

Huerfano County Land Use Department

401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 506



Huerfano County Board of County Commissioners Staff Report – Permit #24-012 Maria Lakes Plat Amendment

Meeting Date: June 25, 2024

Request:

With this Application, Don Sieke is requesting a correction of the Maria Lakes Plat Map.

The applicant is requesting wording be eliminated and replaced. The plat map currently reads:
Note 6- Parcel A is for the purpose of Private Open Space, Drainage, Private Trails, and Public Utilities to be owned and maintained by the Maria Lake Subdivision Homeowners Association. Wording to be replaced by:
Parcel A, owned by Maria Lake Grazing Association, LLC, is for the purpose of Private Open Space, Drainage, Private Trails, and Public Utilities. Except for the Maria Lake area of Parcel A, the remainder of Parcel A will be maintained by Maria Lake Subdivision Homeowners Association.

Process for Plat Amendment:

- **(2.14.01):** PC meeting: recommendation → BOCC public meeting → Record amended plat with County Clerk and Recorder within 5 days at applicant's expense.

Code References:

The following Code Sections are pertinent to the evaluation of this request:
§ 2.14 – Plat Amendment

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.

Application Materials:

- Letter of intent.
- Deed to show ownership
- Current Map
- Application

Background:

This application, along with all required attachments were received on April 4, 2024. Application Fees were invoiced to the applicant. Staff has determined the application to be complete.

Eligibility for a Plat Amendment:

(2.14) Minor changes that do not include modifications which significantly alter the intended land uses, density, number of lots, circulation system, drainage easements, dedicated land or encompass more than 25% of land included within a recorded subdivision. Scope can include adjustment of lot lines, re-platting of lots, reconfiguration of dedicated streets and easements and reserved sites.

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 the County.

Analysis:

The Planning Commission shall decide whether the proposed changes qualify for a Plat Amendment.

Referral Comments:

Letters were sent to the following referral agencies on March 1, 2024:

- San Isabel Electric
- Huerfano County Road and Bridge Department
- Huerfano County Soil Conservation District
- Huerfano County Water Conservancy District

There was one reply on agency comments, the Water Conservancy District, who stated they had no comments on this application.

Note:

Plat Amendments 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.

Enclosures:

- Application
- Current Map
- Maria Lakes Location
- Letter of Intent
- Deed
- Agency Comment

Planning Commission Recommendation:

On June 13th, 2024 the Planning Commission recommended sending the application to the Huerfano County Board of County Commissioners for approval to change the wording on Note 6 on their Plat Map. The change would replace the wording “owned and maintained Maria Lake Subdivision Homeowners Association” with “owned by Maria Lake Grazing Association, LLC”.

Board of County Commissioners Action:

Recommendation:

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 with reference to the criteria set forth in the Land Use Code.
4. **Continuation** until a future date to gather more information or obtain clarification or for any other relevant cause.

MARIA LAKE SUBDIVISION
PLAT CORRECTION

March 28, 2024

Exhibit 1

The approved Maria Lake Subdivision Plat recorded July 16, 2009, included Note 6 which contains an error, under General Notes which reads:

Note 6 – Parcel A is for the purpose of Private Open Space, Drainage, Private Trails, and Public Utilities to be owned and maintained by the Maria Lake Subdivision Homeowners Association.

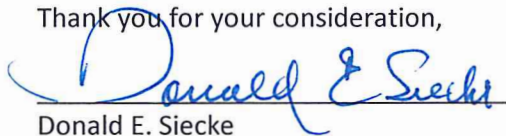
Parcel A largely consists of the approximately 250 acre Maria Lake including related water and storage rights, Road, utility and other easements are or will be separately recorded. Because Maria Lake owners are pursuing separate water initiatives to retain water in the Cucharas River Valley, ownership was always intended to and must remain in the name of Maria Lake Grazing Association, LLC, successor to Maria Lake Grazing Association, LLP

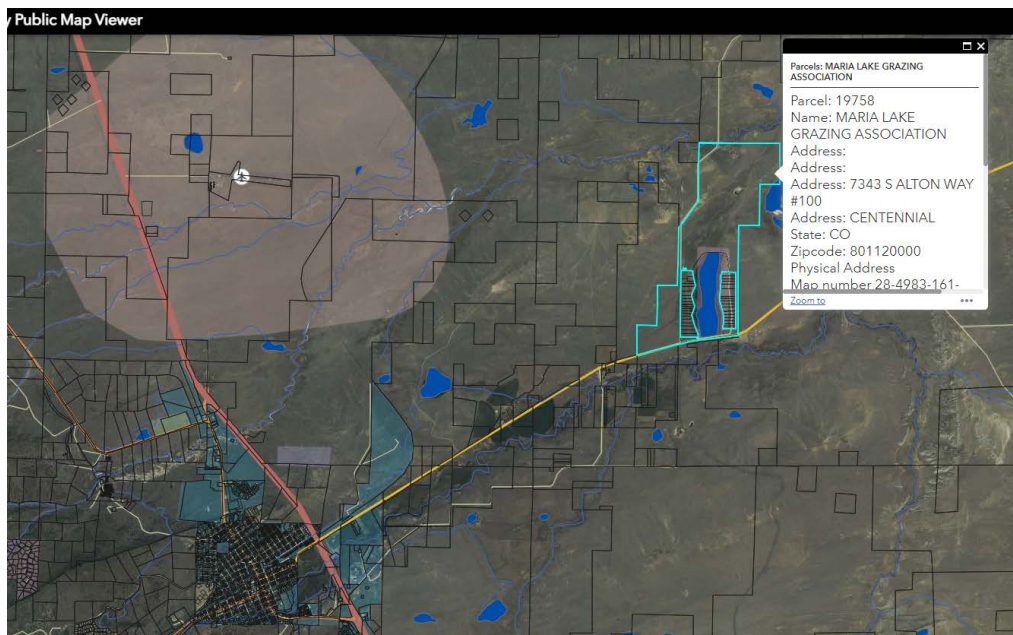
Accordingly, it is hereby requested that Note 6 be eliminated in its entirety and replaced by:

Parcel A, owned by Maria Lake Grazing Association , LLC, is for the purpose of Private Open Space, Drainage, Private Trails, and Public Utilities. Except for the Maria Lake area of Parcel A, the remainder of Parcel A will be maintained by Maria Lake Subdivision Homeowners Association.

