To: Board of County Commissioners

From: Mike Pelletier, GIS Manager

Date: September 20, 2016

RE: Trampe subdivision exemption

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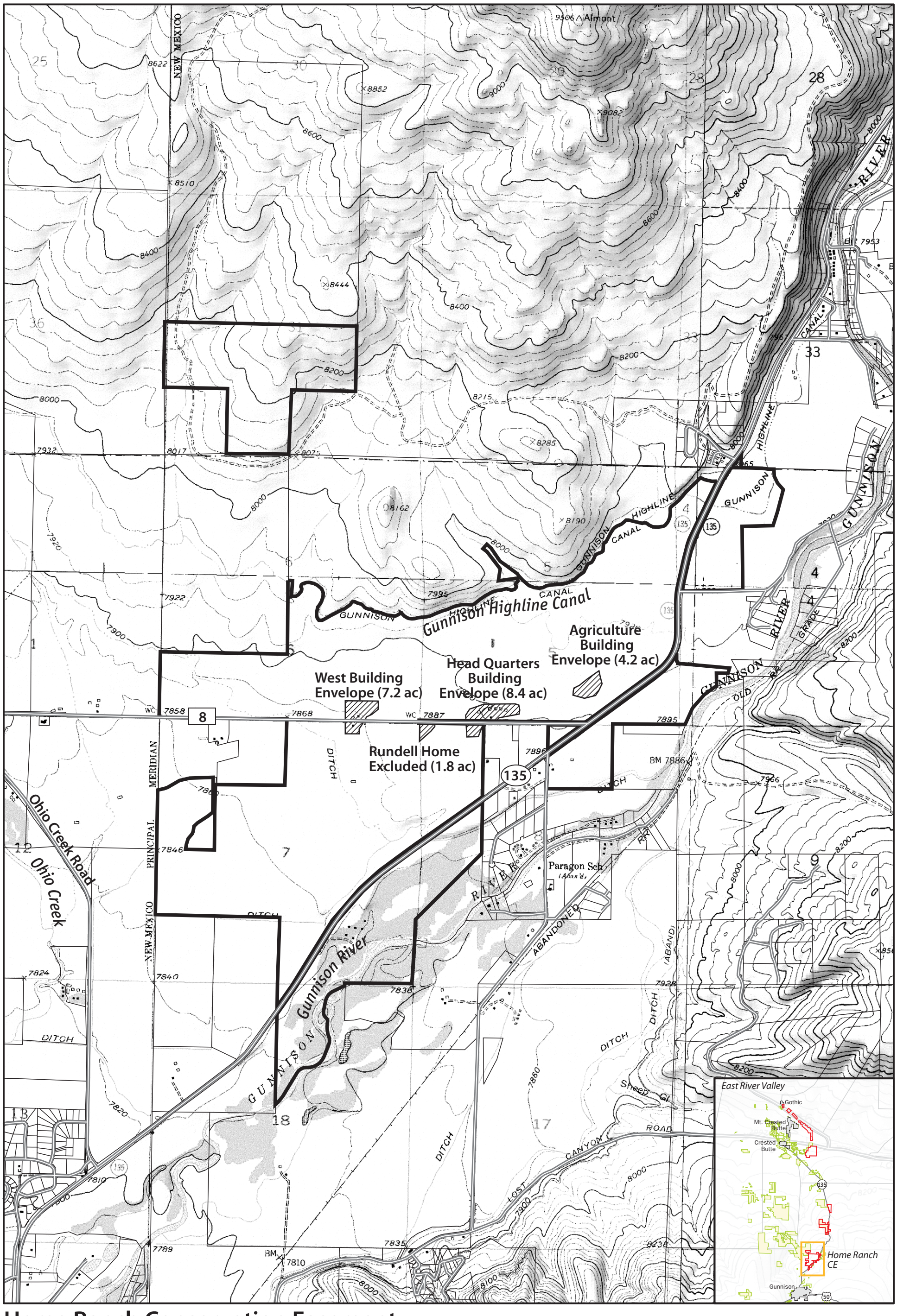
The 2016 Trampe Ranch conservation easement is nearing completion and funding sources are aligning nicely. One problem however is that the home of Don and Bette Rundell (618 County Road 8) lies on the Trampe Ranch property and needs to be excluded from the conservation easement. This requires it be a separate county parcel and county staff recommend the best method to achieve this is a BoCC approved subdivision exemption.

This conservation easement is a huge public benefit to the county as it includes thousands of acres in the highly visible valley corridor in Crested Butte and Gunnison areas. It will contribute greatly to protecting agriculture and the open character of the area, while tempering the growth of traffic. It will benefit wildlife, groundwater recharge, and various environmental processes.

