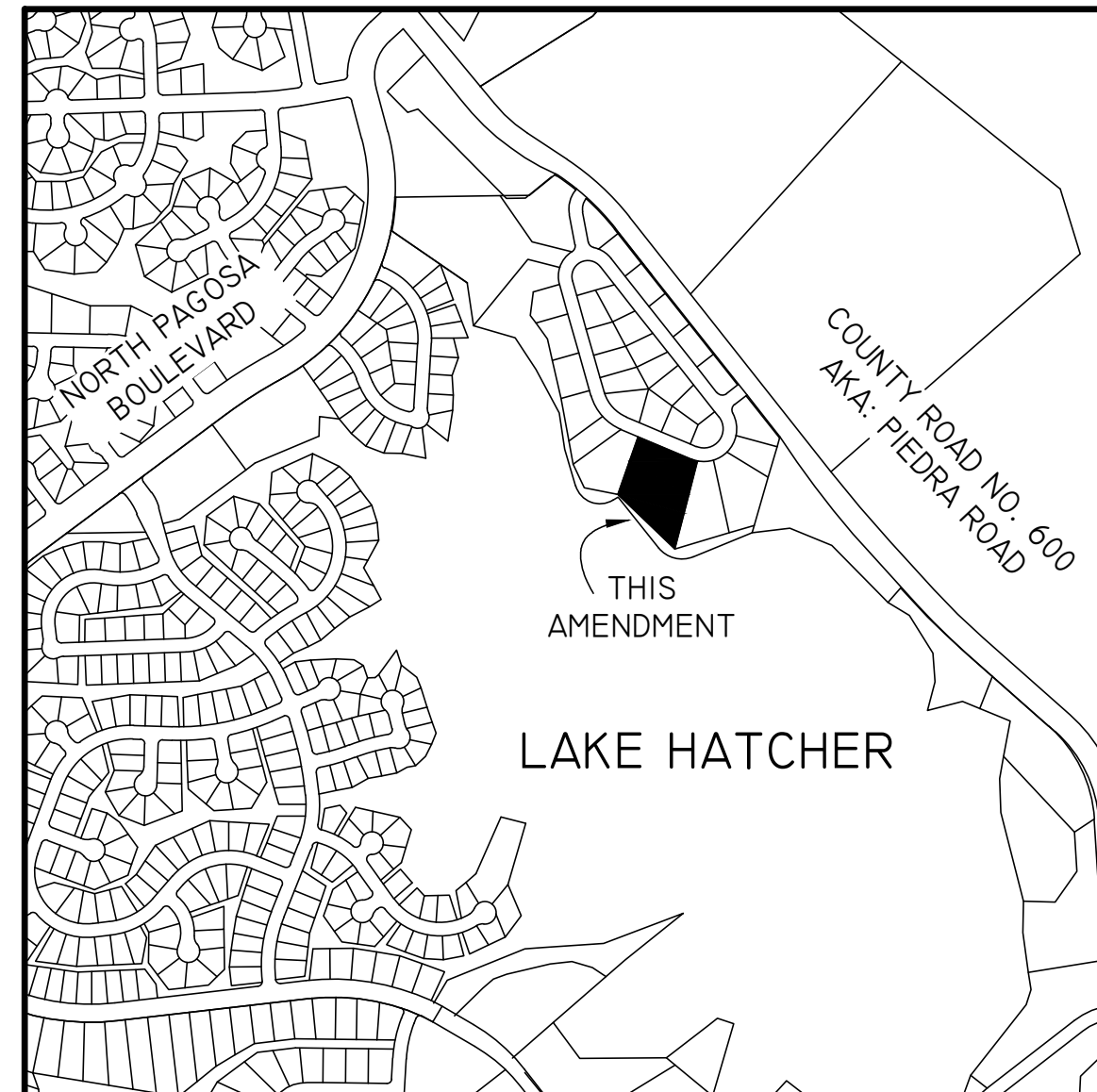


# COYOTE COVE AMENDMENT 2019-01

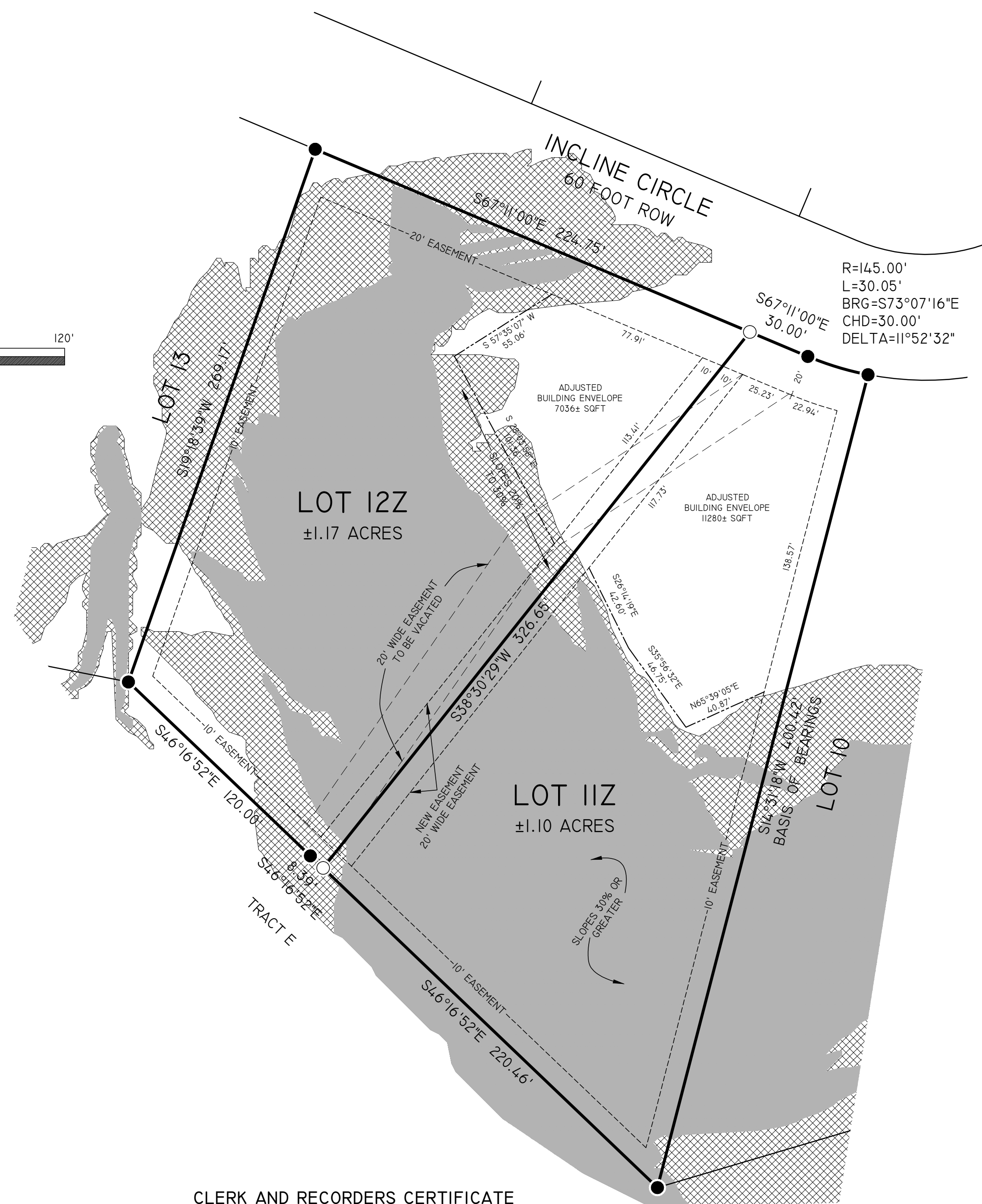
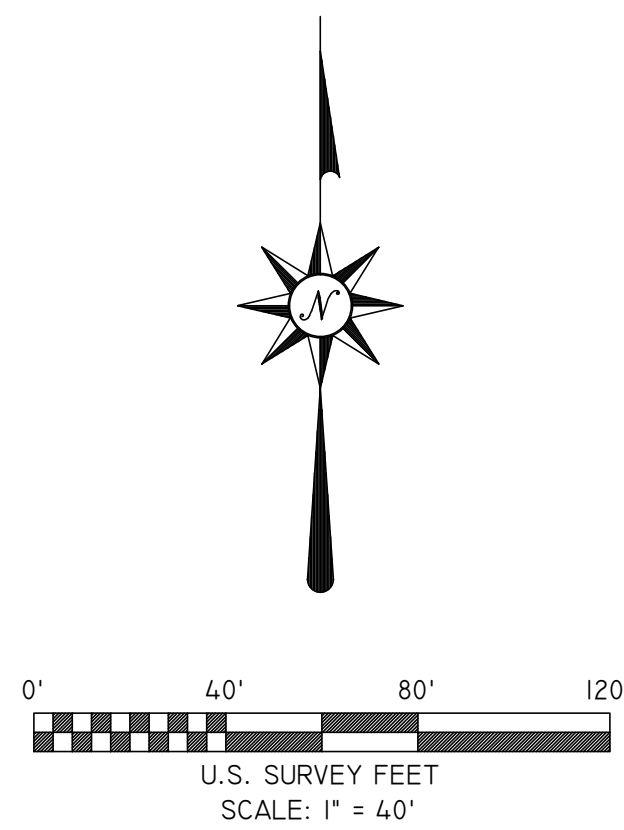
BEING A REPLAT OF LOTS 11 AND 12  
 CREATING NEW LOTS 11Z AND 12Z OF COYOTE COVE  
 LOCATED IN SECTIONS 25 AND 36, T36N, R2 1/2W, NMPM  
 ARCHULETA COUNTY, COLORADO



VICINITY MAP  
 SCALE: 1" = 800'

