

# COLE RANCH SUBDIVISION

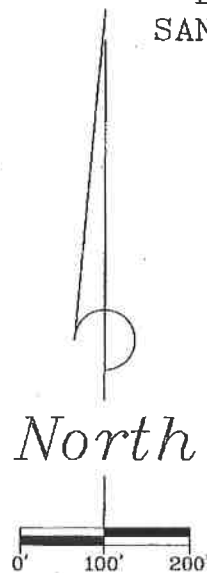
## 6 LOTS

LOCATED IN PART OF THE JOHN H. FRENCH PLACER  
MINERAL SURVEY No. 45, MINING DISTRICT No. 7  
SEC 30, T 42 N, R 6 W,  
EUREKA MINING DISTRICT  
SAN JUAN COUNTY, COLORADO

### OWNERS:

SANDRA IPPOLITE  
PO BOX 3184  
PLACIDA, FLORIDA 33946

MERLIN SCHAEFER  
144 WEST 11 AVE.  
DENVER, COLORADO 80204



Basis of Bearing: The line between Cors. No. 14 and 15 of the JOHN H. FRENCH PLACER, monumented as shown hereon, is assumed to bear N.64°49'00"W., as described in Mineral Survey No. 45, all other bearings are relative thereto.

### LEGEND:

- A 3 1/2" aluminum cap set by BLM Cadastral surveys.
- A 2" aluminum cap on a no. 6 rebar by LS 12930.
- MKD. stump as called for in the Mineral Survey notes.
- A 2 1/2" aluminum cap on a no. 6 rebar by LS 12457
- (R)=bearing and distances from mineral survey notes.
- easements.
- - - Building envelopes
- Trees
- ⊙ Dry fire hydrant

### VICINITY MAP



|                                 |            |
|---------------------------------|------------|
| TOTAL ACRES                     | 37.06      |
| AREA IN COUNTY ROAD 2           | 1.71 ACRES |
| AREA IN MINNIE GULCH ROAD CR 24 | 0.50 ACRES |
| PERCENT OF AREA IN LOTS         | 65%        |
| PERCENT OF AREA IN OPEN SPACE   | 29%        |
| PERCENT OF AREA IN ROADS        | 6%         |

Title commitment is through ATTORNEYS' TITLE GUARANTY FUND, INC.  
REC 10-99.059 dated 10-26-99.

Zoning: Subdivision is located in the MOUNTAIN ZONE.

#### NOTE:

There will be no sale of a portion of any Lot, or further subdivision of any Lot. There will be no structures other than small storage sheds on that portion of Lots 1, 2, 3 and 4 lying west of County Road 2, without the express permission of the Board of County Commissioners.

