

GUNNISON RISING FILING NO. 2

SITUATED IN SECTION 31, TOWNSHIP 50 NORTH, RANGE 1 EAST,
SECTION 6, TOWNSHIP 49 NORTH, RANGE 1 EAST,
SECTION 1, TOWNSHIP 49 NORTH, RANGE 1 WEST, N.M.P.M
COUNTY OF GUNNISON, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that the undersigned, being all of the owner(s), mortgagee(s) and lien-holder(s) of certain land in the City of Gunnison, Gunnison County, Colorado, described as follows:

A parcel of land situated in Section 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, County of Gunnison, State of Colorado being better described as beginning at a point N01°20'49"E 100.01 feet from the Southwest corner of Section 31;

Thence along the West line of said Section 31 N01°20'49"E 1102.37 feet;
Thence leaving said West line S88°39'11"E 344.00 feet;
Thence S01°20'49"W 350.00 feet;
Thence S88°39'11"E 1405.00 feet;
Thence S88°52'08"E 130.85 feet;
Thence S89°04'53"E 142.02 feet;
Thence S00°55'07"W 380.42 feet;
Thence S89°04'53"E 177.00 feet;
Thence S30°03'02"E 83.97 feet;
Thence S00°55'07"W 275.69 feet to a point on the North Right of Way of Highway 50;
Thence along said North Right of Way N89°21'13"W 2247.67 feet to The Point of Beginning.
Containing 38.89 Acres more or less as described.

TOGETHER WITH

A parcel of land situated in Section 6, Township 49 North, Range 1 East, and Section 1, Township 49 North, Range 1 West, New Mexico Principal Meridian, County of Gunnison, State of Colorado being better described as beginning at a point on the South Right of Way of Highway 50 being S87°02'30"E 1197.19 feet from the Northwest corner of said Section 6;

Thence along said South Right of Way S89°22'49"E 1125.54 feet;
Thence leaving said Right of Way S00°38'03"W 373.97 feet;
Thence N89°21'57"W 705.91 feet;
Thence 45.69 feet along the arc of a curve to the left with a radius of 162.00 feet, an interior angle of 16°09'35" and a chord of S82°33'16"W 45.54 feet;
Thence S74°28'28"W 96.79 feet;
Thence N15°33'34"W 68.00 feet;
Thence S74°28'28"W 268.63 feet;
Thence N00°00'00"E 416.51 feet to The Point of Beginning.
Containing 9.71 Acres more or less as described.

Gunnison Valley Properties, LLC, a Colorado Limited Liability Company, have by these presents laid out, platted and subdivided the same into lots, blocks or tracts, as shown on this plat, under the name and style of

Gunnison Rising Filing No. 2

And do hereby dedicate to the city of Gunnison as public roads, the streets and roads as shown on said plat, these being Wilson Street, Lewis Street, Henry Street, Fellows Street, Waunita Street, North Hartman Boulevard, Georgia Avenue, College Avenue, South Hartman Boulevard and New York Avenue. The undersigned hereby further dedicate to the public all utility easements and dedicate to the City of Gunnison for public use all water and water rights, both tributary and nontributary, arising upon, flowing upon or lying under the property as described and as shown hereon.

The undersigned hereby further dedicates to the public utilities the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility services within this subdivision or property contiguous thereto, under, along and across public roads as shown on this plat and also under, along and across utility easements as shown hereon.

Executed this ____ day of _____, 20____,
owner(s):

L. Richard Bratton, Manager

of Gunnison Valley Properties, LLC, a Colorado Limited Liability Company

STATE OF COLORADO)

COUNTY OF GUNNISON)

The foregoing dedication was acknowledged before me this _____ day of _____, 20____,

by L. Richard Bratton, Manager of Gunnison Valley Properties, LLC, a Colorado limited liability company.

Witness my hand and seal. _____, Notary Public

My commission expires _____

CERTIFICATE OF STREET AND UTILITY MAINTENANCE

Notice is hereby given that neither the dedicated public roads nor the public utilities shown on this plat will be maintained by the City of Gunnison until and unless the Subdivider constructs the streets and roads and utilities in accordance with the subdivision agreement, if any, and the subdivision regulations in effect at the date of the recording of this plat and approval of the City has been issued to that effect. When the City approves a street or utility for maintenance, the street or utility shall become public in all senses of the word and the Subdivider has no further obligations in regards to that particular street or utility.

