

Standard Plat Note for the General Agricultural District

This property is not zoned residential and is located within the GENERAL AGRICULTURAL Zone District. Accordingly, this property, as well as the surrounding properties, may be developed and used in accordance with the Uses-By-Right and the Special Uses permitted in the General Agricultural District as they may be listed in the Montrose County Zoning Resolution, as amended from time to time. The allowable uses in the General Agricultural Zone District may involve odors, dust, noise, chemical application, agricultural equipment and livestock traffic, and non-standard operating hours which may impact nearby residential uses.

Standard Plat Note for Further Subdivision on a Collector or Arterial Road

Lots 1,2 and 3 (and the remaining acreage) access directly onto a collector/arterial road pursuant to an Exemption From Montrose County Subdivision Regulations/Subdivision. Any further division of Lots 1,2 and 3 (and the remaining acreage) shall require the dedication and construction of a County Road pursuant to Montrose County Standards and Specifications for Roads & Bridges and a Subdivision pursuant to Montrose County Subdivision Regulations. The newly constructed road shall serve all lots in the original and proposed subdivisions. All existing and proposed accesses shall be consolidated onto the newly constructed road at such time as it is required and constructed pursuant to this plat note.

Standard Plat Note for ISDS

Due to limiting geological or regulatory factors, SPECIAL Individual Sewage Disposal Systems (ISDS) designed by a Professional Engineer, that meet the requirements of the Montrose County Board of Health Regulations and State Health Department Guidelines are required in this Subdivision. Review of the Geological Report prepared for this Subdivision, along with the County Sanitarian's comments, is recommended.

Standard Plat Note for Engineered Foundation

Due to limiting geological factors, foundations that have been designed, inspected, and approved by a Professional Engineer are required in this Subdivision. Such design shall be based on a proper site specific soils evaluation performed by a Professional Engineer or a Professional Geologist.

Standard Plat Note for Radon Gas

Construction on lots within this subdivision shall utilize methods to seal the living spaces from invasion of RADON GASES and/or provide adequate ventilation to prevent the buildup of harmful gas concentrations.

