

TIN CUP TOO MINOR SUBDIVISION

LOCATED IN GOVERNMENT LOTS 5, 6 & 7, SECTION 18, T48N, R9W, N.M.P.M.
COUNTY OF MONTROSE, STATE OF COLORADO

STANDARD PLAT NOTE FOR FURTHER SUBDIVISION ON A COUNTY ROAD OR STATE HIGHWAY

Lots 1, 2, and 3 access directly onto a county road or state highway pursuant to Montrose County Subdivision Regulations. Any further division of Lots 1, 2, and 3 shall require the dedication and construction of a County Road pursuant to Montrose County Standards and Specifications for Roads & Bridges and 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 SITE CHARACTERISTIC ANALYSIS

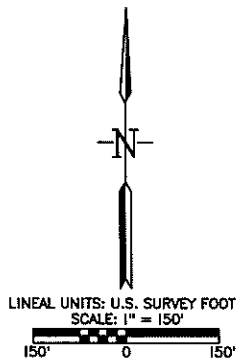
A Site Characteristic Analysis was prepared by Mesa Engineering and Surveying Co., Inc., for this subdivision and is on file with the Montrose County Planning and Development Department and may be reviewed by interested parties during regular working hours. Copies may be obtained from the geologist, subdivider, builder, or realtor.

STANDARD PLAT NOTE FOR AN ACCESS EASEMENT

Access for emergency vehicles may not be adequate, depending on the construction and maintenance of the private access drive serving Lot 2. The maintenance of these private driveways is an entirely private matter and Montrose County makes no assertion as to the condition or adequacy of the driving surface or any other constructed element related to the driveways.

STANDARD PLAT NOTE FOR WILDFIRE HAZARD AREAS

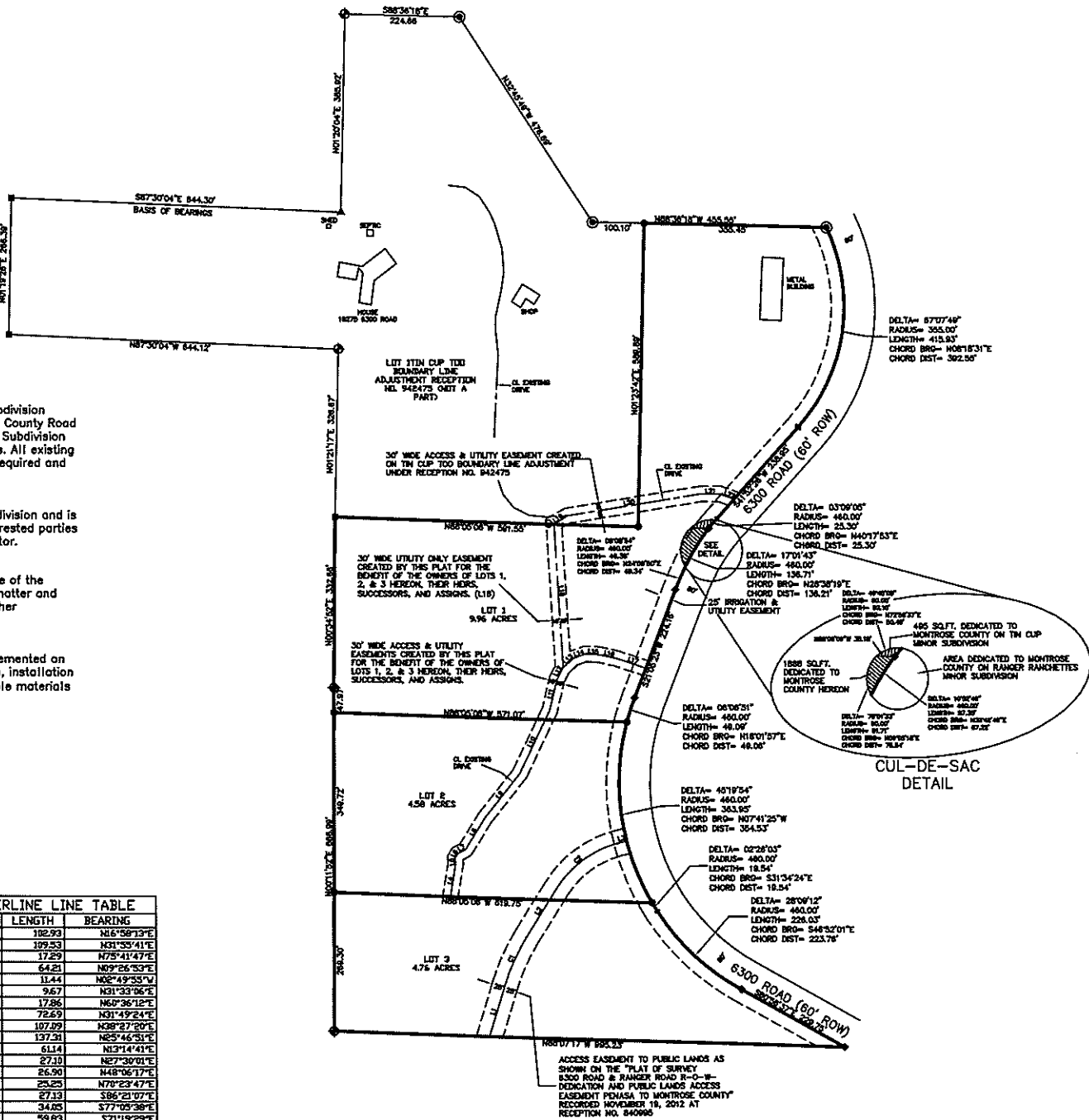
This subdivision is located within a wildfire hazard zone. Wildfire mitigation measures should be implemented on these lots. Mitigation measures include thinning of vegetation, use of fire resistant building materials, installation of indoor/outdoor sprinkler systems, clear space around all structures (store firewood and flammable materials away from structures) and maintaining unobstructed access to homes from the road.



