

MAP AMENDMENT PLAT AND EASEMENT VACATION

FOR DOS SUENOS PROPERTIES, LLC
TRACTS M1 AND 6A, PANADERO FILING No.3
COUNTY OF HUERFANO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS: That Dos Suenos Properties, LLC being the sole owner of the following described property:

Tract M-1 and Parcel 6A, Panadero Filing No. 3, filed at Map No. 207, According to the Records of the Clerk and Recorder for Huerfano County, Colorado

That Dos Suenos Properties, 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 1A, 2A, 3A, 4A, 5A, 6A, 7A and 8A 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

J. Mark Lancaster
(Owner, Dos Suenos Properties, LLC)

Date: _____

Kyle Cunningham
(Owner, Dos Suenos Properties, LLC)

Date: _____

STATE OF COLORADO)
) ss
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____ 2024, A.D. by J. Mark Lancaster and Kyle Cunningham

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: _____
Notary Public

This is to Certify that this Map Amendment Plat, is hereby approved this _____ day of _____ 2024, 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

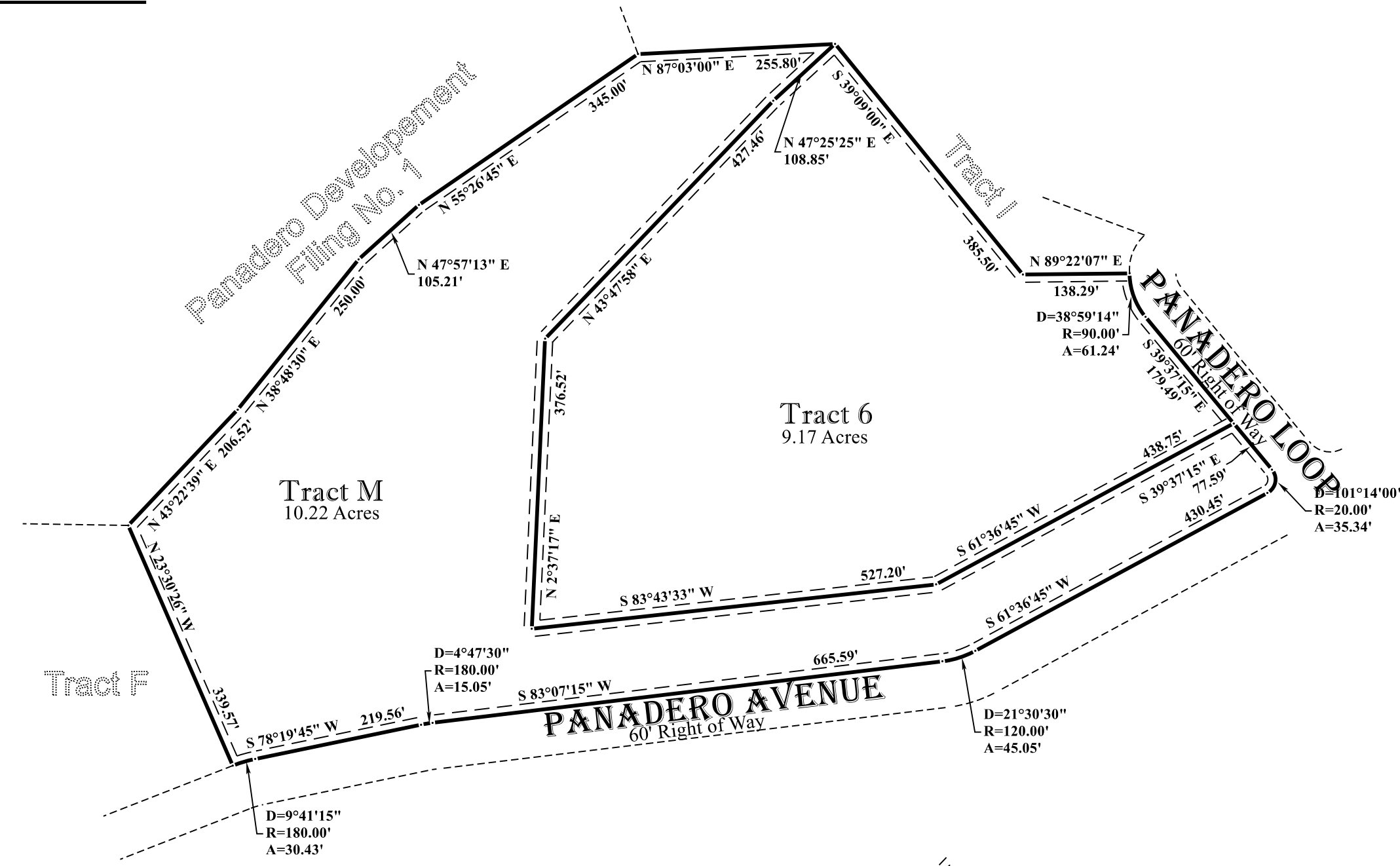
SURVEYORS CERTIFICATION: I, William S. Bechaver, a Professional Land Surveyor registered in the State of Colorado, hereby certify to Tom Powis, that this Map Amendment is not based upon an actual field survey conducted by me or under my responsible charge, but was prepared using information shown on the Plat of Panadero Development Filing No. 3, filed for record at the Huerfano County Clerk and Recorder. The property within this Map Amendment may or may not be presently monumented and if it is monumented I have not confirmed that the property pins are accurately located.

