AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Townhouse Plat Approval; Belle Gray Townhouse; Lot

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

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

Summary:

Belle Gray Townhome Plat
Lot 10, Block 13, CB South - Filing #2

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:
ok db 5/30/18

Reveiwed by: Discharge Date: 5/30/2018 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: 5

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

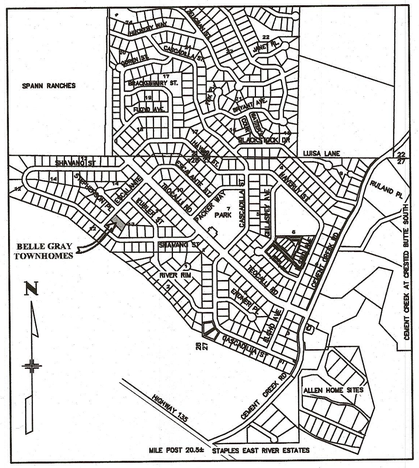
TO: **Board of County Commissioners**
Matthew Birnie, County Manager
David Baumgarten, County Attorney

FROM: **Neal Starkebaum**
Assistant Director

SUBJECT: **Belle Gray Townhouses**
Lot 10, Block 13, CB South – Second Filing

Rewk Patten and Kiley Flint, Liki Liki Lulu, LLC, are platting townhomes, known as the Belle Gray Townhouses.