LEGEND:  
 ● FOUND 1/2" REBAR WITH 1 1/2" ALUMINUM CAP LS 26973  
 ○ SET 1/2" REBAR WITH 1 1/2" ALUMINUM CAP LS 26973

NOTES:  
 1) ALL BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EASTERLY LINE OF LOT 11 (NOW LOT 11Z, AS MONUMENTED AND NOTED HEREON, BEARS S.14°31'18"W. - N.14°31'18"E.  
 2) RESEARCH OF EASEMENTS AND/OR RIGHTS OF WAY WAY PROVIDED BY THE CLIENTS.  
 3) MEASURED BEARINGS AND DISTANCES WERE FOUND TO BE ALMOST IDENTICAL WITH THE ORIGINAL PLATTED BEARINGS AND DISTANCES. THE ORIGINAL DISTANCE ALONG THE SOUTH LINE OF LOT 11 IS STATED TO BE 248.85'. THIS DISTANCE APPEARS TO HAVE BEEN A TYPO OF SHOULD HAVE BEEN 228.85'.



**ARCHULETA COUNTY - PLANNING COMMISSION CERTIFICATE**  
 THIS PLAT AND THE STATEMENTS HEREON REFLECT THE RECOMMENDATION OF THE PLANNING COMMISSION,  
 MADE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
 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, VACATION OF PUBLIC UTILITY EASEMENTS AS MARKED AND NOTED, AND THE STATEMENTS HEREON WAS CONDITIONALLY APPROVED, PENDING COMPLETION OF SPECIFIED IMPROVEMENTS,  
 ON THE \_\_\_\_ 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 SERVICE FACILITIES BY ARCHULETA COUNTY FOR MAINTENANCE OR OPERATION.

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

**DEDICATION:**  
 KNOW ALL PERSONS BY THESE PRESENTS:  
 THAT JOHN K. PACE OF 5926 EAST VERNON AVENUE, SCOTTSDALE, AZ 85257 BEING THE OWNER OF LOT 11 ALONG WITH MICHAEL A. GREEN AND MARLENE D. GREEN BEING THE OWNERS OF LOT 12 OF THE REAL PROPERTY, TO-WIT:

LOT 11 AND 12 OF COYOTE COVE, THE PLAT OF WHICH IS RECORDED UNDER RECEPTION NO. 20606473 OF THE RECORDS IN THE OFFICE OF THE ARCHULETA COUNTY CLERK AND RECORDER.

AND THEY HAVE CAUSED THIS PLAT TO BE MADE AND DESIGNATED AS "COYOTE COVE AMENDMENT 2019-01" AND FURTHER DECLARES:

- 1) THE 20 FOOT WIDE UTILITY EASEMENT, BEING 10 FEET IN WIDTH ON BOTH SIDES OF THE ORIGINAL LOT LINE BETWEEN LOTS 11 AND 12 IS HEREBY VACATED.
- 2) A NEW 20 FOOT WIDE UTILITY EASEMENT, BEING 10 FEET IN WIDTH ON BOTH SIDE OF THE NEW LOT LINE BETWEEN LOTS 11Z AND 12Z IS HEREBY GRANTED.

IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF "COYOTE COVE 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 FOR LOT 11 (11Z)**

THIS INSTRUMENT IS EXECUTED  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019  
 BY: JOHN K. PACE

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
 \_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY JOHN K. PACE

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

**IN WITNESS THEREOF FOR LOT 12 (12Z)**

THIS INSTRUMENT IS EXECUTED  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019  
 BY: MICHAEL A. GREEN

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
 \_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY MICHAEL A. GREEN AND MARLENE D. GREEN

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 "COYOTE COVE 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.

**NOTICE**

1) THE REAR LINE OF THE BUILDING ENVELOPE FOR LOT 12Z IS THE SAME AS SHOWN ON THE ORIGINAL PLAT, EXCEPT IT HAS BEEN EXTENDED TO MATCH THE NEW PROPERTY LINE.  
 2) IF THE OWNER OF LOT 12Z DESIRES TO MODIFY THE BUILDING ENVELOPE IN THE FUTURE, AN ENGINEERING ANALYSES WILL BE NEEDED TO SUPPORT THE CHANGE ALONG WITH A REPLAT REFLECTING THE CHANGE.

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	COYOTE COVE AMENDMENT 2019-01 BEING A REPLAT OF LOTS 11 AND 12 CREATING NEW LOTS 11Z AND 12Z OF COYOTE COVE LOCATED IN SECTIONS 25 AND 36, T36N, R2 1/2W, NMPM ARCHULETA COUNTY, COLORADO		
JAN 8, 2019	SCALE	1" = 40'	SURVEYED BY
JAN 18, 2019	DATE	SEPT. 25, 2018	DRAFTED BY
MARCH 22, 2019	CLIENT		FILED
			P07386

DAVIS ENGINEERING SERVICE, INC.  
 P.O. BOX 1208  
 PAGOSA SPRINGS, COLORADO 81417  
 PHONE: (970) 264-5055  
 FAX: (970) 264-9210