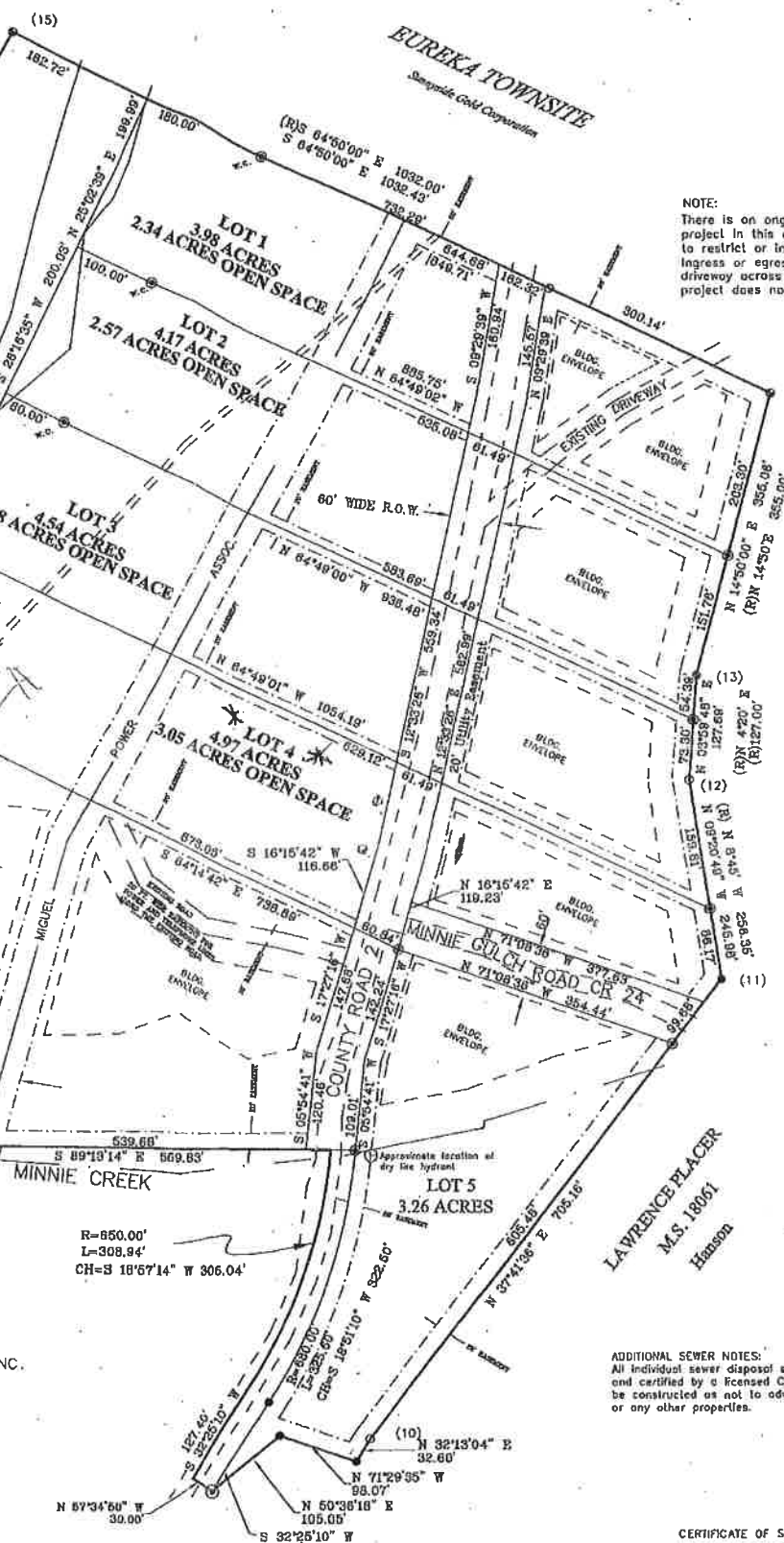
To protect the historical value of the (abandoned) SILVERTON NORTHERN RR GRADE as shown hereon, there will be no excavation or alteration of said grade and no structures will be built within 25 ft. of the centerline of said grade.

A wetlands investigation shall be conducted on each of Lots 1, 2, 3, 4, 5 and 6 under U.S. Army Corp. of Engineers (USACE) rules, prior to applying for an Improvement or Use Permit from San Juan County. A report of this investigation shall be included in submittals required for obtaining such permit.

Flood proofing, in the form of berms, shall be required on each of Lots 5 and 6 upgradient of any structures. Construction of berms or altering of the banks of Minnie Creek shall be in compliance with U.S. Army Corp. of Engineers (USACE) rules and in compliance with the Clean Water Act (CWA).

A geo-technical report, along with a grading and drainage plan, will be required prior to applying for an Improvement or Use Permit from San Juan County.

The setback of 50 feet from the base of the slope near the East boundary of Lots 1-5 is a minimum setback. Property owners are encouraged to utilize building locations further from the base of the slope.



NOTE:  
There is an ongoing Mined Land Reclamation project in this area. There will be no attempt to restrict or inhibit additional reclamation. Ingress or egress to area is by the existing driveway across Lots 1 and 2. This reclamation project does not encroach into the subdivision boundary.

