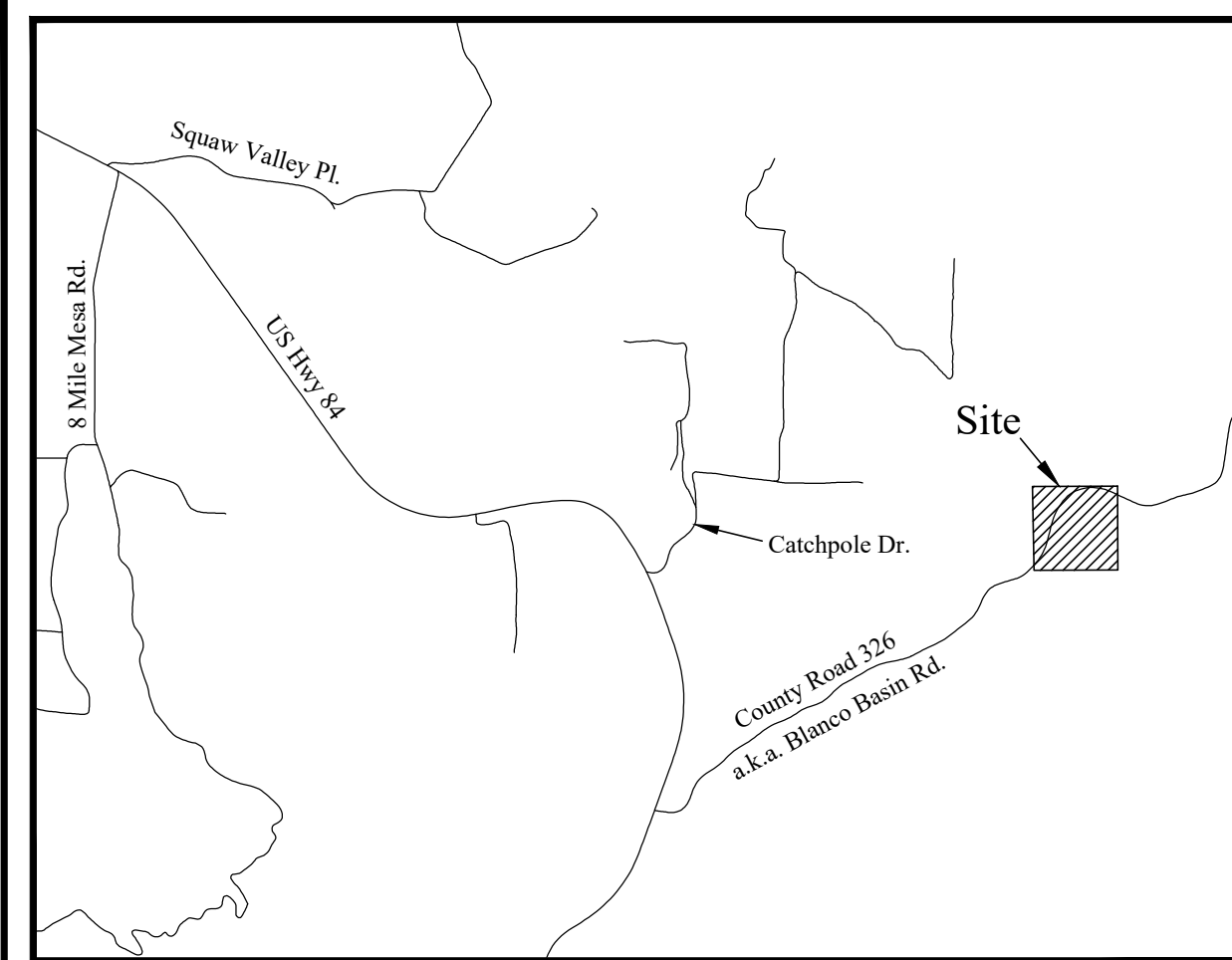
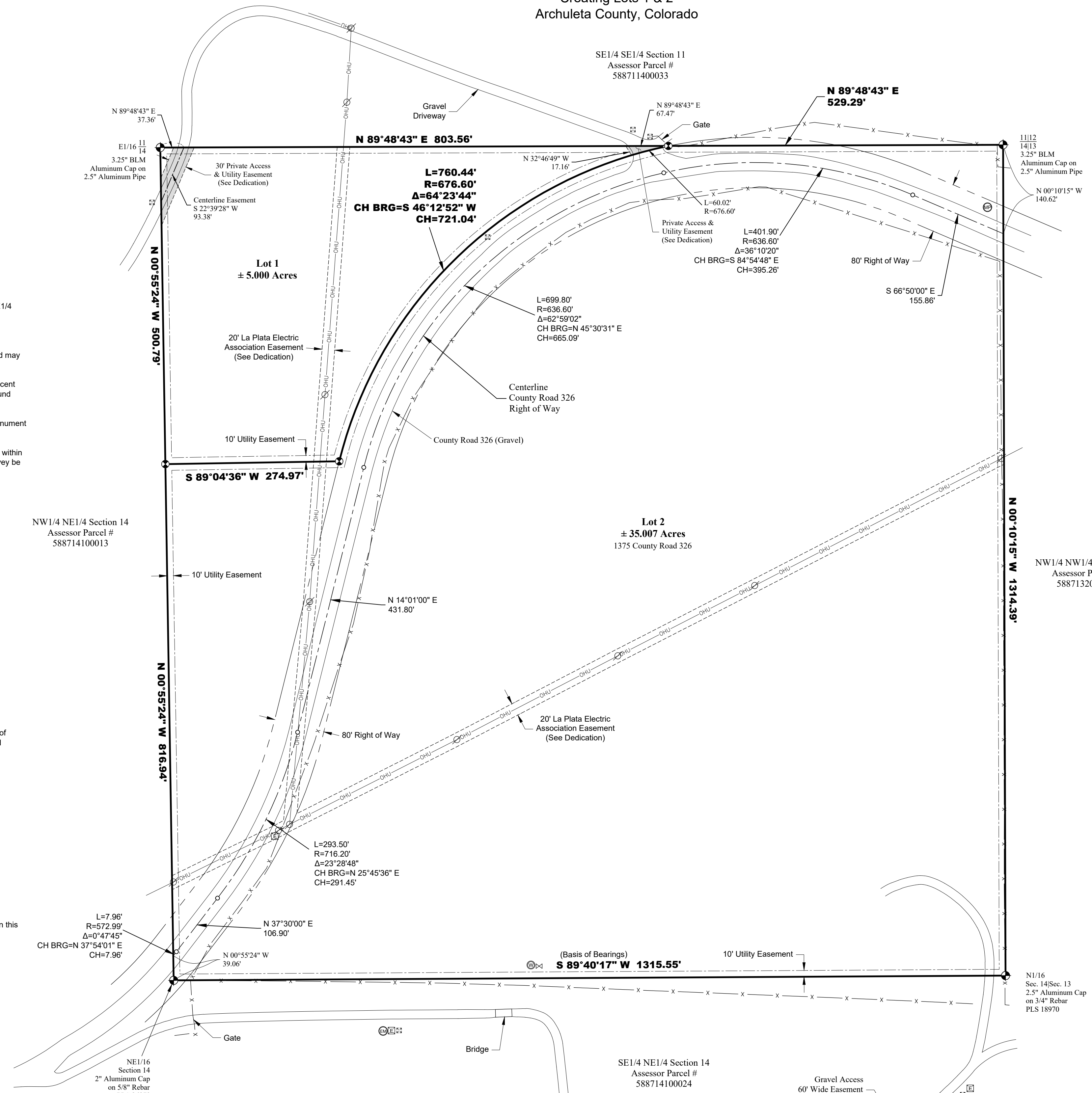


