

# CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	February 21, 2023

### **ITEM**

Resolution 2023-08: A resolution declaring the Groover Annexation is in substantial compliance with city ordinances and state statutes and setting a public hearing for April 04, 2023.

# **BACKGROUND**

The applicants, Dewey and Lorita Groover are requesting to annex their .65 acre property located at 7285 C.R.160 into the City. There is a single-family residence and detached garage located on the property.



When annexing a property, the City must follow adopted state laws which provide a framework and procedures to follow. Below is a brief summary of the steps and standards that need to be followed according to Colorado Revised Statutes.



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- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;
- Staff reviews the petition for compliance with city and state statutes and Council adopts a
  resolution stating the petition is valid and sets a public hearing date that is no less than 30
  days and no greater than 60 days from the resolution date;
- The public hearing is advertised in the newspaper for four consecutive weeks;
- The Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property;
- Council holds the public hearing on the annexation;
- Council adopts a resolution stating the proposed findings on the annexation;
- Council approves an annexation agreement; and
- Council holds a public hearing on the proposed zoning.

# FISCAL NOTE

# STAFF RECOMMENDATION

Staff finds the proposed annexation in substantial compliance with city and state statutes and recommends Council adopt the proposed resolution setting a public hearing for April 04, 2023.

# **SUGGESTED MOTION**

A Council person should make a motion to "approve Resolution 2023-08 declaring the Groover Annexation is in substantial compliance with city ordinances and state statutes and setting a public hearing for April 04, 2023."

Attachment: Resolution 2023-08

Groover Annexation petition Groover Annexation plat

### CITY OF SALIDA, COLORADO RESOLUTION NO. 08 SERIES OF 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, FINDING THE GROOVER ANNEXATION PETITION TO BE IN SUBSTANTIAL COMPLIANCE WITH STATE STATUTES AND SETTING A PUBLIC HEARING ON SAID PETITION.

WHEREAS, on January 20, 2023, Dewey Groover III and Lorita Groover filed a General Development Application (the "Petition") to commence proceedings to annex to the City of Salida (the "City") a certain unincorporated tract of land comprised of .65 acre located at 7285 C.R. 160 in the County of Chaffee, State of Colorado (the "Property"), and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, after review of the annexation Petition and map, the City planning staff advised the City Council that the Petition and map are in substantial compliance with the state statutes, as required by C.R.S. § 31-12-101 *et seq.*; and

### WHEREAS, the Petition alleges as follows:

- 1. It is desirable and necessary that the territory described above be annexed to the City of Salida, Colorado.
- 2. The requirements of C.R.S. § 31-12-104, as amended, exist or have been met, including without limitation the following:
  - a. Not less than 1/6<sup>th</sup> of the perimeter of the area proposed to be annexed is contiguous with the City of Salida, Colorado.
  - b. A community of interest exists between the area proposed to be annexed and the City of Salida, Colorado.
  - c. The area proposed to be annexed is urban or will be urbanized in the near future.
  - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Salida, Colorado.
- 3. The requirements of C.R.S. § 31-12-105, as amended, exist or have been met, including without limitation the following:

- a. In establishing the boundaries of the area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
  - i. has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof.
  - ii. comprising twenty (20) acres or more (which together with buildings and improvements situated thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year preceding the proposed annexation), has been included without the written consent of the landowners.
- b. No annexation proceedings have been commenced for the annexation to a municipality other than the City of Salida, Colorado, of all or part of the territory proposed to be annexed.
- c. The annexation proposed in the Petition will not result in the detachment of area from any school district and the attachment of the same area to another school district.
- d. The annexation proposed in the Petition will not have the effect of extending the municipal boundary of the City of Salida more than three (3) miles in any direction from any point on the current municipal boundary of the City in any one year; and

WHEREAS, the City finds that the Petition is in compliance with Salida Municipal Code (SMC) §§ 16-9-10 through 16-9-40; and

