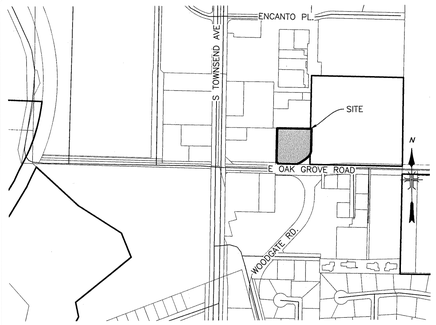
FALCON MINOR SUBDIVISION

SITUATED IN SECTION 34, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP
N.T.S.

MISCELLANEOUS PLAT NOTES

1. Site development or future subdivision of lots within the Falcon Minor Subdivision shall account for all drainage from adjacent lots currently and as may be developed in the future. Individual lots approved for construction through the City of Montrose Site Development process shall be required to demonstrate engineered solutions to historical and anticipated drainage from adjacent and/or up-gradient lots and properties, construct improvements, and dedicate easements as appropriate to maintain drainage functionality.
2. Site development or future subdivision of lots within the Falcon Minor Subdivision shall maintain utility and access easements and construct improvements as appropriate to ensure availability of utility connections and access (water, sewer, gas, electric, fiber, cable, phone, etc.) to neighboring lots within the Falcon Minor Subdivision. Easement locations are subject to change through agreement between the City of Montrose and the developer as appropriate to maintain utility and access easement functionality.
3. Site development of individual lots within the Falcon Minor Subdivision shall account for all irrigation supply and return flows from adjacent lots currently and as may be developed in the future. Individual lots approved for construction through the City of Montrose site development or subdivision processes shall be required to demonstrate engineered solutions to maintain historical irrigation supply and return flows to and from adjacent properties, construct improvements, and dedicate easements as appropriate to maintain full functionality of irrigation systems.
4. All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of school land dedication, at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of school land dedication is subject to §11-5-9(C) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-1J School District.
5. Future subdivision and site development of any lots within the Falcon Minor Subdivision which creates common areas, tracts, open space, or outlots will require a Declaration of Covenants or equivalent document in accordance with §4-1-14 and §11-5 of the Municipal Code. These Covenants shall be referenced on future plats and recorded with the Montrose County Clerk and Recorder.
6. The owners denoted on the Certificate of Dedication and Ownership hereon, hereby dedicates and grants to each and every owner of lots in Falcon Minor Subdivision, their respective heirs, successors and assigns, a perpetual and reciprocal access easement, over said portions so selected and reserved for use as driveways for ingress and egress. These reciprocal access easements shall be appurtenant to each of the said lots in Falcon Minor Subdivision, which right shall run with the land, and shall be a benefit and a burden to each other said lots, their owners, and all parties claiming, by, through or under them.
7. The owners of lots encumbered by reciprocal access easement(s), shall be responsible for the maintenance of said access easements on their respective property, unless said maintenance responsibilities are addressed by this subdivision's covenants, conditions and restrictions, if any, filed with the Montrose County Clerk and Reorder's Office for the County of Montrose, Colorado, in which case said access easement maintenance shall be as set forth in said covenants, conditions and restrictions. This provision shall run with the land in the Falcon Minor Subdivision, and shall be a benefit and burden to each other said lots, their owners, and all parties claiming, by, through or under them.

Certificate of Dedication and Ownership

KNOW ALL YE BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

A tract of land situated in SW1/4 SE1/4 Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, being better described as:

Beginning at a point N85°55'39"E 410.06 feet from the S1/4 corner of said Section 34;

Thence along the East line of Lot 2 Walgreens Minor Subdivision, recorded at Reception No. 734925, N01°29'46"E 240.10 feet to a point on the South line of the Penn Center Mall Filing No. 2 recorded at Reception No. 810048;

Thence along said South line S88°52'20"E 244.35 feet to a point on the East line of the SW1/4SW1/4SE1/4;

Thence along said East line S01°22'16"W 162.60 feet to the North corner of the Right of Way recorded at Reception No. 970398;

Thence the following three (3) courses along said Right of Way:

1. 62.43 feet along the arc of a curve to the right with a radius of 88.50 feet, an interior angle of 40°25'13" and a chord of S35°13'56"W 61.15 feet;
2. S55°26'33"W 41.65 feet;
3. 37.66 feet along the arc of a curve to the right with a radius of 138.50 feet, an interior angle of 15°34'49" and a chord of S63°13'57"W 37.55 feet to a point on the North Right of Way of East Oak Grove Road recorded at Reception No. 857354;

Thence the following two (2) courses along said North Right of Way:

1. N88°29'41"W 129.95 feet;
2. N43°29'41"W 19.87 feet to the Point of Beginning.

Containing 1.35 Acres more or less as described.
County of Montrose, State of Colorado

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of Falcon Minor Subdivision.

The easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities, including but not limited to water, sewer, electrical, telephone, gas and CATV lines, and drainage easements specifically labeled for dedication, together with perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, or otherwise subject to a previously recorded conveyance.

Executed this 21st day of April, 2025

Oregon Group, LLC, A Colorado Limited Liability Company

Signature: Dean McCall President

Dean McCall, President

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this 21st day of April, 2025, by Dean McCall.

Witness my hand and official seal.

My commission expires November 6, 2027

Notary Public

TAMARRA JOLLEY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194042010
MY COMMISSION EXPIRES NOV 6, 2027

St. Joseph's Pinyon Properties, LLC, A Colorado Limited Liability Company

Signature: President St. Joseph's Pinyon Properties
Michael Brezinsky President

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this 21st day of April, 2025, by Michael Brezinsky, St. Joseph's Pinyon Properties, LLC, A Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires November 6, 2027

Notary Public

TAMARRA JOLLEY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194042010
MY COMMISSION EXPIRES NOV 6, 2027

BSG Penn Mall Properties, LLC, A Colorado Limited Liability Company

Signature: member

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this 22nd day of April, 2025, by Bryce Lokey Member, BSG Penn Mall Properties, LLC, A Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires November 6, 2027

Notary Public

TAMARRA JOLLEY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194042010
MY COMMISSION EXPIRES NOV 6, 2027

Tanner Rentals, LLC, A Colorado Limited Liability Company

Signature: Manager

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this 23rd day of April, 2025, by Justin Tanner Manager, Tanner Rentals, LLC, A Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires November 6, 2027

Notary Public

TAMARRA JOLLEY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194042010
MY COMMISSION EXPIRES NOV 6, 2027

Kaisen P, LLC, A Colorado Limited Liability Company

Signature: Manager

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this 22nd day of April, 2025, by Christopher Polsley Manager, Kaisen P, LLC, A Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires November 6, 2027

Notary Public

TAMARRA JOLLEY
NOTARY PUBLIC - STATE OF COLORADO
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MONTROSE COUNTY CLERK SEAL COLORADO

Basis of Bearings
The bearing between the found rebar and cap LS 37662 at the S1/4 corner of Section 34, and the found BLM brass cap at the Northwest corner of Section 4 bears N88°40'05"W (ASSUMED)

Lineal Units Statement

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

Surveyor's Certificate

I, Frederick Ballard, a Professional Land Surveyor in the State of Colorado, do hereby certify that the above described parcel has been surveyed by me and/or under my direct supervision and that such survey is accurately represented hereon, and is based on my knowledge, information and belief, and is in accordance with applicable standards or practice and is not a guaranty or warranty, either expressed or implied, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law, and 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 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 Land Title Guarantee Company, dated March 05, 2025, bearing policy numberMRC87025584.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
37690
10 APRIL 2025

Frederick Ballard
Colorado Registered Land Surveyor
Registration No. 37690
Date: 10 APRIL 2025

ATTORNEY'S CERTIFICATE

I, Mindi L Conway Millican, an attorney at Law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all land herein platted and described in the above Certificate of Ownership and Dedication, and that title to such land is in the owners and dedicators; and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except

as detailed in Policy No OX87015095.1476988 exceptions: Old Republic National Title Insurance CO 7/29/19 and as updated 4/30/25, effective 9/23/25 by Land Title Guarantee Company

Attorney

Registration No. 33946

Date: 5/1/25

APPROVAL OF CITY MANAGER

Approved this 4th day of June, 2025, by Ann Morgenthaler, Deputy City Manager of the City of Montrose; all conveyance of interests in real property made on this plat are hereby accepted by the City.

ann morgenthaler
Deputy City Manager

CERTIFICATE OF COMPLETED IMPROVEMENTS

I, Scott Murphy, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications, and a N/A has been issued, as required by the City's Municipal Code.

Scott Murphy
City Engineer
Registration No. 47555
Date: 5/15/25

APPROVAL OF CITY ATTORNEY

Approved for recording this 4th day of June, 2025 by Christopher Polsley, City Attorney of the City of Montrose.

City Attorney
Attny. Reg. No. 57645

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the Clerk and Recorder of Montrose County at 3:08 p.m. on the 26 day of June, 2025 Reception No. 982361

County Clerk & Recorder

by Deputy

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.