Currently it is an awkward situation, because Don and Bette own the house and garage (3699-000-00-061, R008611), but the land belongs to the Trampe Ranches Partnership, LLLP (3699-000-00-110, R007374). If Don and Bette's house was included in the conservation easement, they would have to give the building to the ranch partnership because the Grantor of a conservation easement has to be one single owner/entity. Their home is their only personal asset, and at their age it is unreasonable for them to give it away. So the ranch would like to deed the underlying land to Don and Bette, so that they own their home and the land it is on.

Don and Bette's intention is that their home always be associated with the ranch, whether they own it or their daughters do. Whether they formalize that intent in the future or not by attaching it to the conservation easement, they have to own the land in order for their home to be a viable asset.

Attached please find three attachments, two maps and a completed a survey that includes the land under their home and also the leach field that serves their home. If the BoCC agrees to adopting a resolution approving the subdivision exemption the survey will be modified to reflect the resolution.




# Home Ranch Conservation Easement

*Gunnison County Colorado*

Trampe Property

Building Envelopes

County Parcel

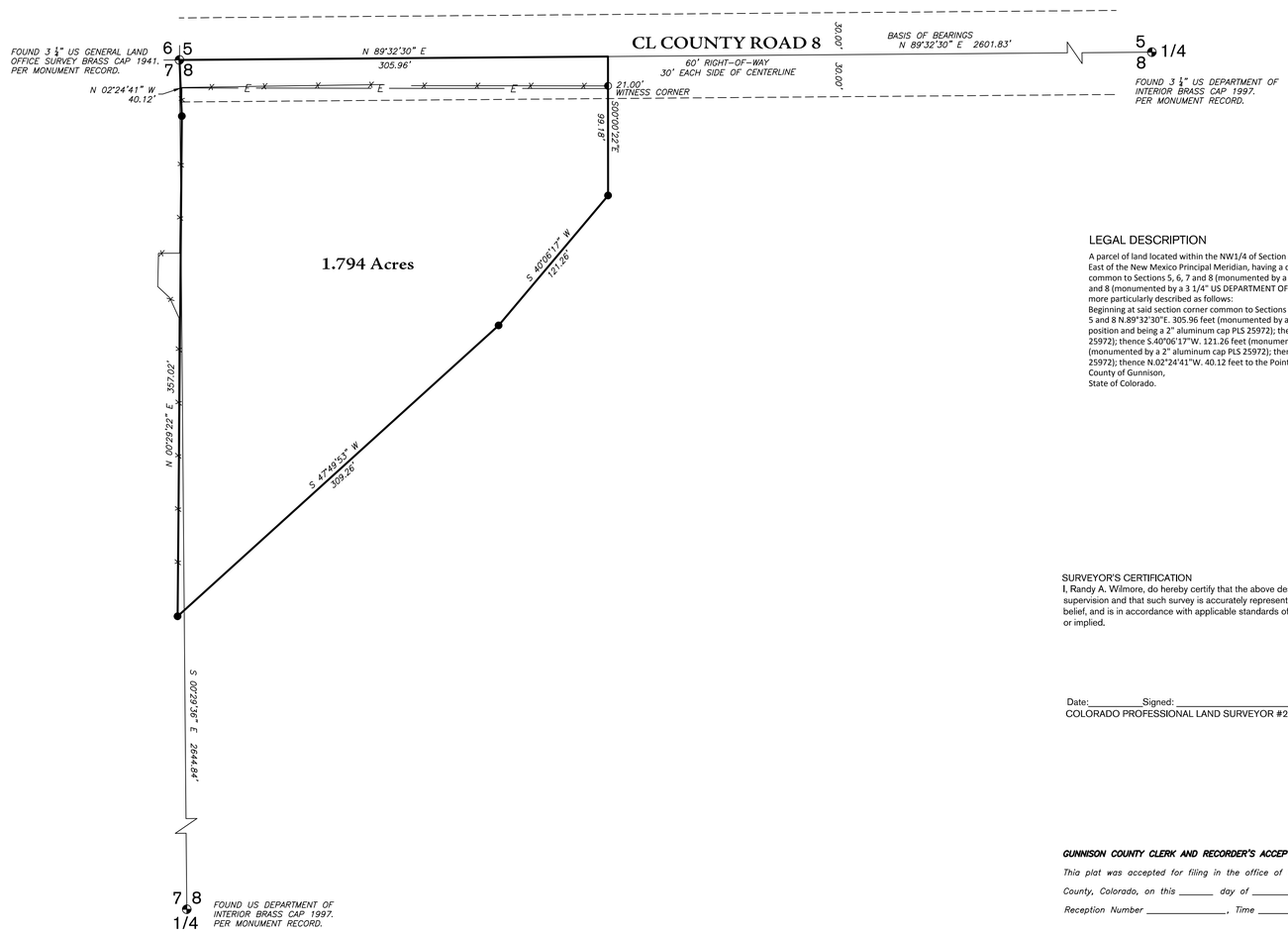
N

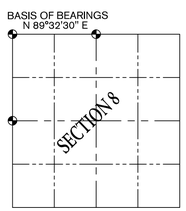
Feet

0 1000 2000

CL COUNTY ROAD 8
CR 8
60' RIGHT-OF-WAY
30' EACH SIDE OF CENTERLINE
30.00'
30.00'
N 89°32'30" E
305.96'
21.00'
WITNESS CORNER
S00°00'22"E
99.18'
S 40°06'17" W
121.26'
S 47°49'53" W
309.26'
N 00°29'22" E 357.02'
N 02°24'41" W
40.12'
6 5
7 8
1.794 Acres

# BOUNDARY SURVEY PREPARED FOR
# TRAMPE RANCHES PARTNERSHIP LLLP
## WITHIN NW1/4 OF SECTION 7 AND WITHIN THE NE1/4 OF SECTION 8
## ALL WITHIN T.50N., R.1E., N.M.P.M.
## GUNNISON COUNTY, COLORADO




CONTROL MAP

AREA LOCATOR

## TYPICAL LEGEND

- Set Mag Nail in Asphalt
- Set 5/8" rebar 30" long w/2" aluminum cap PLS25972
- Set 5/8" rebar /2" aluminum cap as Witness corner or linepin PLS25972
- Found government cap as noted. per monument record.

—x— Fencelines
—E— Electric (overhead)
—UE— Electric (underground)