The undersigned is currently the owner, directly through 100% owned entities, of 100% of the Maria Lake Subdivision.

Thank you for your consideration,


Donald E. Siecke



MARIA LAKE GRAZING ASSOCIATION

7343 S. Alton Way, Suite 100
Centennial, CO 80112

March 28, 2024

Cheri Chamberlain (cchamberlain@huerfano.us)

Huerfano County
401 Main Street, Suite 304
Walsenburg, CO 81089

Cheri,

Thank you for the Plat Amendment Instructions and the General Land Use Application.

I'm enclosing the General Land Use Application along with an attachment which explains the requested Plat Amendment for Note 6 under General Notes.

I'm also enclosing a copy of the Maria Lake Subdivision which was approved in 2009 and a Preliminary Title Commitment for Parcel A that confirms the ownership of Maria Lake Grazing Association, LLC, which is owned 99% by Donald E. Siecke and 1% by Maria Lake Ranch Wetlands, LLC which I also own.

I'm uncertain of the required fees, but will have them paid immediately if you let me know the amount.

I've referenced my submittal as a Plat Correction. Please let me know if I need to modify my submittal or provide additional information.

Thanks for you help,

Donald Siecke



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.: _____

Date Received: _____

Received by: _____

Fees due: _____ **Date Paid** _____

1. ACTION(S) REQUESTED:

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

2. APPLICANT AND OWNER INFORMATION:

Applicant Name: Donald E. Siecke and 100% Owned Entities

Applicant's Mailing Address: 7343 S. Alton Way, Suite 100, Centennial, CO 80112

Applicant's Telephone: 303-229-8300 Email: don@keltmoredevelopment.com

Name of Land Owner: Same as applicant

Land Owner's Mailing Address: _____

Land Owner's Telephone: _____ Email: _____

3. PERMIT DETAILS:

Detailed project description/Scope of Work: See Exhibit 1 Attached

Parcel Area: _____ Acres; Zoning District(s): _____

Parcel/Schedule Number(s): _____

Parcel Address (optional): _____

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

GENERAL LAND USE APPLICATION

If project is in an HOA, HOA name: Maria Lake Subdivision Homeowners Association

If a Variance Request, please state the reason for the Variance(s): See Exhibit Attached

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: N/A

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: N/A

Additional pertinent information: _____

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

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:  Date: March 28, 2024

Printed name: Donald E. Siecke

5. ACTION (by the authorized permitting authority):

Final Approval

Conditional Approval

Denial

Name _____ Signature _____

Title _____ Date _____

Comments _____

MARIA LAKE SUBDIVISION
PLAT CORRECTION

March 28, 2024

Exhibit 1

The approved Maria Lake Subdivision Plat recorded July 16, 2009, included Note 6 which contains an error, under General Notes which reads:

Note 6 – Parcel A is for the purpose of Private Open Space, Drainage, Private Trails, and Public Utilities to be owned and maintained by the Maria Lake Subdivision Homeowners Association.

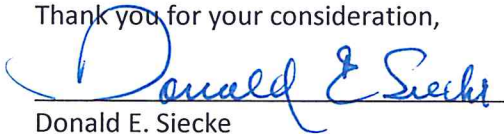
Parcel A largely consists of the approximately 250 acre Maria Lake including related water and storage rights, Road, utility and other easements are or will be separately recorded. Because Maria Lake owners are pursuing separate water initiatives to retain water in the Cucharas River Valley, ownership was always intended to and must remain in the name of Maria Lake Grazing Association, LLC, successor to Maria Lake Grazing Association, LLP

Accordingly, it is hereby requested that Note 6 be eliminated in its entirety and replaced by:

Parcel A, owned by Maria Lake Grazing Association , LLC, is for the purpose of Private Open Space, Drainage, Private Trails, and Public Utilities. Except for the Maria Lake area of Parcel A, the remainder of Parcel A will be maintained by Maria Lake Subdivision Homeowners Association.

The undersigned is currently the owner, directly through 100% owned entities, of 100% of the Maria Lake Subdivision.

Thank you for your consideration,


Donald E. Siecke

We appreciate your business!

We are thankful for the opportunity to work with you on your transaction. Below you will find a digital copy of your Title Commitment for the property with hyperlinks to supporting documentation. Please scroll down and click on the blue links below to view the referenced documentation. You will receive your title policy after the closing of the transaction. Should you have any questions about "What is Title Insurance?" please visit our website at www.heritagetco.com and click on the "Consumers" tab. Thank you.



heritagetco.com

Pursuant to your real estate contract, the title commitment attached is for your records and review only, you will receive your title policy after the closing of the property. Thank You.

Your Preliminary Title Commitment

Our File No. HS0828138

Effective Date: January 30, 2024

PROPERTY ADDRESS: PARCEL A

This commitment was delivered to the following parties, disclosed to the Company to be involved in this transaction:

Donald Siecke
Cindy Cogan

The delivery/email address of each party is intentionally not displayed, in order to protect the Personal Private Information (PPI) of all.

IS THIS A SALE TRANSACTION? Are the seller's in this transaction US Citizens? If not click [HERE](#) for important information regarding FIRPTA

ONLINE FRAUD IS ON THE RISE - click [HERE](#) before wiring your funds

E&O Certificate - Click [HERE](#)

Agents and Lenders - Click [HERE](#) for the best resource to calculate net sheets, closing cost estimates and much more...

[Click here for your complete Title Commitment](#)

[Click here for your Tax Certificate](#)

Thank you for your new order! We truly appreciate the opportunity to work with you on your transaction. Below you will find a digital copy of your Title Commitment for the property with hyperlinks to supporting documentation. Please scroll down and click on the blue links below to view the referenced documentation. You will receive your title policy after the closing of the transaction. Should you have any questions about "What is Title Insurance?" please visit our website at www.heritagetco.com and click on the "Consumer Tab". Thank You.

