AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

AgendaTitle:
Lot Cluster Application; Lots 1, 2, 3 and 4, Block 4, Marble Ski Area, Crystal River Filing; Omiah K. Travis

Action Requested: Motion

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:
Omiah K.Travis has applied to cluster Lots 1,2,3,4, Block 4, Marble Ski Area, Crystal River Filing. The combination of the lots will result in one lot- 1.138 acres in size. The County Attorney and Community Development Director have both reviewed and approved the application. The utility companies have agreed to the lot cluster.

Fiscal Impact: None

Submitted by: Beth Baker **Submitter's Email Address:** bbaker@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date: Certificate of Insurance Required

Yes ○ No ○

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\MBIRNIE Discharge Date: 12/20/2013

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 5

Agenda Date: 1/7/2014 Follow Up Agenda Date:

Revised April 2013

Gunnison County, CO
Community Development Department
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360 FAX: (970) 641-8585
Website: www.gunnisoncounty.org/planning.html
Email: planning@gunnisoncounty.org

To: BOCC- Paula Swenson , Phil Chamberland and Jonathan Houck

From: Community Development Department Services Manager Beth Baker

Date: **December 13, 2013**

Re: Packet Materials **Document or other materials** **Lot Cluster Request – Omiah K. Travis**
• **Application**
• **Lot Cluster Agreement and Declaration**
• **Utility Agreements**
• **Deed**
• **Tax Cert and Assessors Record**
• **Proposed Site Plan**

Omiah K.Travis has applied to cluster Lots 1,2,3,4, Block 4, Marble Ski Area, Crystal River Filing. The combination of the lots will result in one lot- 1.138 acres in size.

The County Attorney and Community Development Director have both reviewed and approved the application.

The utility companies have agreed to the lot cluster.

If you have any questions please call.

Thanks,

Beth Baker
Planning Services Manager
Community Development Department

Gunnison County
COLORADO

APPLICATION TO COMBINE EXITING PARCELS OF REAL PROPERTY IN GUNNISON COUNTY

Gunnison County Community Development Department 221 N. Wisconsin St. Gunnison, CO
Telephone: 970-641-0360 FAX: 970-641-8585

Application Fee- $150.00

APPLICANT: Omiah K. Travis		
MAILING ADDRESS: P.O. Box 270052		
CITY: Littleton	STATE: CO.	ZIP: 80127
PHONE (day): 720-333-7270	(evening): 720-333-7270	
FAX:	E-MAIL ADDRESS: omiaht@gmail.com	

1. LEGAL DESCRIPTION. The undersigned (is) (are) the owner (s) of the following described adjacent parcels of real property in Gunnison County, Colorado (include full legal description):
Lots 1,2,3 and 4, Block 4, Marble Ski Area - Crystal River Filing # 600021 # 619725, According to the plat recorded Dec. 11, 197 At Reception No. 282561, County of Gunnison, State of Colorado.
and any adjacent street or alley that is or may be vacated.
County of Gunnison.
State of Colorado.

2. REQUEST TO COMBINE LOTS AND VACATE BOUNDARY LINE(S). The undersigned desire(s) to create a single undivided building lot from the adjacent parcels described above; the undersigned expressly desires to vacate the boundary line(s) between such adjacent parcels. (Signature blocks on last page of application)

09/05/12

received
11-21-13

3. LIEN OR MORTGAGE HOLDER ADDRESS(ES). For each parcel described in #1, above, stat name, address and telephone number of each lien and or mortgage holder and briefly describe lien and/or mortgage:

None

4. LIEN OR MORTGAGE HOLDER CONSENT. For each lien and/or mortgage described in #4, ab applicable, provide notarized letters of consent or a signed and notarized subordination to the lot from lien or mortgage holders of the individual pre-clustered lots; the lien/mortgage holder is requ sign the attached "Lot Cluster Agreement and Declaration."

