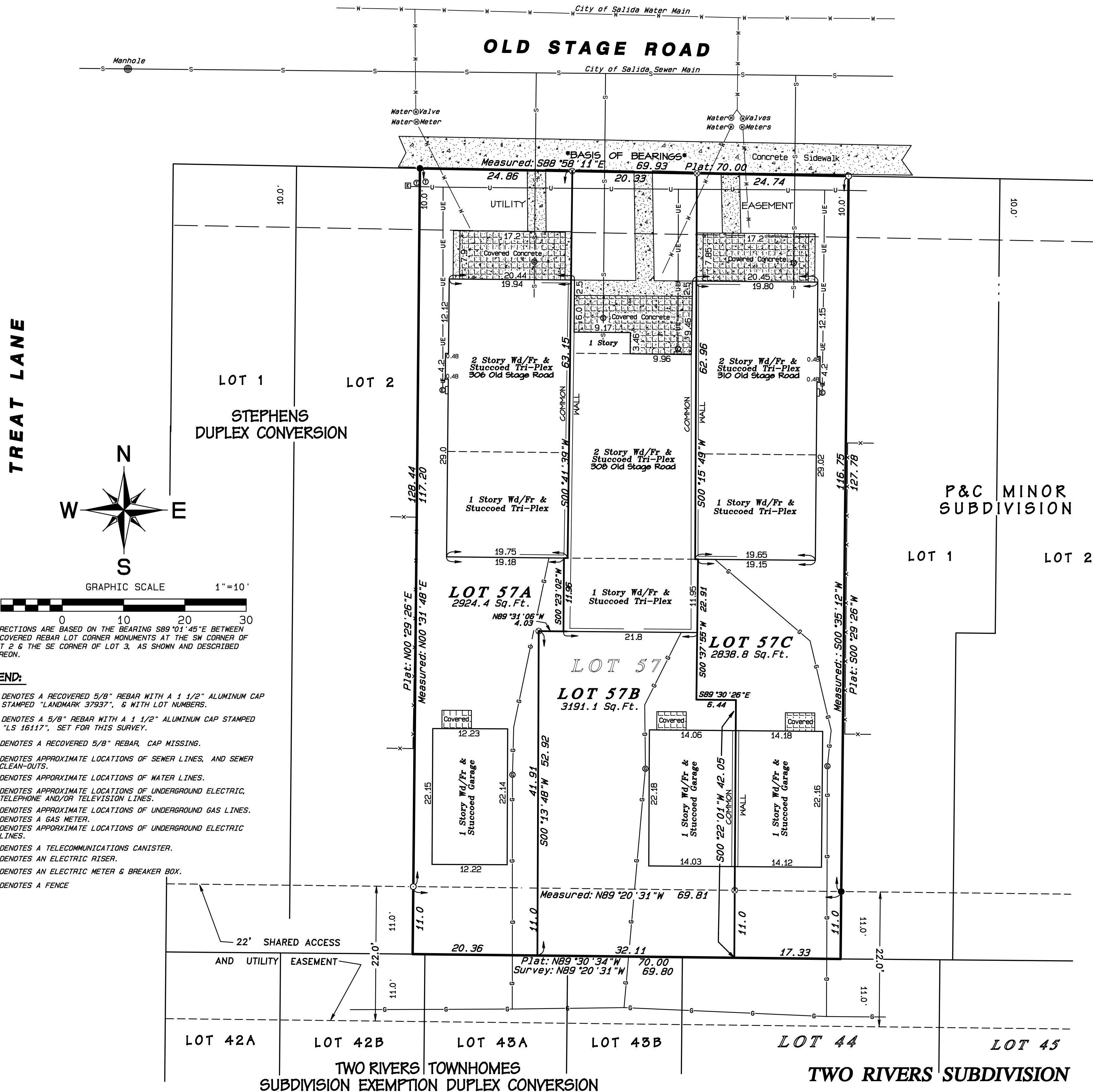


MINOR SUBDIVISION AND REPLAT

LOT 57, TWO RIVERS SUBDIVISION, PHASE 1 in the CITY of SALIDA  
CHAFFEE COUNTY, COLORADO



CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIEN HOLDERS OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
Lot No. 57, Two Rivers Subdivision, Phase 1, per Plat filed November 3, 2017 at Reception No. 438660, in the City of Salida, Chaffee County, Colorado.

DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTY, WITH BEARINGS, DISTANCES AND EASEMENTS AS SHOWN ON THIS PLAT, TO BE KNOWN AS:

LOTS 57A, 57B & 57C, TWO RIVERS SUBDIVISION, PHASE 1  
A MINOR SUBDIVISION AND REPLAT OF LOT 57, TWO RIVERS SUBDIVISION, PHASE 1

IN THE  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO

AND THE LOTS REMAIN SUBJECT TO THE PUBLIC UTILITY EASEMENTS DEDICATED AND SHOWN ON THE FILED PLAT OF TWO RIVERS SUBDIVISION, PHASE 1 (RECEPTION NO. 438660), AND AS SHOWN ON THIS PLAT.

