

FINAL PLAT

BASALT VISTA HOUSING PARTNERSHIP TOWNHOMES

TOWNHOME PARCEL - BASALT HIGH SCHOOL SUBDIVISION
 A PARCEL OF LAND SITUATED IN TRACT 59,
 SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PM
 TOWN OF BASALT, COUNTY OF PITKIN, STATE OF COLORADO

EASEMENTS DEDICATED:

OWNERS DO HEREBY DEDICATE THE FOLLOWING PERPETUAL NON-EXCLUSIVE EASEMENTS IN THE LOCATIONS SHOWN HEREON, TO THE PARTIES AND FOR THE PURPOSES SPECIFIED BELOW.

- 1.) AN EASEMENT FOR DRAINAGE PURPOSES IN THE AREAS LABELED HEREON AS DRAINAGE EASEMENT.
- 2.) AN EASEMENT TO THE TOWN OF BASALT FOR PEDESTRIAN USE BY THE GENERAL PUBLIC OVER A "PUBLIC TRAIL EASEMENT" WITHIN IN THE COMMON AREA PARCEL, THE APPROXIMATE LOCATION OF WHICH IS SHOWN HEREON.

PLAT NOTES:

1. BASIS OF BEARINGS FOR THIS PLAT IS A BEARING OF N89°33'16"W BETWEEN AP 6 AND AP 7 OF TRACT 59 BEING FOUND 2-1/2" USGLO BRASS CAPS AS SHOWN HEREON.
2. DATE OF FIELD SURVEY: SEPTEMBER 2018.
3. LINEAR UNITS USED TO PERFORM THE BOUNDARY SURVEY WERE U.S. SURVEY FEET.
4. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TRUE NORTH COLORADO, LLC, FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH COLORADO, LLC, RELIED UPON TITLE COMMITMENT NO. BAC64002157 ISSUED BY LAND TITLE GUARANTEE COMPANY, DATED: OCTOBER 12, 2018.
5. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE DECLARATION FOR BASALT VISTA HOUSING PARTNERSHIP RECORDED _____, 2018 AS RECEPTION NO. _____

TITLE CERTIFICATE

I, KIM SHULTZ, AN AGENT AUTHORIZED OF LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN ROARING FORK SCHOOL DISTRICT RE-1 ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES (INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY IN THIS PLAT), EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, A.D. 2019.