Standard Plat Note for Severed Mineral Rights

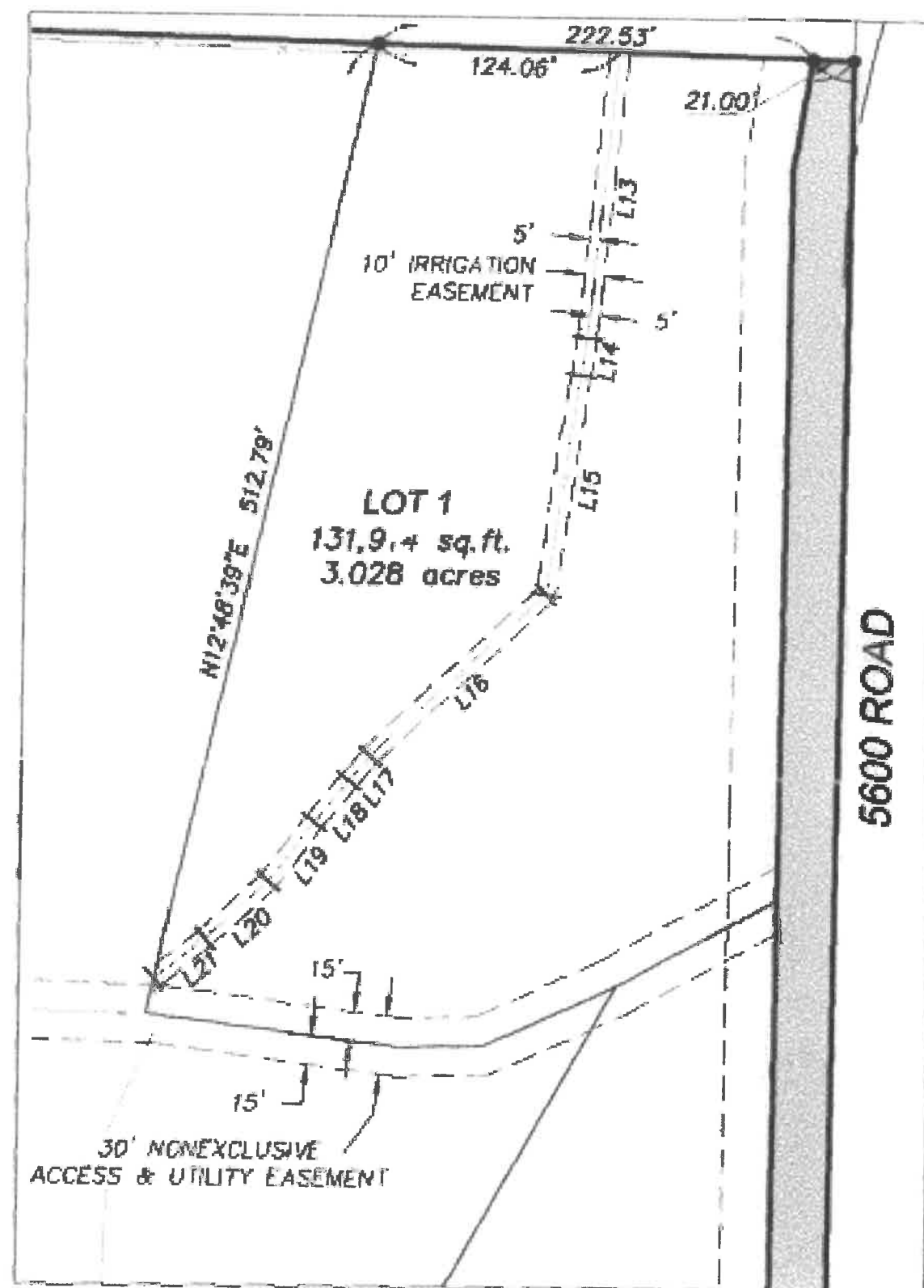
The subdivision of the property shown on this Plat shall not be construed to alter or impair the rights of the owners of any severed mineral interests that may be in effect.

Standard Plat Note for Geological Report

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Standard Plat Note for an Access Easement

Access for emergency vehicles may not be adequate depending on construction and maintenance of the private access drive serving Lots 1,2 and 3.

