

KEARNY SUBDIVISION

South one-half of the Northeast Quarter Section 16, Township 48 North, Range 9 West, 6th Principal Meridian.
Montrose County, Colorado

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know All Persons By These Presents that the undersigned being the owner of certain lands situated in the South one-half of the Northeast Quarter of Section 16, Township 48 North, Range 9 West of the 6th Principal Meridian in Montrose County, Colorado, more particularly described as:

Tract 1 of Kearny Minor Subdivision (Reception Number 942646)

Said owner has caused the described real property to be surveyed, laid out and to be publicly known as KEARNY SUBDIVISION,

and do hereby grant and dedicate in fee simple to the County of Montrose, State of Colorado, for the use of the public forever, the roads, courts, places, and alleys hereon shown. We do hereby grant and dedicate to the County perpetual easements, as shown hereon, for the use of the public utility providers, 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 and maintenance of replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

Said owner does hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

Said owner does subscribe hereunder this _____ day of _____, _____

5 & J Development LLC

STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE)

This plat was acknowledged before me by _____

on this _____ day of _____, _____

My commission expires: _____

Witness my hand and seal

COUNTY TREASURER'S CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE)

I the undersigned, County Treasurer, in and for said County, do hereby certify that there are no unpaid taxes, or unredeemed tax sales, as appears of record in this office on the above described subdivision. In witness whereof, I have hereunto set my hand as seal, this _____ day of _____, AD, 20_____.

By _____

Treasurer of Montrose County, Colorado

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

Approved by the Montrose County Board of County Commissioners

this _____ day of _____, 20_____.

by _____, Chairman.

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____, on the _____ day of _____, under Reception No. _____

