

SSG HOLDINGS, LLC-CHAFFEE COUNTY-CITY OF SALIDA SUBDIVISION EXEMPTION FOR PUBLIC BENEFIT

LOCATED WITHIN THE SOUTH HALF OF THE NORTHWEST QUARTER
OF SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE
NEW MEXICO PRINCIPAL MERIDIAN
CHAFFEE COUNTY, COLORADO

CERTIFICATION OF OWNERSHIP AND OWNER'S PUBLIC DEDICATION OF ROADWAYS

THE UNDERSIGNED CERTIFIES THAT SSG HOLDINGS, LLC, CHAFFEE COUNTY AND THE CITY OF SALIDA ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

SSG HOLDINGS, LLC RECEPTION NO. 433403

PART OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHT (8) IN TOWNSHIP FORTY NINE (49) NORTH OF RANGE NINE (9) EAST OF THE N.M.P.M., CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHT (8) IN TOWNSHIP FORTY NINE (49) NORTH OF RANGE NINE (9) EAST OF THE N.M.P.M., CHAFFEE COUNTY, COLORADO, THENCE NORTH SEVENTY-SIX (76) DEGREES, THENCE WEST ONE HUNDRED ONE AND 1/4 (101 1/4) FEET; THENCE SOUTH SEVENTY-SIX (76) DEGREES, THENCE EAST ONE HUNDRED ONE AND 1/4 (101 1/4) FEET TO THE PLACE OF BEGINNING, CONTAINING FORTY-EIGHT ACRES.

EXCEPT THEREFROM: A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE THE SOUTH 1/4 CORNER OF SAID SECTION 8 (STONE IN PLACE) BEARS SOUTH 24° 0' EAST 285.18 FEET, SAID BEGINNING POINT AND THE OTHER FIVE CORNERS OF SAID TRACT EACH BEING MARKED BY A 5/8 INCH STEEL REINFORCING BAR TWO FEET LONG DRIVEN IN THE GROUND AND HAVING A ONE INCH ALUMINUM CAP, THENCE PROCEEDING AROUND THE TRACT SOUTH 64° 45' WEST 262.5 FEET, THENCE NORTH 57° 10' WEST 318.7 FEET, THENCE NORTH 35° 55' WEST 67.2 FEET, THENCE NORTH 4° 59' EAST 515.1 FEET, THENCE SOUTH 78° 13' EAST 461.3 FEET, THENCE SOUTH 6° 09' EAST 555.2 FEET TO THE POINT OF BEGINNING, CONTAINING 7.34 ACRES.

CITY OF SALIDA AND COUNTY OF CHAFFEE BOOK 256 PAGE 11

A PART OF THE NORTH-WEST QUARTER OF SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN IN CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH-WEST CORNER OF SAID SUB-DIVISION OF LAND, THENCE RUNNING DUE EAST 56 ROADS AND 15 1/2 FEET, THENCE DUE NORTH 79 ROADS AND 15 1/2 FEET, THENCE DUE WEST 56 ROADS AND 15 1/2 FEET, THENCE DUE SOUTH 80 ROADS TO THE PLACE OF BEGINNING. THE ABOVE LAND IS HEREBY CONVEYED UPON THE EXPRESS CONDITION THAT IT WILL NOT, AT ANY TIME HEREFTER, BE USED FOR CITY DUMP PURPOSES AND THIS CONDITION AND RESTRICTION SHALL BE BINDING UPON THE ASSIGNS OR SUCCESSORS IN INTEREST OF THE PARTIES OF THE SECOND PART

HAVE LAID OUT, PLATTED, SUBDIVIDED AND ADJUSTED THE BOUNDARIES OF THE SAME INTO 4 TRACTS, ROADWAYS AND EASEMENTS, HAVING DIMENSIONS AND BEING LOCATED AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

