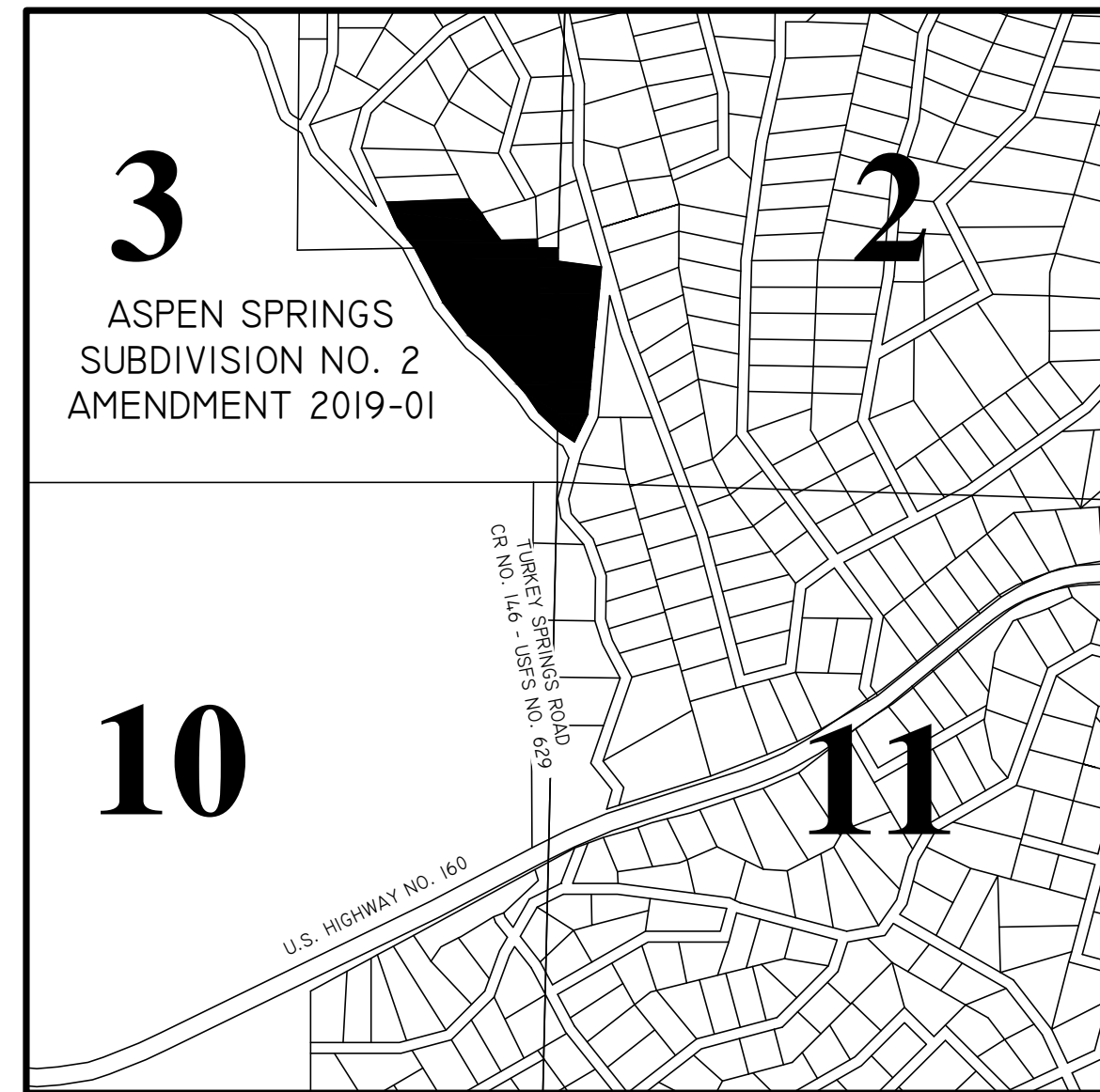


# ASPEN SPRINGS SUBDIVISION NO. 2 AMENDMENT 2019-01

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3, T34N (NORTH OF UTE LINE), R3W, N.M.P.M., ARCHULETA COUNTY, COLORADO.