Dedication  
I, Merlin Schaefer and Sandra Ippolite, being the owner(s) of the land located in part of the JOHN H. FRENCH PLACER, Mineral Survey No. 45, Mining District 7, Eureka Mining District, San Juan County, Colorado, described as follows:  
Beginning at corner no. 15 said JOHN H. FRENCH PLACER, thence S.29°31'25"W., 1633.16 ft. to a point on line 15-16 said JOHN H. FRENCH PLACER; thence N.83°48'54"E., 632.82 ft.; thence S.89°13'14"E., 569.83 ft.; thence 308.94 ft. along the arc of a curve to the right, having a radius of 650.00 ft. and a long chord of which bears S.18°57'14"W., 305.04 ft.; thence S.32°25'10"W., 127.40 ft.; thence S.57°34'50"E., 30.00 ft.; thence N.50°36'18"E., 105.05 ft.; thence S.71°29'35"E., 98.07 ft. to a point on line 9-10 said JOHN H. FRENCH PLACER; thence N.32°13'04"E., 32.60 ft. to corner no. 10 said JOHN H. FRENCH PLACER; thence N.37°41'36"E., 705.16 ft. to corner no. 11 said JOHN H. FRENCH PLACER; thence N.9°20'49"W., 245.98 ft. to corner no. 12 said JOHN H. FRENCH PLACER; thence N.3°59'48"E., 127.69 ft. to corner no. 13 said JOHN H. FRENCH PLACER; thence N.14°50'00"E., 355.06 ft. to corner no. 14 said JOHN H. FRENCH PLACER; thence N.64°49'00"W., 1032.43 ft., more or less, to the point of beginning. Said parcel contains 37.05 acres, more or less, in San Juan County, Colorado, under the name of COLE RANCH SUBDIVISION, having laid out, plotted and/or subdivided the same as shown on this plat and do hereby dedicate and convey to the public at large, the common right to use the COUNTY ROAD 2 and MINNIE GULCH ROAD CR 24 as shown hereon and other areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

In witness whereof Merlin Schaefer has subscribed his name this \_\_\_\_\_ day of August, A.D. 2001.  
By: *Merlin Schaefer*  
OWNER

In witness whereof Sandra Ippolite has subscribed her name this \_\_\_\_\_ day of August, A.D. 2001.  
By: *Sandra Ippolite*  
OWNER

NOTARIAL:  
State of Colorado } ss.  
County of San Juan }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of August, A.D. 2001, by *Sandra Ippolite*  
My Commission Expires: *8/19/04*  
(SEAL) *BEVERLY HOLMER*  
NOTARY PUBLIC  
STATE OF COLORADO

In witness whereof \_\_\_\_\_ has subscribed his name this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2001.  
By: \_\_\_\_\_  
Mortgage

NOTARIAL:  
State of Colorado } ss.  
County of San Juan }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2001, by Mortgage.  
My Commission Expires: \_\_\_\_\_  
My Address is: \_\_\_\_\_  
Witness My Hand and Official Seal  
(SEAL)  
Notary Public

BOARD OF COUNTY COMMISSIONERS  
OF SAN JUAN COUNTY, COLORADO  
By: *Christine K. Smith* Attest: *Dorothy A. Zanoni*  
Chairman County Clerk

This plat was approved by the San Juan Regional Planning Commission on this \_\_\_\_\_ day of August, 2001.  
By: *Agnes D. Parker* Attest: *William T. Torby*  
Chairman

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.  
*Carl S. DeLoach* 1/22/01  
County Surveyor or Deputy Date

SAN JUAN COUNTY CLERK AND RECORDER'S ACCEPTANCE  
COUNTY CLERK  
This plat was accepted for filing in the office of the Clerk and Recorder of San Juan County, Colorado, on this \_\_\_\_\_ day of August, A.D. 2001;  
Reception Number *141203* Time *3:24 PM* Page \_\_\_\_\_  
Date *8/2/01* *Dorothy A. Zanoni, Recorder*