\\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23136-COM WOODGATE-E OAK GROVE ROUNDABOUT\C3D\23136V_MINOR-FALCON.DWG

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave.▼ Montrose, CO 81401 ▼ (970) 249-2251
www.del-mont.com ▼ service@del-mont.com

FIELD BOOK:	DRAWN BY: DCC	DATE: 2025-04-10	TITLE: FALCON MINOR SUBDIVISION
SHEET: 1 of 2	FILE: 23136V_MINOR-FALCON	JOB NO.: 23136	CLIENT: / ADDRESS & PHONE: / TYPE: MINOR

RECEPTION#: 982361 Date: 6/26/2025 3:08 PM,
Pages: 1 of 2 , PLAT RECORDING $23.00
Montrose County, CO. Tressa Guynes, Clerk and Recorder

FALCON MINOR SUBDIVISION

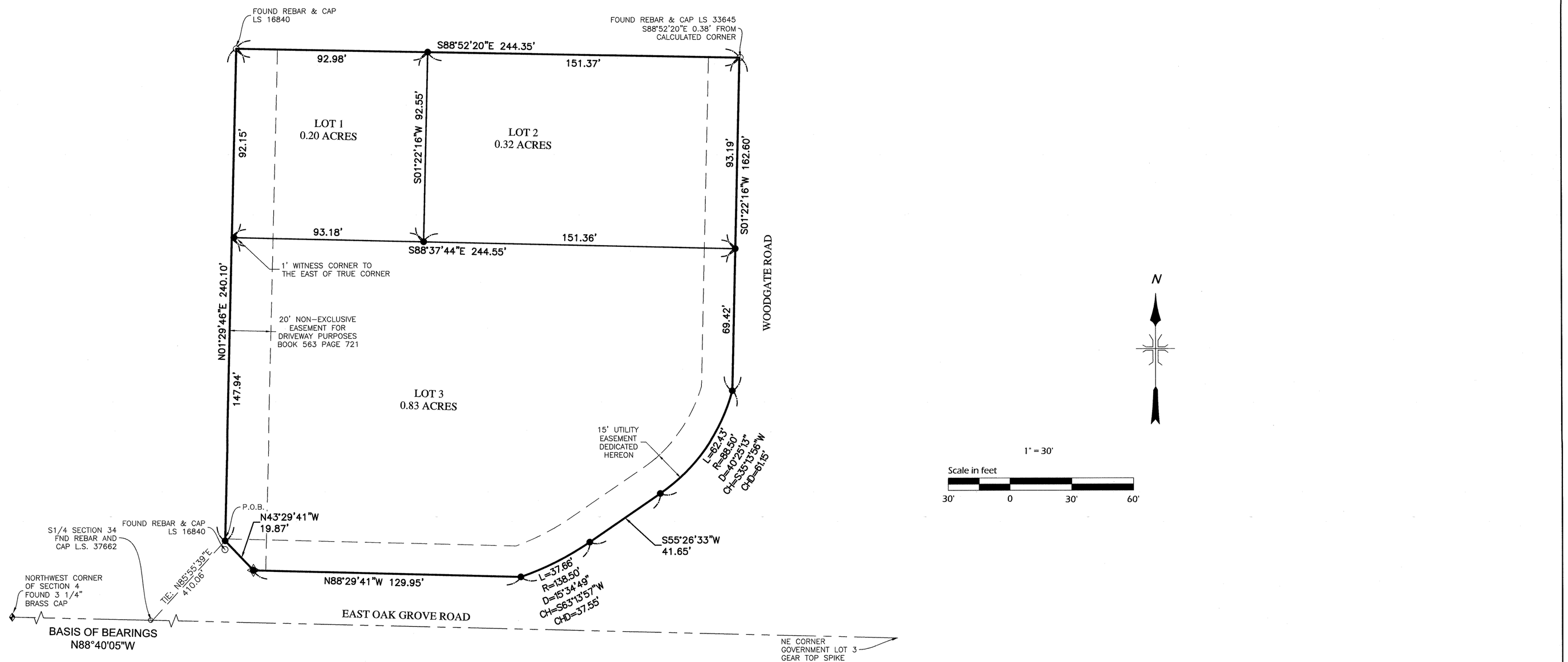
SITUATED IN SECTION 34, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

LEGEND

○ = FOUND MONUMENT AS NOTED

● = SET 5/8" REBAR, 18" LONG, WITH A 1 1/2" ALUMINUM CAP STAMPED "DEL-MONT, PLS 37690"

◆ = SET BRASS TAG & NAIL IN CONCRETE PLS 37690



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