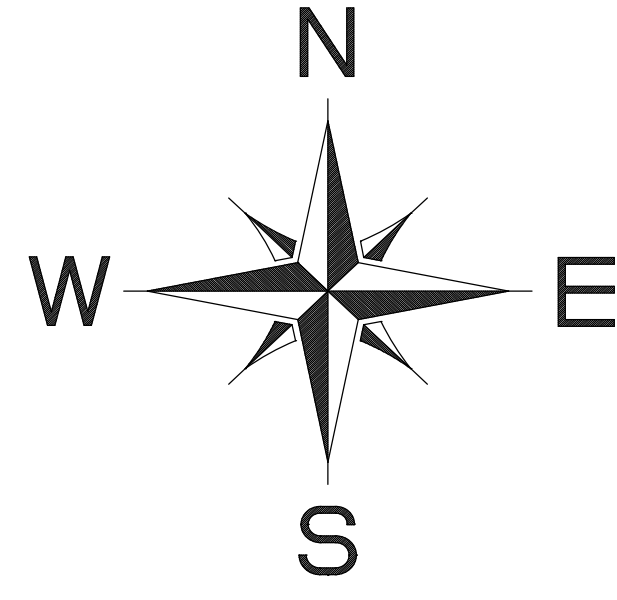
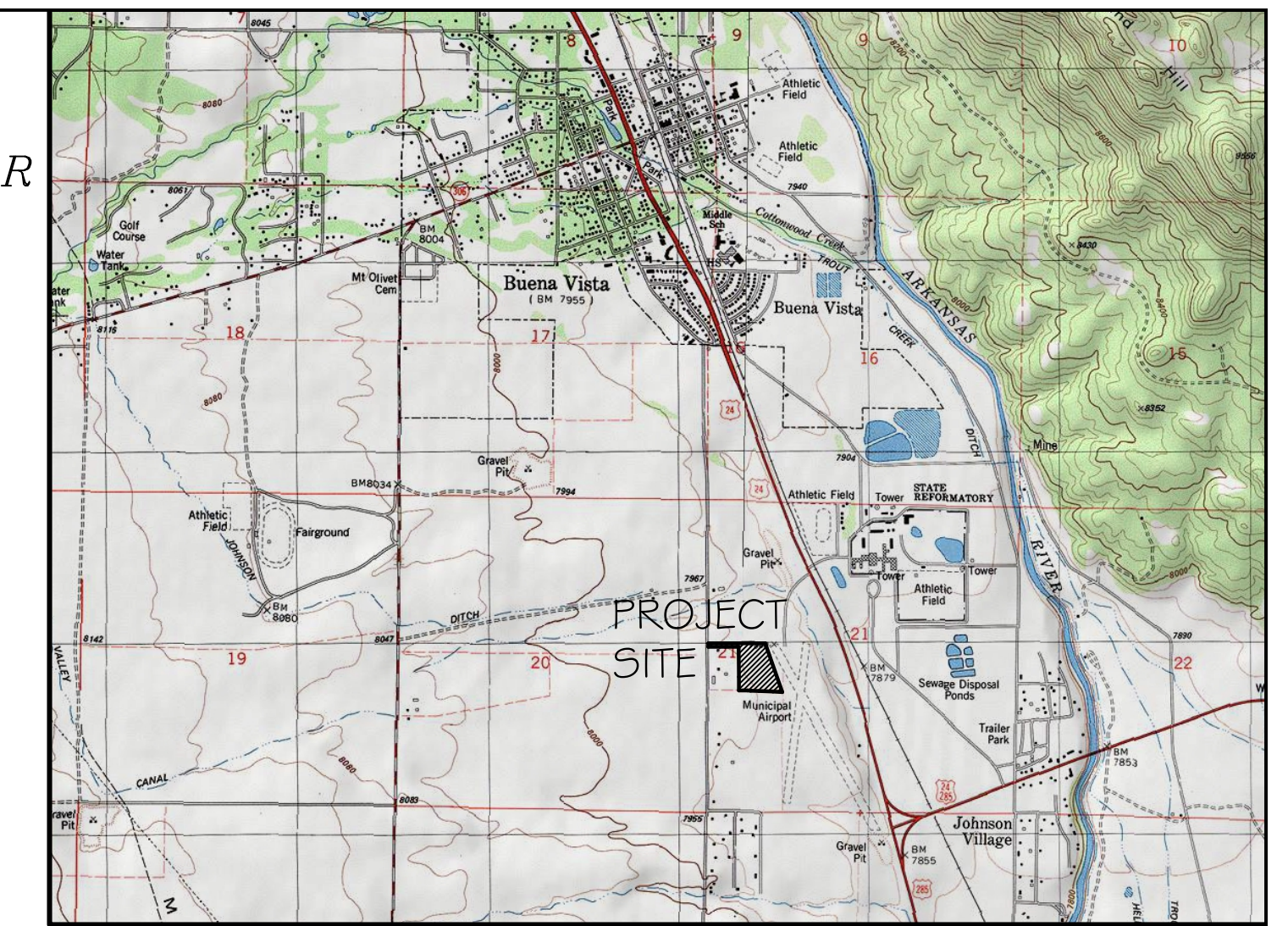