CERTIFICATE OF SURVEY  
I Ernest E. Schaf, a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat accurately represents a survey made by me or under my direct supervision and I further certify that the monuments and hereon actually exist, and their positions are as shown.  
*Ernest E. Schaf* 12457  
Signature Survey No. 12457

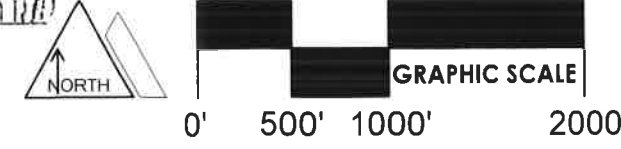
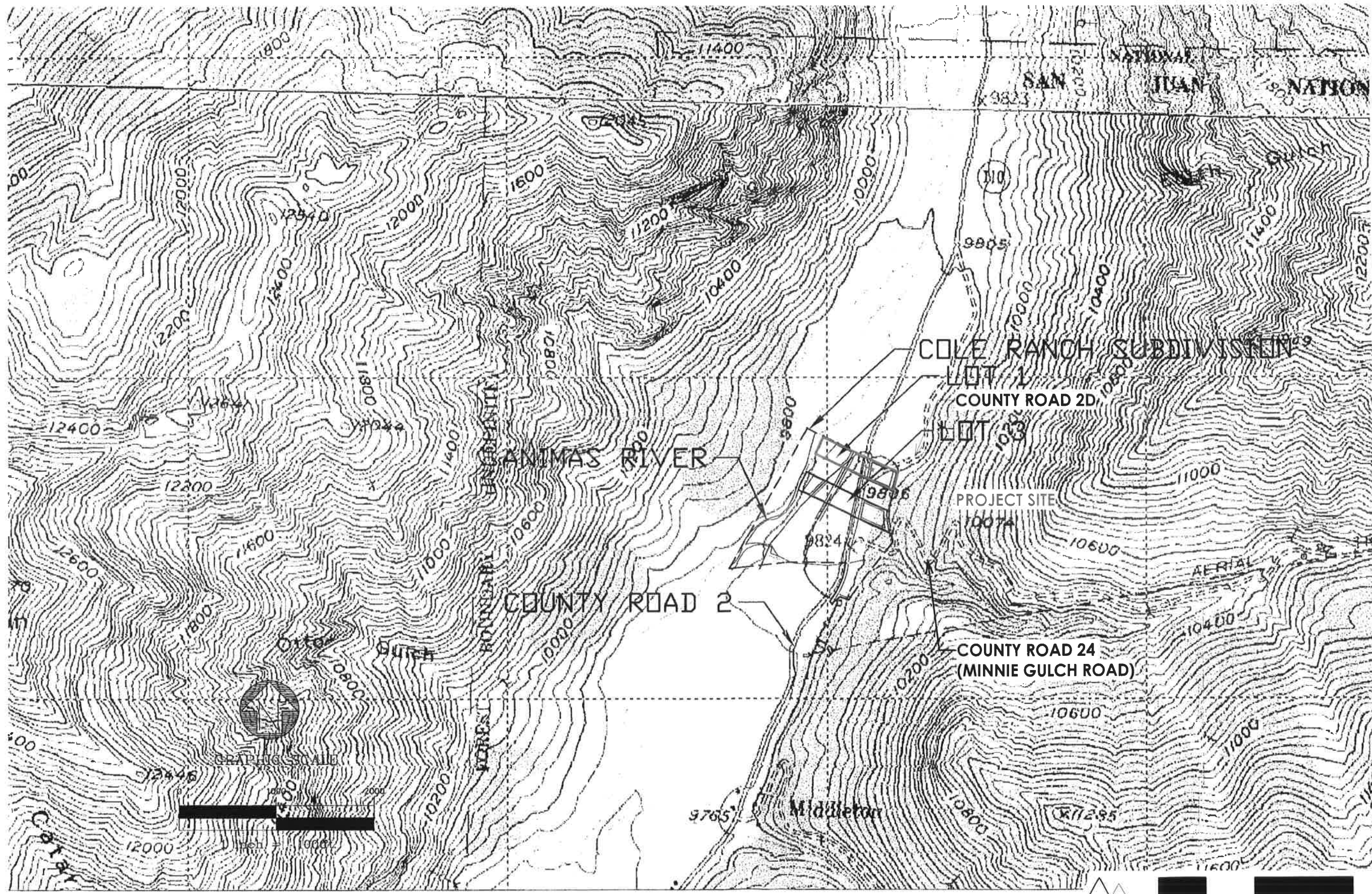
MERLIN SCHAEFER  
COLE RANCH SUBDIVISION  
SAN JUAN COUNTY, COLORADO  
*E. SCHAFF & ASSOCIATES*  
REGISTERED LAND SURVEYORS  
144 WEST 11 AVE., DENVER, CO. 80204  
PHONE: 303-733-1111 FAX: 303-733-1112  
E.E.S. 1'-100' J2045 SHEET 1 of 1