PETTUS MINOR SUBDIVISION

Being a division of the NE1/4 NE1/4
Section 14 T.34N R.1W, N.M.P.M.
Creating Lots 1 & 2
Archuleta County, Colorado



VICINITY MAP
Scale: 1" = 3000'



NOTES:

- Basis of Bearings: Bearings are geodetic bearings determined by GPS observations. The south line of the NE1/4 NE1/4 Section 14 T.34N R.1W, N.M.P.M., monumented as shown hereon, bears S 89°40'17\" W.
- All distances on this plat are in US survey feet.
- These premises are subject to any and all easements, rights of way, variances and or agreements as of record may appear.
- Utility connections may be located under and through each residence and lot shown hereon for service to adjacent residences and lots. Only those utilities visible at the time of this survey are shown. The location of underground connections are unknown.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to State Statute 18-4-508, C.R.S.
- 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.

PLANNING COMMISSION CERTIFICATE:

This plat and the statements hereon reflect the recommendation of the Planning Commission, made the _____ day of _____, 2023.

This approval does not extend to the design of utilities, sewage disposal, roads, or any other service facility.

Chairperson _____

APPROVAL TO RECORD:

Having ascertained that the conditions of approval have been satisfactorily completed on this _____ day of _____, 2023, the Board of County Commissioners approve this plat for recording by the County Clerk and Recorder. This approval does not extend to the design of utilities, sewage disposal, roads or any other service.