WHEREAS, the City has or will have in place a plan meeting the requirements of C.R.S. §31-12-105(e) prior to the effective date of the proposed annexation; and

WHEREAS, no election for annexation of the area proposed to be annexed to the City of Salida has been held in the preceding twelve (12) months; and

WHEREAS, the signers of the Petition are the owners of one hundred percent (100%) of the territory proposed to be annexed, exclusive of public streets and alleys; and

WHEREAS, the annexation to the City of Salida, Colorado of the area proposed to be annexed will not result in a change of county boundaries; and

WHEREAS, the names and mailing addresses of the signers of the Petition and date of signing are included in the Petition, and the legal descriptions of the land owned by Petitioner is attached to the Petition. No signature on the Petition is dated more than 180 days prior to the date of filing of the Petition for annexation with the City Clerk; and

WHEREAS, the Petition is accompanied by four (4) or more copies of an Annexation Map containing, among other things, the following information:

- 1. A written legal description of the boundaries of the area proposed to be annexed to the City of Salida, Colorado;
- 2. The boundary of the area proposed to be annexed to the City of Salida, Colorado;
- 3. Within the annexation boundary map, a showing of the location of each ownership tract in un-platted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and
- 4. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the City of Salida, Colorado; and

WHEREAS, none of the area proposed to be annexed to the City of Salida, Colorado, is presently a part of any incorporated city, city and county, or town, and is not contiguous to any other incorporated city, city and county, or town; and

WHEREAS, it appears that the Petition filed as aforesaid is in substantial compliance with the requirements of the Municipal Annexation Act of 1965, C.R.S. § 31-12-107(1), as amended.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA THAT:

- 1. The City incorporates the foregoing recitals as findings by the City Council.
- 2. The Petition is in substantial compliance with the requirements of the Municipal Annexation Act of 1965, C.R.S. § 31-12-107(1), as amended.
- 3. The City Council of the City of Salida, Colorado, will hold a hearing upon the Petition for the purpose of determining and finding whether the area proposed to be annexed meets the applicable requirements of C.R.S. § 31-12-104, § 31-12-105, and SMC §§ 16-9-10 through 16-9-40, all as amended, and is considered eligible for annexation. The hearing shall be held on April 04, 2023 commencing at the hour of 6 p.m. in the City Council Chambers, 448 East First Street, Salida, Colorado.
- 4. Any person may appear at such hearing and present evidence upon any matter to be determined by the City Council of the City of Salida, Colorado.

RESOLVED, APPROVED AND ADOPTED this 21st day of February, 2023.

# Dan Shore, Mayor [SEAL] ATTEST: City Clerk/Deputy City Clerk

CITY OF SALIDA, COLORADO

### EXHIBIT A

A tract of land located in the Northwest ¼ of the Southeast ¼ 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 ¼ Southeast ¼ of Section 31, said point being marked, as are each of the tract corners, by a 5/8-inch rebar with a 1 ½-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 197.94 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°28'47" 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.

Also known by the following address:

7285 County Road 160, Salida, CO 81201

And assessor's schedule or parcel number: 368131400001



# GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
pe: 719-530-2626 Fay: 719-530-53

Phone: 719-530-2626 Fax: 719-539-5271 Email: planning@cityofsalida.com

. TYPE OF APPLICATION (Check-off as ap	ppropriate)
Annexation Pre-Annexation Agreement Appeal Application (Interpretation) Certificate of Approval Creative Sign Permit Historic Landmark/District License to Encroach Text Amendment to Land Use Code Watershed Protection Permit Conditional Use	Administrative Review:  (Type)  Limited Impact Review:  (Type)  Major Impact Review:  (Type) R-2 Zoning  Other:
2. GENERAL DATA (To be completed by the	ne applicant)
Email Address:	
telephone number, and FAX)  B. Site Data  Name of Development: Groover A	Innexation
Street Address: 7285 County 1  See Groover A  Legal Description: Lot Block Sub-	Road 160 Annexation Plat
	ortgages, liens, easements, judgments, contracts and agreements that ertificate from a title insurance company, deed, ownership and cumentation acceptable to the City Attorney)
orrect to the best of my knowledge.	nat the information and exhibits herewith submitted are true and
ignature of applicant/agent	Date NOV. 18, 20
gnature of property owner	Date Nov. 18, 20  Date Nov. 18, 2

