AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

AgendaTitle:
Boundary Line Adjustment; Lot 7, Block 2, The Ridges at Arrowhead in Gunnison County; Dr. and Mrs. Glenn Oren

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

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

Summary:
Boundary Line Adjustment - Removal of "No Building Area" restriction on Lot 7, Block 2, The Ridges at Arrowhead in Gunnison County

Fiscal Impact:

Submitted by: Neal Starkebaum **Submitter's Email Address:** nstarkebaum@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: 5/29/2014

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

Agenda Date: 6/3/2014 Follow Up Agenda Date:

Revised April 2013

Gunnison County Community Development Department
Offices of Planning, Building and Environmental Health
221 N. Wisconsin St., Ste. D
Gunnison, CO 81230
Phone: (970) 641-0360 Fax: (970)641-8585

May 23, 2014

TO: **Board of County Commissioners**
Matthew Birnie, County Manager
David Baumgarten, County Attorney

FROM: **Neal Starkebaum**
Assistant Director

SUBJECT: **Lot 7, Block 2, The Ridges at Arrowhead in Gunnison County**
Dr. & Mrs. Glenn Oren
Boundary Line Adjustment to remove the no-build area designation on plat

Bo Neslin, J. David Reed P.C., Attorneys at Law, representing Dr. & Mrs. Glenn Oren, owners of Lot 7, requests a boundary line adjustment/replat to remove a "no-building area" restriction on Lot 7, Block 2, as shown on the plat of The Ridges of Arrowhead in Gunnison County.

The Ridges of Arrowhead in Gunnison County subdivision was approved by the Board of County Commissioners on June 4, 1993, and is recorded at Reception No. 444805, August 24, 1993, in the Office of the Gunnison County Clerk and Recorder.

During the Planning Commission review of the subdivision concerns were raised by lot owners across Hazel Road, concerning potential conflicts with construction on the northern part of the lot, with views and activity. The Planning Commission recommendation included a condition that as a compromise to mitigate the potential impacts, the recorded plat would incorporate a "no-building area" restriction on the northern ½ of Lot 7 (attached). In the intervening 21 years many of the lots in the immediate area of Lot 7, including the lots across Hazel Drive have been sold and/or resold.

The applicant has submitted a letter from Michael Wigent, President, Arrowhead Improvements Association, Inc., dated January 18, 2014, noting no objection to the request (attached), as well as letters from the closest affected lot owners, directly across Hazel Road, and all of the lot owners within Block 2, The Ridges of Arrowhead in Gunnison County, consenting to the removal of the "no building area" restriction (attached).

The plat and Attorney's Opinion were reviewed and approved by the County Attorney's Office on May 19, 2014.

Attachments:

The Ridges at Arrowhead plat – Exhibit A
Boundary Line Adjustment plat
Planning Commission recommendation, June 4, 1993
Area lot owners map – Exhibit B
Letters of Consent from area lot owners – Exhibit C
Arrowhead Improvements Association letter, January 18, 2014 – Exhibit G

TO:Board of Commissioners
FROM:JOANNE WILLIAMS
RE:Planning Commission recommendation, Ridges at Arrowhead in Gunnison Country
DATE:June 4, 1993

At its regular meeting of June 4, 1993, Ken Spann made a motion to accept the following recommendation as amended and with a compromise agreement on Lot 7 as to building envelope and location of driveway. Les White seconded the motion, and it was unanimously approved.

PROJECT DESCRIPTION:

James Squirrell has applied for a land use change permit to subdivide 23.97 acres (comprised of two parcels of 14.83 acres and 9.14 acres) adjacent to Arrowhead in Gunnison Country subdivision (approved as a Planned Unit Development including 1050 single family lots in 197). Current owner of these parcels is Robert Minerich, who has consented to this application.

The subdivision of these two parcels will complement the layout of the existing Arrowhead development: 13 one-acre, round, single family residential lots, each surrounded by common land. The common area between lots will be deeded to the Arrowhead Improvements Association; lotowners will become part of the Arrowhead Homeowners Association, and be subject to the driveway and design review, and protective covenants of that association.

The lots will be served by the Arrowhead central water system via 6" lines already installed in roadways adjacent to the lots. Squirrell, owner of the private Arrowhead water system, has indicated (letter of April 29, 1993) that water can be provided to these lots. "The existing system was designed to serve 1050 residential plus a 40-acre commercial area for the original PUD. To date only 822 (residential) sites and one (commercial) site have been developed. Serving these 13 residential sites will still leave sufficient water for future growth within the commercial area plus 215 more residential sites." Decrees have been made absolute on the Homestead Ditch, Baldy Pond Spring, Arrowhead Ditch #1, Arrowhead Ditch #4, Freeman Spring, Desert Spring, Arrowhead Ditch #5, Arrowhead Ditch #2, East Fork, Arrowhead Ditch #3, and Hazel Ditch, for a total of 44.6 cfs.

Fire hydrants are installed. Individual wastewater treatment systems, regulated and permitted by the Gunnison County Environmental Health Office, will serve each lot. Gunnison County Environmental Health Officer Mark Templeton (memo of March 18, 1993), has indicated that, "... all setback requirements can be met as the lots are circular with common ground separating the lots."

Powerlines (13 kw) are buried in Hazel Lake Drive adjacent to the proposed sites. There is no phone service to Arrowhead lots. Access is directly onto roads already constructed for the larger subdivision.

The subdivision association provides its own security and fire suppression equipment and organization. There are no other general amenities required to be installed prior to sale of these lots.

PUBLIC HEARING:

The Gunnison County Planning Commission conducted a public hearing on this application May 7, 1993. A copy of the minutes of that hearing are attached to this recommendation and are hereby incorporated as part of the record of this application. The Commission extended the period of public comment to may 28, given that some property owners notified of this hearing live overseas and might need additional time in which to respond. Staff reported a call was received from Earl Hickson, supporting the

proposal; a letter was read into the record at the Commission's June 4 meeting from Mr. and Mrs. Fuller, who reiterated their opposition to this proposal.

COMPLIANCE WITH LAND USE POLICIES:

GENERAL LAND USE POLICIES:

1.Prevent developments requiring significant expenditures of public funds.

No conflict.

2.Encourage development which will utilize existing sewer and water facilities.

No conflict.

3. Discourage development of new growth centers.

No conflict.

4. Encourage cluster development.

No conflict.

5.**Minimize automobile congestion and hazardous conditions on public roads; encourage non-motorized transportation.**

No conflict.

6.Assure year-round developments will be served by county primary road.

No conflict. This development is not intended to be a year-round development, but if such use eventually occurred, the Homeowners' Association currently provides limited winter maintenance for access.

7.Discourage dispersed, unsupervised winter recreation activities and developments which encourage such activities in areas of avalanche danger and critical wildlife winter range.

No conflict.

8.Maintain balance between growth of County infrastructure and population growth.

No conflict.

9. Insure adequate water quality, quantity.

No conflict.

10. Eliminate/minimize conflicts between adjoining land uses.

No conflict.

11. No significant detraction from economic base, environmental, historical, recreational or aesthetic character.

No conflict.

ECONOMIC LAND USE POLICIES:

1.Encourage existing industries of agriculture, tourism, recreation, mining and education.

No conflict.

2.Business/commercial development permitted only on specific finding of fact.

Not applicable.

3. Insure industrial/mining operations only in specific, compatible areas.

Not applicable.

4. Protect ditches, stock drive routes.

No conflict.

ENVIRONMENTAL LAND USE POLICIES:

1.No degradation of air, water quality or require excessive energy.

No conflict.

2.Discourage damage to significant wildlife habitat.

No conflict.

3.Preserve, protect present water resources, and not allow land use which would adversely affect water resources in the county.

No conflict.

4.Prevent significant acceleration of erosion of soil and rock.

No conflict.

5.Preserve existing and natural drainage patterns.

No conflict.

RESIDENTIAL LAND USE POLICIES:

1. Preserve existing residential character.

No conflict. Design of this subdivision parallels the design of the Arrowhead Subdivision.

2. Encourage needed residential development.

No conflict. While the argument can be made that there is a substantial number of lots already approved in this subdivision, and that expansion into parcels not already part of the development is unnecessary, the number of lots proposed in this application fall within the total number approved for this Planned Unit Development.

3. Encourage residential development near existing residential areas.

No conflict.

4. Prevent subjecting residential use to undue noise, dust, fumes, et.al.

No conflict.

FINDINGS:

1. There are no substantial conflicts with county land use policies or design guidelines.

2. There is little, if any, impact to adjacent lands or land uses.

3. Standard amenities of roads and water are already installed to serve these additional lots; there are no amenities which are yet to be provided to these lots, and so no development improvements agreement need be required in the approval of this application.

4. The 13 lots in this development reduce the total number of lots yet to be developed to 215 of the total 1050 lots approved in the original PUD.

5. The Commission finds that the agreement of compromise for a deed restriction on Lot 7, Block 2 (as shown on plat 215-93 KLH Technical Services) between Fullers and Squirrells concerning identifying a building envelope on that lot mitigates potential conflicts concerning potential impacts of that lot on nearby lots.

6. The Commission finds that, because there are no conflicts with land use policies, no impacts to adjacent lands or land uses, and amenities are installed which are to the benefit of public health safety and welfare, this application is considered to be a Minor Impact.

RECOMMENDATION:

The Gunnison County Planning Commission recommends that LUC NO. 1993-17, the Ridges at Arrowhead in Gunnison Country, be classified as a Minor Impact and approved with these conditions.

1. Lot 7, Block 2, as shown on plat 215-93 KLH Technical Services, carry deed restrictions for buildings to be placed in trees out of the meadows, as defined by survey calls.

2. That driveway access be located out of the meadow, and come off Hazel Drive, between Lots 7 and 8.

Chairman Crosby opened the public hearing regarding the proposed addition of 13 single family residential lots to the Arrowhead Subdivision near Cimarron. Linda Squirrell was present to represent proponents **JIM SQUIRRELL AND ROBERT MINERICH**.

The application is to subdivide 23.97 acres, comprising of two parcels of 14.83 acres and 9.14 acres adjacent to the Arrowhead Subdivision. Minerich is the current owner of these two parcels.

The lots will be served by the Arrowhead central water system and individual wastewater treatment systems.

The following public comments were received prior to the public hearing:

--Bill Hardee, lot owner, requested a map which shows the specific location of the proposal and then requested additional time to respond to the application.

--Mike Spence, lot owner, stated that he is not opposed to the proposal and felt that the homeowner's association probably had thoroughly reviewed. Spence then expressed the following:

1) No information regarding this proposal was included in the recent newsletter.
2) Common ground around the proposed lots should be in proportion to the existing subdivision layout.
3) It appears that access to the new lots will be via existing roads - did the homeowners receive compensation for providing access to these lots?
4) Is the existing water piping sufficient to serve these additional lots? (Questioning impact to water pressure, water supply, etc.)
5) Will the view from existing lots be disturbed?
6) Questioned the reasoning for a different name within an existing subdivision.

--Bill & Janet Fuller, lot owners, expressed the following concerns:
1) Inadequate notice time for out-of-town lot owners to respond and requested extension of response time.
2) No information regarding this proposal included in the recent newsletter.
3) Impact to water/ground water
4) Questioned access proposed to serve lots - need clarification
5) General misunderstanding of lots owners - most assumed this was for the development of Filing #4 of Arrowhead Subdivision.
6) Misrepresentation of overall development.