WIRING INSTRUCTIONS

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

NOTE: Wired funds are required on all cash purchase transactions

****Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS call your escrow officer immediately to verify the information prior to sending funds.****

LEGAL DESCRIPTION

Parcel A in Maria Lake Subdivision, County of Huerfano, State of Colorado.

SELLERS

Maria Lake Grazing Association, LLC, a Colorado limited liability company

BUYERS

Contracted Purchaser or Designee

LENDER

Lender or designee with contractual rights under a loan agreement with the borrower identified as the Proposed Owner, its successors and/or assign

PROPOSED COVERAGES

ALTA Owner's Policy 2021

Proposed Insured: Contracted Purchaser or Designee

Proposed Policy Amount: \$10,000.00

ALTA Loan Policy 2021

Proposed Insured: Lender or designee with contractual rights under a loan agreement with the borrower identified as the Proposed Owner, its successors and/or assign

Proposed Policy Amount: \$10,000.00

ESTIMATED TITLE CHARGES

Owner's Policy Premium	\$192.00
CO 110.1-06	\$95.00
Loan Policy 1 Premium	\$375.00
Closing Protection Letter	\$25.00
Tax Certificate	\$13.50
addl search fee	\$120.00

REQUIREMENTS

1. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
2. Pay the premiums, fees, and charges for the Policy.
3. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
4. Evidence that any and all assessments for common expenses, if any, have been paid.
5. The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): \ \

The Company reserves the right to add additional items or make further requirements after review requested Affidavit.

6. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
7. Deed of Trust sufficient to encumber the estate or interest in the Land described or referred to herein for the benefit of the Proposed Insured Lender

[Click to View Tax Info](#)

NOTE: Exception(s) number(ed) 1-4 will not appear on the Lender's Policy, subject to satisfaction of requirements and as applicable.

NOTE: Endorsement Form 110.1, deleting exception(s) 1-4 will be issued with the Owner's Policy, subject to satisfaction of requirements and as applicable.

Note: Exception number 5 will be removed from the Owner's and Lender's Policy provided the Company conducts the closing.

NOTE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

NONE

EXCEPTIONS

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Water rights, claims or title to water, whether or not disclosed by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of

8. Terms, conditions, provisions, agreements and obligations contained in the Water Well and Pipeline Easement recorded October 6, 1972 in Book 331 at Page 783
- ~~9. Terms, conditions, provisions, agreements and obligations contained in the Partnership Agreement for Maria Lake Grazing Association, a Colorado General Partnership, recorded March 28, 1988 in Book 3M at Page 346, Memorandum of First Amended Partnership Agreement recorded January 2, 1992 in Book 13M at Page 876, Memorandum recorded January 6, 2000 at Reception No. 342551, Revised and Restated Memorandum of the second Amended, recorded January 15, 2002 at Reception No. 352206, Revised and Restated recorded August 22, 2005 at Reception No. 369047, Revised and Restated recorded December 26, 2007 at Reception No. 378793.~~
10. Terms, conditions, provisions, agreements and obligations contained in the San Isabel Electric Association, Inc. Line Extension Contract and Agreement for Permanent Electric Service as set forth below:

Recording Date: July 7, 2000
 Recording No: 345051

11. Terms, conditions, provisions, agreements and obligations contained in the Ruling of the Referee as set forth below:

Recording Date: August 28, 2000
 Recording No: 345695

12. Terms, conditions, provisions, agreements and obligations contained in the Judgment and Decree Confirming Conditional Water Right as set forth below:

Recording Date: August 28, 2000

Deleted

Recording No: 345696

13. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:

Recording No: 384387

14. Covenants, conditions, restrictions and lien rights but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, and any and all amendments thereto, as set forth in the document.

Recording Date: July 28, 2009

Recording No: 384388

amendment recorded April 19, 2022 at Reception No. 426325

15. Terms, conditions, provisions, agreements and obligations contained in the Line Extension Contract between Marie Lake Grazing Association and San Isabel Electric Association, recorded October 14, 2009 at Reception No. 385163

16. Terms, conditions, provisions, agreements and obligations contained in the Resolution between Huerfano County and Maria Lake Grazing, recorded January 21, 2009 at Reception No. 382430

- ~~17. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Easement and Lease Agreement as set forth below:~~

~~Recording Date: April 29, 2010~~

~~Recording No: 388148~~

18. Easement between Marie Lake Grazing Association and San Isabel Electric Association, recorded September 11, 2009 at Reception No. 384846 and recorded March 24, 2014 at Reception No. 400023

19. Mineral Rights as conveyed in Deed recorded January 21, 2016 at Reception No. 405142.

- ~~20. Terms, conditions, provisions, agreements and obligations contained in the Grant of Conservation Easement Agreement between Maria Lake Grazing Association, LLC, a Colorado Limited Liability Company and Maria Lake Ranch Wetlands, LLC, A Colorado Limited Liability Company, recorded January 21, 2016 at Reception No. 405144, rerecorded January 29, 2016 at Reception No. 405233, assignment recorded May 16, 2016 at Reception No. 406075 2nd correcting Assignment recorded January 26, 2017 at Reception No. 408102, assignment recorded April 9, 2018 at Reception No. 411992 and Amended recorded April 9, 2018 at Reception No. 411993.~~

- ~~21. Terms, conditions, provisions, agreements and obligations contained in the Grant of Easement Agreement between South Ranch at Cuchara Junction, LLC and Maria Lake Grazing Association LLC, a Colorado limited Liability Company, recorded July 10, 2017 at Reception No. 409426~~

~~22.~~ Terms, conditions, provisions, agreements and obligations contained in the Duran Ditch Easement between Maria Lake Grazing Association LLC and Darryl Harwig and Cheryl Harwig, recorded April 15, 2019 at Reception No. 415150.