By: _____
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat and the statements hereon were conditionally approved, pending completion of special improvements, on this _____ day of _____, 2023 by the Board of County Commissioners of Archuleta County, Colorado.

By: _____
Chairman

CERTIFICATE OF MORTGAGE:

_____, 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.

This _____ day of _____, 2023.

Representative of _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2023.

State of Colorado

County of Colorado

Commission # _____

My commission expires: _____ Day of _____, 20____.

- LEGEND**
- ⊙ Set 2" Aluminum Cap PLS 37884 on 5/8" Rebar
 - ⊕ Found Section Corner (Described Hereon)
 - ⊞ Electric Box
 - ⊚ Electric Meter
 - ⊙ Utility Pole
 - ⊙ Marker Post - Buried Utility Line
 - ⊞ Telephone Pedestal
 - ⊙ Water Well
 - ⊙ Water Spigot
 - X — Fence
 - OHU — Overhead Utility Line
 - — — 10' Utility Easement Dedicated Hereon

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

That David M. Pettus & Barbara A. Asprey whose address is 1375 County Road 326, Pagosa Springs, Colorado 81147, being owners or lien holders of the following described real property, to wit: The NE1/4 NE1/4 of Section 14, Township 34 North, Range 1 West, N.M.P.M., Archuleta County, Colorado, containing 40.007 acres, have caused the same to be surveyed, laid out, subdivided, and designated as "Pettus Minor Subdivision" and have caused this plat to be made and filed. In consideration of the approval of this plat, the above stated owner hereby waives any and all claims of damages against Archuleta County occasioned by the alteration of land surfaces to conform to this plat.

DEDICATION OF EASEMENTS

- All Easements and Rights of Way of record are to be retained.
- The 20-foot-wide overhead line utility easements as shown hereon are hereby dedicated to La Plata Electric Association, Inc. for the purpose of ingress and egress, installation, operation, maintenance, reconstruction, improvement, replacement, and removal of electric distribution lines and telecommunications facilities, together with their related equipment.
- The private access & utility easements as shown hereon are for the use and benefit of the adjacent tracts which are to be served by said easements.
- The 80 foot Right of Way for County Road 326 is dedicated to Archuleta County, Colorado.
- The 10 foot wide utility easements bordering Lots 1 & 2 is hereby granted.

In witness thereof, this instrument is executed this _____ day of _____, 2023.

David M. Pettus _____ Barbara A. Asprey _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2023.

State of Colorado

County of Archuleta

My commission expires: _____ Day of _____, 20____.

(Signature and Seal of Notary Public)

CLERK AND RECORDER CERTIFICATE:

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: _____

SURVEYOR'S CERTIFICATE:

I, David J. Murrey, a duly registered professional land surveyor in the State of Colorado, do hereby certify that this plat of "Pettus 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 sections 38-51-101, et seq. C.R.S.

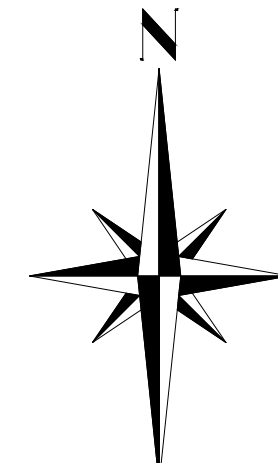
This _____ day of _____, 2023.

COUNTY SURVEYOR'S CERTIFICATE:

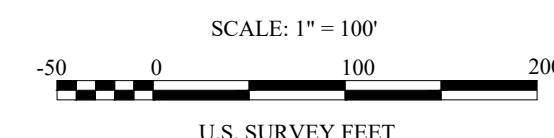
This plat has been reviewed and approved for statutory compliance, legibility, form and content only and these items have been determined to meet the minimum standards for land surveying in the State of Colorado. This certificate does not represent a thorough review of the calculations, methodology or the correctness of the boundaries depicted hereon.

_____ This _____ day of _____, 2023.

Preliminary



SCALE: 1" = 100'
U.S. SURVEY FEET



SCALE: 1" = 100'
U.S. SURVEY FEET

PETTUS MINOR SUBDIVISION		
Being a division of the NE1/4 NE1/4 Section 14 T.34N R.1W, N.M.P.M. Creating Lots 1 & 2 Archuleta County, Colorado		
PROJECT NO: 22266	SCALE: 1" = 100'	
DRAWN BY: MTC	MURREY LAND SURVEYING	DATE: 3/29/2023
CHECKED BY: DJM	PO BOX 5532	SHT: 1 OF: 1
SURVEYED BY: DJM	PAGOSA SPRINGS, CO 81147 (970) 946-1043	