JEBE – HICKS BOUNDARY LINE ADJUSTMENT

LOCATED IN THE

NW1/4 NE1/4 of SECTION 31, T 50 N, R 9 E, N.M.P.M.

CHAFFEE COUNTY, COLORADO

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT MIRIAM F. JEBE, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being more particularly described as follows:
Beginning at the Northwest corner (rebar with cap stamped '1776') of that certain parcel of land as quiet titled in Book 369 at Pages 619 through 622, inclusive, of the records of Chaffee County, Colorado, said point also being the Northeast corner of the tract herein described, from whence the Northwest corner (U.S.G.L.O. Brass Capped Monument) of said Section 31 bears North 83°10'37" West 3169.83 feet;
thence proceeding around the tract herein described South 00°28'00" West along the Westerly boundary of said quiet titled parcel a distance of 448.39 feet to the Southwest corner (rebar and cap stamped '1776') of said quiet titled parcel, said point also being the Southeast corner of the tract herein described, and being on the Northerly boundary of Chaffee County Road No. 150, as fenced;
thence North 55°08'56" West along said Northerly county road boundary a distance of 70.09 feet; thence North 03°34'54" East 61.88 feet; thence due West 20.89 feet to a fence line; thence North 01°05'20" East along a fence 18.50 feet; thence North 00°16'27" East along a fence 68.34 feet; thence North 88°43'40" West 44.82 feet; thence North 00°13'41" East along a fence line 309.72 feet to the Southerly boundary of an access road known as Kortz Trail; thence South 84°30'21" East along said Southerly access road boundary, as fenced, a distance of 126.42 feet to the point of beginning. Containing 1.151 Acres (±).

Together with the right of ingress and egress over an existing road known as Kortz Trail, and over an existing roadway connecting said Kortz Trail with Chaffee County road No. 150.

Excepting therefrom a driveway and parking easement located within the above described tract, said easement being more particularly described as follows:
Beginning at the Southeast corner (rebar with cap stamped '1776') of the above described 1.151 acre tract; thence North 00°28'00" East along the East boundary of said tract described above a distance of 85.00 feet; thence due West 25.00 feet; thence South 00°28'00" West 67.69 feet to the Northerly boundary of Chaffee County Road No. 150; thence South 55°08'56" East along said Northerly road boundary a distance of 30.29 feet to the point of beginning.

Directions are based on the record bearing South 00°28'00" West between recovered monuments (rebar with one inch aluminum caps stamped '1776') at the Northwest corner and the Southwest corner of that certain parcel of land quiet titled in Book 369 at Pages 619 through 622, inclusive as recorded in the Office of the Clerk and Recorder of Chaffee County, Colorado.

AND JEFFREY HICKS, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being more particularly described as follows:
Commencing at the Northwest corner (rebar with one inch cap stamped '1776') of that certain parcel of land as quiet titled in Book 369 at Pages 619 through 622, inclusive, of the records of Chaffee County, from whence the Northwest corner (U.S.G.L.O. Brass Capped Monument) of said Section 31 bears North 83°10'37" West 3169.83 feet; thence South 00°28'00" West along the West boundary of said quiet titled parcel a distance of 448.39 feet to the Southwest corner (rebar with one inch cap stamped '1776') of said quiet titled parcel, said point being on the Northerly boundary of Chaffee County Road No. 150, as fenced; thence North 55°08'56" West along said Northerly county road boundary 70.09 feet to the point of beginning of the tract herein described;
thence proceeding around said tract along the boundaries of that certain parcel of land as quiet titled in Book 468 at Pages 408 and 409 of said county records, the following five (5) courses and distances:
First North 03°34'54" East 61.88 feet; thence Due West 20.89 feet; thence North 01°05'20" East 18.5 feet; thence North 00°16'27" East 68.34 feet; and thence North 88°43'40" West 44.82 feet;
thence leaving said quiet titled boundaries South 00°13'41" West 11.42 feet; thence Due West 25.95 feet; thence South 01°09'52" West 75.87 feet to the Northerly boundary of Chaffee County Road No. 150, as fenced;
thence along said Northerly county road boundary, as fenced, the following three (3) courses and distances:
first South 59°17'15" East 54.61 feet; thence South 55°13'41" East 24.78 feet; and thence South 55°08'56" East 23.20 feet to the point of beginning.

DO HEREBY COLLECTIVELY LAYOUT, PLAT AND ADJUST THE BOUNDARIES OF THE ABOVE DESCRIBED PROPERTIES WITH BEARINGS, DISTANCES AND EASEMENTS, AS SHOWN ON THIS PLAT, TO BE KNOWN AS:

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LOCATED IN THE NW1/4 NE1/4 OF SECTION 31, T 50 N, R 9 E, N.M.P.M.
CHAFFEE COUNTY, COLORADO

AND 0.014 ACRE ADJACENT TO THE SOUTHERLY BOUNDARY OF LOT 2, AS SHOWN HEREON, IS HEREBY DEDICATED TO CHAFFEE COUNTY AND TO THE PUBLIC FOR ADDITIONAL RIGHT-OF-WAY FOR CHAFFEE COUNTY ROAD NO. 150.