IMPORTANT CONTACTS

Escrow Closer:	Cindy Cogan
Phone:	720-728-7210
FAX:	
E-Mail:	Cindy.Cogan@heritagetco.com
Address:	627 E Bridge St Brighton, CO 80601

**Thank you for trusting us with your transaction!
Please contact your Escrow Closer, Closing Assistant
or Title Representative with any questions,
as replies to this message will not be read.**

DISCLAIMER/DISCLOSURES/EXPLANATIONS OF COVERAGE

The information provided in the Title Snapshot is for preview purposes only. Any conflict with the information displayed herein and the contents of the official Title Commitment issued in connection with this order will be controlled by said official Title Commitment. Questions regarding any discovered conflict should be directed to the Contact Persons shown herein.

MARIA LAKE SUBDIVISION

A PORTION OF THE E 1/2 OF SECTION 20, A PORTION OF THE W 1/2 OF SECTION 21, A PORTION OF THE NE 1/4 OF SECTION 29 AND A PORTION OF THE NW 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. HUERFANO COUNTY, COLORADO.

Survey S-764

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of
3

KNOW ALL MEN BY THESE PRESENTS: That Maria Lake Grazing Assoc., LLP, Being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION

A parcel of land being a portion of the E 1/2 of Section 20 and a portion of the W 1/2 of Section 21 and a portion of the NE 1/4 of Section 29 and a portion of the NW 1/4 of Section 28, Township 27 South, Range 65 West of the Sixth Principal Meridian, Huerfano County, Colorado. Said parcel being more particularly described as follows:

BEGINNING at a point on the east line of the said W 1/2 of Section 21 from which the N 1/4 corner of said Section 21 bears N 00°03'03" E (bearing based on a line between the N 1/4 corner and the S 1/4 corner of Section 21, Township 27 South, Range 65 West of the Sixth Principal Meridian, monumented on both ends with a No. 5 rebar with a 1 1/2" aluminum cap P.L.S. 11624, assumed to bear S 00°03'03" W), a distance of 1683.32 feet, thence S 00°03'03" W along said east line, a distance of 3635.56 feet to the said S 1/4 corner of Section 21; thence S 00°00'04" E along the east line of the said NW 1/4 of said Section 28, a distance of 1845.18 feet to a point on the north line of Valdez Cemetery; thence S 89°36'46" W along said north line of Valdez Cemetery, a distance of 106.01 feet to the northwest corner of said Valdez Cemetery; thence S 01°39'42" W along the west line of said Valdez Cemetery, a distance of 188.36 feet to a point on the north right of way line of Colorado State Highway 10; thence along said north right of way line of Colorado State Highway 10 the following four (4) courses:

1. along the arc of a non-tangent curve to the right, whose center bears N 11°57'24" W and having a central angle of 04°18'41" and a radius of 2252.00 feet, a distance of 169.46 feet;
2. S 82°23'17" W, a distance of 2652.56 feet;
3. along the arc of a curve to the left, having a central angle of 07°34'14" and a radius of 5769.33 feet, a distance of 762.31 feet;
4. S 74°48'17" W, a distance of 117.13 feet;

thence N 48°53'52" W, a distance of 62.28 feet; thence along the apparent easterly right of way line of Huerfano County Road No. 120 the following two (2) courses:

1. N 00°06'01" W, a distance of 2552.30 feet;
2. N 00°33'19" E, a distance of 3654.27 feet;

thence N 90°00'00" E, a distance of 3783.40 feet to the POINT OF BEGINNING.

Said parcel contains 518.42 acres, more or less

GENERAL NOTES:

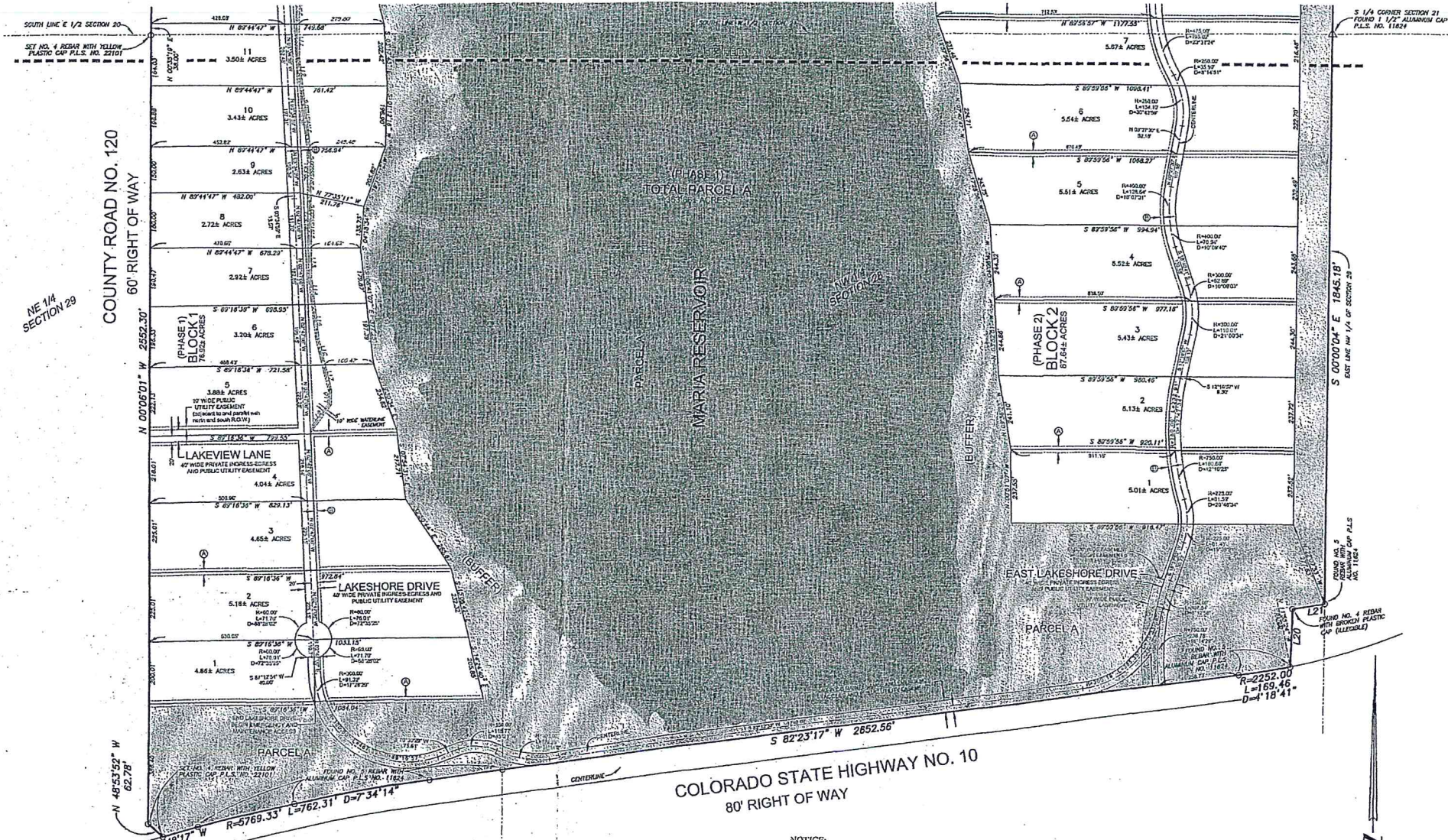
1. Date of Preparation is February 28, 2009.
2. The tract of Land Herein lies with a portion of the E 1/2 of Section 20, a portion of the W 1/2 of Section 21, a portion of the NE 1/4 of Section 29 and a portion of the NW 1/4 of Section 28, Township 27 South, Range 65 West of the Sixth Principal Meridian.
3. Conditions of the sale of specific lots are as follows:
 a) Lots 1-3, Phase One as shown hereon may not be sold until such time as water and electric services are extended to those lots by the developer.
 b) Lots 1-16, Phase Two as shown hereon may not be sold until such time as water and electric services are extended to those lots by the developer.
4. Sewage treatment is the responsibility of each individual property owner. All facilities shall comply with all applicable State and Regional regulations governing sewage disposal.
5. Unless shown otherwise, the following easements are hereby platted for Public Utilities. The sole responsibility for maintenance of easements is hereby vested with the individual property owners.
 A. A 20.00 FT Public Utility Easement being 10.00 FT on both sides of Lot Lines indicated by (A)
 B. A 10.00 FT Public Utility Easement parallel to the 40.00 FT Private Ingress-Egress Easement indicated by (B)
6. Parcel A is for the purpose of Private open space, Drainage, Private Trails, and Public Utilities to be owned and maintained by the Maria Lake Subdivision Homeowners Association.
7. The Covenants, Conditions, Restrictions and Easements for the Maria Lake Subdivision Homeowners Association are recorded under Reception No. _____ in the records of the Huerfano County, Colorado.
8. Fire protection by Huerfano County Fire Protection District.
9. Lots 1-18 and Lot 20 shall not have direct vehicular access to County Road 120.
10. Lot 20, Phase I, per Conditional Use Permit No. 09-012 has been granted the conditional use for Animal Husbandry and H-T animals for so long as they are exercised without interruptions for a period not to exceed twenty-four (24) months.
11. Proposed entry monumentation adjacent to County Road 120 to be maintained by Maria Lake Subdivision Homeowners Association.
12. All Private Roads to provide Ingress and allow for drainage and Public Utilities and are to be maintained by Maria Lake Subdivision Homeowners Association.
13. All Storm culverts facilities to be owned and maintained by the Maria Lake Homeowners Association.
14. Flood plain Statement:
 By graphic plotting only, this property and adjacent properties are in zone "a" (areas determined to be outside of 500 year flood plain) of the Flood Insurance Rate Map, Community Panel Number 080206, New Suffin (b), which bears a flood hazard boundary map date of November 22, 1977, no field surveying was performed to determine these zones and an Elevation Certificate may be needed to verify this determination or apply for a Variance from the Federal Emergency Management Agency.

SITE DATA CHART:

Total Acreage being Platted:	518.42 Acres
Total Number of Proposed Lots (two Phases)	36 Total Lots
Lot 16 Block I, is Community Clubhouse	5.02 Acres
Net Size of the Average (Mean) Lot-Phase I	3.93 Acres
Maximum Lot Size, Block I Phase I	6.76 Acres
Minimum Lot Size, Block I Phase I	2.02 Acres
Net Size of the Average (Mean) Lot-Phase II	5.66 Acres
Maximum Lot Size, Block 2 Phase II	5.84 Acres
Minimum Lot Size, Block 2 Phase II	3.36 Acres

Types of Land Use Proposed: Residential Lots, Community Lodge, Open Space and Private Roads.

Area of Land Proposed for Residential Lots: 170.23 Acres
 Area of Land Proposed for Private Open Space: 348.19 Acres
 Area of Land Proposed for Private Roads: 16.78 Acres
 (All Private roads are contained in easements and are included in total Lot Acreage)



DEDICATION:

The above owner has caused said Tract of Land to be surveyed and platted into Lots, Parcels, Private Roads, and Easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the Boundaries and Dimensions of said Tract and the location of said Easements, and which Plat so platted shall be known as "Maria Lake Subdivision".

IN WITNESS WHEREOF:

The aforementioned has executed this instrument this 16th day of July, 2009 A.D.

By Eric S. White
 For Maria Lake Grazing Association, LLP
 7373 S. Allan Way, Suite 100
 Centennial, Colorado, 80112



The foregoing instrument was signed by me this 16th day of July, 2009 A.D. by Eric S. White for Maria Lake Grazing Association, LLP.

Witness my hand and Official Seal.
 Sandra J. Motter
 Notary Public

My commission expires: 12/30/12

DEDICATION OF RIGHTS-OF-WAY FOR UTILITY PURPOSES:

Unless otherwise specified, all Utility Easements, as well as all Public and Private Rights-of-Way, shown hereon, are dedicated to the perpetual use of all Utility Companies, for the purpose of installing, Constructing, Replacing, and Maintaining underground utilities and Drainage Facilities including (but not limited to) water, sewer, electric, gas, telephone and television lines; together with the right of Ingress and Egress for such installation, construction, replacement, repair and maintenance, as well as the right to trim interfering trees and brush, in no event shall the Utility Companies exercise the rights herein granted so as to interfere with the use of the Right-of-Way for roadway purposes except to the extent reasonably necessary to enjoy the grant hereby made.

