

PLAT OF
BISHOP MINOR SUBDIVISION
 LOCATED IN SECTION 8, TOWNSHIP 35 NORTH, RANGE 2 WEST,
 NEW MEXICO PRINCIPAL MERIDIAN, ARCHULETA COUNTY, COLORADO

PRELIMINARY

PRELIMINARY

CERTIFICATE OF OWNER(S):

KNOW ALL MEN BY THESE PRESENTS:

THAT CRAIG & EVA M. BISHOP WHOSE ADDRESS IS 2505B COUNTY ROAD 600, PAGOSA SPRINGS, CO BEING OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

(FROM MORTGAGE GUARANTEE ISSUED BY COLORADO TITLE & CLOSING SERVICES, LLC, FILE NUMBER AR2204278)

A TRACT OF LAND IN THE N1/2 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 2 WEST, N.M.P.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 8 WHENCE THE NORTHWEST CORNER OF SAID SECTION 8 BEARS N89°55' WEST, 500.00 FEET;
 THENCE SOUTH 89°55' EAST, 2131.60 FEET;
 THENCE SOUTH 01°19' EAST, 1409.84 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF THE UPPER PIEDRA ROAD;
 THENCE NORTH 79°05' WEST, 974.85 FEET ALONG SAID RIGHT OF WAY;
 THENCE ALONG SAID RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 337.43 FEET A DISTANCE OF 282.29 FEET;
 THENCE NORTH 31°09' WEST, 280.00 FEET ALONG SAID RIGHT OF WAY;
 THENCE ALONG SAID RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 378.37 FEET A DISTANCE OF 286.61 FEET;
 THENCE NORTH 74°24' WEST, 650.00 FEET ALONG SAID RIGHT OF WAY;
 THENCE NORTH 00°05' EAST, 506.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ALL OF DILLARD POINT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 2007 AS RECEPTION NUMBER 20705427

CONTAINING 46.02 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, LAID OUT, SUBDIVIDED, AND DESIGNATED AS "BISHOP MINOR SUBDIVISION" AND HAS CAUSED THIS PLAT TO BE MADE, FILED AND FURTHER DECLARES:

GENERAL DEDICATIONS:

- 1) ANY EASEMENTS OF RECORD ARE TO REMAIN
- 2) A 20 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE PERIMETER OF THE BISHOP MINOR SUBDIVISION. A 20 FOOT WIDE PUBLIC UTILITY EASEMENT (10 FEET ON EACH SIDE) IS HEREBY DEDICATED ALONG THE LINE BETWEEN PARCELS 1 AND 2.
- 3) A 30 FOOT WIDE ACCESS EASEMENT IS HEREBY DEDICATED TO THE PARCELS OWNED BY REED AND KETCHUM (AS SHOWN HEREON) ALONG THE EXISTING DRIVEWAY (COURSES C1-C12) FROM PIEDRA ROAD TO THE NORTH LINE OF PARCEL 1.
- 4) A 30 FOOT WIDE ACCESS EASEMENT IS HEREBY DEDICATED TO PARCEL 2 ALONG A PORTION OF THE EXISTING DRIVEWAY (COURSES C1-C3) AND ALONG COURSES C13-C16.

IN CONSIDERATION OF THE APPROVAL OF THIS PLAT, THE ABOVE STATED OWNER(S) HEREBY WAIVE ANY AND ALL CLAIMS OF DAMAGES AGAINST ARCHULETA COUNTY OCCASIONED BY THE ALTERATION OF LAND SURFACES TO CONFORM TO THIS PLAT.

IN WITNESS WHEREOF, THIS INSTRUMENT IS EXECUTED

THIS _____ DAY OF _____, 2023

CRAIG BISHOP

THIS _____ DAY OF _____, 2023

EVA M. BISHOP

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2023

STATE OF _____

COUNTY OF _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

CERTIFICATE OF MORTGAGEE:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., THE MORTGAGEE OF THE PROPERTY AS SHOWN HEREON, HEREBY CONSENTS AND AGREES TO THE SUBDIVISION OF THE PROPERTY AND THE DEDICATION OF EASEMENTS AS SHOWN HEREON.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