November 18, 2022

Dear Kristi Jefferson, City of Salida, Senior Planner:

We are Lorita R. Groover and Dewey G. Groover III and are the owners of property located at 7285 County Road 160, Salida, CO 81201.

We are requesting annexation of our property into the City of Salida. We are requesting this annexation to have a zoning classification of Medium Density Residential (R-2).

Thank you for your consideration,

Lorita R. Groover

Dewey 6. Groover III



### ANNEXATION APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email:planning@cityofsalida.com

### 1. PROCEDURE (City Code Section 16-9-20)

### A. Development Process

- 1. Pre-Application Conference. Optional.
- 2. Submit Application.
- 3. Staff Review for Completeness.
- 4. Resolution to Accept Application to City Council
- 5. Establish Public Hearing Date before Council per Colorado Municipal Annexation Act of 1965.
- 6. Staff Evaluation of Application and Annexation Agreement (if applicable)
- 7. Establish Public Hearing Date Before the Planning Commission.
- 8. Public Notice Provided For Hearings.
- 9. Public Hearing Conducted by Commission.
- 10. Annexation Ordinance to City Council for 1st and 2nd Reading.

### 2. APPLICATION CONTENTS (City Code Section 16-9-40)

- 1. General Development Application
- 2. Annexation Petition
- 3. Annexation Map. The preferred scale of the map is one (1) inch equals one hundred (100) feet; the minimum allowable scale is one (1) inch equals two hundred (200) feet. Sheet size shall be twenty-four (24) inches by thirty-six (36) inches. If it is necessary to draw the map on more than one (1) sheet, a sheet index shall be placed on the first sheet. The annexation map shall contain the following:
  - a. Annexation Name
  - b. Legal description. Legal description of the perimeter
  - c. Names and addresses. Names and addresses of the owners, subdivider, land planner and land surveyor registered in the State.
  - d. Scale
  - e. North arrow
  - f. Date. The date the map was prepared.
  - g. Boundary lines and dimensions. Boundary lines of the proposed annexation. Distinction of the boundary that is contiguous to the City and the length of the same boundary on the map, including required showing of contiguity in feet.
  - h. Platted lots. Lot and block numbers if the area is already platted.
  - i. Improvements and easements. The location and dimensions of all existing and proposed streets, alleys, easements, ditches and utilities within or adjacent to the proposed annexation.
  - j. Vicinity map. The vicinity map shall show the location of the proposed annexation, in relation to the City.
  - k. Acreage. Total acreage to be annexed.
  - 1. Certificates. Certificates required to appear on the final annexation plat are described in Section 16-9-40 of the Land Use Code.
- 4. Digital Copy. A digital copy of the plat compatible with the City GIS shall be submitted.
- 5. Application Fee \$3,000 cash or check made out to City of Salida (\$1,000 application fee + \$2,000 retainer for attorney's fees)

market

### 7. Public Notice.

- a) A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
- b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
- c) Applicant is responsible for posting the property and proof of posting the public notice.
- 8. Petition for Exclusion from the South Arkansas Fire Protection District (optional)
- 9. Notarized Special Fee and Cost Reimbursement Agreement completed

### **ANNEXATION PETITION**

### TO THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, GREETINGS:

The undersigned hereby petition(s) the City of Salida to annex to the City of Salida the territory shown on the map(s) attached hereto and described on the attachment hereto:

This Petition is signed by the landowners qualified to sign. It is intended that this Petition be a one hundred percent (100%) petition for annexation as described in C. R. S. 1973, Section 31-12-107(l)(g), (as amended).

