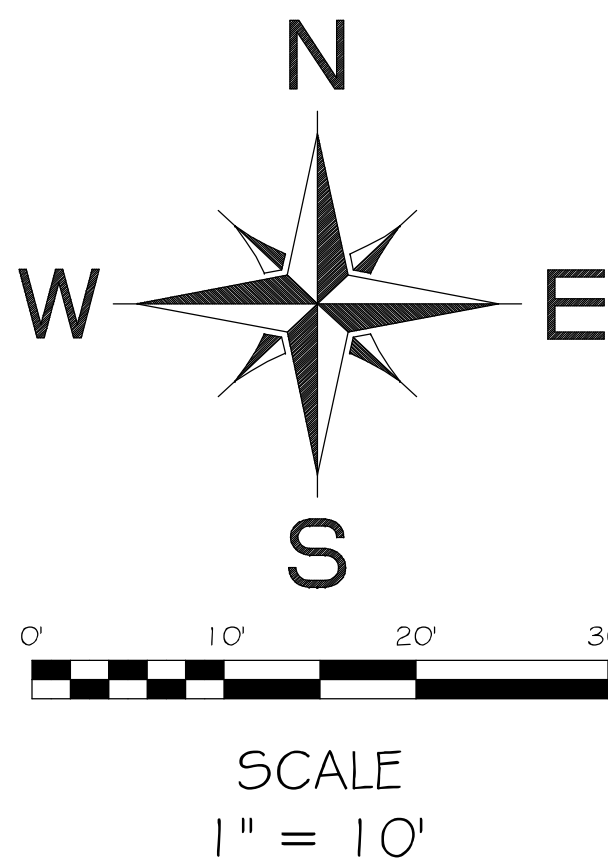
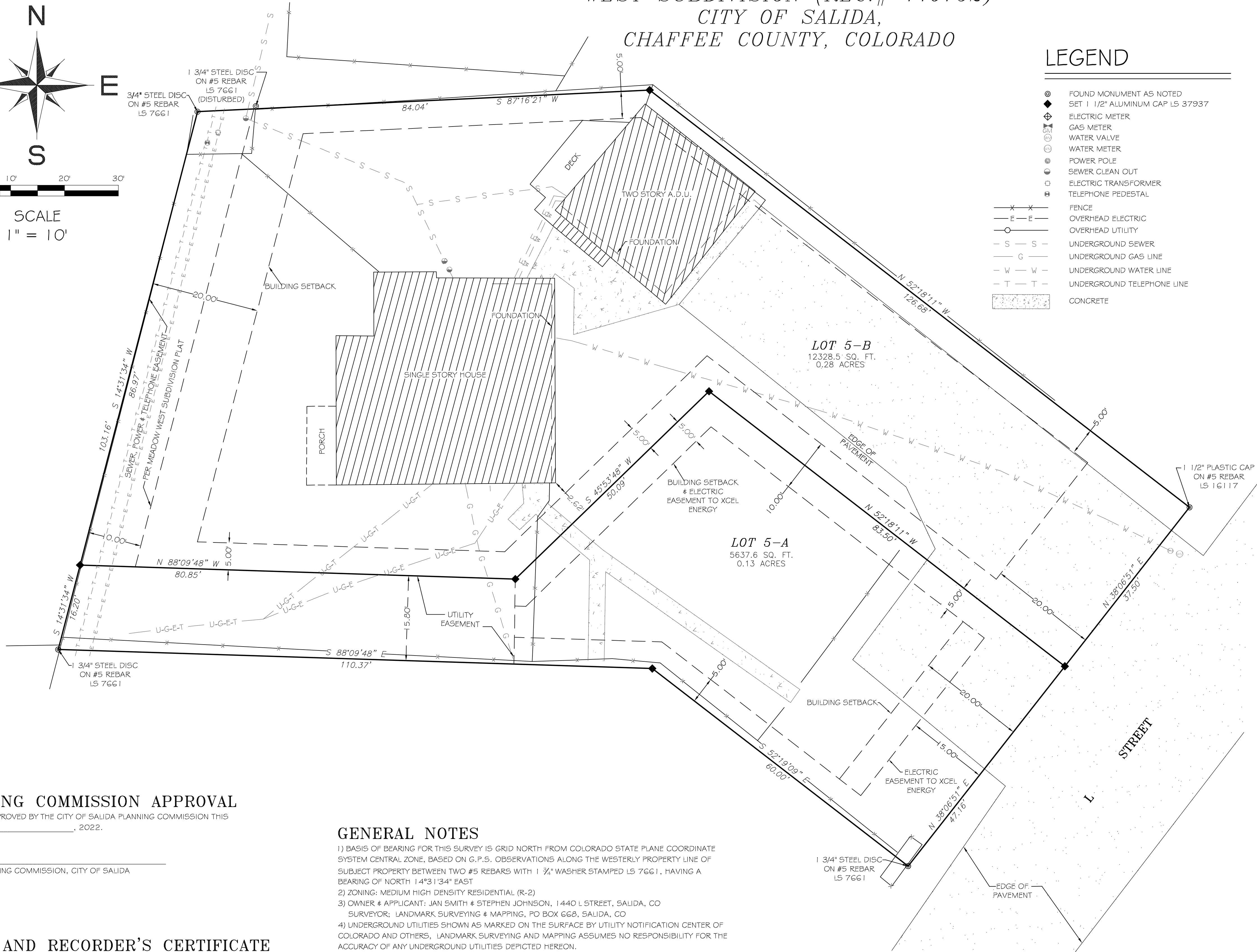


