RECEPTION#: 734936, 12/03/2021 at 11:00:53 AM, 1 OF 1, R $10.00
TERI A. STEPHENSON, DELTA COUNTY, CO CLERK AND RECORDER
PLAT BK PG

NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within three years after such defect is discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.

# WILD HORSE ACRES SUBDIVISION, PHASE 2

## WITHIN THE NE1/4 NW1/4 OF SECTION 28, T.15S., R.95W., OF THE 6TH P.M.

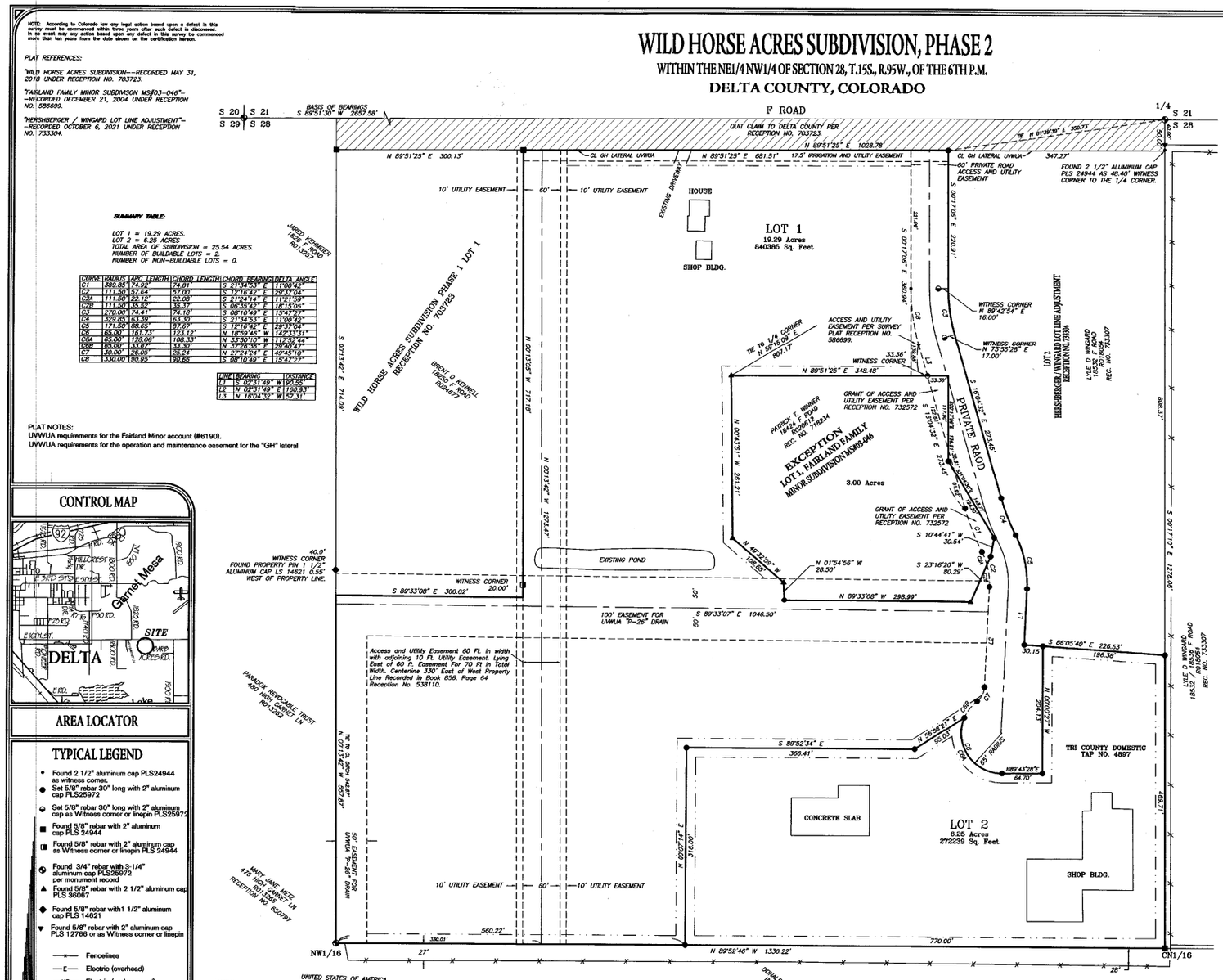
## DELTA COUNTY, COLORADO

PLAT REFERENCES:

"WILD HORSE ACRES SUBDIVISION--RECORDED MAY 31, 2018 UNDER RECEPTION NO. 703723.