In support of this petition, the undersigned state(s) and allege(s) as follows, to wit:

- 1. That it is desirable and necessary that the above-described territory be annexed to the City of Salida.
- 2. That petitioners are landowners of one hundred percent (100%) of the territory, excluding streets and alleys, herein proposed for annexation to the City of Salida.
- 3. That no less than one-sixth of the aggregate external boundaries of the above-described territory hereby petitioned to the City of Salida is contiguous to the City limits of the City of Salida.
- 4. Accompanying this petition are two mylars and twenty copies of the annexation map.
- 5. That a community of interest exists between the above-described territory and the City of Salida, and that the same is urban, or will be urbanized in the near future, and further that the said territory is integrated or is capable of being integrated in the City of Salida.
- 6. That the above-described territory does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Salida, was held within the twelve months preceding the filing of this petition.
- 7. That the above-described territory does not include any area included in another annexation proceeding involving city other than the City of Salida.
- 8. That the above-described territory is not presently a part of any incorporated city, city and county, or town.
- 9. That the above area described will (not) result in the detachment of the area from any school district and the attachment of the same to another school district.

### **ANNEXATION PETITION**

### "INSERT A"

(Description of territory proposed for annexation)

A tract of land located in the Northwest ¼ of the Southeast ¼ 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 ¼ Southeast ¼ of Section 31, said point being marked, as are each of the tract corners, by a 5/8-inch rebar with a 1 ½-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 197.94 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°28'47" 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.

Also known by the following addresses:

7285 County Road 160, Salida, CO 81201 And assessor's schedule or parcel number: 368131400001

# **ANNEXATION PETITION**

This Section must be filled out if there are multiple properties/property owners petitioning annexation.

C' CD CC		3.5 '11' 4.11 6 1.75 '	
Signature of Petitioners Requesting	Date of	Mailing Address of each Petitioner	Description of Property Included the Area
Annexation to the City of Salida,	Signature		Proposed for Annexation Owned by Each
Colorado	of Each		person Signing this Petition. (Attach separate
	Petitioner		sheet, if necessary)
1 11 1/4 -11			511001, 11 110000012))
Dewey George Froover	11-18-2022		
Louta R. Gromer	11-18-2011	22	

