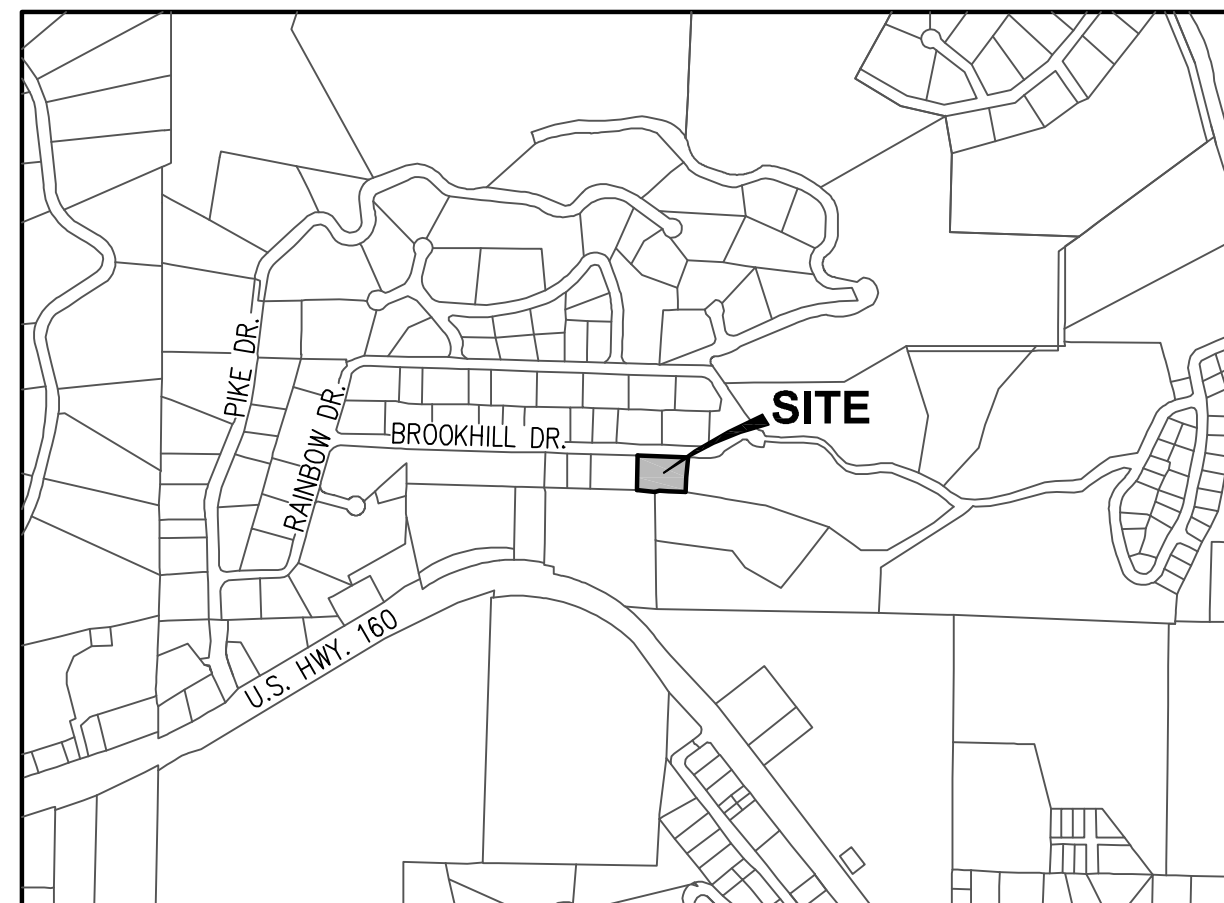


PAGOSA HILLS SUBDIVISION NO. 3 AMENDMENT 2019-01

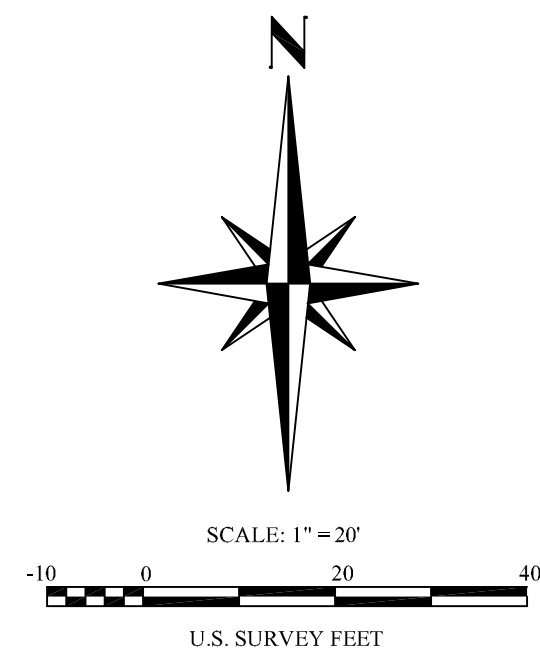
A REPLAT OF LOT 73, PAGOSA HILLS SUBDIVISION NO. 3
 CREATING LOTS 73WZ AND 73EZ
 SITUATED IN SECTION 14, T35N, R2W, NMPM
 ARCHULETA COUNTY, COLORADO

VICINITY MAP
 1" = 1000'



LEGEND

- FOUND MONUMENT AS DESCRIBED
- ◆ SET 1/2" REBAR WITH 1" PLASTIC CAP STAMPED "PLS 37884"
- ⊠ ELECTRICAL TRANSFORMER
- ⊙ ELECTRICAL METER
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ SANITARY CLEANOUT
- x — FENCE LINE
- E — UNDERGROUND ELECTRIC
- GAS — UNDERGROUND GAS
- ▨ AREA > 20% SLOPE
- ▩ AREA > 30% SLOPE



KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES GUGLIELMINO AND JANICE MCINTYRE, WHOSE ADDRESS IS 6100 JOHNSON DR., MISSION, KS 66202, BEING OWNER OR LIEN HOLDER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

LOT 73, PAGOSA HILLS SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1971 AT RECEPTION NUMBER 74680, ARCHULETA COUNTY, COLORADO, CONTAINING 0.996 ACRES;

