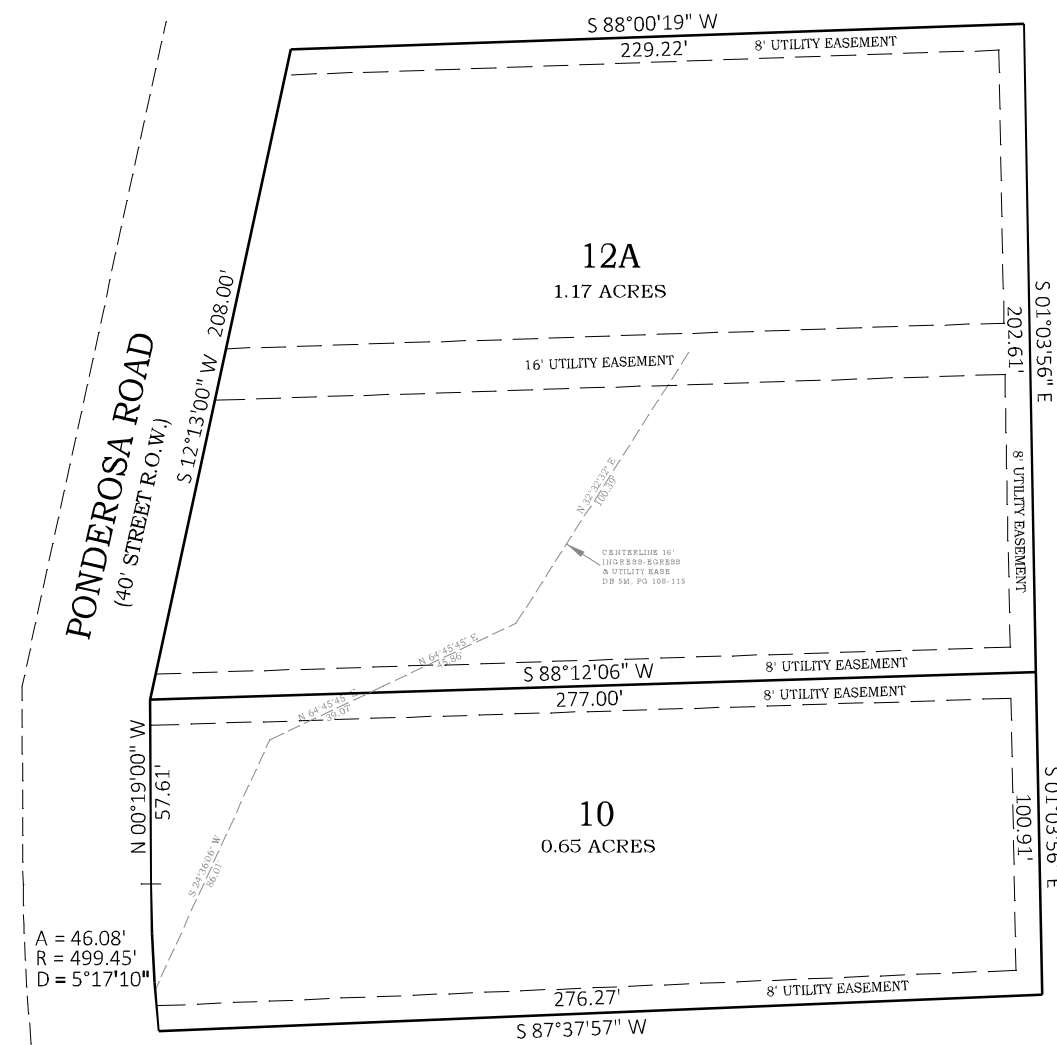


LOT CONSOLIDATION PLAT

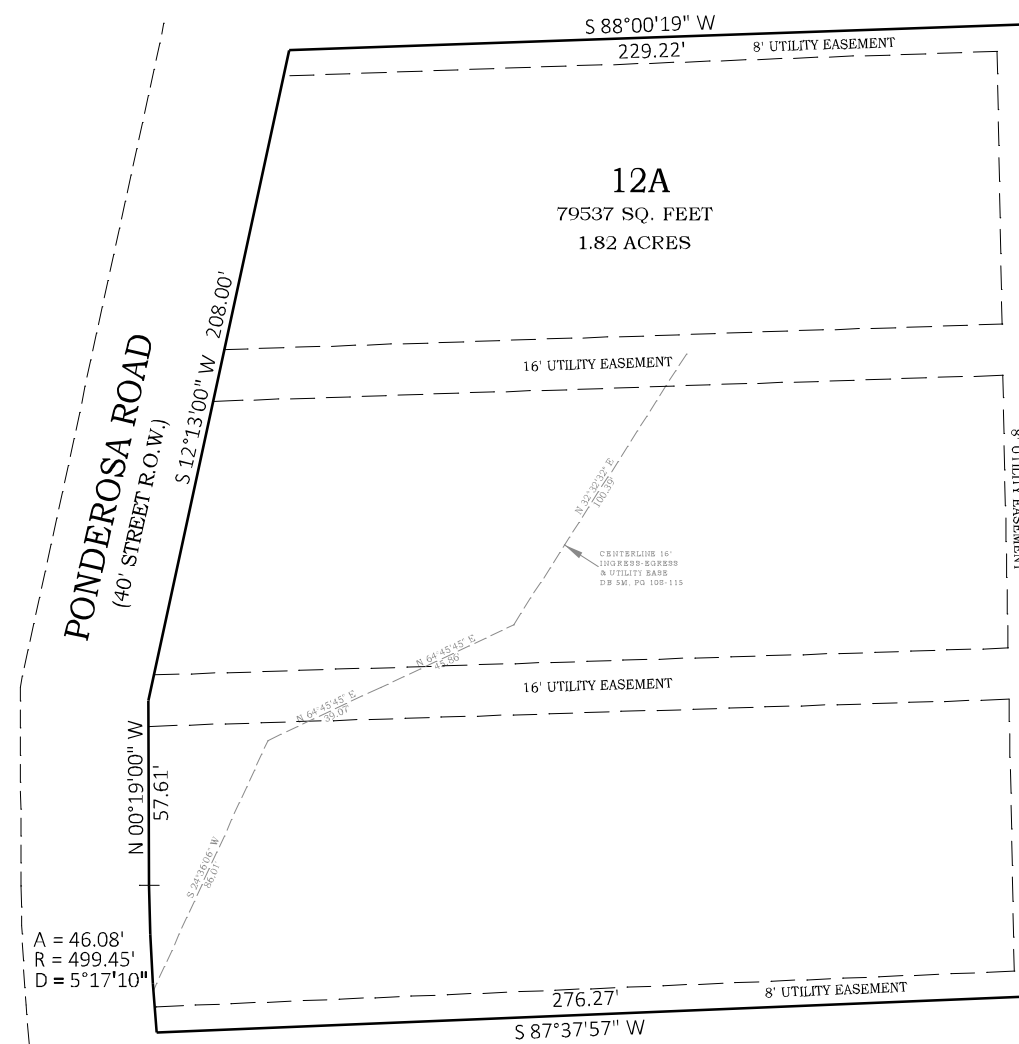
For JAMES R. WETSEL and TERRI A. WETSEL

A VACATION AND REPLAT OF LOT 10, SPANISH PEAKS FILING NO. 4 AND LOT 12A, P&Z
APPLICATION 09-25, COUNTY OF HUERFANO, STATE OF COLORADO.