None

5. PROTECTIVE COVENANTS OR DEED RESTRICTIONS. Attach a copy of the applicable Declar Protective Covenants, and /or deed restriction. None

6. NOTARIZED SIGNATURES. Provide a notarized signature and affirmation that the application co with applicable covenants or deed restrictions, by an authorized representative for the associati administers the protective covenants, or by the beneficiary of the deed restriction, as applicable.

7. LOCATION WITHIN SPECIAL DISTRICT. Identify each district or entity (such as a water and sa district) that provides service to each lot described in #1, above. Approval of this application to co the described parcels or lots does NOT affect fees, assessments, or charges regarding any se those lots; changes to those fees, assessments or charges can only be made by such districts.

None

8. CONSENT BY UTILITIES. As applicable, notarized letters of consent to the lot cluster from companies whose facilities are located in legal easements on or adjacent to the proposed clustere and a copy of the easement agreements, if such agreements exist.

9. SITE PLAN. All the listed information MUST be shown on the drawing, as applicable. The site pla be legible, clearly marked, on 8.5 x 11 inch paper, with a scaled representation of the lots.

- ☒ Exterior lot lines for all parcels described in #1, above
- ☒ All existing and proposed structures
- ☒ Locations of driveways and parking areas/spaces
- ☒ Locations of utilities (septic tanks, leach fields, wells, electric, gas, telephone or cable lines)
- ☒ Distance of structures from property lines
- ☒ Easements (include width as well as locations)
- ☐ Irrigation and drainage ditches
- ☒ Boundary line(s) to be vacated between lots
- ☒ If the lots are located within a platted townsite or recorded subdivision, indicate on the site plan th date, book and page or receipt numbers as recorded in the Office of the Gunnison County Clerk Recorder.
- ☒ The lots immediately adjacent to all boundaries of the lots that will be clustered.

Each undersigned applicant, for themselves, their heirs, successors, personal representatives and assigns, declares an intention to combine the parcels described in #1, above, into one lot to be maintained as one new integrated single building lot and further declares an intention that no portion of such new lot constituting less than the entire new lot may be conveyed, mortgaged, encumbered or otherwise transferred without prior compliance with applicable subdivision requirements including but not limited to those required by the Gunnison County Land Use Resolution. The above declaration is for the benefit of Gunnison County, Colorado and shall run with the land in perpetuity. Nothing in this Agreement is or shall be construed to be a waiver of applicable County building, sewage disposal, driveway and/or other permit requirements.

Date: 11/19/13 _____ Applicant

Date: _____ _____ Applicant

AUTHORIZATIONS

Date: 12/2/2013 _____ Gunnison County Attorney

Date: 12/13/13 _____ Gunnison County Community Development Director

DATE RECEIVED
(Community Development Dept): _____
BY: _____

Gunnison County
COLORADO

LOT CLUSTER AGREEMENT AND DECLARATION

THIS LOT CLUSTER AGREEMENT AND DECLARATION is made this 19TH day of November, 2013 by and between the Board of County Commissioners of the County of Gunnison, Colorado (hereinafter "Gunnison County") and Omiah K. Travis (jointly and severally) (hereinafter "Owner").
(Owners)

RECITALS:

1. The undersigned (are) the owner of the following legally described properties;
   **** Please include or attach the complete legal description**

   Lots 1, 2, 3 and 4, Block 4, Marble Ski Area - Crystal River Filing #600021 #619725, according to the Plat recorded December 11, 1970 at Reception No. 282561, County of Gunnison, State of Colorado.

   and any adjacent street or alley that is or may be vacated.,
   County of Gunnison
   State of Colorado

2. This *Lot Cluster Agreement and Declaration* is made for good, valuable and sufficient consideration, including the creation of a single parcel by the clustering of the above described properties.

NOW, THEREFORE, it is agreed that:

1. Gunnison County, Colorado and Owner, on behalf of themselves, their respective heirs, successors, personal representatives and assigns, hereby declare that the real property described above shall hereafter be and is combined into one parcel to be maintained as one new integrated parcel and single building lot and further declare that no portion of such new parcel constituting less than the entire new parcel may be conveyed, mortgaged or encumbered or otherwise transferred without prior compliance with applicable subdivision requirements including but not limited to the *Gunnison County Land Use Resolution.*

2. This *Lot Cluster Agreement and Declaration* does not independently change or amend any fee, assessment or charge regarding any service to such real property.