"FAIRLAND FAMILY MINOR SUBDIVISON MS#03-046"--RECORDED DECEMBER 21, 2004 UNDER RECEPTION NO.: 586699.

"HERSHBERGER / WINGARD LOT LINE ADJUSTMENT"--RECORDED OCTOBER 6, 2021 UNDER RECEPTION NO. 733304.




**SUMMARY TABLE:**

LOT 1 = 19.29 ACRES.
LOT 2 = 6.25 ACRES.
TOTAL AREA OF SUBDIVISION = 25.54 ACRES.
NUMBER OF BUILDABLE LOTS = 2.
NUMBER OF NON-BUILDABLE LOTS = 0.

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 389.85' | 74.92' | 74.81' | S 21°34'53" E | 11°00'42" |
| C2 | 111.50' | 57.64' | 57.00' | S 31°16'42" E | 29°37'02" |
| C2A | 111.50' | 22.12' | 22.08' | S 21°24'14" E | 11°21'59" |
| C2B | 111.50' | 35.52' | 35.37' | S 06°35'42" E | 18°15'05" |
| C3 | 1270.00' | 74.41' | 74.18' | S 08°10'49" E | 3°21'27" |
| C4 | 329.85' | 63.39' | 63.30' | S 21°34'53" E | 11°00'42" |
| C5 | 171.50' | 88.65' | 87.67' | S 16°16'42" E | 29°37'02" |
| C6 | 65.00' | 161.73' | 123.12' | N 13°59'46" W | 142°33'41" |
| C6A | 65.00' | 108.06' | 108.33' | N 43°50'10" W | 114°56'44" |
| C6B | 65.00' | 53.67' | 52.30' | N 37°05'58" E | 29°40'57" |
| C7 | 30.00' | 26.05' | 25.24' | N 2°24'24" E | 49°45'10" |
| C8 | 330.00' | 80.95' | 80.66' | S 08°10'49" E | 15°47'27" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 65°13'49" W | 190.55' |
| L2 | N 02°31'49" E | 160.93' |
| L3 | N 18°04'32" W | 57.31' |

PLAT NOTES:
UVWUA requirements for the Fairland Minor account (#6190).
UVWUA requirements for the operation and maintenance easement for the "GH" lateral

## CONTROL MAP




## AREA LOCATOR

## TYPICAL LEGEND

- Found 2 1/2" aluminum cap PLS24944 as witness corner.
- Set 5/8" rebar 30" long with 2" aluminum cap PLS25972
- Set 5/8" rebar 30" long with 2" aluminum cap as Witness corner or linepin PLS25972
- Found 5/8" rebar with 2" aluminum cap PLS 24944
- Found 5/8" rebar with 2" aluminum cap as Witness corner or linepin PLS 24944
- Found 3/4" rebar with 3-1/4" aluminum cap PLS25972 per monument record
- Found 5/8" rebar with 2 1/2" aluminum cap PLS 38067
- Found 5/8" rebar with1 1/2" aluminum cap PLS 14621
- Found 5/8" rebar with 2" aluminum cap PLS 12766 or as Witness corner or linepin
- —x— Fencelines
- —E— Electric (overhead)
- —UE— Electric (underground)
- —W— Water line
- - - - - Easement
- - - - - Setback line
- Previous R.O.W. to Delta County

**BASIS OF BEARINGS:**
S.89°51'30"W. FROM THE 1/4 COR. COMMON TO SEC. 21 & 28 TO THE SECTION CORNER COMMON TO SEC. 20, 21, 28 & 29 GEODETIC NORTH GPS OBSERVATION

