



Huerfano County Planning Commission
Staff Report – Permit #22-60 Plat Correction Pavlick
Meeting Type – Recommendation
Plat Correction Affecting Parcels 29779, 29773, and 67030

January 12, 2023

Request

With this Application Gerald Pavlick, on behalf of Antonio G Martinez LLC (the Applicant) requests the following:

A correction to a plat pursuant to LUR Section §2.04.02(2) (Subdivision Exemptions) to re-draw the boundaries of Parcel Numbers 27793, owned by Gregory Scott Orr and 67030, owned by La Fraternidad Piadosa de Nuestro Padre Jesus de San Jose, which are surrounded by Parcel number 29779, owned by Antonio G Martinez LLC. The parcel was intended to contain two historic structures, which fall partially outside the platted area. This correction will amend the plat as it was originally intended. The site located west of County Road 331.

The subject property is zoned Agricultural. Zoning standards for this district are set forth in LUR Section §1.03.

Code References

The following Code Sections are applicable to this application and may be referenced by Planning Commission in their evaluation of the request:

§2.04.02(2)

2.04.02 Other Exemptions

Upon the recommendation of the Planning Commission, the Board of County Commissioners may, in its discretion and in accordance with the procedures described in Section 2.04.03, Exemption and Waiver Procedures, exempt from the definition of the terms "subdivision" and "subdivided land" any division of land which:

...

2. Is done for the purpose of correcting an engineering or survey error in a recorded plat, provided that the correction(s) continue to meet the applicable provisions of these regulations.

Background

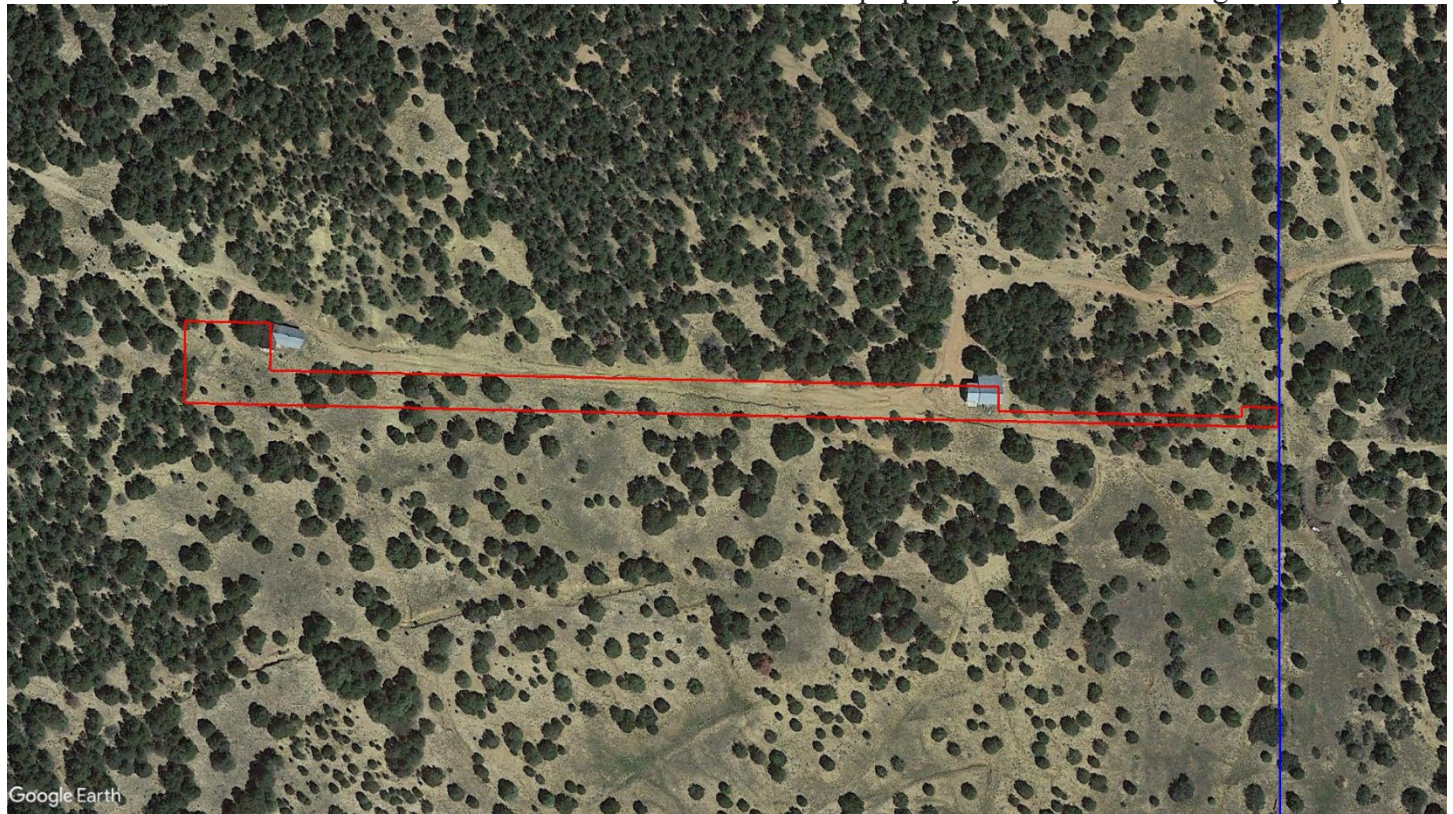
All required application materials were received by the County and the Application was determined to be complete on December 29, 2022.

This Plat Correction is to correct and replace deeds filed in Book 128, Page 360; Book 171, Page 208; Book 401 Page 219; Book 401, Page 717; and Book 406 Page 609.

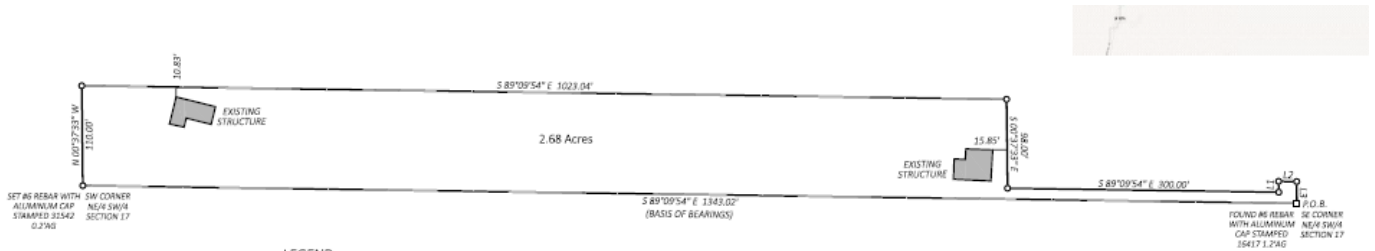
This correction will add approximately 1.2 acres to the Orr property, and it will combine the Orr property with the Fraternidad Piadosa de Nuestro Padre Jesus de San Jose. The Fraternidad no longer exists (see attached articles of dissolution), and the Applicant has paid taxes on this property since at least 1995. Both the Applicant and Orr have paid taxes on parcel 27793.

A portion of the legal description of the parcel number 67030, owned by the Fraternidad, is contained within parcel number 27793. It is unclear whether the entirety of 67030 was meant to be sold with the creation of 27793. Antonio G Martinez LLC has paid taxes on the entire west half of Section 17, including for properties 27793 and 67030. 67030 was exempt; Mr. Orr of 27793 appears to also have paid property taxes on his parcel.

Whether this plat correction combines 27793 or not is not of interest to the Applicant. The Applicant simply intends to fix the errors with 27793 in order to be able to sell their property with a corrected legal description.