SURVEYOR'S STATEMENT:

I RANDY G. REEVES, a Professional Land Surveyor registered in the State of Colorado, hereby certify to Maria Lake Grazing Association, LLP, a Colorado Limited Liability Partnership, that a survey of the above described premises was conducted under my responsible charge in December 2009 and that this plat of Maria Lake Subdivision, complies with the requirements of Plats and maps as set forth in Section 38-33-209 et seq. C.R.S. 1992 and with the minimum standards for Land Survey and Plats as set forth in Section 38-51-106 et seq. C.R.S. 1994.

By Randy G. Reeves
 PROFESSIONAL LAND SURVEYOR NO. 22101

NOTES:

- 1) A search for recorded rights of way and easements was done by Dotter Abstract Company, Order No. 27202 with an Effective Date of February 2, 2009 at 8:00 AM.
- 2) Bearings based on a line between the N 1/4 corner and the S 1/4 corner of Section 21, Township 27 South, Range 65 West of the Sixth Principal Meridian, monumented on both ends with a No. 5 rebar with a 1 1/2" aluminum cap P.L.S. 11624, assumed to bear S 00°03'03" W

NOTICE:

According to C.R.S. 13-80-105, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certificate shown hereon.

BOARD OF COUNTY COMMISSIONERS APPROVAL AND DEDICATION:

This Plat of Maria Lake Subdivision has been reviewed and approved by the Huerfano County Board of Commissioners this _____ day of _____, 2009. The Preliminary Plat for this subdivision was approved on _____, 2009. There is no Dedication of Roads to Huerfano County and the County shall NOT undertake maintenance of such roads.

By _____
 CHAIRPERSON
 HUERFANO COUNTY
 PLANNING COMMISSION

By _____
 CHAIRPERSON
 HUERFANO COUNTY BOARD OF
 COUNTY COMMISSIONERS

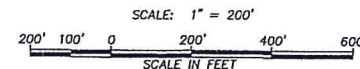
CLERK AND RECORDER:

State of Colorado)
 County of Huerfano)

I hereby Certify that this Instrument was Filed for Record in My office at _____ o'clock _____ M, This _____ day of _____, 2009 A.D. and Duly Recorded under Reception Number _____

Recorder: _____ By: _____
 Deputy

DATE	REVISIONS (COMMENTS)	CHECKED BY



LINE	LENGTH	BEARING
L1	68.84	S82°23'17" W
L2	36.48	N00°06'01" E
L3	44.16	N00°33'19" E
L4	47.36	S11°57'24" W
L5	36.86	S89°36'46" W
L6	74.72	S01°39'42" W
L7	188.36	S01°39'42" W
L8	38.69	S11°57'24" W
L9	44.63	S11°57'24" W
L10	68.84	S00°03'03" W
L11	110.32	S00°03'03" W
L12	55.00	S00°03'03" W
L13	156.38	S00°03'03" W
L14	87.26	S00°03'03" W
L15	119.62	S00°03'03" W
L16	65.56	S11°57'24" W
L17	41.70	S11°57'24" W
L18	27.50	S00°03'03" W
L19	104.27	S00°03'03" W
L20	164.40	S00°03'03" W
L21	106.61	S00°03'03" W
L22	106.61	S00°03'03" W

Mangini Reeves, Inc.
 Professional Engineers and Professional Land Surveyors
 4718 North Elizabeth St., Pueblo, CO
 (719) 544-0855 Fax (719) 544-0878

OWNER/TITLE: MARIA LAKE GRAZING ASSOCIATION, LLP
 JOB DESCRIPTION: MARIA LAKE SUBDIVISION
 DETAILED BY: RAS DATE: 3-3-09
 JOB NUMBER: 2008-142 SCALE: 1" = 200'
 FILE NAME: 08142SUB-PRELIM SHEET NO.
 REF JOB NO.: 1 OF 3

SUBDIVISION S-764

SUBDIVISION S-764

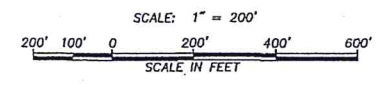
SUBDIVISION S-764

SUBDIVISION S-764

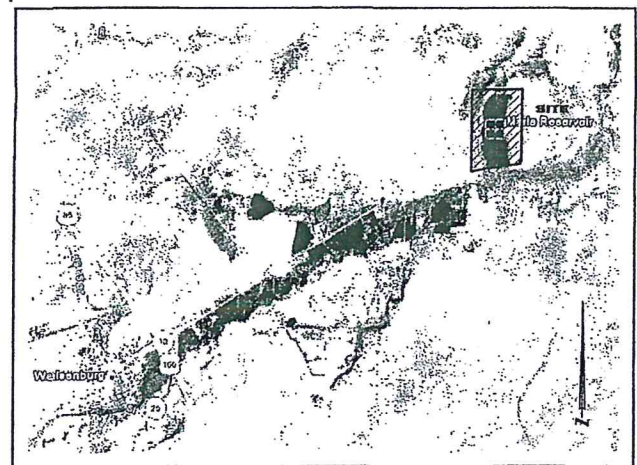
MARIA LAKE SUBDIVISION

A PORTION OF THE E 1/2 OF SECTION 20, A PORTION OF THE W 1/2 OF SECTION 21, A PORTION OF THE NE 1/4 OF SECTION 29 AND A PORTION OF THE NW 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. HUERFANO COUNTY, COLORADO.