SSG HOLDINGS, LLC-CHAFFEE COUNTY-CITY OF SALIDA SUBDIVISION EXEMPTION FOR PUBLIC BENEFIT

THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED SUBDIVISION EXEMPTION HEREBY DEDICATE AND GRANT **CHAFFEE COUNTY** **PERMANENT** **USE AS A PUBLIC RIGHT-OF-WAY, FOR THE USE AND BENEFIT OF THE PUBLIC** OF ALL COUNTY ROADWAYS SHOWN HEREON, UNLESS OTHERWISE INDICATED ON THIS PLAT, SUCH DEDICATION SHALL INCLUDE 30-FEET ON EITHER SIDE OF THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE INDICATED. THE UNDERSIGNED OWNERS ACKNOWLEDGES THAT ACCEPTANCE OF SUCH RIGHT-OF-WAY BY THE COUNTY DOES NOT CONSTITUTE ACCEPTANCE OF ANY OBLIGATION TO COMPLETE THE ROADWAYS OR ANY MAINTENANCE OBLIGATION BY THE COUNTY AND ACCEPTS RESPONSIBILITY FOR SUCH COMPLETION AND PERPETUAL MAINTENANCE UNLESS AND UNTIL THE RIGHT-OF-WAY IS PLACED ON THE COUNTY ROAD SYSTEM UNDER C.R.S. § 43-2-110.

BY: SSG HOLDINGS, LLC REPRESENTATIVE

BY: CHAFFEE COUNTY ???????????

BY: CITY OF SALIDA ???????????

COUNTY OF CHAFFEE)

STATE OF COLORADO) S.S.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20____, BY SSG HOLDINGS, LLC

(REPRESENTATIVE), WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

COUNTY OF CHAFFEE)

STATE OF COLORADO) S.S.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20____, BY CITY OF SALIDA ???????????.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

APPROVAL AND ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY:

THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO DOES HEREBY APPROVE AND ACCEPT THIS PLAT OF **SSG HOLDINGS, LLC-CHAFFEE COUNTY-CITY OF SALIDA SUBDIVISION EXEMPTION FOR PUBLIC BENEFIT** SUBJECT TO THE CONDITIONS OF RESOLUTION # _____, RECORDED AT RECEPTION # _____, AND THE DEDICATION TO THE PUBLIC OF ALL ROADWAYS AND EASEMENTS SHOWN ON THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO ON THE ____ DAY OF ____ 20____. PUBLIC NOTICE IS HEREBY GIVEN THAT CHAFFEE COUNTY ROAD NOS. 107, 107-A AND 108 ARE CURRENTLY MAINTAINED AND ARE ROADWAYS IN THE CHAFFEE COUNTY ROAD SYSTEM.

CHAIRMAN _____

CERTIFICATION OF TITLE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO ALL THE PROPERTY INCLUDED ON THIS PLAT ON _____ AND FOUND VESTED IN SSG HOLDINGS, LLC, CHAFFEE COUNTY AND THE CITY OF SALIDA FREE OF ANY RECORDED MORTGAGES, LIENS, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS, EXCEPT AS FOLLOWS:

DATED THIS ____ DAY OF ____ 20____.

TITLE AGENT _____

RESTRICTION OF FUTURE CHANGES TO APPROVED SUBDIVISION

THE SUBDIVISION'S PLANS FOR SEWAGE DISPOSAL, WATER SUPPLY, DRAINAGE, DENSITY, AND OTHER SIMILAR, MATERIAL REQUIREMENTS OF THE SUBDIVISION SUBMITTED WITH THE APPLICATION FOR SUBDIVISION ARE INTERDEPENDENT WITH THE COUNTY'S APPROVAL OF THE SUBDIVISION. ANY SUBSEQUENT CHANGE TO THE APPROVED SUBDIVISION, INCLUDING BUT NOT LIMITED TO LOT SPLITS, CHANGES IN THE WATER SUPPLY (INCLUDING WITHOUT LIMITATION AUGMENTATION PLANS), SEWAGE DISPOSAL PLANS OR DRAINAGE SYSTEMS, IS PROHIBITED WITHOUT REVIEW BY AND APPROVAL OF THE BOARD OF COMMISSIONERS, CONSISTENT WITH PROCEDURES AND CRITERIA SET FORTH IN THE COUNTY LAND USE CODE.