Proposal



Application Materials Required for a Plat Amendment: Proof of ownership; approved and recorded final plat along with proposed amendments; narrative statement explaining why proposed changes should be approved by the Planning Commission and BOCC.

Analysis

The proposal as it has been submitted eliminates a parcel owned by the Fraternidad de Nuestro Padre Jesus de San Jose, which, although the entity no longer exists, may be problematic as it is not possible to ascertain that this portion of land that remains in their name was a mistake when the parcel 67030 was created. The applicant's purpose in submitting this application is to be able to clear up the ownership of land around the buildings on the Orr property to be able to sell their parcel. To this end, it may be advisable to leave the question of 27793 unresolved, amend the map of 67030 and update the legal descriptions for all parcels involved. What will likely happen with Parcel 27793 is that taxes will go unpaid and it will go up for tax auction.

Referral Agencies

No agencies have been contacted as referral agencies. If the Commission recommends referral agencies, this will be done before the BOCC meeting is scheduled.

Staff Comment

The existence of two parcels 27793 and 67030 is likely a platting error when the Fraternidad de Nuestro Padre Jesus de San Jose sold the property to La Fraternidad Piadosa de Nuestro Padre Jesus in 1931. In 1934, La Fraternidad de Nuestro Padre Jesus de San Jose bought parcel 67030 (Book 401 pg 219)

Parcel Descriptions showing overlap of 67030 and 27793

170-35: 1931 Parcel 67030

WHEREAS, on the 28th day of June, A. D., 1924, Rosa Tolmich de Cruz of the County of Huerfano and State of Colorado, of the first part, conveyed the following described property situate in Huerfano County, Colorado, to-wit:

Beginning at the Southwest corner (SW) of the Northeast quarter of the Southwest quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section seventeen (17) in Township twenty-nine (29) south of Range Sixty-six (66) West of the 6th P. M. Colorado: thence North sixty feet (60); thence East forty (40) feet; thence South Forty-eight (48) feet; thence East twelve hundred sixty feet (1260); thence North twelve (12) feet; thence East twenty (20) feet; thence south twenty-four (24) feet; thence West thirteen hundred twenty (1320) feet to the place of beginning containing one half ($\frac{1}{2}$) an acre more or less.

406-609: 1995 Abel Manzanares sells 27793 to Scott Orr

Township 29 South, Range 66 West of the 6th P.M.

STATE DOCUMENTARY FEE
Date 10-1-95
\$ 20

Section 17: Commencing at a point 319 feet West from the southeast corner of the northeast quarter of the southwest quarter; thence north 42 feet; west 896 feet; north 58 feet; west 105 feet; south 100 feet; east 1001 to the place of beginning, same being a part of the northeast quarter of the southwest quarter, Section, Township and Range above mentioned; containing one acre more or less.

2.14.03 Criteria for Action on a Plat Amendment Application

All actions by the Planning Commission in reviewing and making recommendations on an application to amend an approved and recorded plat and by the Board of County Commissioners in approving or disapproving such

applications shall be based in general upon the provisions of these regulations and specifically on the following **criteria:**

1 That the proposed amendment meets the qualifications stated herein for a minor change to the approved and recorded plat.

2 That the proposed amendment would be consistent with all other provisions of these regulations and would not cause significant hardship or inconvenience for adjacent or neighboring land owners or tenants.

3 That the proposed amendment would be beneficial to the public health, safety or welfare of County residents.

Note: Plat Corrections do not require a public hearing. Planning Commission should make a recommendation to BOCC for an upcoming BOCC public meeting.

BOCC may require notification of review agencies or other interested parties.

Commission Action Options:

1. Approval without any special conditions.

2. Conditional Approval with a description of the special conditions.

3. Denial, indicating for the record the reason(s) for such action.

4. Continuation until a future date to gather more information or obtain clarification or for any other relevant cause.

Enclosures

- Application Materials
- Completeness Checklist
- Process Schedule and Referral List

Huerfano County Land Use Department

401 Main Street, Suite 340, Attn: Land Use

Walsenburg, Colorado 81089

719-738-1220 ext. 103



GENERAL LAND USE APPLICATION

Application File No.: 22-60

Date Received: 12-29-22

Received by: Tallman

Fees due: \$100 Date Paid 12-29-22

1. ACTION(S) REQUESTED:

- | | |
|--|---|
| ☐ Conditional Use Permit | ☐ Sign Permit |
| ☐ Conditional Use Permit / Marijuana | ☐ Temporary Use Permit |
| ☐ Conditional Use Permit/ Oil, Gas or Uranium
Exploration and/or Development | ☐ H.B. 1041 Text Amendment |
| ☐ Rezoning | ☐ H.B. 1041 Development Permit |
| ☐ Variance | ☐ H.B. 1041 Flood Plain Exemption |
| ☐ Subdivision Exemption | PUD and Subdivisions: |
| ☐ Plat Amendment | ☐ Sketch Plan |
| ☐ Lot Consolidation | ☐ Preliminary Plan |
| ☒ Plat Correction | ☐ Final Plat / Subdivision Improvement Agreement |
| ☐ Right-of-Way or Easement Vacation | ☐ Appeal of Denied Application |
| ☐ Other Actions (specify): _____ | |

2. APPLICANT AND OWNER INFORMATION:

Applicant Name: GERALD PAVLICK MANAGER AGM L.L.C.
Applicant's Mailing Address: 4002 SILVER CREEK TRL. BILLINGS MT. 59106
Applicant's Telephone: 406-671-7609 Email: GPAYLICK@BRESNAN.NET
Name of Land Owner: ANTONIO G. MARTINEZ LLC
Land Owner's Mailing Address: 2572 SKYLINE CT- ERIE CO. 80516
Land Owner's Telephone: 406-671-7609 Email: GPAYLICK@BRESNAN.NET

3. PERMIT DETAILS:

Detailed project description/Scope of Work: RELOCATE PROPERTY BOUNDARY TO CORE
BUILDING ENCROACHMENT & CORRECT A COUNTY MAP PLOTTING
OF PARCELS

Parcel Area: 2.67 Acres; Zoning District(s): AGRICULTURE

Parcel/Schedule Number(s): 29779 & 27793

Parcel Address (optional): _____

Current/Proposed Land use (see §1.05 of the Land Use Code): AGRICULTURE

GENERAL LAND USE APPLICATION

If project is in an HOA, HOA name: NO

If a Variance Request, please state the reason for the Variance(s): N/A

Is all or a portion of the subject land located in a 100-year flood plain area (see FEMA floodplain map), or are there areas with slopes in excess of twenty percent (20%)? ☐ YES ☒ NO ☐ NOT SURE

If YES, describe existing conditions: _____

Value of proposed project: _____

Will the proposed project require any State or Federal permits? ☐ YES ☒ NO

If YES, please list all permits or approvals required: _____

Additional pertinent information: _____

If a H.B. 1041 permit is required, for what matters of local concern and state interest? _____

4. CERTIFICATION BY THE APPLICANT:

I hereby certify that this Application is made with full knowledge of the design standards, all fees, procedures, public hearing and meeting requirements contained in the Huerfano County Land Use Regulations. Furthermore, I understand that all conditional use permits are non-transferrable, unless specifically approved by the Huerfano County Board of County Commissioners. The Board of County Commissioners may impose permit transfer fees as it deems appropriate. All documents submitted may be subject to internet publishing.