7) All lot owners hold an interest in the common ground and felt that all lot owners of the overall subdivision should have been notified of this proposal.
8) No map included with public hearing notice; language of public hearing notice received gave impression that proposal already approved - "Proposed are thirteen single family lots, which will expand the existing Arrowhead Subdivision..."

--Warren and Geraldine Lewis, lot owners, expressed the following concerns:
1) Opposed to the proposal and feel that it will be of no benefit to the subdivision lot owners.
2) Inadequate notice time for out-of-town lot owners to respond.

--Clara Elizabeth Brown, lot owner, letter received 5/6/93, expressed..."There is absolutely no need for further lots at Arrowhead until it is sold out and the total impact can be determined."

--Mr. and Mrs. James Ives, lot owners, letter of 4/30/93, expressed..."We can see no problem in the addition of 12 or 13 more lots added."

--Leo and Joan Hyland, letter received 5/6/93, expressed..."We have no objection if Jim wants to extend the subdivision. We feel that he will do nothing to harm the development only improve it. Arrowhead is a growing community and the developer we feel has the right to extend the development as long as it does not change the basic way of life for the people already there."

--Cecil C. Hobbs, letter of 5/3/93, expressed..."I can see no adverse effects and I would urge its approval."

The following public comments were received at the public hearing:

--Anjane Ammen, lot owner, supported the proposal noting that it will maintain the integrity of the development.

--Ada Hallican (?), member of the association's Board of Directors, sees nothing detrimental at this point, but does see an increase of dues and common ground owned by the association. Four board members were shown the proposed plat and gave the go-ahead for the association's attorney to review on March 3; the three remaining board members were called and they offered their support. The decision was not part of a regular board meeting.

--Bill and Janet Fuller, lot owners, expressed opposition to the proposal and expressed the following concerns:
1) Profit for the developers at the lot owners expense.
2) Belief that covenants requirement for 75% approval of lot owners and association board for any major changes, and not aware of any such vote.
3) Purchased the lot with the understanding from Squirrell that Filings 1, 2 and 3 would not be added onto, but that Filing 4 was to be the next development.
4) Misrepresentation of the developer and the concern that this approval will allow additional lots anywhere the developer may choose.
5) Inadequate water system of the existing subdivision. Fuller noted Jim Squirrell's 1989 comment that the state water resource people approved the subdivision for 822 residences to be built; Fuller questioned 822 vs. 1050 approved lots for the subdivision.
6) The effect of ground water to septic systems within the proposed area.
7) Inadequate public hearing notification time and the right of all property owners with the subdivision to be notified of this proposal. Also, the lack of any information within the recent subdivision newsletter.
8) Inappropriate time of year to conduct a public hearing while the majority of residents are not within the area.
9) Minerich's use of Arrowhead roads for access to repair private fencelines.

10) The extension of common ground around the existing fire house which might visually impact the proposed lots.
11) Fullers' request that the Planning Commission closely review the original documents and resources of the approved subdivision before taking action on the proposal.

Chairman Crosby closed the public hearing. Ken Spann moved and George Gregg seconded the motion to continue the public hearing for 15 days, at that time the public hearing will be closed. MOTION PASSED unanimously.

The Planning Commission noted that Squirrell did not mail a certified public hearing notice to the homeowner's association as part of the public hearing requirements; the Planning Commission directed the applicant to do so at the conclusion of this discussion.

EXHIBIT A

THE RIDGES AT ARROWHEAD IN GUNNISON COUNTRY

ARROWHEAD IN GUNNISON COUNTRY
FILING NUMBER 2

HAZEL LAKE DRIVE
SPRUCE ROAD
ASPEN TRAIL

9.14 ACRES
BLOCK 1

TYPICAL LOT PLAN

LEGEND

NOTE:
All bearings on this plan are Colorado Coordinate System (South Zone) Bearings.

BASIS OF BEARINGS: assumes the bearing between the G.L.O. Brass Cap found on the NW Corner of Tract 39 and the G.L.O. Brass Cap found at the SW Corner of Tract 39 bears South 0°48'00" West

DEDICATION

MOTARIAL

LAND SURVEYORS CERTIFICATE

BOARD OF COUNTY COMMISSIONERS APPROVAL

RECORDATION OF PROTECTIVE COVENANTS

GUNNISON COUNTY PLANNING COMMISSION

GUNNISON COUNTY CLERK AND RECORDERS ACCEPTANCE

RLH/INTERMOUNTAIN TECHNICAL SERVICES INC.
2318 FORENIGHT CIRCLE @ GRAND JUNCTION, COLO

RIDGES AT ARROWHEAD IN GUNNISON COUNTRY
LOCATED IN A PORTION OF
SECTIONS 1 & 12,
TOWNSHIP 57 NORTH, RANGE 5 WEST,
NEW MEXICO PRINCIPAL MERIDIAN,
GUNNISON COUNTY, COLORADO

SCANNED

EXHIBIT A

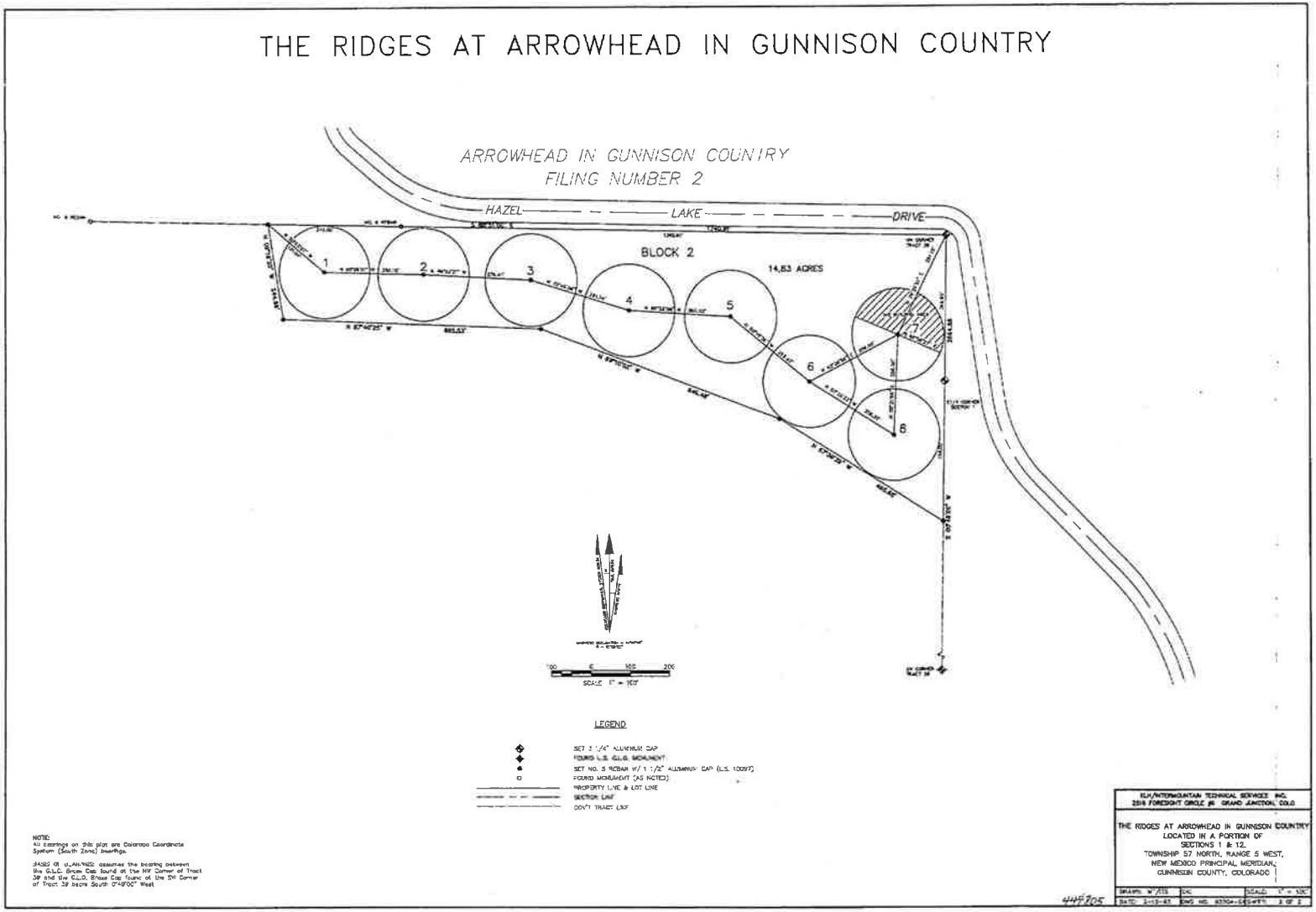
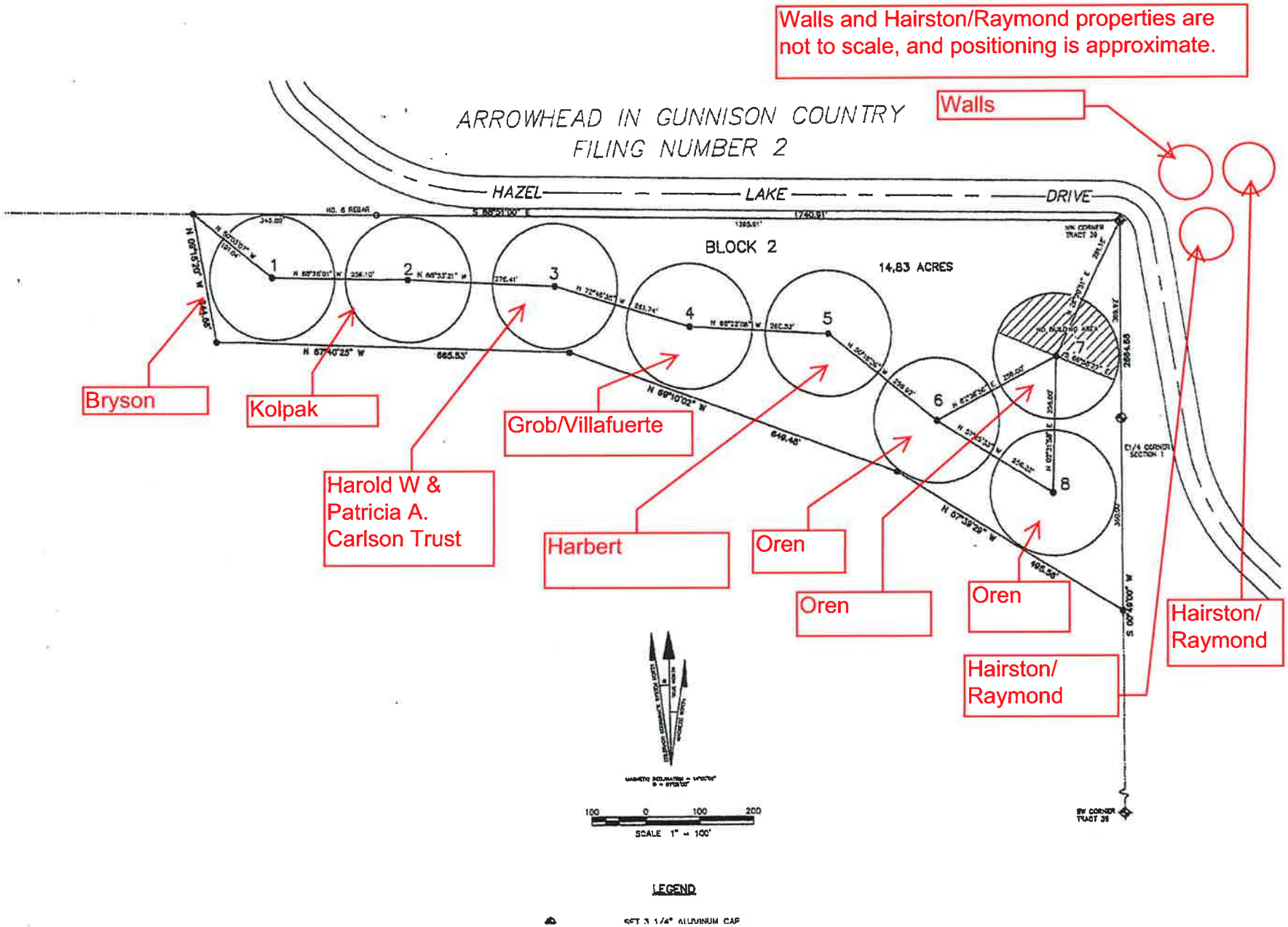