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER BETWEEN TWO B.L.M. BRASS CAPS HAVING A BEARING OF NORTH 88° 51' 17" EAST
- 2) ZONE: RURAL
- 3) FAIR CONTRIBUTIONS TO SCHOOLS SHALL BE PAID BY THE OWNER OF ANY LOT WITHIN THIS SUBDIVISION AT THE TIME A NEW RESIDENTIAL BUILDING PERMIT IS OBTAINED, BASED ON SECTION 7.3.7 C.3 OF THE CHAFFEE COUNTY LAND USE CODE
- 4) THIS PLAT IS SUBJECT TO THE PROVISIONS SET FORTH IN CHAFFEE COUNTY'S RIGHT TO FARM AND RANCH ORDINANCE, WHICH WAS ADOPTED BY CHAFFEE COUNTY VIA ORDINANCE 2008-2, WHICH SETS FORTH REGULATIONS RELATING TO AGRICULTURAL LAND USE CONFLICTS

COUNTY OF CHAFFEE)
STATE OF COLORADO) S.S.

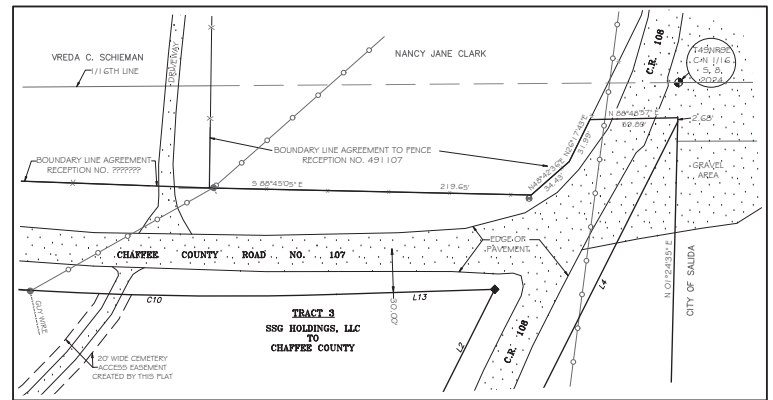
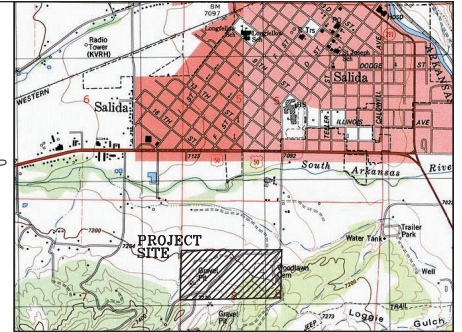
THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20____, BY CHAFFEE COUNTY

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

VICINITY MAP
NOT TO SCALE



DETAIL
SCALE
1" = 40'

COUNTY ROAD DEDICATION

C.R. 108 = 1.33 ACRES
C.R. 107 = 3.93 ACRES
C.R. 107-A = 3.43 ACRES
TOTAL = 8.69 ACRES

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS ACCEPTED AND FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT ____ M. ON THIS ____ DAY OF ____ 20____, UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHEREN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED UNDER MY DIRECTION AND CONTROL.

DATED THE ____ DAY OF ____ 20____.

