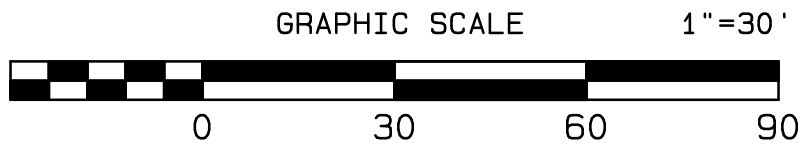
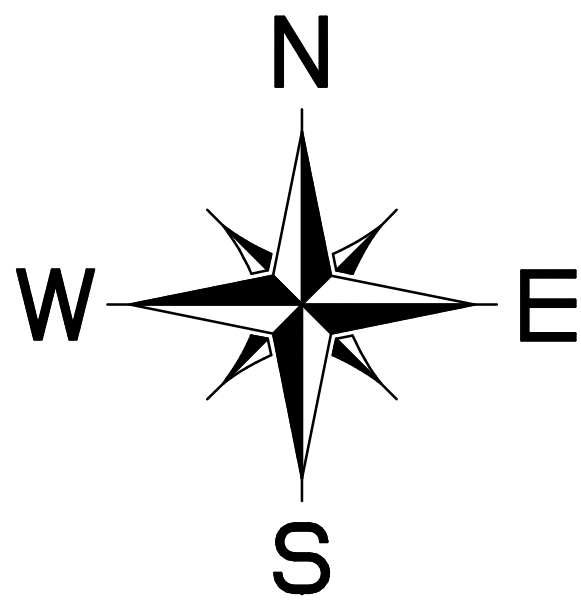
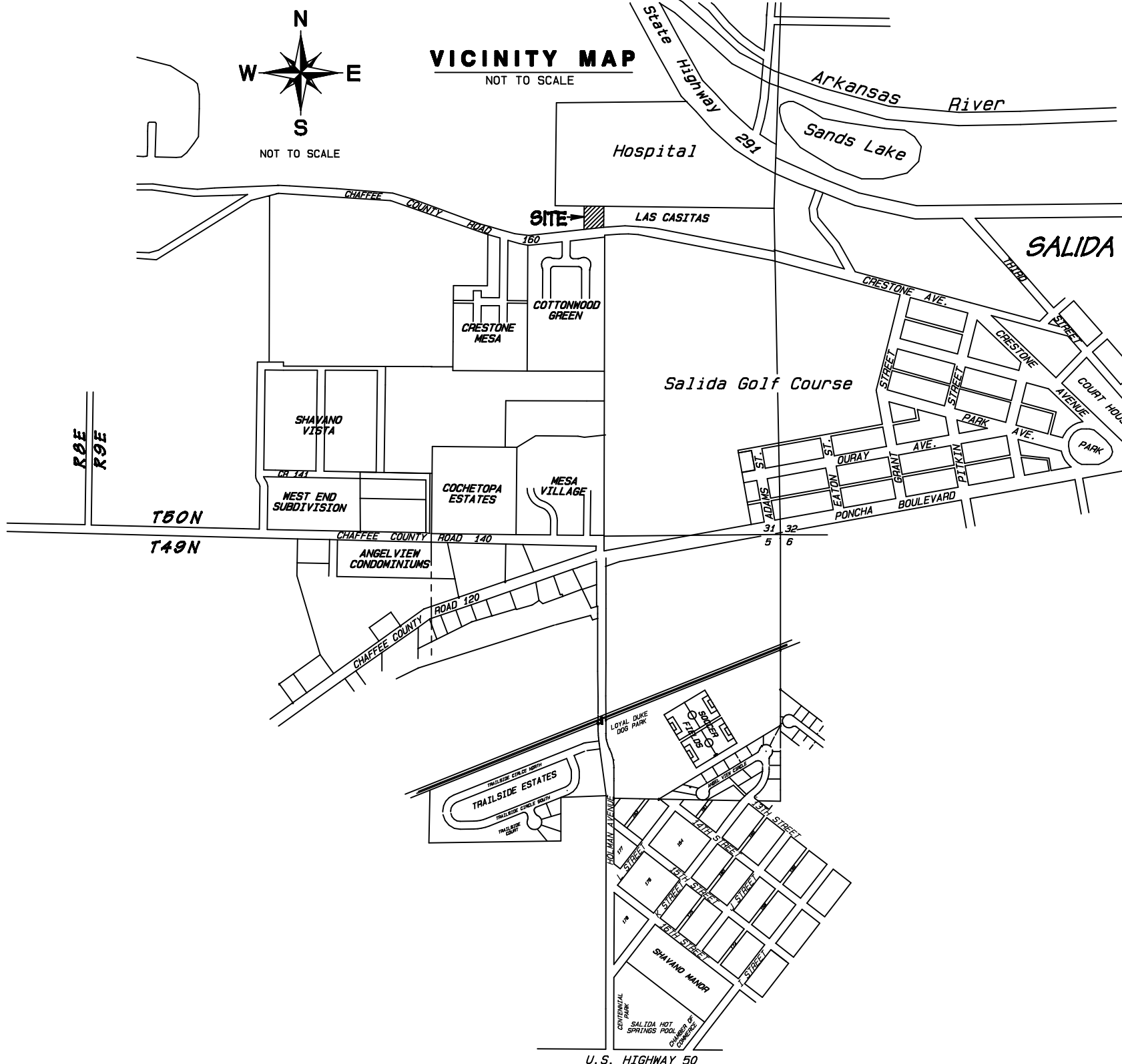