LAND TITLE GUARANTEE COMPANY
 533 E. HOPKINS #102
 ASPEN, CO 81611

 KIM SHULTZ-AUTHORIZED AGENT

TOWN COUNCIL CERTIFICATE

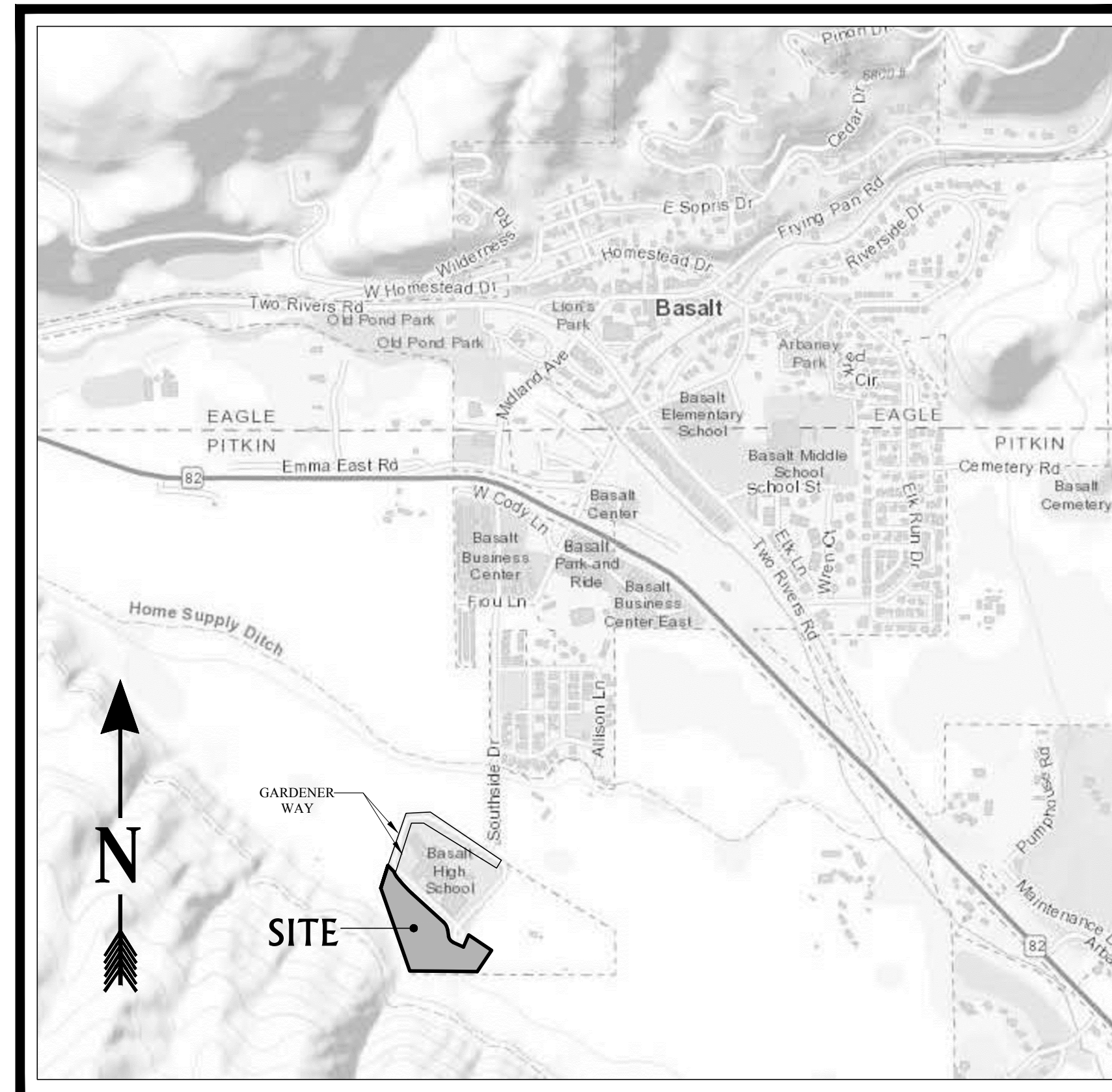
IN ACCORDANCE WITH AND SUBJECT TO ORDINANCE NO. _____, SERIES OF _____, APPROVED BY THE TOWN ON _____, 2019, AND RECORDED AS RECEPTION NO. _____ OF THE PITKIN COUNTY, COLORADO, RECORDS, THIS MAP WAS APPROVED BY THE TOWN COUNCIL FOR FILING WITH THE CLERK AND RECORDER OF PITKIN COUNTY AND FOR THE CONVEYANCE TO THE TOWN OF BASALT OF THE PUBLIC DEDICATIONS SHOWN HEREON, WHICH ARE ACCEPTED BY THE TOWN, SUBJECT TO THE PROVISION THAT THE APPROVAL IN NO WAY OBLIGATES THE TOWN OF BASALT FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC.

 JACQUE R. WHITSITT, MAYOR

WITNESS MY HAND AND THE SEAL OF THE TOWN OF BASALT

ATTEST:

 PAMELA K. SCHILLING, TOWN CLERK



VICINITY MAP
 SCALE: 1" = 1,000'

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BASALT VISTA AFFORDABLE HOUSING PARTNERSHIP, LLC, BEING SOLE OWNER(S) IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN PITKIN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

TOWNHOME PARCEL ACCORDING TO THE FINAL PLAT OF THE BASALT HIGH SCHOOL SUBDIVISION RECORDED OCTOBER 12, 2018 IN PLAT BOOK 123 AT PAGE 44 AS RECEPTION NO. 651136.