PRELIMINARY
INTENDED FOR REVIEW BY CLIENT
AND AGENTS ONLY

SYDNEY A. SCHEREN
COLORADO P.L.S. 37937



REVISED:

DATE: FEBRUARY 21, 2024

DATE: NOVEMBER 6, 2024

JOB # 23121

DATE: JANUARY 15, 2024

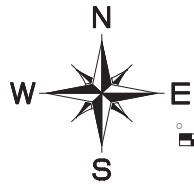
SHEET 1 OF 2

**SSG HOLDINGS, LLC-CHAFFEE
COUNTY-CITY OF SALIDA
SUBDIVISION EXEMPTION FOR
PUBLIC BENEFIT**

LOCATED WITHIN THE SOUTH HALF OF
THE NORTHWEST QUARTER OF SECTION
8, TOWNSHIP 49 NORTH, RANGE 9 EAST
OF THE NEW MEXICO PRINCIPAL
MERIDIAN
CHAFFEE COUNTY, COLORADO

**LANDMARK
SURVEYING & MAPPING**
P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031

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 YOUR DEFECT, OR ANY OTHER WAY 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.



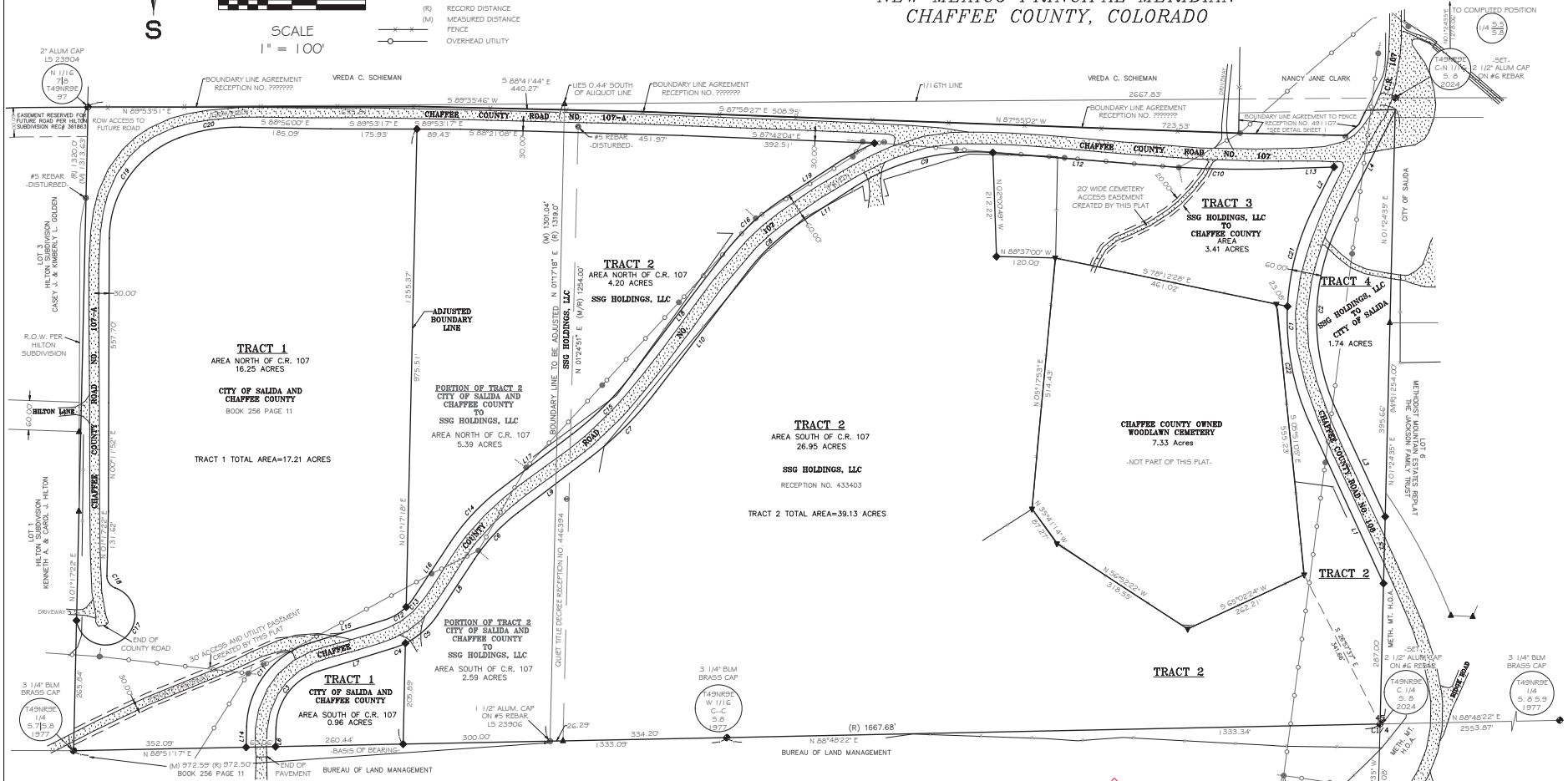
SCALE
1" = 100'

