

## LEGEND

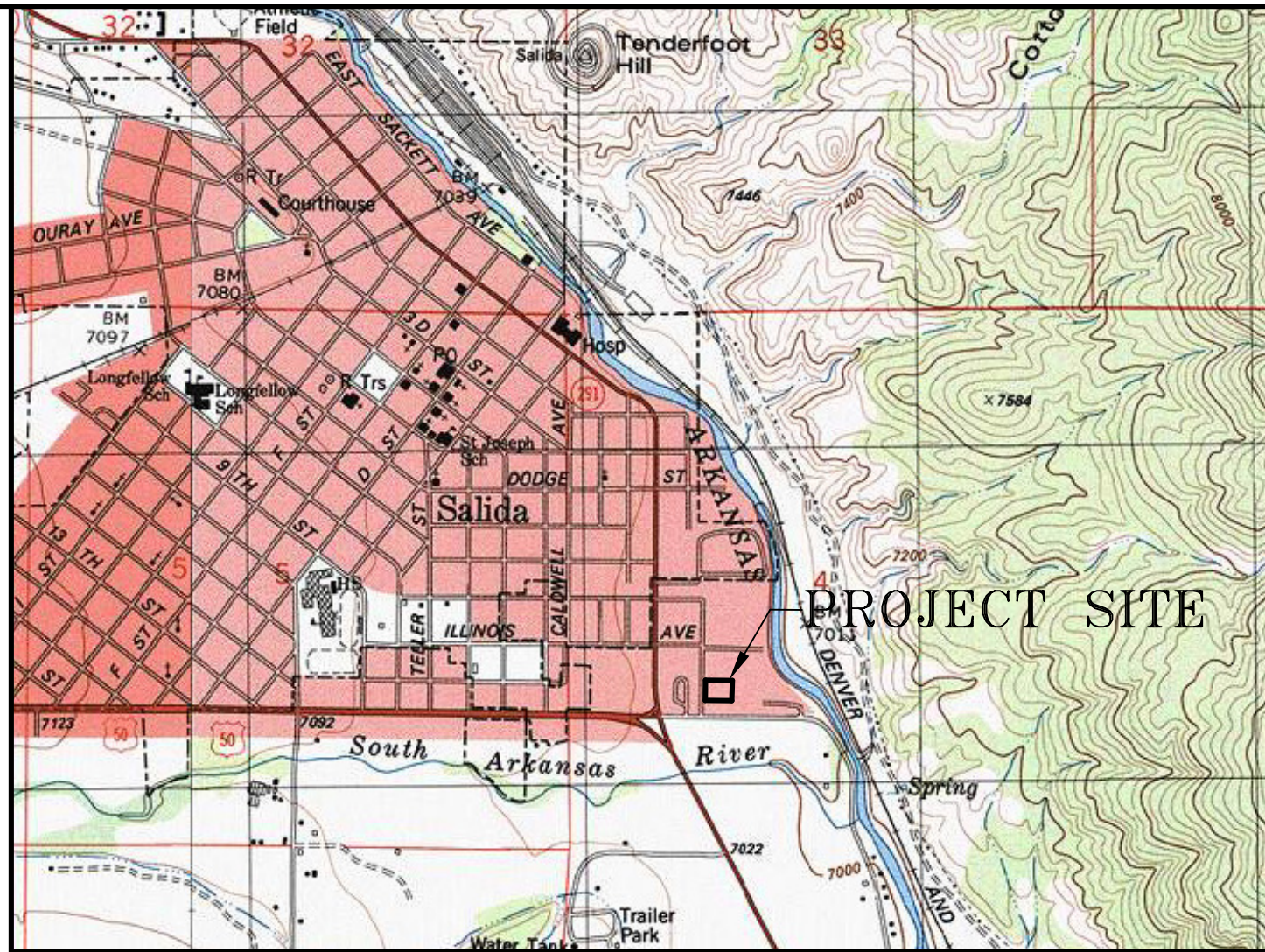
- FOUND MONUMENT AS NOTED
- SET 1 1/2" ALUMINUM CAP LS 37937
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- GAS METER
- POWER POLE
- SEWER MAN HOLE
- WELL
- FENCE
- OVERHEAD UTILITY
- UNDERGROUND SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- CONCRETE

# CHERRY GROVE MAJOR SUBDIVISION

LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER  
OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW  
MEXICO PRINCIPAL MERIDIAN,  
CITY OF SALIDA,  
CHAFFEE COUNTY, COLORADO

## 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 EAST RIGHT-OF-WAY OF SCOTT STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED LS 16117 HAVING A BEARING OF NORTH 00°40'07" EAST
- 2) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH CHAFFEE TITLE # ESCROW, COMMITMENT NO. 210411, DATED NOVEMBER 3, 2020
- 3) ZONE: MANUFACTURING HOUSING RESIDENTIAL (R-4)
- 4) EXISTING WELL LOCATED ON LOT 3 TO REMAIN FOR IRRIGATION. WELL TO BE REAPPROPRIATED WITH THE UPPER ARKANSAS WATER CONSERVATION DISTRICT
- 5) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS. LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.