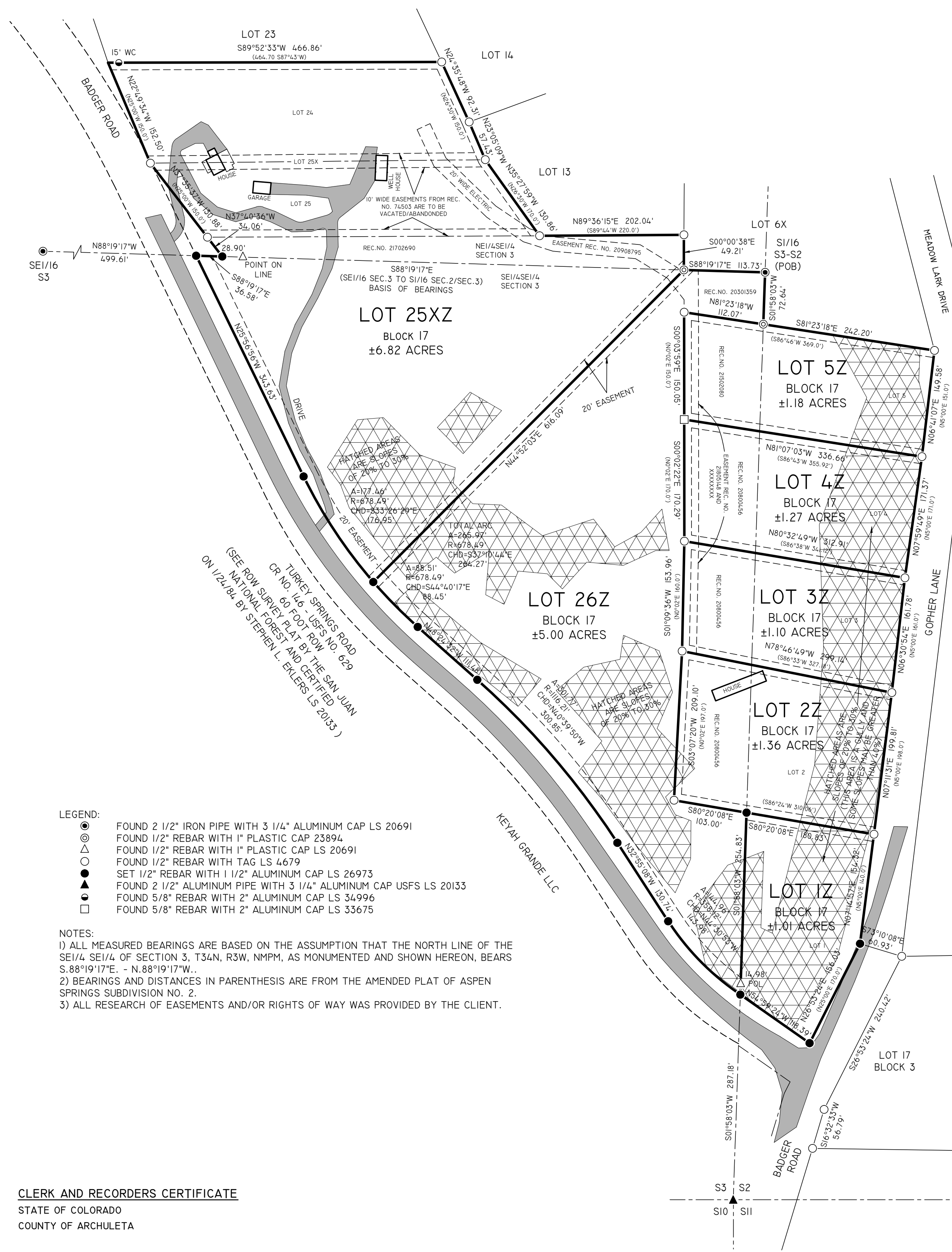


VICINITY MAP  
SCALE: 1" = 1000'

### PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE1/4 (SOUTHEAST QUARTER) OF SECTION 3, TOWNSHIP 34 NORTH (NORTH OF UTE LINE), RANGE 3 WEST, NEW MEXICO PRINCIPAL MERIDIAN, ARCHULETA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE SE1/4 SE1/4 (SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER) OF SECTION 3;  
 THENCE S.01°58'03"W., 72.64 FEET ALONG THE EAST LINE OF THE SE1/4 SE1/4 OF SECTION 3 TO THE NORTH LINE OF LOT 5 OF BLOCK 17 OF ASPEN SPRINGS SUBDIVISION NO. 2;  
 THENCE S.81°23'18"W., 242.20 FEET ALONG THE NORTH LINE OF LOT 5 OF BLOCK 17 OF ASPEN SPRINGS SUBDIVISION NO. 2;  
 THENCE S.06°41'07"W., 149.58 FEET ALONG THE EAST LINE OF LOT 5 OF BLOCK 17 OF ASPEN SPRINGS SUBDIVISION NO. 2;  
 THENCE S.07°59'49"W., 171.37 FEET ALONG THE EAST LINE OF LOT 4 OF BLOCK 17 OF ASPEN SPRINGS SUBDIVISION NO. 2;  
 THENCE S.06°30'54"W., 161.78 FEET ALONG THE EAST LINE OF LOT 3 OF BLOCK 17 OF ASPEN SPRINGS SUBDIVISION NO. 2;  
 THENCE S.07°11'31"W., 199.81 FEET ALONG THE EAST LINE OF LOT 2 OF BLOCK 17 OF ASPEN SPRINGS SUBDIVISION NO. 2;  
 THENCE S.07°14'57"W., 154.32 FEET ALONG THE EAST LINE OF LOT 1 OF BLOCK 17 OF ASPEN SPRINGS SUBDIVISION NO. 2;  
 THENCE S.26°53'24"W., 156.03 FEET ALONG THE EAST LINE OF LOT 1 OF BLOCK 17 OF ASPEN SPRINGS SUBDIVISION NO. 2;  
 THENCE N.54°59'24"W., 118.39 FEET ALONG THE SOUTHERLY LINE OF LOT 1 OF BLOCK 17 OF ASPEN SPRINGS SUBDIVISION NO. 2 TO THE EAST LINE OF THE SE1/4 SE1/4 OF SECTION 3;  
 THENCE 144.96 FEET ALONG NORTHERLY RIGHT OF WAY OF COUNTY ROAD 146 ALSO BEING USFS ROAD NO. 629 AS SHOWN ON THAT RIGHT OF WAY PLAT BY THE SAN JUAN NATIONAL FOREST AND CERTIFIED ON 1/24/84 BY STEPHEN L. EKLERS LS 20133 ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 358.12 FEET AND A CHORD WHICH BEARS N.44°30'53"W., 143.98 FEET DISTANT;  
 THENCE N.32°55'08"W., 130.74 FEET ALONG SAID NORTHERLY RIGHT OF WAY;  
 THENCE 301.77 FEET ALONG SAID NORTHERLY RIGHT OF WAY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 116.21 FEET AND A CHORD WHICH BEARS N.40°39'50"W., 300.85 FEET DISTANT;  
 THENCE N.48°24'32"W., 111.48 FEET ALONG SAID NORTHERLY RIGHT OF WAY;  
 THENCE 265.97 FEET ALONG SAID NORTHERLY RIGHT OF WAY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 678.49 FEET AND A CHORD WHICH BEARS N.37°10'44"W., 264.27 FEET DISTANT;  
 THENCE N.25°56'56"W., 343.63 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE NORTH LINE OF THE SE1/4 SE1/4 OF SECTION 3;  
 THENCE S.88°19'17"E., 113.73 FEET ALONG THE NORTH LINE OF THE SE1/4 SE1/4 OF SECTION 3 TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 21702690;  
 THENCE N.37°40'36"W., 34.06 FEET ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 21702690 AND TO THE SOUTHWEST CORNER OF LOT 25 (AKA LOT 25X) OF BLOCK 17 OF ASPEN SPRING SUBDIVISION NO. 2;  
 THENCE N.37°35'37"W., 130.88 FEET ALONG THE WEST LINE OF LOT 25 (AKA LOT 25X) OF BLOCK 17 OF ASPEN SPRING SUBDIVISION NO. 2;  
 THENCE N.22°49'34"W., 152.50 FEET ALONG THE WEST LINE OF LOT 24 (AKA LOT 25X) OF BLOCK 17 OF ASPEN SPRING SUBDIVISION NO. 2;  
 THENCE N.89°52'33"E., 466.86 FEET ALONG THE NORTH LINE OF LOT 24 (AKA LOT 25X) OF BLOCK 17 OF ASPEN SPRING SUBDIVISION NO. 2;  
 THENCE S.24°35'48"E., 92.31 FEET ALONG THE EAST LINE OF LOT 24 (AKA LOT 25X) OF BLOCK 17 OF ASPEN SPRING SUBDIVISION NO. 2;  
 THENCE S.23°05'09"E., 57.43 FEET ALONG THE EAST LINE OF LOT 24 (AKA LOT 25X) OF BLOCK 17 OF ASPEN SPRING SUBDIVISION NO. 2;  
 THENCE S.35°27'59"E., 130.86 FEET ALONG THE EAST LINE OF LOT 25 (AKA LOT 25X) OF BLOCK 17 OF ASPEN SPRING SUBDIVISION NO. 2, ALSO BEING THE SOUTHWEST CORNER OF LOT 13 OF BLOCK 17 OF ASPEN SPRING SUBDIVISION NO. 2;  
 THENCE N.89°36'15"E., 202.04 FEET ALONG THE SOUTH LINE OF LOT 13 OF BLOCK 17 OF ASPEN SPRING SUBDIVISION NO. 2, AND THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 21702690;  
 THENCE S.00°00'38"E., 49.21 FEET ALONG THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 21702690 AND THE WEST LINE OF LOT 6X OF BLOCK 17 OF ASPEN SPRING SUBDIVISION NO. 2 AND TO THE NORTH LINE OF SE1/4 SE1/4 OF SECTION 3;  
 THENCE S.88°19'17"E., 113.73 FEET ALONG THE NORTH LINE OF SE1/4 SE1/4 OF SECTION 3 TO THE PLACE OF BEGINNING.  
 CONTAINING 17.74 ACRES MORE OR LESS