ADDITIONAL SEWER NOTES:  
All individual sewer disposal systems shall be designed and certified by a Licensed Colorado Engineer and shall be constructed so as not to adversely affect the County Road or any other properties.

Water: Domestic water for each Lot will be the responsibility of the Lot owner.  
Sewer:  
No portion of any sewer system will encroach in/on across County Road 2.  
There will be no structures located within the existing 14 KV power line easement being 25 ft. on either side of the existing centerline. All utility easements will be accessible at all times.  
All new utilities must be placed underground on all parcels.  
Deed restrictions are recorded in the San Juan County Records as Reception # \_\_\_\_\_ at Page \_\_\_\_\_  
Covenants or other documents are recorded in the San Juan County Records as Reception # \_\_\_\_\_ at Page \_\_\_\_\_

DRAWING NUMBER 141293  
DRAWING NUMBER 141293  
DRAWING NUMBER 141293  
DRAWING NUMBER 141293





**MOUNTAIN grain**  
ARCHITECTURE  
DURANGO, CO 81301  
970.515.7882  
info@mtngain.com  
mtngain.com

|                      |                |
|----------------------|----------------|
| PROJECT #:           | 20-02          |
| ASSESSOR'S PARCEL #: | 47730300051000 |

NEW CONSTRUCTION OF:  
**THE SAMS RESIDENCE**

LOT 1  
COLE RANCH SUBDIVISION  
SILVERTON, CO 81433

SHEET TITLE:  
VICINITY MAP

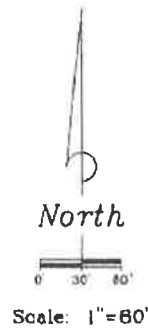
SHEET #:  
A

SCALE: 1" = 1000'



# Amended Plat No. 1 - Lots 1 & 2

Cole Ranch Subdivision  
 Located in Part of the John H. French Placer  
 Mineral Survey No. 45, Mining District No. 7  
 Suspended Sec. 30, T42N, R6W, N.M.P.M.  
 Eureka Mining District  
 San Juan County, Colorado



**NOTE: ITEMS DRAWN IN RED REPRESENT A PROPOSED AMENDMENT TO THE PREVIOUSLY APPROVED PLAT FOR LOT 1, DATED AUGUST 1, 2013. THESE MODIFICATIONS INCLUDE A MOVED BUILDING ENVELOPE AND ADJUSTED OPEN SPACE. THE RESULTANT OPEN SPACE IS 2.92 ACRES, WHICH IS 0.58 ACRE LARGER THEN THE ORIGINAL OPEN SPACE AREA. IF APPROVED, A FINALIZED PLAT WILL BE SUBMITTED BY THE SURVEYOR.**

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned owners of Lots 1 and 2, Cole Ranch Subdivision, San Juan County, State of Colorado, and the County of San Juan, Colorado, HAVE BY THESE PRESENTS caused to be laid out, plotted, Amended Plat No. 1 of said Lots 1 and 2, as shown on this plat, specifically the realignment of County Road 20 as shown hereon.