3. This *Lot Cluster Agreement and Declaration* is made for the benefit of Gunnison County, Colorado, and shall run with the land in perpetuity. Nothing in this *Lot Cluster Agreement and Declaration* is or shall be construed to be a waiver of applicable County Building, Sewage Disposal System, Land Use Change or other permit requirements.

4. This *Lot Cluster Agreement and Declaration* shall not have effect until it is recorded, at the cost of the Applicant, with the Clerk and Recorder of Gunnison County, Colorado.

5. The lot cluster approved by recordation of this *Lot Cluster Agreement and Declaration* does not result in a guarantee of approval of an Individual Septic System Permit application or approval of a variance from the *Gunnison County Individual Sewage Disposal System Regulations.*

6. Approval of this lot cluster is subject to the terms of the utility companies potentially affected by this action. The companies' comments are attached to, and are hereby incorporated as part of this *Lot Cluster Agreement and Declaration.*

Date: 11/19/13 — Omiah K. Travis
Owner

Date: _____ — _____
Owner

Date: _____ — _____
Owner

Date: _____ — None
Mortgage or Lien Holder

STATE OF COLORADO)
)ss
COUNTY OF ~~GUNNISON~~)
JEFFERSON JM

The foregoing instrument was acknowledged before me this 19th day of NOVEMBER 20 13
by OMIAH K. TRAVIS
(Owner/s).

Witness my hand and official seal.

My Commission expires: 06/17/2016

Notary Public

Address: 7550 SHAFFER PKWY
LITTLETON, CO 80127

NOTARY PUBLIC
JEREMY MYLES
STATE OF COLORADO
My Commission Expires 06-17-2016

STATE OF COLORADO)
)ss
COUNTY OF ~~GUNNISON~~)
JEFFERSON JM

SHARON CHANEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044029073
MY COMMISSION EXPIRES 12/18/2016

STATE OF Colorado)
) ss.
COUNTY OF Garfield)

The foregoing instrument was acknowledged before me this 13 day of November _____, 20 13 , by Richard Brinkley.

WITNESS my hand and official seal.
My commission expires:

Notary Public

Address: 852 CR 225
Rifle, CO 81650

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by Richard D. Brinkley, Chief Operating Officer, representative of Holy Cross Energy.

WITNESS my hand and official seal.
My commission expires:

Notary Public

Address:_____

v/Chaney/Abandonment Travis

ABANDONMENT OF EASEMENT

THIS AGREEMENT is made and entered into this 19 day of NOVEMBER, 2013, by and between HOLY CROSS ENERGY, a Colorado corporation, and OMIAH TRAVIS, hereinafter called "Owner."

WHEREAS, the Owner owns certain residential real property being: A parcel of land, situate in Section 28, Township 11 South, Range 88 West of the 6th P.M. as more fully described in that particular Quitclaim Deed recorded by Reception No. 600021 in the records of the Gunnison County Clerk and Recorder's Office, Gunnison, Colorado.

Whereas, Gunnison County has instituted a "one acre" minimum building site regulation in the Marble Ski Area and requires the accumulation of as many original residential lots as necessary to reach said "minimum" threshold.

WHEREAS, the Owner, by combining the above referenced residential lots, has reached that "minimum."

WHEREAS, The Owner, at the request of the Gunnison County Planning Department, desires to have the interior utility easements, being five feet on each side of the centerline, abandoned. More specifically, the easement between Lots 1 and 2 and between Lots 3 and 4. The bearings and distances of each of the easements in question are shown on the attached Exhibit A.

WHEREAS, all perimeter easements that currently exist and are in place as shown on the recorded plat therefore, shall remain in place.

NOW THEREFORE, in consideration of the foregoing recitals, the parties agree as follows:

The above utility easements will be abandoned and forever eliminated from the common lot lines of said Lots 1, 2 & 3 and 4, Block 4, of the Marble Ski Area, Crystal River Filing 1.