—W— Water line
– – – – Easement
—SS— Sanitary Sewer

**BASIS OF BEARINGS:**
N.89°32'30"W. FROM SECTION COR. SECTIONS 5, 6, 7 AND 8 TO THE 1/4 CORNER COMMON TO SECTIONS 5 AND 8. GEODETIC NORTH GPS OBSERVATION

SCALE 1"=50 U.S. SURVEY FEET
0 25 50 100

### LEGAL DESCRIPTION

A parcel of land located within the NW1/4 of Section 7 and within the NE1/4 of Section 8 all in Township 50 North, Range 1 East of the New Mexico Principal Meridian, having a description based upon a bearing of N.89°32'30"E. from the section corner common to Sections 5, 6, 7 and 8 (monumented by a 3 1/4" USGLO brass cap 1941) to the 1/4 corner common to Sections 5 and 8 (monumented by a 3 1/4" US DEPARTMENT OF INTERIOR BLM 1997) with all other bearings relative thereto and being more particularly described as follows:
Beginning at said section corner common to Sections 5, 6, 7 and 8 and running along the section line common to said Sections 5 and 8 N.89°32'30"E. 305.96 feet (monumented by a witness corner bearing S.00°00'22"E. 21.00 feet from the true corner position and being a 2" aluminum cap PLS 25972); thence S.00°00'22"E. 99.18 feet (monumented by a 2" aluminum cap PLS 25972); thence S.40°06'17"W. 121.26 feet (monumented by a 2" aluminum cap PLS 25972); thence S.47°49'53"W. 309.26 feet (monumented by a 2" aluminum cap PLS 25972); thence N.00°29'22"E. 357.02 feet (monumented by a 2" aluminum cap PLS 25972); thence N.02°24'41"W. 40.12 feet to the Point of Beginning, said parcel containing 1.794 acres, more or less.
County of Gunnison,
State of Colorado.

### SURVEYOR'S CERTIFICATION

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

Date:_____Signed: _____
COLORADO PROFESSIONAL LAND SURVEYOR #25972

***GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE***

*This 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 Number _____, Time _____, Date _____*

_____
*County Clerk*

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


FIELD CREW: RAW, BLW
DRAFTER: RAW
CHECKED BY: KC


BOUNDARY SURVEY PREPARED FOR
TRAMPE RANCHES PARTNERSHIP LLLP
WITHIN NW1/4 OF SECTION 7 AND WITHIN THE NE1/4 OF SECTION 8
ALL WITHIN T.50N., R.1E., N.M.P.M.
GUNNISON COUNTY, COLORADO


J16160 | 1 SEPTEMBER 2016