

SAN JUAN RIVER RESORT UNIT NO. 2 AMENDMENT 2019-01

BEING A REPLAT AND CONSOLIDATION OF LOTS 1-15, 66-68 AND A PORTION OF ALPINE DRIVE
CREATING LOTS 180-184
LOCATED WITHIN SECTIONS 27 AND 28 OF T36N, RIW, NMPM
ARCHULETA COUNTY, COLORADO

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT SAN JUAN RIVER RESORT METROPOLITAN DISTRICT WHOSE ADDRESS IS P.O. BOX 5551, PAGOSA SPRINGS, CO, 81147; BEING OWNER OF THE FOLLOWING REAL PROPERTY, TO-WIT;

LOTS 1-15, 66-68 AND A PORTION OF ALPINE DRIVE WITHIN SAN JUAN RIVER RESORT UNIT 2 AS STATED IN THAT DEED RECORDED IN BOOK 319 ON PAGE 349 AND THAT DEED RECORDED UNDER RECEPTION NO. 21602261. CONTAINING 10.26 ACRES MORE OR LESS.

ALL AS PER THE SECOND AMENDED PLAT OF SAN JUAN RIVER RESORT UNIT 2 WHICH IS RECORDED UNDER RECEPTION NO. 82578

HAVE CAUSED THIS PLAT TO BE MADE AND DESIGNATED AS "SAN JUAN RIVER RESORT SUBDIVISION UNIT NO. 2 AMENDMENT 2019-01" AND FURTHER DECLARES:

- 1) ORIGINAL PLATTED EASEMENTS (7 FEET IN WIDTH ALONG THE SIDES AND REARS) THAT AFFECT LOTS 1-15 AND 66-68 ARE TO BE VACATED.
- 2) NEW EASEMENTS 10 FEET IN WIDTH ALONG THE SIDE LINE OF LOTS 180 THRU 183 AND 20 FEET IN WIDTH ALONG THE EXTERIOR OF THIS AMENDMENT ARE GRANTED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF EXISTING AND/OR NEW UTILITY LINES.
- 3) AN EASEMENT 20 FEET IN WIDTH CENTERED ALONG THE IRRIGATION DITCH OR PIPELINE IS GRANTED TO THE OWNER OF THE IRRIGATION SYSTEM FOR MAINTENANCE.
- 4) EASEMENTS 20 FEET IN WIDTH, 10 FEET WIDE ON EACH SIDE OF THE SHOWN CENTERLINES AND AS NOTED HEREON, ARE GRANTED TO LA PLATA ELECTRIC ASSOCIATION FOR THE MAINTENANCE OF OVERHEAD OR UNDERGROUND MAIN ELECTRIC LINES.
- 5) A PEDESTRIAN EASEMENT 10 FEET IN WIDTH, 5 FEET WIDE ON EACH SIDE OF THE SHOWN CENTERLINE AND AS NOTED HEREON, IS GRANTED TO THE SAN JUAN RIVER RESORT PROPERTY OWNERS FOR ACCESS TO THE SAN JUAN RIVER. THE 10 FOOT WIDE RIGHT-OF-WAY ALONG THE ORIGINAL LINE BETWEEN LOTS 10 AND 11 IS TO BE VACATED.
- 6) THAT PORTION OF ALPINE DRIVE THAT FRONTED LOTS 1-10 AND IS NOW LOCATED WITHIN LOT 184 IS TO BE VACATED.

IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF "SAN JUAN RIVER RESORT SUBDIVISION UNIT 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