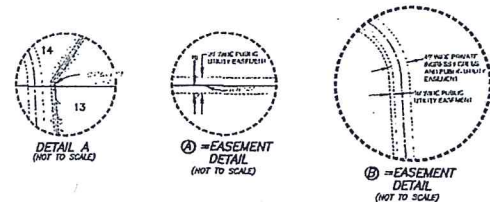
Summs-764 P. 2



LINE	LENGTH	BEARING
L1	62.54	S82°01'07\"
L2	38.49	N72°43'24\"W
L3	44.78	N72°07'42\"W
L4	47.55	S11°06'54\"W
L5	26.86	S42°28'43\"W
L6	74.09	S52°24'55\"W
L7	158.35	S71°17'18\"W
L8	36.88	S11°26'12\"W
L9	44.53	S17°02'42\"E
L10	66.81	S04°48'42\"E
L11	110.92	S00°11'17\"E
L12	92.51	S02°18'58\"E
L13	55.00	S00°01'12\"E
L14	82.25	S07°12'30\"E
L15	112.97	S07°12'30\"E
L16	86.53	S14°50'17\"E
L17	83.03	S16°29'32\"E
L18	42.25	S00°11'21\"W
L19	154.57	S12°01'17\"W
L20	106.36	S01°15'42\"W
L21	108.01	S00°24'42\"W
L22	108.81	S02°22'22\"W



VICINITY MAP
(NOT TO SCALE)

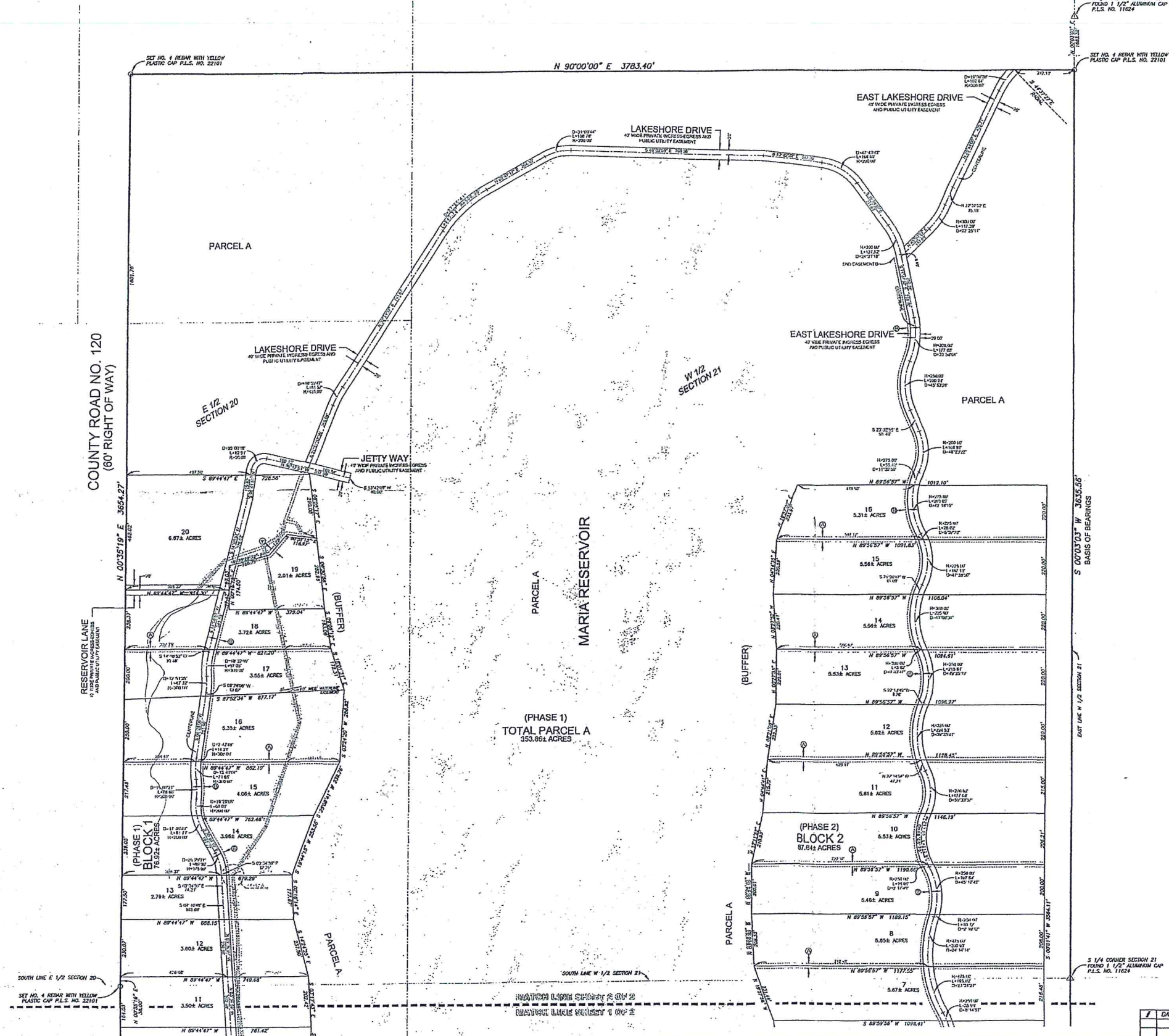


7-3-09

Mangini Reeves, Inc.
Professional Engineers and Professional Land Surveyors
4718 North Elizabeth St. - Pueblo, CO
(719) 544-0855 Fax (719) 544-0876

OWNER/TITLE: MARIA LAKE GRADING ASSOCIATION, LLP
JOB DESCRIPTION: GRADING AND LANDSCAPE DESIGN, LLC
DETAILED BY: RMS DATE: 3-3-09
JOB NUMBER: 2008-142 SCALE: 1\"/>

