

ACADEMY GATEWAY SUBDIVISION FILING No. 2

A REPLAT OF TRACTS C, D & E, ACADEMY GATEWAY SUBDIVISION FILING No. 1
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH,
THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE 6TH P
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That TKA Properties LLP, being the owners of the following described tracts of land to wit:

Tracts C, D and E, Academy Gateway Subdivision Filing No. 1, in the County of El Paso, State of Colorado according to the plat thereof recorded July 11, 2017 under Reception No. 217713997 as corrected by that Affidavit of Correction recorded August 21, 2017 under Reception No. 217100004;

Except that portion of Tract D conveyed to El Paso County by and through the Board of County Commissioners of El Paso County, Colorado in Special Warranty Deed Recorded May 14, 2021 under Reception No. 221096004.

OWNERS CERTIFICATION:

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 a lot and assessments as shown on the map and plat of subdivision of JOHNNY GATEWAY, a certain subdivision of land, situate in the County of El Paso, State of TEXAS, and have caused the same to be recorded in the public records of said county, and the said subdivision owner does hereby consent 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 El Paso County's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Texas, and the undersigned hereby agree to defend, maintain, and pay for the same, and the same are subject to the jurisdiction of maintenance by El Paso County, Colorado. The utility easements shown herein are hereby dedicated for public utilities and communication systems and other purposes as shown on the map and plat of subdivision. The undersigned hereby agree to defend, maintain, and pay for the same. The entities responsible for providing the services for which the easements are established are the El Paso County, Colorado, and the City of El Paso, Texas. The undersigned hereby agree to defend, maintain, and pay for the same, and the same are subject to the jurisdiction of maintenance, and replacement of utility lines and related facilities, by the City of El Paso, Texas, and the City of El Paso, Texas.

S. Mickey Anderson Date

STATE OF CALIFORNIA

COUNTY OF EL PASO

Acknowledged before me this _____ day of _____, 20____ by _____

S. Mickey Anderson

1970-1971

| Chair | Board of County Commissioners | Date |
|-------|-------------------------------|------|
| | | |

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Planning & Community Development Director

SURVEYOR'S CERTIFICATION:

I, Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on the date of survey shown herein, by me or under my direct supervision and that all monuments exist as shown herein; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, information, and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this _____ day of _____, 20_____.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC



COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
• COLORADO SPRINGS, CO 80917
719-354-4120
NANOW@CSMAPPING.COM

WWW.CSAMLLC.COM

NOTES:

- [illegible]

Action Item: Update
the Reception
Number # 224026331

Board of County Commissioners Certificate

This plat for ACADEMY GATEWAY SUBDIVISION PLING NO. 2 was approved for filing by the El Paso County Board of Commissioners under the following conditions included in the resolution of February 20, 2019:

The dedication of land to the public (streets, tracts, easements) list those proposed for approval.

The dedication of land to the public (streets, tracts, easements) shall not become 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 the Subdivision Improvements Agreement.

| Chair Board of County Commissioners | Date |
|-------------------------------------|------|
| | |

[illegible]

CLERK AND RECORDER.

STATE OF COLORADO,

COUNTY OF EL PASO } ss

I hereby certify that this instrument was filed in my office on this _____ day of _____, 20____.

_____, 20____, A.D., and was recorded at Reception Number _____

_____ of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder

5333

Drainage Fee:

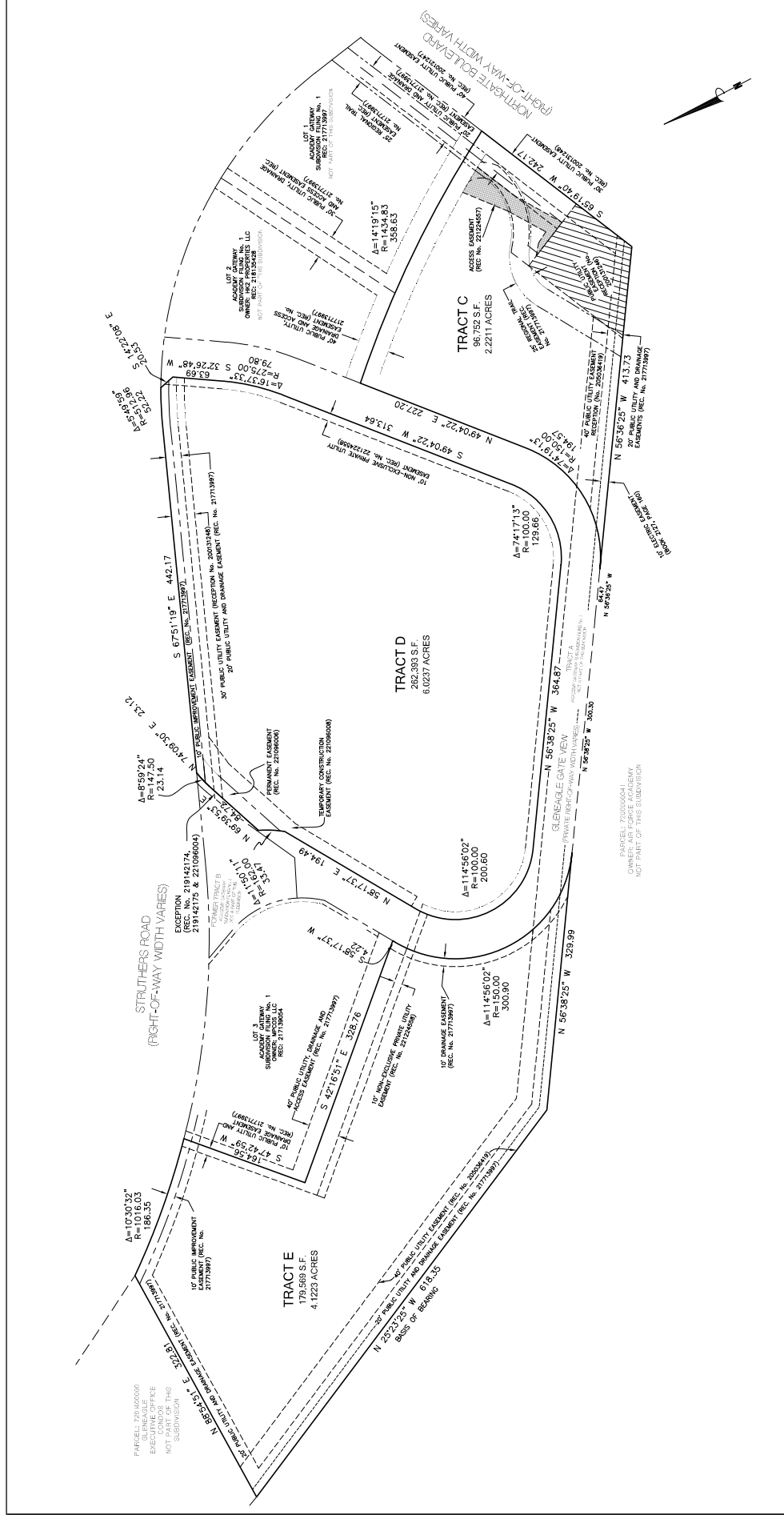
Bridge Fee:

| | | | |
|------------|--------------------------|-------------|----------------|
| REVISIONS: | | PROJECT NO. | 24213 |
| 1 | 6/27/25 County comments. | DATE: | MARCH 21, 2025 |
| | | DRAWN BY: | JMJ |
| | | CHECKED BY: | MSJ |
| | | SHEET: | 1 OF 3 |

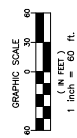
FINAL PLAT ACADEMY GATEWAY SUBDIVISION FILING No. 2