BV 319 INDUSTRIAL MAJOR SUBDIVISION

LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND LOT 1 OF THE BAKER BOUNDARY LINE ADJUSTMENT CHAFFEE COUNTY, COLORADO



SCALE
1" = 60'



VICINITY MAP
NOT TO SCALE

CERTIFICATION OF OWNERSHIP AND OWNER'S PUBLIC DEDICATION OF ROADWAYS

THE UNDERSIGNED CERTIFIES THAT BV 319 INDUSTRIAL, LLC IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT NO. 1
BAKER BOUNDARY LINE ADJUSTMENT PER PLAT RECORDED MAY 31, 2018 AS RECEPTION NO. 443204
CHAFFEE COUNTY, COLORADO

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 5 LOTS, ROADWAY AND EASEMENTS, HAVING DIMENSIONS AND BEING LOCATED AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

BV 319 INDUSTRIAL MAJOR SUBDIVISION

THE UNDERSIGNED OWNER OF THE ABOVE-DESCRIBED SUBDIVISION HEREBY DEDICATE AND GRANT TO CHAFFEE COUNTY IN FEE SIMPLE AS A PUBLIC RIGHT-OF-WAY, PERPETUAL, UNRESTRICTED USE OF SUBDIVISION ROADWAY SHOWN HEREON. UNLESS OTHERWISE INDICATED ON THIS PLAT. THE UNDERSIGNED OWNER ACKNOWLEDGES THAT ACCEPTANCE OF SUCH RIGHT-OF-WAY BY THE COUNTY DOES NOT CONSTITUTE ACCEPTANCE OF ANY OBLIGATION TO COMPLETE THE ROADWAY OR ANY MAINTENANCE OBLIGATION BY THE COUNTY AND ACCEPTS RESPONSIBILITY FOR SUCH COMPLETION AND PERPETUAL MAINTENANCE UNLESS AND UNTIL THE RIGHT-OF-WAY IS PLACED ON THE COUNTY ROAD SYSTEM UNDER C.R.S. § 43-2-110.

BY: BV 319 INDUSTRIAL, LLC (REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY BV 319 INDUSTRIAL LLC (REPRESENTATIVE). WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE EASTERN RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD NO. 319 BETWEEN TWO 1" ALUMINUM CAPS STAMPED 'L5 1776' HAVING A BEARING OF NORTH 00°22'59" WEST.
- 2) ZONE: INDUSTRIAL (IN)
- 3) AREA OF ROAD TO BE DEDICATED 2.12 ACRES
- 4) SUBJECT PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. _____
- 5) ON SITE WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER
- 6) SITE-SPECIFIC DEVELOPMENT PLANS SHALL COMPLY WITH THE APPLICABLE LAND USE CODE SECTIONS AT THE TIME OF BUILDING PERMIT APPLICATION
- 7) USES IN LOTS 1-5 SHALL NOT EMIT SMOKE, DUST OR STEAM IN EXCESS OF FAA REGULATIONS; SHALL NOT INVOLVE RADIO, TELEVISION OR SIMILAR TRANSMISSION FACILITIES, AND SHALL NOT CREATE COMMUNICATION OR ELECTRICAL INTERFERENCE
- 8) THIS PROPERTY IS SUBJECT TO CHAFFEE COUNTY RIGHT TO FARM AND RANCH REGULATIONS OF THE CHAFFEE COUNTY LAND USE CODE AND TO THE CHAFFEE COUNTY CODE OF THE WEST
- 9) USES IN LOTS 1-5 SHALL COMPLY WITH AIRPORT OVERLAY DISTRICT REQUIREMENTS
- 10) A GEOTECHNICAL REPORT BY A LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER SHALL BE COMPLETED FOR ANY NEW CONSTRUCTION AND SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION, TO CHARACTERIZE SUBSURFACE CONDITIONS SUCH AS DEPTH TO GROUNDWATER AND BEDROCK, AND SOIL ENGINEERING PROPERTIES SUCH AS DENSITY, STRENGTH AND SWELL-CONSOLIDATION POTENTIAL FOR DESIGN OF FOUNDATIONS, FLOOR SLABS, SURFACE AND SUBSURFACE DRAINAGE, AND RETAINING WALLS
- 11) COLORADO DIVISION OF WILDLIFE RECOMMENDS THE FOLLOWING: WILDLIFE FRIENDLY FENCING, DOGS LEASHED OR KENNELED AND BEAR PROOF TRASH CONTAINERS
- 12) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK SURVEYING AND MAPPING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, LANDMARK SURVEYING AND MAPPING RELIED UPON DOCUMENTS PROVIDED BY THE CLIENT.