The Utility easements around the perimeter of said Lots 1, 2, 3 and 4, Block 4, Marble Ski Area, Crystal River Filing 1, will remain in place for the future use by Holy Cross Energy.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

HOLY CROSS ENERGY, a Colorado corporation

By: Richard D. Brinkley
Richard D. Brinkley, Chief Operating Officer

OMIAH K TRAVIS
Owner

Owner

State of COLORADO
County of JEFFERSON
This instrument was acknowledged before me on 11/19/13 by OMIAH K TRAVIS
Signature of Notary Public
My commision expires 06/17/2016

NOTARY PUBLIC
JEREMY MYLES
STATE OF COLORADO

SHARON CHANEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044029073
MY COMMISSION EXPIRES 12/18/2016

STATE OF Colorado)
) ss.
COUNTY OF Garfield)

The foregoing instrument was acknowledged before me this 13 day of November _____, 20 13 , by Richard Brinkley.

WITNESS my hand and official seal.
My commission expires:

Notary Public

Address: 852 CR 225
Rifle, CO 81650

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by Richard D. Brinkley, Chief Operating Officer, representative of Holy Cross Energy.

WITNESS my hand and official seal.
My commission expires:

Notary Public

Address:_____

v/Chaney/Abandonment Travis

CenturyLink™

222 West 5th Street
Pueblo, CO 81003
TEL 719-584-6484
FAX 719-584-6462

December 5, 2013

Mr. Omiah Travis
P.O. Box 270052
Littleton, CO 80127

Re: Lot Consolidation

Dear Mr. Travis:

Please be advised that CenturyLink does not have an objection to the proposed consolidation of Lots 1, 2, 3 and 4, Block 4, Marble Ski Area, Crystal River Filing, Gunnison County, Colorado, nor the vacation of any Public Utility Easements associated with the consolidation. CenturyLink does, however, retain all rights granted by Private Easements to CenturyLink or its predecessors.

Please call if I can be of further assistance.

Murk Mansell
Right of Way Manager
719-584-6484

STATE OF COLORADO
COUNTY OF PUEBLO

The foregoing instrument was acknowledged before me this 5 day of December, 2013, by Murk Mansell as Right of Way Manager for Qwest Corporation d/b/a CenturyLink QC.

(NOTARY SEAL)

YVONNE LUJAN-SLAK NOTARY PUBLIC STATE OF COLORADO

Witness my hand and official seal:

Yvonne Lujan-Slak
Notary Public
My commission expires: 4-12-2014

QUITCLAIM DEED

The "Grantor" (whether one or more than one),

Brannin Travis

whose legal address is 8846 S Kline, #304, Littleton, CO 80127

of the *County of Jefferson and State of Colorado, for the consideration of Ten and other valuable consideration DOLLARS, ($ 10.00), in hand paid, hereby sells and quitclaims to Omiah Travis (whether one or more than one), the "Grantee", whose legal address is 8846 S Kline, #304, Littleton, CO 80127, of the County of Jefferson and State of Colorado, the following real property in the *County of Gunnison and State of Colorado, to wit:

Lot 117, Block 3,
and Lots 1 through 11 , both inclusive, Block 4, Marble Ski Area, Crystal River Filing, according to the Plat recorded December 11, 1970 at Reception No. 282561,
and that portion of the Open Space lying northerly of Lots 1 through 8, Block 4, and westerly of a line between the Northeast corner of said Lot 8 and Corner No. 5 of the exterior boundary of said Subdivision,
and that portion of the Open Space lying northerly of Lots 9 through 11, Block 4, described as follows: Beginning at the Northeast corner of said Lot 11, being the most Westerly corner of Lot 12 in said Block 4, thence North 17°53'08" East along the Northwesterly line of said Lot 12 a distance of 68.77 feet to the Northwesterly corner of said Lot 12; thence continuing North 17°53'08" East to a point on Line 5-4 of the exterior boundary of said subdivision; thence Westerly along said exterior boundary to Corner No. 5 of said exterior boundary; thence South along the Easterly line of that tract of land as described in Deed recorded August 12, 2010 at Reception No. 600081 to the Northeast corner of Lot 8, Block 4 of said Subdivision, being the Northwesterly corner of said Lot 9; thence along the Northerly line of said Lots 9, 10 and 11 to the Point of Beginning,

County of Gunnison, State of Colorado.

also known by street address as:
and assessor's schedule or parcel number: R014435, R070743, R070744, R014243, R014244, R014246, R014430, R014245, R014263, R014431

with all its appurtenances.

