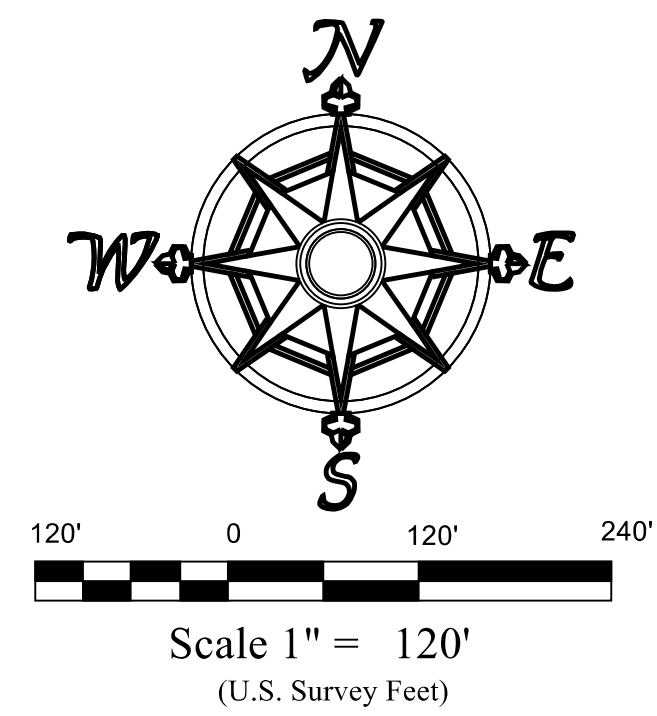


# Map Amendment and Road Vacation FOR JJH PROPERTY 3, LLC.

Tracts B1, B2, B3, L2 and L3, Cuchara Mountain Park Estates  
Panadero Development Filing No. 4  
a Planned Unit Development  
County of Huerfano, State of Colorado



KNOW ALL MEN BY THESE PRESENTS: That JJH Property 3, LLC being the sole owner of the following described property:

Tract B-1, B-2, B-3, L-2 and L-3, Cuchara Mountain Park Estates (Panadero Development, Filing No. 4), Recorded Map No. 425, Recorded August 2, 1999 at Reception No. 340387, According to the Records of the Clerk and Recorder for Huerfano County, Colorado

That JJH Property 3, LLC, is the sole owners of that real property situated in Huerfano County, Colorado, has caused said real property to be laid out and surveyed as Parcel A, B, C, D, E, and F of Map Amendment and Easement Vacation, Huerfano County, State of Colorado, and does hereby accept the responsibility for the completion of required improvements and does hereby dedicate and set apart all of the roads and other public improvements and places as shown on the accompanying plat to the use of the public forever, and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements for the purpose shown hereon, and does hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established

Jonathan Hotaling (Owner, JJH, Property 3, LLC) Date: \_\_\_\_\_  
Jennifer Hotaling (Owner, JJH, Property 3, LLC) Date: \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2022, A.D. by Jonathan Hotaling and Jennifer Hotaling

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: \_\_\_\_\_ Notary Public

I, William S. Bechaver, a Professional Land Surveyor, registered in the State of Colorado, hereby Certify to the Board of County Commissioners, of the County of Pueblo and to JJH Property 3, LLC, that a survey of the above described premises was conducted by me or under my direct responsible charge. That this plat of Map Amendment and Road Vacation complies with the minimum standards for Land Surveys and Plats as set forth in Section 38-51-106 et. Seq, C.R.S. 1995 (as amended).

William S. Bechaver PLS No. 38103  
BH2 Land Surveying, LLC Date: \_\_\_\_\_

This is to Certify that this Map Amendment Plat and Road Vacation, is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_ 2022, by the Board of County Commissioners, County of Huerfano, State of Colorado.