Owners of Lot 1, Cole Ranch Subdivision

By: \_\_\_\_\_

By: \_\_\_\_\_

Owners of Lot 2, Cole Ranch Subdivision

By: \_\_\_\_\_

By: \_\_\_\_\_

San Juan County Board of County Commissioners

By: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing signatures were acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_ by \_\_\_\_\_

My commission expires \_\_\_\_\_  
 Witness my hand and seal \_\_\_\_\_  
 Notary Public

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

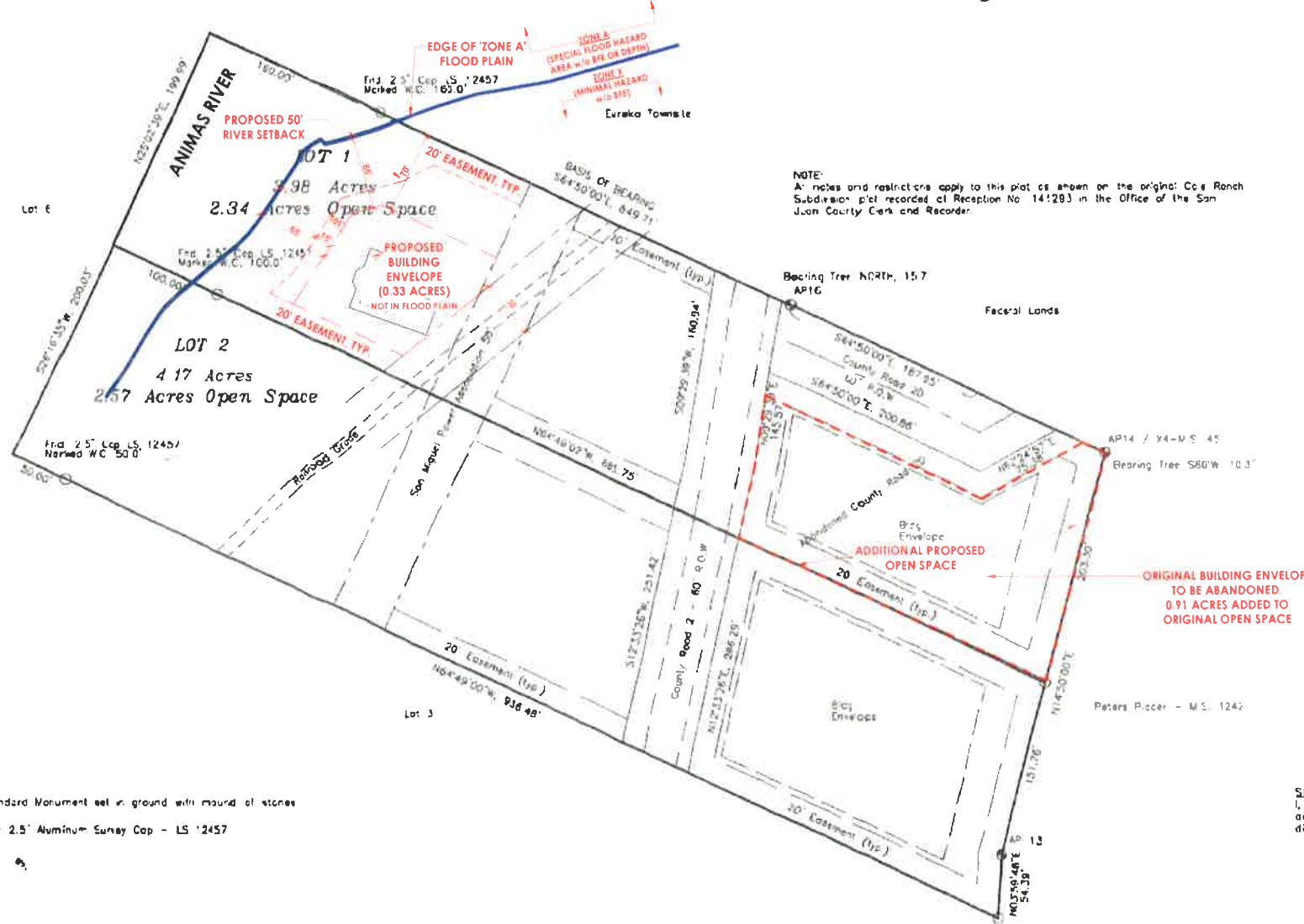
Approved by the San Juan County Board of County Commissioners this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_