Signed this 17 day of ~~February~~ April 17, 20 13.

Brannin Travis

*Insert "City and" where applicable.

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FIRST GUNNISON TITLE & ESCROW, INC.
113 EAST GEORGIA AVENUE
GUNNISON, CO 81230

STATE OF COLORADO
County of } ss.

The foregoing instrument was acknowledged before me this day of ~~February~~ April 17, 20 13
by Brannin Travis.

TAMI S. POMEROY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044024446
MY COMMISSION EXPIRES 02/28/2017

Witness my hand and official seal.
My commission expires: 2/28/2017

Tami S. Pomeroy
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

Transaction Number 83080324255714 | Transaction Date 02/21/2013 | 11/25/2013

CURRENT TAX YEAR INFORMATION

Account Number R014263
Owner TRAVIS OMIAH ETAL
8846 S KLINE ST UNIT 304
LITTLETON, CO 801277127

Parcel Number 291727204016
Property Address
MILTON WAY
MARBLE

Legal LOT 117 BLK 3 CRYSTAL RIVER FILING #585671

Actual Value $4,510.00
Assessed Value $1,310.00

Tax District 617
Mill Levy 47.507

PAID	Tax Year:	Bill Item Type:	Amount:	Description:
	2012	AD VALOREM	$62.22	FULL YEAR
		Annual Total:	$62.22	
		Account Total:	**$62.22**	

Receipt Number 1027543
Transaction Number 83080324255714 | Transaction Date 02/21/2013

Date Receipt Printed 11/25/2013

CURRENT TAX YEAR INFORMATION

Account Number R014435
Owner TRAVIS OMIAH ETAL
8846 S KLINE ST UNIT 304
LITTLETON, CO 801277127

Parcel Number 291728108007
Property Address

Legal LOTS 1 - 4 BLK 4 CRYSTAL RIVER FILING #600021

Actual Value $23,530.00
Assessed Value $6,820.00

Tax District 617
Mill Levy 47.507

PAID	Tax Year:	Bill Item Type:	Amount:	Description:
	2012	AD VALOREM	$323.99	FULL YEAR
		Annual Total:	$323.99	
		Account Total:	**$323.99**	

Receipt Number 1027548
Transaction Number 83080324255714 | Transaction Date 02/21/2013

Date Receipt Printed 11/25/2013

CURRENT TAX YEAR INFORMATION

Account Number R014244
Owner TRAVIS OMIAH ETAL
8846 S KLINE ST UNIT 304
LITTLETON, CO 801277127

Parcel Number 291727203026
Property Address
MILTON CIR
MARBLE

Assessor Quick Links
Gunnison Assessor Home
Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Owner and Parcel Information

Owner Name & Mailing Address	
TRAVIS OMIAH 8846 S KLINE ST UNIT 304 LITTLETON, CO 80127-7127	
Business Name:	NA

Today's Date:	November 25, 2013
Appraisal Year:	2013

Account Number:	R014435
Parcel Number:	2917-281-08-007
Account Type:	Vacant
Economic Area:	Econ Area 8
Tax District:	617
Mill Levy:	47.507

Property Location:	
Neighborhood:	81920
LEA:	CRYSTAL RIVER >1AC (81920)
Subdivision:	CRYSTAL RIVER FILING 1
Condo:	
Legal Description:	LOTS 1 - 4 BLK 4 CRYSTAL RIVER FILING #600021 #619725
Parcel Notes	TOTAL PARCEL = 1.138 AC LOT 1=.26AC, LOT 2=.26AC, LOT 3=.309AC, LOT 4=.309AC