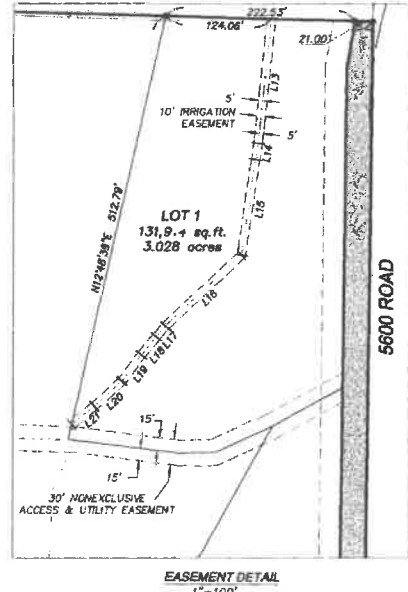
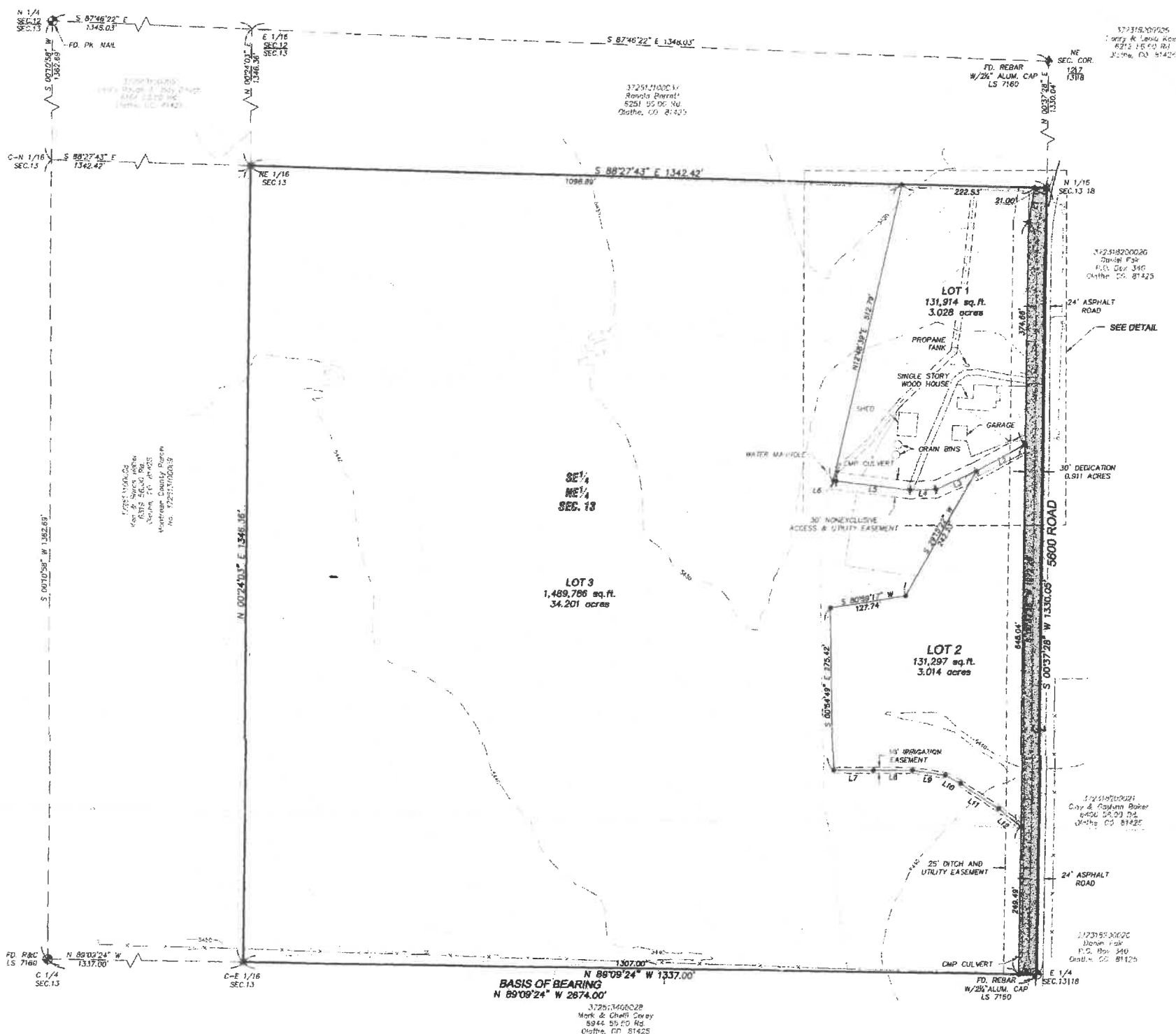


EASEMENT DETAIL

1"=100'

RECEPTION: 768801, 04/08/2008 at 10:03:44 AM, 2 OF 2, PLAT TRANSCINE
TIPON-LONG, MONTROSE COUNTY, CO CLERK AND RECORDER

K AND S MINOR SUBDIVISION
SITUATED IN
THE SE¹/₄ NE¹/₄ SECTION 13, TOWNSHIP 50 NORTH, RANGE 11 WEST, NEW MEXICO PRINCIPAL
MERIDIAN, COUNTY OF MONTROSE,
STATE OF COLORADO



LEGEND

- FD. SECTION CORNER (LS AS NOTED)
- FD. 1/4 CORNER (LS AS NOTED)
- SET 3/4"x30" REBAR W/2.5" ALUM. CAP (LS 24289)
- SET 5/8"x18" REBAR W/1.5" ALUM. CAP (LS 24289)
- FENCE LINE
- IRRIGATION LINE
- OVERHEAD POWER
- 5800 ROAD DEDICATION