AND THE LOTS ARE SUBJECT TO THE PROVISIONS AND OBLIGATIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TWO RIVERS RECORDED NOVEMBER 3, 2017 AS RECEPTION NO. 438654, AND SUPPLEMENTS THERETO RECORDED APRIL 9, 2019 AS RECEPTION NO. 449051, AMENDED DECLARATION RECORDED NOVEMBER 20, 2020 AS RECEPTION NO. 464842.

AND THE LOTS SHALL BE SUBJECT TO EASEMENTS FOR UNDERGROUND UTILITY LINES, IF ANY, WHICH CROSS ONE LOT TO PROVIDE SERVICE TO THE OTHER AND EACH LOT WILL CARRY WITH IT AN EASEMENT OF SUFFICIENT WIDTH TO OPERATE, MAINTAIN, REPAIR AND REPLACE SUCH UTILITY LINES WHICH CROSS AN ADJACENT LOT OR ARE SHARED. THE APPROXIMATE LOCATIONS OF APPARENT UTILITY LINES ARE SHOWN HEREON, HOWEVER THE ACTUAL LOCATION OF SUCH LINES SHALL CONTROL THE LOCATIONS OF THE EASEMENTS.

AND THE LOTS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE PARTY WALL AGREEMENT AND DECLARATION RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE CHAFFEE COUNTY RECORDS.

AND THE LOTS REMAIN SUBJECT TO ALL TERMS, CONDITIONS, DEDICATIONS, RESTRICTIONS, GENERAL NOTES AND CERTIFICATES CONTAINED ON THE FILED PLAT OF TWO RIVERS SUBDIVISION, PHASE 1, RECEPTION NO. 438660, EXCEPT AS AMENDED BY THIS PLAT.

ACKNOWLEDGEMENTS:

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

P & C ENTERPRISES, LLC  
A COLORADO LIMITED LIABILITY COMPANY

PETER SCHAEFFER, MANAGING MEMBER

STATE OF COLORADO  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WITNESS MY HAND AND OFFICIAL SEAL.

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

NOTARY PUBLIC:  
ADDRESS: \_\_\_\_\_

CERTIFICATE OF TITLE INSURANCE COMPANY:

I, BRETT W. EAKINS, A LICENSED TITLE INSURANCE EXAMINER REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DEDICATED AND SHOWN ON THIS PLAT AND FOUND TITLE VESTED IN P & C ENTERPRISES, LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT: \_\_\_\_\_

BRETT W. EAKINS

LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED BY ME AND IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT, AS WELL AS THE NEW LOTS, THAT SAID SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

GENERAL LAND SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. 28-2654, ISSUED BY CENTRAL COLORADO TITLE AND ESCROW EFFECTIVE APRIL 4, 2023.
- 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE FILED PLAT OF TWO RIVERS SUBDIVISION, PHASE 1, A SUBDIVISION IN THE CITY OF SALIDA AND ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED ON THIS PLAT.
- 3) THE LOCATIONS OF WATER, SEWER, GAS AND UNDERGROUND ELECTRIC LINES TO THE BUILDINGS, AS SHOWN HEREON ARE APPROXIMATE.
- 4) BUILDING DIMENSIONS ARE ALONG EXTERIOR BUILDING WALLS. ALL LINEAL MEASUREMENTS ARE U.S. SURVEY FEET.

CITY OF SALIDA PLANNING COMMISSION APPROVAL:

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRMAN

NOTE:

IN ACCORDANCE WITH SECTION 16-6-140, THE FEES FOR FAIR CONTRIBUTION TO SCHOOLS WERE PAID IN FULL FOR THREE UNITS ON \_\_\_\_\_

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 \_\_\_\_\_, A.D., 2023.

RECEPTION NO. \_\_\_\_\_

CHAFFEE COUNTY CLERK & RECORDER

REVISIONS: 6/14/23 M.K.H.

MINOR SUBDIVISION & REPLAT OF LOT 57

TWO RIVERS SUBDIVISION, PHASE 1  
in the CITY of SALIDA, COLORADO

CHAFFEE COUNTY  
Job Number: J-23-060  
TPC FILE: J-21-072  
B.S.H.  
DRAWN BY: TMO CAD  
M.K.H.  
CHECKED: \_\_\_\_\_  
Field Book: 5335 Pages 59 & 60

HENDERSON LAND SURVEYING CO., INC.  
203 G STREET  
SALIDA, COLORADO

DATE: 5/24/23  
DRAWING NO. L-23-19

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.