RECEPTION#: 923118,Date: 7/22/2020 9:16 AM,
Pages: 1 of 2 , PLAT RECORDING $23.00
Montrose County, CO. Tressa Guynes, Clerk and Recorder

UNREIN DIVISION OF PROPERTY
AN OFFICIAL ACT OF THE CITY OF MONTROSE
SITUATED IN SECTION 4, TOWNSHIP 48 NORTH, RANGE 9 WEST,NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN 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:

Outlot A and Tract A, Unrein Subdivision Filing No. 1,

Together with that portion shown on Order and Decree recorded April 28, 2008 at Reception No. 789592

County of Montrose,
State of Colorado

Have by these presents laid out, platted and divided the same into lots, as shown on this plat, under the name and style of Unrein Division of Property, An Official Act of the City of Montrose, and do hereby dedicate, grant and convey to the City of Montrose, Colorado for the use of the public Rio Grande Ave. and Ogden Road right of ways as hereon shown.

Public utility 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, drainage facilities, and drainage easements specifically labeled for dedication, together with perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. Electric easements specifically labeled for dedication shown on this plat are dedicated, granted and conveyed to DMEA for electrical facilities, 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 20th day of July 2020.

David Wayne Unrein (signature) — David Wayne Unrein
Sheila L. Unrein (signature) — Shiela L. Unrein

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this 20th day of July 2020, by David Wayne Unrein and Shiela L. Unrein.

Witness my hand and official seal.
My commission expires November 4, 2023

Tammy Jolley (signature)
Notary

TAMARRA JOLLEY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194042010
MY COMMISSION EXPIRES NOV 6, 2023

Attorney in fact James Daniel Unrein (signature)
Daniel Frank Unrein by James Daniel Unrein as Attorney-In-Fact

Attorney in fact James Daniel Unrein (signature)
Sassa Unrein by James Daniel Unrein as Attorney-In-Fact

STATE OF Alaska)
)ss.
COUNTY OF Kenai)

The above Certificate of Dedication and Ownership was acknowledged before me on this 14 day of July 2020, by James Daniel Unrein.

Witness my hand and official seal.
My commission expires 2.26.2023

(signature)
Notary

THOMAS BLAIR
NOTARY PUBLIC
STATE OF ALASKA
My Commission Expires Feb 26, 2023

Chaundra Unrein-Hershey (signature)
Chaundra Unrein-Hershey as
Personal Representative of The Estate
of George Stephen Unrein, Deceased

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this 20th day of July 2020, by Chaundra Unrein-Hershey as Personal Representative of the Estate of George Stephen Unrein, Deceased.

Witness my hand and official seal.
My commission expires November 4, 2023

Tammy Jolley (signature)
Notary

TAMARRA JOLLEY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194042010
MY COMMISSION EXPIRES NOV 6, 2023

MISCELLANEOUS PLAT NOTES

1. Site development or future subdivision of lots within the Unrein Division of Property 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 Unrein Division of Property 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 Unrein Division of Property. Easement locations are subject to change through agreement between the City and the developer as appropriate to maintain utility and access easement functionality.

3. Site development of individual lots within the Unrein Division of Property 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. Each dwelling unit in the Unrein Division of Property 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 Section 4-7-7(C)(7) 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 Unrein Division of Property which creates common areas, tracts, open space, or outlots will require a Declaration of Covenants in accordance with Section 4-6-7(G) 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 heron, hereby dedicctes and grants to each and every owner of lots in the Unrein Division of Property, 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 the Unrein Division of Property, which right shall run with the land, and shall be a benefit and a burden to each of the said lots, their owners, and all parties claiming by, through, or under them.

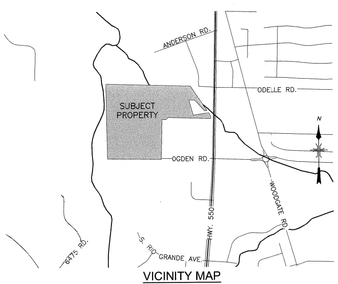
7. The owners of lots encumbered by reciprocal access easement(s), shall be jointly responsible for the maintenance of said access easements, unless said maintenance responsibilities are addressed by this subdivision's Covenants, Conditions and Restrictions, if any, filed with the Montrose County Clerk and Recorder'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 Unrein Division of Property, and shall be a benefit and a burden to the owners of all lots, and shall be applicable to said owners, their successors, heirs and assigns, and all parties claiming by through or under them.

8. All easements shown within lots are subject to relocation through agreement between the City and the developer as the lots are developed and amended in the future by formal plats through the City of Montrose site development and subdivision processes.