- LEGEND:**
- FOUND 2 1/2" IRON PIPE WITH 3 1/4" ALUMINUM CAP LS 20691
  - FOUND 1/2" REBAR WITH 1" PLASTIC CAP 23894
  - △ FOUND 1/2" REBAR WITH 1" PLASTIC CAP LS 20691
  - FOUND 1/2" REBAR WITH TAG LS 4679
  - SET 1/2" REBAR WITH 1 1/2" ALUMINUM CAP LS 26973
  - FOUND 1/2" ALUMINUM PIPE WITH 3 1/4" ALUMINUM CAP USFS LS 20133
  - FOUND 5/8" REBAR WITH 2" ALUMINUM CAP LS 34996
  - FOUND 5/8" REBAR WITH 2" ALUMINUM CAP LS 33675

- NOTES:**
- 1) ALL MEASURED BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE SE1/4 SE1/4 OF SECTION 3, T34N, R3W, N.M.P.M., AS MONUMENTED AND SHOWN HEREON, BEARS S.88°19'17"E. - N.88°19'17"W.
  - 2) BEARINGS AND DISTANCES IN PARENTHESIS ARE FROM THE AMENDED PLAT OF ASPEN SPRINGS SUBDIVISION NO. 2.
  - 3) ALL RESEARCH OF EASEMENTS AND/OR RIGHTS OF WAY WAS PROVIDED BY THE CLIENT.

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO  
 COUNTY OF ARCHULETA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE

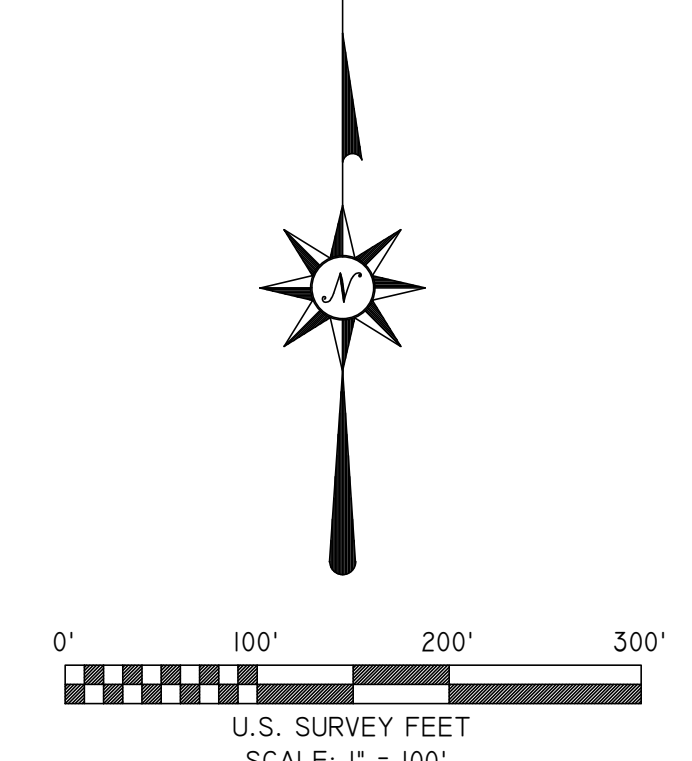
AT \_\_\_\_\_ O'CLOCK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

