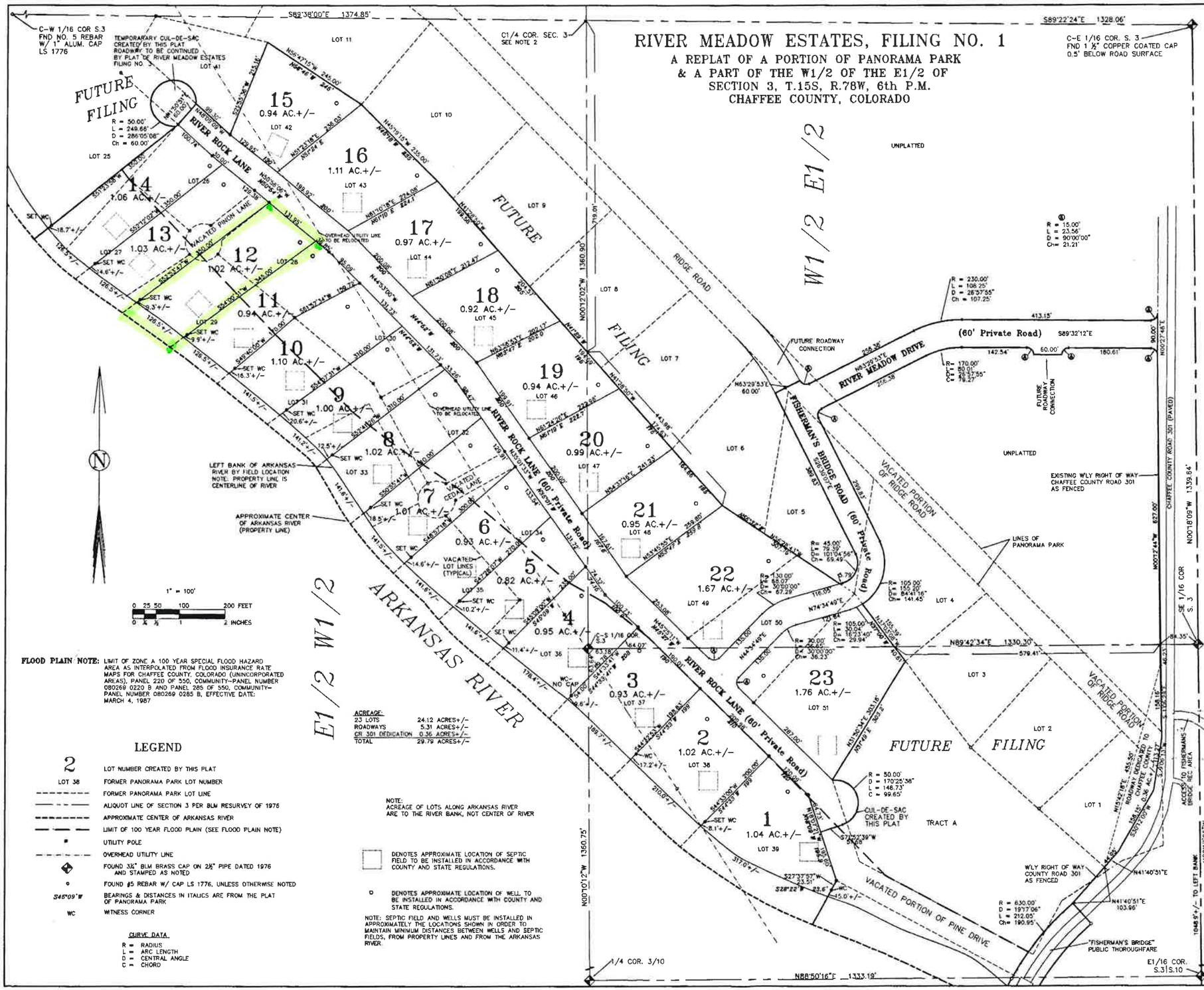
RIVER MEADOW ESTATES, FILING NO. 1

A REPLAT OF A PORTION OF PANORAMA PARK & A PART OF THE W1/2 OF THE E1/2 OF SECTION 3, T.15S, R.78W, 6th P.M. CHAFFEE COUNTY, COLORADO



FLOOD PLAIN NOTE: LIMIT OF ZONE A 100 YEAR SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM FLOOD INSURANCE RATE MAPS FOR CHAFFEE COUNTY, COLORADO (UNINCORPORATED AREAS), PANEL 220 OF 550, COMMUNITY-PANEL NUMBER 080269 0220 B AND PANEL 285 OF 550, COMMUNITY-PANEL NUMBER 080269 0285 B, EFFECTIVE DATE: MARCH 4, 1987

ACREAGE:

23 LOTS	24.12 ACRES+/-
ROADWAYS	5.31 ACRES+/-
CR 301 DEDICATION	0.36 ACRES+/-
TOTAL	29.79 ACRES+/-

LEGEND

2	LOT NUMBER CREATED BY THIS PLAT
LOT 38	FORMER PANORAMA PARK LOT NUMBER
	FORMER PANORAMA PARK LOT LINE
	ALIQUOT LINE OF SECTION 3 PER BLM RESURVEY OF 1976
	APPROXIMATE CENTER OF ARKANSAS RIVER
	LIMIT OF 100 YEAR FLOOD PLAIN (SEE FLOOD PLAIN NOTE)
	UTILITY POLE
	OVERHEAD UTILITY LINE
	FOUND 3¼" BLM BRASS CAP ON 2½" PIPE DATED 1976 AND STAMPED AS NOTED
	FOUND #5 REBAR W/ CAP LS 1776, UNLESS OTHERWISE NOTED
S45°09'W	BEARINGS & DISTANCES IN ITALICS ARE FROM THE PLAT OF PANORAMA PARK
WC	WITNESS CORNER

