

SCALE
1" = 100'

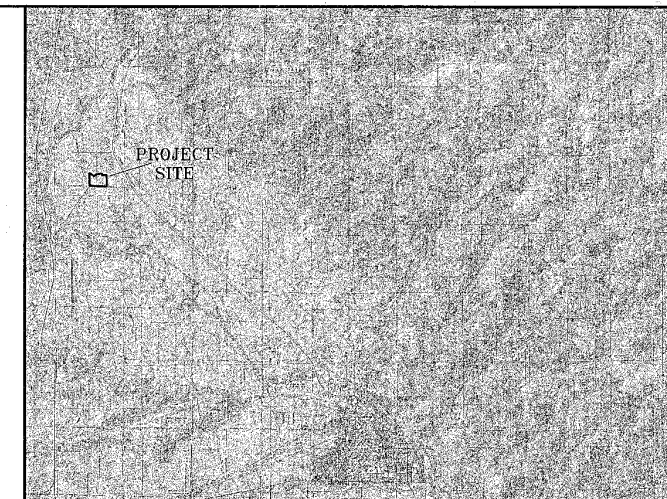


LEGEND

- FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- FOUND STEEL TAG LS 6753
- ◇ ELECTRIC METER
- ⊙ POWER POLE
- ⊖ SEWER CLEAN OUT
- ⊕ TELEPHONE PEDESTAL
- * LIGHT POLE
- X — FENCE
- ○ — OVERHEAD UTILITY
- ▨ CONCRETE

PEAK VIEW SUBDIVISION

LOCATED WITHIN THE W 1/2 NE 1/4
SECTION 15
T50N R8E, N.M.P.M.
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

CERTIFICATION OF TITLE

I, Guadalupe Allen, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN SUNNYSIDE CR 190, LLC FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

Effective June 21, 2022 at 7:45 am, Deed of Trust at
Reception No. 443390, Assignment of Receipt at #443394

DATED THIS 22nd DAY OF June, 2022

[Signature]
TITLE AGENT

APPROVAL AND ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY:

THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO DOES HEREBY APPROVE AND ACCEPT THIS PLAT OF PEAK VIEW SUBDIVISION, SUBJECT TO THE CONDITIONS OF RESOLUTION 2022-35, RECORDED AT RECEPTION #480013, AND THE DEDICATION TO THE PUBLIC OF ALL ROADWAYS AND EASEMENTS SHOWN ON THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO ON THE 19TH DAY OF APRIL, 2022. PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY CHAFFEE COUNTY DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS FOR MAINTENANCE BY THE COUNTY UNTIL THE RIGHT-OF-WAY IS PLACED ON THE COUNTY ROAD SYSTEM UNDER C.R.S. 5-43-2-110 AND SPECIFICALLY ACCEPTED FOR MAINTENANCE BY THE COUNTY.