AND LOT 2 SHALL BE SUBJECT TO A UTILITY AND DRAINAGE EASEMENT, SAID EASEMENT BEING 5 FEET WIDE, LYING NORTHERLY OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT 2, AS SHOWN HEREON.

AND LOT 2 SHALL BE SUBJECT TO A DRIVEWAY AND PARKING EASEMENT LOCATED IN THE SOUTHEAST CORNER OF SAID LOT, AS SHOWN AND DESCRIBED ON THIS PLAT.

AND LOT 2 IS SUBJECT TO THE RIGHTS OF OTHERS TO OPERATE, MAINTAIN, REPAIR OR REPLACE THE OVERHEAD ELECTRIC SERVICE LINE CROSSING SAID LOT.

ACKNOWLEDGEMENT:

IN WITNESS HEREOF, MIRIAM F. JEBE AND JEFFREY HICKS HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 5th DAY OF NOV, 2008.

Miriam Jebe
MIRIAM F. JEBE

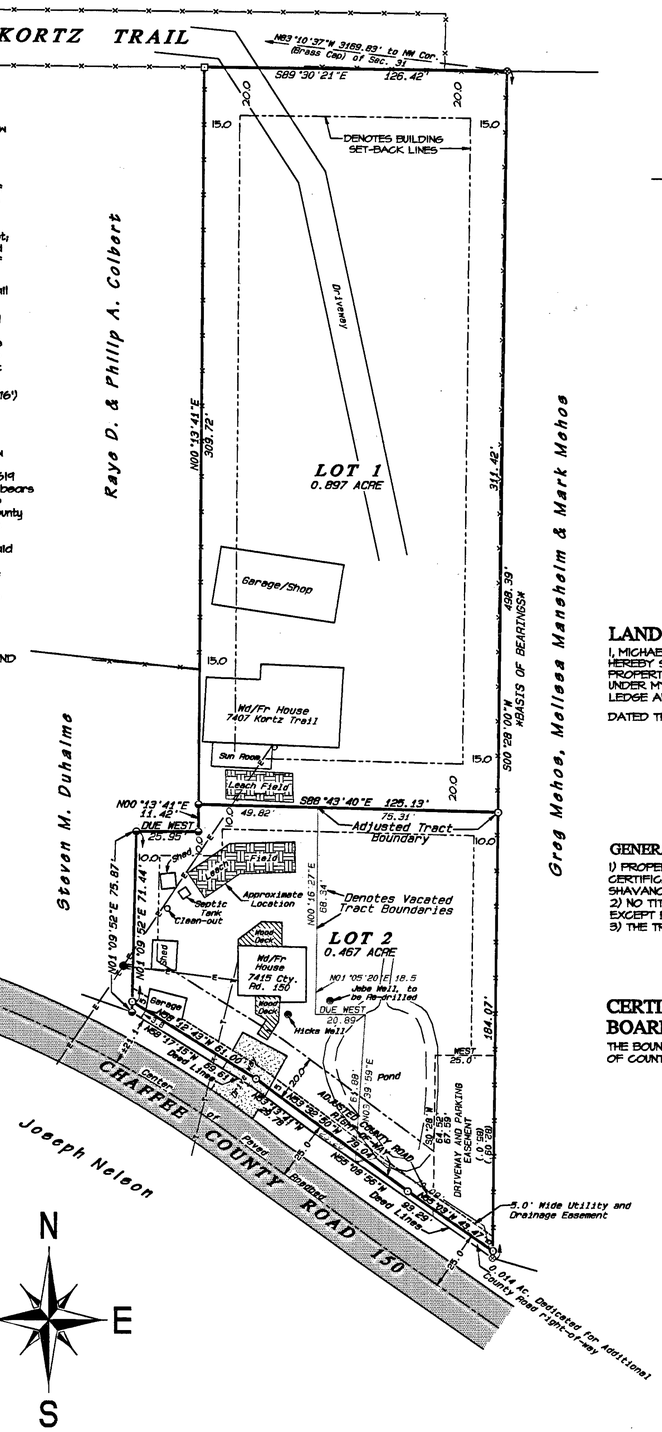
Jeff Hicks
JEFFREY HICKS

STATE OF Colorado
COUNTY OF Chaffee } SS

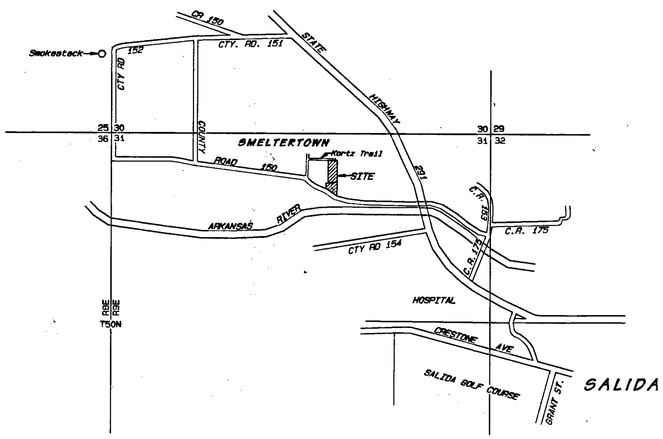
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF November, AD., 2008.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 02/07/2010

BETTY E. McGINLEY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 02/07/2010

NOTARY PUBLIC: Betty E. McGinley
ADDRESS: 13672 Salvager Rd.
Nathrop, CO 81236



VICINITY MAP



LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED BY ME AND IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, AS WELL AS THE ADJUSTED BOUNDARY, WHICH SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 15th DAY OF August, AD., 2008.