Signature of Applicant: Gerald Pavlick Date: 12/28/2022

Printed name: GERALD PAVLICK MGR AGM LLC

5. ACTION (by the authorized permitting authority):

☐ Final Approval

☐ Conditional Approval

☐ Denial

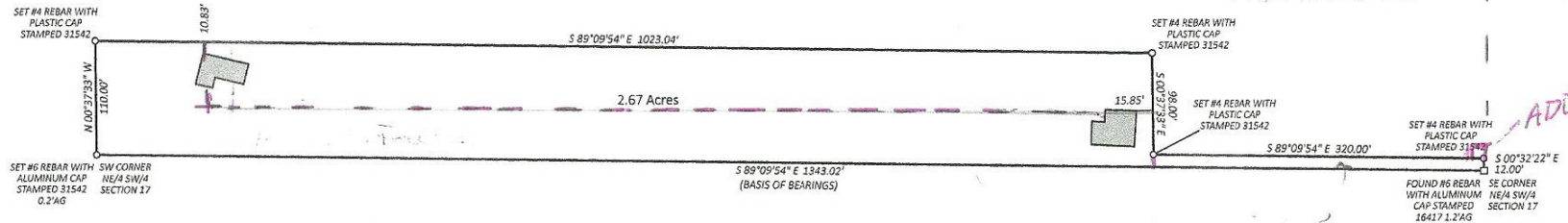
Name _____ Signature _____

Title _____ Date _____

Comments _____

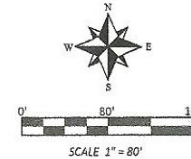
LAND SURVEY PLAT

A PARCEL OF LAND BEING A PORTION OF THE NE/4 OF THE SW/4 OF SECTION 17, T-29-S, R-66-W 6TH P.M., HUERFANO COUNTY, COLORADO



LEGEND

- BOUNDARY LINE
- OTHER
- MONUMENTS FOUND
- MONUMENTS SET
- [F] FIELD MEASUREMENT AT TIME OF SURVEY (IF DIFFERENT FROM RECORD)
- AG/BG DENOTES MONUMENT ABOVE GROUND OR BELOW GROUND. NO DISTANCE INDICATES GROUND LEVEL.



(I/WE), ANTONIO G. MARTINEZ, LLC AND MANAGERS: GERALD AND CATHERINE PAVLICK, AS OWNER(S) OF THE LAND AFFECTED BY THIS PARCEL LINE AGREEMENT ACCEPT AND APPROVE ALL CONDITIONS SET FORTH HEREIN.

IN WITNESS WHEREOF, THE GRANTOR HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED ON THE DAY YEAR FIRST ABOVE WRITTEN.

GRANTOR:

ANTONIO G. MARTINEZ, LLC

BY: _____ BY: _____

NAME: _____ NAME: _____

TITLE: _____ TITLE: _____

STATE OF MONTANA)) SS.

COUNTY OF _____)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2022, BY _____,

AND _____, AS THE _____

OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MISTAKE OK AS IS
(I/WE), GREGORY SCOTT ORR, AS OWNER(S) OF THE LAND AFFECTED BY THIS PARCEL LINE AGREEMENT ACCEPT AND APPROVE ALL CONDITIONS SET FORTH HEREIN.

(SIGNATURE) _____ DATE: _____

(NAME PRINTED) _____

STATE OF COLORADO)

) SS

COUNTY OF JEFFERSON)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 23, BY _____,

WITNESS MY HAND AND OFFICIAL SEAL.
SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE BY COUNTY COMMISSIONERS

THIS VACATION AND REPLAT WAS ACCEPTED BY THE HUERFANO

COUNTY BOARD OF COUNTY COMMISSIONERS ON THE _____

DAY OF _____, 2022, AD.

CHAIR, BOARD OF COUNTY COMMISSIONERS"

LEGAL DESCRIPTION

A parcel of land being a portion of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section 17, T-29-S, R-66-W, 6th P.M., Huerfano County, State of Colorado. Being more particularly described as follows:

Commencing at the Southeast corner (a found #6 rebar with an aluminum cap stamped PLS 16417) of the NE/4 of the SW/4 of said Section 17; thence N 89°09'54" W for a distance of 1343.02 feet to the Southwest corner (a set #6 rebar the an aluminum cap stamped PLS 31542) of said NE/4 of the SW/4; thence N 00°37'33" W along the West line of said NE/4 of the SW/4 for a distance of 110.00 feet; thence S 89°09'54" E for a distance of 1023.04 feet; thence S 00°37'33" E for a distance of 98.00 feet; thence S 89°09'54" E for a distance of 320.00 feet to a point on the East line of said NE/4 of the SW/4; thence S 00°32'22" E for a distance of 12.00 feet to the true point of beginning. Containing 2.67 Acres more or less.

NOTES

THIS SURVEY IS TO CORRECT AND REPLACE DEEDS FILED OF RECORD IN BOOK 128, PAGE 360 AND BOOK 171, PAGE 208 AND BOOK 401, PAGE 219 AND BOOK 401, PAGE 717 AND BOOK 406, PAGE 609.

CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLIED. (PER COLORADO STATE BOARD RULE NO. 6.2.2)

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 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.

THIS SURVEY IS VALID ONLY IF THE PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

DATE OF FIELDWORK: DECEMBER 11, 2022.

BASIS OF BEARINGS: THE PLATTED BEARING (S 89°09'54" E) ON THE SOUTH LINE OF THE SUBJECT PARCEL AS SHOWN HEREON.

DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

SURVEYORS CERTIFICATION:
AS DEFINED BY THE COLORADO DEPARTMENT OF REGULATORY AGENCIES.
I HEREBY CERTIFY TO: ANTONIO G. MARTINEZ LLC.
THIS SURVEY HAS BEEN SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THE SURVEYING SERVICE ADDRESSED THEREIN AND HAS BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYORS RESPONSIBLE CHARGE. IS BASED UPON THE PROFESSIONAL LAND SURVEYORS KNOWLEDGE, INFORMATION AND BELIEF. IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

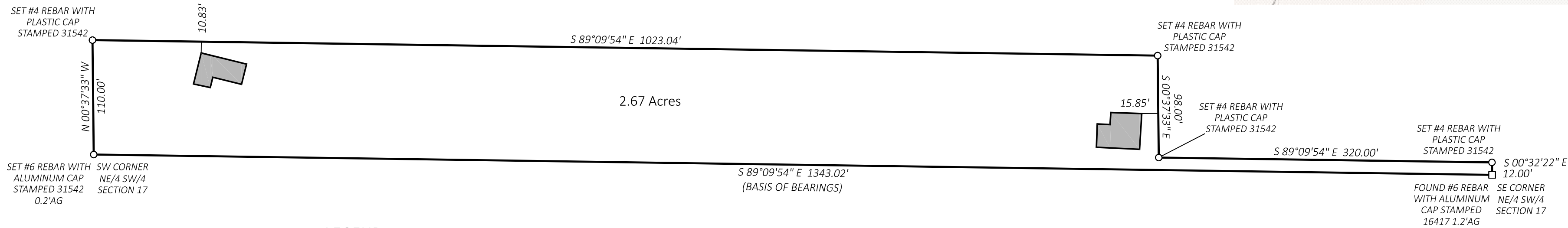
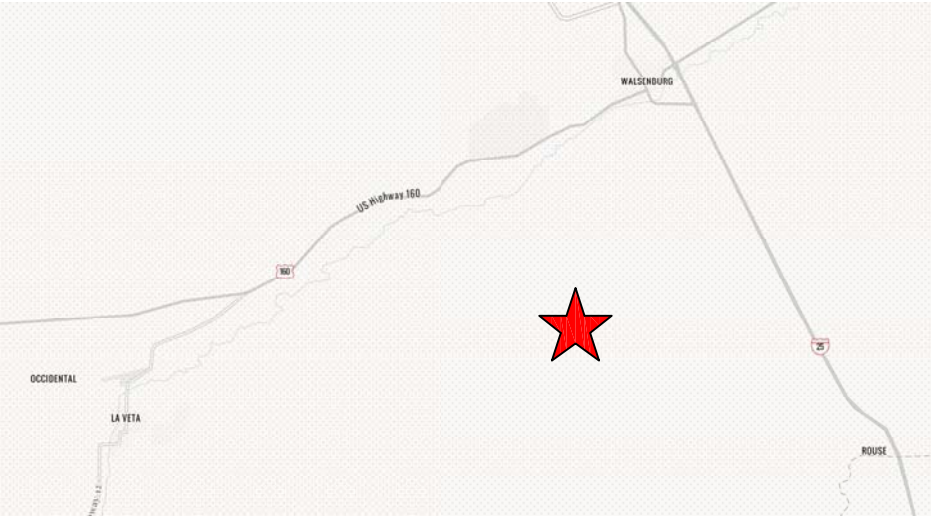