Clerk and Recorder
Montrose County, Colorado

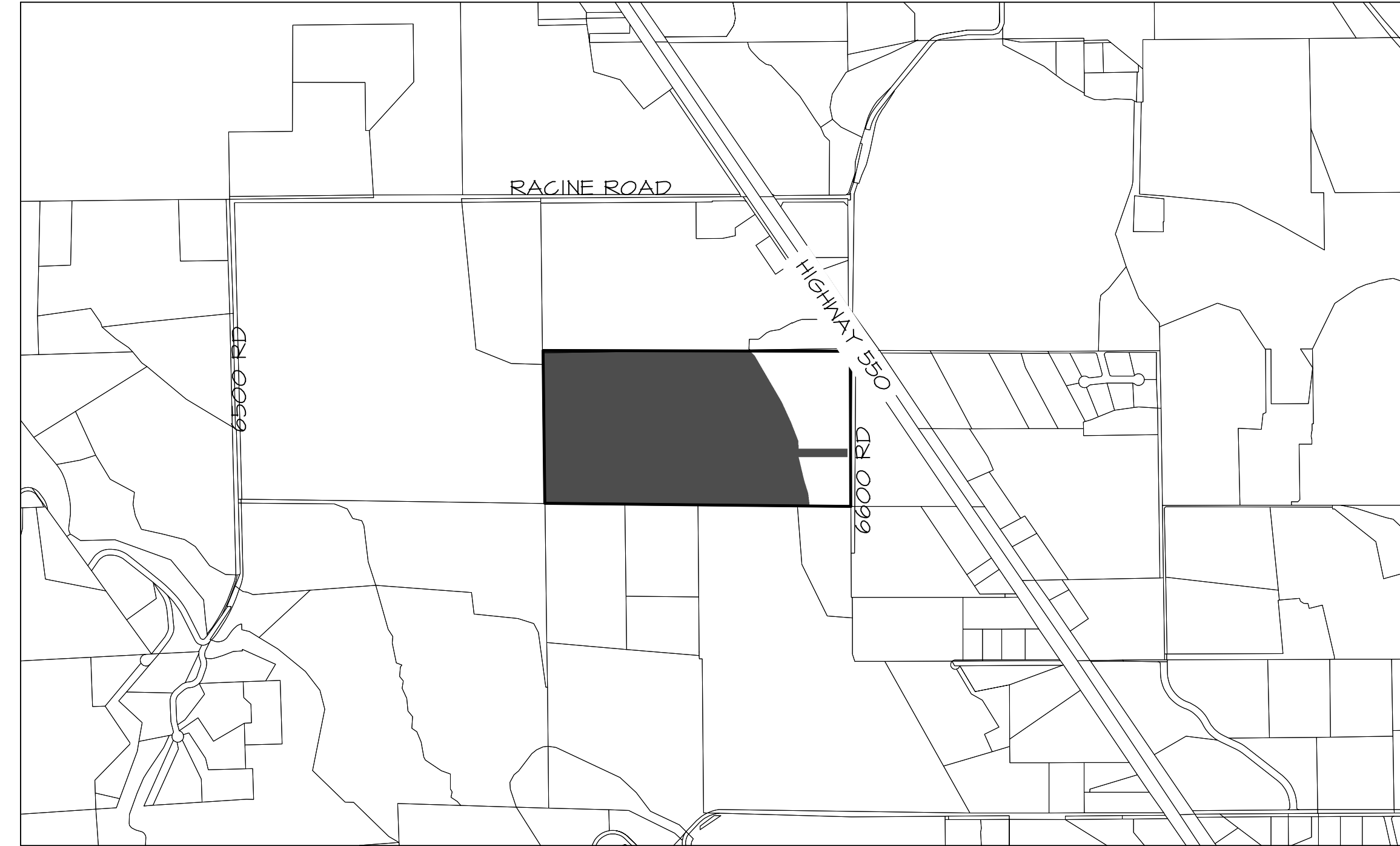
ENGINEER'S CERTIFICATE

I, Ivan Geer, a Registered Engineer in the State of Colorado, do hereby certify that the sanitary sewer system, water distribution system and the storm drainage system shown on the accompanying plans of this subdivision are properly designed, meet the County of Montrose specifications, and are adequate to properly serve the Subdivision shown hereon. I further certify that the streets and other improvements are designed in accordance with applicable County specifications and regulations.

Ivan Geer _____ DATE
Colorado Professional Engineer #35518

PROTECTIVE COVENANTS

Protective covenants for Kearny Subdivision are conveyed by separate instrument at Reception Number: _____



VICINITY MAP 1:1000

NOTES:

Lots platted hereon are located within the inundation area of Ridgway Dam; as mapped by the Bureau of Reclamation in their Emergency Preparedness Brief dated October, 1986. In the event of sudden dam failure, the flood flows would follow the Uncompahgre River Valley and adjacent low-lying lands, and could affect lots in this Subdivision. The inundation maps reflect conditions of an extreme nature with a very small probability of occurrence and do not reflect in any way upon the structural integrity of Ridgway Dam.

This property is not zoned residential and is located within the General Agricultural Zone District. Accordingly, this property, as well as the surrounding properties, may be developed and used in accordance with the Uses-By-Right and the Special uses permitted in General Agricultural District as they may be listed in the Montrose County Zoning Resolution, as amended from time to time.

Engineered Individual Sewage Disposal System (ISDS) that meet the requirements of the Montrose County Board of Health Regulations may be required and engineered foundations that have been designed, inspected, and approved by a licensed professional engineer by the State of Colorado are required on all lots in this Subdivision.

The No Build easements as shown hereon, include but are not limited to any earthwork and or landscaping that may impede the historic flow of Horsefly Creek.

TITLE CERTIFICATION

We, Fidelity National Title Insurance Company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to 5 & J Development LLC, a Colorado Limited Liability Company, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

DATE: _____ BY: _____ NAME AND TITLE

SURVEYOR NOTES

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced hereon. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

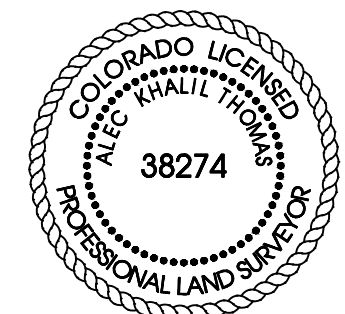
POWER LINE EASEMENT AS RECORDED AT RECEPTION NUMBER 104039 DOES NOT SPECIFY A WIDTH AND THE PHYSICAL LOCATION OF THE POWER POLES WERE NOT LOCATED AS PART OF THIS SURVEY.

UNDERGROUND RIGHT-OF-WAY EASEMENT AS RECORDED AT RECEPTION NUMBER 769755 DESCRIBES A 25 FOOT WIDE EASEMENT, 12.5 FEET EITHER SIDE OF THE CENTERLINE AS CONSTRUCTED. THIS DESCRIPTION IS AMBIGUOUS AND IS NOT MAPPED HEREON.

SURVEYOR'S CERTIFICATE

I, Alec Thomas, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the County Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown. C.R.S. Section 38-51-106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title policy issued by Fidelity National Title, dated October 3, 2022, bearing policy number 210-FIT442-22.