HAS CAUSED THE SAME TO BE SURVEYED, LAID OUT, SUBDIVIDED, AND DESIGNATED AS "PAGOSA HILLS SUBDIVISION NO. 3 AMENDMENT 2019-01" AND HAS CAUSED THIS PLAT TO BE MADE AND FILED. IN CONSIDERATION OF THE APPROVAL OF THIS PLAT, THE ABOVE STATED OWNERS HEREBY WAIVE ANY AND ALL CLAIMS OF DAMAGES AGAINST THE TOWN OF PAGOSA SPRINGS OCCASIONED BY THE ALTERATION OF LAND SURFACES TO CONFORM TO THIS PLAT, AND FURTHER DECLARES:

- 1) ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE TO BE RETAINED.
- 2) THE 20 FOOT WIDE SHARED DRIVEWAY AND UTILITY EASEMENT HEREON IS HEREBY GRANTED TO THE OWNERS OF LOT 73EZ FOR THE PURPOSE OF VEHICULAR ACCESS, AND TO APPROPRIATE UTILITY PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

IN WITNESS THEREOF, THIS INSTRUMENT IS EXECUTED

THIS _____ DAY OF _____ 20____.

JAMES GUGLIELMINO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS _____ DAY OF _____ 20____.

STATE OF COLORADO

COUNTY OF ARCHULETA

MY COMMISSION EXPIRES: _____ DAY OF _____ 20____.

[SIGNATURE AND SEAL OF NOTARY PUBLIC]

IN WITNESS THEREOF, THIS INSTRUMENT IS EXECUTED

THIS _____ DAY OF _____ 20____.

JANICE MCINTYRE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS _____ DAY OF _____ 20____.