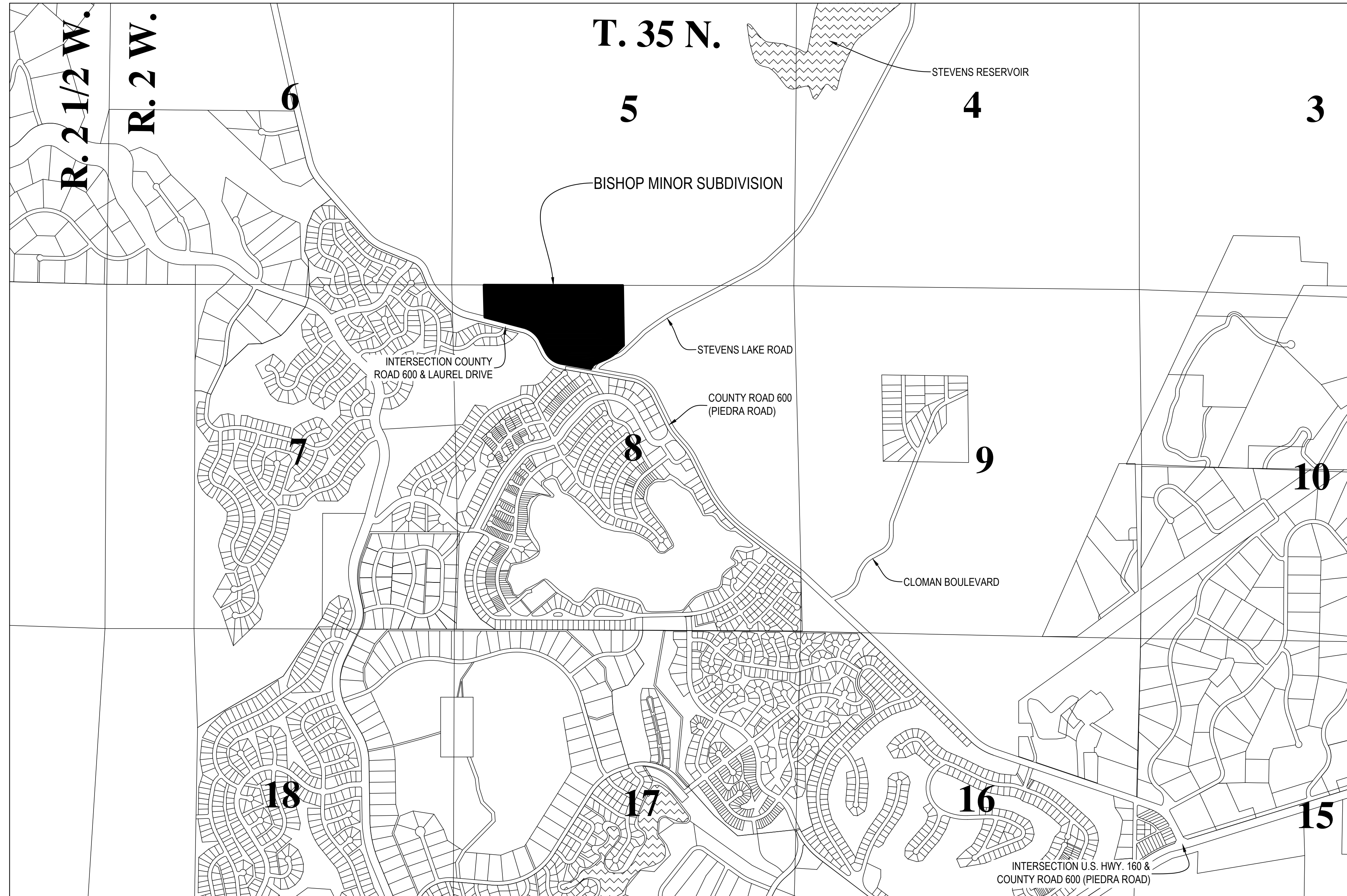
THIS _____ DAY OF _____, 2023

STATE OF _____

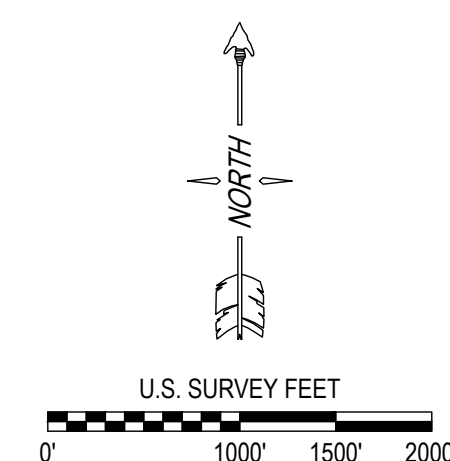
COUNTY OF _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



VICINITY MAP
 SCALE: 1" = 1000'



PRELIMINARY

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CERTIFICATE OF COUNTY SURVEYOR:

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR STATUTORY COMPLIANCE, LEGIBILITY, FORM, AND CONTENT ONLY AND THESE ITEMS HAVE BEEN DETERMINED TO MEET THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF COLORADO. THIS CERTIFICATE DOES NOT REPRESENT A THOROUGH REVIEW OF CALCULATIONS, METHODOLOGY, OR THE CORRECTNESS OF THE BOUNDARY DEPICTED HEREON.

