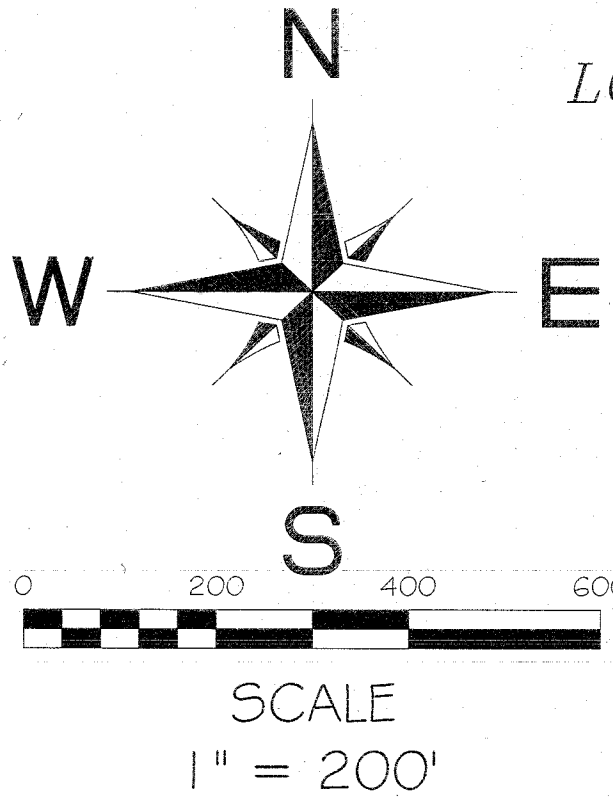


CATTLE CREEK RANCH MAJOR SUBDIVISION FINAL PLAT

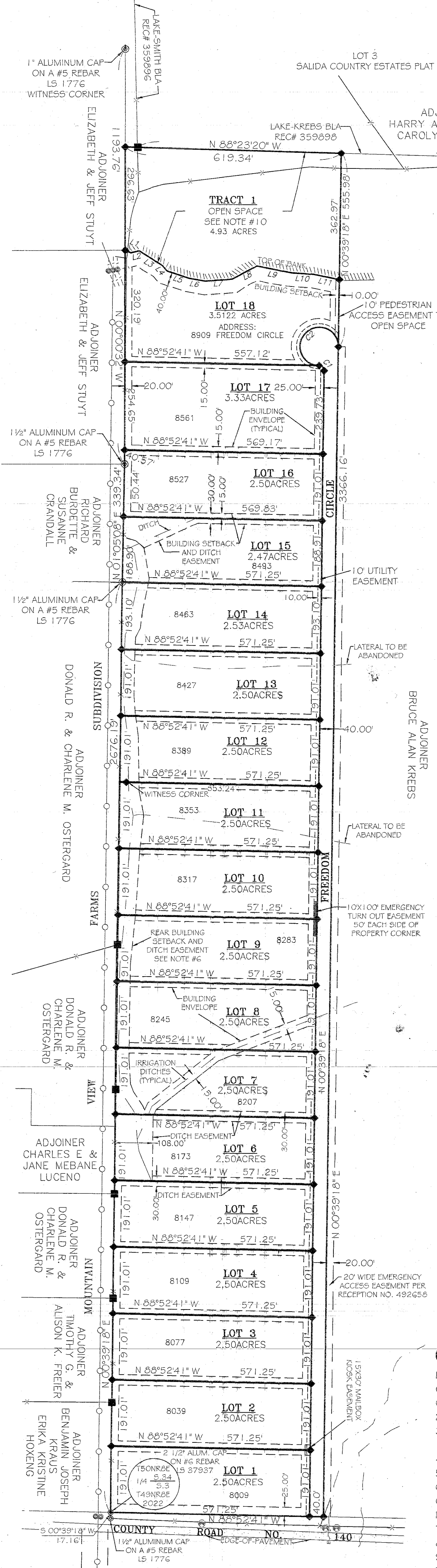
LOCATED WITHIN A PORTION OF THE EAST HALF OF SECTION 34
TOWNSHIP 50 NORTH, RANGE 8 EAST OF THE NEW MEXICO
PRINCIPAL MERIDIAN
CHAFFEE COUNTY, COLORADO