SCALE 1"=80 U.S. SURVEY FEET
0 40 80 160

**NOTES:**

1. OUTDOOR LIGHTING SHALL BE HOODED OR SHIELDED SO THAT LIGHT IS DIRECTED DOWNWARD SO AS NOT TO GLARE ONTO THE ADJACENT PROPERTY OR DILUTE THE NIGHT SKY.
2. ALL DEVELOPMENT IN DELTA COUNTY IS SUBJECT TO THE DELTA COUNTY RIGHT TO FARM AND RANCH POLICY, ADOPTED AS RESOLUTION 99-R-020 BY THE BOARD OF COUNTY COMMISSIONERS ON SEPTEMBER 27, 1999.
3. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL AREA. NORMAL AGRICULTURAL ACTIVITIES WILL CONTINUE UNABATED IN THE SURROUNDING AREAS AND MUST NOT BE A BASIS FOR A LAWSUIT, EXCEPT IN CASES OF PROVEN GROSS NEGLIGENCE.
4. ACCESS TO ALL SHOWN OR UN-SHOWN IRRIGATION DITCHES FOR CLEANING AND MAINTENANCE PURPOSES IS PERMITTED.
5. COLORADO IS AN "OPEN RANGE" STATE. IT IS NOT THE RESPONSIBILITY OF A LIVESTOCK OWNER TO FENCE IN LIVESTOCK.
6. IF THERE ARE COVENANTS, RESTRICTIONS OR OTHER DOCUMENTS FOR THE PROPERTY IN THIS SUBDIVISION, THEY WILL BE RECORDED IN THE OFFICE OF THE DELTA COUNTY CLERK AND RECORDER.
7. EACH LOT OWNER SHALL BE PERSONALLY RESPONSIBLE TO CONTROL UNDESIRABLE, NOXIOUS WEEDS WITHIN THE BOUNDARIES OF THAT LOT, TO PREVENT THE SPREADING OF SUCH WEEDS TO OTHER LANDS AND TO COMPLY WITH THE RECOMMENDATIONS OF THE DELTA COUNTY WEED MANAGEMENT ADVISORY COMMISSION CONCERNING THE CONTROL OF SUCH WEEDS.
8. UNLESS APPROVED OTHERWISE, ALL LOTS WITHIN THIS SUBDIVISION HAVE BEEN APPROVED FOR ONE SINGLE RESIDENTIAL USE ONLY. ANY FURTHER SUBDIVISION OR ANY CHANGE OF USE TO OTHER THAN SINGLE FAMILY RESIDENTIAL OR AGRICULTURAL USE REQUIRES THE LOT OWNER TO PROCESS THE REQUEST IN ACCORDANCE WITH THE REGULATION OF DELTA COUNTY.
9. ALL UTILITIES MUST BE PLACED UNDERGROUND ON ALL PARCELS.
10. THE MINIMUM SET BACKS FOR ALL STRUCTURES (INCLUDING ONSITE WASTEWATER TREATMENT SYSTEMS), IN THIS SUBDIVISION SHALL BE:

| | |
|---|---|
| ANY PUBLIC ROAD ROW | 25' |
| INTERIOR PROPERTY LINE | 15' |

11. 15 shares of UNCOMPAHGRE VALLEY WATER USERS ASSOCIATION irrigation water shall be assigned as follows:

Lot 1 – 15 shares (UNCOMPAHGRE VALLEY WATER USERS ASSOCIATION)

Lot 2 – 0 shares (UNCOMPAHGRE VALLEY WATER USERS ASSOCIATION)

Shares of irrigation water conveyed to lots at the time of plat recording may or may not be sold separately from the property and may not run with the land. are subject to the Irrigation Plan (September 13, 2021) included with this subdivision.

12. THIS SITE HAS BEEN IDENTIFIED BY THE COLORADO DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WILDLIFE AS BEING IN A CRITICAL WILDLIFE HABITAT AREA. PROPERTY OWNERS MAY SUFFER DAMAGE TO LANDSCAPING, TREES, FENCES, ETC. FROM WILDLIFE AND SUCH DAMAGE SHOULD BE ANTICIPATED.

**DEDICATION**

I, Anna Mae Hershberger , being the owner of the land described as follows:

LOT 1, HERSHBERGER / WINGARD LOT LINE ADJUSTMENT
COUNTY OF DELTA, STATE OF COLORADO.

In Delta County, Colorado, under the name of WILD HORSE ACRES SUBDIVISION PHASE 2,, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

In witness whereof Anna Mae Hershberger have subscribed her name this 8th day of November, A.D. 20 21.

By: Anna Mae Hershberger

**NOTARIAL**

State of Colorado )
ss.
County of Delta )

The foregoing instrument was acknowledged before me this 8th day of November A.D. 20 21 by Anna Mae Hershberger

My commission expires: December 19, 2023

My address is 488 Hwy 92 Delta, Co 81416

Witness my hand and official seal.

SUSAN UNDERWOOD NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20034017047 MY COMMISSION EXPIRES DEC 19, 2023

**DELTA COUNTY PLANNING DEPARTMENT APPROVAL**

This plat of the above subdivision has been checked for compliance on this 3rd day of December A.D. 20 21.