THE RIDGES AT ARROWHEAD IN GUNNISON COUNTRY
ARROWHEAD IN GUNNISON COUNTRY
FILING NUMBER 2
HAZEL
LAKE
DRIVE
BLOCK 2
14.83 ACRES
1
2
3
4
5
6
6
LEGEND
SET 2 1/4" ALUMINUM CAP
FOUND L.S. G.L.O. MONUMENT
SET NO. 5 RCBAR W/ 1 1/2" ALUMINUM CAP (L.S. 10097)
FOUND MONUMENT (AS NOTED)
PROPERTY LINE & LOT LINE
SECTION LINE
GOV'T TRACT LINE
NOTE:
All bearings on this plat are Colorado Coordinate System (South Zone) bearings.
BASIS OF BEARINGS: assumes the bearing between the G.L.O. Brass Cap found at the NW Corner of Tract 38 and the G.L.O. Brass Cap found at the SW Corner of Tract 38 bears South 0°49'00" West
ELK/INTERMOUNTAIN TECHNICAL SERVICES INC.
2516 FORESIGHT CIRCLE #6 GRAND JUNCTION, COLO
THE RIDGES AT ARROWHEAD IN GUNNISON COUNTRY
LOCATED IN A PORTION OF
SECTIONS 1 & 12,
TOWNSHIP 57 NORTH, RANGE 5 WEST,
NEW MEXICO PRINCIPAL MERIDIAN,
GUNNISON COUNTY, COLORADO
DATE: 2-13-83
SCALE: 1" = 100'
4HF705

EXHIBIT B

THE RIDGES AT ARROWHEAD IN GUNNISON COUNTRY



Scale = 1:2200

Friday, September 27, 2013

EXHIBIT C

7-12-13

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED
DAVID M. KENNEDY

JAMES D. MAHONEY
BO JAMES NERLIN

J. DAVID REED
P.O. BOX 196
Montrose, Colorado 81402
(970) 249-3806 · (970) 249-9661 (FAX)
jdreed@jdreedlaw.com
visit our website: jdreedlaw.com

September 6, 2013

Gary and Cynthia Bryson
909 Senecio Dr.
Pueblo, Colorado 81001-1075

RE: Glenn E. Oren and Bonnie J. Oren as Owners of Lot 7, Block 2, Ridges at Arrowhead

Dear Mr. and Mrs. Bryson:

This office represents Glenn and Bonnie Oren in connection with their ownership of Lot 7, Block 2, Ridges at Arrowhead ("Lot 7").

Subsequent to purchasing Lot 7, Dr. and Mrs. Oren discovered that a "No Building Area" had been imposed on Lot 7 on about half of its area by virtue of a plat note on the plat for The Ridges at Arrowhead in Gunnison Country. A copy of a portion of that plat depicting the "No Building Area" is enclosed herewith.

Dr. and Mrs. Oren's seller did not disclose the existence of the "No Building Area" to the Orens at the time of their purchase, and the subdivision covenants do not contain such a provision. In addition, the title commitment issued at the time of their purchase does not disclose the "No Building Area," and the plat, which is the only reference to this restriction, is not shown as an exception to title in the title commitment issued at the time of the Oren's purchase.

Dr. and Mrs. Oren would now like to remove this restriction from Lot 7 so that the entire lot is available as a building site. In this regard, they are now seeking your consent, as well as the consent of the other four (4) lot owners, to the removal of this restriction. As I understand it, Lot 7 is not within view of either your lot or that of the other four (4) lots in the subdivision. Consequently, removal of the "No Building Area" restriction would have no impact on your view corridor.

By signing in the space provided below you are consenting to the removal of the restriction as well as authorizing Dr. and Mrs. Oren, as well as their authorized representatives, to provide a copy of your consent to the appropriate Gunnison County, Colorado authorities.

SCANNED

EXHIBIT C

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED
DAVID M. KENNEDY

JAMES D. MAHONEY
BO JAMES NERLIN

If you have any questions please do not hesitate to contact the undersigned. Enclosed herewith is a stamped, self-addressed envelope for your convenience in returning the signed consent.

Thank you for your consideration of this matter.

Sincerely,

J. David Reed

Encls.

The undersigned, Gary Bryson and Cynthia Bryson, hereby consent to the removal of the "No Building Area" from Lot 7, Block 2, Ridges at Arrowhead as depicted on the plat for The Ridges at Arrowhead in Gunnison Country and further hereby authorize Dr. and Mrs. Oren, together with their authorized representatives, to provide a copy of this consent to the Gunnison County, Colorado authorities.

Date: 9-9-2013

GARY BRYSON

CYNTHIA BRYSON

EXHIBIT C

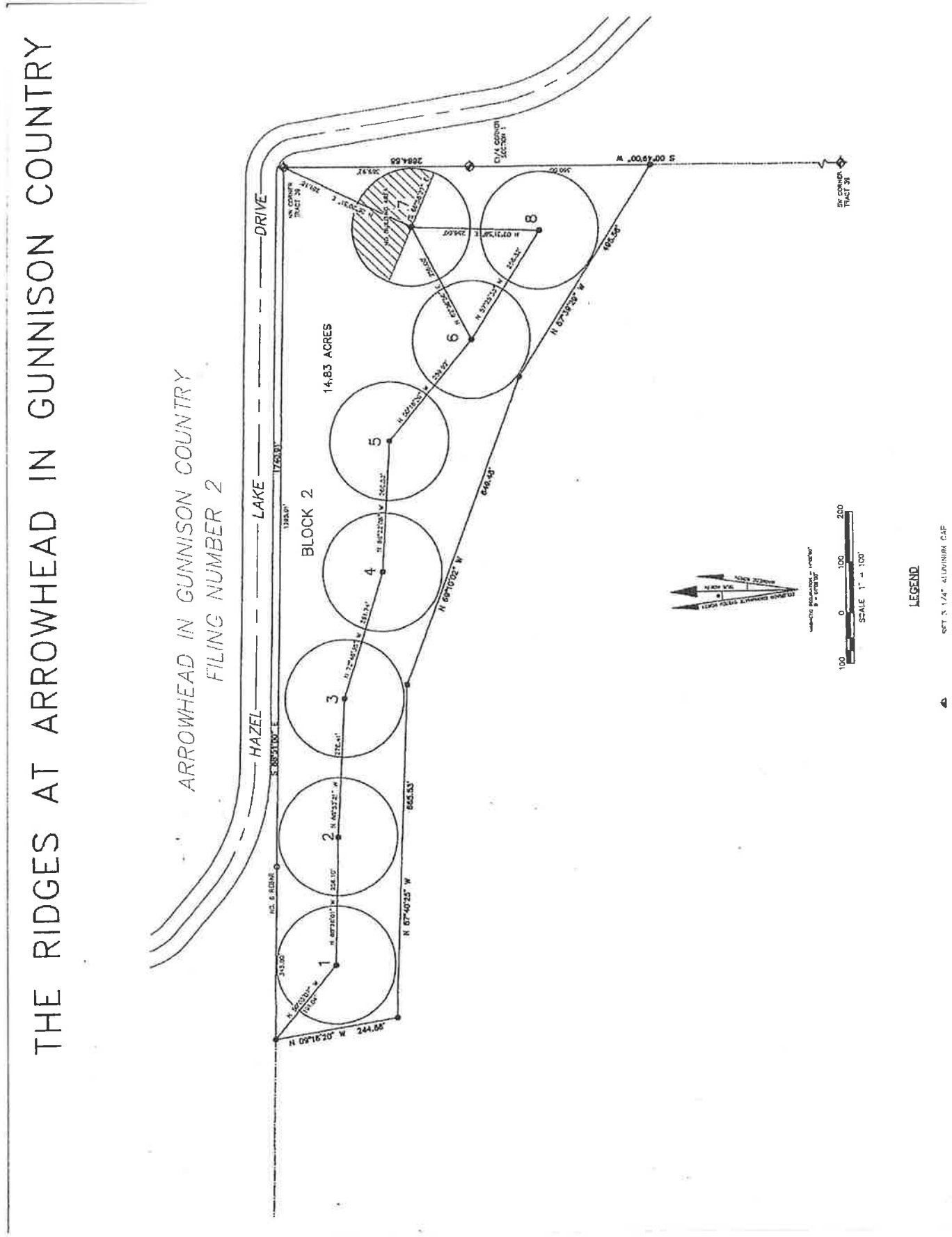

THE RIDGES AT ARROWHEAD IN GUNNISON COUNTRY
ARROWHEAD IN GUNNISON COUNTRY
FILING NUMBER 2
HAZEL
LAKE
DRIVE
BLOCK 2
14.83 ACRES
1
2
3
4
5
6
7
8
N 09°16'20" W 244.88'
N 67°40'25" W
865.53'
N 68°10'02" W
648.48'
N 67°39'29" W
495.56'
S 00°49'00" W
208.55'
S 89°51'00" E
760.91'
SCALE 1" = 100'
LEGEND

EXHIBIT C

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED
DAVID M. KENNEDY

JAMES D. MAHONEY
BO JAMES NERLIN

J. DAVID REED
P.O. Box 196
Montrose, Colorado 81402
(970) 249-3806 · (970) 249-9661 (FAX)
jdreed@jdreedlaw.com
visit our website: jdreedlaw.com

July 11, 2013

Mark and Teresa Kolpak
9236 Elm Ave.
Mokena, IL 60448-8342

RE: Glenn E. Oren and Bonnie J. Oren as Owners of Lot 7, Block 2, Ridges at Arrowhead

Dear Mr. and Mrs. Kolpak:

This office represents Glenn and Bonnie Oren in connection with their ownership of Lot 7, Block 2, Ridges at Arrowhead ("Lot 7").

Subsequent to purchasing Lot 7, Dr. and Mrs. Oren discovered that a "No Building Area" had been imposed on Lot 7 on about half of its area by virtue of a plat note on the plat for The Ridges at Arrowhead in Gunnison Country. A copy of a portion of that plat depicting the "No Building Area" is enclosed herewith.