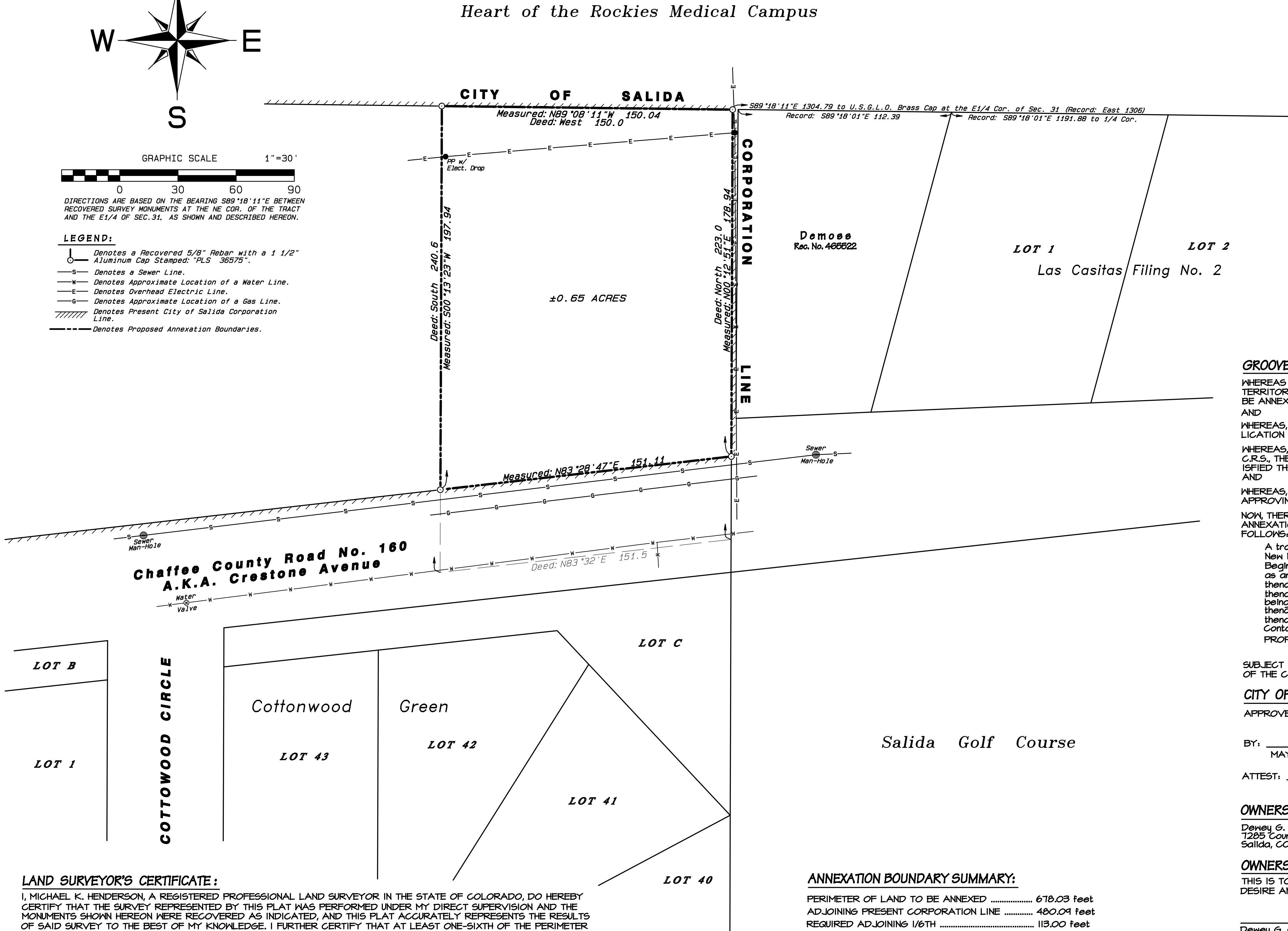
GROOVER ANNEXATION PLAT
FOR A TRACT LOCATED IN THE
NW 1/4 SE 1/4 OF SECTION 31, T 50 N, R 9 E, N.M.P.M.
CHAFFEE COUNTY, COLORADO



DIRECTIONS ARE BASED ON THE BEARING S89°18'11"E BETWEEN RECOVERED SURVEY MONUMENTS AT THE NE COR. OF THE TRACT AND THE E1/4 OF SEC. 31, AS SHOWN AND DESCRIBED HEREON.

LEGEND:

- Denotes a Recovered 5/8" Rebar with a 1 1/2" Aluminum Cap Stamped: "PLS 36575".
- Denotes a Sewer Line.
- Denotes Approximate Location of a Water Line.
- Denotes Overhead Electric Line.
- Denotes Approximate Location of a Gas Line.
- Denotes Present City of Salida Corporation Line.
- Denotes Proposed Annexation Boundaries.