Colorado Registered Land Surveyor
Registration No. 38274
Date: _____



AREA SUMMARY:

LOTS	49.63 ACRES	71.28%
R-O-W	8.05 ACRES	12.54%
TRACTS	6.54 ACRES	10.18
TOTAL	64.22 ACRES	100.00%

COUNTY USE BLOCK

RECEPTION NO. _____
RECEPTION NO. _____
RECEPTION NO. _____

KEARNY SUBDIVISION

South one-half of the Northeast Quarter Section 16,
Township 48 North, Range 9 West, 6th Principal
Meridian.
Montrose County, 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 the certification shown hereon.

STATE OF COLORADO)
) ss. LIENHOLDER'S AFFIDAVIT
COUNTY OF MONTROSE)

Before a Notary Public, duly qualified and acting in and for said city, county, and state, appeared _____, known by official government-issued photograph identification to be the affiant herein, who stated the following under oath: The undersigned holder of a lien pursuant to an instrument recorded under Reception No. _____ in the records of the Montrose County Clerk and Recorder, hereby joins in this subdivision and the dedication of easements, streets and other properties to the City shown hereon. The undersigned duly swears or affirms that: 1) he/she is authorized to sign this Plat on behalf of the lien-holding entity named below for which he/she functions as an agent; and 2) said agency includes the actual authority to sign this Plat joining in this subdivision and any dedications to the City; and 3) that all necessary corporate or other legal formalities have been met to allow the agent's signature below to be effective; and 4) that the signature below was made by the person whose name it purports to be.

PRINTED NAME _____ SIGNATURE _____ TITLE _____ NAME OF BANK OR BUSINESS _____

Subscribed and sworn to before me this _____ day of _____, 20_____ by _____ the _____

of _____

Witness my hand and official seal.