Dr. and Mrs. Oren's seller did not disclose the existence of the "No Building Area" to the Orens at the time of their purchase, and the subdivision covenants do not contain such a provision. In addition, the title commitment issued at the time of their purchase does not disclose the "No Building Area," and the plat, which is the only reference to this restriction, is not shown as an exception to title in the title commitment issued at the time of the Oren's purchase.

Dr. and Mrs. Oren would now like to remove this restriction from Lot 7 so that the entire lot is available as a building site. In this regard, they are now seeking your consent, as well as the consent of the other four (4) lot owners, to the removal of this restriction. As I understand it, Lot 7 is not within view of either your lot or that of the other four (4) lots in the subdivision. Consequently, removal of the "No Building Area" restriction would have no impact on your view corridor.

By signing in the space provided below you are consenting to the removal of the restriction as well as authorizing Dr. and Mrs. Oren, as well as their authorized representatives, to provide a copy of your consent to the appropriate Gunnison County, Colorado authorities.

EXHIBIT C

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED
DAVID M. KENNEDY

JAMES D. MAHONEY
BO JAMES NERLIN

If you have any questions please do not hesitate to contact the undersigned. Enclosed herewith is a stamped, self-addressed envelope for your convenience in returning the signed consent.

Thank you for your consideration of this matter.

Sincerely,

J. David Reed

Encls.

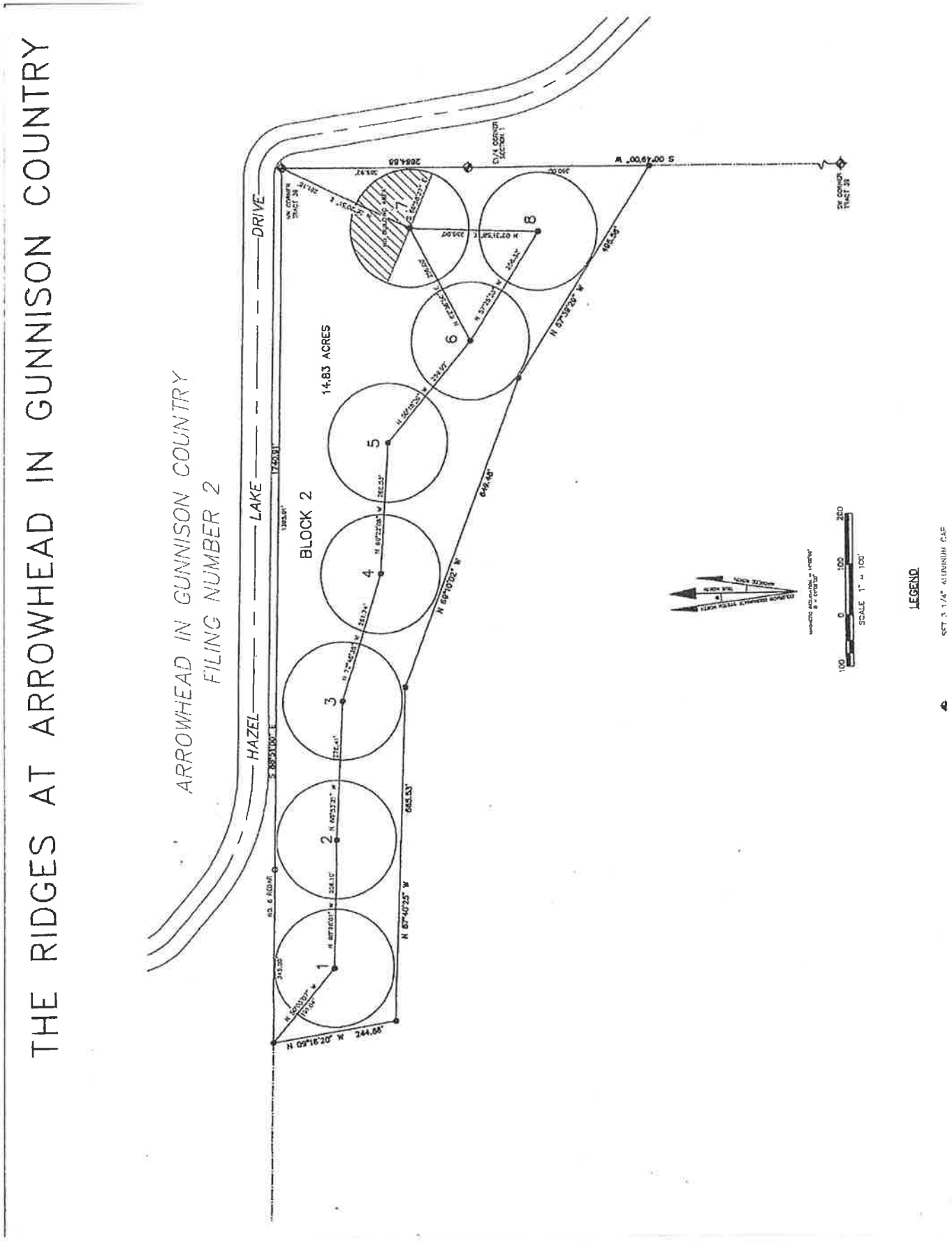
The undersigned, Mark Kolpak and Teresa Kolpak, hereby consent to the removal of the "No Building Area" from Lot 7, Block 2, Ridges at Arrowhead as depicted on the plat for The Ridges at Arrowhead in Gunnison Country and further hereby authorize Dr. and Mrs. Oren, together with their authorized representatives, to provide a copy of this consent to the Gunnison County, Colorado authorities.

Date: July 25, 2013

Mark Kolpak
MARK KOLPAK

Teresa Kolpak
TERESA KOLPAK

EXHIBIT C


THE RIDGES AT ARROWHEAD IN GUNNISON COUNTRY
ARROWHEAD IN GUNNISON COUNTRY
FILING NUMBER 2
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14.83 ACRES
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N 09°16'20" W 244.66'
N 67°40'25" W
665.53'
N 68°10'02" W
649.48'
N 67°39'20" W
695.56'
S 00°19'00" W
2684.88'
SCALE 1" = 100'
LEGEND

EXHIBIT C

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED
DAVID M. KENNEDY

JAMES D. MAHONEY
BO JAMES NERLIN

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Montrose, Colorado 81402
(970) 249-3806 · (970) 249-9661 (FAX)
jdreed@jdreedlaw.com
visit our website: jdreedlaw.com

July 11, 2013

Harold & Patricia Carlson Trust
Attn: Harold W. Carlson, Trustee
5454 N. LaCrosse Ave.
Chicago, IL 60630-1551

RE: Glenn E. Oren and Bonnie J. Oren as Owners of Lot 7, Block 2, Ridges at Arrowhead

Dear Mr. Carlson:

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Dr. and Mrs. Oren would now like to remove this restriction from Lot 7 so that the entire lot is available as a building site. In this regard, they are now seeking your consent, as well as the consent of the other four (4) lot owners, to the removal of this restriction. As I understand it, Lot 7 is not within view of either your lot or that of the other four (4) lots in the subdivision. Consequently, removal of the "No Building Area" restriction would have no impact on your view corridor.

By signing in the space provided below you are consenting to the removal of the restriction as well as authorizing Dr. and Mrs. Oren, as well as their authorized representatives, to provide a copy of your consent to the appropriate Gunnison County, Colorado authorities.

EXHIBIT C

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED
DAVID M. KENNEDY

JAMES D. MAHONEY
BO JAMES NERLIN

If you have any questions please do not hesitate to contact the undersigned. Enclosed herewith is a stamped, self-addressed envelope for your convenience in returning the signed consent.

Thank you for your consideration of this matter.

Sincerely,

J. David Reed

Encls.

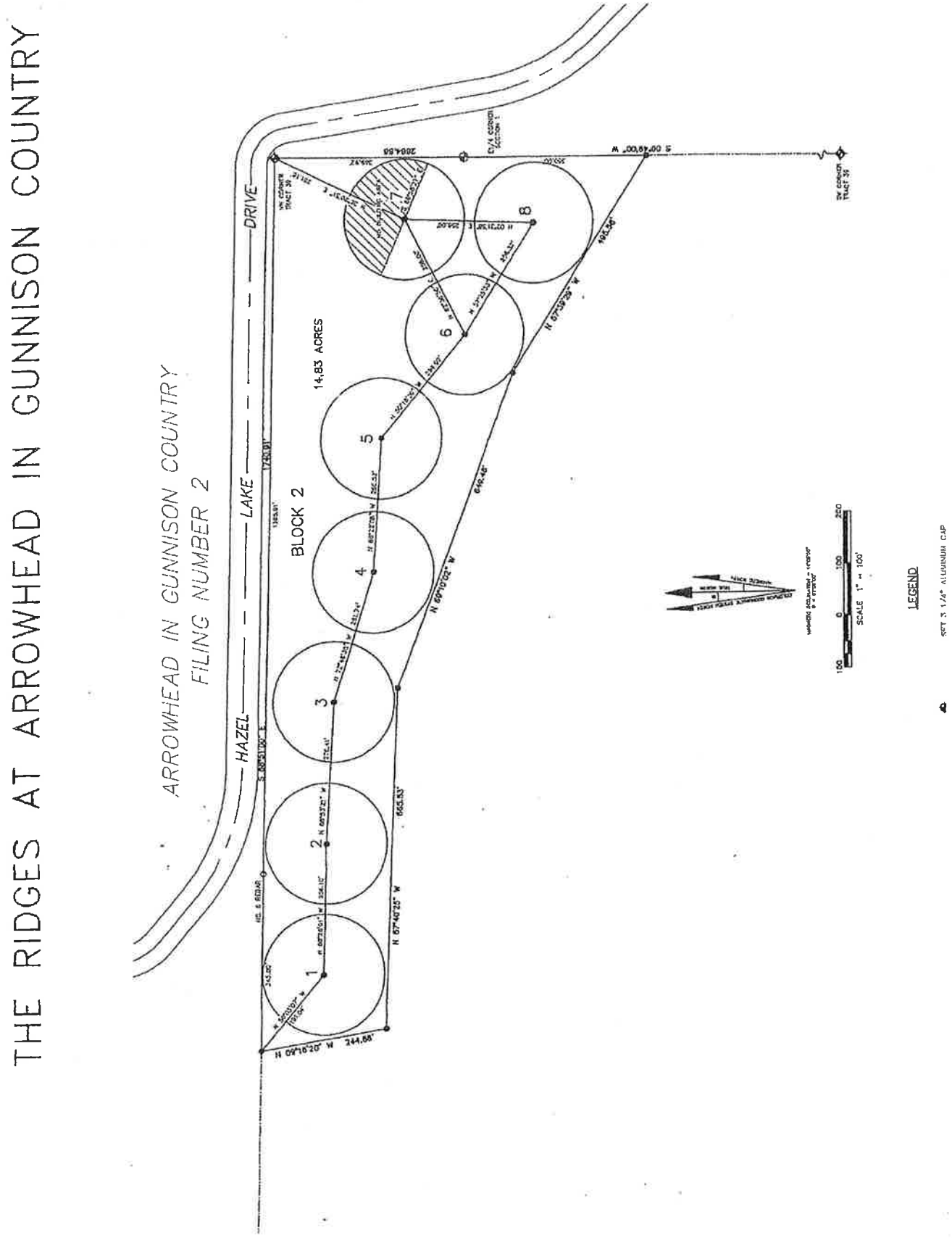
The undersigned, Harold W. Carlson, as Trustee for the Harold & Patricia Carlson Trust, hereby consents to the removal of the "No Building Area" from Lot 7, Block 2, Ridges at Arrowhead as depicted on the plat for The Ridges at Arrowhead in Gunnison Country and further hereby authorizes Dr. and Mrs. Oren, together with their authorized representatives, to provide a copy of this consent to the Gunnison County, Colorado authorities.