Attachments:
Townhouse Plat
CB South POA approval



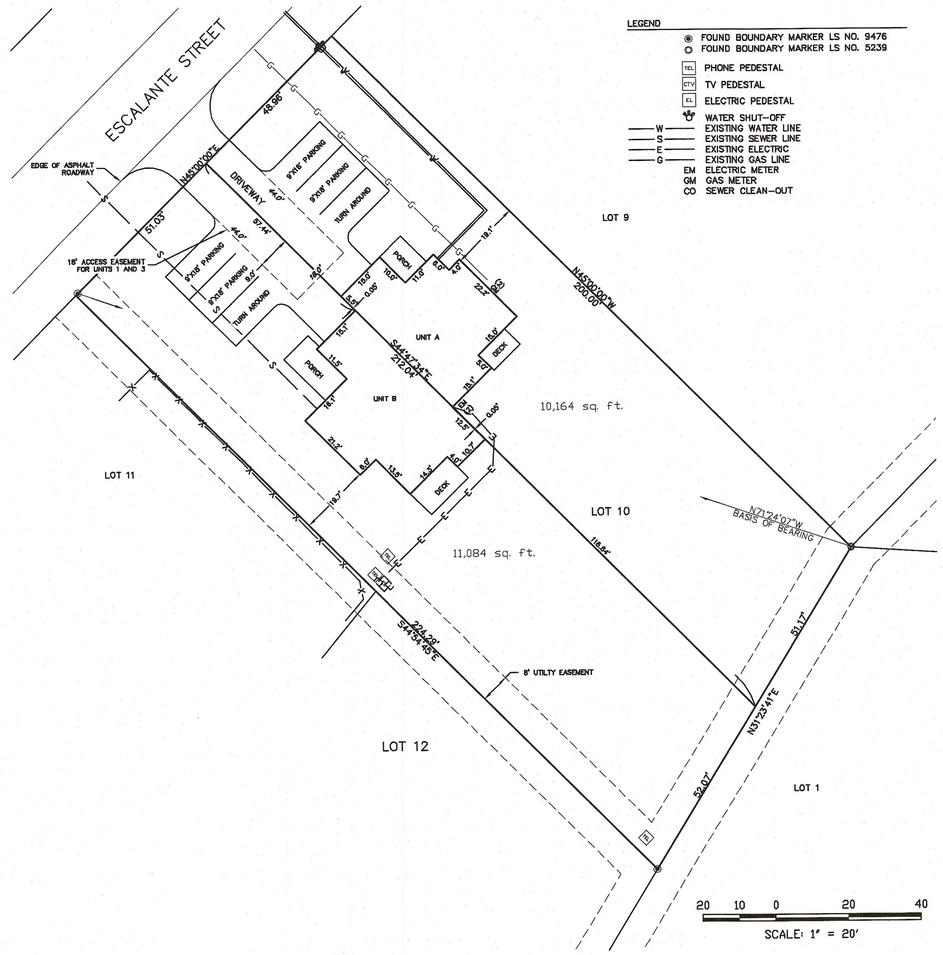
VICINITY MAP
SCALE: 1"=1000'±

PLAT OF
THE BELLE GRAY TOWNHOMES

LOT 10, BLOCK 13
CRESTED BUTTE SOUTH - SECOND FILING
GUNNISON COUNTY, COLORADO

ALSO BEING LOCATED WITHIN THE
NE1/4 NE1/4 SECTION 28
TOWNSHIP 14 SOUTH, RANGE 85 WEST
OF THE SIXTH PRINCIPAL MERIDIAN

AREA 0.49 ACRES



LEGEND

- FOUND BOUNDARY MARKER LS NO. 9476
- FOUND BOUNDARY MARKER LS NO. 5239
- PHONE PEDESTAL
- TV PEDESTAL
- ELECTRIC PEDESTAL
- WATER SHUT-OFF
- W — EXISTING WATER LINE
- S — EXISTING SEWER LINE
- E — EXISTING ELECTRIC
- G — EXISTING GAS LINE
- EM ELECTRIC METER
- GM GAS METER
- CO SEWER CLEAN-OUT

DEDICATION

We, Kiley McCuen Flint and Rewk Patten, sole members of Liki Liki Lulu, LLC, a Colorado limited liability company, the owner of the land described as follows:

Lot 10, Block 13, CRESTED BUTTE SOUTH - SECOND FILING, according to the plat thereof recorded September 4, 1970, as Reception No. 281588, County of Gunnison, State of Colorado, consisting of 0.49 acres ("Property"),

under the name of BELLE GRAY TOWNHOMES, have laid out, platted and subdivided the Property as shown on this plat and do hereby permanently dedicate to the public at large the streets, alleys, roads and other public areas as shown here on and hereby permanently dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

IN WITNESS WHEREOF, Kiley McCuen Flint and Rewk Patten, sole members, of Liki Liki Lulu, LLC, a Colorado limited liability company, have subscribed their names this _____ day of _____ A.D. 2018.

Liki Liki Lulu, LLC, a Colorado limited liability company

By: _____ Kiley McCuen Flint, Member

By: _____ Rewk Patten, Member

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing Dedication was acknowledged before me the _____ day of _____, 2018, by Kiley McCuen Flint and Rewk Patten, sole members of Liki Liki Lulu, LLC, a Colorado limited liability company.

Witness my hand and official seal,
My commission expires:

_____
Notary Public

ATTORNEY'S OPINION

I, David Leinsdorf, 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 Liki Liki Lulu, LLC, a Colorado limited liability company, and is free and clear of all liens, defects, encumbrances, restrictions and reservations, except as follows:

1. The lien for 2018 real property taxes and assessments.
2. United States Patents recorded in Book 101 at Page 248, Book 115 at Page 303, Book 184 at Page 136 and Book 184 at Page 353.
3. Easement and right of way for cattle driveway as reserved in Warranty Deed recorded in Book 245 at Page 364.
4. Easement of Right of Way recorded in Book 502 at Page 237.
5. Covenants and Restrictions Crested Butte South recorded in Book 420 at Page 404, Book 589 at Page 304, Book 661 at Page 284, Book 677 at Page 578, Book 677 at Page 581, Book 684 at Page 901, Book 725 at Page 218, Book 733 at Page 740 and Book 757 at Page 233.
6. Plat of Crested Butte South, Second Filing bearing Reception No. 281588.
7. Amending the Covenants and Restrictions of Crested Butte South recorded in Book 782 at Page 202, Book 782 at Page 203, Book 782 at Page 204 and Book 782 at Page 205.
8. Notice of Amendment of Covenants and Restrictions of Crested Butte South bearing Reception No. 472225.
9. Resolutions bearing Reception No. 482581, Reception No. 483318 and Reception No. 487930.
10. Rules and Resolution bearing Reception No. 497644.
11. Amending the Resolution Concerning Building Deposits bearing Reception No. 509429.
12. Resolutions bearing Reception No. 514482, Reception No. 517978 and Reception No. 531851.
13. Board of County Commissioners of Gunnison County Resolution No. 03-46 bearing Reception No. 535203.
14. Amendment bearing Reception No. 539220.
15. Board of County Commissioners of Gunnison County Resolution No. 43 Series 2004 bearing Reception No. 544256.
16. Agreement and Notice of Architectural Review Conditions bearing Reception No. 565546.

Dated this ____ day of _____, 2018.

_____
David Leinsdorf, Attorney-at-Law
Colorado Supreme Court
Registration No. 2740
215 Elk Ave, P.O. Box 187
Crested Butte, CO 81224
(970) 349-6111
David81224@gmail.com

NOTES:

1. Any person who acquires any interest in any of the real property platted in this Plat shall be deemed to have accepted the terms, conditions, exceptions, restrictions, limitations and definitions set forth herein and in the Townhome Declaration recorded as Reception No. _____ in the records of the Clerk and Recorder of Gunnison County, Colorado.
2. According to Colorado law, you must commence legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based on any defect in this survey be commenced more than ten years from the date of the surveyor §s certificate shown herein.
3. A blanket easement exists across Lot 10, Block 13, Crested Butte South, Second Filing, under all of the units and the improvements situated thereon, for the benefit of both unit owners of BELLE GRAY TOWNHOMES for the installation, replacement, repair and maintenance of all utilities including but not limited to water, sewer, gas, telephone, electricity and cable television, together with any lawn sprinkler system and drainage facilities.
4. All utility locations are approximate and shall not be relied upon for construction. The appropriate agencies should be contacted before digging.
5. Bearings and distances are as shown on the plat.
6. Location based on shown monuments.
7. Deck and porches were not finished at time of survey.

LAND SURVEYOR'S CERTIFICATE

I, Norman C. Whitehead, being a Registered Land Surveyor in the State of Colorado do hereby certify that this plat of the BELLE GRAY TOWNHOMES was made by me and under my supervision and is accurate to the best of my knowledge, that the improvements as constructed conform substantially to this plat, that this plat fully and accurately depicts the layout, measurements and location of all of the improvements on the real property and the units.

BASIS OF BEARING: N71°24'07"W from the found monument located at the easterly corner to the found monument located at the westerly corner of Lot 10.

Dated this _____ day of _____, 2018.

_____
Norman C. Whitehead, P.E.-P.L.S.
Colorado No. 27739

BOARD OF COUNTY COMMISSIONERS APPROVAL

The within plat of BELLE GRAY TOWNHOMES, Lot 10, Block 13, Crested Butte South, Second Filing, is approved this _____ day of _____, 2018.

_____
Chairperson, Gunnison County Board of Commissioners

Attest:

_____
Gunnison County Clerk and Recorder

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 _____, 2018, Reception Number _____.

Time _____, Date _____.

_____
Gunnison County Clerk and Recorder

THE BELLE GRAY TOWNHOMES
LOT 10, BLOCK 13
CRESTED BUTTE SOUTH - SECOND FILING
GUNNISON COUNTY, COLORADO

Prepared By:
NCW & Associates, Inc.
P.O. Box 3688 Crested Butte
(970) 349-6384 Colorado 81224

PROJECT: 18077.00	DWG.: PLAT
DATE: 4/26/18	SHEET 1 OF 1