Planning Department

**CERTIFICATE OF TAXES PAID**

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of [illegible] upon all parcels of real estate described on this plat and per Account No. R024678 are paid in full.

Dated this 6th day of December A.D. 2021

Treasurer of Delta County, Colorado

**COUNTY SURVEYOR'S CERTIFICATE:**

Approved for content and form only and not as to the accuracy of survey, computations or drafting, pursuant to CRS 38-51-106.

County Surveyor Date 11/04/21

**SURVEYOR'S CERTIFICATION**

I, Randy A. Wilmore, do hereby certify that the above described parcel has been surveyed by me and under my direct supervision and that such survey is accurately represented hereon, and is based upon my knowledge, information and belief, and is in accordance with applicable standards of practice and is not a guaranty or warranty, either expressed or implied.

Date: 11/4/2021 Signed:
COLORADO PROFESSIONAL LAND SURVEYOR #25972

RANDY A. WILMORE COLORADO REGISTERED 25972 PROFESSIONAL LAND SURVEYOR

RECEPTION#: 734936, 12/03/2021 at 11:00:53 AM, 1, R $10.00 TERI A. STEPHENSON DELTA COUNTY, CO CLERK AND RECORDER PLAT BK PG

**LEGAL DESCRIPTION**

PRIVATE ROAD ACCESS EASEMENT

A non-exclusive access and utility easement for ingress and egress being with the NE1/4 NW1/4 of Section 28, Township 15 South, range 95 West of the 6th Principal Meridian, having a description base upon a bearing of S.89°51'30"W. from the ¼ corner common to Sections 21 and 28 (monumented by a 3 1/4" aluminum cap PLS 25972 in monument box) to the section corner common to Sections 20, 21, 28 and 29 (monumented by a 3 1/4" aluminum cap PLS 25972 in monument box) with all other bearings relative thereto and more particularly described as follows:

Beginning at a point from whence said 1/4 common to Sections 21 and 28 bears N.81°39'39"E. 350.73 feet; thence S.00°17'06"E. 220.91 feet; thence on a tangent curve to the left 74.41 feet, with a radius of 270.00 feet, with a chord bearing and distance of S.08°10'49"E. 74.18 feet; thence S.16°04'32"E. 273.45 feet; thence on a tangent curve to the left 63.39 feet, with a radius of 329.85 feet, with a chord bearing and distance of S.21°34'53"E. 63.30 feet; thence on a reverse curve to the right 88.65 feet, with a radius of 171.50 feet, with a chord bearing and distance of S.12°16'42"E. 87.67 feet; thence S.02°31'49"W. 90.55 feet; thence S.86°05'40"E. 30.15 feet; thence S.00°00'27"E. 204.13 feet; thence S.89°43'28"W. 64.70 feet; thence on a tangent curve to the right 161.73 feet, with a radius of 65.00 feet, with a chord bearing and distance of N.18°59'46"W. 123.12 feet; thence on a reverse curve to the left 26.05 feet, with a radius of 30.00 feet, with a chord bearing and distance of N.27°24'24"E. 25.24 feet; thence N.02°31'49"E. 160.93 feet; thence on a tangent curve to the left 57.64 feet, with a radius of 111.50 feet, with a chord bearing and distance of N.12°16'42"W. 57.00 feet; thence on a reverse curve to the right 74.92 feet, with a radius of 389.85 feet, with a chord bearing and distance of N.21°34'53"W. 74.81 feet; thence N.16°04'32"W. 273.45 feet; thence on a tangent curve to the right 90.95 feet, with a radius of 330.00 feet, with a chord bearing and distance of N.08°10'49"W. 90.66 feet; thence N.00°17'06"W. 221.06 feet; thence N.89°51'25"E. 60.00 feet to the Point of Beginning
County of Delta,
State of Colorado.

REVISION 1) 29 OCTOBER 2021 PER COUNTY REDLINE 10/19/21

WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.
406 Grand Avenue 970.527-4200 PHONE
P.O. Box 1652 970.527-4202 FAX
Paonia, Colorado 81428 www.wilmorelandsurveying.com
Defining Boundaries EMAIL randy@wilmorelandsurveying.com

FIELD CREW: RAW
DRAFTER: RAW
CHECKED BY: KC

# WILD HORSE ACRES SUBDIVISION, PHASE 2

## WITHIN THE NE1/4 NW1/4 OF SECTION 28, T.15S., R.95W., OF THE 6TH P.M.

## DELTA COUNTY, COLORADO

J21207 FINAL SUB | 13 SEPTEMBER 2021