Date: 8-10-2013

HAROLD & PATRICIA CARLSON TRUST

BY: _____
HAROLD W. CARLSON, Trustee

EXHIBIT C


THE RIDGES AT ARROWHEAD IN GUNNISON COUNTRY
ARROWHEAD IN GUNNISON COUNTRY
FILING NUMBER 2
HAZEL
LAKE
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N 00°16'20" W 244.88'
N 67°40'25" W
665.53'
N 69°10'02" W
642.48'
N 67°38'29" W
1904.58'
S 00°16'00" W
2004.58'
C/4 CORNER SECTION 1
SW CORNER TRACT 35
SCALE 1" = 100'
LEGEND

EXHIBIT C

Rec'd
7-17-13
Oren

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED
DAVID M. KENNEDY

JAMES D. MAHONEY
BO JAMES NERLIN

J. DAVID REED
P.O. Box 196
Montrose, Colorado 81402
(970) 249-3806 · (970) 249-9661 (FAX)
jdreed@jdreedlaw.com
visit our website: jdreedlaw.com

July 11, 2013

Seth Grob and Stephanie Villafuerte
31425 Forestland Dr.
Evergreen, CO 80439-7980

RE: Glenn E. Oren and Bonnie J. Oren as Owners of Lot 7, Block 2, Ridges at Arrowhead

Dear Mr. Grob and Ms. Villafuerte:

This office represents Glenn and Bonnie Oren in connection with their ownership of Lot 7, Block 2, Ridges at Arrowhead ("Lot 7").

Subsequent to purchasing Lot 7, Dr. and Mrs. Oren discovered that a "No Building Area" had been imposed on Lot 7 on about half of its area by virtue of a plat note on the plat for The Ridges at Arrowhead in Gunnison Country. A copy of a portion of that plat depicting the "No Building Area" is enclosed herewith.

Dr. and Mrs. Oren's seller did not disclose the existence of the "No Building Area" to the Orens at the time of their purchase, and the subdivision covenants do not contain such a provision. In addition, the title commitment issued at the time of their purchase does not disclose the "No Building Area," and the plat, which is the only reference to this restriction, is not shown as an exception to title in the title commitment issued at the time of the Oren's purchase.

Dr. and Mrs. Oren would now like to remove this restriction from Lot 7 so that the entire lot is available as a building site. In this regard, they are now seeking your consent, as well as the consent of the other four (4) lot owners, to the removal of this restriction. As I understand it, Lot 7 is not within view of either your lot or that of the other four (4) lots in the subdivision. Consequently, removal of the "No Building Area" restriction would have no impact on your view corridor.

By signing in the space provided below you are consenting to the removal of the restriction as well as authorizing Dr. and Mrs. Oren, as well as their authorized representatives, to provide a copy of your consent to the appropriate Gunnison County, Colorado authorities.

EXHIBIT C

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED
DAVID M. KENNEDY

JAMES D. MAHONEY
BO JAMES NERLIN

If you have any questions please do not hesitate to contact the undersigned. Enclosed herewith is a stamped, self-addressed envelope for your convenience in returning the signed consent.

Thank you for your consideration of this matter.

Sincerely,

J. David Reed

Encls.

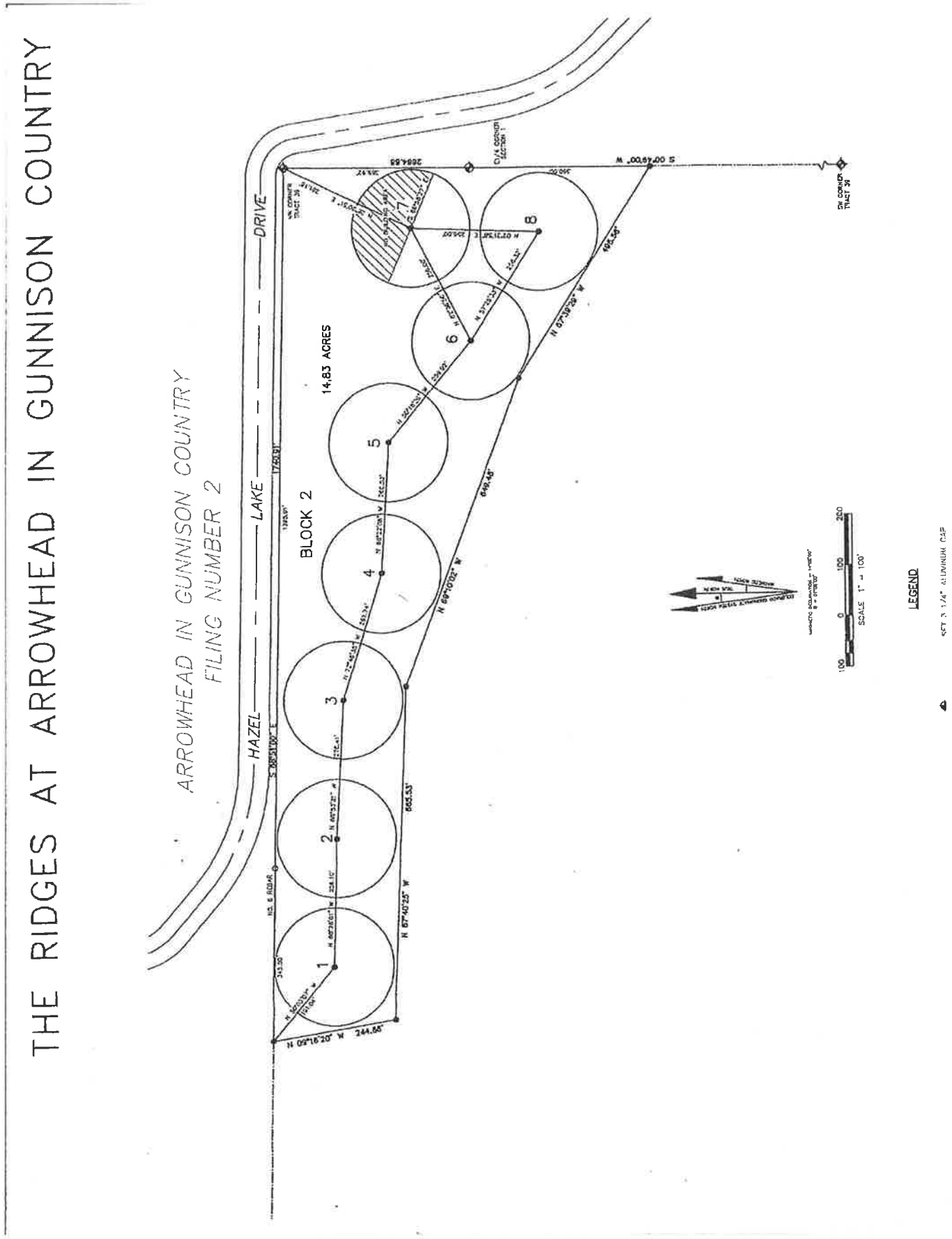
The undersigned, Seth Grob and Stephanie Villafuerte, hereby consent to the removal of the "No Building Area" from Lot 7, Block 2, Ridges at Arrowhead as depicted on the plat for The Ridges at Arrowhead in Gunnison Country and further hereby authorize Dr. and Mrs. Oren, together with their authorized representatives, to provide a copy of this consent to the Gunnison County, Colorado authorities.

Date: 7/15/13

SETH GROB

STEPHANIE VILLAFUERTE

EXHIBIT C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N 67°39'29" W
695.56'
S 00°49'00" W
2684.88'
1760.91'
SCALE 1" = 100'
LEGEND

EXHIBIT C

7-29-13
oren
no-build

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED
DAVID M. KENNEDY

JAMES D. MAHONEY
BO JAMES NERLIN

J. DAVID REED
P.O. Box 196
Montrose, Colorado 81402
(970) 249-3806 · (970) 249-9661 (FAX)
jdreed@jdreedlaw.com
visit our website: jdreedlaw.com

July 22, 2013

James K. and Anita Harbert
9856 W. Freiburg Dr., Unit 3-A
Littleton, CO 80127-5948

RE: Glenn E. Oren and Bonnie J. Oren as Owners of Lot 7, Block 2, Ridges at Arrowhead

Dear Mr. and Mrs. Harbert:

This office represents Glenn and Bonnie Oren in connection with their ownership of Lot 7, Block 2, Ridges at Arrowhead ("Lot 7").

Subsequent to purchasing Lot 7, Dr. and Mrs. Oren discovered that a "No Building Area" had been imposed on Lot 7 on about half of its area by virtue of a plat note on the plat for The Ridges at Arrowhead in Gunnison Country. A copy of a portion of that plat depicting the "No Building Area" is enclosed herewith.

Dr. and Mrs. Oren's seller did not disclose the existence of the "No Building Area" to the Orens at the time of their purchase, and the subdivision covenants do not contain such a provision. In addition, the title commitment issued at the time of their purchase does not disclose the "No Building Area," and the plat, which is the only reference to this restriction, is not shown as an exception to title in the title commitment issued at the time of the Oren's purchase.

Dr. and Mrs. Oren would now like to remove this restriction from Lot 7 so that the entire lot is available as a building site. In this regard, they are now seeking your consent, as well as the consent of the other four (4) lot owners, to the removal of this restriction. As I understand it, Lot 7 is not within view of either your lot or that of the other four (4) lots in the subdivision. Consequently, removal of the "No Building Area" restriction would have no impact on your view corridor.

By signing in the space provided below you are consenting to the removal of the restriction as well as authorizing Dr. and Mrs. Oren, as well as their authorized representatives, to provide a copy of your consent to the appropriate Gunnison County, Colorado authorities.

EXHIBIT C

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED
DAVID M. KENNEDY

JAMES D. MAHONEY
BO JAMES NERLIN

If you have any questions please do not hesitate to contact the undersigned. Enclosed herewith is a stamped, self-addressed envelope for your convenience in returning the signed consent.

Thank you for your consideration of this matter.

Sincerely,

J. David Reed

Encls.

