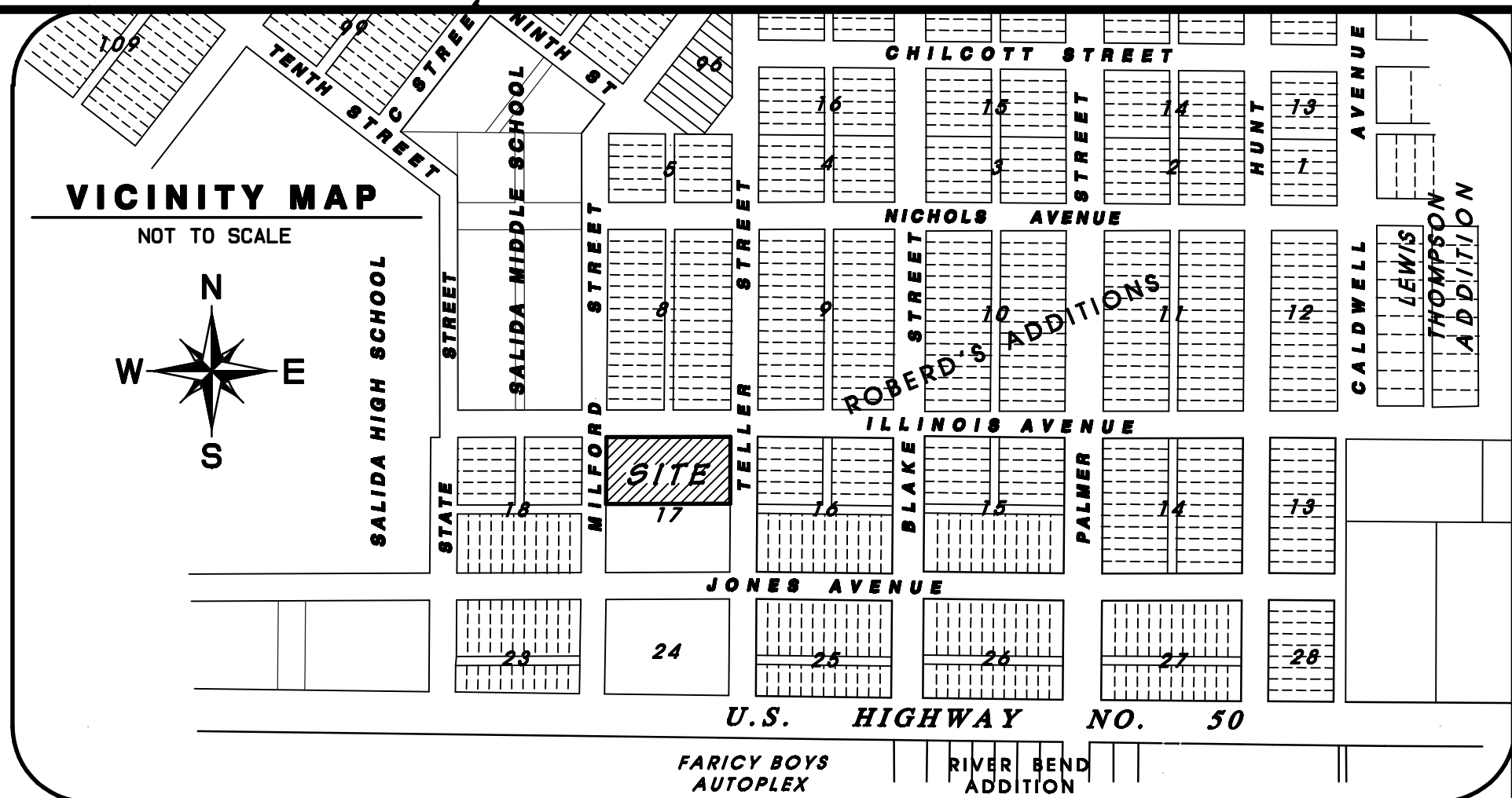


SHAKEN ROOST MINOR SUBDIVISION

LOCATED IN
BLOCK 17, ROBERD'S THIRD ADDITION TO THE CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIEN HOLDERS OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
That part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 5, Township 44 North, Range 9 East of the New Mexico Principal Meridian, (City of Salida), Chaffee County, Colorado, described as follows:

Beginning at the intersection of the south line of Illinois Avenue with the west line of Teller Street, the same being the northeast corner of Block No. 17 of Robert's Third Addition to the City of Salida, Colorado; thence running South along the west line of Teller Street 150 feet to the intersection of the west line of Teller Street with the north line of the East-West alley in said Block; thence at right angles and due West along said alleyway boundary 275 feet to the east line of Milford Street; thence North along the easterly line of Milford Street 150 feet to the intersection of the east line of Milford Street with the south line of Illinois Avenue; thence East along the south line of Illinois Avenue 275 feet to the place of beginning, being the North half (N1/2) of said Block No. 17, Robert's Third Addition.
DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO THREE (3) LOTS, WITH DISTANCES AND DIRECTIONS, AS SHOWN ON THIS PLAT, TO BE KNOWN AS:

LOTS 1, 2 and 3, SHAKEN ROOST MINOR SUBDIVISION
LOCATED WITHIN

AND THE LOTS SHALL BE SUBJECT TO EASEMENTS FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND TELEVISION LINES WHICH CROSS ONE LOT TO PROVIDE SERVICE TO ANOTHER LOT OR ANOTHER PROPERTY, WHICH EASEMENTS SHALL BE OF SUFFICIENT WIDTHS TO OPERATE, MAINTAIN, INSPECT AND REPAIR SUCH LINES. THE APPROXIMATE LOCATIONS OF SAID UTILITY LINES ARE SHOWN HEREON, HOWEVER THE ACTUAL LOCATIONS OF SAID LINES SHALL CONTROL THE LOCATIONS OF THE EASEMENTS.
AND LOT 1 MAY BE SUBJECT TO THE RIGHTS OF THE OWNERS OF THE SCOTT & SWALLOW DITCH TO OPERATE, MAINTAIN, INSPECT AND REPAIR SAID DITCH PURSUANT TO COLORADO LAW RELATIVE TO DITCH RIGHTS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS ____ DAY OF _____, 2022.

SHAKEN ROOST LLC, A COLORADO LIMITED LIABILITY COMPANY (OWNER)

JONI L. BAKER, PRESIDENT

FOR HIGH COUNTRY BANK, MORTGAGEE

STATE OF COLORADO } ss
COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2022.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

NOTARY PUBLIC
ADDRESS

CERTIFICATE OF TITLE INSURANCE COMPANY:

I, JAMES L. TREAT, A LICENSED TITLE INSURANCE AGENT REPRESENTING STEWART TITLE GUARANTY COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN SHAKEN ROOST LLC, A COLORADO LIMITED LIABILITY COMPANY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT:

LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT WAS PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION, AND IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY AND LOTS SHOWN AND DESCRIBED HEREIN, WHICH SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE, AND THAT SAID PLAT AND SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATED THIS ____ DAY OF _____, 2022.

JAMES L. TREAT

MICHAEL K. HENDERSON
REG. L.S. NO. 16117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH BASED ON STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 210011, ISSUED BY CHAFFEE TITLE & ESCRROW, INC. EFFECTIVE APRIL 15, 2022.
- 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE PLAT OR ROBERD'S THIRD ADDITION TO THE CITY OF SALIDA (RECEPTION NO. 34756) AND ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED ON THIS PLAT.
- 3) A JOINT DRIVEWAY EASEMENT WAS RESERVED IN A CONVEYANCE OF A PORTION OF THE SUBJECT PROPERTY IN WARRANTY DEED RECORDED ON MAY 1, 1971 IN BOOK 373 AT PAGE 425. THERE IS NO EVIDENCE OF JOINT USE OF A DRIVEWAY AS THE SUBJECT PROPERTY NOW INCLUDES BOTH PROPERTIES PREVIOUSLY SUBJECT TO AND BENEFITING FROM THE EASEMENT.
- 4) BLOCK 17 OF ROBERD'S THIRD ADDITION WAS NOT PLATTED INTO LOTS AND THERE IS NO ALLEY PLATTED IN SAID BLOCK PER THE AFOREMENTIONED PLAT OF ROBERD'S THIRD ADDITION, HOWEVER THERE ARE REFERENCES TO LOTS AND AN ALLEY IN SOME DEED DESCRIPTIONS FOR PROPERTIES LOCATED IN BLOCK 17.

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____, M., ON THIS ____ DAY OF _____, A.D., 2022.
RECEPTION NO. _____

CHAFFEE COUNTY CLERK & RECORDER

CITY OF SALIDA PLANNING COMMISSION APPROVAL:

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION ON THIS ____ DAY OF _____, 2022.

