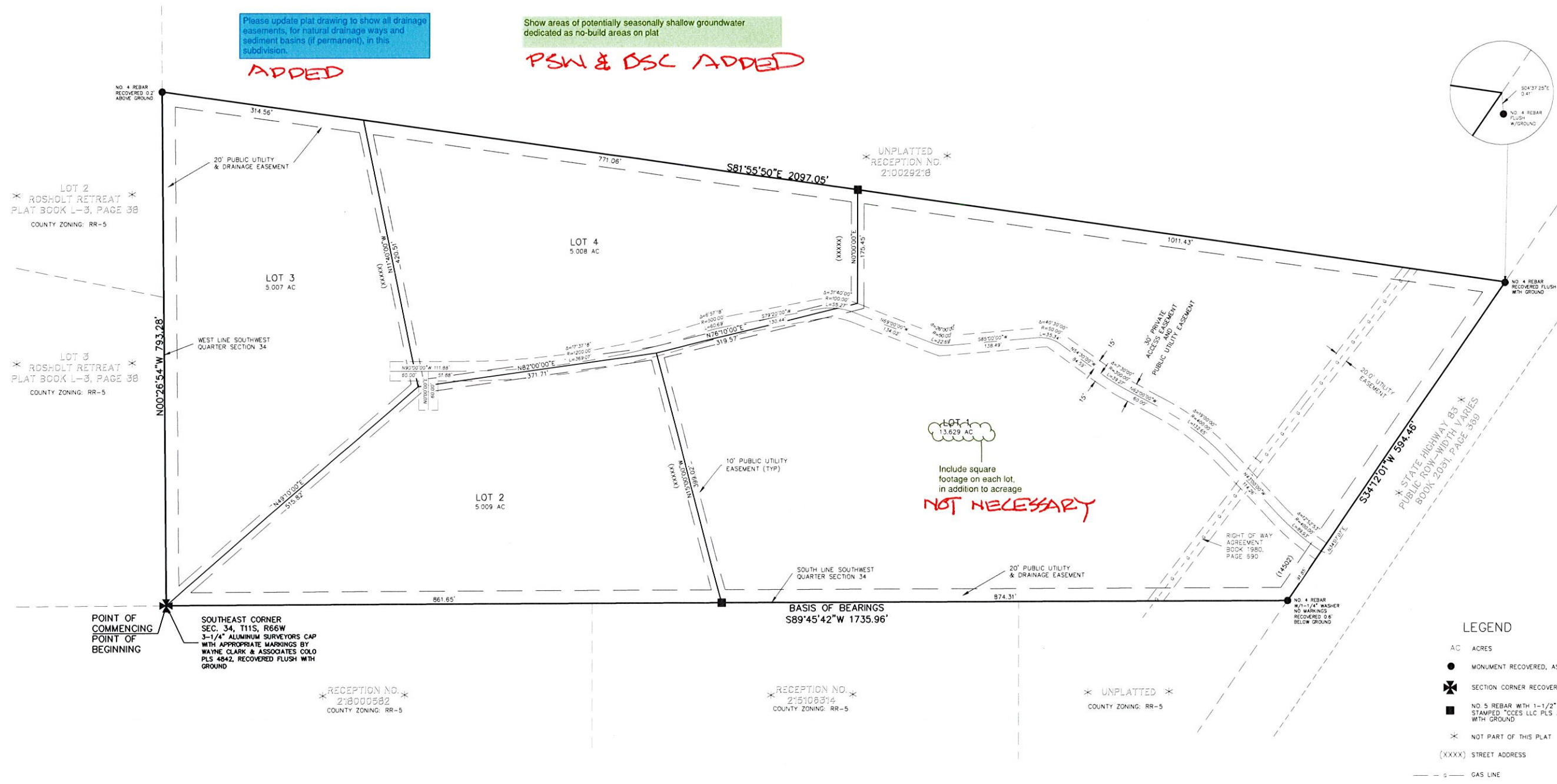
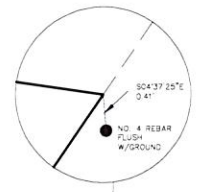
FINAL PLAT
JOHNSON ESTATES FILING NO. 1
 A PORTION OF SECTION 34, TOWNSHIP 11 SOUTH,
 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Please update plat drawing to show all drainage easements, for natural drainage ways and sediment basins (if permanent), in this subdivision.

ADDED

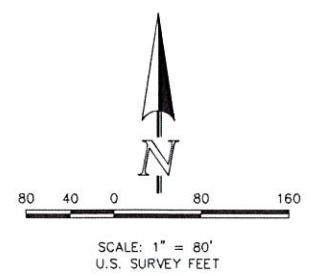
Show areas of potentially seasonally shallow groundwater dedicated as no-build areas on plat

PSW & DSC ADDED



Include square footage on each lot, in addition to acreage
NOT NECESSARY

- LEGEND**
- AC ACRES
 - MONUMENT RECOVERED, AS NOTED
 - ⊕ SECTION CORNER RECOVERED, AS NOTED
 - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND
 - ⊗ NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS
 - - - GAS LINE



PRELIMINARY
 THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

JOHNSON ESTATES
 FILING NO. 1
 JOB NO. 2575.10
 DECEMBER 17, 2020
 SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200 (719) 785-0790
 Colorado Springs, Colorado 80903 (719) 785-0799(Fax)