Southern Colorado
Surveying and Mapping
P.O. Box 19376
Colorado City, Colorado 81019

Scale: 1" = 80'	(719) 676-3666	Surveyors: AA
Date: = 12/22/2022	pls31542@aiff.net	Drawn By: AA
Job No. 2022-087	southerncoloradosurveying.com	Sheet 1/1

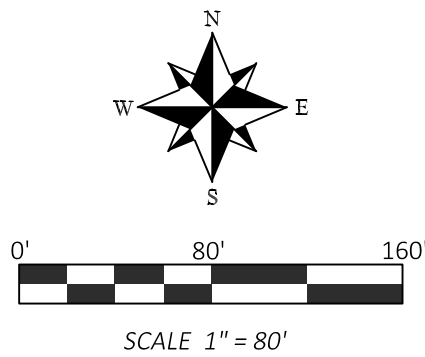
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- BOUNDARY LINE
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IN WITNESS WHEREOF, THE GRANTOR HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED ON THE DAY YEAR FIRST ABOVE WRITTEN.

GRANTOR:

ANTONIO G. MARTINEZ, LLC

BY: _____ BY: _____

NAME: _____ NAME: _____

TITLE: _____ TITLE: _____

STATE OF MONTANA)
) SS.

COUNTY OF _____)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ 2022, BY _____,

AND _____, AS THE _____

OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

(I/WE), GREGORY SCOTT ORR, AS OWNER(S) OF THE LAND AFFECTED BY THIS PARCEL LINE AGREEMENT ACCEPT AND APPROVE ALL CONDITIONS SET FORTH HEREIN.

_____, DATE: _____
(SIGNATURE)

(NAME PRINTED)

STATE OF COLORADO)

) SS

COUNTY OF JEFFERSON)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ 23_____, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.
SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE BY COUNTY COMMISSIONERS

THIS VACATION AND REPLAT WAS ACCEPTED BY THE HUERFANO

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DATE OF FIELDWORK: DECEMBER 11, 2022.

BASIS OF BEARINGS: THE PLATTED BEARING (S 89°09'54" E) ON THE SOUTH LINE OF THE SUBJECT PARCEL AS SHOWN HEREON.

DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.



SURVEYORS CERTIFICATION:
AS DEFINED BY THE COLORADO DEPARTMENT OF REGULATORY AGENCIES.

I HERE BY CERTIFY TO: ANTONIO G. MARTINEZ LLC.

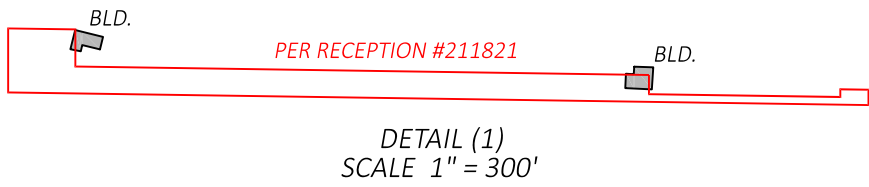
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**Southern Colorado
Surveying and Mapping**

P.O. Box 19376
Colorado City, Colorado 81019

Scale: 1" = 80'	(719) 676-3665	Surveyors: AA
Date: = 12/22/2022	pls31542@att.net	Drawn By: AA
Job No. 2022-057	southerncoloradosurveys.com	Sheet 1/1

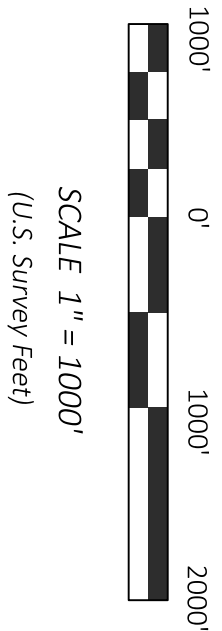
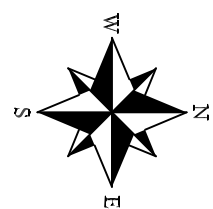
BEAR CREEK RANCH BOUNDARY SURVEY
IN SECTION 5, 6, 7, 8, 17, 18, 19 AND 20, TOWNSHIP 29 SOUTH , RANGE 66 WEST AND SECTION 12,
TOWNSHIP 29 SOUTH , RANGE 67 WEST OF THE 6th P.M. , HUERFANO COUNTY , COLORADO.



Vicinity Map



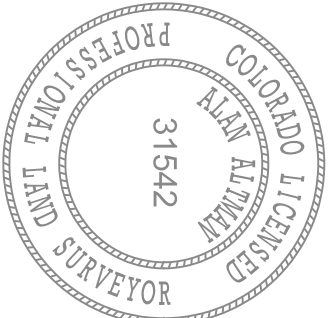
NOT TO SCALE



SURVEYOR'S CERTIFICATION:
AS DEFINED BY THE COLORADO DEPARTMENT OF
REGULATORY AGENCIES.

I HEREBY CERTIFY TO: X

THIS SURVEY HAS BEEN SIGNED AND SEALED
BY A PROFESSIONAL LAND SURVEYOR
REPRESENTING THE SURVEYING SERVICE
AND HAS BEEN PREPARED AND CHECKED
AND APPROVED BY THE PROFESSIONAL
LAND SURVEYOR OR UNDER THE
PROFESSIONAL LAND SURVEYOR'S
RESPONSIBLE CHARGE. IS BASED
UPON THE PROFESSIONAL LAND
SURVEYOR'S KNOWLEDGE,
INFORMATION AND BELIEF. IS IN
ACCORDANCE WITH APPLICABLE
STANDARDS OF PRACTICE, AND A
TRUE AND CORRECT STATEMENT
OF FACTS OR MEASUREMENTS,
EXPRESSED OR IMPLIED.



