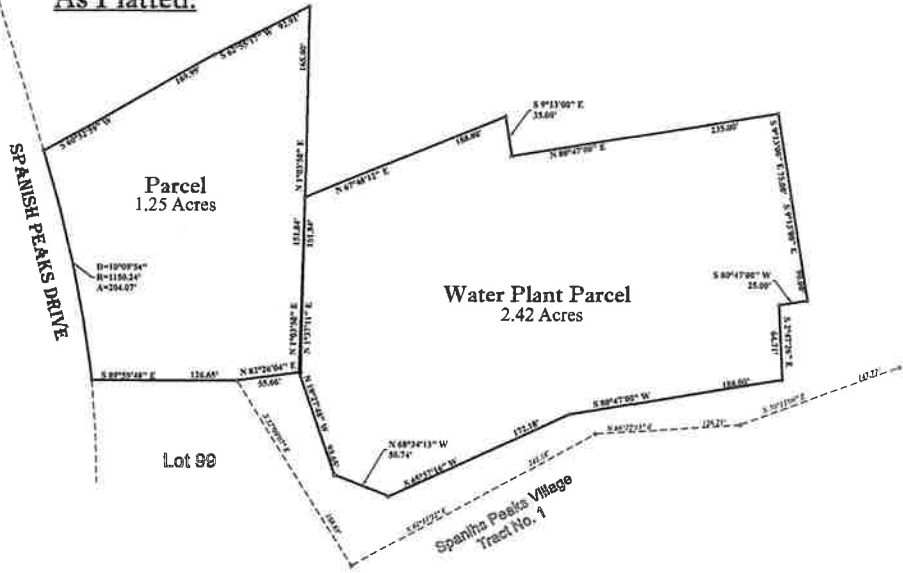
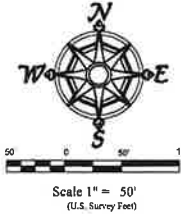


**As Platted:**

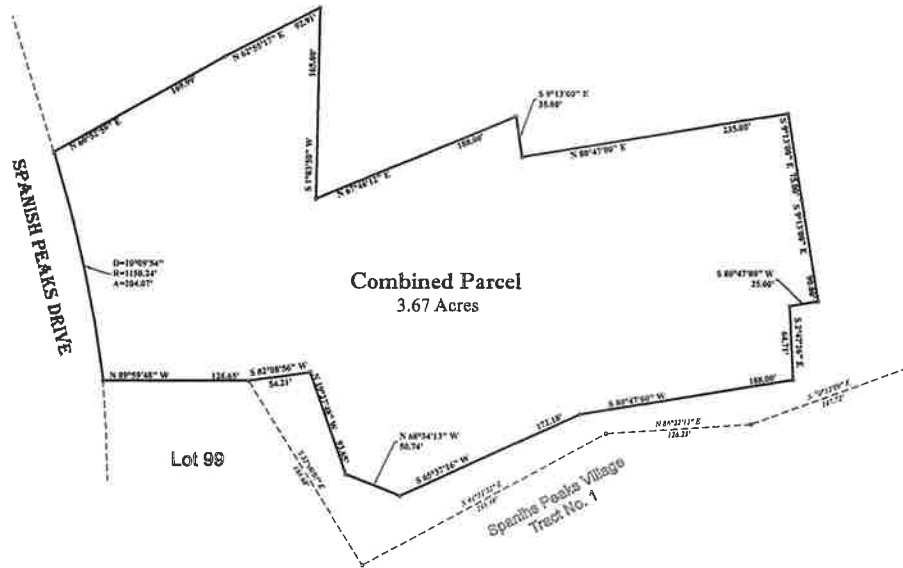


# MAP AMENDMENT PLAT

FOR SNOWY RIVER RANCHES, LLC  
 A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23  
 TOWNSHIP 28 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 COUNTY OF HUERFANO, STATE OF COLORADO



**As Vacated:**



**Legal Description:**

A parcel of land located to the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 23, Township 28 South, Range 67 West of the 6th P.M., County of Huerfano, State of Colorado, being more particularly described as follows: Beginning at the Northwest Corner of Lot 99, Spanish Peaks Village Tract No. 1; Thence on the arc of a curve to the left, through a central angle of 109° 09' 24", having a radius of 1150.24 feet, and an arc length of 234.03 feet; Thence S 60° 32' 39" E, a distance of 161.99 feet; Thence N 62° 55' 17" E, a distance of 12.91 feet; Thence S 1° 07' 50" W, a distance of 165.00 feet; Thence N 67° 48' 12" E, a distance of 189.00 feet; Thence S 9° 17' 00" E, a distance of 35.00 feet; Thence N 80° 47' 00" E, a distance of 235.00 feet; Thence S 9° 13' 00" E, a distance of 73.00 feet; Thence S 9° 13' 00" E, a distance of 90.00 feet; Thence S 80° 47' 00" W, a distance of 25.00 feet; Thence S 2° 47' 28" E, a distance of 64.71 feet; Thence S 80° 47' 00" W, a distance of 189.00 feet; Thence S 65° 27' 10" W, a distance of 172.18 feet; Thence N 60° 14' 13" W, a distance of 39.74 feet; Thence N 19° 27' 48" W, a distance of 93.65 feet; Thence S 82° 08' 38" W, a distance of 24.21 feet; Thence along the North line of Lot 99, Spanish Peaks Village, Tract No. 1 N 89° 59' 48" W, a distance of 126.65 feet to the Point of Beginning. Containing 3.67 Acres more or less.

