County acceptance of any dedication for public use of streets, roads, alleys, or other public areas depicted upon the plat, shall not constitute acceptance of such dedication for County maintenance purposes. Compliance with the provisions of section 5-504 of the San Miguel County Land Use Code is required for County acceptance of dedications for maintenance purposes. This plat has been accepted for filing by the San Miguel County Board of Commissioners and this plat, the uses, densities, standards and definitions contained herein ar hereby approved. COUNTY COMMISSIONERS are

Effective dates Security Title Guaranty Company does hereby certify have examined the title to all lands herein shown on t and that title to this land is in the name of the ley Lake Land and Cattle Company, a Colorado General thership and is free and clear of all encumbrances, il taxes except as follows: COMPANY CERTIFICATE

PEP # T Dated this 15 day of 1977.

Title Insurance Company Representative

(ens

TREASURER'S CERTIFICATE: I the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records in my office that there are no liens against this subdivision or any part thereof for unpaid state, county municipal, local taxes or special assessments due and manable in accordance with Land Use Code Section 3-101.

Dated this 28TH play of Uly 1970.

County Treasurer Latin

County Treasurer Latin XIII SOUTH

ATTEST: COMPANY KNOWN ALL MEN BY THESE PRESENTS that the Gurley Lake LAK and Cattle Company, being sole owner in fee simple of a real property described as follows, does hereby plat saireal property pursuant to this plat: GURLEY LAKE AN I UNA CATTLE F out

CERTIFICATE

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DWNERSHI PI

A Cal arado General Partnershi p

Scott

S)

Yayıl

STATE OF 무 F SAN MIGUEL

Subscribed by The S Gurley Lake ey Lake Ranch and and sworn Cattle General Company. <u>₹</u> V1 Partner

WI tness my hand and offi My commission expires: Notary Public 17,1998 $\overline{\mathbf{U}}$ 2

SURVEYOR'S CERTIFICATE: I, James P. Entsminger, being a Colorado Licensed Surveyor, do hereby certify that this plat and survey of the Gurley Lake Ranch, Filing 2, was prepared under my direct supervision in compliance with applicable provisions of Title 38, Article 51, C.R.S. and that both are true and accurate to the best of my knowledge.

WWWD P. EMTONING JULY 24, 1997

L. \$ 20679

SECURITY INTEREST HOLDER'S CONSENT

The Undersigned as a beneficiary of a deed of trust which constitutes a lien upon the declarant's property, recorded in Book 542, lien upon the San Miguel County Clerk and Recorder's real Page 512, in the San Miguel County Clerk and Recorder's real real property records, hereby consents to the subdivision of the real property as depicted on this Plat and to the dedication of land as streets, alleys, roads and other public areas, as designated on this Plat, and hereby releases said dedicated lands from the lien created by said instrument. JAMES JAMES TO STATE OF THE STA

Address: SI gnature: NIAGRA VICE- PRESIDENT BANK

NOTICE: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In revent, may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon. s survey of the

NOTE 1: All apparent and visible this property are shown. easements whi ch may burden 3 9

NOTE 21 NOTE 3: A 10' Easement, next lots shown hereon, are hereby of Installation and maintenance of Approval of the to Article 68 c of \$ plan may o y deal the boundaries of the oil cated to the public for the utilities and drainage facili CR Sep ۶ ۶ 4

NOTE 4: Private Access Easements shown hereon is a private easement purposes for the exclusive use and owners and their guests. The Private for roadway maintenance Access Easement
and utility
of the property

That property conveyed I In Book 582 at page 215.

3

1997

NOTE 5: Common Open Space: Common Open Space restricted in perpetuity to prohibit development of the common open space as described at lowed under passive open space as described s hereby deed except for that and

Land preserved free of development and structinormal and customary agriculture and ranching public access easements and rights-of-way and easements; intended to preserve land (includirens) till veland and senic vistas) in its natura

NOTE 6: Building Envelopes: Home sites for are restricted to specific building envelopes the Codes, Covenants and Restrictions (CC&R's) against this property and as shown on this map 1-5 and 8-15

NOTE I restricted to the areas designated on thi The Borrow Place for Lots 1-s plat.

NOTE 8: Gurley Lake and Borrow PIt Location locations and acreage for the Gurley Lake and show hereon are approximate and based upon led descriptions (Isted in Executor's Deed record Page 334-338 on December 5, 1949. Book

NOTE 9: Lots 6/7, 28-37 are all greater than 35 acres and are therefore exempt from and not part of the Rural Subdivision regulations required for the remaining lots hereon. d and utility,

NOTE 10 DI purposes, Colorado DEDICATIONS: We hereby dedicate for , a 60' Right of Way to San Miguel Co designated roads 44ZN & S44 as shown public road unty, State of hereon.