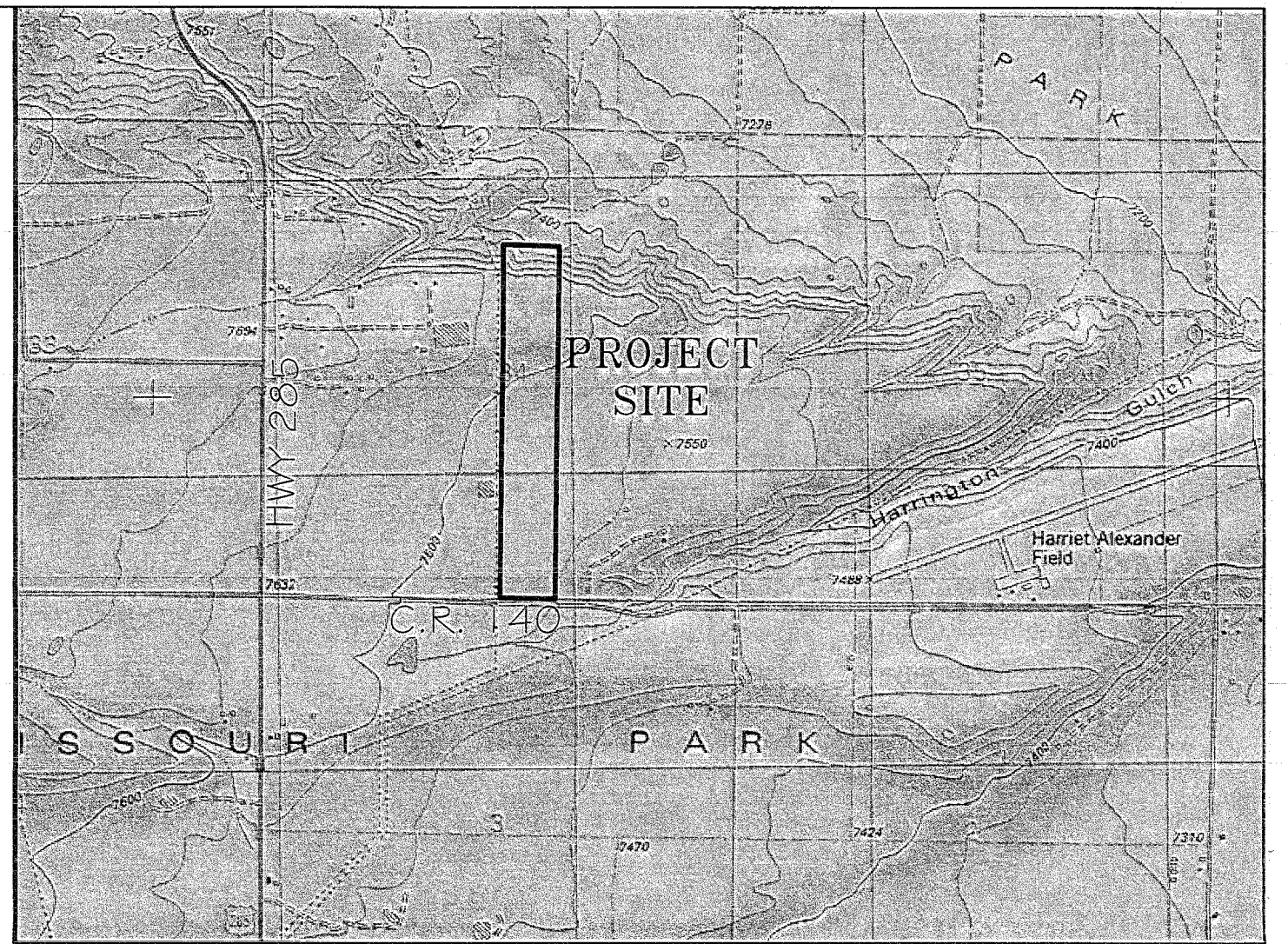
LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1 1/2" ALUMINUM CAP LS 16117
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- FENCE
- OVERHEAD UTILITY

