

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 3 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 _____, 20____

WITNESS MY HAND AND OFFICIAL SEAL.

DELROY L. JOHNSON

STATE OF COLORADO }
COUNTY OF EL PASO } ss

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

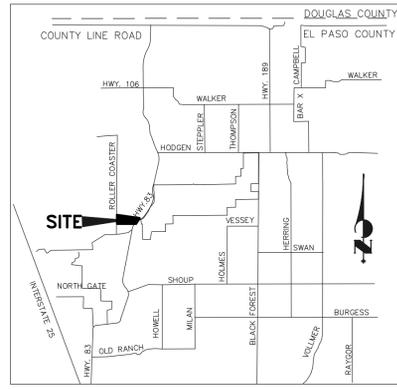
STATE OF COLORADO }
COUNTY OF EL PASO } ss

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



VICINITY MAP
N15

GENERAL NOTES:

- THE DATE OF PREPARATION IS DECEMBER 17, 2020.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM. LOTS 3 AND 4 REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
- ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO. SOILS REPORT BY RMG DATED NOVEMBER 9, 2018.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 34, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- ALL LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT EXCEPT THE SUBDIVISION BOUNDARY WHICH IS HEREBY PLATTED WITH A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (FILE NO. MS-211): DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILD FIRE HAZARD REPORT.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 4.
- 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 DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF PARKS AND WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- PURCHASERS OF LOTS WITHIN THIS SUBDIVISION ARE HEREBY ALERTED THAT THESE LOTS CONTAIN STORM WATER CONVEYANCE PATHS. SAID PURCHASERS ACKNOWLEDGE ACCEPTANCE OF THESE FLOWS ONTO, AND THROUGH, THESE LOTS. THE PURCHASER OF THESE LOTS SHALL BE RESPONSIBLE FOR MAINTAINING THESE PATHS AND FOR PROVIDING MEASURES TO ELIMINATE EROSION, IF SUCH SHOULD OCCUR.
- 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, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS 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 INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS, AND APPLICANTS AND THEIR SUCCESSORS AND ASSIGNS, INCLUDING INDIVIDUAL LOT OWNERS IN THE SUBDIVISION MAY BE REQUIRED TO ACQUIRE, DEVELOP, AND INCORPORATE ALTERNATIVE RENEWABLE WATER SOURCES IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH WATER SUPPLY.
- FLOODPLAIN STATEMENT: THIS SITE, JOHNSON ESTATES FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0295G, EFFECTIVE DATE DECEMBER 7, 2018.

GENERAL NOTES (CONT.):

- 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.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY DONALD WESCOTT FIRE PROTECTION DISTRICT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTO 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.
- 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 SR55090428-3 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.
- 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.
- ACCESS TO THIS SUBDIVISION IS PERMITTED BY CDOT PERMIT NO. 220062.
- THERE SHALL BE NO DIRECT LOT ACCESS TO STATE HIGHWAY 83 EXCEPT BY THE PRIVATE ACCESS EASEMENT.
- 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.
- 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.
- THE AREA INCLUDED IN THIS PLAT IS SUBJECT TO THE COVENANTS AND PROVISIONS OF DECLARATION OF RESTRICTIVE COVENANTS RECORDED UNDER RECEPTION NO. 203163099.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR JOHNSON ESTATES RECORDED UNDER RECEPTION NO. _____.
- THE AREA INCLUDED IN THIS PLAT IS SUBJECT TO THE FINDINGS OF FACT, CONCLUSIONS OF LAW, JUDGMENT AND DECREE RECORDED UNDER RECEPTION NO. 203163100.
- 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.
- 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, GEOLOGIC HAZARD STUDY BY ENTECH ENGINEERING, INC, JANUARY 19, 2021 IN FILE NO. MS-211, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. HAZARDOUS AREAS INDICATED AS PSW-POTENTIALLY SEASONALLY HIGH GROUNDWATER, ARE NO-BUILD AREAS.

PSW- POTENTIALLY SEASONALLY HIGH GROUNDWATER
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM CROSS RIDGE HEIGHTS 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 DONALD WESCOTT FIRE PROTECTION DISTRICT.
- THE PRIVATE ROAD, CROSS RIDGE HEIGHTS, AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE ROAD IS CONSTRUCTED IN CONFORMANCE WITH THE 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. MS-211) 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 DONALD WESCOTT FIRE PROTECTION DISTRICT. ANY CULVERTS NEEDED TO ACCESS THE COMMON DRIVEWAY FROM THE LOTS SHALL ALSO BE THE RESPONSIBILITY OF THE LOT PURCHASERS.