APPROVAL OF CITY COUNCIL

Approved this 21 day of July, 2020, by Barbara Bynum Mayor of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

Barbara Bynum (signature)
Mayor



SURVEYOR'S CERTIFICATE

I, Frederick A. Ballard, 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. 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 Report issued by Fidelity National Title, dated April 28, 2020, bearing Title Report No: F0668845-397-DGO-LCO.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FREDERICK ADAM BALLARD
37690
08 July 2020

Frederick A. Ballard, P.L.S.
Registration No. 37690
Date: 08 July 2020

ATTORNEY'S CERTIFICATE

I, J. David Reed, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined Title Policy No. MRR87014509 issued by Land Title Guaranty Title Insurance Company, dated 1-25-2019 (the "Title Policy"), which insures to Albert Unrein et al the title to the Land herein platted and described in the above Certificate of Dedication and Ownership, and that, based solely on my review of the Title Policy, title to such land is in the Owners and Dedicators; and that the title to the Land dedicated hereon, including the dedication for utility easements, is free and clear of all liens and encumbrances except as specifically set forth in the Title Policy.

J. David Reed (signature)
Attorney
Registration No. 9491
Date: 7-21-20

APPROVAL OF CITY MANAGER

Approved this 21st day of July 2020 by William E Bell, City Manager of the City of Montrose.

(signature)
City Manager

APPROVAL OF CITY ATTORNEY

Approved for recording this 21 day of July, 2020 by Stephen R. Alcorn, City Attorney of the City of Montrose.

(signature)
City Attorney

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 9:16 a.m. on the 22nd day of July, 2020 under Reception No. 923118.

Tressa Guynes (signature)
Clerk and Recorder
Montrose County, Colorado

Rhonda Motsko (signature)
Deputy

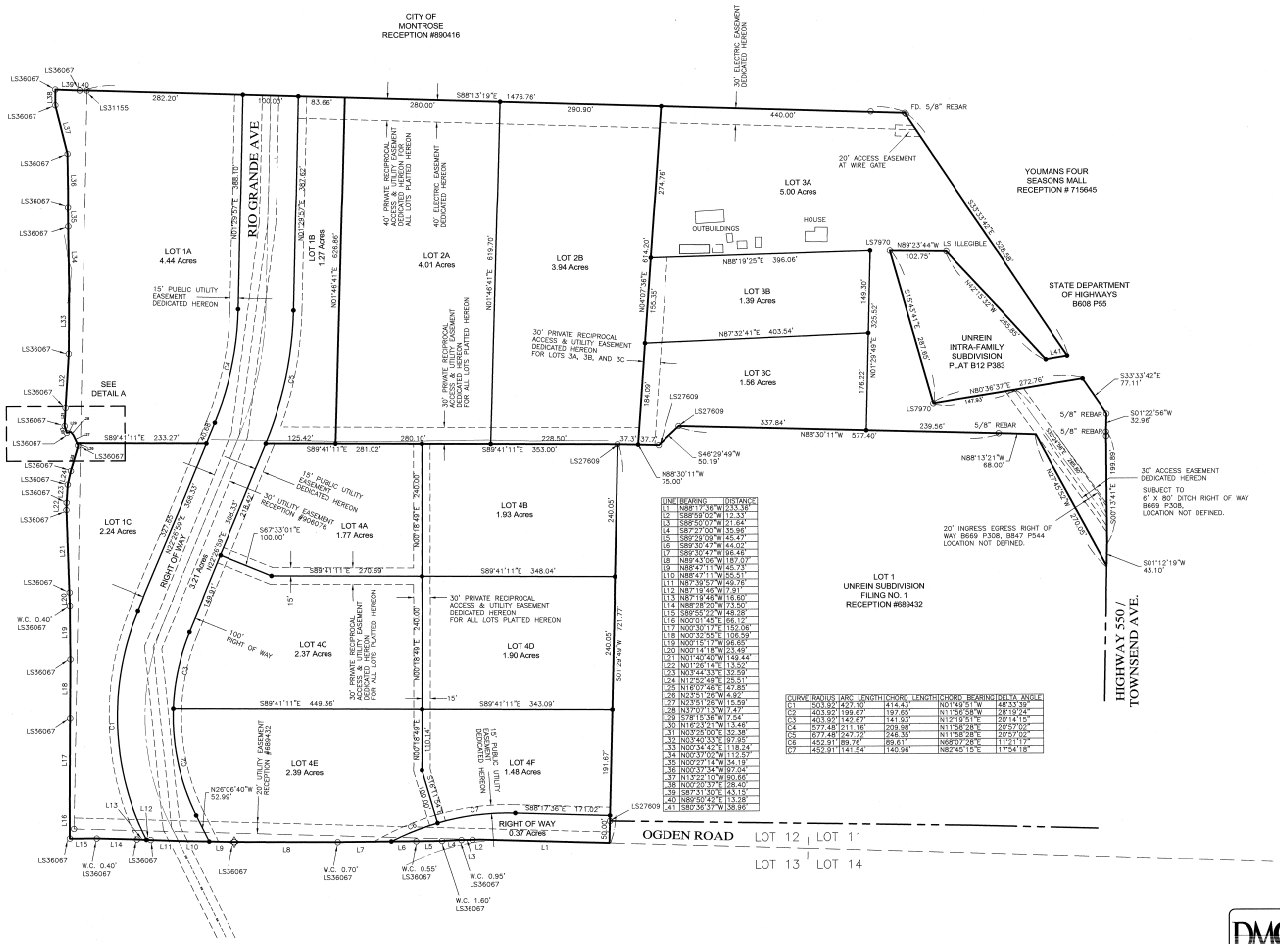
NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

