AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Boundary Line Adjustment Request; Tim Holbrook; Bl

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

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

Summary:

Holbrook Boundary Line Adjustment

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:

Reveiwed by: GUNCOUNTY1\mhoyt Discharge Date: 5/29/2018 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 5/31/2018

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted:

Agenda Date: 6/5/2018

Revised April 2015

Gunnison County Community and
Economic 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 29, 2018

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

FROM: **Neal Starkebaum**
Assistant Director

SUBJECT: **Holbrook Boundary Line Adjustment**
Block 10, Marble Ski Area Filing #2

Tim Holbrook has requested a boundary line adjustment to straighten out the common property line with his neighbor.

Attachment:
Boundary Line Adjustment Plat

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

HOLBROOK BOUNDARY LINE ADJUSTMENT
BLOCK 10, MARBLE SKI AREA #2
GUNNISON COUNTY, COLORADO

N W E S

0 15' 30' 45' 60'

SCALE: 1"=30'

LIENHOLDER CONSENT AND SUBORDINATION

The undersigned, being a Beneficiary under a Deed of Trust granted by the Owners upon the real property platted and divided as shown upon the within Boundary Line Adjustment Plat, certifies that the undersigned has reviewed the Boundary Line Adjustment Plat and by this certification hereby consents to said Boundary Line Adjustment Plat and to the recording thereof. Beneficiary further consents to said Amended Subdivision Plat as stated in the certificate of dedication and ownership executed by the Owners hereon, and hereby subordinates any interest that Beneficiary may have in and to the property subject to such dedication, to the entities or the general public to which such dedication is made.

EXECUTED this 26th day of January, A.D. 2018.

LIENHOLDER: Sherry A Green
SUNTRUST MORTGAGE, INC.
PO BOX 26527
RICHMOND, VA 23261-6527

STATE OF ~~COLORADO~~ VIRGINIA)
~~COUNTY~~ IN RICHMOND) ss
~~COUNTY~~ OF ~~GARFIELD~~)

The foregoing Lienholder Consent and Subordination was acknowledged before me this 26th day of January, A.D., 2018, by Sherry A Green.

My commission expires: 5/31/2021
Witness my hand and official seal

LaShara Boddie
Notary Public

LA'SHARA BODDIE
Notary Public
Commonwealth of Virginia
Registration No. 7524440
My Commission Expires May 31, 2021

ATTORNEY'S OPINION

I, Eric J. Gross, 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 the names of Rex Branson, Vickie Branson, Timothy W. Holbrook and Tisha L. Holbrook and are free and clear of all liens, defects, encumbrances, restrictions and reservations except for those listed on the title commitment prepared by Land Title Guarantee Company dated November 1, 2017 order number GUL88000558.

Dated this 8th day of FEBRUARY, A.D. 2018.

By: Eric J. Gross

CERTIFICATION OF OWNERSHIP

Know all men by these presents, that Rex Branson et al and Vickie Branson et al, being the sole owners of Lots 3, 4, 5 & 6, Block 10, Marble Ski Area #2 (Lot Cluster Agreement # 623761), containing 1.56 acres more or less, do hereby approve this boundary line adjustment.

In witness whereof Rex Branson and Vickie Branson have subscribed their names this 9 day of May, A.D., 2018.

Rex A. Branson Vickie Branson
Rex Branson Vickie Branson

STATE OF COLORADO)
COUNTY OF Eagle) ss.

The above and foregoing dedication was acknowledged before me this 9 day of May, A.D., 2018, by Rex Branson and Vickie Branson.

WITNESS MY HAND AND OFFICIAL SEAL:

Notary Public

ASHLEY MONTANO
Notary Public
State of Colorado
Notary ID # 20114058514
My Commission Expires 09-14-2019

My Commission Expires: 9/14/2019

CERTIFICATION OF OWNERSHIP

Know all men by these presents, that Timothy W. Holbrook and Tisha L. Holbrook, being the sole owners of Lots 7, 8, 47 & 48, Block 10, Marble Ski Area #2, Lot Cluster Agreement #577698), containing 1.46 acres more or less, do hereby approve this boundary line adjustment.

In witness whereof Tim Holbrook and Tisha Holbrook have subscribed their names this 27 day of April, A.D., 2018.

Timothy W. Holbrook Tisha L. Holbrook
Timothy W. Holbrook Tisha L. Holbrook

STATE OF COLORADO)
COUNTY OF Eagle) ss.