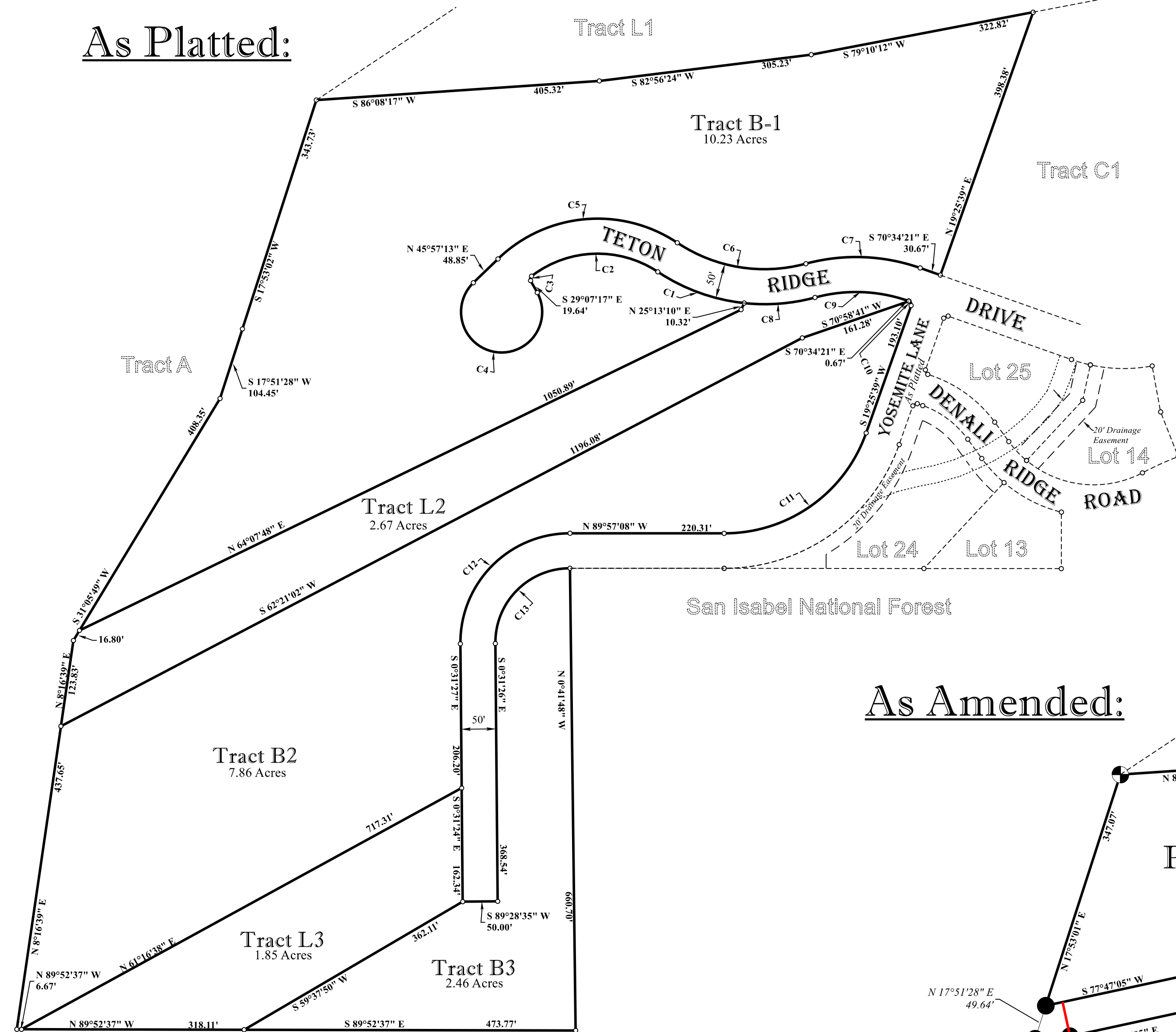
By: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairperson of the Board

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Attest: Clerk of the Board

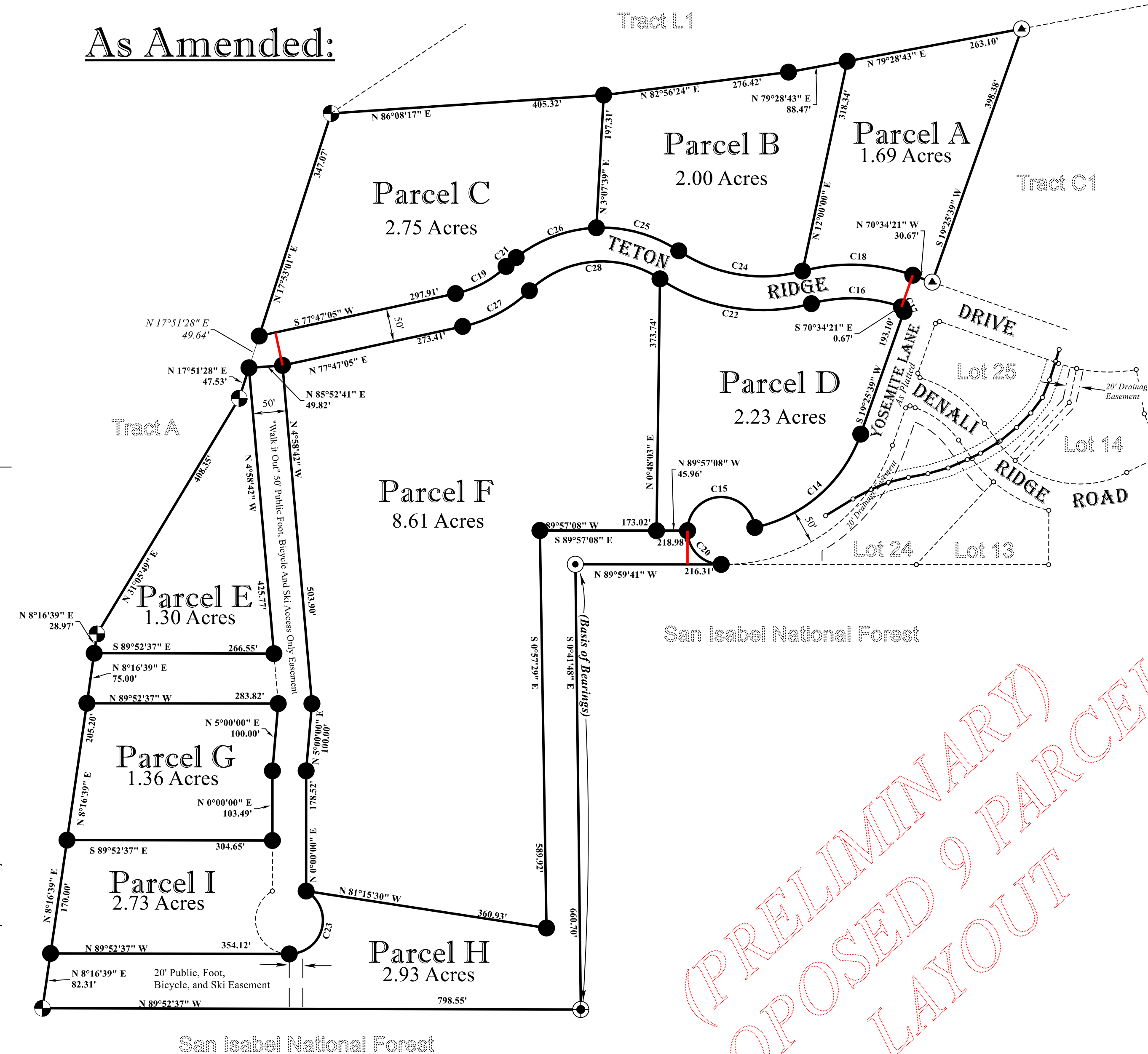
**BH<sup>2</sup> LAND SURVEYING**  
P.O. Box 20399, Colorado City, CO 81019  
Phone: 719-676-2072  
Email: bh2@gshvalley.net

