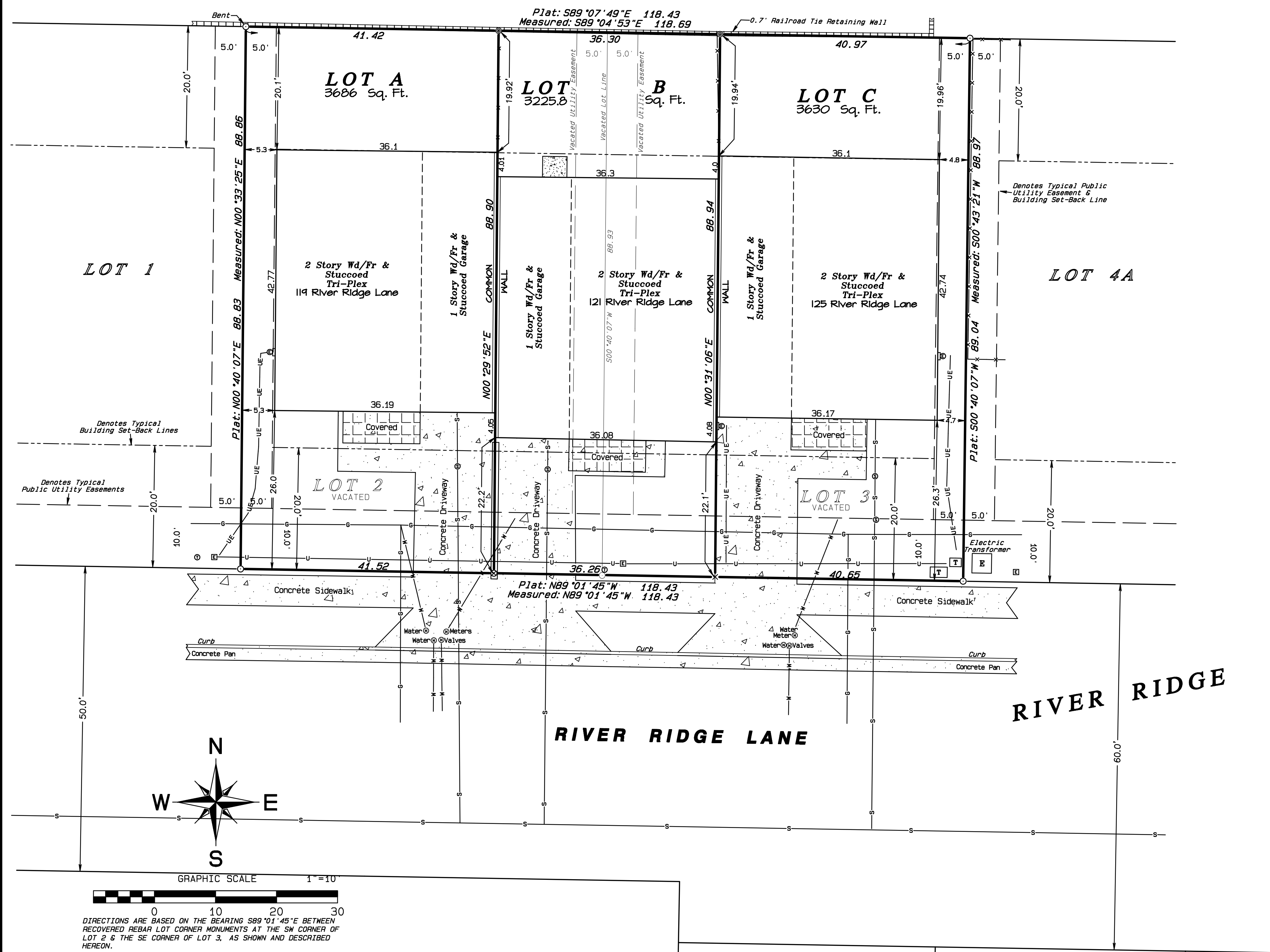


TRIPLEX NEAR THE RIVER MINOR SUBDIVISION
BEING A REPLAT OF
LOTS 2 AND 3, RIVER RIDGE SUBDIVISION in the CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



- LEGEND:**
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LANDMARK 37537", & WITH LOT NUMBERS.
 - ⊕ DENOTES A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117", SET FOR THIS SURVEY.
 - ⊙ DENOTES A 2" ALUMINUM DISC STAMPED "LS 16117" NAILED TO RAILROAD TIE RETAINING WALL.
 - ✕ DENOTES AN X CHISELED IN SIDE OF CONCRETE DRIVEWAY.
 - S—S— DENOTES APPROXIMATE LOCATIONS OF SEWER LINES, AND SEWER CLEAN-OUTS.
 - W—W— DENOTES APPROXIMATE LOCATIONS OF WATER LINES.
 - U—U— DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND ELECTRIC, TELEPHONE AND/OR TELEVISION LINES.
 - G—G— DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND GAS LINES.
 - UE—UE— DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND ELECTRIC LINES.
 - Ⓢ DENOTES A TELECOMMUNICATIONS CANISTER.
 - Ⓡ DENOTES A TELECOMMUNICATIONS RISER.
 - Ⓢ DENOTES AN ELECTRIC RISER.
 - Ⓢ DENOTES AN ELECTRIC METER.
 - X—X— DENOTES A FENCE

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.