**SURVEYOR'S CERTIFICATION:** I, William K. Beckover, a Professional Land Surveyor registered in the State of Colorado, hereby certify as Snowy Mountain Ranches, LLC., that this Map Amendment is not based upon an actual field survey conducted by me or under my responsible charge, but is prepared using information shown on the Survey 279 and 77777777 of the records of 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 plus are accurately located.

*Preliminary*

By: William K. Beckover, P.L.S. 33103 Date: \_\_\_\_\_  
 WKS Land Surveying, LLC  
 Colorado City, Colorado

This is to Certify that this Map Amendment Plat, 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: \_\_\_\_\_  
 Attn: Clerk of the Board

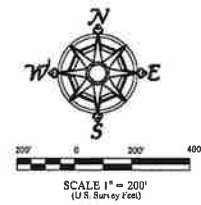
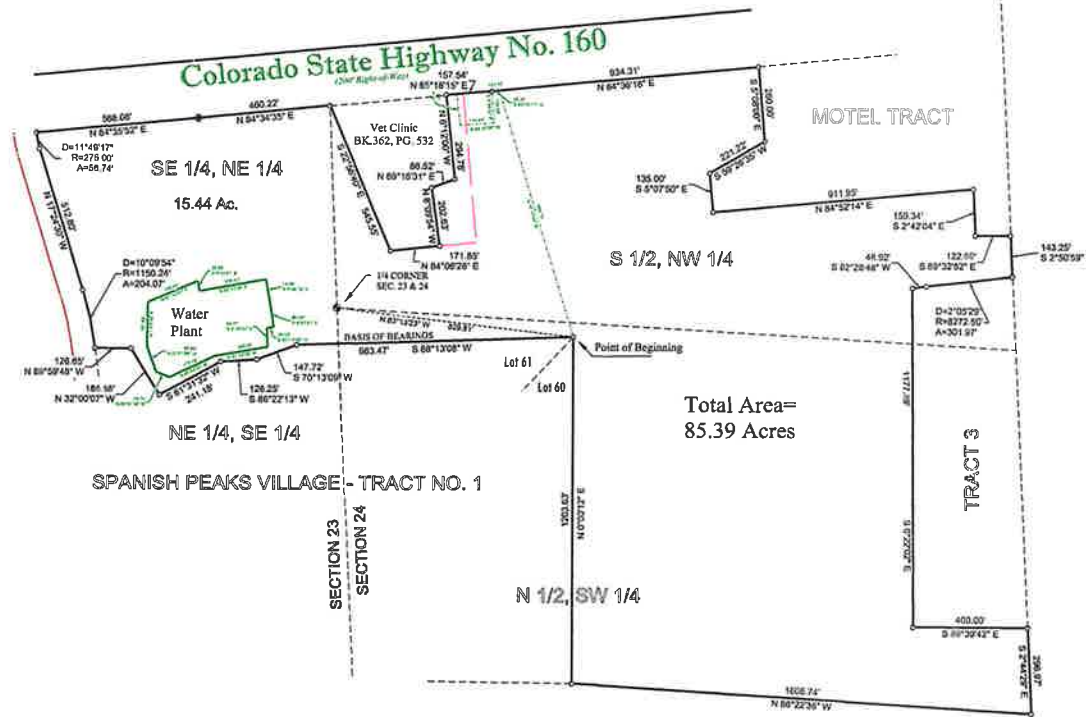
**BH LAND SURVEYING**  
 P.O. Box 20396, Colorado City, CO 81202  
 Phone: 719-678-2072  
 Email: bh@bhlandsurvey.com

Scale 1" = 50'	Date: 3-16-2022	Drawn By: WSB
Sheet: 1/1		Job No: 2022-023

# LAND SURVEY PLAT

FOR  
SNOWY RIVER RANCHES, LLC

LOCATED IN A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 28 SOUTH, RANGE 67 WEST, OF THE 6th P.M. COUNTY OF HUERFANO, STATE OF COLORADO