SURVEYOR'S CERTIFICATE

I, Frederick A. Ballard, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown thereon actually exist and this plat accurately represents said survey.

PRELIMINARY

Frederick A. Ballard P.L.S. 37690

BASIS OF BEARINGS:

The bearing between the found 2 1/2" GLO brass cap on 1" pipe at the E1/4 corner of Section 6, Township 49 North, Range 1 East and the found 2" Aluminum cap on 3/4" rebar LS24299 at the C1/4 corner of said Section, bears S89°46'43"W (Colorado Central Modified State Plane Coordinate System)

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet

TITLE CERTIFICATE

I, L. Richard Bratton, an attorney at law duly licensed to practice before the Courts of Record in the State of Colorado, certify that I have examined title to the property described herein and that in my opinion title to the above described real property is held by Gunnison Valley Properties, LLC, a Colorado Limited Liability Company.

Signed this ____ day of _____, 20____,

L. Richard Bratton, Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

This plat is approved by the City of Gunnison Planning Commission this _____ day of _____, 20____.

Chairman

CITY COUNCIL APPROVAL

This plat is approved for filing and the City hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "street maintenance" set forth above, and further accepts the dedication of the easements shown hereon.
signed this ____ day of _____, 20____.

City of Gunnison

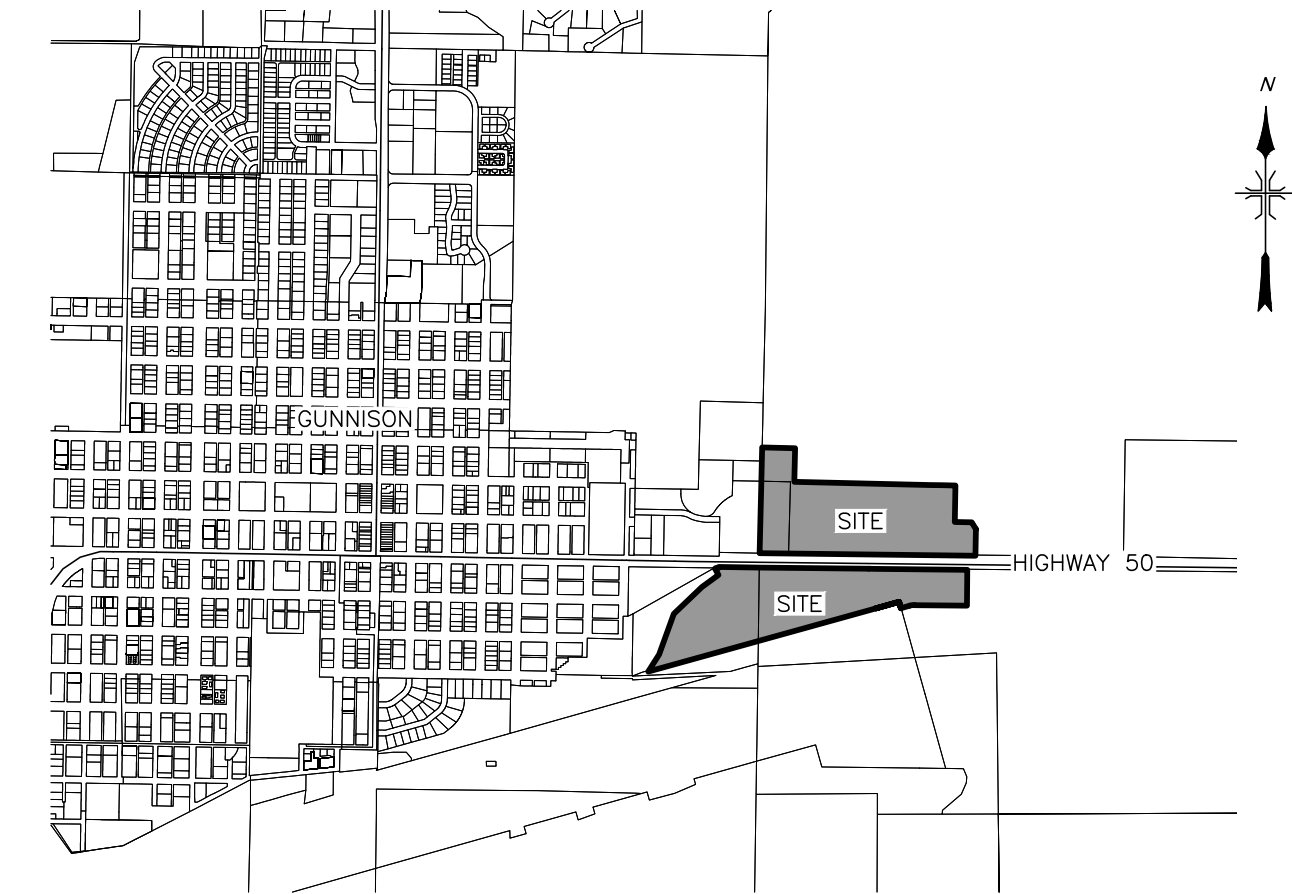
by: _____
Mayor

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Gunnison County at _____ m on the _____ day of _____, 20____, Reception No. ____.

County Clerk and Recorder

By: _____
Deputy



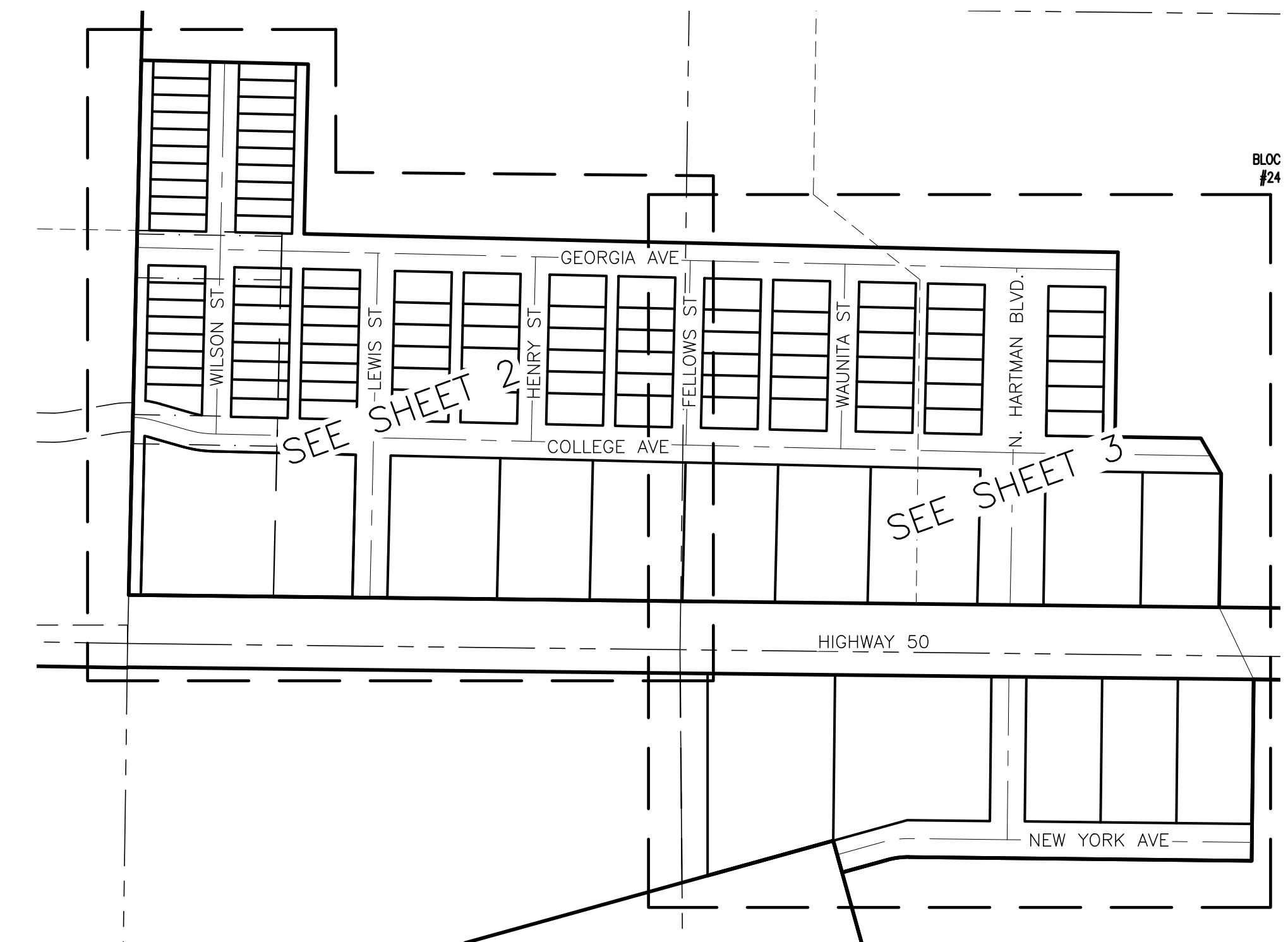
VICINITY MAP
N.T.S.