NOTE 11: The water supply to lots within the Gucluster Subdivision is intended to come from in located on each lot. Due to the uncertain substydralogic conditions on a particular lot, a puto drill and develop a water well capable of privater supply. This may necessitate the install supply domestic water to such lot. Initial purthis subdivision is subject to the following principal. æ abl e 호 호 호

The lot purchaser shall have one year from the a drill for and develop a water well on said la minimum of 300 gallons per day. Lot purchasest and reasonable efforts in developing said fail to produce at the rate specified hereinable to develop a second well. Both water test well depth of at least 100 feet, unless water produce hereinabove is achieved at a depth of less than has defined above, the lot purchaser shall notification twelve date. Upon receipt of such efforts within twelve date. Upon receipt of such notification the developers sole expense have six months, to developers to expense have six months, to developers, the developer shall buy back said lot options, the developer shall buy back said lot purchaser full purchase price, less any fees, confident than 18 months from the original purch agreement of the parties, the developer may excepurchased for another lot within the subdivision of equal value, on which a producing well meetindeveloped.

osing costs
c month period
or, by mutual
>| g| nally
developer,

The obligation upon the developer, The Gurle Colorado General Partnership, Its successors of an adequate water supply, as set forth in benefit of purchasers of lots from the development remain in full force and effect for a the developer has conveyed legal title to alas part of the Rural Cluster Subdivision.

NOTE 12: All lots hereon shall meet state and local standards, englineering, on s

NOO'34'58"E

2691.70

00.7485 2 War.

NOTE 13 No snowmobile activity shall Until January 15 or when elk The following restrictions apply to be allowed have left areasi

Human activity in the Common Open Space from late May until July 1, unless for All fencing shall meet Colorado, Depar No free running dogs or cats will be portable and Subdivision or any Common Open Si designated trails

Note 14: No Subdivision Public access to caretaker units the Gurley Reservoir are allowed on

LEGAL DESCRIPTION

Sectl on Townshi p Lot 2, 1 E1/2SW1. 44 Lot 1/4, Nos Nos Ş¥, W, Range SE1

Sect Township 44 North, Lot Lot ſυ Range ω West, W1/2NE1 Z. X. P.

GURLEY LAKE LAND AND CATTLE COMPANY

70

313679

Section Except E1/2, \$1/2\$1/2\$E1/4. E1/2SW1/4,

Beginning 16 rods west of the Southeast in Northeast quarter; thence North 4 rods, west 140 rods; thence South 4 rods; then place of beginning.

Beginning on the center line of Gurley Dispersion of the West side of Spling on the Center line of Gurley Dispersion of the West side of Spling on the West side of Spling of the South 60°02' East 550 feet; thence North feet; thence North 81°22' East 1380 Feet; thence North 66°36' West 225 feet; thence 1947 feet; thence South 74°13' West 310 feen North 60°01 West 468 feet; thence South 310 feen to the point of beginning. the

Excep

PL #1

LOCATED WITHIN SECTIONS 30,

ဣ T44N, RI2W AND SECTIONS 24, 유 SAN MIGUEI

N

5, 26, 35, 36, T44N, RI3W

RECURDER'S office of this Book No.
Reception N

ICATE: TH

for record in the n Mi guel County on

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San Miguel County,

NMPM

T44WR12W NMPM

EGEND

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FOUND 3" ALUMINUM B.L.M. UNLESS OTHERWISE NOTED.

1989

STANDARD PIPE

AND CAP

7 / 200

18

SET REFERENCE

MARKER 5/8"

₫,

LONG

REBAR W/ SURVEY CAP L.S.

30" LONG REBAR W/ 2" CAP 30" LONG REBAR W/ 2" CAP

SET 5/8"

× 18*

LONG

REBAR W/

SURVEY

CAP

ĿS.

20679

36

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<u> 26.1232</u>°

ESTABLISHED

MATHEMATICALLY BY SINGLE PROPORTION

ESTABLISHED

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BEARING,

INTERSECTION

유 유

BEARINGS

N00'07'27"E

် တို့ဆို 2733.72' N00'58'49"E NOO'OT'27"E 1345.98 1 St / 1/8: SHE SHE 15 /16 2×10 7 28 178 BASIS

M_LE,EE.OON M**.**.89,91.10N ¥9°8′97 Watereriol L6.E2.32 672.99 2737.68' 1332.72 .97¥£££! M., 15,91.00N 30 116, 25/30 © W °74'81'10 N (B) _L+,91.10 N 1/16. 30/10 N 02:33:00° W 89,75.70 N To to

.91,98.80 N

11/10.30/20

30/20

121253, 1217.29 £2.£0£. 09.0016 SHEET 1331.78° 2663.55° 1589.35 4.89.97.10N M_85,95.10N \$2.678.75 71.892.1 71.898.1 GURLEY M.80.02.10N W. To. BARRA CAR ,90 60£1 \$ 50 P. 11.8192 W 16.Errion 7618.22 (3) 1/8 1/8 M_0Z,9Z.10N 95.35.36 LAKE 2652.11" A to sec R13W NMPM 36 *.02°8998* H_90,90.10N M.SE.OS.OON ,01.6992 ,04'9997 R12W NMPM 074) (| * 36 | 37 760 M 1/6: 6/3: 1316. 42"W N 01'22'31" E 2739.95' 13.4781 N 01°22'31" E 1372.22' N 01"22"29" 3 16. 16. SC N 02°26'53" E 2785.21' 91,98.20 K 116,613 EC / To SC 3 ,91,9£.£0 N 1396.59 JAK 1/6. SC 31) Ellie 3/30

1420.18

NO1'50'05"E

11/10/3/3

29 32

1/1 × 3/132

SURVE IAGRAM + INDEX MAP

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43N

32

44

N01"48"47"E

2838.08