LINE	BEARING	DISTANCE
L1	S 66°25'58" E	18.19'
L2	N 75°59'56" E	24.52'
L3	S 57°23'46" E	78.66'
L4	S 40°58'47" E	20.45'
L5	S 71°34'53" E	66.65'
L6	S 79°59'55" E	46.46'
L7	N 85°56'01" E	78.42'
L8	N 61°46'21" E	80.33'
L9	S 78°54'10" E	103.18'
L10	S 86°29'06" E	60.19'
L11	S 78°26'15" E	77.02'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	N 44°20'42" W	21.21'
C2	299.18'	55.00'	127°00'00"	N 45°39'18" E	177.78'



VICINITY MAP
NOT TO SCALE

CERTIFICATION OF OWNERSHIP AND OWNER'S PUBLIC DEDICATION OF ROADWAYS

THE UNDERSIGNED CERTIFY/CERTIFIES THAT JSBM LLC IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED WITHIN A PORTION OF THE EAST HALF OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34, FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 34, BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 37937, BEARS SOUTH 88°52'41" EAST, A DISTANCE OF 2652.42 FEET; THENCE NORTH 00°39'18" EAST, ALONG THE EAST BOUNDARY OF MOUNTAIN VIEW FARMS SUBDIVISION, AS RECORDED AT RECEPTION NO. 322976, A DISTANCE OF 2676.19 FEET TO A 1 1/2" ALUMINUM CAP STAMPED LS 1776; THENCE NORTH 01°05'08" EAST, ALONG THE EAST BOUNDARY OF THE PROPERTY DESCRIBED AT RECEPTION NO. 224800, A DISTANCE OF 339.34 FEET TO A 1 1/2" ALUMINUM CAP STAMPED LS 1776; THENCE NORTH 00°00'32" WEST, ALONG THE EAST BOUNDARY OF THE PROPERTY DESCRIBED AT RECEPTION NO. 438953, A DISTANCE OF 912.05 FEET TO A POINT OF INTERSECTION WITH THE LAKE-KREBS BOUNDARY LINE AGREEMENT AS RECORDED AT RECEPTION NO. 359898, EXTENDED WESTERLY, FROM WHENCE A WITNESS CORNER, BEING MARKED BY A 1" ALUMINUM CAP STAMPED LS 1776, BEARS NORTH 00°00'32" WEST, A DISTANCE OF 281.71 FEET; THENCE SOUTH 88°23'20" EAST, ALONG SAID EXTENSION OF THE LAKE-KREBS BOUNDARY LINE AGREEMENT, A DISTANCE OF 36.02 FEET TO A 1 1/2" ALUMINUM CAP STAMPED LS 16117; THENCE SOUTH 88°23'20" EAST, ALONG SAID LAKE-KREBS BOUNDARY LINE AGREEMENT, A DISTANCE OF 583.32 FEET; THENCE SOUTH 00°39'18" WEST, A DISTANCE OF 3922.15 FEET TO THE SOUTH LINE OF SAID EAST HALF OF SECTION 34; THENCE NORTH 88°52'41" WEST, ALONG SAID SOUTH LINE OF THE EAST HALF OF SECTION 34, A DISTANCE OF 611.25 FEET TO THE POINT OF BEGINNING. CONTAINING 55.12 ACRES, MORE OR LESS.

