

PROPERTY DESCRIPTION:

LOT 368 AND LOT 369, TELLURIDE MOUNTAIN VILLAGE, FILING 26, ACCORDING TO THE PLAT RECORDED DECEMBER 31, 1991 IN PLAT BOOK 1 AT PAGE 1229.

COUNTY OF SAN MIGUEL,

STATE OF COLORADO.

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS that the undersigned parties, being all of the Owners in fee simple of all real property described as follows: do hereby make and approve the lot line adjustment reflected in this LOT LINE ADJUSTMENT BETWEEN LOTS 368 AND LOT 369 TELLURIDE MOUNTAIN VILLAGE, FILLING 26, SECTION 4, T42N, R9W, N.M.P.M. SAN MIGUEL COUNTY, COLORADO:

Have by these presents caused same to be laid out, platted and subdivided the same into lots, as shown on this plat under the name and style of 368R and 369R, A REPLAT OF LOTS 368 AND 369, TOWN OF MOUNTAIN VILLAGE, FILLING 26, SECTION 4, T42N, R9W, N.M.P.M. SAN MIGUEL COUNTY, COLORADO, and hereby dedicate portions of Lot 368 and Lot 369 as 16' general easements for the installation and maintenance of the public utilities as shown hereon

The parties do hereby agree upon the boundary lines as set forth hereon and do further grant, sell and convey to the other owners such of their real property as may lie on the other party's side of the boundary lines set forth on this Plat and do hereby agree that the boundary lines as shown on this plat are the boundary lines by agreement of adjoiners pursuant to the Provisions of Colorado Revised Statutes (1973) 38-44-112.

LOT 368, Telluride Mountain Village, Filing No. 26, according to the plat recorded in Plat Book 1 at Page 1229,

County of San Miguel, State of Colorado.

AND

LOT 368, Telluride Mountain Village, Filing No. 26, according to the plat recorded in Plat Book 1 at Page 1229,

County of San Miguel, State of Colorado.

OWNERS CERTIFICATE:

By: GREWAL HOMES LLC, A DELAWARE LIMITED LIABILITY COMPANY, NOW KNOWN AS GCO LLC

Date: _____

NAME _____

State of _____

County of _____

Subscribed to and acknowledged before me this ____ day of _____, 2021, by _____

Witness my hand and official seal.

My commission expires: _____

Notary Public

LAND SURVEYORS CERTIFICATE:

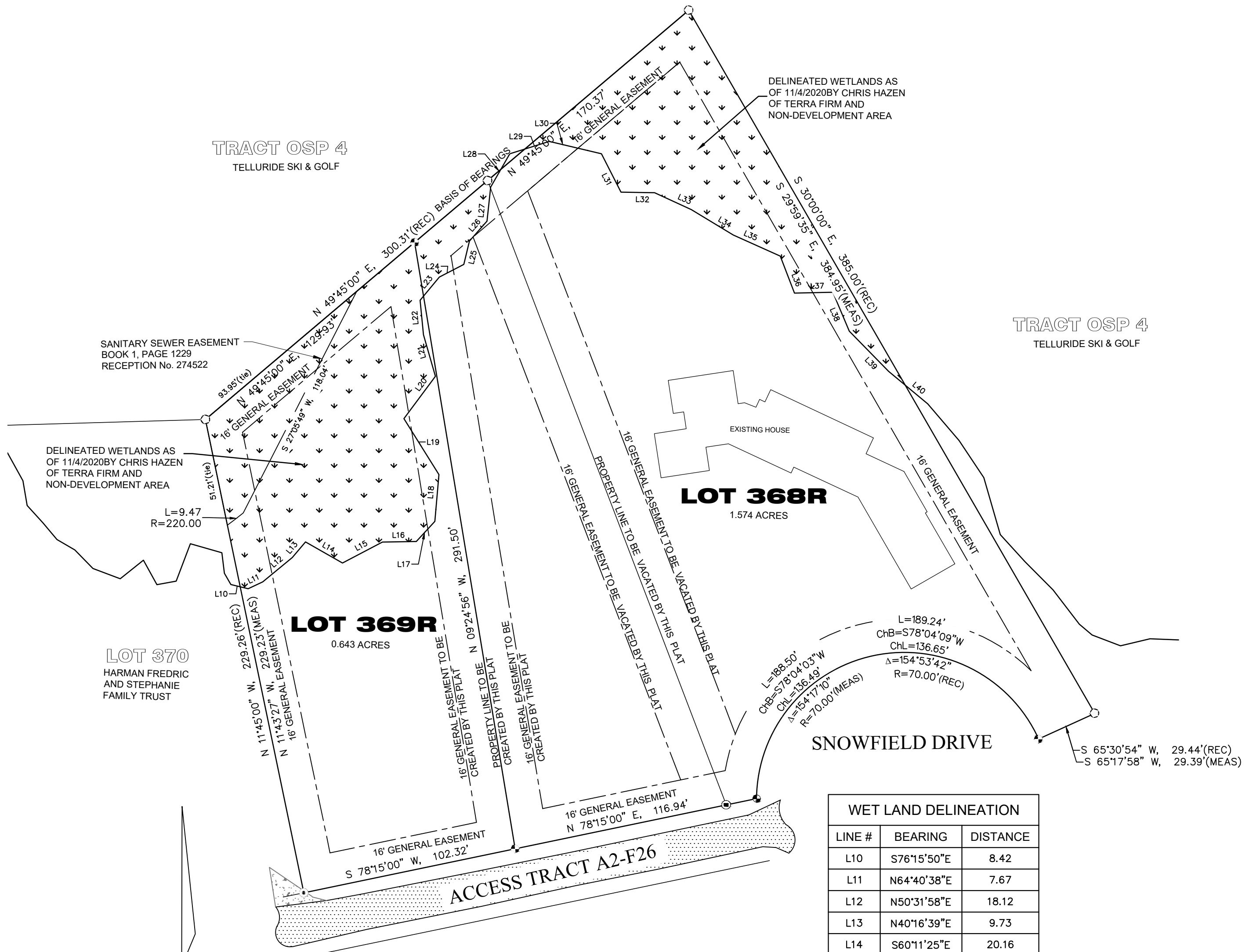
I, Thomas A. Clark of All Points Land Survey L.L.C., a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this plat and survey of LOT 368R AND 369R A REPLAT OF LOTS 368 AND 369 TELLURIDE MOUNTAIN VILLAGE, FILLING 26, SECTION 4, T42N, R9W, N.M.P.M. SAN MIGUEL COUNTY, COLORADO shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS WHEREOF, I here unto affix my hand and official seal this _____ day of _____, A.D. 2021