COLORADO REGISTERED MICHAEL K. HENDERSON 8/15/08 16117 LAND SURVEYOR

MICHAEL K. HENDERSON
REG. L.S. NO. 16117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

1) PROPERTY DESCRIPTIONS CONTAINED IN DEDICATION ARE BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY CERTIFICATES OF OWNERSHIP AND ENCUMBRANCE 08-020 (HICKS) AND 08-021 (JEBE) PREPARED BY ANGEL OF SHAVANO TITLE & ESCROW, INC., DATED 06/03/08.
2) NO TITLE COMMITMENTS WERE PROVIDED, AND RECORD EASEMENT RESEARCH WAS NOT REQUESTED OR PERFORMED, EXCEPT BY VISUAL INSPECTION OF THE PROPERTY.
3) THE TRACTS ARE LOCATED IN THE AREA KNOWN AS SMELTERTOWN.

CERTIFICATE, ACCEPTANCE OF DEDICATION AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

THE BOUNDARY LINE ADJUSTMENT, AS REPRESENTED BY THIS PLAT, IS HEREBY APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO, ON THIS 8th DAY OF August, 2008.

Dennis R. Hill
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
CHAFFEE COUNTY, COLORADO

Resolution # 2008-36

COUNTY CLERK & RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT 11:20AM., ON THIS 12 DAY OF November, AD., 2008 UNDER RECEPTION NO. 377651.

Karla Bach, Deputy
CHAFFEE COUNTY CLERK AND RECORDER

377651 11/12/2008 11:20 AM JOYCE M. RENO
1 of 1 PLAT R$11.00 D$0.00 Chaffee County Clerk

OWNERS
MIRIAM F. JEBE
7407 KORTZ TRAIL
SALIDA, CO 81201

JEFFREY HICKS
7415 COUNTY ROAD 150
SALIDA, CO 81201

SURVEYOR CONTACT INFORMATION
HENDERSON LAND SURVEYING CO., INC.
203 'G' STREET
SALIDA, CO 81201
CONTACT: MIKE HENDERSON
719-539-6166

ZONING/DENSITY
THE PROPERTY IS RESIDENTIAL 1 (R1)
LOT 1 IS OF URBAN DENSITY.
LOT 2 IS OF SUB-URBAN DENSITY.
BUILDING SET-BACK LINES ARE BASED ON THE LOT'S DENSITY.

AREA TABLE:
BEFORE ADJUSTMENT
JEBE ..... 1.151 ACRES
HICKS ... 0.213 ACRE
AFTER ADJUSTMENT
LOT 1 ... 0.897 ACRE
LOT 2 ... 0.453 ACRE
NEW COUNTY ROAD R.O.W. 0.014 ACRE

NOTICE:
ALL FUTURE BUILDINGS SHALL BE CONSTRUCTED WITHIN THE BUILDING ENVELOPES ESTABLISHED BY THE BUILDING SET-BACK LINES SHOWN THIS PLAT. NEW WELLS ON THE LOTS SHALL COMPLY WITH COUNTY ON-SITE WASTEWATER REGULATIONS.

N W E S

GRAPHIC SCALE 1"=30'
0 30 60 90

DIRECTIONS ARE BASED ON THE BEARING S00°28'00"W BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE NORTHWEST AND THE SOUTHWEST CORNER OF THE PARCEL OF LAND QUIET TITLED IN BOOK 369 AT PAGES 619-622, AS SHOWN AND DESCRIBED HEREON.

LEGEND:
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "1776".
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117".
- DENOTES A 5/8"x24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117", SET FOR THIS SURVEY.
- DENOTES A FENCE.

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 SURVEYOR'S STATEMENT CONTAINED HEREON.

REVISIONS & ADDITIONS: 7/28/08 M.K.H.

HICKS–JEBE BOUNDARY LINE ADJUSTMENT LOCATED IN THE NW1/4 NE1/4 of SECTION 31, T 50 N, R 9 E, N.M.P.M CHAFFEE COUNTY COLORADO	
Job Number: J-08-020 DESIGNED: DRAWN BY: N.K.H. TWO CADD CHECKED: Fld. book: 561 & 5251 Pgs. 27-29	HENDERSON LAND SURVEYING CO., INC. P.O. BOX 812 SALIDA, COLORADO
DATE: 6/11/08	DRAWING NO. L-08-10