Scale 1" = 120'	Date: 4-5-2023	Drawn By: WSB
Sheet 1/1	Job No. 2022-057	

## As Platted:



## As Amended:



### LEGEND

- FOUND, BLM BRASS CAP
- FOUND, 1/2" REBAR WITH PLASTIC CAP, PLS 16163
- FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 27265
- FOUND 3/4" REBAR, WITH 2" ALUMINUM CAP, PLS 16163
- SET, 1/2" REBAR WITH YELLOW CAP, PLS 38103
- PROPOSED PRIVATE GATE

### "REFERENCES"

- 1) Plat Cuchara Mountain Park Estates, Reception No. 340387
- 2) Special Warranty Deed, Reception No. 425899
- 3) Special Warranty Deed, Reception No. 425898
- 4) Declaration of Access Easement, Reception No. 418879

BASIS OF BEARINGS: S 0°41'48" E, (per Plat of Cuchara Mountain Park Estates) along the East line of Parcel D, With a BLM Brass cap on the South End and a 3/4" rebar with an Aluminum Cap, PLS 38103 on the North End, monumented as shown hereon.

"NOTE:." This survey does not constitute a title search by BH2 Land Surveying, LLC, to determine ownership or easements of record.

"NOTE" Client did not request a search for recorded Rights-of-Way and Easements.

"NOTICE": 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.

CURVE	DELTA	RADIUS	ARC
C1	27°36'35"	275.00'	132.52'
C2	71°16'49"	155.00'	192.83'
C3	81°31'23"	5.00'	7.11'
C4	254°21'23"	58.00'	257.48'
C5	77°44'39"	205.00'	278.16'
C6	48°52'06"	225.00'	191.91'
C7	34°35'53"	275.00'	166.06'
C8	21°15'31"	275.00'	102.03'
C9	34°35'53"	225.00'	135.87'
C10	89°53'41"	5.00'	7.84'
C11	70°37'13"	215.00'	265.00'
C12	90°34'18"	156.60'	247.55'
C13	90°34'18"	106.60'	168.51'
C14	58°20'22"	215.00'	218.92'
C15	174°43'15"	50.00'	152.47'
C16	34°35'53"	225.00'	135.87'
C17	89°53'41"	5.00'	7.84'
C18	34°35'53"	275.00'	166.06'
C19	31°49'52"	155.00'	86.11'
C20	89°51'51"	50.00'	78.42'
C21	5°37'53"	205.00'	20.15'
C22	48°52'06"	275.00'	234.55'
C23	150°00'00"	50.00'	130.90'
C24	48°52'06"	225.00'	191.91'
C25	36°03'22"	205.00'	129.01'
C26	36°03'22"	205.00'	129.01'
C27	31°49'52"	205.00'	113.89'
C28	77°44'39"	155.00'	210.32'

(PRELIMINARY)  
 PROPOSED 9 PARCEL  
 LAYOUT