#	DATE	REVISIONS (COMMENTS)	CHECKED BY



DRAWING NUMBER
5-764

DRAWING NUMBER
5-764

DRAWING NUMBER

DRAWING NUMBER
5-764

DRAWING NUMBER

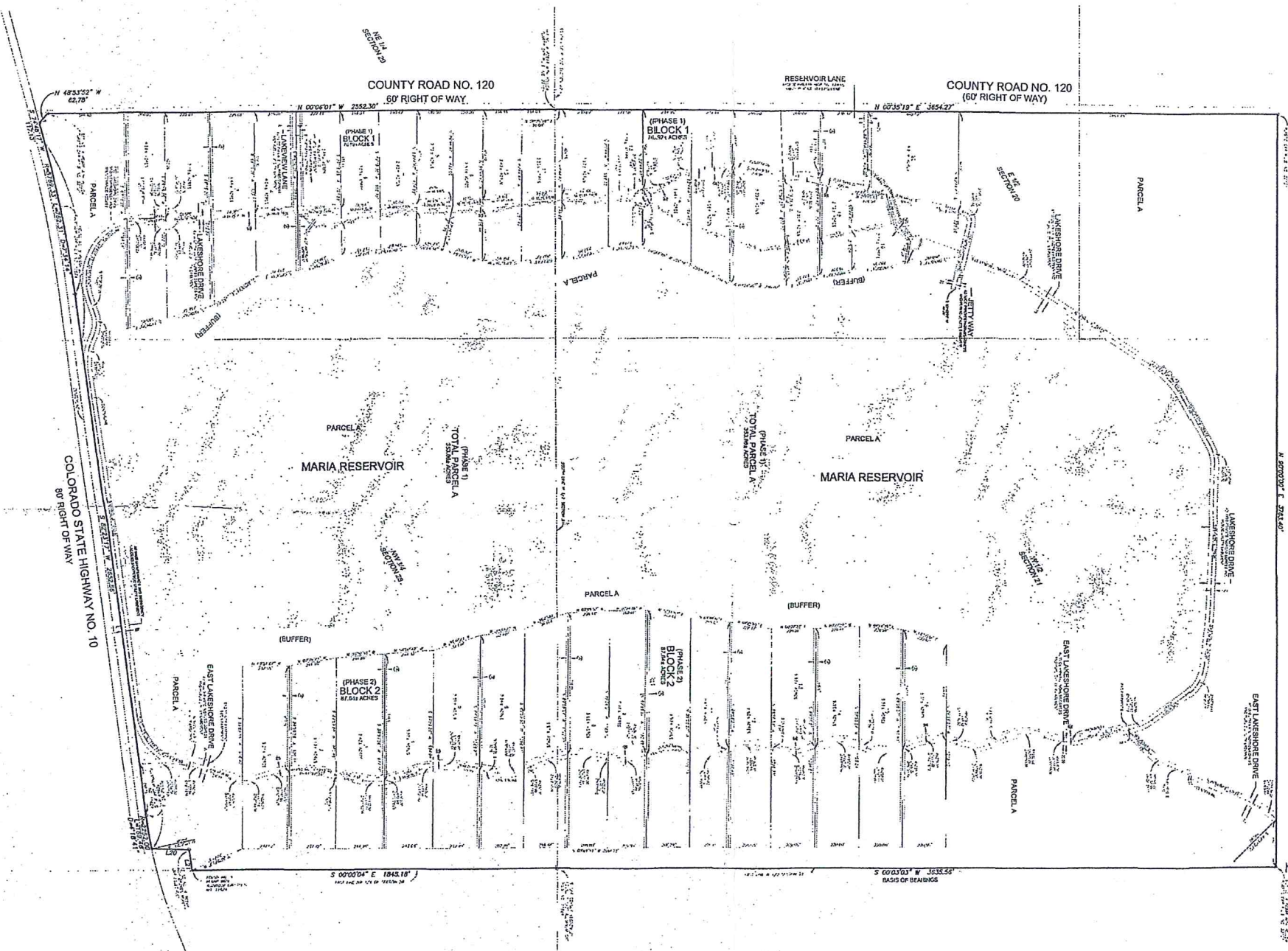
DRAWING NUMBER
5-764

MARIA LAKE SUBDIVISION

Pg 3

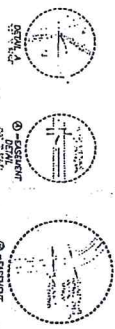
A PORTION OF THE E 1/2 OF SECTION 20, A PORTION OF THE W 1/2 OF SECTION 21, A PORTION OF THE NE 1/4 OF SECTION 29 AND A PORTION OF THE NW 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HUERFANO COUNTY, COLORADO.
COMPOSITE SHEET

Shirley S. 764



SCALE: 1" = 330'

LINE	LINE STYLE	SYMBOL
1	SUBDIVISION	SOLID
2	SECTION	DASHED
3	TOWNSHIP	DOTTED
4	RANGE	DOTTED
5	COUNTY	DOTTED
6	STATE	DOTTED
7	NATIONAL	DOTTED
8	ADJACENT	DOTTED
9	UNSUBDIVIDED	DOTTED
10	UNRECORDED	DOTTED
11	UNRECORDED	DOTTED
12	UNRECORDED	DOTTED
13	UNRECORDED	DOTTED
14	UNRECORDED	DOTTED
15	UNRECORDED	DOTTED
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42	UNRECORDED	DOTTED
43	UNRECORDED	DOTTED
44	UNRECORDED	DOTTED
45	UNRECORDED	DOTTED
46	UNRECORDED	DOTTED
47	UNRECORDED	DOTTED
48	UNRECORDED	DOTTED
49	UNRECORDED	DOTTED
50	UNRECORDED	DOTTED



M. H. H. H.
7-9-02

Mansueti Reeves, Inc.
Professional Engineers and Professional Land Surveyors
1501 17th Street, Suite 100
Boulder, Colorado 80502
Phone: 303-440-1111
Fax: 303-440-1112
www.mansuetireeves.com

NS

3 OF 3



Parcels: MARIA LAKE GRAZING ASSOCIATION

Parcel: 19758
Name: MARIA LAKE GRAZING ASSOCIATION
Address:
Address:
Address: 7343 S ALTON WAY #100
Address: CENTENNIAL
State: CO
Zipcode: 801120000
Physical Address
Map number 28-4983-161-

[Zoom to](#) ...



Kyla Witt <kwitt@huerfano.us>

RE: Plat Correction- Referral Agency Comment

1 message

hcwcdistrict@gmail.com <hcwcdistrict@gmail.com>

To: Kyla Witt <kwitt@huerfano.us>

Thu, Apr 25, 2024 at 3:40 PM

Huerfano County Water Conservancy District has no comments on this application.

Carol Dunn

Carol S Dunn

Administrator

Huerfano County Water Conservancy District

hcwcdistrict@gmail.com

(719) 742-5581 (home office)

PO Box 442

La Veta, CO 81055