RECEPTION NUMBER: \_\_\_\_\_

PLAT FILE NUMBER: \_\_\_\_\_

BY: \_\_\_\_\_  
 CLERK AND RECORDER

PRELIMINARY



### DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT RON BECKMAN AND BERNICE BECKMAN OF 687 BADGER ROAD, PAGOSA SPRINGS, COLORADO 81417, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

SEE PROPERTY DESCRIPTION

HAS CAUSED THIS PLAT TO BE MADE AND DESIGNATED AS "ASPEN SPRINGS SUBDIVISION NO. 2 AMENDMENT 2019-01" AND FURTHER DECLARES:

- 1) A 20 FOOT WIDE EASEMENT ALONG COUNTY ROAD NO. 146 AND ALONG THE LINE COMMON TO LOTS 25XZ AND 26Z IS GRANTED TO UTILITY COMPANIES IN ARCHULETA COUNTY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- 2) UNLESS NOTED, THOSE 10 FOOT WIDE EASEMENT AS GRANTED ON THE AMENDED ASPEN SPRINGS SUBDIVISION NO. 2 ARE TO BE RETAINED.
- 3) THOSE 10 FOOT WIDE EASEMENTS WITHIN LOT 25X FROM THE AMENDED ASPEN SPRINGS SUBDIVISION NO. 2, AS NOTED HEREON, ARE VACATED/ABANDONED.

IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF "ASPEN SPRINGS SUBDIVISION NO. 2 AMENDMENT 2019-01", THE DECLARANTS HEREBY WAIVE ANY AND ALL CLAIMS OF DAMAGES AGAINST ARCHULETA COUNTY OCCASIONED BY THE ALTERATION OF LAND SURFACES TO CONFORM TO THIS AMENDMENT PLAT.

**IN WITNESS THEREOF**  
 THIS INSTRUMENT IS EXECUTED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

RONALD BECKMAN  
 \_\_\_\_\_  
 BERNICE BECKMAN  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY RONALD BECKMAN AND BERNICE BECKMAN.  
 NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC ADDRESS: \_\_\_\_\_

**IN WITNESS THEREOF**  
 THIS INSTRUMENT IS EXECUTED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

TRUSTEE FOR THE CULVER PHILLIP F REVOCABLE TRUST  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY THE TRUSTEE FOR THE CULVER PHILLIP F REVOCABLE TRUST  
 NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC ADDRESS: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, DEAN P. SCHULTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS "ASPEN SPRINGS SUBDIVISION NO. 2 AMENDMENT 2019-01", WAS PREPARED UNDER MY DIRECTION, TRULY AND CORRECTLY REPRESENTS A FIELD SURVEY OF THE SAME, AND WAS MONUMENTED IN ACCORDANCE WITH CRS 38-51-105, 1973, AS AMENDED.

### COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR STATUTORY COMPLIANCE, LEGIBILITY, FORM AND CONTENT ONLY AND MEETS 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 BOUNDARIES DEPICTED HEREON.

### ARCHULETA COUNTY - PLANNING COMMISSION CERTIFICATE

THIS PLAT AND THE STATEMENTS CONTAINED HEREON ARE APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY THE PLANNING COMMISSION FOR ARCHULETA COUNTY, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS OR ANY OTHER SERVICE FACILITY.

THIS CERTIFICATE ALSO GRANTS THAT RESERVED WATER LINE EASEMENT THAT CROSSES COUNTY ROAD NO. 119 AND IS LOCATED IN THE NORTHERLY PORTION OF PARCEL 5.

BY: \_\_\_\_\_  
 CHAIRPERSON

### ARCHULETA COUNTY - APPROVAL TO RECORD

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED, THIS PLAT AND THE STATEMENTS CONTAINED HEREON ARE APPROVED, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, 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, OR ANY OTHER SERVICE FACILITY.  
 THIS APPROVAL GRANTS THE VACATION/ABANDONMENT OF PUBLIC UTILITY EASEMENTS AS NOTED.

BY: \_\_\_\_\_  
 CHAIRPERSON

**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.

REVISIONS	ASPEN SPRINGS SUBDIVISION NO. 2 AMENDMENT 2019-01 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3, T34N (NORTH OF UTE LINE), R3W, N.M.P.M., ARCHULETA COUNTY, COLORADO.		
SCALE	1" = 100'	DAVIS ENGINEERING SERVICE, INC. P.O. BOX 1208 PAGOSA SPRINGS, COLORADO 81417 PHONE: (970) 264-5055 FAX: (970) 264-9210	SURVEYED BY DPS
DATE	AUGUST 1, 2017		DRAFTED BY DPS
CLIENT			FILED P05523