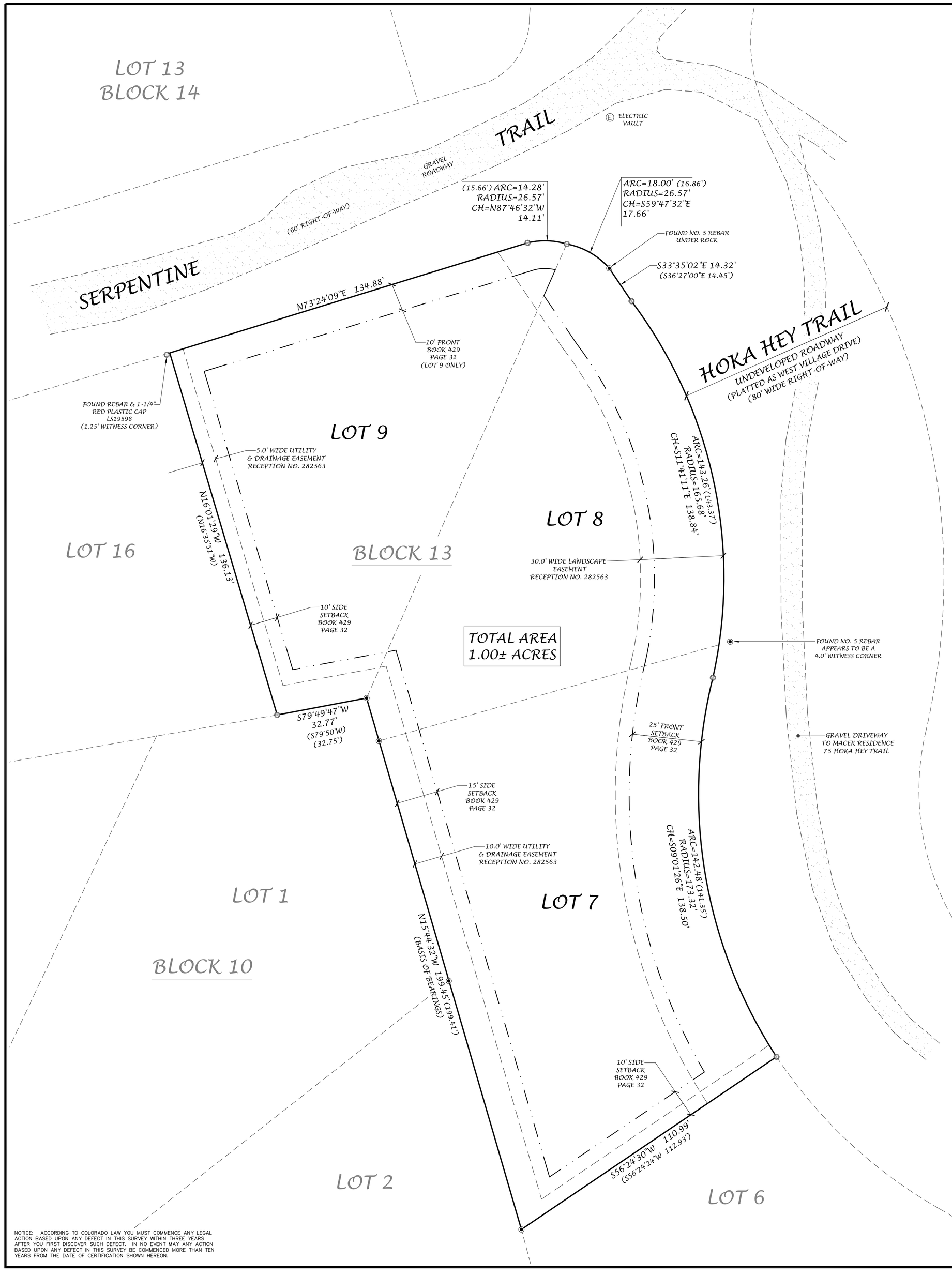
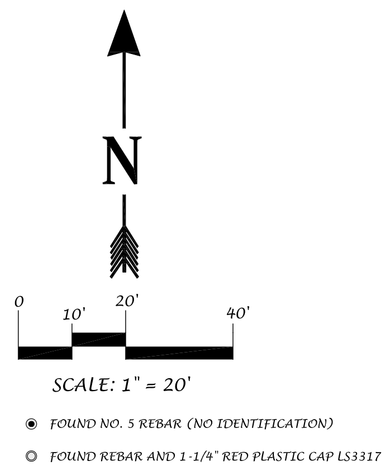
LAND SURVEY PLAT