SMITH-JOHNSON MINOR SUBDIVISION

LOCATED WITHIN LOT 5, MEADOW
WEST SUBDIVISION (REC.# 440792)
CITY OF SALIDA,
CHAFFEE COUNTY, COLORADO

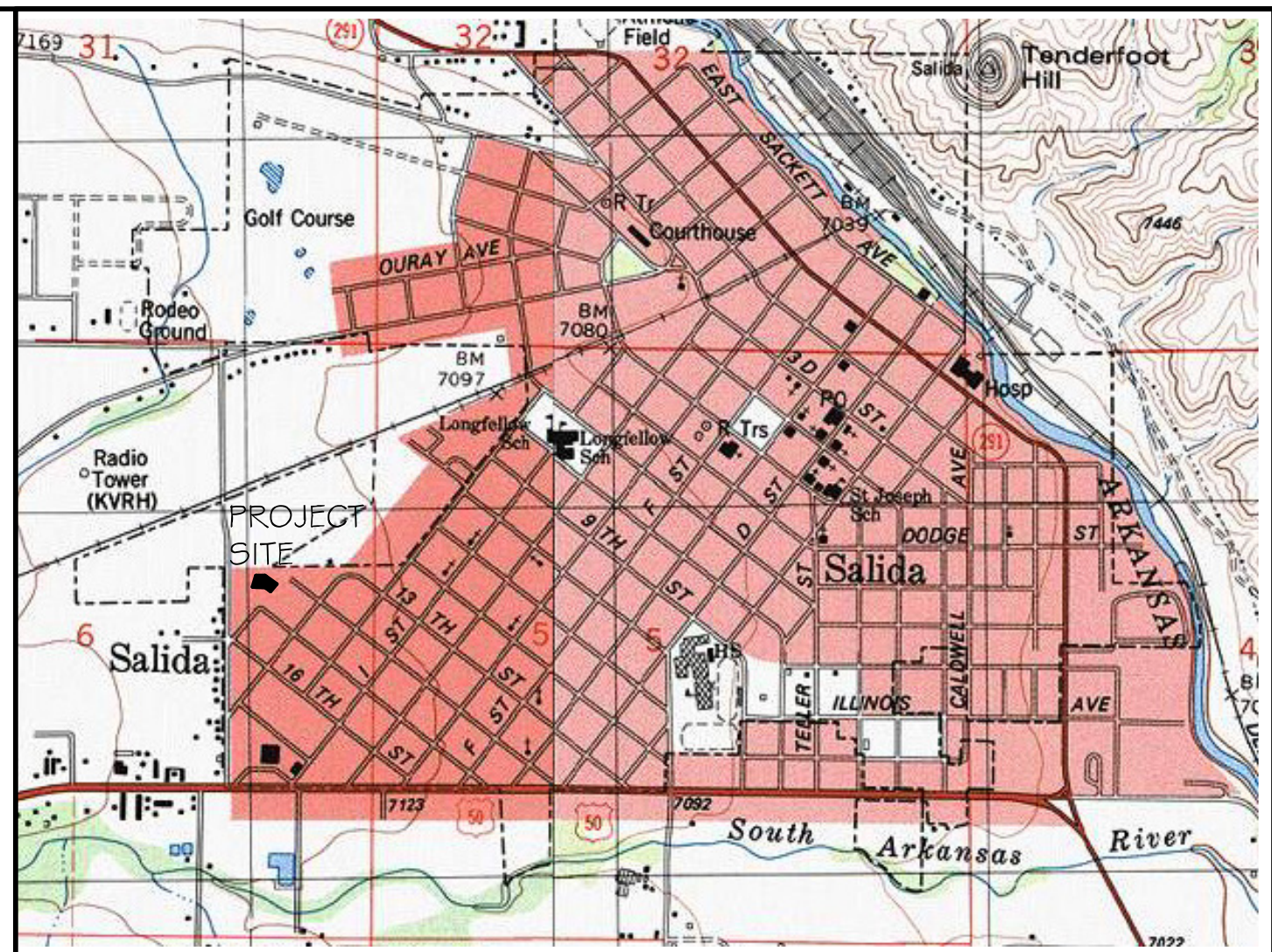


SCALE
1" = 10'



LEGEND

- FOUND MONUMENT AS NOTED
- SET 1 1/2" ALUMINUM CAP LS 37937
- ELECTRIC METER
- GAS METER
- WATER VALVE
- WATER METER
- POWER POLE
- SEWER CLEAN OUT
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- FENCE
- OVERHEAD ELECTRIC
- OVERHEAD UTILITY
- UNDERGROUND SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- CONCRETE



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING ALL OF THE OWNER, MORTGAGEE, AND LIEN HOLDER OF CERTAIN PARCELS OF LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT NO. 5, MEADOW WEST SUBDIVISION,
CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS OR TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF 'SMITH-JOHNSON MINOR SUBDIVISION'. THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS ROADWAYS AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF ____, 2022.

JAN M. SMITH STEPHEN LEE JOHNSON

COUNTY OF CHAFFEE)
) ss.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2022,
BY JAN M. SMITH & STEPHEN LEE JOHNSON. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES ____.

NOTARY PUBLIC

ACKNOWLEDGMENT OF LIEN HOLDER

ROCKET MORTGAGE, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE DATE

COUNTY OF CHAFFEE)
) ss.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2022, BY