# GROOVER ANNEXATION PLAT VICINITY MAP 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 *Hospital* Heart of the Rockies Medical Campus Salida Golf Course CITY SALIDA Measured: NB9 °08 '11 "W 150.04 Deed: West 150.0 T49N GRAPHIC SCALE 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. Demoss LEGEND: LOT 2 Rec. No. 465522 LOT 1 Denotes a Recovered 5/8" Rebar with a 1 1/2" — Aluminum Cap Stamped: "PLS 36575". Las Casitas/Filing No. 2 ——W— Denotes Approximate Location of a Water Line. ----E--- Denotes Overhead Electric Line. ±0.65 ACRES ----G--- Denotes Approximate Location of a Gas Line. \_\_\_\_\_\_\_\_ Denotes Present City of Salida Corporation ———— Denotes Proposed Annexation Boundaries. 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 DEWEY G. GROOVER III AND LORITA R. GROOVER, THE OWNERS OF 100% OF THE AREA TO BE ANNEXED; WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED \_\_\_\_\_\_, 202\_\_, DETERMINED LICATION SUBSTANTIALLY COMPLIED WITH THE REQUIREMENTS OF SECTION 38-12-107(1), C.R.S; AND 202\_\_\_, DETERMINED THAT THE ANNEXATION APP-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 SAT-ISFIED THE REQUIREMENTS OF SECTION 31-12-104 AND 105, C.R.S., AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; , 202\_\_, THE CITY COUNCIL ADOPTED ORDINANCE NUMBER \_\_\_\_\_ (SERIES OF 202\_\_), APPROVING AND ANNEXING THE GROOVER ANNEXATION TO THE CITY OF SALIDA. Chaffee County Road No. 160 A.K.A. Crestone Avenue | Mater | No. 160 | No. 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 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 197.94 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°28'47" 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 Raod 160, Salida, CO LOT C SUBJECT TO THE TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. \_\_\_\_\_\_ LOT B OF THE CHAFFEE COUNTY RECORDS. CITY OF SALIDA APPROVAL: Cottonwood Green APPROVED THIS \_\_\_\_\_, 202\_\_. Salida Golf Course LOT 42 MAYOR OF THE CITY OF SALIDA LOT 43 LOT 1 CITY CLERK LOT 41 OWNERS: Dewey G. Groover, III and Lorita R. Groover 1285 County Road 160 Salida, CO. 81201 OWNERS CERTIFICATE: ANNEXATION BOUNDARY SUMMARY: LAND SURVEYOR'S CERTIFICATE: LOT 40 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. I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY PERIMETER OF LAND TO BE ANNEXED ...... 678.03 feet CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THE ADJOINING PRESENT CORPORATION LINE ...... 480.09 feet MONUMENTS SHOWN HEREON WERE RECOVERED AS INDICATED, AND THIS PLAT ACCURATELY REPRESENTS THE RESULTS REQUIRED ADJOINING I/6TH ...... 113.00 feet OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT AT LEAST ONE-SIXTH OF THE PERIMETER Dewey G. Groover, III Lorita R. Groover BOUNDARIES OF THE TRACT TO BE ANNEXED ARE ADJACENT TO THE PRESENT CITY OF SALIDA CORPORATION LINE. DATED THIS \_\_\_\_\_ , 202\_\_\_. CITY OF SALIDA CLERK'S CERTIFICATE: STATE OF COLORADO } COUNTY OF CHAFFEE I HEREBY CERTIFY THAT THIS EXECUTED ANNEXATION MAP, ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE GROOVER ANNEXATION WAS ACCEPTED FOR FILING THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_. WITNESS MY HAND AND OFFICAIL SEAL MY COMMISSION EXPIRES \_\_\_\_\_ MICHAEL K. HENDERSON REG. L. S. NO. 16117 CITY CLERK GENERAL LAND SURVEYOR'S NOTES: STATE OF COLORADO NOTARY PUBLIC: \_\_\_\_\_ I) DEED REFERS TO WARRANTY DEED RECORDED AT RECEPTION NO. 406059 OF THE CHAFFEE COUNTY RECORDS. CHAFFEE COUNTY CLERK & RECORDER'S CERTIFICATE: 2) DEED LINES ARE BASED ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED ADDRESS: GROOVER ANNEXATION PLAT I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP AND A CERTIFIED COPY 3) ANNEXATION DESCRIPTION PREPARED BY MICHAEL K. HENDERSON, 203 G STREET, SALIDA, CO 81201, AND IS BASED for a Tract in the NW 1/4 SE 1/4 OF SECTION 31, T 50 N, R 9 E, N.M.P.M. OF THE ANNEXATION ORDINANCE FOR THE GROOVER ANNEXATION TO THE CITY OF SALIDA, ON THE LOCATIONS OF THE DEED LINES DESCRIBED IN NOTE 2. CHAFFEE COUNTY CHAFFEE COUNTY, COLORADO, WERE ACCEPTED AND FILED IN MY OFFICE ON THIS \_\_\_\_\_\_ 4) ALL DISTANCES ARE U.S. SURVEY FEET. DAY OF \_\_\_\_\_, 20\_\_, UNDER RECEPTION NUMBER(S) \_\_\_\_\_ Job Number: J-22-175 HENDERSON LAND SURVEYING CO., INC. DESIGNED: 203 G STREET SALIDA, COLORADO DRAWN BY: TMOD CADD DRAWING NO.

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.

CHAFFEE COUNTY CLERK AND RECORDER

M.K.H CHECKED: 10/12/22 L-22-68

Field Book: S344 Page