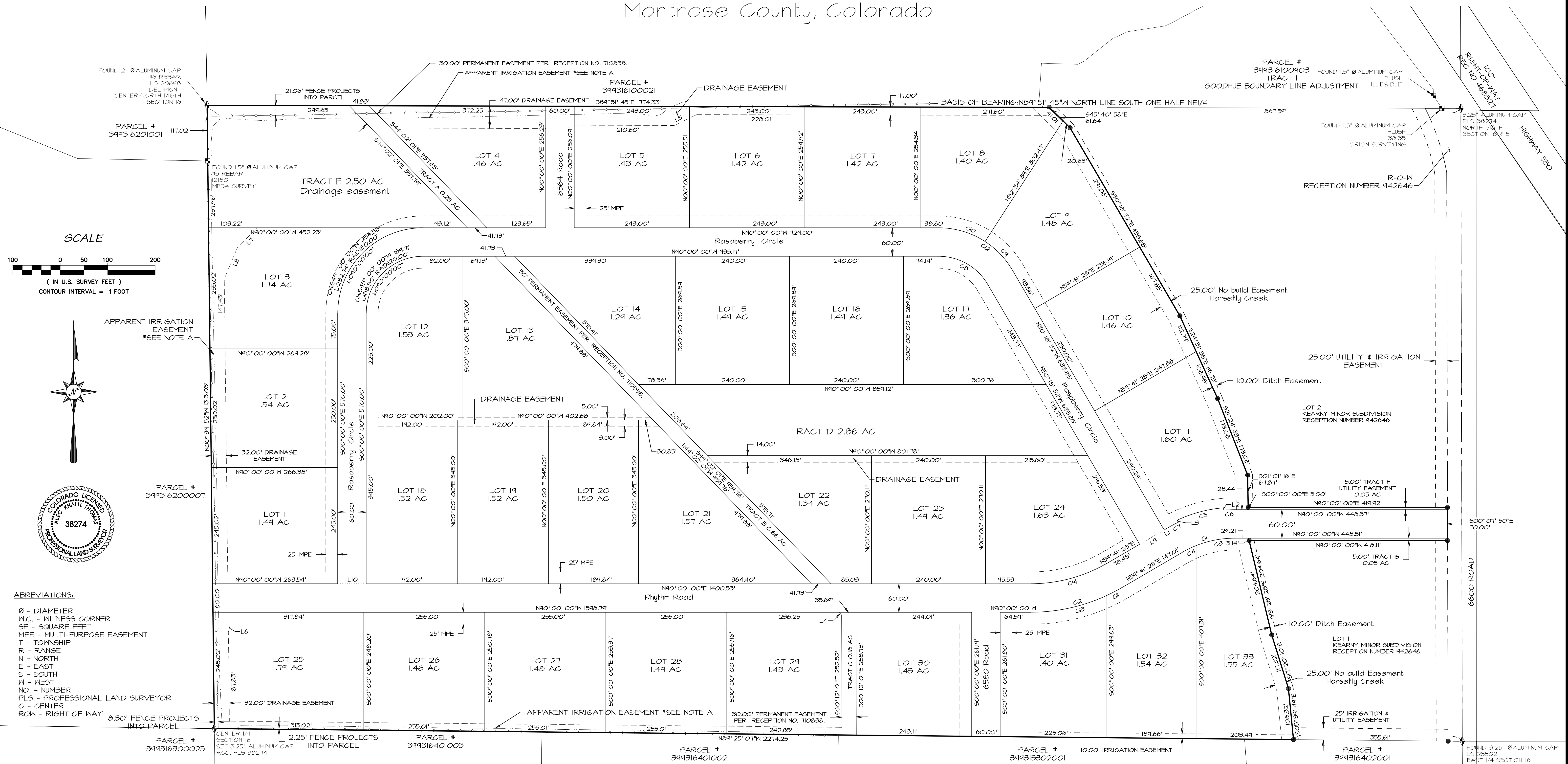
My commission expires: _____

Notary Public

Sheet 1 of 2	Date: 3/31/23	Job No. 1901-002
Surveyed: CVW	Drawn: AKT	Checked: BLC
Drawing Name: S:\PROJECTS\01 Single 4 Company, INC\009 63 Acre Major Subdivision\Survey\DWG\1901-002 KEARNY MAJOR.dwg		

KEARNY SUBDIVISION

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Montrose County, Colorado



ABBREVIATIONS:
 Ø - DIAMETER
 W.C. - WITNESS CORNER
 SF - SQUARE FEET
 MPE - MULTI-PURPOSE EASEMENT
 T - TOWNSHIP
 R - RANGE
 N - NORTH
 E - EAST
 S - SOUTH
 W - WEST
 NO. - NUMBER
 PLS - PROFESSIONAL LAND SURVEYOR
 C - CENTER
 ROW - RIGHT OF WAY

NOTE A:
 There exists multiple irrigation ditches delineated hereon as IRRIGATION FLOWLINE. This survey considers these facts to support apparent easements not listed in the provided title report.

Lineal Units of Measurement are U.S. Survey Foot.
 BASIS OF BEARINGS

The bearings hereon are grid bearings determined by GPS observation of the north line of the South one-half of the Northeast Quarter of Section 16, T48N, R9W, New Mexico Principal Meridian the north 1/16th corner common to said Section 16 and Section 15 being a #6 rebar and the center-north sixteenth being a 2" aluminum cap on a #6 rebar marked DEL-MONT, L5 20648, bearing North 89°51'45" West as shown hereon.

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.

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	116.38'	220.00'	030°18'32"	115.03'
C2	201.02'	380.00'	030°18'32"	198.68'
C3	81.44'	220.00'	021°12'40"	80.98'
C4	34.93'	220.00'	009°05'52"	34.90'
C5	101.64'	285.00'	020°25'58"	101.10'
C6	23.10'	280.00'	004°43'34"	23.09'
C7	25.17'	280.00'	005°09'00"	25.16'
C8	125.02'	120.00'	059°41'28"	119.44'
C9	84.13'	180.00'	026°46'49"	83.37'
C10	103.39'	180.00'	032°54'39"	101.98'
C11	35.35'	380.00'	005°19'51"	35.34'
C12	187.53'	180.00'	059°41'28"	179.16'
C13	165.66'	380.00'	024°58'41"	164.35'
C14	169.28'	320.00'	030°18'32"	167.31'

Line Table		
Line #	Length	Direction
L1	8.53'	S89° 41' 28"W
L2	5.00'	N04° 43' 34"W
L3	5.00'	N25° 09' 31"W
L4	8.22'	S44° 02' 01"E
L5	52.63'	N64° 13' 19"E
L6	16.98'	S13° 31' 37"W
L7	58.50'	S45° 57' 59"W
L8	72.48'	S22° 38' 03"W

- LEGEND**
- FOUND REBAR AND CAP AS NOTED
 - ◆ ALIQUOT MONUMENT AS NOTED
 - FOUND REBAR
 - SET 1.5" ALUMINUM CAP ON # 5 REBAR PLS 38274
 - - - - - EASEMENT LINE
 - — — — - PARCEL LINE
 - - - - - ROW LINE
 - - - - - ALIQUOT LINE
 - - - - - IRRIGATION FLOWLINE
 - X - WIRE FENCE

RIVER CITY CONSULTANTS
 215 Pitkin Avenue, Unit 201
 Grand Junction, CO 81501
 www.rccw.com
 Phone: 970.241.4722
 Fax: 970.241.8841

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 Meridian.
 Montrose County, Colorado

Sheet 2 of 2	Date: 3/31/23	Job No. 1901-002
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