STATE OF COLORADO

COUNTY OF ARCHULETA

MY COMMISSION EXPIRES: _____ DAY OF _____ 20____.

[SIGNATURE AND SEAL OF NOTARY PUBLIC]

APPROVAL TO RECORD:

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS _____ DAY OF _____ 20____, 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. THE COUNTY'S ACCEPTANCE OF THIS PLAT CONSTITUTES ACCEPTANCE, ON THE PUBLIC'S BEHALF.

CHAIRPERSON _____

PLANNING COMMISSION CERTIFICATE:

THIS PLAT AND THE STATEMENTS HEREON REFLECT THE RECOMMENDATION OF THE PLANNING COMMISSION, MADE THE _____ DAY OF _____ 20____. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY.

BY: _____
 CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

ON THE _____ DAY OF _____, 20____,
 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: _____
 CHAIRMAN

NOTES:

1. BEARINGS ARE GEODETIC BEARINGS DETERMINED BY GPS OBSERVATIONS. THE NORTH LINE OF LOT 73, PAGOSA HILLS SUBDIVISION NO. 3, MONUMENTED AS SHOWN HEREON, BEARS NORTH 89°45'20" EAST.
2. RECORD BEARINGS AND DISTANCES ARE PER THE PLAT OF PAGOSA HILLS SUBDIVISION NO. 3, RECORDED 8/3/1971 AT RECEPTION NO. 74680, ARCHULETA COUNTY RECORDS, AND ARE SHOWN IN PARENTHESIS (R=). BEARINGS AND DISTANCES NOT SHOWN IN PARENTHESIS ARE FIELD MEASURED.
3. ALL DISTANCES ON THIS PLAT ARE IN US SURVEY FEET.
4. THESE PREMISES ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, VARIANCES AND OR AGREEMENTS AS OF RECORD MAY APPEAR.
5. 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.
6. EXISTING UTILITY EASEMENTS SHOWN HEREON ARE DEFINED IN PAGOSA HILLS SUBDIVISION NO. 3 COVENANTS AND RESTRICTIONS AT BOOK 177, PAGE 603, ARCHULETA COUNTY RECORDS.
7. LOT 73, PAGOSA HILLS SUBDIVISION NO. 3 IS SUBJECT TO AN AVIGATION EASEMENT DESCRIBED IN INSTRUMENT AT RECEPTION NUMBER 20301176.
8. ARCHULETA COUNTY ZONING DESIGNATION: RESIDENTIAL (R)
 BUILDING SETBACKS: 15' FRONT, 15' REAR, 15' SIDES

COUNTY SURVEYOR'S CERTIFICATE:

I, DEAN P. SCHULTZ A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "PAGOSA HILLS SUBDIVISION NO. 3 AMENDMENT 2019-01" 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.

THIS _____ DAY OF _____ 2017.

DEAN P. SCHULTZ

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 "PAGOSA HILLS SUBDIVISION NO. 3 AMENDMENT 2019-01" 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 _____ 20____.

CLERK AND RECORDER CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE
 AT _____ O'CLOCK, THIS _____ DAY OF _____, 20____.

RECEPTION NUMBER: _____

PLAT FILE NUMBER: _____

BY CLERK AND RECORDER: _____

PAGOSA HILLS SUBDIVISION NO. 3 AMENDMENT 2019-01
 A REPLAT OF LOT 73, PAGOSA HILLS SUBDIVISION NO. 3
 CREATING LOTS 73WZ AND 73EZ
 SITUATED IN SECTION 14, T35N, R2W, NMPM
 ARCHULETA COUNTY, COLORADO

PROJECT NO: 19011	SCALE: 1" = 20'	DATE: 3/25/19
DRAWN BY: EMV	MURREY LAND SURVEYING PO BOX 5632 PAGOSA SPRINGS, CO 81147 (970) 946-1043	SHT: 1 OF 1
CHECKED BY: DJM		
SURVEYED BY: DJM		