\_\_\_\_\_  
 Mayor

APPROVAL OF COUNTY ATTORNEY

Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_ by \_\_\_\_\_, County Attorney

\_\_\_\_\_  
 Attorney at Law Registration No. \_\_\_\_\_ Date \_\_\_\_\_



**NOTE:**  
 All notes and restrictions apply to this plat as shown on the original Cole Ranch Subdivision plat recorded at Reception No. 141283 in the Office of the San Juan County Clerk and Recorder.

- LEGEND**
- 3-1/4" B.M. Standard Monument set in ground with mound of stones
  - Frd. #5 Rebar & 2.5" Aluminum Survey Cap - LS 12457

**NOTE:** Legal description from the Cole Ranch Subdivision Plat recorded at Reception No. 141283 in the records of the San Juan County Clerk & Recorder's Office

**NOTICE:** According to Colorado Law you must commence any legal action upon any defect in this survey within three years after you first discovered 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 certification shown hereon.

**BASE OF BEARING:**  
 The bearing between a 3-1/4" Standard Monument, marked AP16, and a Witness Corner for the northeast corner of Lot 1, Cole Ranch Subdivision, a 2-1/2" Aluminum Survey Cap, LS 12457, is assumed to be N64°50'00"W as shown on the Cole Ranch Subdivision Plat at Reception No. 141283 in the Office of the San Juan County Clerk and Recorder's Office.

**SURVEYOR'S CERTIFICATE:**  
 I, Robert A. Larson, a Registered Land Surveyor in the State of Colorado do hereby certify that this plat accurately represents to the best of my knowledge and information a survey made by me or under my direct supervision, and that said survey conforms to all State laws and standards for property boundaries.

FOR COUNTY REVIEW  
 Robert A. Larson LS 31180 Date \_\_\_\_\_ SEAL

**RECORDER'S CERTIFICATE:**  
 This plat was filed for record in the office of the Clerk and Recorder of San Juan County at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_ in Book \_\_\_\_\_ Page \_\_\_\_\_ Reception No. \_\_\_\_\_  
 \_\_\_\_\_  
 Clerk & Recorder

|                             |          |
|-----------------------------|----------|
| Amended Plat                |          |
| Surveyed For:<br>Julie Sams |          |
| DATE                        | SCALE    |
| 11/11/21                    | 1" = 60' |
| BY: TAP                     | J13031   |
| SHEET 1 of 1                |          |



**PROPOSED PLAT AMENDMENT**  
 1" = 60'-0" WHEN PRINTED FULL SCALE ON 24x36



LOT 1  
 COLE RANCH  
 SUBDIVISION  
 SILVERTON, CO 81433  
 PROJECT #: 20-02  
 ASSESSOR'S PARCEL #: 4773000051000  
 09.02.2020  
 THE SAMS RESIDENCE  
 APPLICATION FOR IMPROVEMENT  
 PERMIT  
 PRELIMINARY  
 NOT FOR  
 CONSTRUCTION