CONTAINING 7.314 ACRES, MORE OR LESS, HAS BY THESE PRESENTS LAID OUT AND PLATTED THE SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BASALT VISTA HOUSING PARTNERSHIP TOWNHOMES, A SUBDIVISION PLAT OF LANDS IN THE TOWN OF BASALT, COUNTY OF PITKIN, STATE OF COLORADO. THE OWNER HEREBY DEDICATES TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES AND TELEPHONE LINES, WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES. SUCH EASEMENT AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. ALL EXPENSE FOR PAVING AND IMPROVEMENTS OF FOR GARDENER WAY SHALL BE FURNISHED BY THE DEVELOPER AND THE TOWNHOME PARCEL AND NOT BY THE TOWN OF BASALT.

EXECUTED THIS _____ DAY OF _____, A.D. 2019.

 BASALT VISTA AFFORDABLE HOUSING PARTNERSHIP, LLC,
 P.O. BOX 820
 GLENWOOD SPRINGS, CO 81602

STATE OF COLORADO)
 : SS
 COUNTY OF GARFIELD)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2019, BY SCOTT GILBERT AS MANAGER OF BASALT VISTA AFFORDABLE HOUSING PARTNERSHIP, LLC.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, RODNEY P. KISER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS FINAL PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF BASALT VISTA HOUSING PARTNERSHIP TOWNHOMES, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE REGULATIONS OF THE TOWN OF BASALT GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS THEREOF, I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

 RODNEY P. KISER
 LICENSED PROFESSIONAL LAND SURVEYOR
 COLORADO REGISTRATION NO. 38215

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, AT _____ O'CLOCK _____ ON THIS _____ DAY OF _____, A.D. 2019, AND IS DULY RECORDED AS RECEPTION NO. _____

ATTEST:

 CLERK AND RECORDER

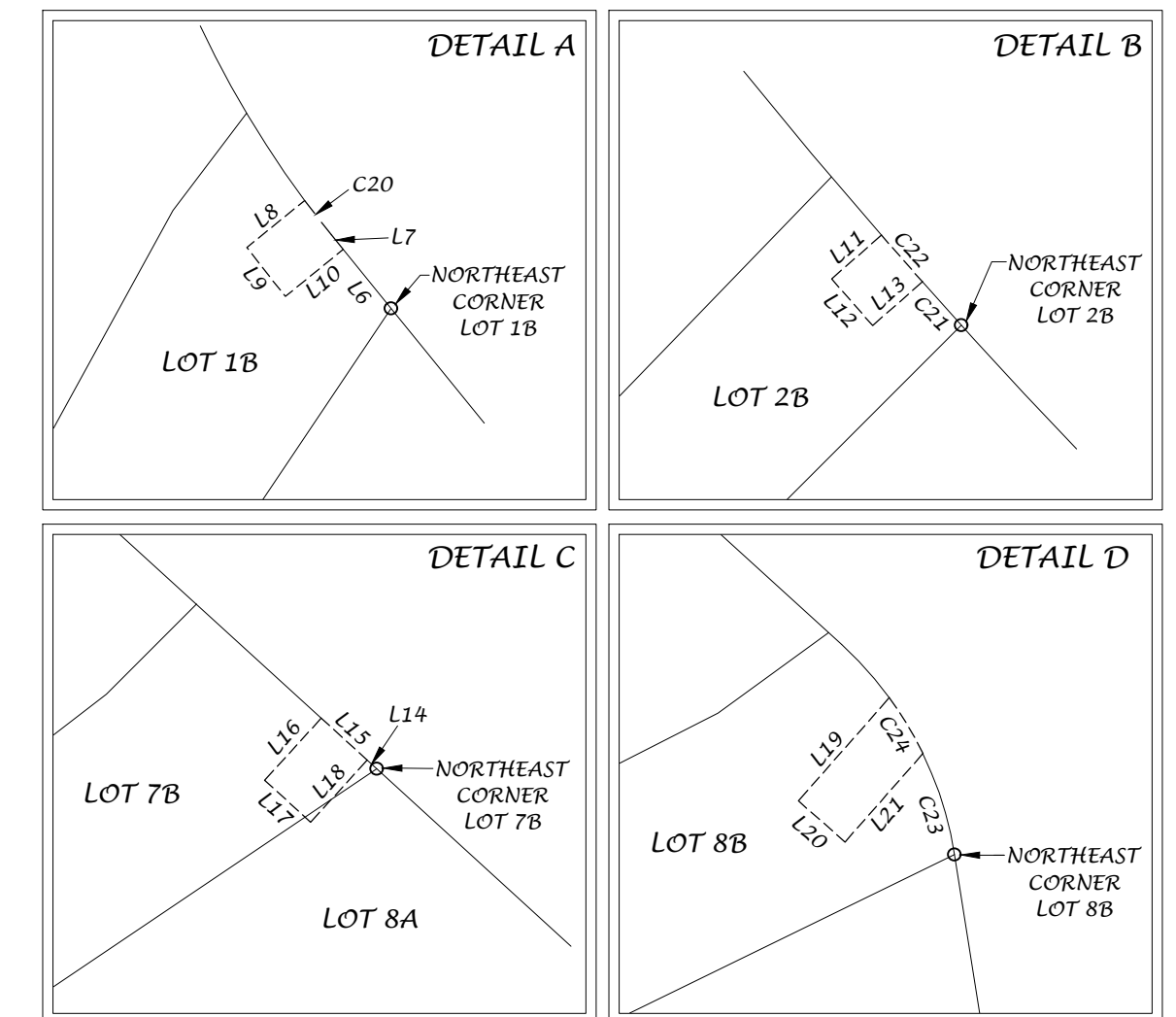
BY: _____

	BASALT VISTA AFFORDABLE HOUSING PARTNERSHIP, LLC BASALT VISTA HOUSING PARTNERSHIP TOWNHOMES TOWN OF BASALT, COUNTY OF PITKIN - STATE OF COLORADO		
		TRUE NORTH COLORADO LLC. A LAND SURVEYING AND MAPPING COMPANY PO BOX 614 - 529 S. WILD HORSE DRIVE NEW CASTLE, COLORADO 81647 (970) 984-0474 www.truenorthcolorado.com	
	PROJECT NO: 2018-214	DRAWN RPK	SHEET 1 OF 2
	DATE: MAY 11, 2019	SURVEYED LDV	

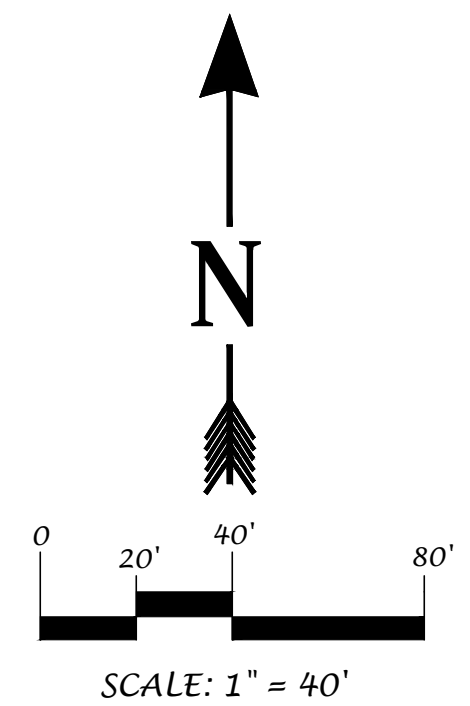
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