**Southern Colorado
Surveying and Mapping**
#1 North Parkway (P.O. Box 19376)
Colorado City, Colorado 81019

Scale: 1" = 1000'	(719) 676-3865	Surveyors: AA
Date: = X	pl3@scsm.net	Drawn By: AA
Job No. 2022-035	southerncoloradosurveying.com	Sheet 1/1

This Deed, Made this... 28th ... day of ... June ... in the year of our Lord one thousand nine hundred and twenty-four ... between ... Rosa Tolmich de Cruz ... of the County of ... Huerfano ... and State of Colorado, of the first part, and ... La Fraternidad de Nuestro Padre Jesus, de San Jose, ... of the County of ... Huerfano ... and State of Colorado, of the second part:

#1

Witnesseth, That the said part ... of the first part, for and in consideration of the sum of ... Ten ... Dollars, to the said party ... of the first part in hand paid by the said part ... of the second part, the receipt whereof is hereby confessed and acknowledged, has ... granted, bargained, sold and conveyed, and by these presents do ... grant, bargain, sell, convey and confirm unto the said part ... of the second part, its ... heirs and assigns forever, all the following described lot ... or parcel ... of land, situate, lying and being in the County of Huerfano and State of Colorado, to-wit:

Beginning at the Southwest Corner (SW) of the Northeast quarter of the 'South' west quarter (NE-SW) of Section Seventeen (17) in Township twenty-nine (29) south of Range Sixty-Six (66) West of the 6th P.M. Colorado; thence North sixty feet (60); thence East forty (40) feet; thence south forty-eight (48) feet; thence East twelve hundred Sixty feet (1260); thence north twelve (12) feet; thence East twenty (20) feet; thence south twenty four (24) feet; thence West thirteen hundred twenty (1320) feet to the place of beginning containing one half ($\frac{1}{2}$) an acre more or less.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part ... of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances. To Have and to Hold The said premises above bargained and described, with the appurtenances, unto the said part ... of the second part, its ... heirs and assigns forever. And the said ... Rosa Tolmich de Cruz ... of the first part, for herself and for her heirs, executors and administrators, do ... covenant, grant, bargain and agree to and with the said part ... of the second part, its ... heirs and assigns, that at the time of the ensembling and delivery of these presents ... she is ... well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has ... good right, full power and lawful authority to grant, bargain, sell and convey the same, in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind ... or ... nature soever;

and the above bargained premises, in the quiet and peaceable possession of the said part ... of the second part, its ... heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part ... of the first part shall and will Warrant and Forever Defend. In Witness Whereof, The said part ... of the first part has hereunto set ... her ... hand ... and seal ... the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF
Witness to mark,
Moses O. Romero
A. M. Guerrero,
Rosa Tolmich de Cruz
Seal
Seal
Seal
Seal

STATE OF COLORADO,
COUNTY OF ... Huerfano ... ss. I, Alejo M. Guerrero, a Notary Public ... in and for said County, in the State aforesaid, do hereby certify that ... Rosa Tolmich de Cruz ... who ... is ... personally known to me to be the person ... whose name ... is ... subscribed to the annexed Deed, appeared before me this day in person, and acknowledged that ... she ... signed, sealed and delivered the said instrument of writing as ... her ... free and voluntary act for the uses and purposes therein set forth. Given under my hand and ... notarial seal, this ... 28th ... day of ... June ... A. D. 1924. My commission expires ... February 21st, 1926. Alejo M. Guerrero Notary Public Seal

Filed for record the ... 28th ... day of ... June ... A. D. 1924, at ... 10:10 ... o'clock A. M. By ... Recorder. Deputy.

This Deed, Made this. 5th. day of May, in the year of our Lord one thousand nine hundred and thirty-four, between Rosa Tolmich de Cruz

#2

of the County of Huerfano and State of Colorado, of the first part, and La Fraternidad de Nuestro Padre Jesus de San Jose

of the County of Huerfano and State of Colorado, of the second part;

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of

Ten- - - - - DOLLARS,

to the said part Y of the first part in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said part Y of the second part, its heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Huerfano and State of Colorado, to-wit:

Commencing at a point 319 feet from the southeast corner of the northeast quarter of the southwest quarter of Section 17 in Township 29 Range 66; thence north 42 feet; west 896 feet; north 58 feet; west 105 feet; south 100 feet; east 1001 to the place of beginning, same being a part of the northeast quarter of the southwest quarter, Section, Township and Range above mentioned; containing one acre more or less.

Together With all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part Y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and to Hold The said premises above bargained and described, with the appurtenances, unto the said part Y of the second part, its heirs and assigns forever. And the said Rosa Tolmich de Cruz

part Y of the first part, for herself & her heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said part Y of the second part, its heirs and assigns, that at the time of the encasing and delivery of these presents she is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same, in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of whatever kind or nature soever;

and the above bargained premises, in the quiet and peaceable possession of the said part Y of the second part, its heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part Y of the first part shall and will Warrant and Forever Defend.

In Witness Whereof, The said part Y of the first part has hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF
Witness to mark

Alejo M. Guerrero

Victoriano Herrera

Rosa Tolmich de Cruz
mark

Seal

Seal

Seal

Seal

STATE OF COLORADO, ss. I, Alejo M. Guerrero, a Notary Public, in and for said County, County of Huerfano, in the State aforesaid, do hereby certify that Rosa Tolmich de Cruz

personally known to me to be the person whose name is subscribed to the annexed Deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument of writing as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this 5th day of May, A. D. 1934

My commission expires February, 14th, 1938

Alejo M. Guerrero
Notary Public

Filed for record the 5 day of May, A. D. 1934, at 10:50 o'clock A.M.

Damacio Vigil RECORDER.

By J.F. Cordova DEPUTY.



State of Colorado Filed for record the 23 day of Feb A.D. 1995 at 2:30 o'clock by Judy Benura
 County of Huerfano Rec # 318530 Book 401 & Page No. 219 By AP Deputy Initials

#3

WARRANTY DEED

La Fraternidad de Nuestro Padre Jesus de San Jose, for the consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby sells and conveys to **Albert E. Manzanares**, whose address is 2308 7th Ave., Pueblo, CO 81003, his heirs and assigns, the following real property in the County of Huerfano, State of Colorado to-wit:

Township 29 South, Range 66 West of the 6th P.M.

Section 17: Commencing at a point 319 feet West from the southeast corner of the northeast quarter of the southwest quarter; thence north 42 feet; west 896 feet; north 58 feet; west 105 feet; south 100 feet; east 1001 to the place of beginning, same being a part of the northeast quarter of the southwest quarter, Section, Township and Range above mentioned; containing one acre more or less.

with all its appurtenances and warrants title to the same.

SIGNED this 23rd day of February, 1995.

John B. Manzanares
Member

Manuel Manzanares
Manuel Manzanares, as President/
Director

Eladio Valdez
Member

Alvino Manzanares
Alvino Manzanares, as Secretary/
Director

Max Casias
Member

Telos Sina
Telos Sina, as Treasurer/Director

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing Warranty Deed was acknowledged before me this 23rd day of February, 1995, by Manuel Manzanares, Alvino Manzanares, Telos Sina, and

John B. Manzanares, Eladio Valdez & Max Casias, Members

WITNESS MY HAND AND OFFICIAL SEAL

Deborah L. Vezzani
Notary Public



My Commission Expires: May 6, 1995

WARRANTY DEED
(CORRECTION DEED)

La Fraternidad de Nuestro Padre Jesus de San Jose, for the consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby sells and conveys to **Abel**

E. Manzanares, whose address is 2308 7th Ave., Pueblo, CO 81003, his heirs and assigns, the following real property in the County of Huerfano, State of Colorado to-wit:

Township 29 South, Range 66 West of the 6th P.M.

Section 17: Commencing at a point 319 feet West from the southeast corner of the northeast quarter of the southwest quarter; thence north 42 feet; west 896 feet; north 58 feet; west 105 feet; south 100 feet; east 1001 to the place of beginning, same being a part of the northeast quarter of the southwest quarter, Section, Township and Range above mentioned; containing one acre more or less.

with all its appurtenances and warrants title to the same.

SIGNED this 17th day of March, 1995.

John B. Manzanares
Member

Manuel D. Manzanares
Manuel Manzanares, as President/
Director

Ray Bobian
Member

Alvino Manzanares
Alvino Manzanares, as Secretary/
Director

Joseph M. Pineda
Member

Tobias Sena
Tobias Sena, as Treasurer/Director

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing Warranty Deed was acknowledged before me this 17th day of March, 1995, by Manuel Manzanares, Alvino Manzanares, Tobias Sena, and John B. Manzanares, Ray Bobian, & Joseph M. Pineda

WITNESS MY HAND AND OFFICIAL SEAL

Deborah L. Vezzani
Notary Public



My Commission Expires: May 6, 1995

#5

WARRANTY DEED

Abel E. Manzanares, for the consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby sells and conveys to Gregory Scott Orr, whose address is 4685 Webster St., Wheat Ridge, CO 80033, his heirs and assigns, the following real property in the County of Huerfano, State of Colorado to-wit:

Township 29 South, Range 66 West of the 6th P.M.