Thomas A. Clark PLS. 38014

NOTES:

- Approval of this Plat may create a vested property right pursuant to Article 68 of Title 24, C.R.S. as amended.
- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86010591 effective on 09/16/2020 at 5:00 P.M.
- Bearings for this survey are based on found monuments on the northern boundary of Lot 369 having the recorded bearing of N49°45'00"E according to the plat recorded in Plat Book 1, at Page 1229, as shown here on.
- Lineal units represented on this map are in U.S. Survey Feet or a decimal portion thereof.
- NOTES OF CLARIFICATION:
 - The Configuration of the following lots, tracts and right-of-ways have been modified by this Replat: Lot 368 and Lot 369
 - The following lots have been created by this Replat: Lot 368R and Lot 369R
 - The following lots have been deleted by this Replat: Lot 368 and Lot 369
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
- NOTICE: According to Colorado law you must commence any legal action based upon 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.
- Wet lands were delineated in 11/4/2020 by Chris Hazen of The Terra Firm, Inc. PO Box 362 Telluride, Colorado 81435.



WET LAND DELINEATION

LINE #	BEARING	DISTANCE
L10	S76°15'50"E	8.42
L11	N64°40'38"E	7.67
L12	N50°31'58"E	18.12
L13	N40°16'39"E	9.73
L14	S60°11'25"E	20.16
L15	N62°16'24"E	21.40
L16	N89°13'48"E	16.07
L17	N42°40'50"E	13.03
L18	N04°57'13"E	22.27
L19	N32°04'50"W	31.29
L20	N36°40'41"E	25.02
L21	N16°05'59"W	20.50
L22	N05°32'30"W	16.40
L23	N39°31'13"E	14.29
L24	N62°44'42"E	13.11
L25	N13°35'08"E	11.38
L26	N41°17'36"E	12.60
L27	N05°59'56"E	16.22
L28	N29°51'38"E	18.23
L29	N72°43'26"E	19.67

WET LAND DELINEATION

LINE #	BEARING	DISTANCE
L30	S76°45'16"E	25.39
L31	S26°55'33"E	20.46
L32	S89°01'46"E	15.94
L33	S65°26'12"E	19.13
L34	S58°46'20"E	23.34
L35	S65°49'40"E	24.39
L36	S20°54'04"E	18.78
L37	N88°38'21"E	18.23
L38	S22°50'37"E	20.05
L39	S44°21'37"E	26.66
L40	S50°19'12"E	24.11

LEGEND:

- CONCRETE DRIVEWAY
- WETLANDS
- SET #5 REBAR 18" LONG WITH 1 1/2" ALUMINUM CAP LS 38014
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 37632
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
- FOUND BRASS TAG L.S. NUMBER IS ILLEGIBLE

(MEAS) INDICATES FIELD MEASURED BEARING AND DISTANCE
(REC) INDICATES RECORD BEARING AND DISTANCE

TITLE INSURANCE COMPANY CERTIFICATE:

Land Title Guarantee Company does hereby certify that we have examined the title to all lands herein shown on this Property Line Adjustment Plat and that the title to this land is in the names of those persons shown in the Certificate of Ownership which is on the face hereof and is free of all liens and taxes, except as follows:

Title Insurance Company Representative _____ Date _____

TOWN OF MOUNTAIN VILLAGE APPROVAL:

I, Laila Benitez, as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Property Line Adjustment Plat has been approved by the Town by Resolution No. 2020-1210-29 and has authorized and directed me to execute this document.

Laila Benitez, as Mayor _____ Date _____

I, Michelle Haynes, as Planning and Development Services Director of the Town of Mountain Village do hereby certify that this Property Line Adjustment Plat has been approved by the Town by Resolution No. 2020-1210-29.

Michelle Haynes, _____ Date _____
as Planning and Development Services Director

TREASURERS CERTIFICATE:

According to the records of the County of San Miguel Treasurer there are no liens against this subdivision or any part thereof for unpaid state, county municipal or local taxes or special assessments due and payable, in accordance with Land Use Code Section 3-101.

Dated this: _____ day of _____, 2021

San Miguel County Treasurer

RECORDER'S CERTIFICATE:

This Property Line Adjustment was filed for record in office of the San Miguel Clerk and Recorder on this _____ day of _____, 2021, at Plat Book Number _____, Page Number _____, Reception Number _____, Time _____.

San Miguel County Clerk

LOT 368R AND 369R, A REPLAT OF LOTS 368 AND 369, TELLURIDE MOUNTAIN VILLAGE, FILLING 26, SECTION 4, T42N, R9W, N.M.P.M. SAN MIGUEL COUNTY, COLORADO.

ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 8/14/2020	JCC	JOB# 18077
DRAWN BY	JCC	SHEET-1-OF-1
CHECKED BY	JCC	