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	NA
Generate Neighboring Owner List by Distance	
Search Sales By Subdivision	

1.138 acres

2013 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$37,100	$10,760			$37,100	$10,760

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2012	$23,530	$6,820	47.507	$323.99
2011	$23,530	$6,820	47.569	$324.42
2010	$24,430	$7,080	41.600	$294.53
2009	$24,430	$7,090	40.447	$286.76
2008	$26,720	$7,750	42.530	$329.60
2007	$26,720	$7,750	37.116	$287.64
2006	$22,040	$6,390	44.815	$286.36

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	1.138	YEAR AROUND PRIVATELY MAINTAINED	NOT INSTAL	CENTRAL NOT AVAILABLE	NOT INSTALLED	LAND TYPE - RIVER LAND TYPE - TREES COTTONWOOD LAND TYPE - TREES EVERGREEN LAND TYPE - TREES QUAKIES LAND TYPE - WATER INFLUENCE SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY VIEWS - TYPICAL OR AVERAGE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
04/17/2013		TRAVIS BRANNIN	TRAVIS OMIAH	N/A	619725	QUIT CLAIM DEED - NO FEE
08/04/2010	$87,000	STRATE MYRON D ETAL; STRATE BRIGITTE A	TRAVIS OMIAH ETAL; TRAVIS BRANNIN	Vacant	600021	WARRANTY DEED - FEE
09/25/2001	$87,000	NORMALI LAMONT DAWN	STRATE MYRON D ETAL	Vacant	514939	WARRANTY DEED - FEE
09/19/2001		CONGER KATHRYN H	NORMALI LAMONT DAWN	N/A	514938	QUIT CLAIM DEED - NO FEE

Open Space
Parcel #2917-281-00-012
Owner: Lozier
1.30 Acres

Owner: Omiah Travis
Open Space

N
W E
S

0 10' 20' 30' 40'

CONTOUR INTERVAL: 2'-0

SCALE: 1/4" = 10.7'

