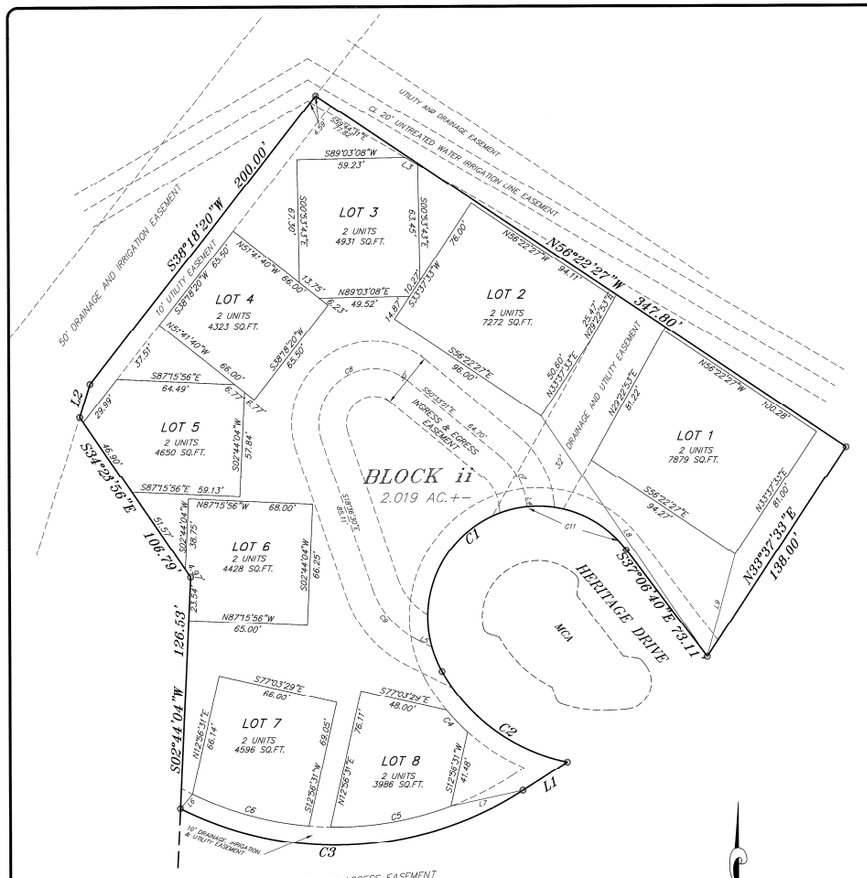
CRYSTAL BLUFFS TOWNHOMES AT RIVER VALLEY RANCH

A RESUBDIVISION OF BLOCK ii, RIVER VALLEY RANCH, PHASE 5A, TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO



Legend and Notes:

- ○ Indicates set monument, #5 rebar and Yellow Plastic Cap ("PC), L.S. 15710
- Bearings are relative of a bearing of N 89°39'49" W 5337.20' on the line between a Garfield County Surveyor brass cap found at the southwest corner of Section 3 and a stone found at the southeast corner of Section 3, Township 8 South, Range 88 West, 6th P.M.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N57°36'34"E	28.88
L2	S17°27'08"W	19.07
L3	S59°44'31"E	7.01
L4	S05°42'16"E	1.44
L5	N63°31'42"W	8.30
L6	S40°32'00"W	10.29
L7	N17°36'45"E	40.34
L8	N34°27'17"W	160.15
L9	S15°30'18"W	57.87

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DIST.	CHORD BEARING	DELTA
C1	60.33	181.67	883.00	120.79	S35°48'35"E	172°28'20"
C2	101.00	87.25	46.55	84.56	S54°00'57"E	49°28'31"
C3	190.00	198.26	107.90	187.65	N87°12'03"E	59°10'58"
C4	111.00	16.49	8.26	16.48	S43°46'27"E	8°30'52"
C5	180.00	67.26	34.03	66.87	N80°26'39"E	21°24'32"
C6	180.00	66.44	33.60	66.06	S74°31'56"E	21°08'59"
C7	40.00	31.31	16.51	30.52	N28°07'39"W	44°50'45"
C8	30.00	77.53	104.62	57.68	S55°25'14"W	148°03'29"
C9	50.00	19.20	9.67	19.10	S41°04'06"E	44°03'13"
C11	60.53	61.90	33.96	59.24	N66°24'28"W	58°35'37"

GRAPHIC SCALE

30 0 15 30 90 120

(IN FEET)
1 inch = 30 ft.

Planning Commission Certificate:

This Plat was approved by the Planning and Zoning Commission of the Town of Carbondale, Garfield County, Colorado, this 2nd day of December 2000 1999

Chairman

Clerk and Recorder's Certificate:

This plat was filed for record in the Office of the Clerk and Recorder of Garfield County, Colorado, at 4:04 o'clock P.M., this 19 day of June, 2000, in Book _____ at Page _____, Reception No. 565153

pd $10.00
Drawer 9-A

Mildred Alsdorf
Clerk & Recorder
By: Connie Blanchard
Deputy

Board of Trustees Certificate:

This plat approved by the Board of Trustees of the Town of Carbondale, County of Garfield, State of Colorado, this 15th day of February A.D. 2000, for filing with the Clerk and Recorder of Garfield County, State of Colorado, and for the conveyance to the Town of the public dedications shown hereon, subject to the provision that the approval in no way obligates the Town of Carbondale for financing or constructing improvements on land, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees.