ASSISTED BY:



PLAT NOTES:

- PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AND RIGHT OF WAY EXECUTED SEPTEMBER 2020, RECORDED RECEPTION #670395
- THE PRIVATE ROAD ACCESS FROM CR 49 TO HIGHWAY 50 KNOWN AS THE IBAR ROAD WILL BE REMOVED AND THE HIGHWAY ACCESS VACATED WHEN THE HIGHWAY ACCESS AT HARTMAN BLVD. IS COMPLETED.
- THE BOUNDARY LINES OF THE FINAL PLAT OF GUNNISON RISING SUBDIVISION NO. 1 RECEPTION #610833 VACATED BY THE RECORDING OF THIS PLAT.



PRELIMINARY



DEL-MONT CONSULTANTS, INC.
ENGINEERING & SURVEYING
132 Colorado Ave. • Fort Collins, CO 81001 • (970) 248-2221 • (970) 248-2242 FAX
www.del-mont.com • service@del-mont.com

FIELD BOOK:	ORGAN BY: DCC	DATE: 2022-04-05
SHEET: 1 of 3	FILE: 21006V_PLAT_FILING 2	JOB NO.: 21006

TITLE: GUNNISON RISING FILING NO. 2

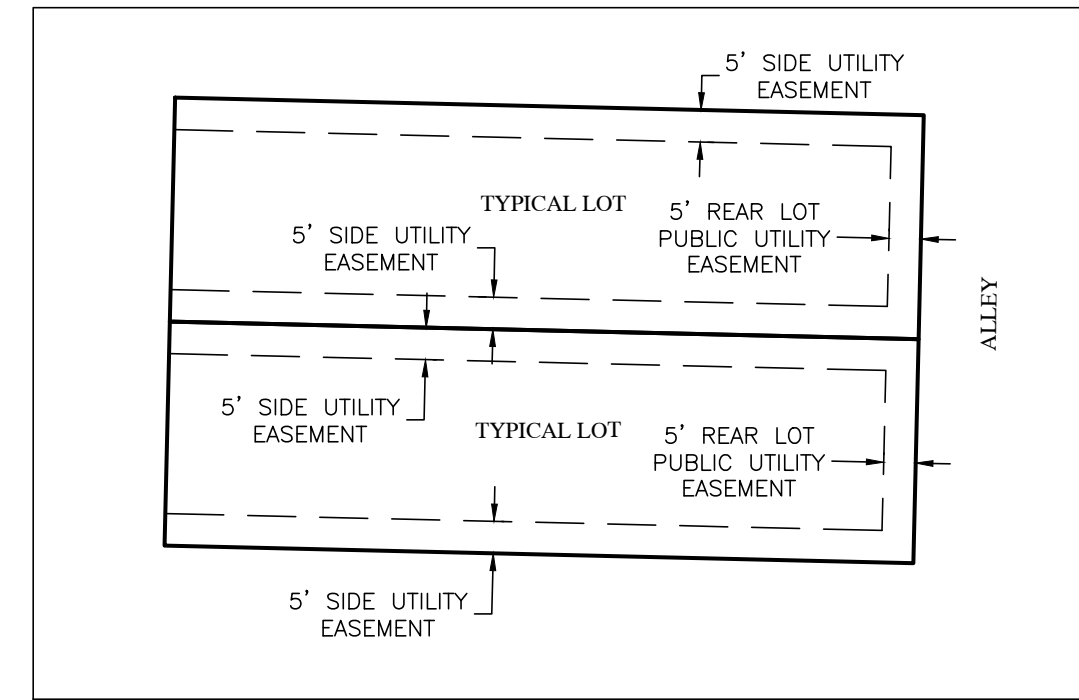
CLIENT: GUNNISON VALLEY PROPERTIES, LLC
ADDRESS & PHONE: 864 WEST SOUTH BOULDER RD LOUISVILLE, CO 80027 303-938-8200