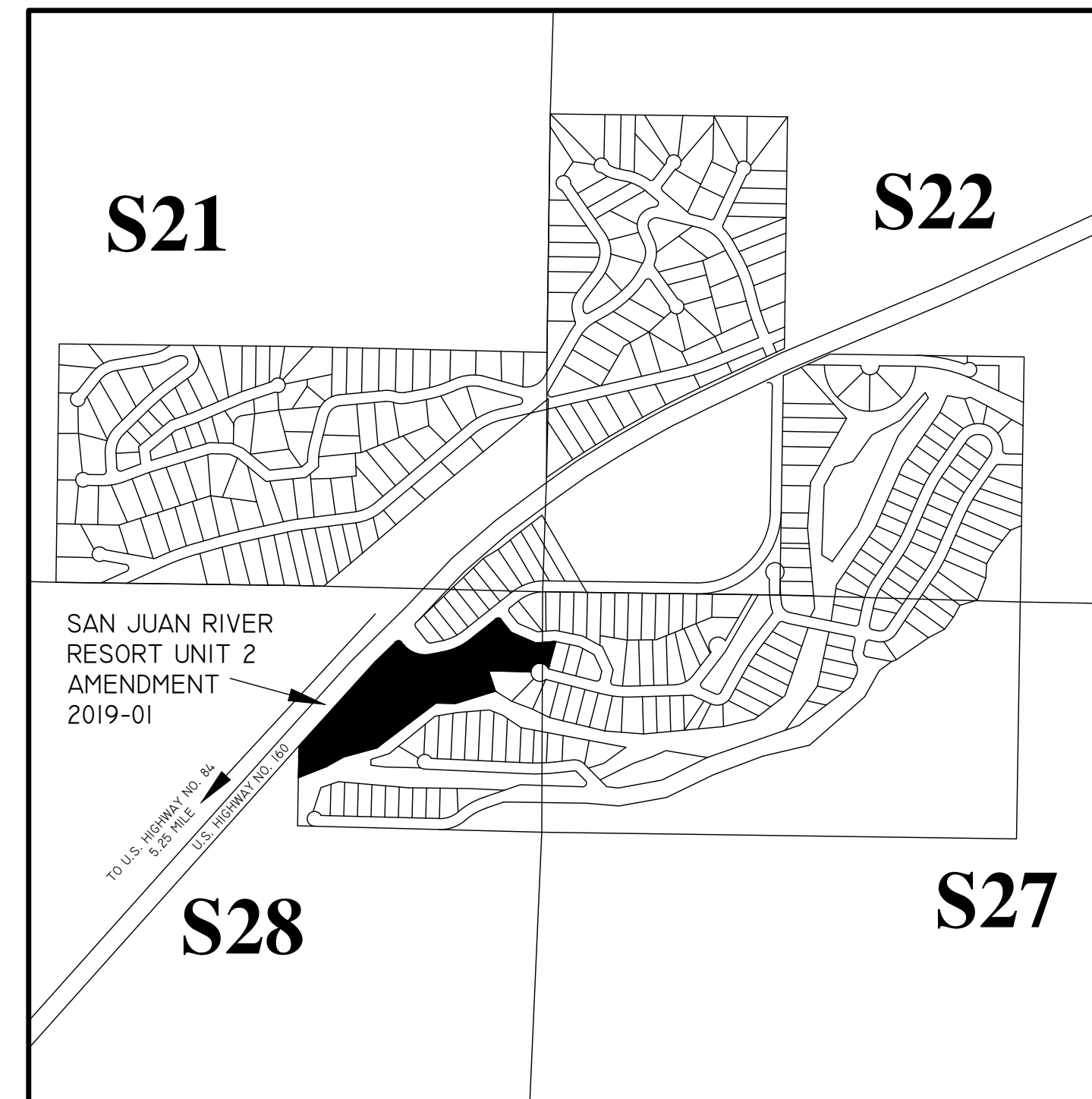
THIS INSTRUMENT IS EXECUTED
THIS ____ DAY OF _____, 2019

PRESIDENT OR REPRESENTATIVE
FOR THE SAN JUAN RIVER RESORT METROPOLITAN DISTRICT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2019 BY THE PRESIDENT OR REPRESENTATIVE FOR
THE SAN JUAN RIVER RESORT METROPOLITAN DISTRICT.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC ADDRESS: _____



VICINITY MAP
SCALE: 1" = 800'

PRELIMINARY

SURVEYOR'S CERTIFICATE

I, DEAN P. SCHULTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS "SAN JUAN RIVER RESORT UNIT 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.

PLANNING COMMISSION CERTIFICATE

THIS PLAT AND THE STATEMENTS 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.