HAVE LAID PUT, PLATTED AND SUBDIVIDED THE SAME INTO 18 LOTS, OPEN SPACE TRACT, ROADWAY AND EASEMENTS, HAVING DIMENSIONS AND BEING LOCATED AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

CATTLE CREEK RANCH MAJOR SUBDIVISION

THE UNDERSIGNED OWNER OF THE ABOVE-DESCRIBED SUBDIVISION HEREBY DEDICATE AND GRANT TO CHAFFEE COUNTY IN FEE SIMPLE AS A PUBLIC RIGHT-OF-WAY, PERPETUAL, UNRESTRICTED USE OF SUBDIVISION ROADWAY SHOWN HEREON. UNLESS OTHERWISE INDICATED ON THIS PLAT. 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. § 43-2-110.

BY: JSBM LLC (REPRESENTATIVE)

COUNTY OF CHAFFEE)
STATE OF COLORADO) SS.

COLLEEN M. HENNING
NOTARY PUBLIC - STATE OF COLORADO
Notary ID: 60200402534
My Commission Expires 7/31/2028

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 02nd DAY OF MAY, 2025 BY JSBM LLC (REPRESENTATIVE). WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 7-31-28

Colleen H. Henning
NOTARY PUBLIC

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 CATTLE CREEK RANCH MAJOR SUBDIVISION, SUBJECT TO THE CONDITIONS OF RESOLUTION 2024-43, RECORDED AT RECEPTION #493612, AND THE DEDICATION TO THE PUBLIC OF ALL ROADWAY AND EASEMENTS SHOWN ON THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO ON THE 11TH DAY OF JUNE, 2024. 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. § 43-2-110 AND SPECIFICALLY ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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 EAST LINE OF SUBJECT PROPERTY BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED LS 37937 HAVING A BEARING OF NORTH 00°39'18" EAST
- 2) ZONE: RURAL
- 3) PROPERTY OWNER: JSBM LLC
8323 WINDMILL LANE SALUDA, COLORADO 81201
- 4) AREA OF FREEDOM CIRCLE TO BE DEDICATED: 3.27 ACRES
- 5) SUBJECT PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 461140
- 6) BUILDING SETBACKS: ALL LOTS 25' FRONT; ALL LOTS 15' SIDE; LOTS 1-6 AND 16-18 20' REAR. LOTS 6-15 HAVE A DITCH EASEMENT, 30' EAST OF THE CENTERLINE OF EXISTING DITCH TO THE WEST BOUNDARY OF THE SUBDIVISION. EAST LINE OF SAID DITCH EASEMENT IS ALSO THE REAR BUILDING SETBACK. A 10' UTILITY EASEMENT ACROSS ALL LOT FRONTS
- 7) ON SITE WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER
- 8) SITE FENCING SHALL COMPLY WITH THE COLORADO PARKS AND WILDLIFE "FENCING WITH WILDLIFE IN MIND" PUBLICATION
- 9) THIS PROPERTY IS SUBJECT TO CHAFFEE COUNTY RIGHT TO FARM AND RANCH REGULATIONS IN ARTICLE 3 OF THE CHAFFEE COUNTY LAND USE CODE AND TO THE CHAFFEE COUNTY CODE OF THE WEST
- 10) OPEN SPACE IS FOR USE OF ALL LOTS WITHIN SUBDIVISION AND IS ACCESSED BY 10' TRAIL EASEMENT AS SHOWN HEREON. AREA OF OPEN SPACE IS 4.93 ACRES AND CONTAINS SLOPES 30% AND GREATER. OPEN SPACE IS NON-BUILDABLE
- 11) THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT WITH THE SALUDA AIRPORT AT HARRIET ALEXANDER FIELD AS RECORDED AT RECEPTION NO. 461140
- 12) 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, IN CONFORMANCE WITH THE CHAFFEE COUNTY LAND USE CODE
- 13) IT IS INTENDED THAT THE OPEN SPACES WILL BE RETAINED PREDOMINANTLY IN THEIR NATURAL, SCENIC AND OPEN SPACE CONDITION AND THAT DEVELOPMENT IS RESTRICTED SO AS TO PRESERVE AND PROTECT IN PERPETUITY THE WILDLIFE, AESTHETIC, ECOLOGICAL AND ENVIRONMENTAL VALUES AND THE RURAL CHARACTERISTICS OF THE PROPERTY. THIS OPEN SPACE DESIGNATION AND RESTRICTION ON DEVELOPMENT ARE INTERDEPENDENT WITH THE COUNTY'S APPROVAL OF THIS PLAT. ANY SUBSEQUENT CHANGE TO THE DESIGNATION OR USE OF THE OPEN SPACE, WHETHER BY PLAT AMENDMENT OR OTHERWISE, WHICH WOULD DIMINISH THE VALUE OF THE OPEN SPACE AS A MECHANISM FOR PROTECTING, PRESERVING AND CONSERVING THE RURAL LANDSCAPE AND VIEWS OF CHAFFEE COUNTY IS PROHIBITED
- 14) THE EXISTING FENCE LOCATED WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 140 SHALL BE REMOVED AND A NEW APPROVED FENCE WILL BE BUILT ALONG THE RIGHT-OF-WAY BOUNDARY