TYPE: PLAT

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

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COUNTY OF GUNNISON, STATE OF COLORADO



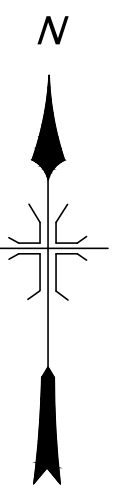
TYPICAL LOT DETAIL
1" = 30'

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.45'	206.00'	014°35'15"	S81°21'34"E	52.31'
C2	31.61'	229.00'	007°54'36"	S78°01'14"E	31.59'
C3	47.51'	193.00'	014°06'13"	S81°07'03"E	47.39'
C4	13.21'	157.00'	004°49'20"	S76°28'36"E	13.21'
C5	19.25'	170.00'	006°49'20"	S77°18'37"E	19.24'
C6	61.61'	242.00'	014°35'15"	S81°21'34"E	61.45'
C7	45.69'	162.00'	016°09'35"	S82°33'16"W	45.54'
C8	56.41'	200.00'	016°09'35"	S82°33'16"W	56.22'

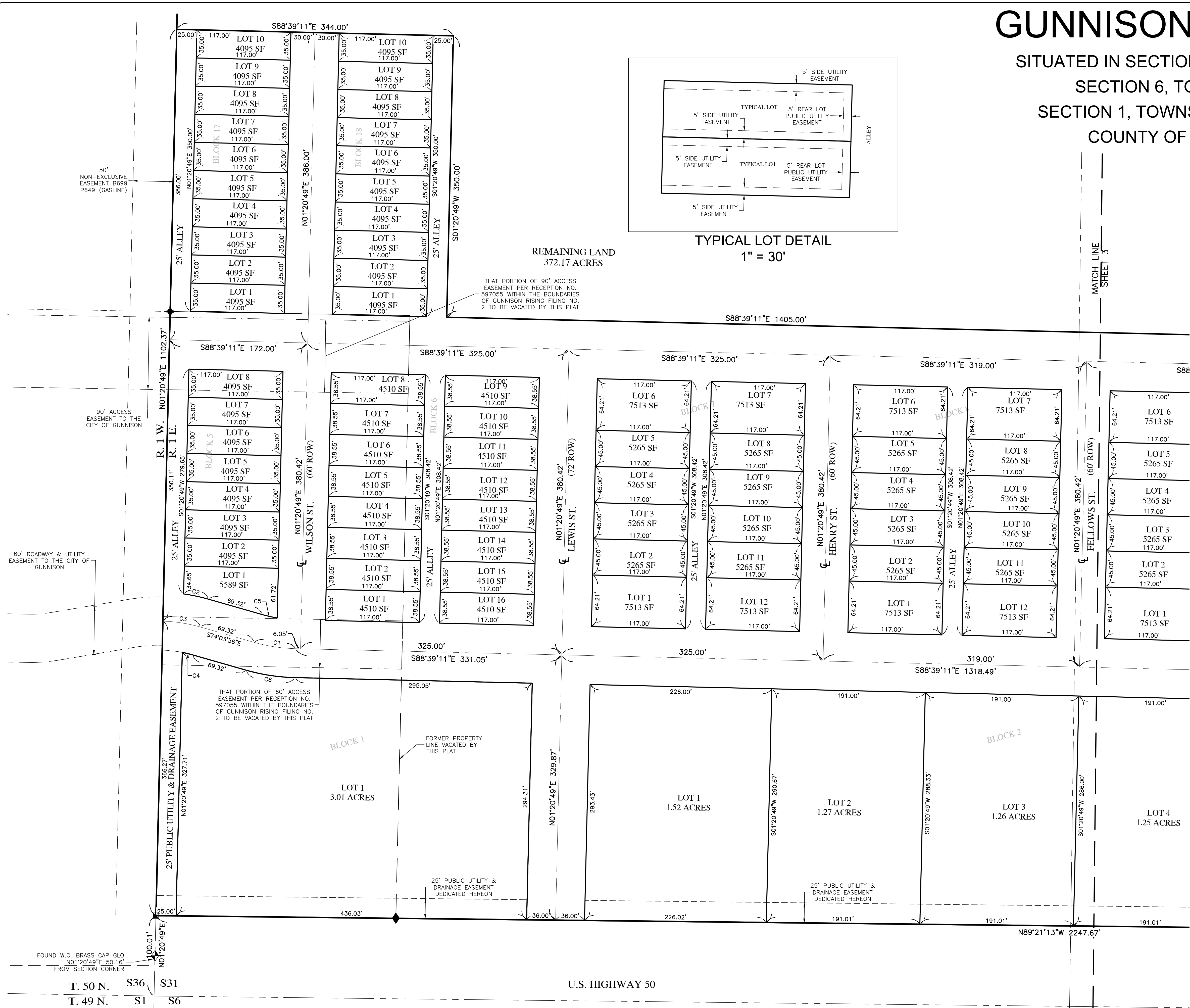
LEGEND

- = FD. REBAR WITH NO CAP OR AS NOTED
- = SET 5/8"x18" REBAR W/ 1 1/2" ALUMINUM CAP (PLS 37690)
- ◊ = FD. REBAR & CAP (PLS 16406)
- ◇ = FD. REBAR & CAP (PLS 34979)
- ◆ = FD. B.L.M. OR G.L.O. BRASS OR ALUM. CAP MONUMENT
- ◈ = FD. REBAR & CAP (PLS 1776)
