

KETTLE CREEK ESTATES FILING NO. 2

A REPLAT OF LOT 1, KETTLE CREEK ESTATES LOCATED IN SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS that J + M, INVESTMENTS, LLC, is the owner's of the following described land:

TO WIT

LOT 1, KETTLE CREEK ESTATES, AS RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS UNDER RECEPTION NO. 223715184.

CONTAINING 5.13 ACRES MORE OR LESS

EL PASO COUNTY
STATE OF COLORADO

DEDICATION

That, J + M INVESTMENTS, LLC, being the owner of the above described land being platted and/or subdivided in El Paso County, Colorado, under the name of KETTLE CREEK ESTATES FILING NO. 2, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

IN WITNESS WHEREOF

The said J + M INVESTMENTS, LLC, JAY D STONER, MEMBER.

has subscribed their names this _____ day of _____ A.D. 20____

By _____
JAY D STONER - MEMBER

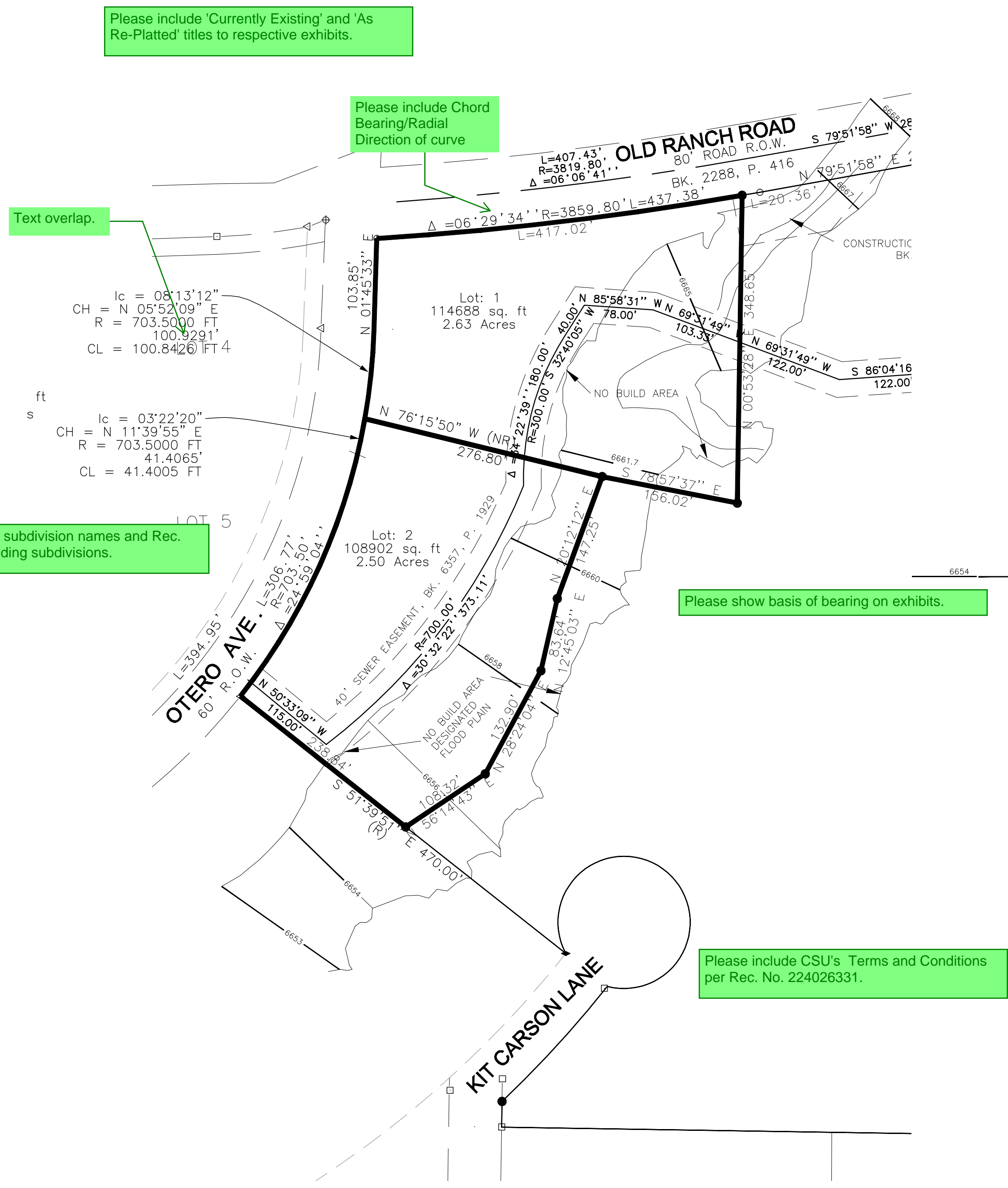
NOTARY STATEMENT

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____, by JAY D STONER.

My commission expires _____
My address is _____
Witness my hand and official seal _____

Notary Public

NOTICE
ACCORDING TO C.R.S. 13-80-105, 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 CERTIFICATE SHOWN HEREON.



Please include 'Currently Existing' and 'As Re-Platted' titles to respective exhibits.