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 }
COUNTY OF EL PASO } ss

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: _____
URBAN PARK: _____
REGIONAL PARK: _____
SCHOOL FEE ACADEMY SCHOOL DISTRICT 20: _____

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

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

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



PCDD FILE NO.: MS 211

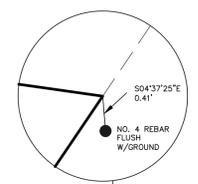
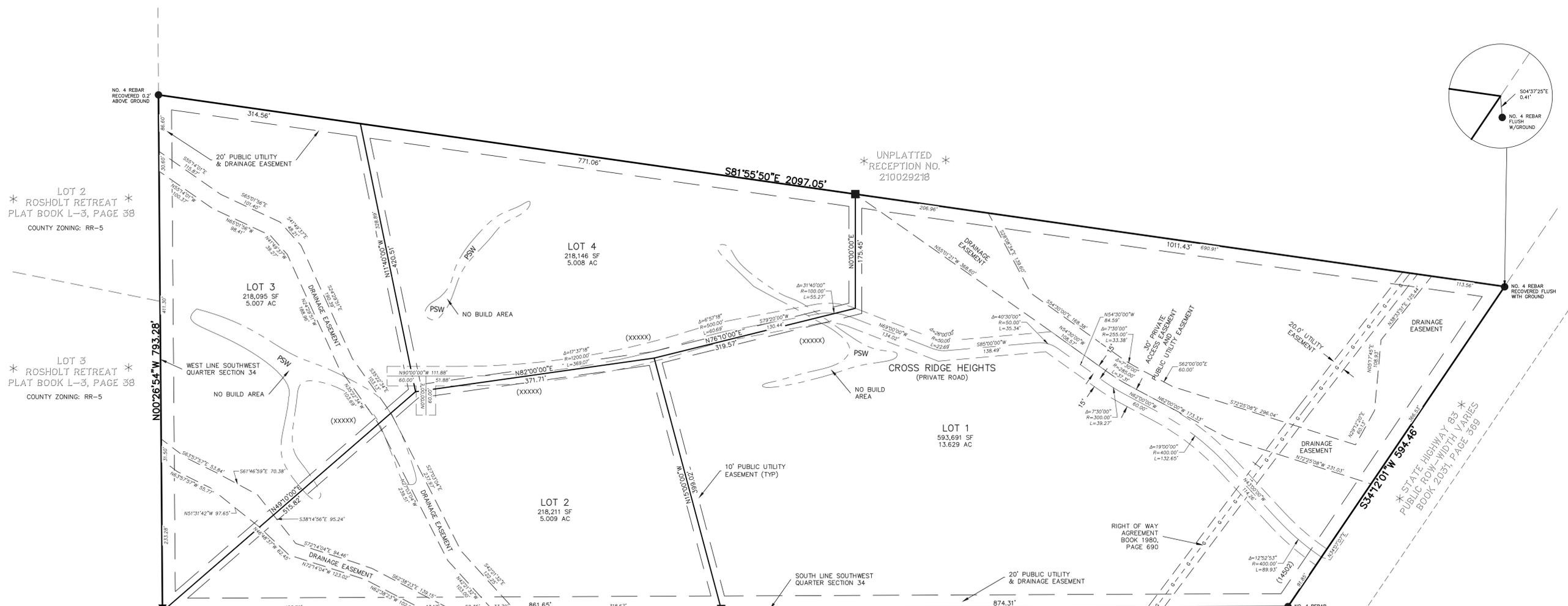
NO.	REVISION	DATE
1	COUNTY COMMENTS	4-13-21
2	COUNTY COMMENTS	5-20-21

N:\257510\DRAWINGS\G\G\EL\PLAT\257510P1.dwg, 5/21/2021 8:28:24 AM, 1:1

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



LOT 2
* ROSHOLT RETREAT *
PLAT BOOK L-3, PAGE 38
COUNTY ZONING: RR-5

LOT 3
* ROSHOLT RETREAT *
PLAT BOOK L-3, PAGE 38
COUNTY ZONING: RR-5

POINT OF COMMENCING
POINT OF BEGINNING

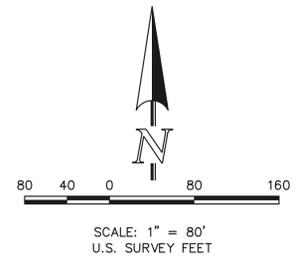
SOUTHEAST CORNER
SEC. 34, T11S, R66W
3-1/4" ALUMINUM SURVEYORS CAP
WITH APPROPRIATE MARKINGS BY
WAYNE CLARK & ASSOCIATES COLO
PLS 4842, RECOVERED FLUSH WITH
GROUND

* RECEPTION NO. *
213000582
COUNTY ZONING: RR-5

* RECEPTION NO. *
215106314
COUNTY ZONING: RR-5

* UNPLATTED *
COUNTY ZONING: RR-5

- 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
 - G — 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
Colorado Springs, Colorado 80903 (719)785-0790
(719)785-0799(Fax)

PCDD FILE NO.:MS-211

N:\257510\DRAWINGS\GIRIVE\PLAT\257510P2.dwg, 5/21/2021 8:26:57 AM, 1:1