[Signature]
CHAIRMAN

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE NORTH-EAST BOUNDARY BETWEEN TWO STEEL TAGS STAMPED "LS 6753" HAVING A BEARING OF SOUTH 89°43'08" EAST.
- 2) ZONE: RESIDENTIAL - RES
- 3) FAIR CONTRIBUTIONS TO SCHOOLS SHALL BE PAID BY THE OWNER OF ANY LOT WITHIN THIS SUBDIVISION AT THE TIME A NEW RESIDENTIAL BUILDING PERMIT IS OBTAINED, BASED ON SECTION 7.3.7.C.3 OF THE CHAFFEE COUNTY LAND USE CODE
- 4) THIS SURVEY WAS DONE IN CONJUNCTION WITH FIRST AMERICAN TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE & ESCROW), COMMITMENT NO. 20-12136, DATED JULY 29, 2020.
- 5) MAINTENANCE FOR PEAK VIEW DRIVE SUBJECT TO H.O.A. RECORDED COVENANTS PER REC. # 481517.
- 6) THIS PROPERTY IS SUBJECT TO CHAFFEE COUNTY RIGHT TO RANCH REGULATIONS IN ARTICLE 3 OF THE CHAFFEE COUNTY LAND USE CODE AND TO THE CHAFFEE COUNTY CODE OF THE WEST. UNDER COLORADO LAW, A DITCH OWNER HAS AN EASEMENT AS WIDE AS REASONABLY NECESSARY FOR MAINTENANCE, OPERATION AND REPAIR OF A DITCH. SUCH AN EASEMENT MAY EXIST OVER PRIVATE PROPERTY. THE SUNNYSIDE DITCH RUNS THROUGHOUT THIS SUBDIVISION AND THE DITCH COMPANY HAS THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN/REPAIR/AND OPERATE SAID DITCH.
- 7) THE AREA NORTH OF THE SOUTHERLY EASEMENT LINE FOR THE SUNNYSIDE DITCH CONSTITUTES OPEN SPACE AND SHALL REMAIN VACANT. THE OPEN SPACE IS PRIVATELY OWNED BY THE AFFECTED LOTS 3, 4 & 7.
- 8) ALL ON SITE WASTEWATER TREATMENT SYSTEMS (OWTS) SHALL BE DESIGNED BY A COLORADO LICENSED PROFESSIONAL ENGINEER.
- 9) A GEOTECHNICAL STUDY SHALL BE USED TO DESIGN THE FOUNDATIONS AND SUBMITTED WITH THE BUILDING PERMIT APPLICATION FOR POTENTIALLY HYDROCOMPACTIVE SOILS, WHICH MAY EXHIBIT COMPRESSION, CONSOLIDATION, OR COLLAPSE IN RESPONSE TO WETTING AND STRUCTURAL LOADING.
- 10) COLORADO DIVISION OF WILDLIFE RECOMMENDS THE FOLLOWING: WILDLIFE FRIENDLY FENCING, DOGS LEASHED OR KENNELED AND BEAR PROOF TRASH CONTAINERS
- 11) SUBDIVISION IMPROVEMENT AGREEMENT FILED AT RECEPTION NO. 482814 Lot Sales Restriction 482815
- 12) WATER COVENANT IS FILED AT RECEPTION NO. 482814 (Recorded after Plat)
- 13) A LOT-SPECIFIC GRADING PLAN SHALL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION SHOWING ALL LOT DRAINAGE FLOWING TO THE BIOSWALES ALONG PEAK VIEW DRIVE. THIS SHALL BE INSPECTED BY THE COUNTY ENGINEER BEFORE CERTIFICATE OF OCCUPANCY (CO) IS ISSUED
- 14) LOT 7 WAS APPROVED WITH THE WATER PLAN SUBMITTED WITH THE SUBDIVISION APPLICATION AND ANY CHANGES TO SUCH WATER PLAN MUST BE APPROVED BY THE BOARD

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT 3:29 P.M. ON THIS 25th DAY OF August, 2022 UNDER RECEPTION NUMBER 482816.

[Signature]
Patricia Travnicek (Deputy Recorder)
CHAFFEE COUNTY CLERK AND RECORDER

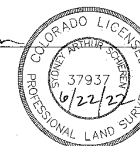
RESTRICTION OF FUTURE CHANGES TO APPROVED SUBDIVISION

THE SUBDIVISIONS PLANS FOR SEWAGE DISPOSAL, WATER SUPPLY, DRAINAGE, DENSITY, AND OTHER SIMILAR, MATERIAL REQUIREMENTS OF THE SUBDIVISION SUBMITTED WITH THE APPLICATION FOR SUBDIVISION ARE INTERDEPENDENT WITH THE COUNTY'S APPROVAL OF THE SUBDIVISION. ANY SUBSEQUENT CHANGE TO THE APPROVED SUBDIVISION, INCLUDING BUT NOT LIMITED TO LOT SPLITS, CHANGES IN THE WATER SUPPLY (INCLUDING WITHOUT LIMITATION AUGMENTATION PLANS), SEWAGE DISPOSAL PLANS OR DRAINAGE SYSTEMS, IS PROHIBITED WITHOUT REVIEW BY AND APPROVAL OF THE BOARD OF COMMISSIONERS, CONSISTENT WITH PROCEDURES AND CRITERIA SET FORTH IN THE COUNTY LAND USE CODE