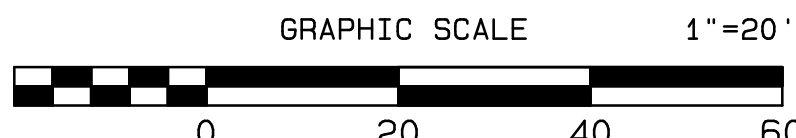
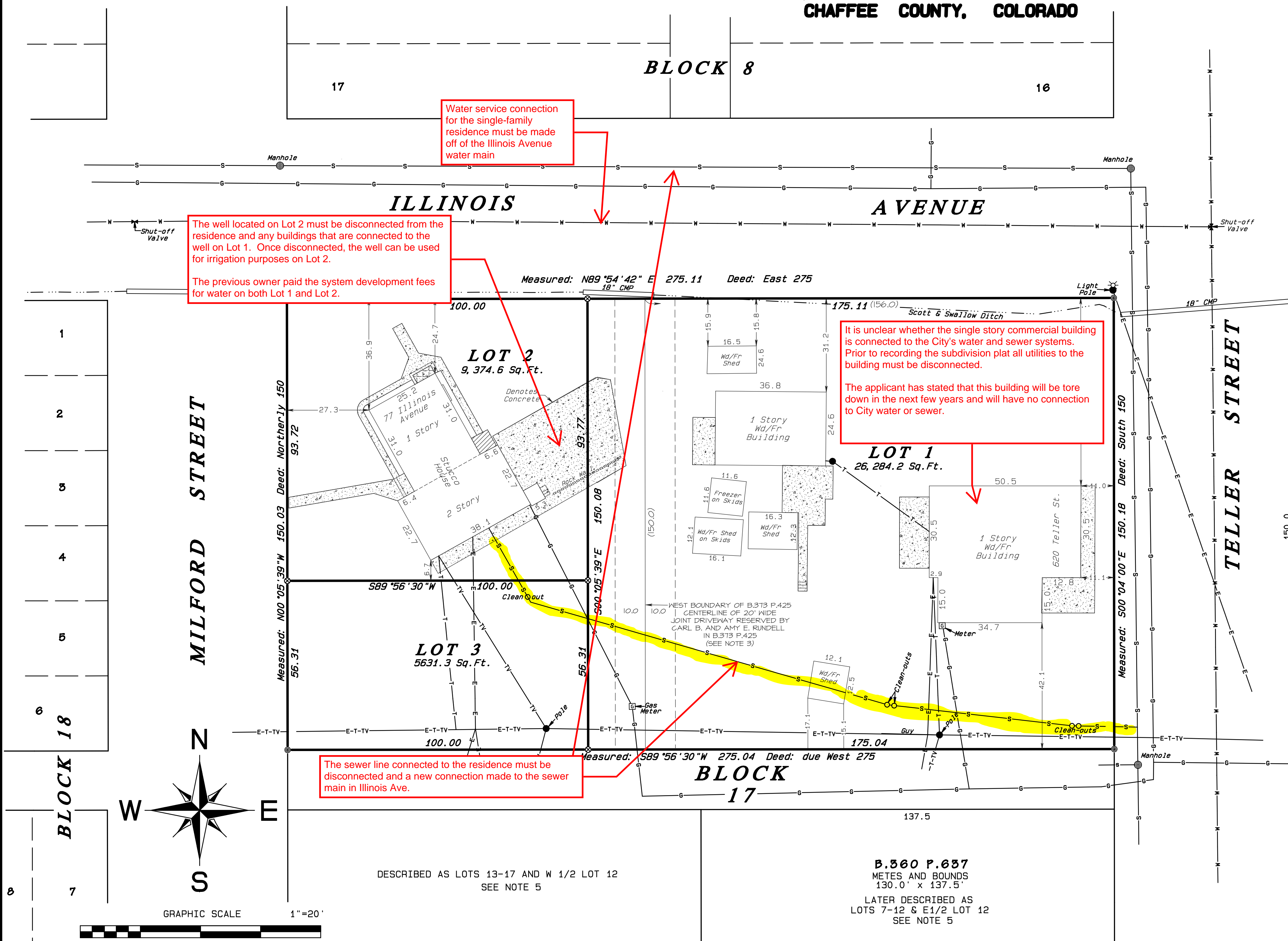
CHAIRMAN

CITY ADMINISTRATOR APPROVAL:

THIS PLAT IS APPROVED BY THE SALIDA CITY ADMINISTRATOR ON THIS ____ DAY OF _____, 2022.

CITY ADMINISTRATOR, CITY OF SALIDA

PRELIMINARY FOR CLIENT REVIEW



DIRECTIONS ARE BASED ON THE BEARING S00°04'00"E BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE NORTHEAST AND THE SOUTHEAST CORNERS OF THE PROPERTY, AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND:

- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED "6753".
- DENOTES A 5/8" x 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117". SET FOR THIS SURVEY.
- S— DENOTES APPROXIMATE LOCATION OF A SANITARY SEWER LINE.
- W— DENOTES A CITY OF SALIDA WATER MAIN.
- G— DENOTES APPROXIMATE LOCATION OF A GAS LINE.
- E— DENOTES AN OVERHEAD ELECTRIC LINE.
- T— DENOTES AN OVERHEAD TELEPHONE LINE.
- TV— DENOTES AN OVERHEAD TELEVISION LINE.

ZONING:

BLOCK 17 IS ZONED COMMERCIAL (C1)

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 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 SURVEYOR'S STATEMENT CONTAINED HEREON.