FIELD BOOK: 676	DRAWN BY: FAB / DCC	DATE: 2020-07-08	TITLE: UNREIN DIVISION OF PROPERTY
SHEET: 1 of 2	FILE: 20061V_BASE	JOB NO.: 20061	CLIENT: CITY OF MONTROSE
			ADDRESS & PHONE:
			TYPE: SUBDIVISION

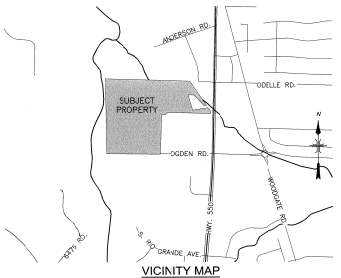
UNREIN DIVISION OF PROPERTY
AN OFFICIAL ACT OF THE CITY OF MONTROSE

SITUATED IN SECTION 4, TOWNSHIP 48 NORTH, RANGE 9 WEST,NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



LINE	BEARING	DISTANCE
L1	N88°17'16"W	23.38'
L2	S88°59'02"W	12.33'
L3	S88°20'07"W	71.64'
L4	S87°27'00"W	35.98'
L5	S89°10'59"W	45.47'
L6	S89°30'47"W	44.02'
L7	S89°30'47"W	96.45'
L8	N89°43'06"W	18.07'
L9	N88°47'11"W	45.73'
L10	N88°47'11"W	56.51'
L11	N87°39'57"W	49.78'
L12	N87°19'46"W	7.91'
L13	N87°19'46"W	16.60'
L14	N89°38'00"W	73.50'
L15	S89°55'22"W	48.28'
L16	N00°01'45"E	66.12'
L17	N00°30'17"E	153.08'
L18	N00°32'55"E	106.59'
L19	N00°15'17"W	96.68'
L20	N00°14'18"E	53.49'
L21	N01°40'46"W	149.44'
L22	N01°26'14"E	13.56'
L23	N03°44'33"E	32.59'
L24	N12°52'48"E	26.51'
L25	N16°07'46"E	47.85'
L26	N24°51'26"W	4.92'
L27	N23°51'26"W	15.29'
L28	N37°07'13"W	17.47'
L29	S78°12'38"E	17.54'
L30	N16°23'21"W	13.48'
L31	N03°25'50"E	32.38'
L32	N03°40'33"E	97.03'
L33	N00°34'42"E	119.24'
L34	N00°37'09"W	112.52'
L35	N00°09'14"W	54.13'
L36	N00°37'54"W	97.04'
L37	N13°22'10"W	90.66'
L38	N00°20'37"E	28.40'
L39	S87°31'30"E	43.15'
L40	N89°50'47"E	13.28'
L41	S80°56'37"W	38.86'

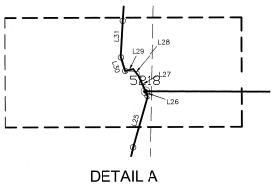
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	503.92'	427.30'	414.43'	N01°49'51"W	48°33'39"
C2	403.92'	199.67'	197.65'	N11°56'58"W	28°19'24"
C3	403.92'	142.63'	141.93'	N12°19'51"E	20°14'15"
C4	577.48'	211.16'	209.98'	N11°58'28"E	20°57'02"
C5	577.48'	247.32'	245.39'	N11°58'28"E	24°57'02"
C6	452.91'	89.76'	89.61'	N06°07'26"E	11°21'17"
C7	452.91'	141.54'	140.94'	N82°45'15"E	11°54'18"



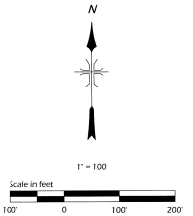
VICINITY MAP
N.T.S.

LEGEND

- ○ = FD. REBAR & CAP (L.S. AS NOTED)
- ● = SET 5/8"x18" REBAR W/ 1 1/2" ALUMINUM CAP
- ◇ = FD. NAIL / TAG



DETAIL A



NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal acton 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.

DEL-MONT CONSULTANTS, INC.
ENGINEERING ♦ SURVEYING
135 Colorado Ave ♦ Montrose, CO 81401 ♦ (970) 240-2000 ♦ (970) 249-3182 FAX
www.delmont.com ♦ service@delmont.com

FIELD BOOK: 676	DRAWN BY: FAB / DCC	DATE: 2020-07-08	
SHEET: 2 of 2	FILE: 20061V_BASE	JOB NO.: 20061	TYPE: SUBDIVISION

TITLE: UNREIN DIVISION OF PROPERTY
CLIENT: CITY OF MONTROSE
ADDRESS & PHONE:

RECEPTION# 923118, Date: 7/22/2020 9:16 AM,
Rec Fee: $25.00 DOCUMENTARY FEE: $0.00
Montrose County, CO. Tressa Gaynes, Clerk and Recorder