AS PLATTED:



AS VACATED:



- NOTES**
- BUILDING SETBACK LINES ARE:
 (a) 30 FEET DISTANCE FROM DWELLING TO REAR OF LOT LINE.
 (b) 30 FEET DISTANCE FROM DWELLING TO FRONT OF LOT LINE.
 (c) 15 FEET DISTANCE ON INTERIOR LOT LINE SIDES.
 - THERE ARE UTILITY EASEMENTS 8 FEET WIDE ALONG ALL SIDE AND REAR LOT LINES EXCEPT WHERE ARE SHOWN TO BE OTHERWISE.
 - LOT 12A IS RESTRICTED FROM FUTURE DIVISION

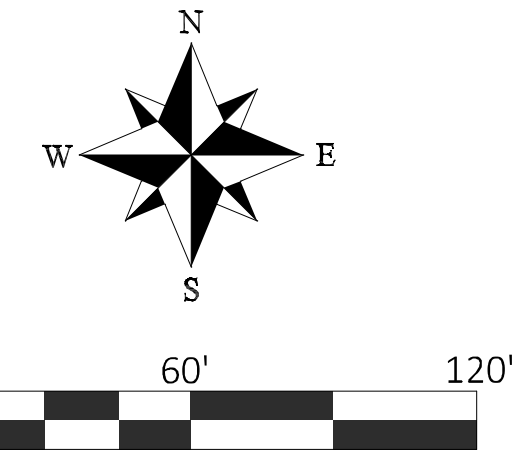
NOTICES

AT THE CLIENTS REQUEST, SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITH IN THREE YEARS AFTER YOU FIRST DISCOVER SUCH A DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LEGAL DESCRIPTION

LOT 12A, FORMERLY KNOWN AS LOTS 10 AND 12A, SPANISH PEAKS FILING NO. 4, RECORDED AT PLAT MAP NO. 109, JUNE 9, 1972 AT RECEPTION NO. 246583, MAP AMENDMENT RECORDED SEPTEMBER 22, 2009 AT MAP NO. 499, ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.



SCALE 1" = 60'
(U.S. Survey Feet)

ACCEPTANCE BY COUNTY PLANNING

THIS MAP AMENDMENT WAS ACCEPTED BY THE HUERFANO COUNTY BOARD OF COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2022, AD.

CHAIR, BOARD OF PLANNING COMMISSION

ACCEPTANCE BY COUNTY COMMISSIONERS

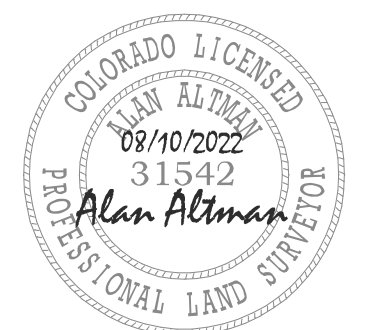
THIS MAP AMENDMENT WAS ACCEPTED BY THE HUERFANO COUNTY BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2022, AD.

CHAIR, BOARD OF COUNTY COMMISSIONERS

SURVEYORS CERTIFICATION:

I, ALAN ALTMAN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY TO JAMES R. WETSEL AND TERRI A. WETSEL, THAT THIS MAP AMENDMENT IS NOT BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE, BUT WAS PREPARED USING INFORMATION SHOWN ON THE PLAT OF SPANISH PEAKS FILING 4, OF THE RECORDS OF THE HUERFANO COUNTY CLERK AND RECORDER. THE PROPERTY WITHIN THIS PLAT AMENDMENT MAY OR MAY NOT BE PRESENTLY MONUMENTED AND IF IS MONUMENTED I HAVE NOT CONFIRMED THAT THE PROPERTY PINS ARE ACCURATELY LOCATED.

BY: _____ DATE: _____
ALAN ALTMAN, PLS. 31542
SOUTHERN COLORADO SURVEYING AND MAPPING, INC.
COLORADO CITY, COLORADO



**Southern Colorado
Surveying and Mapping**

P.O. Box 19376
Colorado City, Colorado 81019

Scale: 1" = 60'	(719) 676-3665	Surveyors: AA
Date: = 08/10/2022	pls31542@att.net	Drawn By: SA
Job No. 2022-034	southerncoloradosurvey.com	Sheet 1/1