ACKNOWLEDGMENT OF LIEN HOLDER

HIGH COUNTRY BANK AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

5-8-25
REPRESENTATIVE DATE

CERTIFICATION OF TITLE

I, Colleen Henning, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO ALL THE PROPERTY INCLUDED ON THIS PLAT ON 5-1-2025 AND FOUND VESTED IN JSBM LLC FREE OF ANY RECORDED MORTGAGES, LIENS, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS, EXCEPT AS FOLLOWS:

OUT 40353, OMBUSSES NOTICE 40334
ASR 40335, UCC 40336

DATED THIS 7th DAY OF MAY, 2025

Colleen H. Henning
TITLE AGENT

RESTRICTION OF FUTURE CHANGES TO APPROVED SUBDIVISION

THE SUBDIVISION'S 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 SIZES; 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

AIRPORT NOTICE

DUE TO THE PROXIMITY OF THE SUBDIVISION TO HARRIET ALEXANDER FIELD, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACT ON THE PROPERTY. AIRCRAFT MAY CROSS ABOVE THE PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS, THE TYPE OF AIRCRAFT PASSING OVER THE PROPERTY MAY CHANGE AND THE FREQUENCY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE CITY OF SALUDA AND CHAFFEE COUNTY FOR AIRCRAFT OPERATIONS CONDUCTED IN ACCORDANCE WITH FAA REGULATIONS.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST SIGNATURE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 10 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.

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS ACCEPTED AND FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT 10:59 A.M. ON THIS 2 DAY OF JUNE, 2025 UNDER RECEPTION NUMBER 500658.

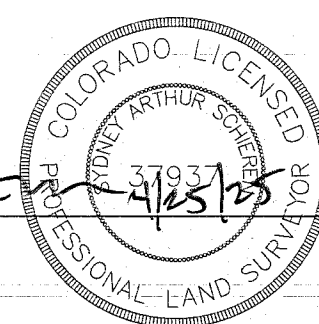
Helli Graver, Deputy
CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION.

DATED THE 25 DAY OF April, 2025

Sydney A. Schieren
SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



REVISED:
JOB # 2165
DATE: APRIL 25, 2025
SHEET 1 OF 1

**CATTLE CREEK RANCH
MAJOR SUBDIVISION
FINAL PLAT**

LOCATED WITHIN A PORTION OF THE
EAST HALF OF SECTION 34
TOWNSHIP 50 NORTH, RANGE 8 EAST OF
THE NEW MEXICO PRINCIPAL MERIDIAN
CHAFFEE COUNTY, COLORADO

**LANDMARK
SURVEYING & MAPPING**

P.O. BOX 668 SALUDA, CO 81201
PH 719.539.4021 FAX 719.539.4031