LOTS 7, 8 & 9 - BLOCK 13, MARBLE SKI AREA FILING 2
SECTIONS 26, TOWNSHIP 11 SOUTH, RANGE 88 WEST OF THE 6TH PM
COUNTY OF GUNNISON, STATE OF COLORADO



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.



SCALE: 1" = 20'

- ◉ FOUND NO. 5 REBAR (NO IDENTIFICATION)
- ○ FOUND REBAR AND 1-1/4" RED PLASTIC CAP LS3317

PROPERTY DESCRIPTION:

ALPINE TITLE, COMMITMENT FILE NUMBER: 1497CEA DATED: NOVEMBER 03, 2017.

LOTS 7, 8 AND 9, BLOCK 13, MARBLE SKI AREA FILING NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED DECEMBER 11, 1970 AT RECEPTION NO. 282563.

COUNTY OF GUNNISON, STATE OF COLORADO

TITLE COMMITMENT EXCEPTION NOTES:

9.) THE FOLLOWING RESERVATIONS AS CONTAINED IN THE UNITED STATES PATENT RECORDED JANUARY 30, 1893 IN BOOK 101 AT PAGE 100: DOES NOT AFFECT THE SUBJECT PROPERTY AS THIS PATENT IS FOR PROPERTY IS SECTION 27.
(a) THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW.
(b) A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

10.) EASEMENTS AND RIGHTS OF WAY FOR INGRESS AND EGRESS FROM THE TOWNSITE OF MARBLE TO THE MARBLE RIGHTS OWNED BY BASIC CHEMICAL CORPORATION AS DISCLOSED IN JUDGMENT AND DECREE RECORDED OCTOBER 6, 1965 IN BOOK 384 AT PAGE 74, IN WHICH THE SPECIFIC LOCATION OF SAID EASEMENTS ARE NOT DEFINED.

11.) EASEMENTS, NOTES, RESERVATIONS AND RECITALS AS SET FORTH ON THE PLAT OF MARBLE SKI AREA, FILING NO. 2 RECORDED DECEMBER 11, 1970 AT RECEPTION NO. 282563. AFFECTS THE SUBJECT PROPERTY AND EASEMENTS ARE SOWN HEREON.

12.) COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE INSTRUMENTS RECORDED JUNE 21, 1971 IN BOOK 429 AT PAGE 32. AFFECTS THE SUBJECT PROPERTY AND EASEMENTS AND BUILDING SETBACKS ARE SHOWN HEREON.

13.) RESOLUTION REGARDING TEMPORARY REGULATION OF RESIDENTIAL DEVELOPMENT IN MARBLE AREA RECORDED FEBRUARY 28, 1995 IN BOOK 760 AT PAGE 532 AND RECORDED MARCH 1, 1995 IN BOOK 760 AT PAGE 598. AFFECTS THE SUBJECT PROPERTY, HOWEVER CAN NOT BE GRAPHICALLY SHOWN HEREON.

