



MAJOR SUBDIVISION APPLICATION

Planning & Development Services
 455 Mountain Village Blvd. Suite A
 Mountain Village, CO 81435
 970-728-1392
 970-728-4342 Fax
cd@mtnvillage.org

SUBDIVISION APPLICATION			
APPLICANT INFORMATION			
Name:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
Mountain Village Business License Number:			
PROPERTY INFORMATION			
Physical Address:		Acreage:	
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:	
Legal Description: OS-3BR-2 and OS-3XRR			
Existing Land Uses: Open Space			
Proposed Land Uses: Open Space			
OWNER INFORMATION			
Property Owner: Town of Mountain Village		E-mail Address:	
Mailing Address: 455 Mountain Village Blvd		Phone:	
City:	State:	Zip Code:	
DESCRIPTION OF REQUEST			
A subdivision and replat of Town owned open space to create parcels which have been approved for subdivision and replat with 161C-R and the Pond Lots.			

Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2

A Subdivision of Tract OS-3BR-2 and Tract OS-3XRR, located within the NE 1/4 of Section 3, T.42N., R.9W. and the SE 1/4 of Section 34, T.42N., R.9W., N.M.P.M., lying within the Town of Mountain Village, County of San Miguel, State of Colorado

CERTIFICATE OF OWNERSHIP
KNOW ALL PERSONS BY THESE PRESENTS:

THAT the Town of Mountain Village, a Colorado Home-charter-rule municipality (the "Town"), is the owner in fee simple of:

TRACT OS-3BR-2, MOUNTAIN VILLAGE, ACCORDING TO THE PLAT OF LOT 109R AND TRACT OS-3BR-2, TOWN OF MOUNTAIN VILLAGE, A REPLAT OF LOTS 73-76R, 109, 110, TRACT 89-A AND TRACT OS-3BR-1, TOWN OF MOUNTAIN VILLAGE RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

AND

TRACT OS-3XRR, MOUNTAIN VILLAGE, ACCORDING TO THE PLAT OF LOT 38-50-51R, TRACT OS-3CRR AND TRACT OS-3XRR, TOWN OF MOUNTAIN VILLAGE, A REPLAT OF LOT 38R, LOT 50-51R, TRACT OS-3CR AND TRACT OS-3X, TOWN OF MOUNTAIN VILLAGE, RECORDED FEBRUARY 11, 2009 IN PLAT BOOK 1 AT PAGE 4061,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

THE OWNER DOES HEREBY MAKE, EXECUTE, DELIVER, AND ENTER INTO this Replat under the name and style of "TRACT OS-3BR-2R-1, TRACT OS-3BR-2R-2, TRACT OS-3XRR-1, AND TRACT OS-3XRR-2, A SUBDIVISION OF TRACT OS-3BR-2 AND TRACT OS-3XRR, LOCATED WITHIN THE NE 1/4 OF SECTION 3, T.42N., R.9W. AND THE SE 1/4 OF SECTION 34, T.42N., R.9W., N.M.P.M., LYING WITHIN THE TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, STATE OF COLORADO" (the "Replat");

AND

THEREBY, CREATE the following new lots (the "Replatted Lots/Tracts"):

1. Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2

THEREBY, DELETES the following new lots (the "Deleted Lots/Tracts"):

1. TRACT OS-3XRR and TRACT OS-3BR-2

OWNER SIGNATURES

TOWN OF MOUNTAIN VILLAGE, a home rule municipality and political subdivision of the state of Colorado

By: _____
Leila Benitez, Mayor

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss.
COUNTY OF SAN MIGUEL)

Subscribed and sworn to before me this _____ day of _____, 2022 by Leila Benitez, as Mayor of the Town of Mountain Village, a home rule municipality and political subdivision of the state of Colorado

My commission expires _____
Witness my hand and seal.