LEGEND

- FOUND MONUMENT AS NOTED
- 1" ALUM. CAP ON #5 REBAR L.S. 1776
- 1 1/2" ALUM. CAP ON #5 REBAR L.S. 16117
- ▲ ALIQUOT CORNER AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP L.S. 37937
- POWER POLE
- TELEPHONE PEDESTAL
- (R) RECORD DISTANCE
- (M) MEASURED DISTANCE
- TENCE
- OVERHEAD UTILITY

SSG HOLDINGS, LLC-CHAFFEE COUNTY-CITY OF SALIDA SUBDIVISION EXEMPTION FOR PUBLIC BENEFIT

LOCATED WITHIN THE SOUTH HALF OF THE NORTHWEST QUARTER
OF SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE
NEW MEXICO PRINCIPAL MERIDIAN
CHAFFEE COUNTY, COLORADO



LINE	BEARING	DISTANCE
L1	N 24°21'15" E	150.00
L2	N 24°21'15" E	150.00
L3	N 24°21'15" E	150.00
L4	N 24°21'15" E	150.00
L5	N 24°21'15" E	150.00
L6	N 24°21'15" E	150.00
L7	N 24°21'15" E	150.00
L8	N 24°21'15" E	150.00
L9	N 24°21'15" E	150.00
L10	N 24°21'15" E	150.00
L11	N 24°21'15" E	150.00
L12	N 24°21'15" E	150.00
L13	N 24°21'15" E	150.00
L14	N 24°21'15" E	150.00
L15	N 24°21'15" E	150.00
L16	N 24°21'15" E	150.00
L17	N 24°21'15" E	150.00
L18	N 24°21'15" E	150.00
L19	N 24°21'15" E	150.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C2	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C3	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C4	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C5	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C6	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C7	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C8	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C9	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C10	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C11	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C12	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C13	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C14	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C15	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C16	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C17	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C18	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C19	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C20	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C21	222.50	200.00	447.20	N 01°02'27" E	01°02'27"
C22	222.50	200.00	447.20	N 01°02'27" E	01°02'27"

LAND SURVEYOR'S CERTIFICATE
I, SYDNEY A. SCHEREN, A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY
CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY SUPERVISION, AND THAT THE PLAT REPRESENTS THE
RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY DRAFT
INTENDED FOR AGENCY CLIENT ONLY



REVISED:
DATE: FEBRUARY 21, 2024
DATE: NOVEMBER 6, 2024
JOB # 23121
DATE: JANUARY 15, 2024
SHEET 2 OF 2

SSG HOLDINGS, LLC-CHAFFEE
COUNTY-CITY OF SALIDA
SUBDIVISION EXEMPTION FOR
PUBLIC BENEFIT
LOCATED WITHIN THE SOUTH HALF OF
THE NORTHWEST QUARTER OF SECTION
8, TOWNSHIP 49 NORTH, RANGE 9 EAST
OF THE NEW MEXICO PRINCIPAL
MERIDIAN
CHAFFEE COUNTY, COLORADO