14.) THOSE BURDENS AS IMPOSED BY RESOLUTION NO. 97-28 BY THE BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY AMENDING THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM REGULATIONS TO ESTABLISH A MARBLE INDIVIDUAL SEWAGE DISPOSAL SYSTEM DISTRICT, RECORDED JUNE 5, 1997 AT RECEPTION NO. 476029, AND RE-RECORDED JUNE 9, 1997 AT RECEPTION NO. 476109. AFFECTS THE SUBJECT PROPERTY, HOWEVER CAN NOT BE GRAPHICALLY SHOWN HEREON.

15.) LOT CLUSTER AGREEMENT AND DECLARATION BY AND BETWEEN THE BOARD OF COUNTY COMMISSIONS OF THE COUNTY OF GUNNISON AND THOMAS G. GOERGEN RECORDED NOVEMBER 14, 2000, AT RECEPTION NO. 506750. THIS AGREEMENT CREATES ONE LOT AND VACATES THE LOTS LINES AND INTERIOR LOT LINE UTILITY EASEMENTS BETWEEN LOTS 7, 8 & 9.

16.) AGREEMENT TO ABANDON UTILITY EASEMENTS BY AND BETWEEN HOLY CROSS ENERGY AND THOMAS G. GOERGEN RECORDED NOVEMBER 14, 2000 AT RECEPTION NO. 506751. AFFECTS THE SUBJECT PROPERTY. THIS AGREEMENT IS FOR HOLY CROSS TO UTILIZE THE UTILITY EASEMENTS AROUND THE PERIMETER OF LOTS 7, 8 & 9.

17.) LETTER FROM US WEST COMMUNICATIONS INC, N.K.A. QWEST RECORDED NOVEMBER 14, 2000 AT RECEPTION NO. 506752. AFFECTS THE SUBJECT PROPERTY AND QWEST RELEASES THE USE OF THE INTERIOR LOT LINE UTILITY EASEMENTS BETWEEN LOTS 7, 8 & 9 EXCEPTING WHAT WAS CURRENTLY IN PLACE AT THE TIME OF THIS AGREEMENT.

SURVEY NOTES:

- BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N15°44'32"W ALONG THE WESTERLY PROPERTY LINE BETWEEN A FOUND NO. 5 REBARS AS SHOWN HEREON.
- DATE OF FIELD SURVEY: NOVEMBER 6, 2017.
- LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
- THIS SURVEY IS BASED ON MARBLE SKI AREA FILING NO. 2, RECORDED DECEMBER 11, 1970 AT RECEPTION NO. 282563 AND CORNERS FOUND IN PLACE AS SHOWN HEREON.
- THIS IMPROVEMENT SURVEY 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. 1497CEA ISSUED BY ALPINE TITLE, EFFECTIVE DATE: NOVEMBER 3, 2017.
- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE OF RECORD SHOWN ON MARBLE SKI AREA FILING NO. 2, RECORDED DECEMBER 11, 1970 AT RECEPTION NO. 282563.

SURVEYOR'S CERTIFICATION

I, RODNEY P. KISER, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED BY TRUE NORTH COLORADO, LLC FOR HAWKINS & CHRISTINA SIEMON, THAT SAID FIELD SURVEY WAS PERFORMED UNDER MY SUPERVISION AND RESPONSIBLE CHARGE AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF A LAND SURVEY PLAT AS SET FORTH IN C.R.S. SECTION 38-51-106 AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

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

TRUE NORTH
COLORADO
A LAND SURVEYING AND MAPPING COMPANY

HAWKINS & CHRISTINA SIEMON
LAND SURVEY PLAT
LOTS 7, 8 & 9, BLOCK 13 - MARBLE SKI AREA #2
COUNTY OF GUNNISION - STATE OF COLORADO

COLORADO LICENSED
RODNEY P. KISER
38215
11.8.17
PROFESSIONAL LAND SURVEYOR

TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
1118 BENNETT AVENUE
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-1105
www.truenorthcolorado.com

PROJECT NO: 2017-234	DRAWN: RPK	SHEET 1 OF 1
DATE: NOV. 7, 2017	SURVEYED: LDV	