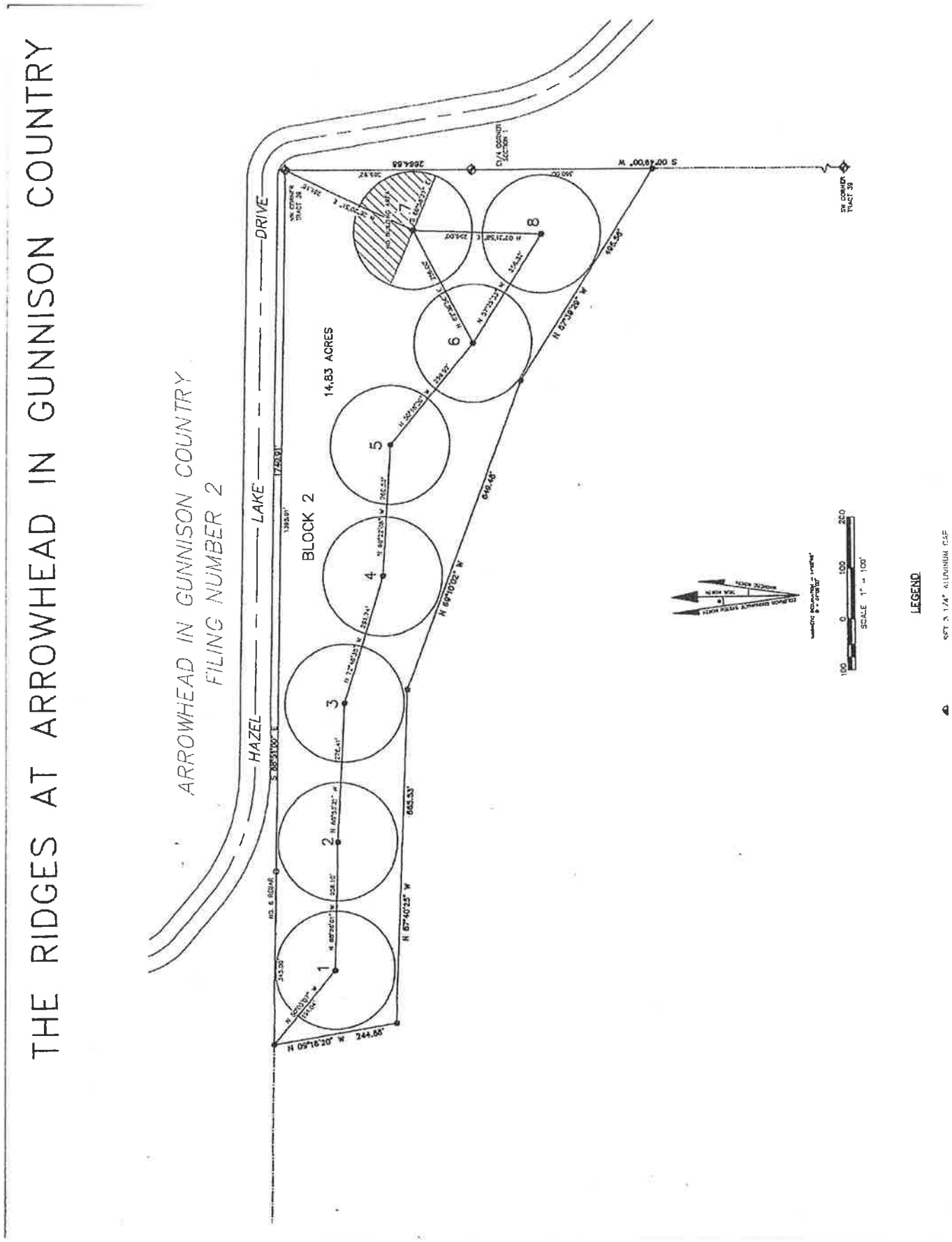
The undersigned, James K. Harbert and Anita Harbert, hereby consent to the removal of the "No Building Area" from Lot 7, Block 2, Ridges at Arrowhead as depicted on the plat for The Ridges at Arrowhead in Gunnison Country and further hereby authorize Dr. and Mrs. Oren, together with their authorized representatives, to provide a copy of this consent to the Gunnison County, Colorado authorities.

Date: 7-26-2013

James K Harbert
JAMES K. HARBERT

Anita Harbert
ANITA HARBERT

EXHIBIT C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S 89°51'00" E
SCALE 1" = 100'
LEGEND

EXHIBIT C

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED

JAMES D. MAHONEY
BO JAMES NERLIN

J. DAVID REED
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Montrose, Colorado 81402
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jdreed@jdreedlaw.com
visit our website: jdreedlaw.com

December 17, 2013

Via Regular and Certified U.S. Mail
#70110110000215227958/RRR

Rodney D. Raymond
Regina Hairston
16409 SE Division Street, STE 216
Portland, OR 97236-1982

RE: Glenn E. Oren and Bonnie J. Oren as Owners of Lot 7, Block 2, Ridges at Arrowhead

Dear Mr. Raymond and Ms. Hairston:

This office represents Glenn and Bonnie Oren in connection with their ownership of Lot 7, Block 2, Ridges at Arrowhead ("Lot 7"). As the owners of 1251 Hazel Lake Drive, Cimarron, Colorado, it is my understanding that your property looks onto Lot 7.

Subsequent to purchasing Lot 7, Dr. and Mrs. Oren discovered that a "No Building Area" had been imposed on Lot 7 on about half of its area by virtue of a plat note on the plat for The Ridges at Arrowhead in Gunnison Country. A copy of a portion of that plat depicting the "No Building Area" is enclosed herewith.

Dr. and Mrs. Oren's seller did not disclose the existence of the "No Building Area" to the Orens at the time of their purchase, and the subdivision covenants do not contain such a provision. In addition, the title commitment issued at the time of their purchase does not disclose the "No Building Area," and the plat, which is the only reference to this restriction, is not shown as an exception to title in the title commitment issued at the time of the Oren's purchase.

Dr. and Mrs. Oren would now like to remove this restriction from Lot 7 so that the entire lot is available as a building site.

By signing in the space provided below you are consenting to the removal of the restriction as well as authorizing Dr. and Mrs. Oren, as well as their authorized representatives, to provide a copy of your consent to the appropriate Gunnison County, Colorado authorities.

EXHIBIT C

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED

JAMES D. MAHONEY
BO JAMES NERLIN

If you have any questions please do not hesitate to contact the undersigned. Enclosed herewith is a stamped, self-addressed envelope for your convenience in returning the signed consent. In the event that we do not receive your written consent to the removal of the "No Building Area" within ten (10) days from the date of this letter, we will consider such inaction as your implied consent and will so advise the appropriate authorities.

Thank you for your consideration of this matter.

Sincerely,

J. David Reed

Encls.

The undersigned, Rodney D. Raymond and Regina Hairston, hereby consent to the removal of the "No Building Area" from Lot 7, Block 2, Ridges at Arrowhead as depicted on the plat for The Ridges at Arrowhead in Gunnison Country and further hereby authorize Dr. and Mrs. Oren, together with their authorized representatives, to provide a copy of this consent to the Gunnison County, Colorado authorities.

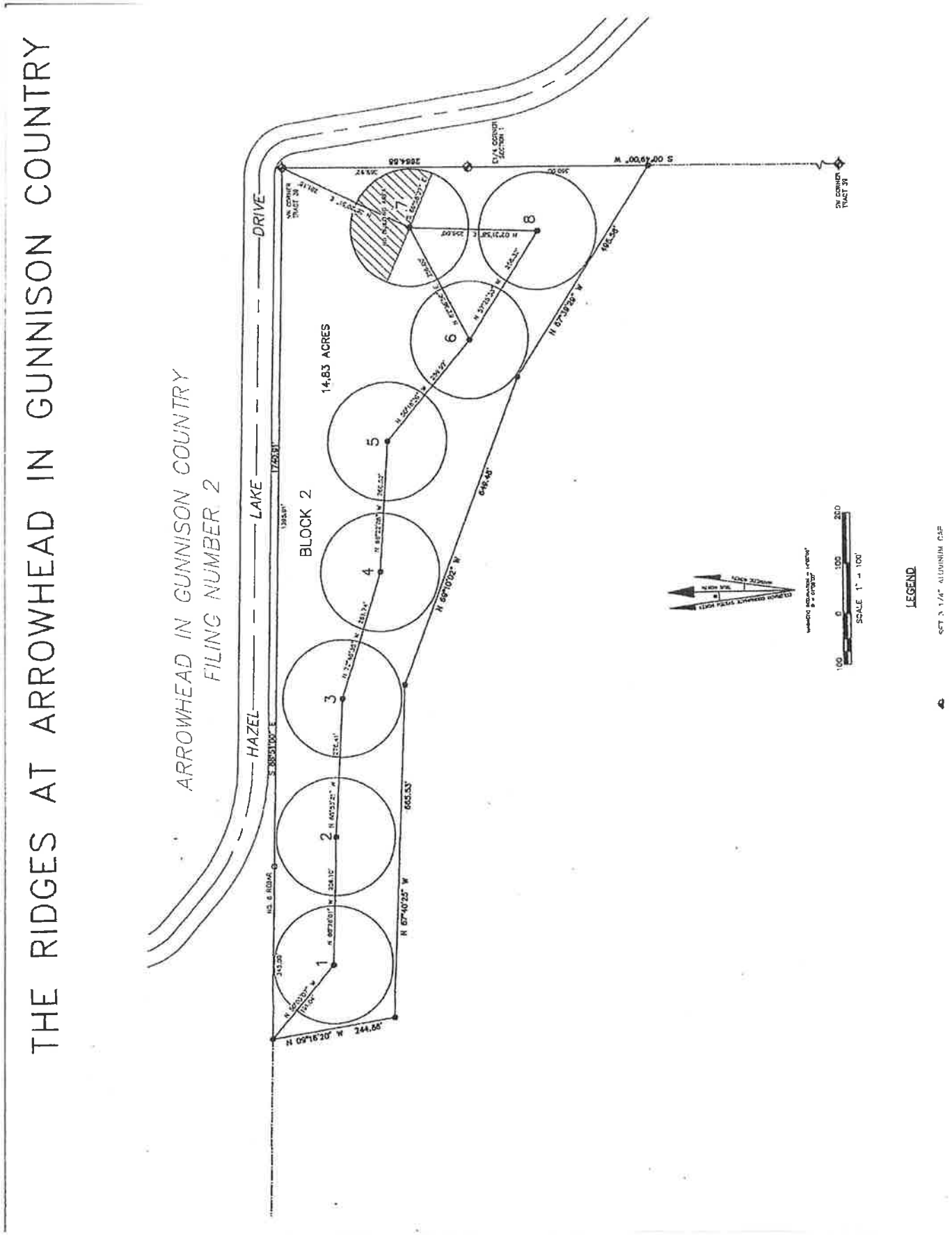
Date: 12/29/2013

RODNEY D. RAYMOND

REGINA HAIRSTON AKA Regina Raymond

CC: David L. Masters, Esq. (w encl.)
Dr. and Mrs. Oren (via email)

EXHIBIT C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SCALE 1" = 100'
LEGEND

EXHIBIT C

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED

JAMES D. MAHONEY
BO JAMES NERLIN

J. DAVID REED
P.O. Box 196
Montrose, Colorado 81402
(970) 249-3806 · (970) 249-9661 (FAX)
jdreed@jdreedlaw.com
visit our website: jdreedlaw.com

December 17, 2013

Via Regular and Certified U.S. Mail
#70110110000215227965/RRR

Paula M. Hines
Mark E. Williams
Mary A. Bland
M. Scott Williams
1718 16 Road
Loma, CO 81524-9801

RE: Glenn E. Oren and Bonnie J. Oren as Owners of Lot 7, Block 2, Ridges at Arrowhead

Dear Ms. Hines, Mr. Mark Williams, Ms. Bland, and Mr. M. Scott Williams:

This office represents Glenn and Bonnie Oren in connection with their ownership of Lot 7, Block 2, Ridges at Arrowhead ("Lot 7"). As the owners of 1205 Hazel Lake Drive, Cimarron, Colorado, it is my understanding that your property looks onto Lot 7.

