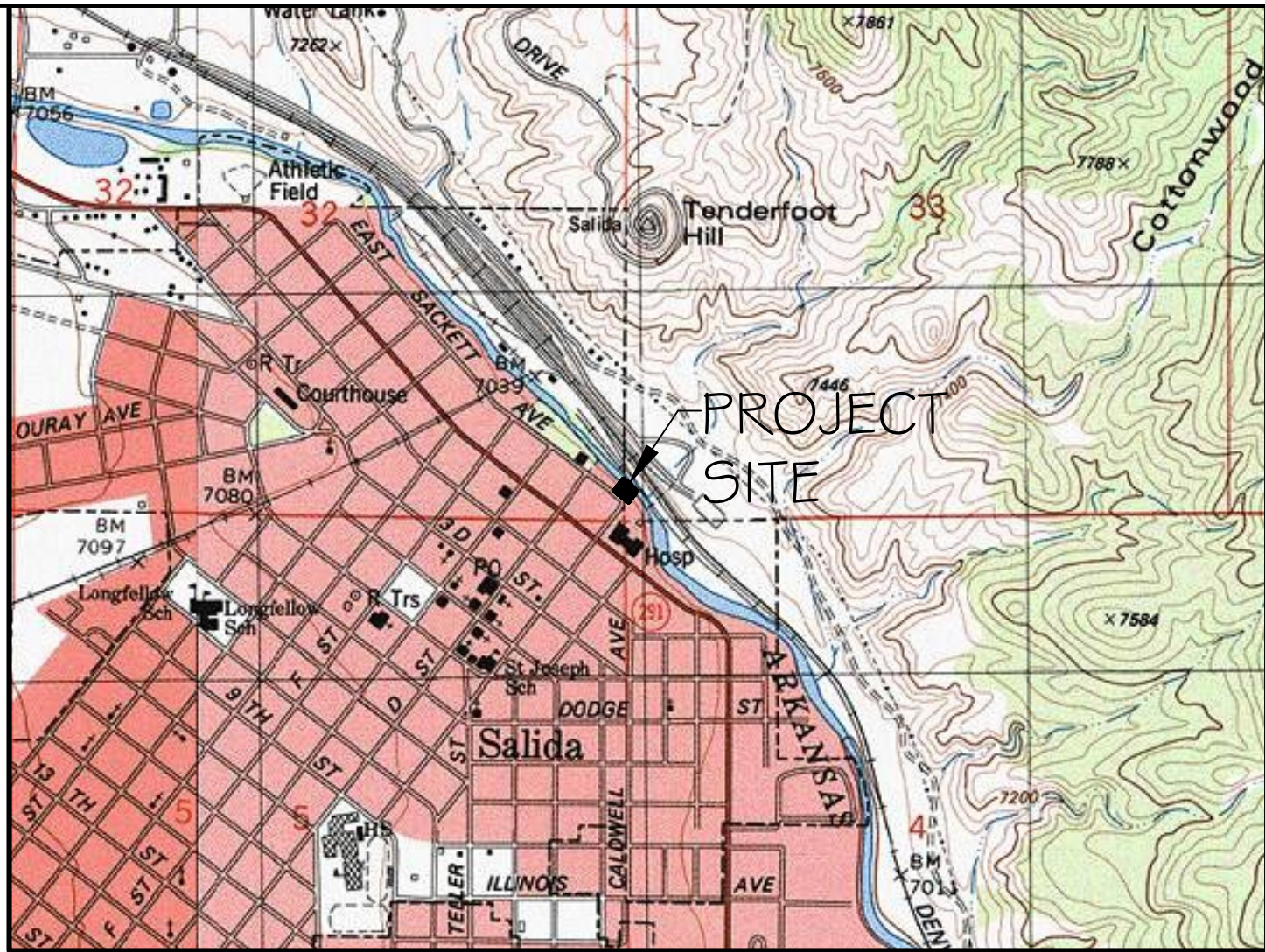


WOOD MINOR SUBDIVISION-2

A SUBDIVISION OF TRACT A-1
WOOD MINOR SUBDIVISION
CITY OF SALIDA,
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHN B. WOOD AND KRISTINA M. WOOD, THE FEE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

TRACT A-1, WOOD MINOR SUBDIVISION, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO 2 PARCELS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

WOOD MINOR SUBDIVISION-2
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY
OF _____, 2023

BY: JOHN B. WOOD

BY: KRISTINA M. WOOD

COUNTY OF BOULDER)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
2023, BY JOHN B. WOOD WHO IS PERSONALLY KNOWN TO ME TO BE SUCH
PERSONS. WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

COUNTY OF BOULDER)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
2023, BY KRISTINA M. WOOD WHO IS PERSONALLY KNOWN TO ME TO BE SUCH
PERSONS. WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

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 JOHN B. WOOD AND KRISTINA M. WOOD FREE AND CLEAR OF ALL LIENS AND
ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2023.

TITLE AGENT

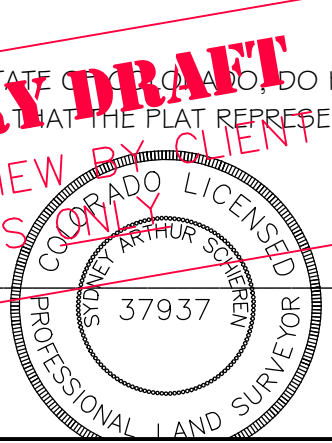
GENERAL NOTES

- 1) THIS SURVEY WAS DONE IN WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2) BASIS OF BEARING FOR THIS SURVEY IS ALONG THE NORTH-EASTERLY RIGHT-OF-WAY OF SACKETT AVENUE BETWEEN A 1 1/2" ALUMINUM CAP STAMPED 'LS 37937' AND A 1 1/2" STEEL WASHER STAMPED 'LS 37937' HAVING A BEARING OF SOUTH 52°02'00" EAST.
- 3) PURSUANT TO SECTION 16-G-140, FAIR CONTRIBUTIONS TO PUBLIC SCHOOL SITES, AS MAY BE AMENDED, AT THE TIME THAT RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED ON ANY OF THE LOTS HEREIN, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS TO 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.
- 4) PURSUANT TO RESOLUTION 2013-39, THE DEDICATION OF THE TRAIL AND ANGLER EASEMENT SATISFIES FUTURE PARKS, TRAILS AND OPEN SPACE FEES FOR UP TO 5 ADDITIONAL UNITS IN ASSOCIATION WITH ANY FUTURE DEVELOPMENT OF THE WOOD ANNEXATION.
- 5) PURSUANT TO SECTION 16-G-30 OF THE SALIDA MUNICIPAL CODE, THE SUBDIVISION MUST MEET THE REQUIREMENTS OF ARTICLE XIII, INCLUSIONARY HOUSING.
- 6) AT THE TIME OF DEVELOPMENT, APPLICANT TO WORK WITH PUBLIC WORKS ON ACCESS AND UTILITY SERVICE LOCATIONS.

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 _____, 2023.

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

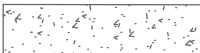
CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO,
AT ____ M. ON THIS ____ DAY OF _____, 2023 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

LEGEND

- FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- PREVIOUSLY SET 1 1/2" ALUMINUM CAP LS 37937
- ▲ PREVIOUSLY SET 1 1/2" WASHER IN CONCRETE LS 37937



CONCRETE

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.