By: _____
William S. Bechaver, PLS. 38103
BH² Land Surveying, LLC
Colorado City, Colorado

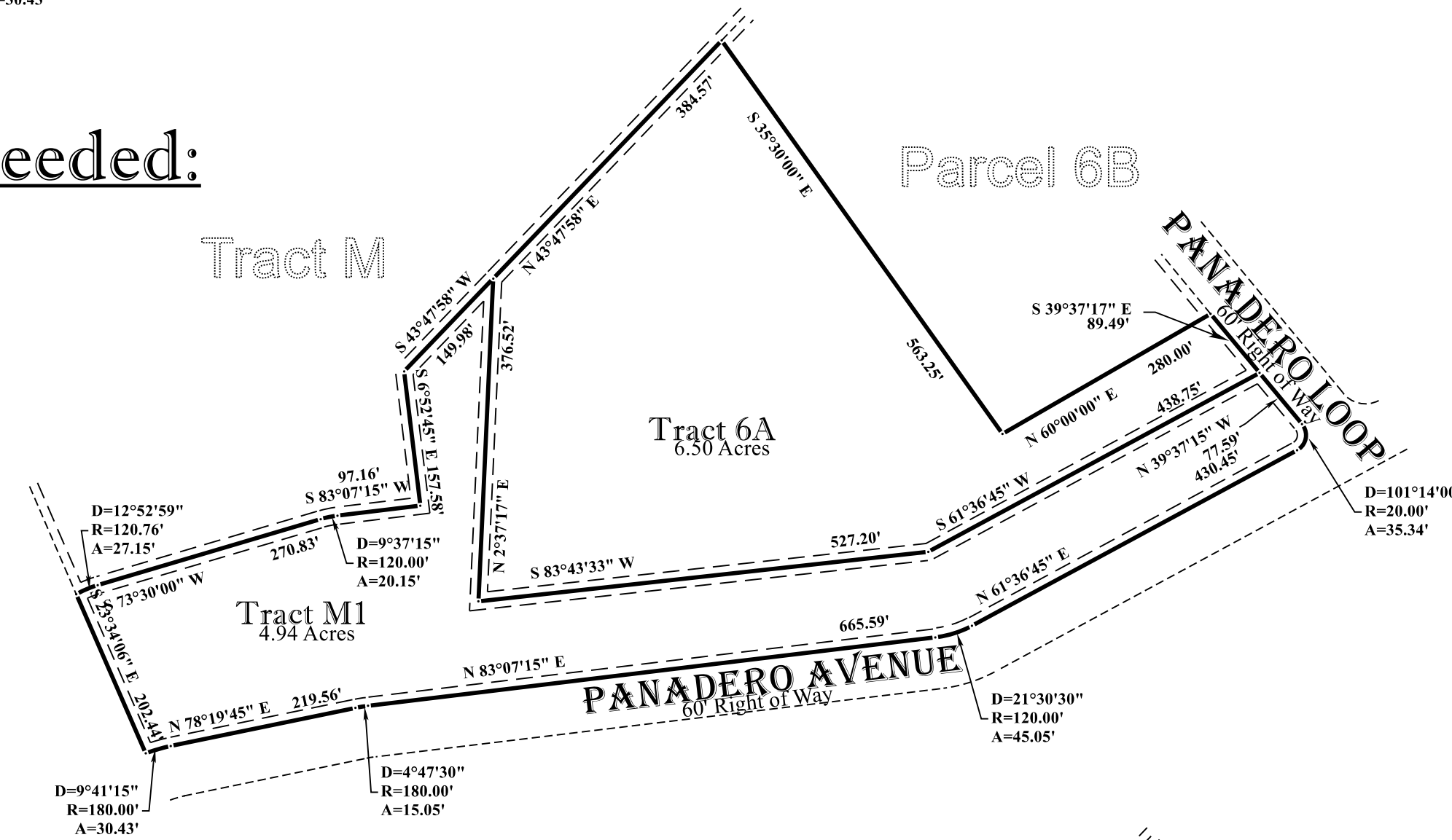
Note: All Lot Lines 10 feet each side to serve as Utility and Drainage Easements, Except as noted. Per Recorded Plat of Panadero Development Filing No. 3, Recorded at Map No. 207