TOWN OF CARBONDALE SEAL COLORADO

Mayor

Attest:

Town Clerk

Certification of Mortgagee consent

Fidelity Bank being the holder of a Deed of Trust upon the real property which is platted and resubdivided as shown upon the within Resubdivision Plat, hereby certifies that it has reviewed the within Resubdivision Plat and by this Certification does hereby consent to said Resubdivision Plat and to the recording thereof, and to all dedications made by and upon said Resubdivision Plat as stated in the Certification of Dedication and Ownership set forth herein, and does hereby subordinate any interest that they may have in and to the Property to such dedications.

Dated this 24th day of May 2000

Fidelity Bank
a Kansas Banking Corporation

By: _____
Troy Hutton, Vice President

STATE OF KANSAS)
) ss
COUNTY OF Sedgwick)

The foregoing Certification was acknowledged before me this 24th day of May 2000 by Troy Hutton, the Vice President of Fidelity Bank, a Kansas Banking Corporation.

NICKI ELLISON NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 3-29-02

WITNESS MY HAND AND SEAL.

Notary Public
My Commission expires: 3-29-02
Address: _____

Plat Notes:

1. Each lot depicted upon this Resubdivision Plat is a building envelope within which a duplex may be constructed. Upon the completion of construction of each duplex structure, each lot may be resubdivided into 2 lots. In addition, the resubdivision plat for each lot may declare and create limited common elements for private parking areas and other private use areas which shall be appurtenant to each individual lot.

2. All property depicted on this Resubdivision Plat lying outside of the building envelopes shall be general common elements dedicated to Crystal Bluffs Townhome Association, for the use and benefit thereof in accordance with the terms of the Declaration for Crystal Bluffs Townhomes, subject to (i) an easement for the installation, maintenance, repair and replacement of public and private utility lines; (ii) an ingress and egress roadway within the corridor depicted upon this Resubdivision Plat, which roadway shall be subject to a perpetual easement for the use of public and private emergency and service vehicles; and (iii) the right of Crossland Development Corporation, or a successor declarant, to declare a limited common element for private parking or other private uses which shall be appurtenant to each individual lot in accordance with the resubdivision process set forth in Plat Note 1 hereof.

3. The Plat notes contained in the Plat of Phase 5A, River Valley Ranch recorded as Reception No. 552190 are incorporated herein by this reference as if set forth verbatim.

4. The Town of Carbondale shall approve in advance any construction techniques for installation and excavation of utility lines where the excavation will be greater than 6 FT. in depth.

Certification of Dedication and Ownership:

Know all men by these presents that Crossland Development Corporation being sole owner in fee simple of all that real property described as:

Block ii, Phase 5A, River Valley Ranch, Town of Carbondale, County of Garfield, State of Colorado.

Said parcels contain 2.019 acres more or less; have by these presents laid out, platted, and subdivided the same into lots as shown hereon and designate the same as Crystal Bluffs Townhomes at River Valley Ranch, Town of Carbondale, County of Garfield, State of Colorado, and do hereby dedicate to the public the drainage, irrigation, utility, ingress and egress easements shown hereon for their indicated uses, and further state that this townhome community shall be subject to the Declaration for the Crystal Bluffs Townhomes filed and recorded in the Garfield County Clerk and Recorder's Office as Reception No. _____

EXECUTED this 24th day of May, A.D., 2000.

Crossland Development Corporation

By: Ralph H. Crossland Jr., President

State of Colorado)
County of Garfield) ss
Town of Carbondale)

The foregoing dedication was acknowledged before me this 24th day of May A.D., 2000, by Ralph H. Crossland Jr.

My commission expires: 11-16-03

WITNESS MY HAND AND SEAL: Carla Marriott
Notary

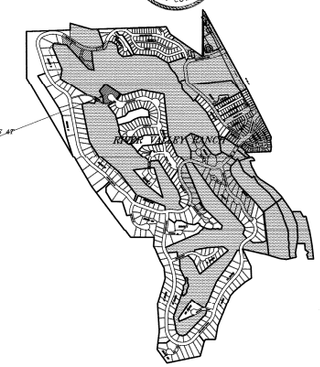
Surveyor's Certificate:

I, Kenneth R. Wilson, do hereby certify that I am a Professional Land Surveyor licensed under the law of the State of Colorado, that this plat is a true, correct and complete plat of the Crystal Bluffs Townhomes at River Valley Ranch, as laid out, platted, dedicated and shown hereon, that such plat was made by me from an accurate survey of said property by me, and under my supervision and correctly shows the location and dimensions of the boundary and easements of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

IN WITNESS WHEREOF I have set my hand and seal this 25th day of May, A.D., 2000.

KENNETH R. WILSON 15710 STATE OF COLORADO

Professional Land Surveyor, PLS 15710



VICINITY MAP

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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYORS ENGINEERS
SCHMUESER GORDON MEYER

SCHMUESER GORDON MEYER INC.
118 W. 6th Street, Suite 200
Glenwood Springs, Colorado 81601
(970) 945-1004 (FAX 945-5948)
Aspen, Colorado (970) 925-6727
sgm@sgm-inc.com

CRYSTAL BLUFFS TOWNHOMES AT RIVER VALLEY RANCH

NUMBER	REVISION	DATE	BY

Job No. 99147A
Drawn by:
Date: MAR 00
Appr. by: KW
File: CRYSTALBLUFFS

1 OF 1

565153

L:\Admin\projects\rvr\crystalbluffs.dwg Tue May 23 09:44:01 2000 SGM Inc. (Please your Initials Here)