- ◆ = FD. REBAR & CAP (PLS 23502)
- ◈ = FD. REBAR & CAP (PLS 25644)
- ◆ = FD. REBAR & CAP (PLS 24299)
- △ = FD. HWY. R/W MARKER
- = FD. 5/8"x18" REBAR W/ 1 1/2" ALUMINUM CAP (PLS 37690)

PRELIMINARY



1" = 60'



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		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING <small>132 Colorado Ave • Boulder, CO 80501 • (303) 440-2221 • (877) 248-2272 FAX</small> <small>www.del-mont.com • service@del-mont.com</small>		CLIENT: GUNNISON VALLEY PROPERTIES, LLC	
FIELD BOOK:	DATE:	ADDRESS & PHONE: 864 WEST SOUTH BOULDER RD LOUISVILLE, CO 80027 303-938-8200		TITLE: GUNNISON RISING FILING NO. 2	
2 of 3	DCC	2022-04-05			
FILE:	JOB NO.:	TYPE:			
21006V_PLAT_FILING 2	21006	PLAT			

FOUND W.C. BRASS CAP GLO
 NO1°20'49"E 50.16'
 FROM SECTION CORNER
 T. 50 N. S36 S31
 T. 49 N. S1 S6

U.S. HIGHWAY 50

GUNNISON RISING FILING NO. 2

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COUNTY OF GUNNISON, STATE OF COLORADO