FINAL PLAT BASALT VISTA HOUSING PARTNERSHIP TOWNHOMES

TOWNHOME PARCEL - BASALT HIGH SCHOOL SUBDIVISION
A PARCEL OF LAND SITUATED IN TRACT 59,
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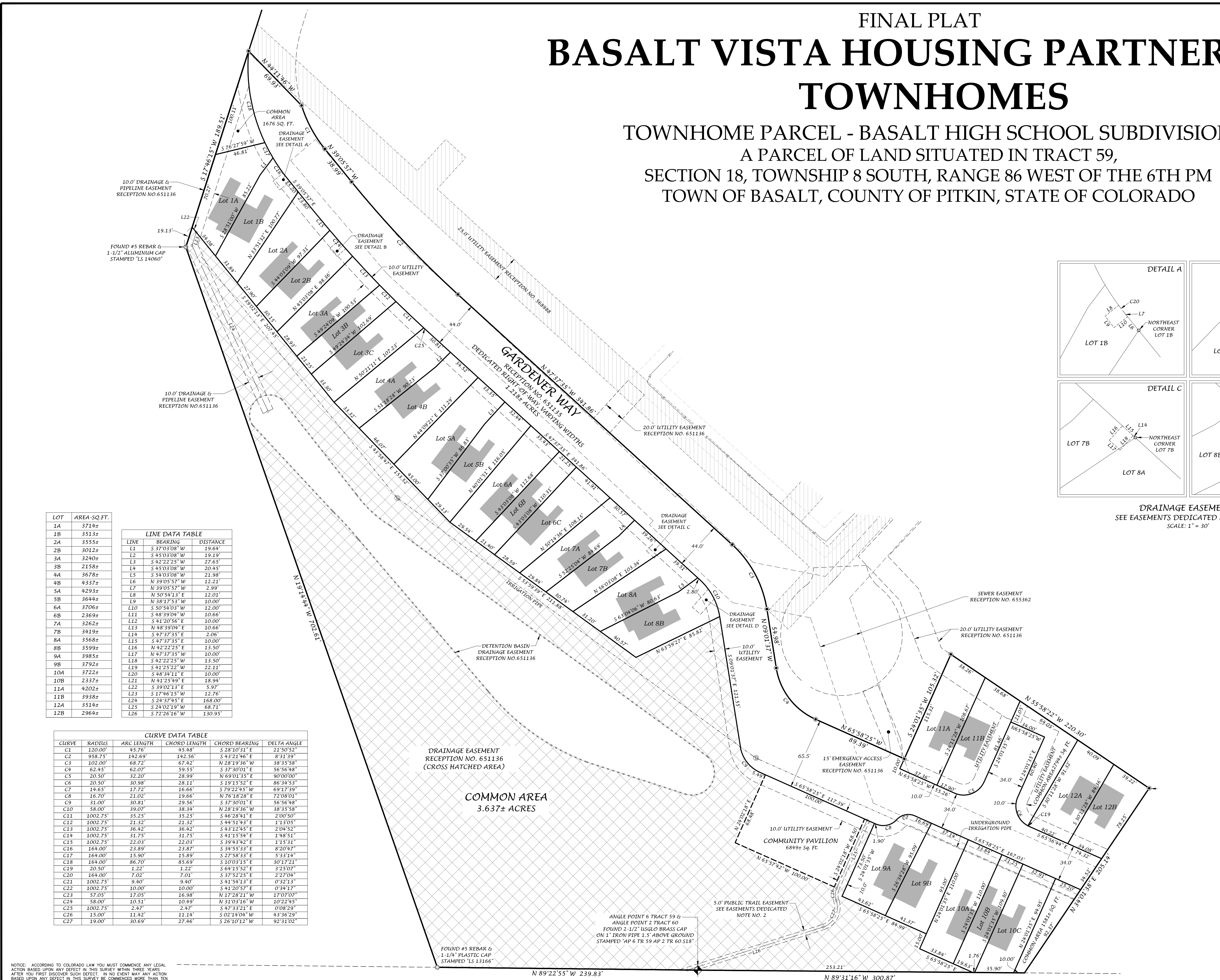
DRAINAGE EASEMENTS
SEE EASEMENTS DEDICATED NOTE NO. 1
SCALE: 1" = 30'



LOT	AREA-SQ.FT.
1A	3714±
1B	3513±
2A	3555±
2B	3012±
3A	3240±
3B	2158±
4A	3678±
4B	4337±
5A	4293±
5B	3644±
6A	3706±
6B	2369±
7A	3262±
7B	3419±
8A	3568±
8B	3599±
9A	3985±
9B	3792±
10A	3722±
10B	2337±
11A	4202±
11B	3938±
12A	3514±
12B	2964±