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AS PLATTED - PLAT #13997



| REVISIONS | DATE | PROJECT NO. |
|-----------|-----------|-------------|
| 1 | 11/9/2023 | 24213 |
| 2 | 11/9/2023 | 24213 |
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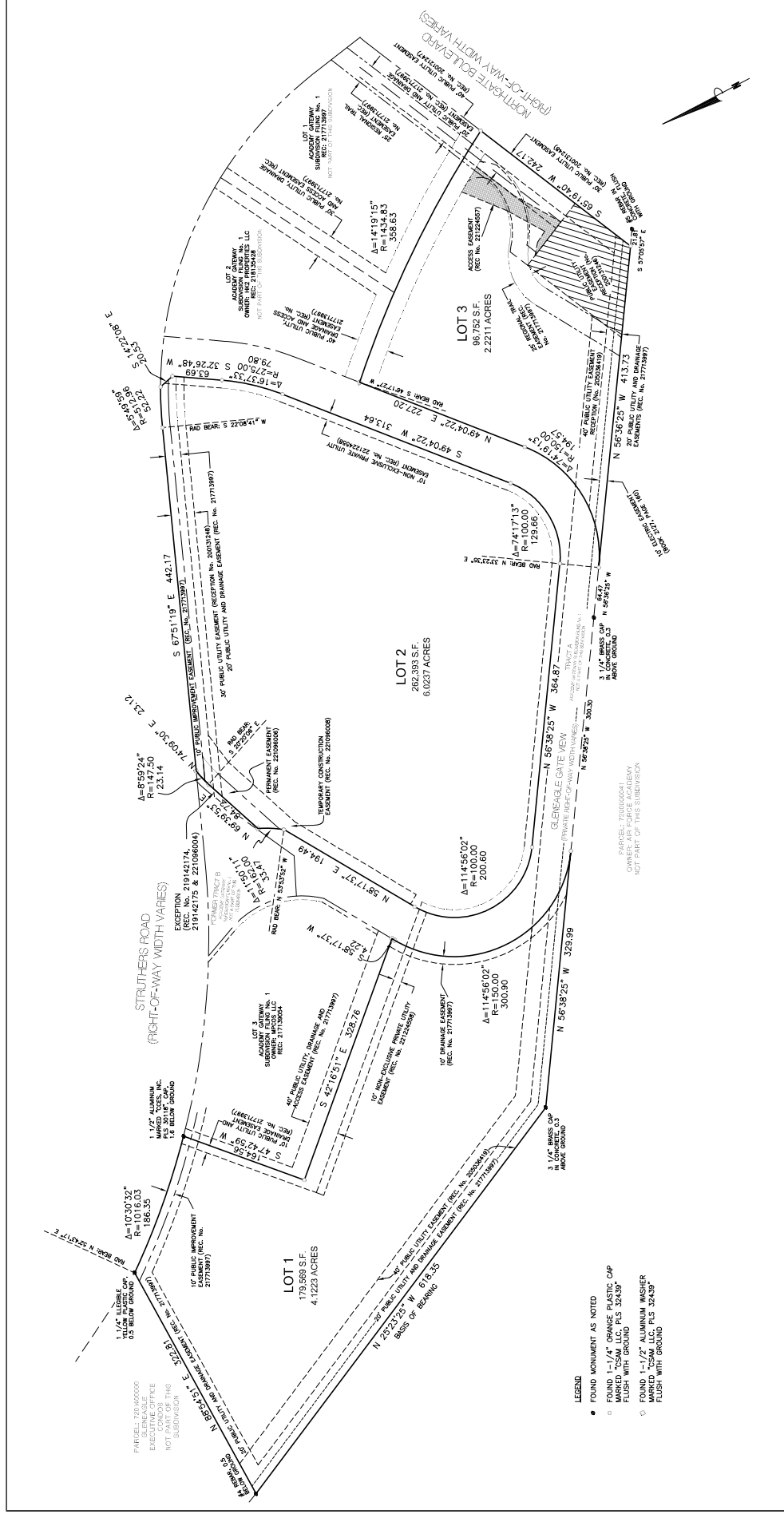
COMPASS SURVEYING & MAPPING, LLC
3253 WEST CANYON CIRCLE
COLORADO SPRINGS, CO 80917
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WWW.CSMILLC.COM



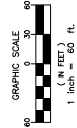
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