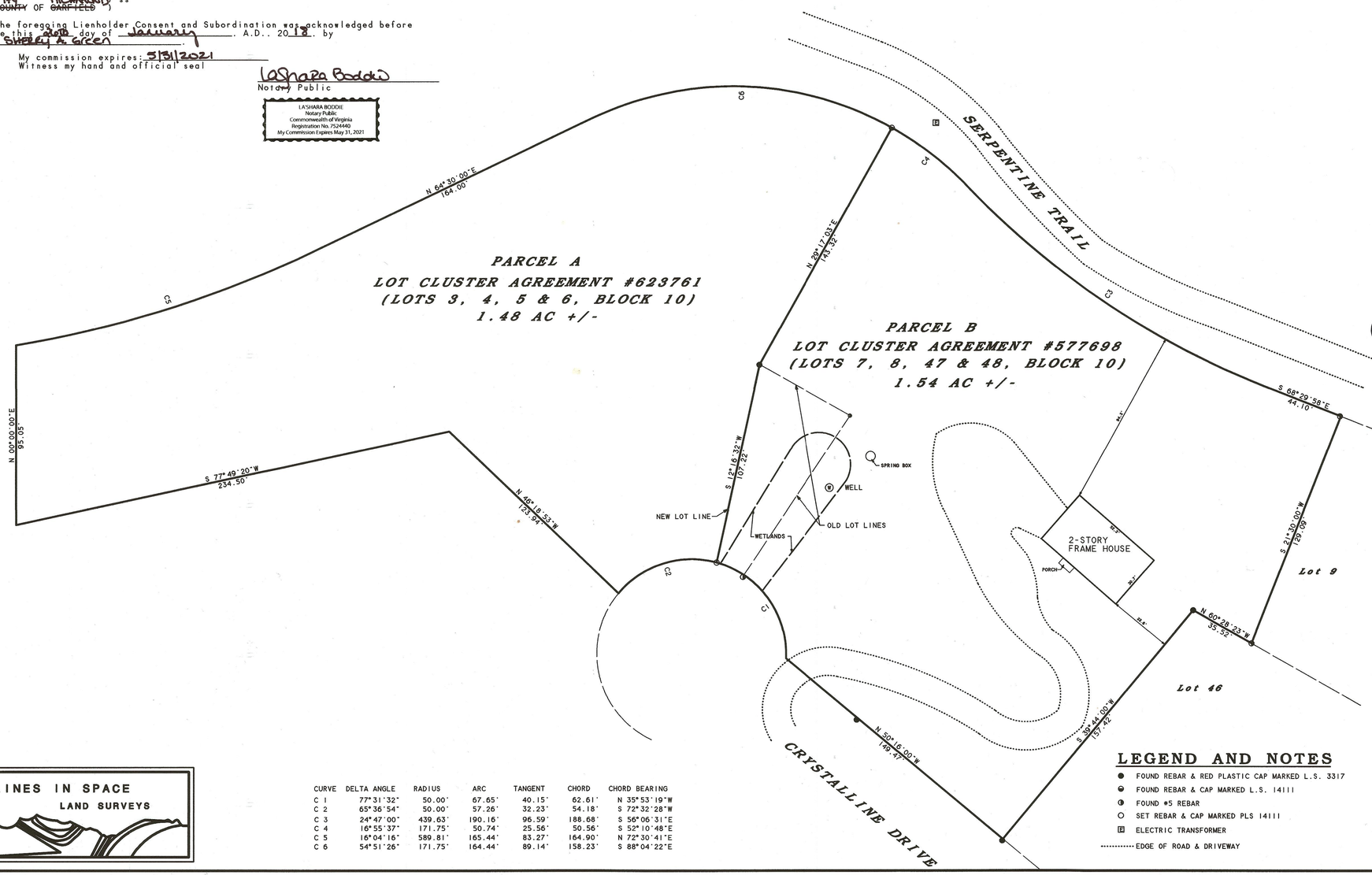
The above and foregoing dedication was acknowledged before me this 27 day of April, A.D., 2018 by Timothy W. Holbrook and Tisha L. Holbrook.

WITNESS MY HAND AND OFFICIAL SEAL:

Notary Public

ASHLEY MONTANO
Notary Public
State of Colorado
Notary ID # 20114058514
My Commission Expires 09-14-2019

My Commission Expires: 9/14/2019



SURVEYOR'S CERTIFICATE

I, Sydney Lincicome, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado that this plat is a true, correct and complete plat of the HOLBROOK BOUNDARY LINE ADJUSTMENT, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and correctly show the location and dimensions of the parcels of said corrected plat.

In witness whereof I have set my hand and seal this 11th day of January, A.D., 2018.

Sydney Lincicome P.L.S. 14111

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 14111

BOARD OF COUNTY COMMISSIONERS APPROVAL

The within plat of HOLBROOK BOUNDARY LINE ADJUSTMENT is approved this ____ day of _____, 20____.

Chairman, Gunnison County Board of Commissioners

Attest: _____
Gunnison County Clerk and Recorder

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This survey was accepted for deposit in the office of the Clerk and Recorder of Gunnison County, Colorado, on this _____ day of _____, A.D., 20____. Deposit Number _____.
Time _____, Date _____.

County Clerk

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	77°31'32"	50.00'	67.65'	40.15'	62.61'	N 35°53'19"W
C 2	65°36'54"	50.00'	57.26'	32.23'	54.18'	S 72°32'28"W
C 3	24°47'00"	439.63'	190.16'	96.59'	188.68'	S 56°06'31"E
C 4	16°55'37"	171.75'	50.74'	25.56'	50.56'	S 52°10'48"E
C 5	16°04'16"	589.81'	165.44'	83.27'	164.90'	N 72°30'41"E
C 6	54°51'26"	171.75'	164.44'	89.14'	158.23'	S 88°04'22"E

LEGEND AND NOTES

- FOUND REBAR & RED PLASTIC CAP MARKED L.S. 3317
- FOUND REBAR & CAP MARKED L.S. 14111
- FOUND #5 REBAR
- SET REBAR & CAP MARKED PLS 14111
- ELECTRIC TRANSFORMER
- EDGE OF ROAD & DRIVEWAY

LINES IN SPACE
LAND SURVEYS

HOLBROOK BOUNDARY LINE ADJMNT
BLOCK 10, MARBLE SKI AREA #2
GUNNISON COUNTY, CO.
BY: LINES IN SPACE
SYDNEY LINCICOME (L.S. 14111)
67 GLENWOOD AVE. CARBONDALE, CO. 970-963-3852
DATE: 12/07/2017 SCALE: 1" = 100' JOB NO.: 08-74

HOLBROOK