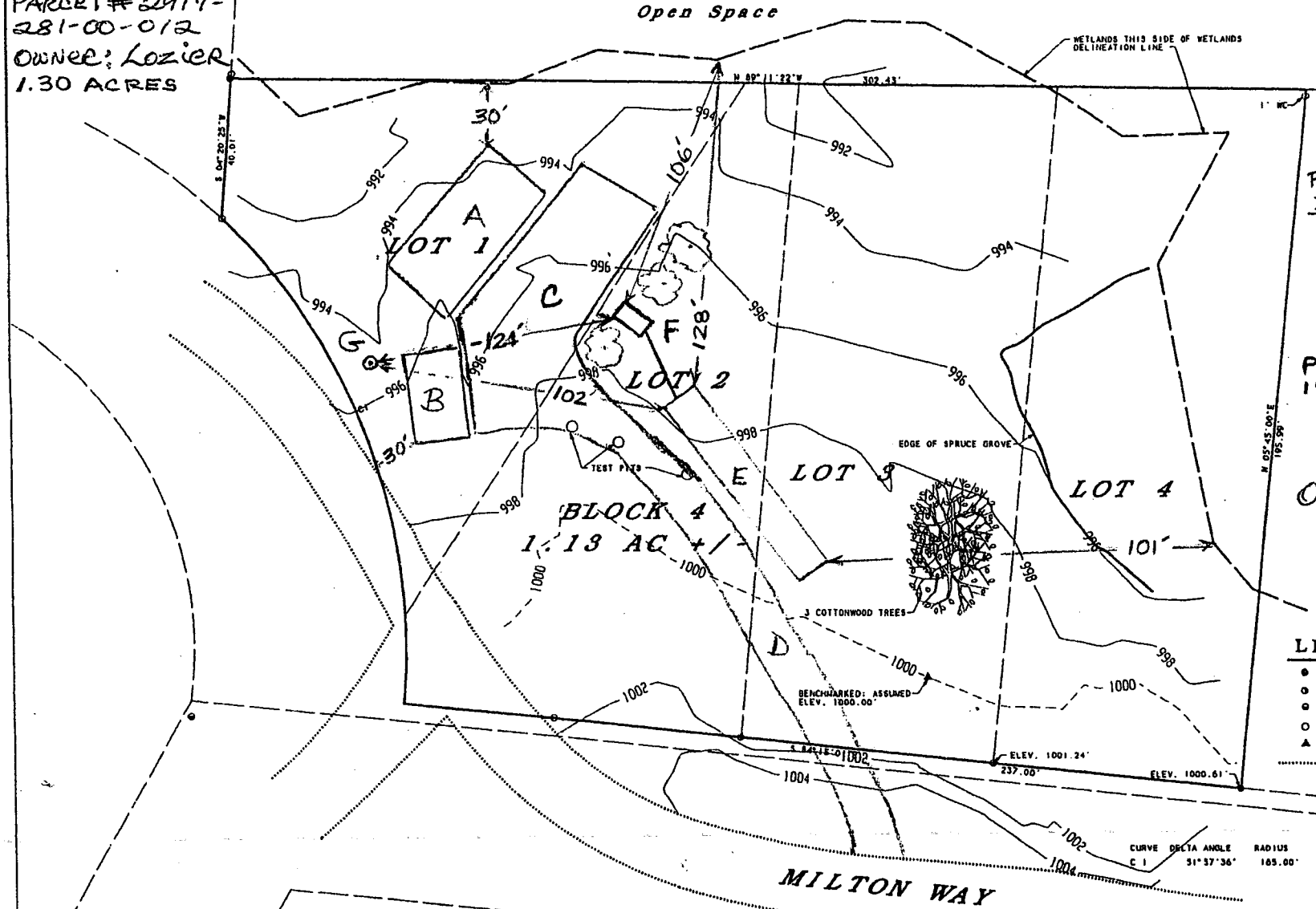
Parcel #2917-281-08-00

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4, BLOCK 4, MARBLE SKI AREA, CRYSTAL RIVER FILING. GUNNISON COUNTY, COLORADO.

#600021
#619725
R-014435
Plat Recorded Dec. 1 1980 at Reception No. 28256
Lot 5

Wetlands
Owner: Omiah Travis



LEGEND AND NOTES

- FOUND REBAR & CAP L.S. 3317
- FOUND #5 REBAR
- FOUND REBAR & CAP MARKED "KING"
- SET OR FOUND REBAR & CAP L.S. 14111
- TRAVERSE POINT: SET SPIKE
- EDGE OF ROAD

THE BACK LINE HAS A UTILITY & DRAINAGE EASEMENT 10 FEET IN WIDTH INSIDE IT AND THE SIDE LINES HAVE A UTILITY & DRAINAGE EASEMENT 5 FEET IN WIDTH ON EITHER SIDE OF THEM.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	51°37'36"	165.00'	149.63'	80.40'	144.56'	S 20°13'43"E

IMPROVEMENT SURVEY CERTIFICATE

I HEREBY CERTIFY THAT ON AUGUST 8, 2008 A SURVEY WAS PERFORMED BY ME ON THE PARCEL OF LAND DESCRIBED HEREON. NO IMPROVEMENTS WERE FOUND TO BE ON SAID PARCEL AS SHOWN ON THIS PLAT. ALL EASEMENTS, ENCROACHMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME ARE SHOWN. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: Sydney Lincicome 14111
SYDNEY LINCICOME
L.S. 14111

LINES IN SPACE
LAND SURVEYS

A = Proposed House
B = Proposed Garage
C = Proposed Parking
D = Proposed Driveway
E = Proposed Leach Field
F = Proposed Septic Tank
G = Proposed Well

IMPROVEMENT SURVEY PLAT
LOTS 1-4, BLK 4, MSA CRYSTAL RIVER FILING, MARBLE, CO.
BY: LINES IN SPACE
SYDNEY LINCICOME (L.S. 14111)
67 GLENWOOD AVE CARBONDALE CO. 970-963-38
DATE: 09/26/08 SCALE: 1" = 20' JOB NO: 07-9

USACROL4