LINE	BEARING	LENGTH
L1	S 09°22'16" W	58.77'
L2	N 61°06'46" E	91.76'
L3	N 65°31'40" E	74.59'
L4	N 88°35'04" E	43.25'
L5	S 84°47'44" E	125.20'
L6	S 88°32'28" E	5.00'
L7	S 89°45'30" E	68.38'
L8	S 89°48'30" E	65.44'
L9	S 81°58'17" E	55.92'
L10	S 61°52'44" E	29.15'
L11	S 54°18'37" E	77.22'
L12	S 50°18'17" E	48.76'
L13	S 58°04'07" W	147.78'
L14	S 09°22'16" W	19.71'
L15	S 09°22'16" W	173.75'
L16	S 48°38'34" W	121.62'
L17	S 39°48'30" W	18.31'
L18	S 19°20'42" W	27.77'
L19	S 36°21'27" W	38.43'
L20	S 47°06'53" W	41.65'
L21	S 51°17'39" W	13.56'

AREA TABLE

LOT 1	3.028 ACRES
LOT 2	3.014 ACRES
LOT 3	34.201 ACRES
DEDICATION	0.911 ACRES
TOTAL	41.154 ACRES



NOTE: CONTOUR INTERVALS = 2'
CONTOURS BASED UPON ORTHO PHOTO MAP, COLORADO
RIVER WATER QUALITY IMPROVEMENT PROGRAM LOWER
GUNNISON PROJECT AND UNCOMPAHGRE PROJECT
IMPROVEMENTS-1244-417-1051 SHEET 51 OF 400.

NOTICE: According to Colorado Law (13-80-105 CRS) you must commence any 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 upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown herein.

DMC		DEL-MONT CONSULTANTS, INC.	
ENGINEERING • SURVEYING • PLANNING		100 Colorado Ave. • Montrose, CO 81401 • 970.246.2251 • 970.246.2342 fax	
PROJECT: 884	DATE: 06/18/07	CLIENT: KEN S. WEBER / SARAH J. WEBER	ADDRESS: 8318 5800 ROAD OLATHE, CO. 81425 (970) 323-5142
DATE: 2 OF 2	FILE: 0712-MinorSub	JOB NO.: 8712	TYPE: MINOR-SUB

6.19.07

K AND S MINOR SUBDIVISION

SITUATED IN THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 13,
TOWNSHIP 50 NORTH, RANGE 11 WEST,
NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF MONTROSE,
STATE OF COLORADO

Certificate of Ownership and Dedication

Know all men by these presents that we the undersigned being the owners of certain lands in Montrose County, Colorado, described as:

A Tract of land being the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, Township 50 North, Range 11 West, New Mexico Principal Meridian, County of Montrose, State of Colorado containing 41.154 acres.

have by these presents caused same, or part of same, to be laid out, platted and subdivided into lots, as shown on this plat, under the name and style of K AND S Minor Subdivision and do hereby grant and dedicate in fee simple to the County of Montrose, State of Colorado, for the use of the public as noted on this plat, the roads, streets, courts, places, sidewalks, alleys and lands hereon shown. We do hereby grant and dedicate to the County perpetual easements, as shown hereon, for the use of public utility suppliers, for installation and maintenance of utility facilities, including but not limited to, electric lines, gas lines, telephone lines, cable television lines, water and sewer lines, irrigation lines and ditches, together with perpetual right of ingress and egress for installation maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

Owners

Ken S. Weber, Sarah J. Weber
Signature

Lien Holder

Wells Fargo Bank West
Signature

STATE OF COLORADO } ss
COUNTY OF MONTROSE

The foregoing certificate was acknowledged before me this 4th day of April, 2008 by Ken S. Weber and Sarah J. Weber.

My commission expires 11/26/2010

Witness my hand and seal [Signature]
Notary Public.

STATE OF COLORADO } ss
COUNTY OF MONTROSE

The foregoing certificate was acknowledged before me this 4th day of April, 2008 by Tina Jesse.