CERTIFICATE OF SURVEYOR:

I, J. NATHAN STRETTON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "BISHOP MINOR SUBDIVISION" WAS PREPARED UNDER MY DIRECTION, MEETS THE STATE OF COLORADO MINIMUM STANDARDS FOR LAND SURVEY PLATS AND TRULY AND CORRECTLY REPRESENTS A FIELD SURVEY OF THE SAME, AND WAS MONUMENTED IN ACCORDANCE WITH C.R.S. 38-51-101, ET SEQ.

CERTIFICATE OF PLANNING COMMISSION:

THIS PLAT AND THE STATEMENTS HEREON REFLECT THE RECOMMENDATION OF THE PLANNING COMMISSION,

THIS _____ DAY OF _____, 2023.

THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY.

BY THE PLANNING COMMISSION, ARCHULETA COUNTY, COLORADO.

BY CHAIRPERSON: _____

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS:

THIS PLAT AND THE STATEMENTS HEREON ARE CONDITIONALLY APPROVED, PENDING COMPLETION OF ANY SPECIFIED IMPROVEMENTS.

THIS _____ DAY OF _____, 2023.

BY THE BOARD OF COUNTY COMMISSIONERS, ARCHULETA COUNTY, COLORADO.

BY CHAIRPERSON: _____

CERTIFICATE OF APPROVAL TO RECORD:

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON

THIS _____ DAY OF _____, 2023.

THE BOARD OF COUNTY COMMISSIONERS APPROVES THIS PLAT FOR RECORDING BY THE CLERK AND RECORDER. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY. THE BOARD OF COUNTY COMMISSIONERS' APPROVAL OF THIS PLAT CONSTITUTES THE ACCEPTANCE, ON THE PUBLIC'S BEHALF, OF THE OFFER OF DEDICATIONS OF RIGHTS-OF-WAY, BUT DOES NOT CONSTITUTE ACCEPTANCE OF ROADS, UTILITIES, OR SERVICES BY THE COUNTY FOR MAINTENANCE OR OPERATION.

BY CHAIRPERSON: _____

CERTIFICATE OF CLERK AND RECORDER:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE

AT _____ O'CLOCK, THIS _____ DAY OF _____, 2023

RECEPTION NUMBER: _____

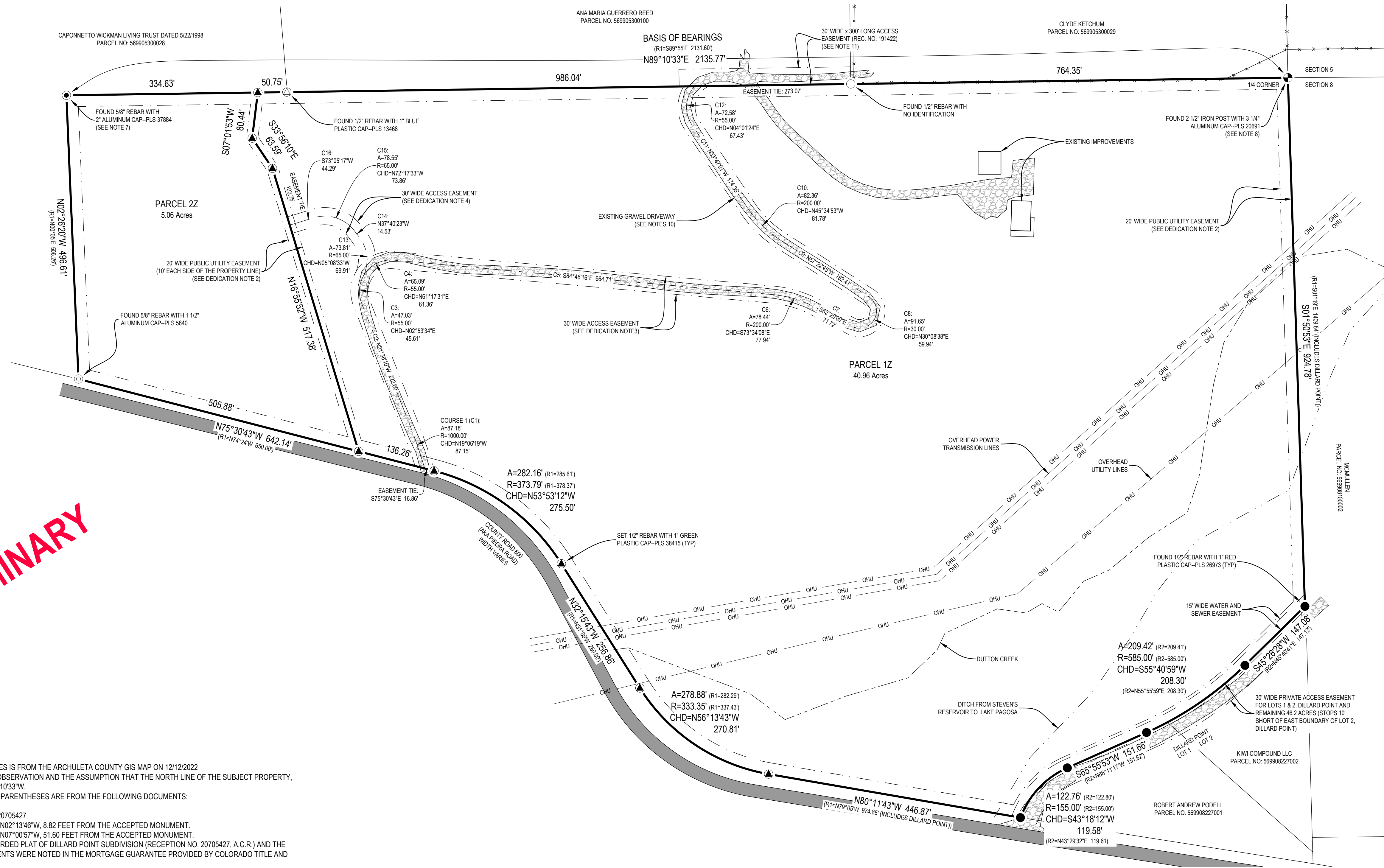
PLAT FILE NUMBER: _____

BY CLERK AND RECORDER: _____

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 CERTIFICATION SHOWN HEREON.

 SINCE 1948 DAVIS ENGINEERING SERVICE, INC. 188 SOUTH 8th STREET - P.O. BOX 1208 PAGOSA SPRINGS, COLORADO 81147 PHONE: (970) 264-3055 www.dsveng.com	PLAT OF BISHOP MINOR SUBDIVISION LOCATED IN SECTION 8, TOWNSHIP 35 NORTH, RANGE 2 WEST, NEW MEXICO PRINCIPAL MERIDIAN, ARCHULETA COUNTY, COLORADO				1 of 2 AS NOTED
	PREPARED BY: Craig & Eva Bishop DATE: 1/10/2023 CHECKED BY: JNS DATE: 1/10/2023 DRAWN BY: JNS DATE: 1/10/2023 PROJECT NO: P08775	DATE: _____ BY: _____ APPROVED: _____ DATE: _____ APPROVED: _____	DATE: _____ BY: _____ APPROVED: _____ DATE: _____ APPROVED: _____	DATE: _____ BY: _____ APPROVED: _____ DATE: _____ APPROVED: _____	DATE: _____ BY: _____ APPROVED: _____ DATE: _____ APPROVED: _____

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BISHOP MINOR SUBDIVISION**
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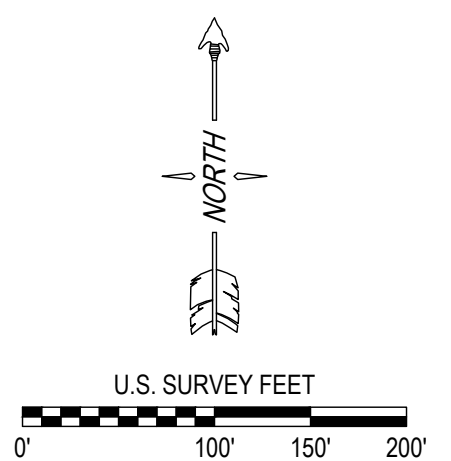
PRELIMINARY