BASIS OF BEARINGS

The bearings for this survey were based upon a Northwesterly boundary line of Tract I-A as shown on a Plat of Survey recorded at Reception No. 840995 being monumented as shown hereon. Said line bears S87°30'04"E, a distance of 644.30 feet platted, 644.31 feet measured.

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	182.93	N65°59'32"E
L2	109.53	N31°33'41"E
L3	17.29	N75°41'47"E
L4	64.21	N09°26'53"E
L5	11.44	N08°49'53"E
L6	9.67	N31°33'06"E
L7	17.86	N03°36'12"E
L8	72.59	N31°42'24"E
L9	107.09	N58°27'20"E
L10	137.31	N25°46'51"E
L11	61.14	N13°14'41"E
L12	27.10	N27°30'01"E
L13	26.90	N48°06'17"E
L14	25.25	N70°23'47"E
L15	27.13	S86°21'07"E
L16	34.05	S77°05'38"E
L17	59.63	S71°19'29"E
L18	279.52	N03°22'26"W
L19	30.82	N58°11'51"E
L20	26.26	N05°55'44"E
L21	36.97	S89°36'15"E
L22	30.04	S70°05'00"E



LEGEND

- FOUND #5 REBAR & SURVEY CAP LSW9189
- FOUND #5 REBAR & SURVEY CAP LSW32645
- FOUND #5 REBAR & SURVEY CAP LSW12180
- FOUND 3LM MONUMENT
- SET #5 REBAR & SURVEY CAP LSW36054
- FOUND #5 REBAR & SURVEY CAP LSW36054
- CENTERLINE
- EASEMENT LINE
- POWER VAULT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Lot 2, Tin Cup Too Boundary Line Adjustment according to the plat recorded under Reception No. 942475, County of Montrose, State of Colorado

have by these presents caused same, or part of same, to be laid out, platted and subdivided into lots or tracts, as shown on this plat, under the name and style of TIN CUP TOO MINOR SUBDIVISION and do hereby dedicate the right-of-ways shown on this plat in fee simple to the County of Montrose, State of Colorado, for the use of the public. We do hereby grant 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.

OWNER

Dan A. Penasa

STATE OF COLORADO
COUNTY OF MONTROSE

The foregoing certificate was acknowledged before me this _____ day of _____

AD, 2022 by Dan A. Penasa. My commission expires _____ Witness my hand and seal.

Notary Public

PROOF OF TITLE

The land herein platted and shown upon the written plat is covered by a Commitment for Title Insurance with Old Republic National Title Insurance Company, prepared by Land Title Guarantee Company, Commitment Number MRN87018768.

SURVEYOR'S CERTIFICATE

I, Michael E. Stewart, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my responsible charge and that this plat accurately reflects said survey.

Michael E. Stewart
Colorado Registered
Professional Land Surveyor No. 36054

COUNTY TREASURER'S CERTIFICATE
STATE OF COLORADO
COUNTY OF MONTROSE

I, the undersigned, County Treasurer, in and for said County, do hereby certify that there are no unpaid taxes, or undeclared 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, this

_____ day of _____ AD, 2022.

Treasurer of Montrose County, Colorado

By _____ Deputy.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

Approved by the Montrose County Board of County Commissioners this _____ day of

_____, 2022, by _____, Chairman.

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of

Montrose County at _____ m. on the _____ day of _____, 2022.

Reception No. _____

by _____
County Clerk & Recorder Deputy

"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 the certification shown hereon."

CF: _____
Plot Scale: _____
Book: 787 Page: 41

DATE: 08/21/2021

REVISIONS:
12/03/21 Resubmit Post BLA
01/24/22 Per County Review
3/3/22 County rev.

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LOCATED IN U.S. GOVERNMENT LOTS 5, 6 & 7
SECTION 18, T48N, R9W, N.M.P.M.
MONTROSE COUNTY, COLORADO

FOR: DAN PENASA

MESA SURVEYING ASSOCIATES INC.

P.O. Box 1287 (970)-240-9994 Montrose, CO 81402

Sheet 1 of 1

File No. 21-32