Note: Property may be subject to Settlement Agreement entered into on July 26, 1996 and Filed for Record at Reception No. 326860

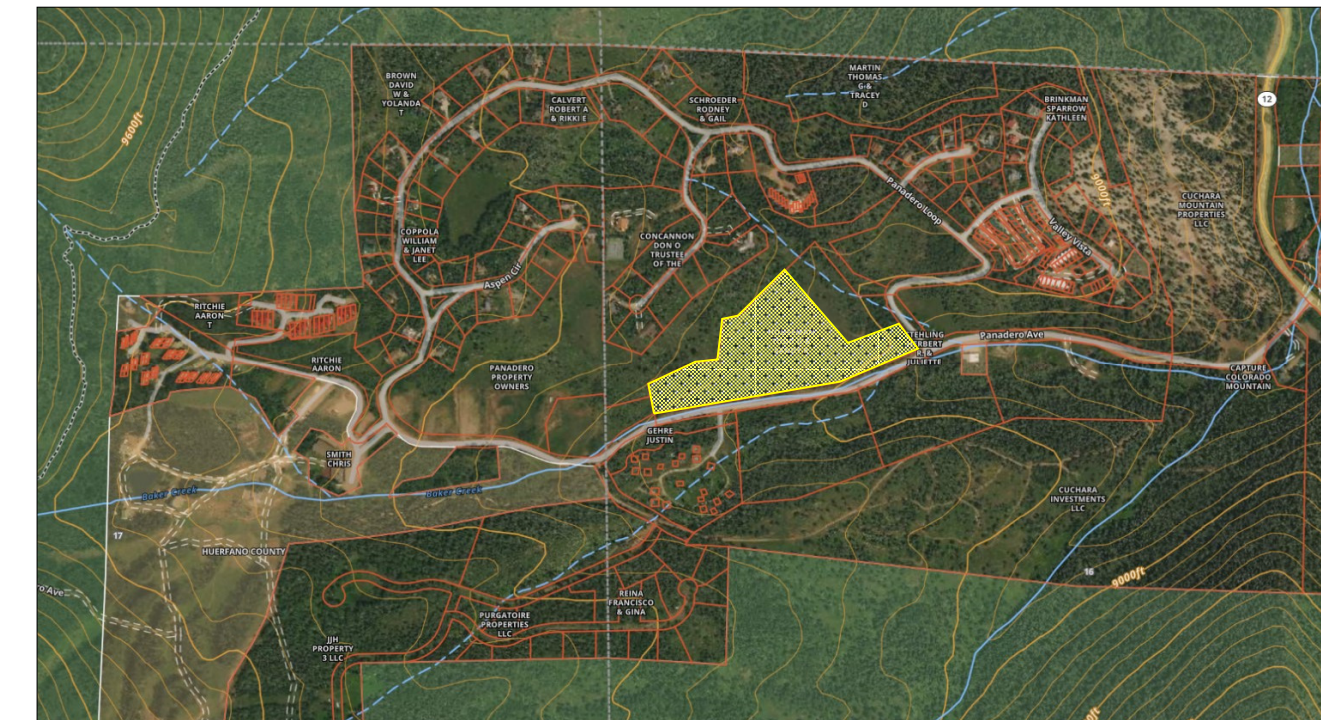
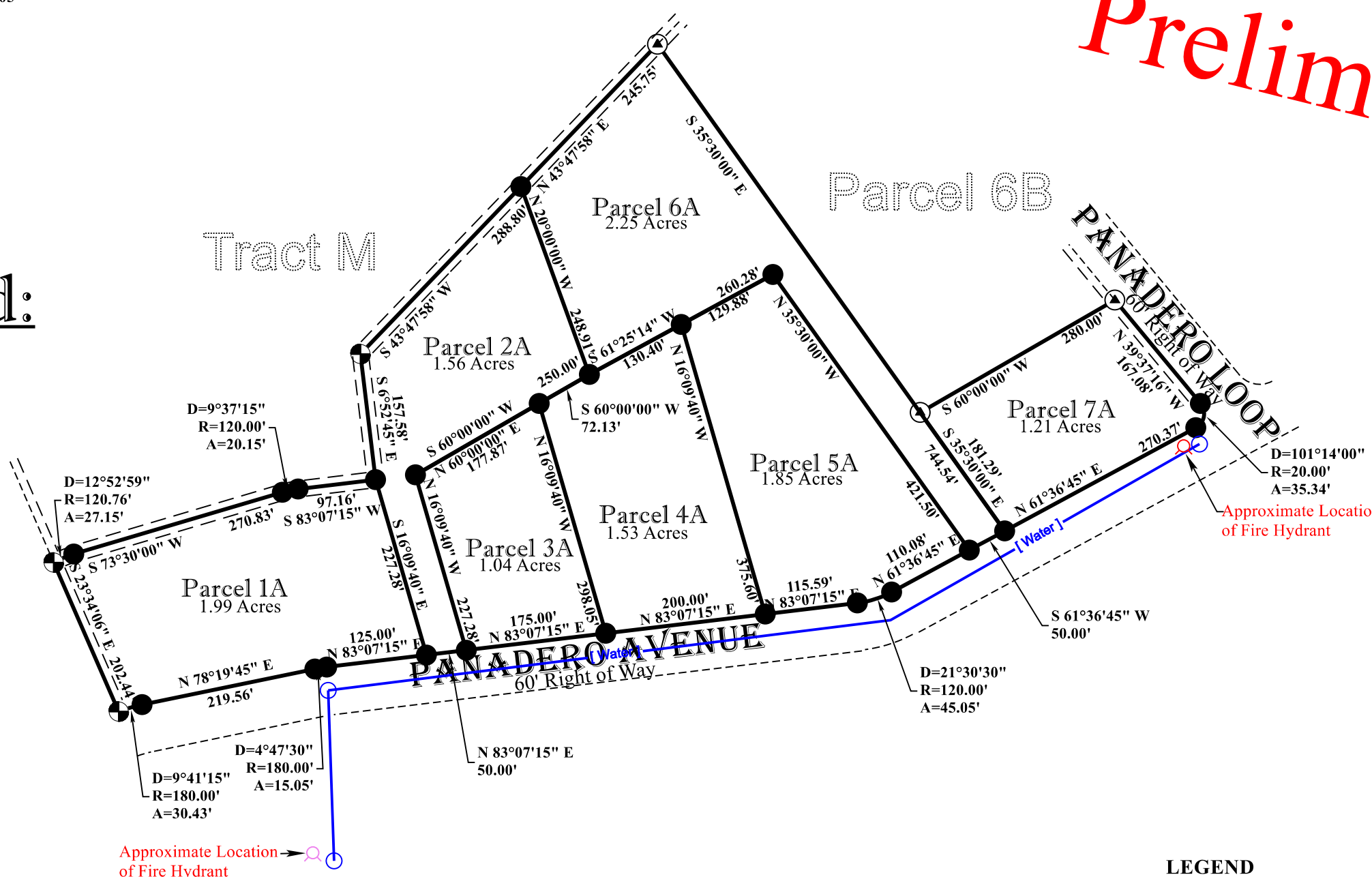
As Platted:



As Deeded:

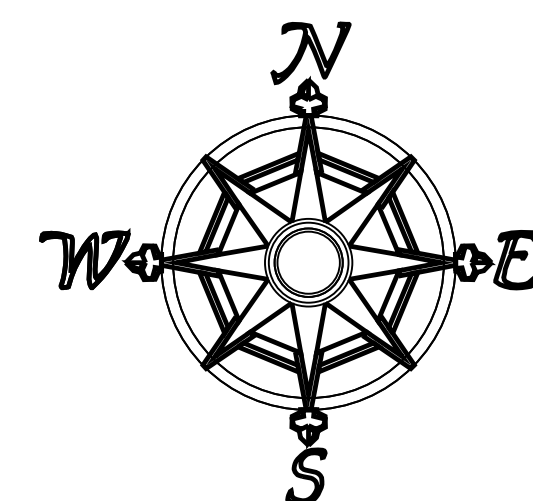


As Amended:



Vicinity Map
N.T.S.

Preliminary



163' 0 163' 326'

Scale 1" = 163'
(U.S. Survey Feet)

LEGEND

- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 19627
- FOUND 1/2" REBAR WITH YELLOW CAP, PLS 38103
- SET 1/2" REBAR, WITH YELLOW PLASTIC CAP, PLS 38103
- Water Valve
- Approximate Location of Water Line

BH² LAND SURVEYING P.O. Box 20399, Colorado City, CO 81019 Phone: 719-676-2072 Email: bh2@ghvalley.net		
Scale 1" = 163'	Date: 7-16-2024	Drawn By: WSB
Sheet 1/1	Job No. 2023-181	