LAND SURVEYOR'S CERTIFICATE:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON WERE RECOVERED AS INDICATED, AND THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT AT LEAST ONE-SIXTH OF THE PERIMETER BOUNDARIES OF THE TRACT TO BE ANNEXED ARE ADJACENT TO THE PRESENT CITY OF SALIDA CORPORATION LINE. DATED THIS ____ DAY OF _____, 202__.

GENERAL LAND SURVEYOR'S NOTES:

- DEED REFERS TO WARRANTY DEED RECORDED AT RECEPTION NO. 406054 OF THE CHAFFEE COUNTY RECORDS.
- DEED LINES ARE BASED ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED ON THIS PLAT.
- ANNEXATION DESCRIPTION PREPARED BY MICHAEL K. HENDERSON, 203 G STREET, SALIDA, CO 81201, AND IS BASED ON THE LOCATIONS OF THE DEED LINES DESCRIBED IN NOTE 2.
- ALL DISTANCES ARE U.S. SURVEY FEET.

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

ANNEXATION BOUNDARY SUMMARY:

PERIMETER OF LAND TO BE ANNEXED 678.03 feet
ADJOINING PRESENT CORPORATION LINE 480.01 feet
REQUIRED ADJOINING 1/6TH 113.00 feet

CITY OF SALIDA CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS EXECUTED ANNEXATION MAP, ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE GROOVER ANNEXATION WAS ACCEPTED FOR FILING IN MY OFFICE ON THE ____ DAY OF _____, 202__.

CITY CLERK

CHAFFEE COUNTY CLERK & RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP AND A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE GROOVER ANNEXATION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, WERE ACCEPTED AND FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__, UNDER RECEPTION NUMBER(S) _____.

CHAFFEE COUNTY CLERK AND RECORDER

GROOVER ANNEXATION TO THE CITY OF SALIDA CERTIFICATION:

WHEREAS THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX THE TERRITORY DESCRIBED HEREIN BY DENEY G. GROOVER III AND LORITA R. GROOVER, THE OWNERS OF 100% OF THE AREA TO BE ANNEXED;
AND

WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED _____, 202__, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIED WITH THE REQUIREMENTS OF SECTION 38-12-107(I), C.R.S. AND

WHEREAS, AFTER PUBLISHED NOTICE AND PUBLIC HEARING ON _____, 202__, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NUMBER _____ (SERIES OF 202__), DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTION 31-12-104 AND 105, C.R.S., AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED;
AND

WHEREAS, ON _____, 202__, THE CITY COUNCIL ADOPTED ORDINANCE NUMBER _____ (SERIES OF 202__), APPROVING AND ANNEXING THE GROOVER ANNEXATION TO THE CITY OF SALIDA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE GROOVER ANNEXATION DESCRIBED HEREIN; TO WIT, THE TERRITORY COMPRISING 0.65 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

A tract of land located in the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian in Chaffee County, Colorado, described as follows:
Beginning at a point on the north boundary of the said Northwest 1/4 Southeast 1/4 of Section 31, said point being marked, as are each of the tract corners, by a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped "LS 36575";
thence North 89°18'11" West along said north boundary 150.04 feet to a rebar and cap as described above;
thence South 00°13'23" West 147.44 feet to a point on the north boundary of Chaffee County Road No. 160, said point being marked by a rebar and cap as described above;
thence North 83°28'41" East along said northerly county road boundary, 151.11 feet to a rebar and cap as described above;
thence North 00°12'51" East 178.94 feet to the point of beginning.
Containing 0.65 Acre, more or less.

PROPERTY ADDRESS: 7285 County Road 160, Salida, CO

SUBJECT TO THE TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.

CITY OF SALIDA APPROVAL:

APPROVED THIS ____ DAY OF _____, 202__.

BY: _____
MAYOR OF THE CITY OF SALIDA

ATTEST: _____
CITY CLERK

OWNERS:

DENEY G. GROOVER, III and LORITA R. GROOVER
7285 County Road 160
Salida, CO. 81201

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE OWNERS OF 100% OF THE PROPERTY DESCRIBED AND SHOWN HEREON DESIRE AND APPROVE OF THE ANNEXATION OF SAID PROPERTY TO THE CITY OF SALIDA.

DENEY G. GROOVER, III LORITA R. GROOVER

STATE OF COLORADO } 55
COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 202__.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____
ADDRESS: _____

GROOVER ANNEXATION PLAT

for a Tract in the NW 1/4 SE 1/4 OF SECTION 31, T 50 N, R 9 E, N.M.P.M.
CHAFFEE COUNTY COLORADO

Job Number: J-22-175

DESIGNED: B.S.H.

DRAWN BY: THOD CAD

CHECKED: M.K.H.

Field Book: S344 Page 10; TSC3 6P5

HENDERSON LAND SURVEYING CO., INC.

203 G STREET SALIDA, COLORADO

DATE:

10/12/22

DRAWING NO.

L-22-68