STATE DOCUMENTARY FEE
Date 10-4-95
\$ 20

Section 17: Commencing at a point 319 feet West from the southeast corner of the northeast quarter of the southwest quarter; thence north 42 feet; west 896 feet; north 58 feet; west 105 feet; south 100 feet; east 1001 to the place of beginning, same being a part of the northeast quarter of the southwest quarter, Section, Township and Range above mentioned; containing one acre more or less.

with all its appurtenances and warrants title to the same, subject to 1995 general real estate taxes due and payable January 1, 1996.

SIGNED this 4th day of October, 1995.

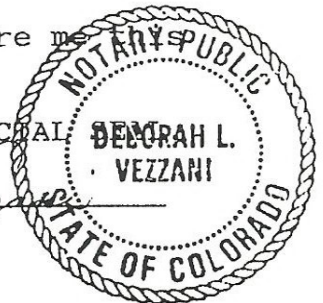
Abel E. Manzanares
Abel E. Manzanares

STATE OF COLORADO)
COUNTY OF HUERFANO) ss.

The foregoing Warranty Deed was acknowledged before me 4th day of October, 1995, by Abel E. Manzanares.

WITNESS MY HAND AND OFFICIAL SEAL

Deborah A. Vezzani
Notary Public



My Commission Expires: May 9, 1999.

S17T29S R66W

NE 1/4 SW 1/4



LEGEND:

SCALE 1" = 200'



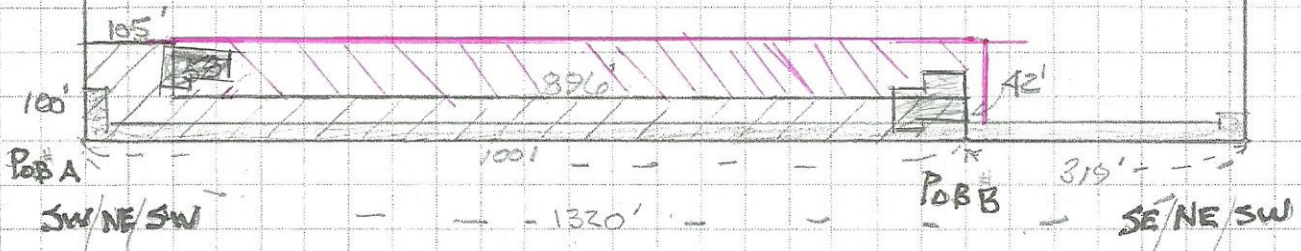
PARCEL 67030 A

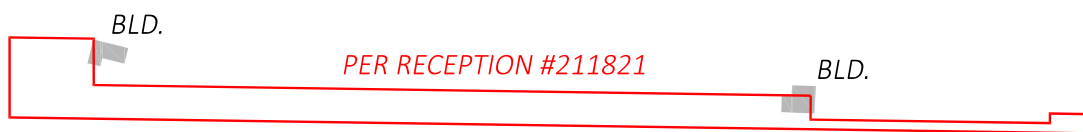
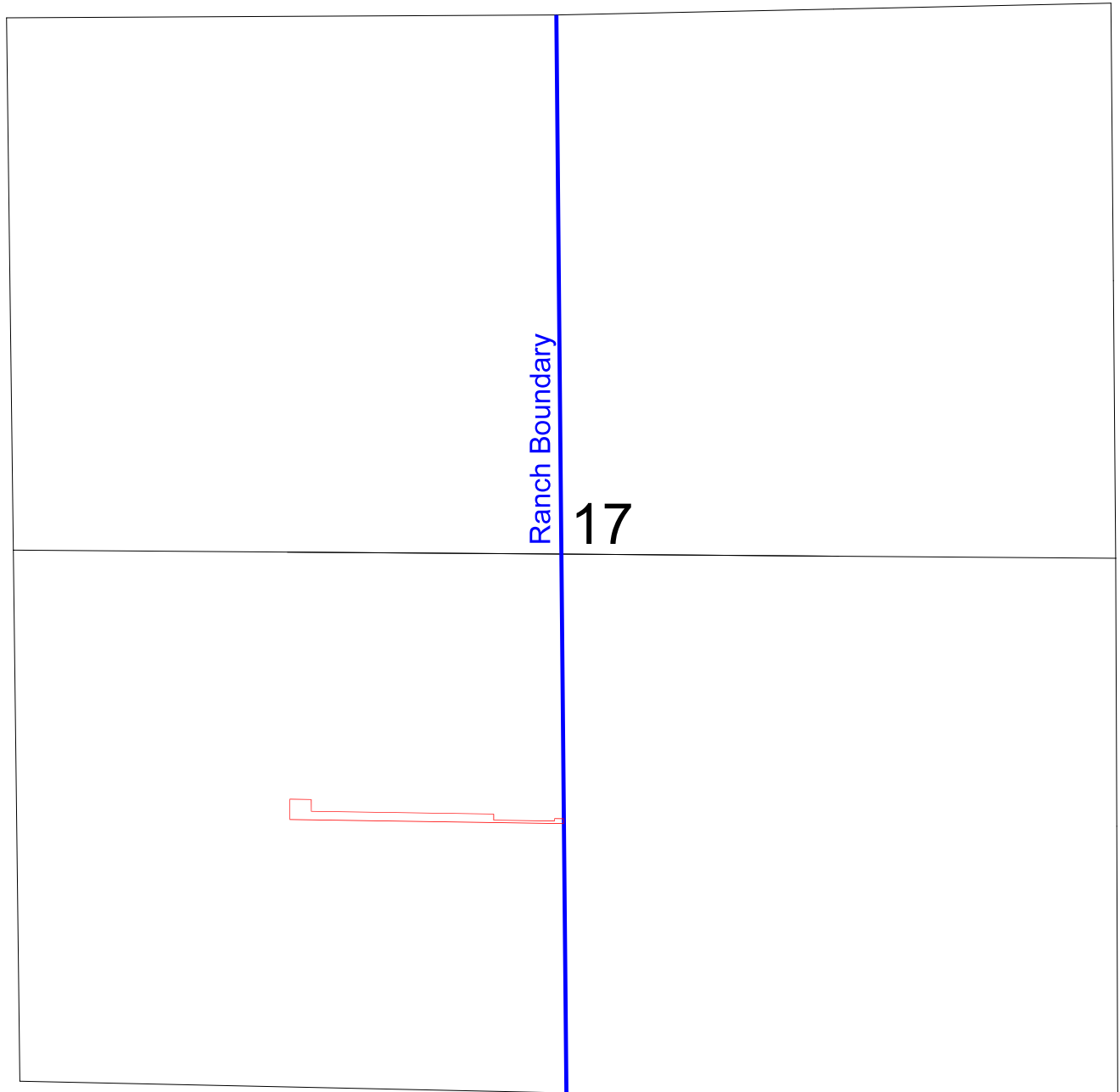