My commission expires 11/26/2010

Witness my hand and seal [Signature]
Notary Public.

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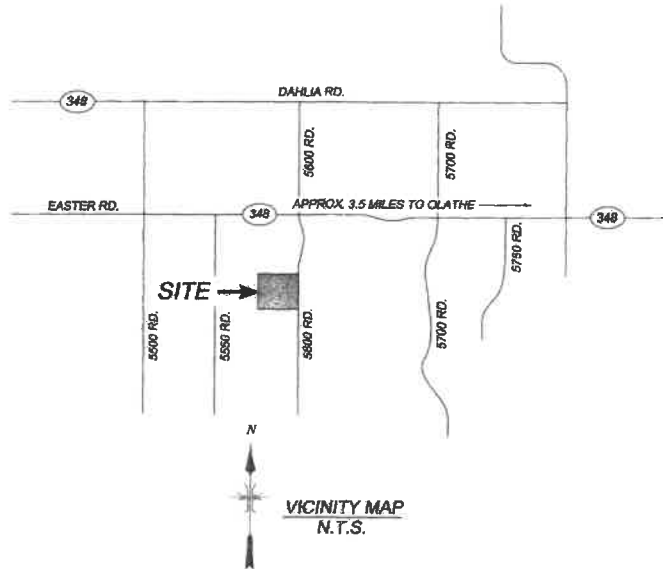
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Basis of Bearing

The bearing between the found rebar and cap LS 7160 at the C-1/4 of Section 13, Township 50 North, Range 11 West, New Mexico Principal Meridian, County of Montrose, State of Colorado and the found rebar and cap LS 7160 at the E1/4 of Section 13, Township 50 North, Range 11 West, New Mexico Principal Meridian, County of Montrose, State of Colorado bears N89°09'24"W.

Approval of Planning Commission

Approved by the Montrose County Planning Commission this 11th day of October, 2007 by [Signature] Chairman.

Approval of Board of County Commissioners

Approved by the Montrose County Board of County Commissioners this 29th day of FEBRUARY, 2008, by [Signature] Chairman.

Surveyor's Certificate

I, Ron Barrett, a Professional Land Surveyor in the State of Colorado, do hereby certify that there are no visible roads, irrigation ditch encroachments or other apparent rights-of-way or easements existing on or across said property except as shown on this plat and that this plat accurately represents a survey made by me or under my responsible charge and conforms to all Montrose County Subdivision Regulations and applicable State laws. I further certify that the monuments shown hereon exist, and their positions are as shown.

Ron K. Barrett 2/25/08
Signature Date

P.L.S. No. 24299



Certificates of County Engineer

The improvements hereon presented are hereby approved as those required to meet current Montrose County Subdivision Regulations and Standards and Specifications for Roads and Bridges.

Signature: _____ Date: _____

Proof of Title

The land herein platted and shown upon the written plat is covered by a current policy of title insurance with Stewart Title Surety Company Company, Policy Number 0-0002-4280754.

County Treasurer's Certificate

STATE OF COLORADO } ss
COUNTY OF MONTROSE

I, the undersigned, County Treasurer, in and for said County, do hereby certify that there are no unpaid taxes, or unredeemed tax sales, as appears of record in this office on the above described subdivision. In witness whereof, I have hereunto set my hand and seal of office this 14th day of April, AD, 2008.

By [Signature] Deputy



Recorder's Certificate

This plat was filed for record in the office of the Clerk and Recorder of Montrose County at 10:03 A.M. on the 8th day of April, 2008 Reception No. 788801
by [Signature] Deputy
County Clerk & Recorder

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FILE		K AND S MINOR SUBDIVISION	
OWNER		KEN S. WEBER / SARAH J. WEBER	
ADDRESS & PHONE		6319 5600 ROAD OLATHE, CO. 64625 (970) 323-5142	
FIELD BOOK	DRAWN BY	DATE	FILE
654	DUG	05/19/07	MINOR-SUB
1 OF 2	0712-MinorSub	0712	