CLERK AND RECORDER'S CERTIFICATE

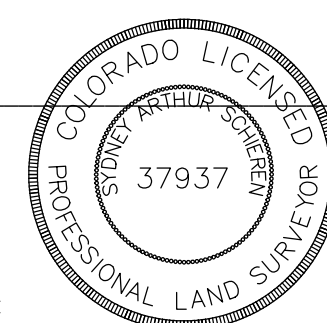
THIS PLAT WAS ACCEPTED AND FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____ M. ON THIS ____ DAY OF _____, 20____ UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



CERTIFICATION OF TITLE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO ALL THE PROPERTY INCLUDED ON THIS PLAT ON _____ AND FOUND VESTED IN BV 319 INDUSTRIAL LLC FREE OF ANY RECORDED MORTGAGES, LIENS, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS, EXCEPT AS FOLLOWS:

DATED THIS ____ DAY OF _____, 20____

TITLE AGENT _____

RESTRICTION OF FUTURE CHANGES TO APPROVED SUBDIVISION

THE SUBDIVISION'S PLANS FOR SEWAGE DISPOSAL, WATER SUPPLY, DRAINAGE, DENSITY, AND OTHER SIMILAR, MATERIAL REQUIREMENTS OF THE SUBDIVISION SUBMITTED WITH THE APPLICATION FOR SUBDIVISION ARE INTERDEPENDENT WITH THE COUNTY'S APPROVAL OF THE SUBDIVISION. ANY SUBSEQUENT CHANGE TO THE APPROVED SUBDIVISION, INCLUDING BUT NOT LIMITED TO LOT SPLITS, CHANGES IN THE WATER SUPPLY (INCLUDING WITHOUT LIMITATION AUGMENTATION PLANS), SEWAGE DISPOSAL PLANS OR DRAINAGE SYSTEMS, IS PROHIBITED WITHOUT REVIEW BY AND APPROVAL OF THE BOARD OF COMMISSIONERS, CONSISTENT WITH PROCEDURES AND CRITERIA SET FORTH IN THE COUNTY LAND USE CODE

AIRPORT NOTICE

DUE TO THE PROXIMITY OF THE SUBDIVISION TO CENTRAL COLORADO REGIONAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACT ON THE PROPERTY. AIRCRAFT MAY CROSS ABOVE THE PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE TYPE OF AIRCRAFT PASSING OVER THE PROPERTY MAY CHANGE AND THE FREQUENCY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF BUENA VISTA AND CHAFFEE COUNTY FOR AIRCRAFT OPERATIONS CONDUCTED IN ACCORDANCE WITH FAA REGULATIONS.

APPROVAL AND ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY:

THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO DOES HEREBY APPROVE AND ACCEPT THIS PLAT OF **BV 319 MAJOR SUBDIVISION**, SUBJECT TO THE CONDITIONS OF RESOLUTION _____, RECORDED AT RECEPTION # _____, AND THE DEDICATION TO THE PUBLIC OF ALL ROADWAY AND EASEMENTS SHOWN ON THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO ON THE ____ DAY OF _____, 20____. PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY CHAFFEE COUNTY DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS FOR MAINTENANCE BY THE COUNTY UNTIL THE RIGHT-OF-WAY IS PLACED ON THE COUNTY ROAD SYSTEM UNDER C. R. S. § 43-2-110 AND SPECIFICALLY ACCEPTED FOR MAINTENANCE BY THE COUNTY.

ACKNOWLEDGMENT OF LIEN HOLDER

_____, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE _____ DATE _____

REVISED:	
JOB # 24063	
DATE: ??????????????	
SHEET 1 OF 1	

BV 319 INDUSTRIAL MAJOR SUBDIVISION
LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND LOT 1 OF THE BAKER BOUNDARY LINE ADJUSTMENT CHAFFEE COUNTY, COLORADO

LANDMARK SURVEYING & MAPPING
P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031

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 SURVEYOR'S STATEMENT CONTAINED HEREON.