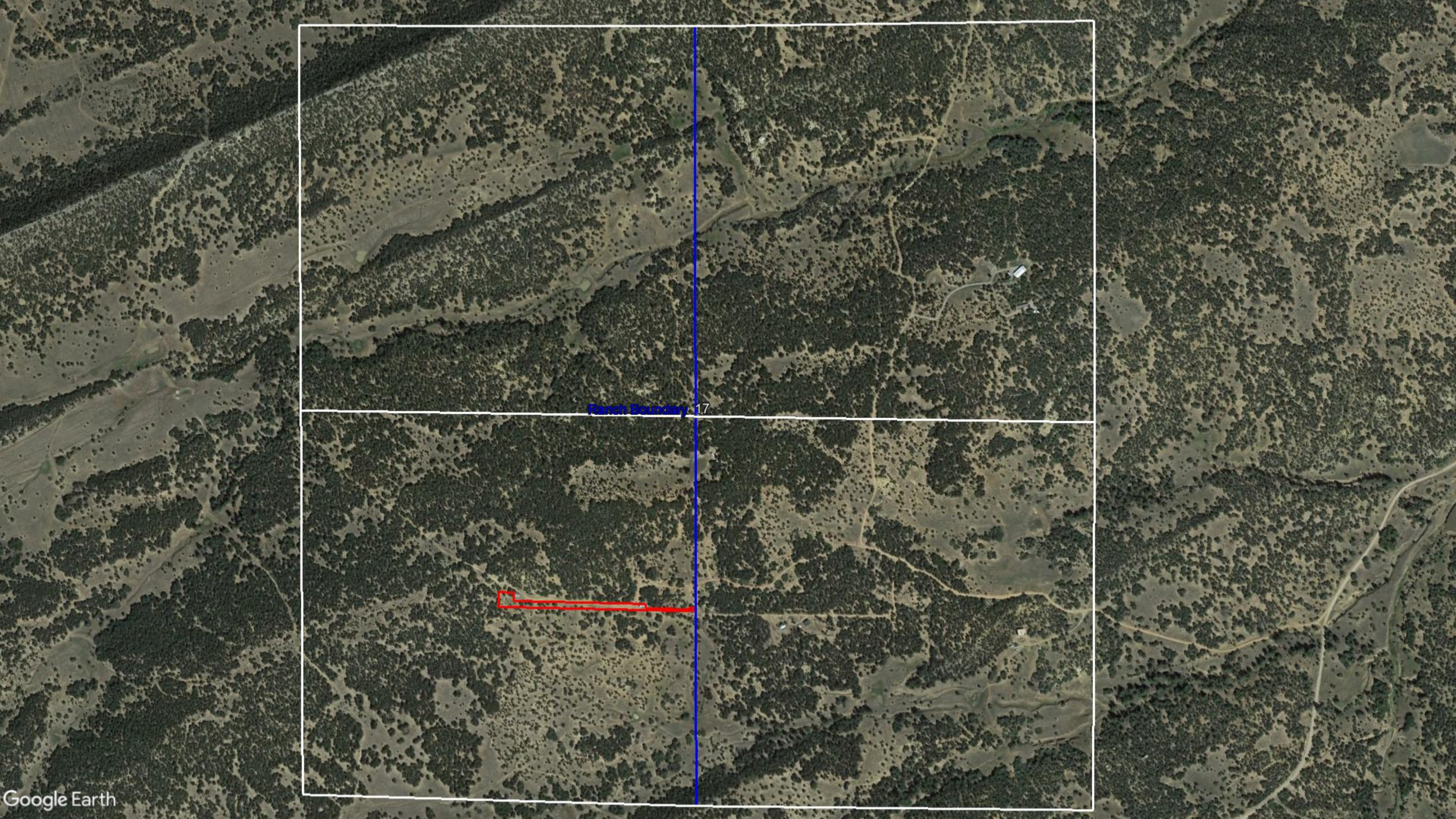
PARCEL 27793 B

NE 1/4 SW 1/4
S17 T29S R66W

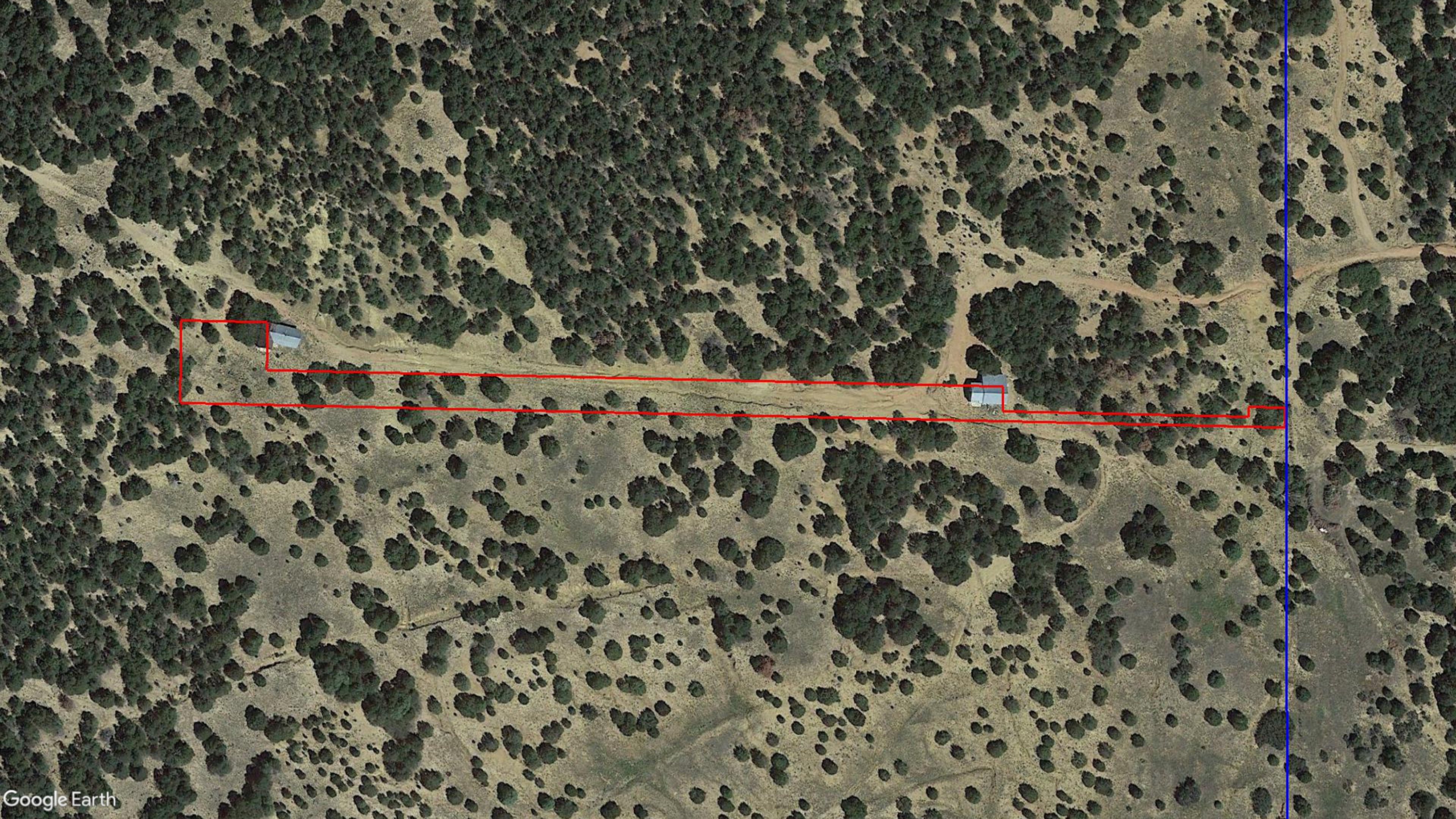
1.20 ACRES ADDED TO ORR
PROPERTY.







Ranch Boundary 17



Adjoining owners:

Antonio G Martinez LLC

Managers: Gerald and Catherine Pavlick

4602 silver Creek Trl.