Subsequent to purchasing Lot 7, Dr. and Mrs. Oren discovered that a "No Building Area" had been imposed on Lot 7 on about half of its area by virtue of a plat note on the plat for The Ridges at Arrowhead in Gunnison Country. A copy of a portion of that plat depicting the "No Building Area" is enclosed herewith.

Dr. and Mrs. Oren's seller did not disclose the existence of the "No Building Area" to the Orens at the time of their purchase, and the subdivision covenants do not contain such a provision. In addition, the title commitment issued at the time of their purchase does not disclose the "No Building Area," and the plat, which is the only reference to this restriction, is not shown as an exception to title in the title commitment issued at the time of the Oren's purchase.

Dr. and Mrs. Oren would now like to remove this restriction from Lot 7 so that the entire lot is available as a building site.

By signing in the space provided below you are consenting to the removal of the restriction as well as authorizing Dr. and Mrs. Oren, as well as their authorized representatives, to provide a copy of your consent to the appropriate Gunnison County, Colorado authorities.

EXHIBIT C

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED

JAMES D. MAHONEY
BO JAMES NERLIN

If you have any questions please do not hesitate to contact the undersigned. Enclosed herewith is a stamped, self-addressed envelope for your convenience in returning the signed consent. In the event that we do not receive your written consent to the removal of the "No Building Area" within ten (10) days from the date of this letter, we will consider such inaction as your implied consent and will so advise the appropriate authorities.

Thank you for your consideration of this matter.

Sincerely,

J. David Reed

Encls.

The undersigned, Paula M. Hines, Mark E. Williams, Mary A. Bland and M. Scott Williams, hereby consent to the removal of the "No Building Area" from Lot 7, Block 2, Ridges at Arrowhead as depicted on the plat for The Ridges at Arrowhead in Gunnison Country and further hereby authorize Dr. and Mrs. Oren, together with their authorized representatives, to provide a copy of this consent to the Gunnison County, Colorado authorities.

Date: 12-17-13 — Paula M. Hines
PAULA M. HINES

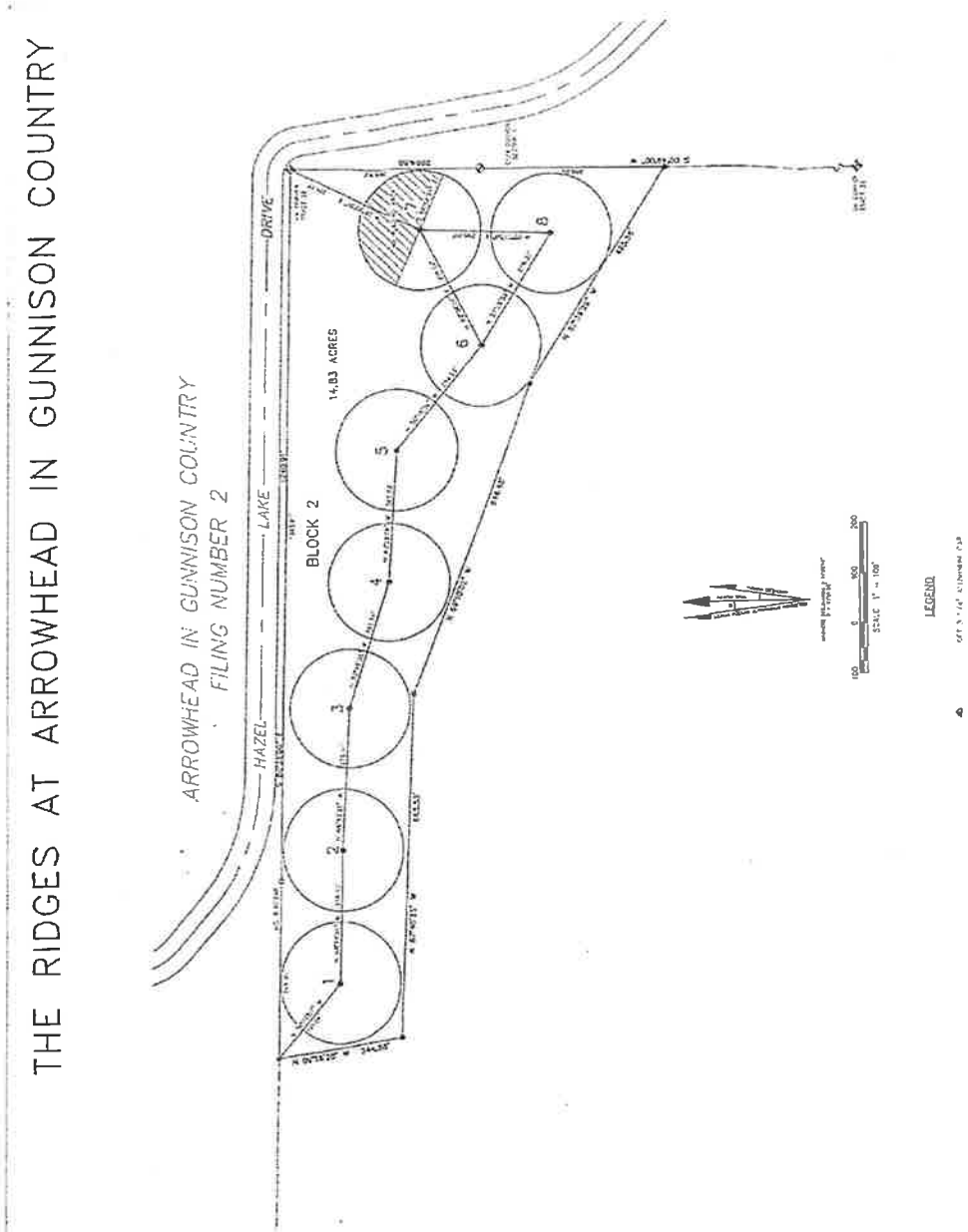
Date: 12-19-13 — Mark E. Williams
MARK E. WILLIAMS

Date: 12-19-13 — Mary A. Bland
MARY A. BLAND

Date: 12-19-13 — M. Scott Williams
M. SCOTT WILLIAMS

CC: David L. Masters, Esq. (w encl.)
Dr. and Mrs. Oren (via email)

EXHIBIT C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LEGEND

EXHIBIT C

J. DAVID REED, P.C.

ATTORNEYS AT LAW

J. DAVID REED
DAVID M. KENNEDY

JAMES D. MAHONEY
BO JAMES NERLIN

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P.O. Box 196
Montrose, Colorado 81402
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jdreed@jdreedlaw.com
visit our website: jdreedlaw.com

October 2, 2013

Jerry and Judith Walls
1203 Hazel Lake Dr.
Cimarron, CO 81220-9506

RE: Glenn E. Oren and Bonnie J. Oren as Owners of Lot 7, Block 2, Ridges at Arrowhead

Dear Mr. and Mrs. Walls:

This office represents Glenn and Bonnie Oren in connection with their ownership of Lot 7, Block 2, Ridges at Arrowhead ("Lot 7"). As the owners of 1203 Hazel Lake Drive, Cimarron, Colorado, it is my understanding that your property looks onto Lot 7.

Subsequent to purchasing Lot 7, Dr. and Mrs. Oren discovered that a "No Building Area" had been imposed on Lot 7 on about half of its area by virtue of a plat note on the plat for The Ridges at Arrowhead in Gunnison Country. A copy of a portion of that plat depicting the "No Building Area" is enclosed herewith.

Dr. and Mrs. Oren's seller did not disclose the existence of the "No Building Area" to the Orens at the time of their purchase, and the subdivision covenants do not contain such a provision. In addition, the title commitment issued at the time of their purchase does not disclose the "No Building Area," and the plat, which is the only reference to this restriction, is not shown as an exception to title in the title commitment issued at the time of the Oren's purchase.

Dr. and Mrs. Oren would now like to remove this restriction from Lot 7 so that the entire lot is available as a building site.

By signing in the space provided below you are consenting to the removal of the restriction as well as authorizing Dr. and Mrs. Oren, as well as their authorized representatives, to provide a copy of your consent to the appropriate Gunnison County, Colorado authorities.

If you have any questions please do not hesitate to contact the undersigned. Enclosed herewith is a stamped, self-addressed envelope for your convenience in returning the signed consent.

EXHIBIT C

J. DAVID REED, P.C.
ATTORNEYS AT LAW

J. DAVID REED
DAVID M. KENNEDY

JAMES D. MAHONEY
BO JAMES NERLIN

Thank you for your consideration of this matter.

Sincerely,

J. David Reed

Encl.

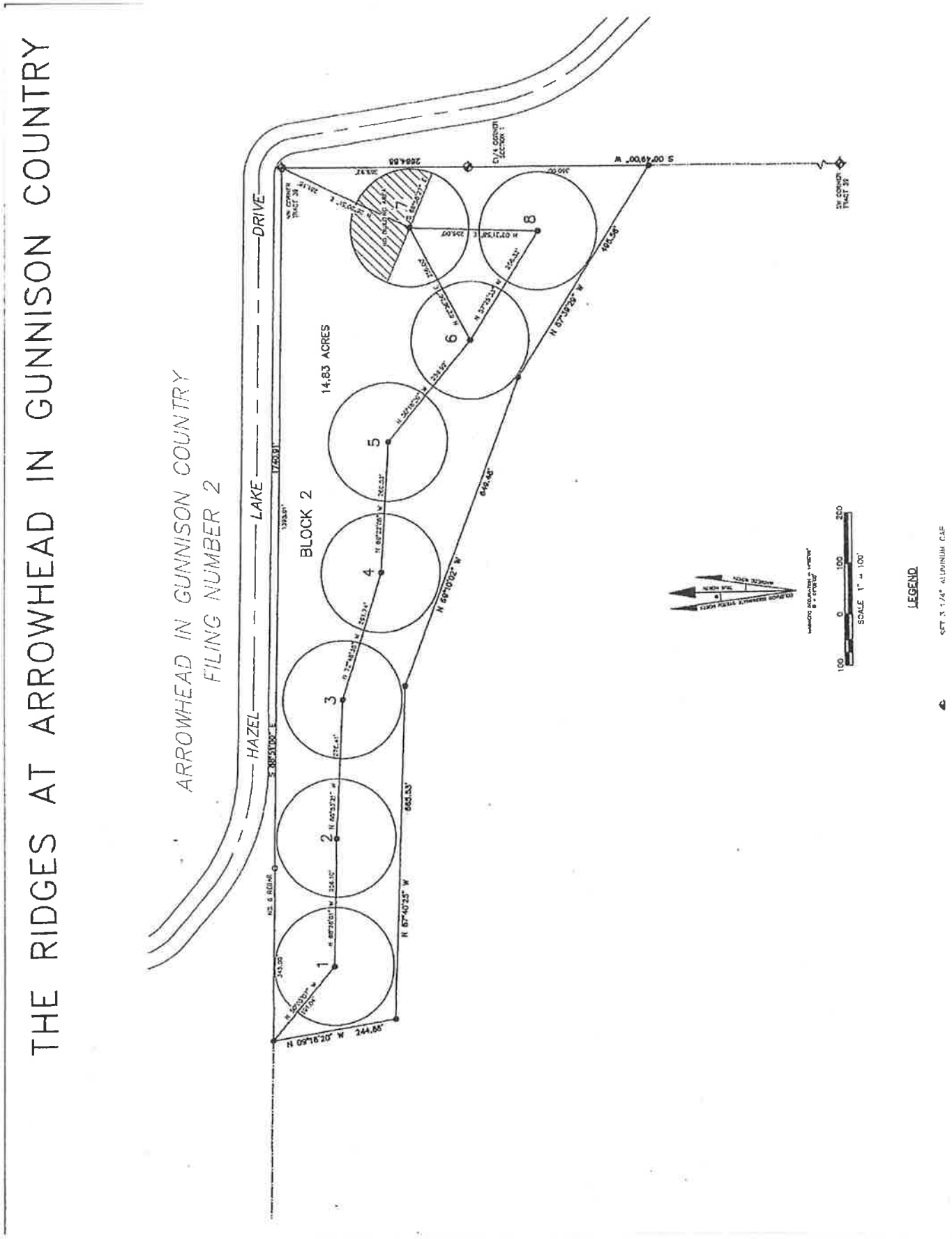
The undersigned, Jerry Walls and Judith Walls, hereby consent to the removal of the "No Building Area" from Lot 7, Block 2, Ridges at Arrowhead as depicted on the plat for The Ridges at Arrowhead in Gunnison Country and further hereby authorize Dr. and Mrs. Oren, together with their authorized representatives, to provide a copy of this consent to the Gunnison County, Colorado authorities.