## VICINITY MAP NOT TO SCALE

## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT LEE HUNNICUTT, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

### TRACT I

THE NORTH HALF (N 1/2) OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4SW 1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL

MERIDIAN, CHAFFEE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A POINT 15 RODS NORTH OF THE CENTER OF THE SW 1/4 OF SECTION 4;

THENCE NORTH ALONG THE LINE BETWEEN THE NE 1/4 AND THE NW 1/4 QUARTERS OF SAID SW 1/4 OF SECTION 4, 5 RODS;

THENCE DUE EAST 16 RODS;

THENCE DUE SOUTH 5 RODS;

THENCE DUE WEST 16 RODS TO THE PLACE OF BEGINNING, BEING FORMERLY KNOWN AS THE NETTLE PLACE.

ALSO COMMENCING AT THE CENTER OF THE SW 1/4 OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST;

THENCE NORTH ALONG THE LINE BETWEEN THE NW 1/4 AND NE 1/4 OF THE SW 1/4, 14 RODS, 1.5 FEET;

THENCE NORTH 15 RODS;

THENCE DUE EAST 16 RODS;

THENCE SOUTH 15 RODS;

THENCE WEST 16 RODS.

### TRACT II

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S 1/2NE 1/4SW 1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL

MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SAID S 1/2NE 1/4SW 1/4 FROM WHENCE THE SOUTHWEST CORNER OF THE SAID S 1/2NE 1/4SW 1/4 BEARS SOUTH 132.5 FEET;

THENCE NORTH 100 FEET;

THENCE EAST 264 FEET;

THENCE SOUTH 100 FEET;

THENCE WEST 264 FEET TO THE POINT OF BEGINNING.

AND BOTH OF THE ABOVE NAMED TRACTS ARE MORE ACCURATELY AND IN MORE CONTEMPORARY TERMS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED WITH THE NORTH HALF OF THE SOUTHWEST QUARTER (N 1/2SW 1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE

COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH SIDE OF CHAFFEE COUNTY ROAD NO. 105 FROM WHENCE THE SOUTHEAST CORNER (BRASS CAP) OF SECTION 4 BEARS SOUTH 69°56' EAST 4117.5 FEET, AND

ALSO FROM WHENCE THE HIGHWAY RIGHT-OF-WAY MARKER (BRASS CAP) AS STATION 2304+26 OF THE CENTERLINE SURVEY OF U.S. HIGHWAY 50 BEARS NORTH 89°35' WEST 217.9 FEET;

THENCE NORTH 00°23' WEST ALONG THE WEST BOUNDARY OF A ROAD KNOWN AS SCOTT STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 89°18' EAST 262.3 FEET;

THENCE SOUTH 0°52' WEST 197.5 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 502 AT PAGE 186 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO;

THENCE NORTH 89°18' WEST ALONG THE NORTH BOUNDARY OF SAID PARCEL AS DESCRIBED IN SAID BOOK AND PAGE AND A PROJECTION WESTERLY THEREOF A DISTANCE OF 262.3 FEET TO THE EAST

BOUNDARY OF SCOTT STREET;

THENCE NORTH 0°52' EAST ALONG THE EASTERLY BOUNDARY OF SCOTT STREET, A DISTANCE OF 197.5 FEET TO THE POINT OF BEGINNING.

HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO 7 LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

### CHERRY GROVE MAJOR SUBDIVISION

IN THE

CITY OF SALIDA

CHAFFEE COUNTY, COLORADO

AND DO HEREBY DEDICATE TO THE CITY OF SALIDA A 10' STRIP OF LAND TO BE PART OF RIVER RIDGE LANE RIGHT-OF-WAY AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE

PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICE WITHIN THIS SUBDIVISION OR

PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_, 2021

BY: LEE HUNNICUTT

COUNTY OF CHAFFEE )

) 55.

STATE OF COLORADO )

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2021, BY LEE HUNNICUTT. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_.

NOTARY PUBLIC

## PLANNING COMMISSION APPROVAL

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_, 2021.

## ACKNOWLEDGMENT OF LIEN HOLDER

HIGH COUNTRY BANK, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE

DATE

## LAND SURVEYOR'S CERTIFICATE

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

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

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

## CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE PORTION OF RIVER RIDGE

LANE AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_, 2021.

CITY OF SALIDA

BY:

MAYOR

## 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 \_\_\_\_, 2021 UNDER RECEPTION NUMBER \_\_\_\_.

CHAFFEE COUNTY CLERK AND RECORDER

## CERTIFICATION OF TITLE

I, \_\_\_\_\_, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN LEE HUNNICUTT, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 2021.

TITLE AGENT

REVISED:

## CHERRY GROVE MAJOR SUBDIVISION

LOCATED WITHIN THE NORTH HALF  
OF THE SOUTHWEST QUARTER OF  
SECTION 4, TOWNSHIP 49 NORTH,  
RANGE 9 EAST OF THE NEW MEXICO  
PRINCIPAL MERIDIAN,  
CITY OF SALIDA,  
CHAFFEE COUNTY, COLORADO



**LANDMARK**  
SURVEYING & MAPPING

P.O. BOX 668 SALIDA, CO. 81201  
PH 719.539.4021 FAX 719.539.4031

JOB # 20205

DATE: JANUARY 12, 2021

SHEET 1 OF 1

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.