REMAINING LAND
372.17 ACRES


LEGEND

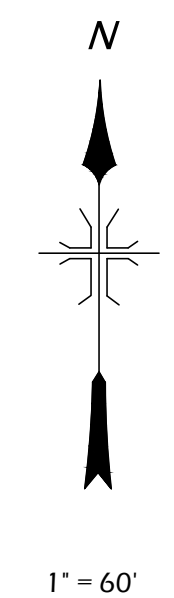
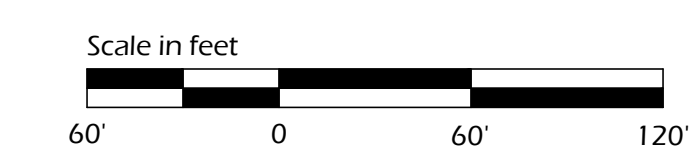
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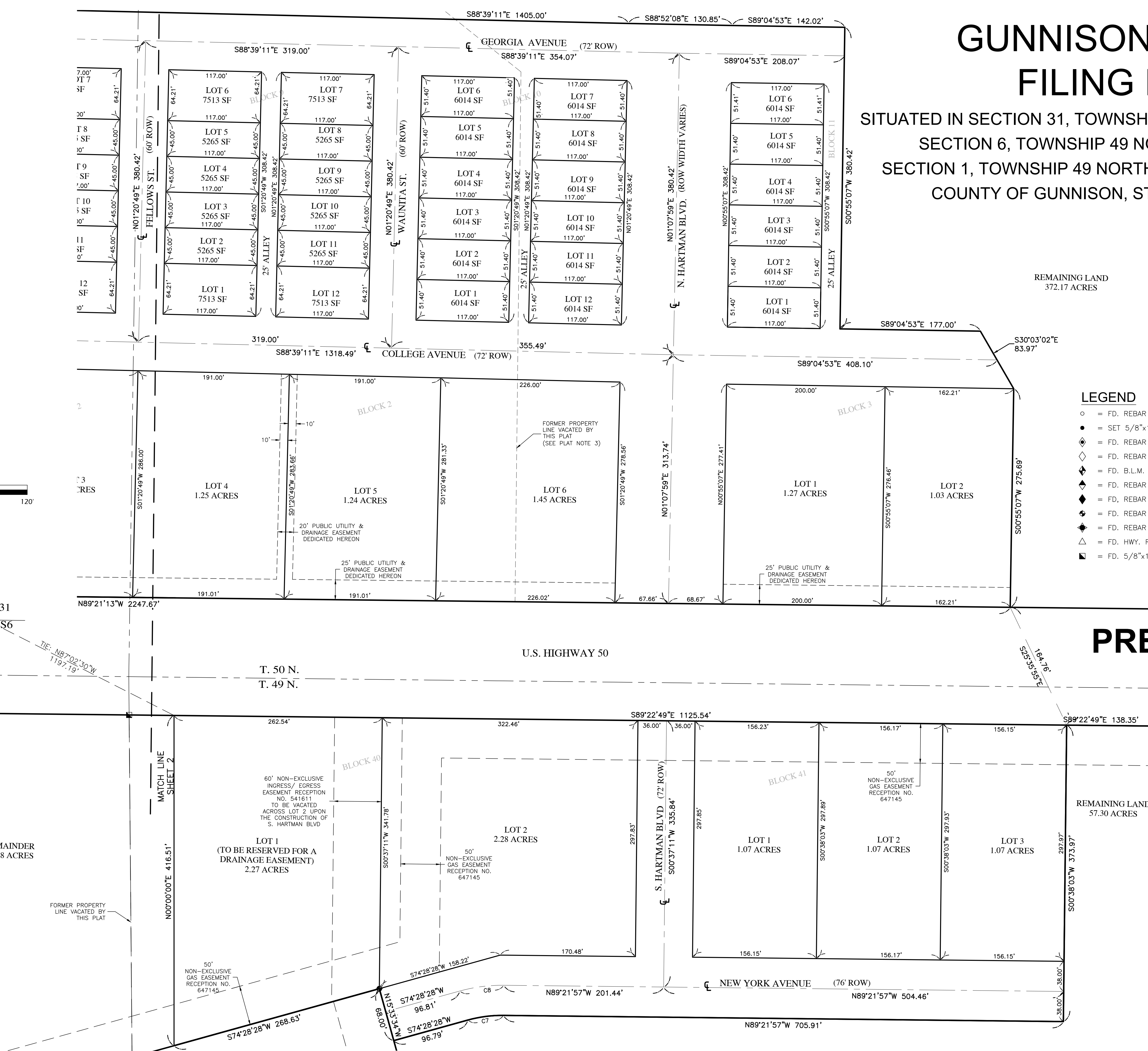
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CLIENT:	GUNNISON VALLEY PROPERTIES, LLC	
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TYPE:	PLAT	

 DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING <small>125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2251 • (970) 249-2342 FAX www.delmont.com • mcsurvey@delmont.com</small>		
FIELD BOOK:	DRAWN BY: DCC	DATE: 2022-04-05
SHEET: 3 of 3	FILE: 21006V_PLAT_FILING2	JOB NO.: 21006



FOUND W.C. BRASS CAP GLO
N01°20'49"E 50.16'
FROM SECTION CORNER

T. 50 N. S36 S31
T. 49 N. S1 S6



REMAINDER
32.88 ACRES

REMAINING LAND
57.30 ACRES