CURVE DATA

R = RADIUS
L = ARC LENGTH
D = CENTRAL ANGLE
C = CHORD

NOTE:
ACREAGE OF LOTS ALONG ARKANSAS RIVER ARE TO THE RIVER BANK, NOT CENTER OF RIVER

DENOTES APPROXIMATE LOCATION OF SEPTIC FIELD TO BE INSTALLED IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

DENOTES APPROXIMATE LOCATION OF WELL TO BE INSTALLED IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

NOTE: SEPTIC FIELD AND WELLS MUST BE INSTALLED IN APPROXIMATELY THE LOCATIONS SHOWN IN ORDER TO MAINTAIN MINIMUM DISTANCES BETWEEN WELLS AND SEPTIC FIELDS, FROM PROPERTY LINES AND FROM THE ARKANSAS RIVER.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS
that Hakkore, Inc. being the owner of the following described property:

All that part of the West Half of the East Half (W1/2 E1/2) and the East Half of the West Half (E1/2 W1/2) and the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 3 lying East of the Arkansas River, all in Township 15 South, Range 78 West of the Sixth Principal Meridian, Chaffee County, Colorado,

has caused the portion of the same as shown on this map to be vacated, replatted, resubdivided, platted and subdivided into 23 Lots and roadways, having dimensions and being located as shown on this plat under the name and style of:

River Meadow Estates, Filing No. 1

Public Roadways are vacated. Private Roadways are reserved as shown on this plat.

Public utility easements, created by the original plat of Panorama Park, are hereby vacated and abandoned with no reservations by this replat

Pedestrian Traffic and Fishing Easements created by the original plat of Panorama Park are hereby vacated with no reservations by this replat.

Public utility easements, 5 feet on each side of all side Lot lines, and 5 feet on each side of rear Lot lines not abutting the Arkansas River are hereby created on all Lots in this replat

All Lots are subject to the protective covenants as recorded in Book _____ at Page _____ in the Chaffee County Clerk & Recorder's Office.

IN WITNESS WHEREOF the undersigned has caused these presents to be executed this 6th day of December 2000.

Hakkore, Inc. by
Dennis G. Schoger, President

The foregoing instrument was acknowledged before me on the 6th day of December 2000, by Dennis G. Schoger as President of Inc., who is personally known to me to be such person.

Kathy A. Lewis
Notary Public My Commission Expires May 21, 2001

KATHY A. LEWIS NOTARY PUBLIC STATE OF COLORADO

BOARD OF COMMISSIONERS ACCEPTANCE OF VACATIONS AND DEDICATIONS

The County Commissioners of Chaffee County, Colorado, hereby accept for the public the vacations of roadways and easements from the plat of Panorama Park and hereby accept for the use of the public all easements shown on this plat and as dedicated by these statements.

Frank C. McMurry
Chairman

Date 12-6-00

CHAFFEE COUNTY CLERK AND RECORDER

This map was accepted and filed for record in the Office of the Clerk and Recorder of Chaffee County, Colorado, Clerk and Recorder at 03:09 P.M. this 8th day of Dec 2000, in Book — Page — Reception No. 314997

Veronica E. Orlando, Dep.
Chaffee County Clerk and Recorder

SURVEYOR'S STATEMENT

I, Jonathan A. Reeder, a Professional Land Surveyor in the State of Colorado, do hereby state that this Plat of River Meadow Estates, Filing No. 1 was prepared under my direction and supervision.

Jonathan A. Reeder 20004
PLS 23904
Dated: 11/15/00
For and on behalf of:
Arkansas Valley Surveying
Job No.: 10896

GENERAL NOTES

1) Bearings are based on the southerly line of the Northwest Quarter of the Southeast Quarter of Section 3, T.15S, R.78W, 6th P.M., assumed to be N89°42'34"E, and monumented as shown hereon.

2) The center quarter corner of Section 3 was recovered and accepted by the Bureau of Land Management in a Dependant Survey and Resurvey in T.15S, R.78W, 6th P.M. accepted May 28, 1981. The monument, set by LS 1776, was not recovered or set by this survey. The position shown on this survey is as shown on the 1981 BLM survey. Subsequent aliquot positions of this Section 3, set by LS 1776, have been accepted as property set.

3) 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 on any defect in this survey be commenced more than ten years after the date of the certification shown hereon.

4) This survey does not constitute a title search by Arkansas Valley Surveying to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record, Arkansas Valley Surveying relied upon documents provided by the client.

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A REPLAT OF A PORTION OF PANORAMA PARK & PART OF W1/2 E1/2 OF SEC. 3 T.15S, R.78W, 6th P.M. CHAFFEE COUNTY, COLORADO

SHEET 1 OF 1
SCALE: 1" = 100'
DATE: NOVEMBER 15, 2000

PREPARED BY: AVS of Buena Vista, Inc., dba ARKANSAS VALLEY SURVEYING
PO BOX 1111, BUENA VISTA, CO 81211
(719) 395-3185 JOB NO. 10897

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