____. WITNESS MY HAND AND SEAL.

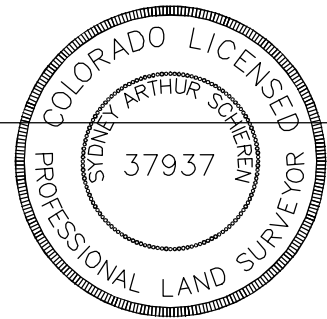
MY COMMISSION EXPIRES ____.

NOTARY PUBLIC

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



PLANNING COMMISSION APPROVAL

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

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

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 ____, 2022 UNDER RECEPTION NUMBER ____.

CHAFFEE COUNTY CLERK AND RECORDER

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 WESTERLY PROPERTY LINE OF SUBJECT PROPERTY BETWEEN TWO #5 REBARS WITH 1 3/4" WASHER STAMPED LS 7661, HAVING A BEARING OF NORTH 14°31'34" EAST.
- 2) ZONING: MEDIUM HIGH DENSITY RESIDENTIAL (R-2)
- 3) OWNER & APPLICANT: JAN SMITH & STEPHEN JOHNSON, 1440 L STREET, SALIDA, CO
SURVEYOR: LANDMARK SURVEYING & MAPPING, PO BOX 668, SALIDA, CO
- 4) 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.
- 5) AS REQUIRED UNDER SECTION 16-G-140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT.
- 6) AS REQUIRED UNDER SECTION 16-G-120 ((b) ci) IN THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF THE PARKS, TRAILS AND OPEN SPACE DEDICATION SHALL BE PAID BY THE OWNER OF EITHER LOT 5-A OR LOT 5-B, WITHIN THIS SUBDIVISION, PRIOR TO THE ISSUANCE OF BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT.
- 7) AS REQUIRED UNDER SECTION 16-G-30 OF THE SALIDA MUNICIPAL CODE, THIS SUBDIVISION MUST MEET THE REQUIREMENTS OF ARTICLE XIII, INCLUSIONARY HOUSING.