Date: 10-4-13

JERRY WALLS

JUDITH WALLS

EXHIBIT C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S 00°55'00" E
1750.91'
SCALE 1" = 100'
LEGEND

EXHIBIT G

Arrowhead Improvements Association, Inc.
P. O. Box 89
Montrose, CO 81402
970-240-9599

January 18, 2014

Gunnison County
711 Rio Grande Avenue
Gunnison, CO 81230

Greetings:

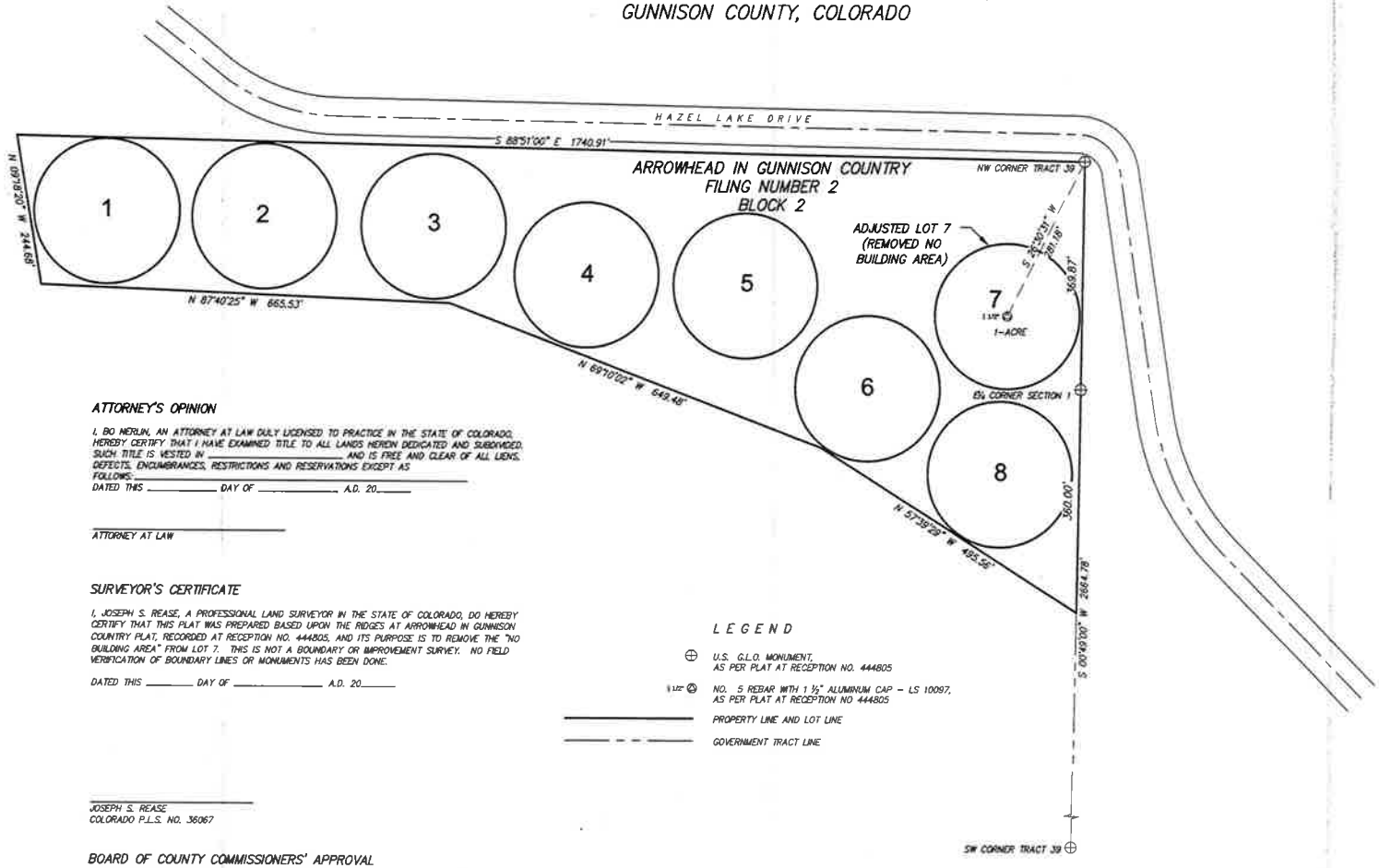
Arrowhead Improvements Association, Inc. (the Association), has considered the request of Glenn E. Oren and Bonnie J. Oren, owners of Lot 7, Block 2, Ridges at Arrowhead, to remove the restriction on the plat recorded at reception number 444805, which designated a portion of Lot 7 as a "No Building Area." The Association has no objection to the removal of such restriction.

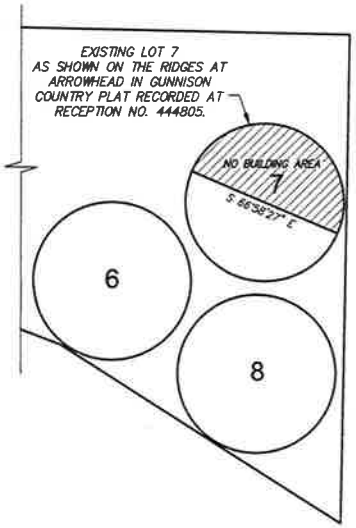
Michael Wigent

Michael Wigent, President
Arrowhead Improvements Association, Inc.

BOUNDARY LINE ADJUSTMENT
LOT 7, BLOCK 2, THE RIDGES AT ARROWHEAD IN GUNNISON COUNTRY

WITHIN SECTIONS 1 AND 12,
TOWNSHIP 57 NORTH, RANGE 5 WEST, N.M.P.M.,
GUNNISON COUNTY, COLORADO





ATTORNEY'S OPINION

I, BO NERLIN, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO ALL LANDS HEREIN DEDICATED AND SUBDIVIDED. SUCH TITLE IS VESTED IN _____ AND IS FREE AND CLEAR OF ALL LIENS, DEFECTS, ENCUMBRANCES, RESTRICTIONS AND RESERVATIONS EXCEPT AS FOLLOWS: _____

DATED THIS _____ DAY OF _____ A.D. 20_____

_____
ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

I, JOSEPH S. REASE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BASED UPON THE RIDGES AT ARROWHEAD IN GUNNISON COUNTRY PLAT, RECORDED AT RECEPTION NO. 444805, AND ITS PURPOSE IS TO REMOVE THE "NO BUILDING AREA" FROM LOT 7. THIS IS NOT A BOUNDARY OR IMPROVEMENT SURVEY. NO FIELD VERIFICATION OF BOUNDARY LINES OR MONUMENTS HAS BEEN DONE.

DATED THIS _____ DAY OF _____ A.D. 20_____

_____
JOSEPH S. REASE
COLORADO P.L.S. NO. 36067

BOARD OF COUNTY COMMISSIONERS' APPROVAL

THE WITHIN PLAT OF THE BOUNDARY LINE ADJUSTMENT LOT 7, BLOCK 2, THE RIDGES AT ARROWHEAD IN GUNNISON COUNTRY IS APPROVED THIS DATED THIS _____ DAY OF _____, A.D. 20_____

_____
CHAIRPERSON, GUNNISON COUNTY BOARD OF COMMISSIONERS
ATTEST:

_____
GUNNISON COUNTY CLERK AND RECORDER

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS SURVEY PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF GUNNISON COUNTY, COLORADO, ON THIS _____ DAY OF _____ A.D. 20_____ RECEPTION NO._____, TIME _____, DATE _____

_____
GUNNISON COUNTY CLERK AND RECORDER

LEGEND

- ⊕ U.S. G.L.O. MONUMENT, AS PER PLAT AT RECEPTION NO. 444805
- ½" ⊗ NO. 5 REBAR WITH 1 ½" ALUMINUM CAP – LS 10097, AS PER PLAT AT RECEPTION NO 444805
- PROPERTY LINE AND LOT LINE
- GOVERNMENT TRACT LINE

GENERAL NOTES:

1. THE BASIS OF BEARINGS ASSUMES THE BEARING BETWEEN THE G.L.O. BRASS CAP AT THE NW CORNER OF TRACT 39 AND THE G.L.O. BRASS CAP AT THE SW CORNER OF TRACT 39 TO BEAR S 00°49'00" W AS PER PLAT AT RECEPTION NO. 444805.
2. NOTICE 13-80-105 C.R.S., AS AMENDED: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED 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.

N

0 100' 200'

SCALE: 1" = 100'
U.S. SURVEY FEET

SCANNED

BOUNDARY LINE ADJUSTMENT
LOT 7, BLOCK 2, THE RIDGES AT ARROWHEAD IN GUNNISON COUNTRY
WITHIN SECTIONS 1 AND 12,
TOWNSHIP 57 NORTH, RANGE 5 WEST, N.M.P.M
GUNNISON COUNTY, COLORADO

DR. GLENN OREN AND MRS. BONNIE OREN
2790 VEGA DRIVE
MONTROSE, CO 81401

BUCKHORN GEOTECH
Civil, Structural & Geotechnical Engineers
222 So. Park Ave Montrose, Colorado 81401
Phone: 970-249-6629 Fax: 970-249-0845
jreese@buckhorngeo.com www.buckhorngeo.com

PLAT DATE:	4/23/14	FIELD DATE:	NA	REVISIONS:	DRAWING NUMBER
DRAWN:	DDC	FIELD CREW:	NA		1 OF 1
FILE: 14-066 OREN SURVEY.MAP		AREA:	GK DDC		
PROJ #:	14-066	CLOSURE:	GK DDC		

CRESBUT-13 KRISTINET

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/28/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Mountain West In & Fin Serv LLC
100 E. Victory Way
Craig, CO 81625

CONTACT NAME:
PHONE (A/C, No, Ext): (970) 824-8185 FAX (A/C, No): (970) 824-8188
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Secura Insurance Company	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Crested Butte/Mt.Crested Butte Chamber of Commerce
PO Box 1288
Crested Butte, CO 81224

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC	X		CP0031842792	09/10/2013	09/10/2014	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (PER ACCIDENT)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
certificate holder is listed as additional insured

CERTIFICATE HOLDER

Gunnison County
221 N. Wisconsin Street
Gunnison, CO 81230

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Kristine Foore

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