Billings MT. 59106-1616

W1/2 Sec 17 T29S R66W

HUERFANO COUNTY GOVERNMENT

Huerfano County, Colorado
SPANISH PEAKS COUNTRY

Step 1: Select Payments

Step 2: Review and Submit

Step 3: Confirmation and Receipt

Step 3: Confirmation and Receipt

Result: Payment Authorized Confirmation Number: 126770193

Your payment has been authorized successfully and payment will be processed.

Huerfano County Treasurer Thanks You For Your Business. Credit Card Services provided by Huerfano County Treasurer in connection with POINT & PAY.

Signature: _____ Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Amount Due
Maps payment of \$100.00 on Last Name Pavlick	\$100.00

Customer Information

First Name: Gerald
Last Name: Pavlick
Address Line 1: 4602 Silver Creek Trl.
Address Line 2:
City: Billings
State: Montana
Zip Code: 59106
Phone Number: (406) 671-7609
Email Address:

Subtotal:	\$100.00
Convenience Fee:	\$2.50
Total Payment:	\$102.50

Payment Information

Payment Date: 12/28/2022
Card Type: Visa
Card Number: *****7956

GENERAL LAND USE APPLICATION

Print

Finished

STATE OF COLORADO

HUERFANO COUNTY

Assessed Owner:

MARTINEZ, ANTONIO G LLC

/O MARTHA DURAN POA

572 SKYLINE CT

ERIE CO 80516-2514

CERTIFICATE OF TAXES DUE

Thru Tax Year 2021

Certificate No 2200711

Printed 07/14/2022

SCHEDULE NUMBER

29779 R

TAX DISTRICT

100

ROLL PAGE

2485

* THIS IS VACANT LAND *

Ordered by: DOTTERS ABSTRACT CO

===== N O T I C E =====

I, the undersigned, County Treasurer in and for said County, do hereby certify that there are no unpaid taxes or unredeemed tax lien sale certificates, except as shown below, as appears of record in this office, on the following described property, to-wit:

TAXING ENTITIES	\$/THOUS	TAX	Acres:	511.33		
SCHOOL DISTRICT R-1	39.584*	48.97				
HUERFANO COUNTY	20.691	25.59			2021 TAX AMT	97.12
HUERFANO COUNTY WATE	2.128	2.63			2021 TAX PD	97.12-
HUERFANO COUNTY HOSP	7.000	8.66				
HUERFANO COUNTY FIRE	5.000	6.19				
SPANISH PEAKS LIBRAR	4.108	5.08				
TOTALS	78.511*	97.12				

* REFLECTS TEMPORARY CREDIT

LEGAL DESCRIPTION OF PROPERTY

TWP 29 RNG 67 SEC 12	SE4NE4, NE4SE4, 80A
TWP 29 RNG 66 SEC 20:	N2NW4, NW4NE4 111.33 AC
SEC 17: W2 320 AC	TOTAL 511.33
APES 285-234 279-33	281-204 326-248 171-6-221
669-670 373400	

TAXES HAVE BEEN PAID IN FULL

Total Now Due

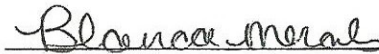
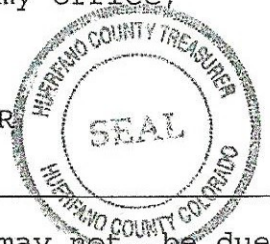
\$.00

IN WITNESS WHEREOF; I have hereunto set my hand and the seal of my office,
this 14TH day of JULY A.D. 2022



DEBRA J REYNOLDS
HUERFANO COUNTY TREASURER

BY:

This Certificate does not certify as to any taxes which may, or may not, be due on any Mobile Home, Improvement, Personal Property, Oil, Gas, Mineral Rights, Special Assessments which may, or may not, be located on the Property described above, unless specifically listed and described. Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the board of county commissioners, the county clerk and recorder, or the county assessor.

ASSESSOR PARCELS 67030 & 27793

BOOK PAGE

128 / 360

JUNE 28 1924

ROSA TOLMICH DE CRUZ

TO LA FRATERNIDAD DE NUESTRO PADRE
JESUS DE SAN JOSE

THE BROTHERHOOD OF OUR FATHER JESUS OF SAN JOSE

170 / 35

NOVEMBER 4 1931

LA FRATERNIDAD DE NUESTRO PADRE

JESUS DE SAN JOSE

TO LA FRATERNIDAD ^{PIOUS} PIADOSA DE
^{OUR} NUESTRO PADRE JESUS

THE PIOUS BROTHERHOOD OF OUR FATHER JESUS

171 / 208

MAY 5 1934

ROSA TOMICH DE CRUZ

TO LA FRATERNIDAD DE NUESTRO PADRE
JESUS DE SAN JOSE

401 / 219

FEB 23 1995

LA FRATERNIDAD DE NUESTRO PADRE

JESUS DE SAN JOSE

TO ALBERT E MANZANARES

401 / 717

MARCH 17 1995

LA FRATERNIDAD DE NUESTRO PADRE

JESUS DE SAN JOSE

CORRECTION
DEED

TO ABEL E. MANZANARES

406 / 609

OCT, 4, 1995

ABEL E. MANZANARES

TO GREGORY SCOTT ORR.

THIS DEED, Made this 8th day of May
in the year of our Lord one thousand nine hundred and fifty-nine (1959)
between

Adolph Cordova, also known as Adolfo Cordova
and Adolpho Cordova

of the County of Huerfano
and State of Colorado, of the first part, and

Juan A. Martinez and Anthony G. Martinez

of the County of Huerfano
and State of Colorado, of the second part:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of

Other good and valuable consideration and Ten and 00/100 DOLLARS,

to the said part Y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, ha S granted, bargained, sold and conveyed, and by these presents doES grant, bargain, sell, convey and confirm unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot S or parcel S of land, situate, lying and being in the County of Huerfano and State of Colorado, to-wit:

Township 29 South, Range 66 West of the 6th P.M.:

Section 17:

NE $\frac{1}{4}$ SW $\frac{1}{4}$, excepting a tract of land described as follows: beginning at the Southwest corner said NE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 17, Twp. 29 South, Range 66 West, North 100 feet to a point, thence East 105 feet to a point, thence South 58 feet to a point, thence East 896 feet to a point, thence South 30 feet to a point, thence East 299 feet to a point, thence North 12 feet to a point, thence East 20 feet to a point on the East boundary, said NE $\frac{1}{4}$ SW $\frac{1}{4}$, thence South 24 feet to Southeast corner said NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 17, thence West 1320 feet along South boundary of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ to place of beginning, and reserving unto grantor an undivided one-half ($\frac{1}{2}$) interest in and to all oil, gas and other minerals.

SE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, excepting all oil and minerals of whatsoever nature, together with the right of entry to search for, work, get and carry away said oil and other minerals reserved by Alma P. Klein in Quit Claim Deed recorded Book 212, Page 72, Huerfano County records.

The surface and surface rights of NE $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$.

Section 20:

N $\frac{1}{2}$ NE $\frac{1}{4}$, and part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ described as follows: beginning at the North quarter corner of Section 20, Township 29 South, Range 66 West of 6th P.M., thence East along the section line 1130.5 feet to a point, thence South parallel with the section line 1342 feet, there intersection the South boundary line of NE $\frac{1}{4}$ NE $\frac{1}{4}$ said Section 20, thence West on the South boundary line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ to Southwest corner NE $\frac{1}{4}$ NE $\frac{1}{4}$ said Section 20 thence North along the north and south center line of said Section 20, 1342 feet to the place of beginning, and, Reserving unto grantor an undivided one-half interest in and to all oil, gas and other minerals.



TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part Y of the first part, either in