LINE	BEARING	DISTANCE
L1	S 37°03'08" W	19.64'
L2	S 45°03'08" W	19.19'
L3	S 42°22'25" W	27.65'
L4	S 45°03'08" W	20.45'
L5	S 54°03'08" W	21.98'
L6	N 39°05'57" W	12.21'
L7	N 39°05'57" W	2.99'
L8	N 50°54'13" E	12.01'
L9	N 38°17'53" W	10.00'
L10	S 50°54'03" W	12.00'
L11	S 48°39'04" W	10.66'
L12	S 41°20'56" E	10.00'
L13	N 48°39'09" E	10.66'
L14	S 47°37'35" E	2.06'
L15	S 47°37'35" E	10.00'
L16	N 42°22'25" E	13.50'
L17	N 47°37'35" W	10.00'
L18	S 42°22'25" W	13.50'
L19	S 41°25'22" W	22.11'
L20	S 48°34'11" E	10.00'
L21	N 41°25'49" E	18.94'
L22	S 39°02'13" E	5.97'
L23	S 17°46'15" W	12.76'
L24	S 24°37'45" E	168.00'
L25	S 24°02'19" W	68.71'
L26	S 72°26'16" W	130.95'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	120.00'	45.76'	45.48'	S 28°10'31" E	21°50'52"
C2	958.75'	142.69'	142.56'	S 43°21'46" E	8°31'39"
C3	102.00'	68.72'	67.42'	N 28°19'36" W	38°35'58"
C4	62.45'	62.07'	59.55'	S 37°30'01" E	56°56'48"
C5	20.50'	32.20'	28.99'	N 69°01'35" E	90°00'00"
C6	20.50'	30.98'	28.11'	S 19°15'22" E	86°38'53"
C7	19.65'	17.72'	16.66'	S 79°22'45" W	69°17'39"
C8	16.70'	21.02'	19.66'	N 76°18'28" E	72°08'01"
C9	31.00'	30.81'	29.56'	S 37°30'01" E	56°56'48"
C10	58.00'	39.07'	38.34'	N 28°19'36" W	38°35'58"
C11	1002.75'	35.25'	34.62'	S 46°28'44" E	2°00'50"
C12	1002.75'	21.32'	21.32'	S 44°51'43" E	1°13'05"
C13	1002.75'	36.42'	36.42'	S 43°12'45" E	2°04'52"
C14	1002.75'	31.75'	31.75'	S 41°15'59" E	1°48'51"
C15	1002.75'	22.03'	22.03'	S 39°43'42" E	1°15'31"
C16	164.00'	23.89'	23.87'	S 38°53'33" E	8°20'47"
C17	164.00'	15.90'	15.89'	S 27°58'33" E	5°33'14"
C18	164.00'	86.70'	85.69'	S 10°03'15" E	30°17'21"
C19	20.50'	1.22'	1.22'	S 64°15'52" E	3°25'07"
C20	164.00'	7.02'	7.01'	S 37°52'25" E	2°27'04"
C21	1002.75'	9.40'	9.40'	S 41°54'13" E	0°32'13"
C22	1002.75'	10.00'	10.00'	S 41°20'57" E	0°34'17"
C23	57.05'	17.05'	16.98'	N 17°28'21" W	17°07'07"
C24	58.00'	10.51'	10.49'	N 31°03'16" W	10°22'45"
C25	1002.75'	2.47'	2.47'	S 47°33'21" E	0°08'29"
C26	15.00'	11.42'	11.14'	S 02°14'04" W	43°36'29"
C27	19.00'	30.69'	27.46'	S 26°10'12" W	92°31'02"



DRAINAGE EASEMENT
RECEPTION NO. 651136
(CROSS HATCHED AREA)

COMMON AREA
3.637± ACRES

ANGLE POINT 6 TRACT 59 &
ANGLE POINT 2 TRACT 60
FOUND 2-1/2" USGLO BRASS CAP
ON 1" IRON PIPE 1.5' ABOVE GROUND
STAMPED "AP 6 TR 59 AP 2 TR 60 S18"

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TRUE NORTH
COLORADO
A LAND SURVEYING AND MAPPING COMPANY

BASALT VISTA AFFORDABLE HOUSING PARTNERSHIP, LLC
BASALT VISTA HOUSING PARTNERSHIP TOWNHOMES
TOWN OF BASALT, COUNTY OF PITKIN - STATE OF COLORADO

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