BY: _____
CHAIRPERSON

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT AND THE STATEMENTS HEREON ARE CONDITIONALLY APPROVED PENDING COMPLETION OF SPECIFIED IMPROVEMENTS ON THIS ____ DAY OF _____, 2019 BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS OR ANY OTHER SERVICE FACILITY AND DOES NOT CONSTITUTE ACCEPTANCE OF ROADS, UTILITIES OR SERVICES BY ARCHULETA COUNTY FOR MAINTENANCE OR OPERATION. THIS APPROVAL FURTHER GRANTS THE VACATION OF PUBLIC UTILITY EASEMENTS AND RIGHTS-OF-WAY AS NOTED.

BY: _____
CHAIRPERSON

APPROVAL TO RECORD

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS ____ DAY OF _____, 2019, THE BOARD OF COUNTY COMMISSIONERS APPROVE THIS PLAT FOR RECORDING BY THE COUNTY CLERK AND RECORDER.

BY: _____
CHAIRPERSON

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

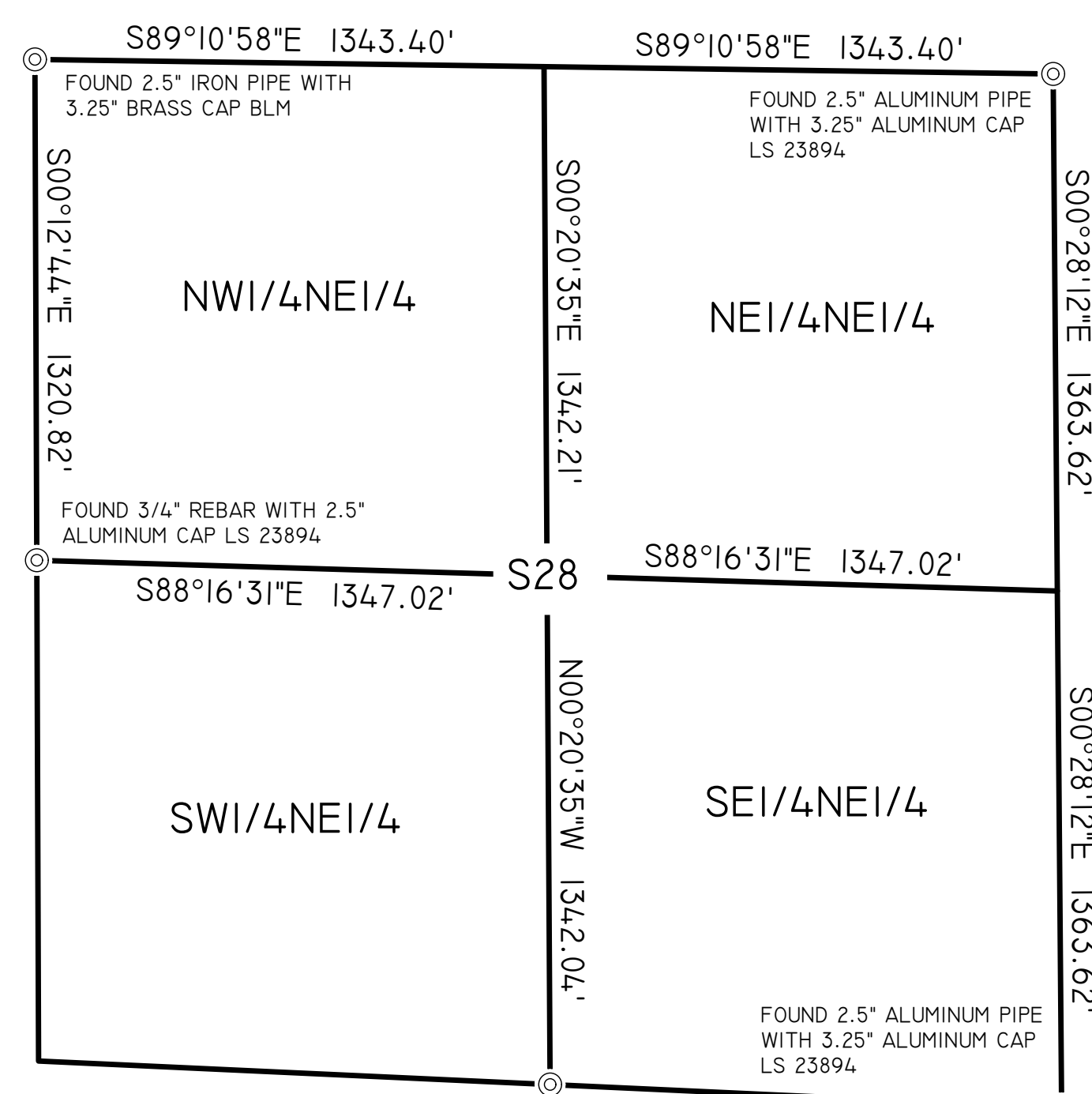
PRELIMINARY

SHEET ONE

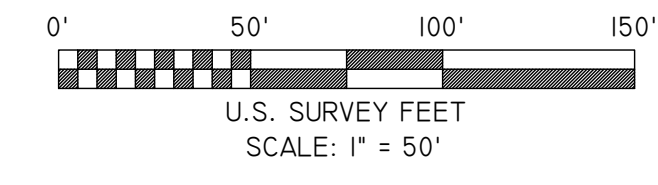
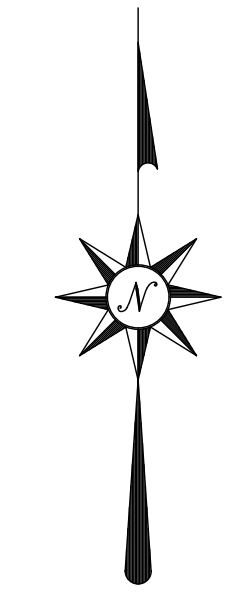
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

REVISIONS	SAN JUAN RIVER RESORT UNIT NO. 2 AMENDMENT 2019-01 BEING A REPLAT AND CONSOLIDATION OF LOTS 1-15, 66-68 AND A PORTION OF ALPINE DRIVE CREATING LOTS 180-184 LOCATED WITHIN SECTIONS 27 AND 28 OF T36N, RIW, NMPM ARCHULETA COUNTY, COLORADO		
APRIL 29, 2019	SCALE	1" = 50'	SURVEYED BY
	DATE	JAN. 2019	DRAFTED BY