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

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

NOTE:
IN ACCORDANCE WITH SECTION 16-6-140, THE FEES FOR FAIR CONTRIBUTION TO SCHOOLS WERE PAID IN FULL FOR THREE UNITS ON _____, 2022.

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:
LOTS 2 AND 3, RIVER RIDGE SUBDIVISION, (CITY OF SALIDA), COUNTY OF CHAFFEE, STATE OF COLORADO.
DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTY, WITH BEARINGS, DISTANCES AND EASEMENTS AS SHOWN ON THIS PLAT, TO BE KNOWN AS:

LOTS A, B & C, TRIPLEX BY THE RIVER MINOR SUBDIVISION
A REPLAT OF LOTS 2 & 3, RIVER RIDGE
A SUBDIVISION IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

AND THE COMMON LOT LINE BETWEEN LOTS 2 AND 3, RIVER RIDGE, AND ADJACENT UTILITY EASEMENTS AND BUILDING SET-BACK LINES ARE HEREBY VACATED.
AND THE LOTS REMAIN SUBJECT TO THE PUBLIC UTILITY EASEMENTS DEDICATED AND SHOWN ON THE FILED PLAT OF RIVER RIDGE (RECEPTION NO. 458348), AND AS SHOWN ON THIS PLAT.
AND THE LOTS ARE SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER RIDGE RECORDED AT RECEPTION NO. 458347 OF THE CHAFFEE COUNTY RECORDS.
AND THE LOTS SHALL BE SUBJECT TO EASEMENTS FOR UNDERGROUND UTILITY LINES, IF ANY, WHICH CROSS ONE LOT TO PROVIDE SERVICE TO THE OTHER AND EACH LOT WILL CARRY WITH IT AN EASEMENT OF SUFFICIENT WIDTH TO OPERATE, MAINTAIN, REPAIR AND REPLACE SUCH UTILITY LINES WHICH CROSS AN ADJACENT LOT OR ARE SHARED. THE APPROXIMATE LOCATIONS OF APPARENT UTILITY LINES ARE SHOWN HEREON, HOWEVER THE ACTUAL LOCATION OF SUCH LINES SHALL CONTROL THE LOCATIONS OF THE EASEMENTS.
AND THE LOTS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE PARTY WALL AGREEMENT AND DECLARATION RECORDED AT RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.
AND THE LOTS REMAIN SUBJECT TO ALL TERMS, CONDITIONS, DEDICATIONS, RESTRICTIONS, GENERAL NOTES AND CERTIFICATES CONTAINED ON THE FILED PLAT OF RIVER RIDGE, RECEPTION NO. 458348, EXCEPT AS AMENDED BY THIS PLAT.

ACKNOWLEDGEMENTS:
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS _____ DAY OF _____, 2022.
TRIPLEX NEAR THE RIVER, LLC
A COLORADO LIMITED LIABILITY COMPANY

BARRY FARAH, MEMBER OWNER

STATE OF COLORADO } SS
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2022.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____
ADDRESS: _____
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS _____ DAY OF _____, 2022.
ADAMS BANK AND TRUST (MORTGAGEE)

FOR ADAMS BANK AND TRUST

STATE OF COLORADO } SS
COUNTY OF _____
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, _____, A LICENSED TITLE INSURANCE EXAMINER REPRESENTING WESTCOR LAND TITLE INSURANCE COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DEDICATED AND SHOWN ON THIS PLAT AND FOUND TITLE VESTED IN TRIPLEX NEAR THE RIVER, 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 IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT, AS WELL AS THE NEW LOTS, THAT SAID SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.
DATED THIS _____ DAY OF _____, 2022.

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 WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT FILE NO. H212028-C3, ISSUED BY HOMESTEAD TITLE & ESCROW, EFFECTIVE APRIL 26, 2021.
2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION ON THE FILED PLAT OF RIVER RIDGE, A SUBDIVISION IN THE CITY OF SALIDA AND ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED ON THIS PLAT.
3) THE LOCATIONS OF WATER, SEWER, GAS AND UNDERGROUND ELECTRIC LINES TO THE BUILDINGS, AS SHOWN HEREON ARE APPROXIMATE.
4) BUILDING DIMENSIONS ARE ALONG AND TO EXTERIOR BUILDING WALLS AND ARE, AS ARE ALL DISTANCES, U.S. SURVEY FEET.

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

TRIPLEX NEAR THE RIVER MINOR SUBDIVISION			
A REPLAT OF LOTS 2 & 3, RIVER RIDGE			
in the CITY OF SALIDA, COLORADO			
Job Number: J-22-162	HENDERSON LAND SURVEYING CO., INC.		
DESIGNED BY: B. S. H.	203 G STREET		
DRAWN BY: TMO CAD	SALIDA, COLORADO		
CHECKED BY: M. K. H.	DATE: 9/24/22		
Field Book: 5344 Pages 1 & 2	DRAWING NO. L-22-62		