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]
SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



482816
482816 8/25/2022 3:29 PM PLAT Lori A Mitchell
1 of 1 RS10 D80 N80 S83 M80 E80 Chaffee County Clerk

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.33'	25.00'	55°46'16"	N 27°53'08" W	23.39'
C2	82.96'	55.00'	86°23'04"	S 12°33'44" E	75.31'
C3	51.27'	55.00'	53°24'53"	S 57°21'14" W	49.44'
C4	62.20'	55.00'	65°18'48"	S 63°16'55" E	59.36'
C5	82.93'	55.00'	86°23'47"	N 12°34'23" E	75.30'
C6	24.33'	25.00'	55°46'16"	N 27°53'08" E	23.39'

CERTIFICATION OF OWNERSHIP AND OWNER'S PUBLIC DEDICATION OF ROADWAYS

THE UNDERSIGNED CERTIFIES THAT SUNNYSIDE CR 190, LLC IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 2, PEAK VIEW HERITAGE WATER SUBDIVISION EXEMPTION AS SHOWN ON PLAT FILED AT RECEPTION NO. 474637 CHAFFEE COUNTY, COLORADO

HAS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO SEVEN (7) LOTS, AND PUBLIC ROADWAY, HAVING DIMENSIONS AND BEING LOCATED AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

PEAK VIEW SUBDIVISION

SUBJECT TO PUBLIC ROADWAY DEDICATION, 30' WIDE DITCH MAINTENANCE EASEMENT, 20' WIDE DITCH MAINTENANCE EASEMENT, AND A 12' WIDE DITCH ACCESS EASEMENT.

THE UNDERSIGNED OWNER OF THE ABOVE-DESCRIBED SUBDIVISION HEREBY DEDICATE AND GRANT FOR PUBLIC USE AS A PUBLIC RIGHT-OF-WAY, PERPETUAL, UNRESTRICTED USE OF THE SUBDIVISION ROADWAY SHOWN HEREON. THE UNDERSIGNED OWNER ACKNOWLEDGES THAT ACCEPTANCE OF SUCH RIGHT-OF-WAY BY THE COUNTY DOES NOT CONSTITUTE ACCEPTANCE OF ANY OBLIGATION TO COMPLETE THE ROADWAY OR ANY MAINTENANCE OBLIGATION BY THE COUNTY AND ACCEPTS RESPONSIBILITY FOR SUCH COMPLETION AND PERPETUAL MAINTENANCE UNLESS AND UNTIL THE RIGHT-OF-WAY IS PLACED ON THE COUNTY ROAD SYSTEM UNDER C.R.S. 5-43-2-110.

By: *[Signature]* SUNNYSIDE CR 190, LLC (REPRESENTATIVE)

COUNTY OF CHAFFEE)
) 55.
STATE OF COLORADO)
COLLEEN M. HEMMETT
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204026594
My Commission Expires 7/31/2024

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF June, 2022, BY Shaun Allison SUNNYSIDE CR 190, LLC (REPRESENTATIVE). WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 7-31-24

[Signature]
NOTARY PUBLIC

ACKNOWLEDGMENT OF LIEN HOLDER

[Signature] LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.
6/24/22
DATE
REPRESENTATIVE

SUB 464	PEAK VIEW SUBDIVISION	
	LOCATED WITHIN THE W 1/2 NE 1/4 SECTION 15 T50N R8E, N.M.P.M. CHAFFEE COUNTY, COLORADO	
	LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.538.4021 FAX 719.538.4031	
JOB #20131	DATE: JUNE 22, 2022	SHEET 1 OF 1