### LEGAL DESCRIPTION

A parcel of land located to the NE 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4, Section 24, and the SE 1/4 of the NE 1/4 and NE 1/4 of the SE 1/4 of Section 23, all in Township 28 South, Range 67 West, of the 6th P.M. lying south of Colorado State Highway 160, in the County of Huerfano, State of Colorado, and being more particularly described as follows:

Beginning at the Northeast Corner of Spanish Peaks Village, Tract No. 1, as filed for record October 11th 1967 as Reception No. 23511, in Decker No. 1, Map 79, from which the West 1/2 Corner said Section 24 bears N 83° 13' 22" W, a distance of 821.81 feet; thence along the northerly boundary of said Spanish Peaks Village, the following line (5) courses: 1) S 61° 13' 08" W, a distance of 160.47 feet; 2) S 10° 13' 09" W, a distance of 147.72 feet; 3) S 86° 22' 13" W, a distance of 126.25 feet; 4) S 61° 31' 32" W, a distance of 241.18 feet; 5) N 02° 00' 07" W, a distance of 188.66 feet; 6) N 89° 59' 58" W, a distance of 126.65 feet to the east right-of-way line of Spanish Peaks Disturbed as shown on said plat of Spanish Peaks Village; thence continuing along said east right-of-way line, the following three (3) courses: 1) on the arc of a curve to the left, having a radius of 1130.24 feet, through a central angle of 10° 09' 54", an arc length of 204.07 feet; 2) N 11° 24' 50" W, a distance of 512.80 feet; 3) on the arc of a curve to the right, having a radius of 215.00 feet, through a central angle of 11° 49' 17", an arc length of 56.74 feet to the southerly right-of-way line of Colorado State Highway No. 160; thence continuing along said southerly right-of-way line, the following two (2) courses: 1) N 84° 35' 32" E, a distance of 368.08 feet to a standard right-of-way monument; 2) N 84° 34' 35" E, a distance of 460.23 feet to the Northwest Corner of a parcel of land recorded in Book 362 at page 532 of the Huerfano County Records; thence continuing along the west, south and east boundary line of said parcel, the following three (3) courses: 1) S 22° 56' 40" E, a distance of 543.53 feet; 2) N 84° 00' 28" E, a distance of 171.83 feet; 3) N 09° 09' 34" W, a distance of 202.63 feet; 4) N 09° 18' 11" W, a distance of 86.32 feet; 5) N 09° 12' 01" W, a distance of 204.78 feet to the southerly right-of-way line of Colorado State Highway No. 160; thence N 83° 18' 15" E, along said southerly right-of-way, a distance of 157.54 feet to an iron pin; thence N 84° 36' 18" E, a distance of 534.31 feet; thence S 03° 08' 00" E, a distance of 260.00 feet; thence S 59° 26' 35" W, a distance of 231.22 feet; thence S 05° 07' 50" E, a distance of 132.00 feet; thence N 84° 52' 14" E, a distance of 91.15 feet; thence S 02° 42' 04" E, a distance of 159.34 feet; thence S 89° 32' 32" E, a distance of 122.69 feet; thence S 02° 50' 59" E, a distance of 143.230 feet; thence on the arc of a curve to the right, through a central angle of 02° 43' 23", whose radius is 872.50 feet, an arc length of 301.97 feet; said curve having a chord bearing of 63° 48' 07" W, a distance of 301.55 feet; thence S 82° 28' 46" W, a distance of 48.57 feet; thence S 00° 22' 02" E, a distance of 1177.89 feet; thence S 89° 35' 42" E, a distance of 400.00 feet to the south-southwest corner of Section 24; thence S 02° 44' 29" E, along said north-south centerline, a distance of 236.97 feet to the South line of the N 1/2 of the SW 1/4 and Section 24; thence N 66° 22' 29" W, along said South line, a distance of 1600.74 feet to the Easterly line of Spanish Peaks Village, Tract No. 1; thence along said Spanish Peaks Village Tract No. 1, N 00° 00' 12" E, a distance of 1203.61 feet to the True Point of Beginning, containing 87.81 acres total less 2.42 acres for the Water Treatment Plant for net area of 85.39 acres.

I hereby certify to Snowy River Ranches, LLC, that this plat was prepared by me or under my direct responsibility, upon sworn and accurate and the parcel is monumented as shown to the best of my knowledge and belief.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Professional Land Surveyor, No. 19027  
Wachob and Wachob, Inc.  
Colorado City, Colorado

"NOTICE": 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 does not constitute a title search by Wachob and Wachob, Inc. of the property shown and described herein to determine ownership of this tract, verify the competency of this description with that of adjacent tracts or verify correctness of record.

BASIS OF BEARINGS: S 88° 13' 08" W, along the northerly line of Spanish Peaks Village No. 1, Lot 61 through 66 marked by 1/2" center on both ends.



VICINITY MAP