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- NOTES:**
- 1) PROPERTY OWNER: CRAIG BISHOP
 - 2) PROPERTY ADDRESS: 2505B COUNTY ROAD 600
 - 3) PARCEL #: 56990820010
 - 4) INFORMATION FOR NOTES 1 - 3 AND NEIGHBORING PROPERTIES IS FROM THE ARCHULETA COUNTY GIS MAP ON 12/12/2022
 - 5) MEASURED BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATION AND THE ASSUMPTION THAT THE NORTH LINE OF THE SUBJECT PROPERTY, MONUMENTED AS SHOWN HEREON, BEARS N89°10'33"E - S89°10'33"W.
 - 6) BEARINGS, DISTANCES, AND CURVE INFORMATION SHOWN IN PARENTHESES ARE FROM THE FOLLOWING DOCUMENTS:
R1-RECEPTION NUMBER 21901708
R2-RECORDED PLAT OF DILLARD POINT, RECEPTION NO. 20705427
 - 7) FOUND A 5/8" REBAR WITH 1 1/2" ALUMINUM CAP-PLS 5840 AT N02°13'46"W, 8.82 FEET FROM THE ACCEPTED MONUMENT.
 - 8) FOUND A 5/8" REBAR WITH 1 1/2" ALUMINUM CAP-PLS 5840 AT N07°00'57"W, 51.60 FEET FROM THE ACCEPTED MONUMENT.
 - 9) EXISTING EASEMENTS SHOWN HEREON ARE FROM THE RECORDED PLAT OF DILLARD POINT SUBDIVISION (RECEPTION NO. 20705427, A.C.R.) AND THE RECORDS OF DAVIS ENGINEERING SERVICE, INC. NO EASEMENTS WERE NOTED IN THE MORTGAGE GUARANTEE PROVIDED BY COLORADO TITLE AND CLOSING SERVICES, LLC (FILE NO. AR22204278)
 - 10) AN EASEMENT AGREEMENT IS RECORDED AT RECEPTION NO. 122773 (BOOK 210, PAGE 328), A.C.R. (BETWEEN SCHEELE (NOW BISHOP) AND CLYDE KETCHUM). THE EASEMENT IS NOT DESCRIBED BY METES AND BOUNDS, BUT IS GRAPHICALLY SHOWN ON EXHIBIT A. ANOTHER EASEMENT AGREEMENT IS RECORDED AT RECEPTION NO. 173357 (BOOK 302, PAGE 134), A.C.R. THIS AGREEMENT (BETWEEN SHEPPECK (NOW BISHOP) AND LLOYD (NOW REED)) STATES THAT IT IS TO CORRECT BOOK 210, PAGE 328 AS THE ROAD WAS NOT BUILT AS IT IS SHOWN ON THE ACCOMPANYING EXHIBIT. RECEPTION NO. 173357 "RECOGNIZES ITS EXISTENCE AS THE LEGAL INGRESS, EGRESS ACCESS," BUT STILL NO WRITTEN DESCRIPTION WAS GIVEN.
 - 11) RECEPTION NO. 122773 IS DEPICTED TO BE ENTIRELY WITHIN SECTION 8. AT SOME POINT, A NEW SURVEY OF THE LINE BETWEEN SECTION 5 AND SECTION 8 WAS DONE BY JEFF REED (PLS 20691) AND HIS MONUMENTS ARE NOW ACCEPTED AS THE CORRECT MONUMENTS AND PUTS THE DRIVEWAY IN SECTION 8. IN RECEPTION NO. 191422, A.C.R., REED GRANTED KETCHUM AN EASEMENT FOR THE PORTION OF THE DRIVEWAY NORTH OF THE SECTION LINE.

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 DAVIS ENGINEERING SERVICE, INC. <small>188 SOUTH 8th STREET - P.O. BOX 1208 PAGOSA SPRINGS, COLORADO 81447 PHONE: (970) 264-5555 www.dsveng.com</small>		PLAT OF BISHOP MINOR SUBDIVISION LOCATED IN SECTION 8, TOWNSHIP 35 NORTH, RANGE 2 WEST, NEW MEXICO PRINCIPAL MERIDIAN, ARCHULETA COUNTY, COLORADO		
		2 OF 2 1" = 100'	CRAIG & EVA BISHOP	
REV.	DATE	BY	APPROV.	DATE
				1/10/2023
		JNS	SMS	P08775
		JNS	JNS	