CLIENT	DAVIS ENGINEERING SERVICE, INC. P.O. BOX 1208 PAGOSA SPRINGS, COLORADO 81147 PHONE: (970) 264-5055 FAX: (970) 264-9210		DPS
			DPS
			FILED
			P07130

PRELIMINARY



SCALE: 1" = 400'



PRELIMINARY

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.

- LEGEND**
- FOUND 1/2" REBAR WITH NO IDENTIFICATION
 - △ FOUND 1/2" REBAR WITH TAG LS 4431
 - FOUND 1/2" REBAR WITH 1" PLASTIC CAP LS 18970
 - FOUND 3/4" REBAR WITH NO IDENTIFICATION
 - ⊙ FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR WITH 1.5" ALUMINUM CAP LS 26973

- OLD PLATTED LOT LINES
- (XX) OLD PLATTED LOT NUMBERS
- SETBACK LIMITS 10' SIDES - 30' FRONT/BACK FROM CC&R'S BOOK 159 PAGE 142 ACR
- FENCE
- ||||| SLOPES OF 30% OR GREATER
- (XX'XXX'XX' XX') BEARING AND DISTANCE INFORMATION FROM RECORDED PLATS

PRELIMINARY

SHEET TWO

NOTES:
 1) ALL BEARINGS ARE BASED ON GEODETIC NORTH FROM GPS OBSERVATIONS AND THAT THE SOUTHEASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 160, AS NOTED AND SHOWN HEREON, BEARS S.41°40'21"W. - N.41°40'21"E.
 2) SHADED AREAS ARE THE EXISTING GRAVEL ROADWAYS.
 3) FOUND A 1/2" REBAR WITH 1" PLASTIC CAP--PLS 18970--N 51°16'47" E AT 5.1 FEET FROM SET MONUMENT. THIS MONUMENT WAS NOT USED TO CONTROL THIS SURVEY.
 4) FOUND A 1/2" REBAR WITH TAG--PLS4431--S39°55'10"E AT 1.7 FEET FROM SET MONUMENT. THIS MONUMENT WAS NOT USED TO CONTROL THIS SURVEY.

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