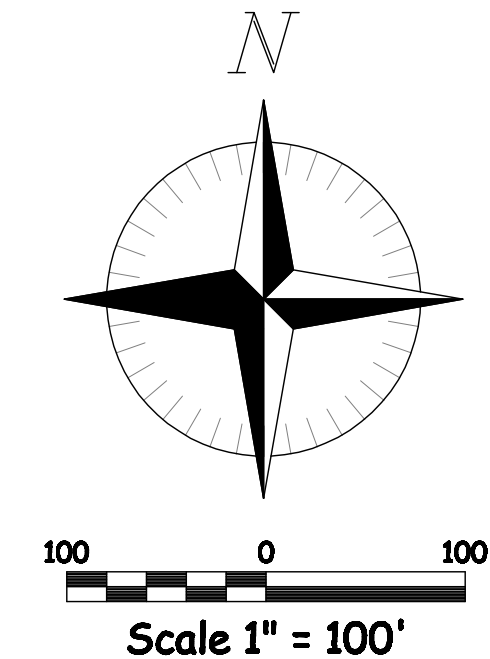
Please include Chord Bearing/Radial Direction of curve

Text overlap.

Please provide subdivision names and Rec. No. for surrounding subdivisions.

Please show basis of bearing on exhibits.

Please include CSU's Terms and Conditions per Rec. No. 224026331.



LEGEND:

- SET 1/2" X 18" REBAR, W/ 1" CAP L.S. NO. 37907
- ⊗ FOUND #37988 AL. CAP ON #5 REBAR
- FOUND 1/2" IRON PIPE
- ◀ FOUND ORANGE #32439 CAP ON #4 REBAR
- ⊕ FOUND #32439 ZAPPIT ON CONCRETE NAIL
- ◆ FOUND 1/2" IRON ROD
- ◇ FOUND #4 REBAR

LIMIT OF 100-YEAR FLOOD PLAN AND FLOOD ELEVATION

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, MATTHEW J. KOCH, 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 8-2-2022, 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 provisions of the El Paso County Land Development Code.

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

MATTHEW J. KOCH P.L.S. Date
Colorado registered PLS # 37907

ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT

This plat for KETTLE CREEK ESTATES was approved for filing by the El Paso, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon. Previous plat name in entirety is amended for the areas described by this Plat Amendment Lot Line Adjustment subject to all covenants, conditions and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder.

Reception No. _____

Planning and Community Development Director

EASEMENT STATEMENT

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

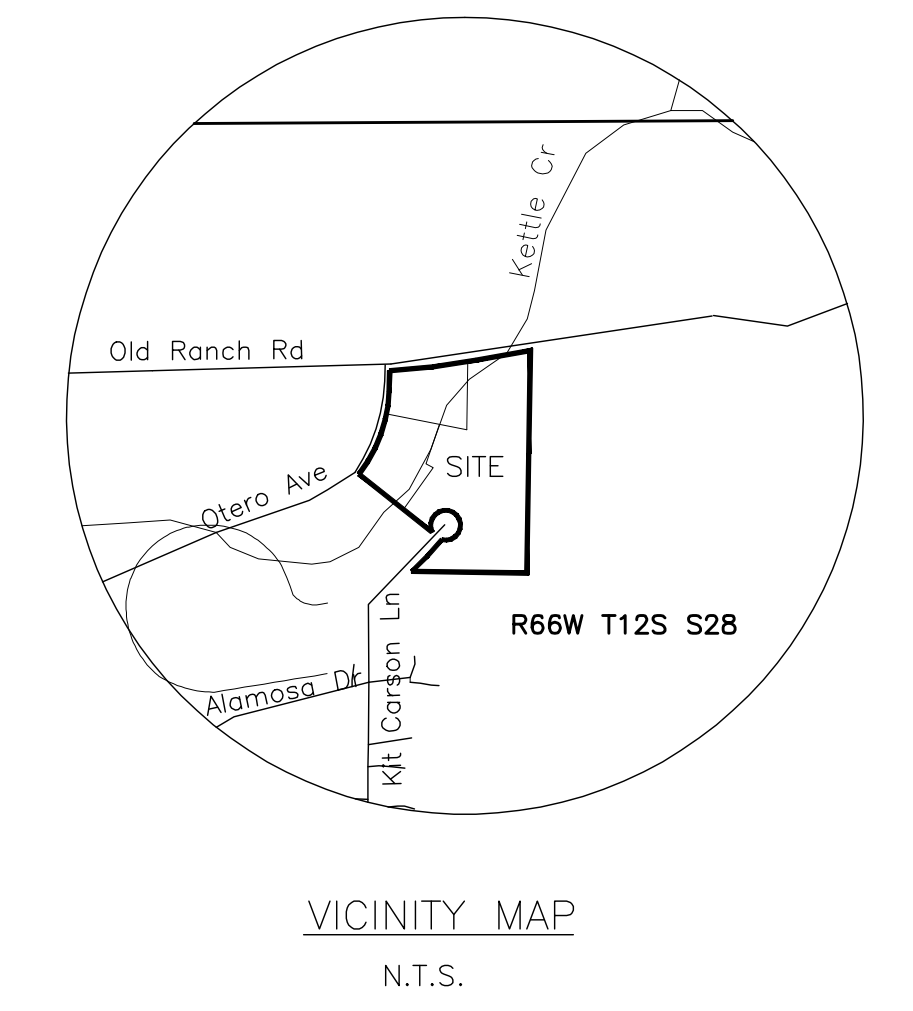
COUNTY CLERK AND RECORDERS STATEMENT

STATE OF COLORADO)
COUNTY OF EL PASO)

This plat was filed for record in the office of the County Clerk and Recorder of El Paso County, Colorado, at _____ .M., on the _____ day of _____, 20____.

A.D. under reception number _____.

EL PASO County Clerk & Recorder



PRELIMINARY

**CORNERSTONE
LAND SURVEYING, L.L.C.**
1022 PHAY AVE.
CAÑON CITY, COLORADO 81212
719-275-8881