Notary Public

SHEET INDEX

Page 1 - Certifications and notes
Page 2 - Overview (1"=40')
Pages 3-5 - Enlarged View (1"=20')

PARCEL AREA SUMMARY

Current Lot	Acreage
TRACT OS-3XRR	2.935 acres
TRACT OS-3BR-2	1.968 acres
TOTAL	4.903 acres

Replatted Lot/Tracts	Acreage
Tract OS-3BR-2R-1	1.906 acres
Tract OS-3BR-2R-2	0.062 acres
Tract OS-3XRR-1	2.511 acres
Tract OS-3XRR-2	0.424 acres

Total	4.903 acres
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TITLE INSURANCE COMPANY
CERTIFICATE

Land Title Guarantee Company does hereby certify that we have examined the title to the lands herein shown on this Replat and that the title to this land is in the name of the Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado and is free and clear of all liens and taxes, except as follows:

Title Insurance Company Representative

NOTES

- Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended and Town of Mountain Village Land Use Ordinance Section 4-6 and Article 6.
- Easement research from Land Title Guarantee Company
- Land Title Guarantee Company, Order Number ABS96012785 dated March 17, 2022 at 5:00 P.M. as to Tract OS-3XRR and Tract OS-3BR-2, Town of Mountain Village
- SURVEY NOTES
- BASIS OF BEARINGS. The bearing from monument "Overpass" to monument "Rim", as shown monumented hereon, was assumed to bear N31°16'24"W according to Banner Associates, Inc. project bearings.
- LINEAL DISTANCES shown hereon measured in US survey feet.
- Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Land Use Ordinance, of the Town of Mountain Village, February 08, 2005 as amended.
- The approval of this Replat vacates all prior plats for the area described in the Legal Description as shown hereon in the Certificate of Ownership.
- NOTICE: According to Colorado law you must commence any legal action based upon 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.

TOWN OF MOUNTAIN VILLAGE
APPROVAL

I, Leila Benitez as Mayor, and I, Paul Wisor as Manager, of the Town of Mountain Village, Colorado, do hereby certify that this plat has been approved by the Town Council in the same resolution that has authorized and directed us to execute this document.

Leila Benitez, Mayor, _____ Date _____

Paul Wisor, Town Manager _____ Date _____

ACKNOWLEDGMENT

State of _____)
) ss
County of _____)

The foregoing signature was acknowledged before me this _____ day of _____, 20____ A.D. by Leila Benitez as Mayor of the Town of Mountain Village.

My commission expires _____
Witness my hand and seal.

Notary Public

ACKNOWLEDGMENT

State of _____)
) ss
County of _____)

The foregoing signature was acknowledged before me this _____ day of _____, 20____ A.D. by Paul Wisor as Manager of the Town of Mountain Village.

My commission expires _____
Witness my hand and seal.

Notary Public

PLANNING APPROVAL:

I, _____, as the Planning and Development Services Director of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town in accordance with the Community Development Code.

Date: _____
Planning and Development Services Director

SURVEYOR'S CERTIFICATE

I, David R. Bulson of Bulson Surveying, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this TRACT OS-3BR-2R-1, TRACT OS-3BR-2R-2, TRACT OS-3XRR-1, AND TRACT OS-3XRR-2, A SUBDIVISION OF TRACT OS-3BR-2 AND TRACT OS-3XRR, LOCATED WITHIN THE NE 1/4 OF SECTION 3, T.42N., R.9W. AND THE SE 1/4 OF SECTION 34, T.42N., R.9W., N.M.P.M., LYING WITHIN THE TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, STATE OF COLORADO as shown hereon has been prepared under my direct responsibility and checking, and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS WHEREOF, I here unto affix my hand and official seal this _____ day of _____, A.D. 20____.

P.L.S. No. 37662

TREASURER'S CERTIFICATE

I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records of the San Miguel County Treasurer there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments due and payable, in accordance with Land Use Code Section 3-101.

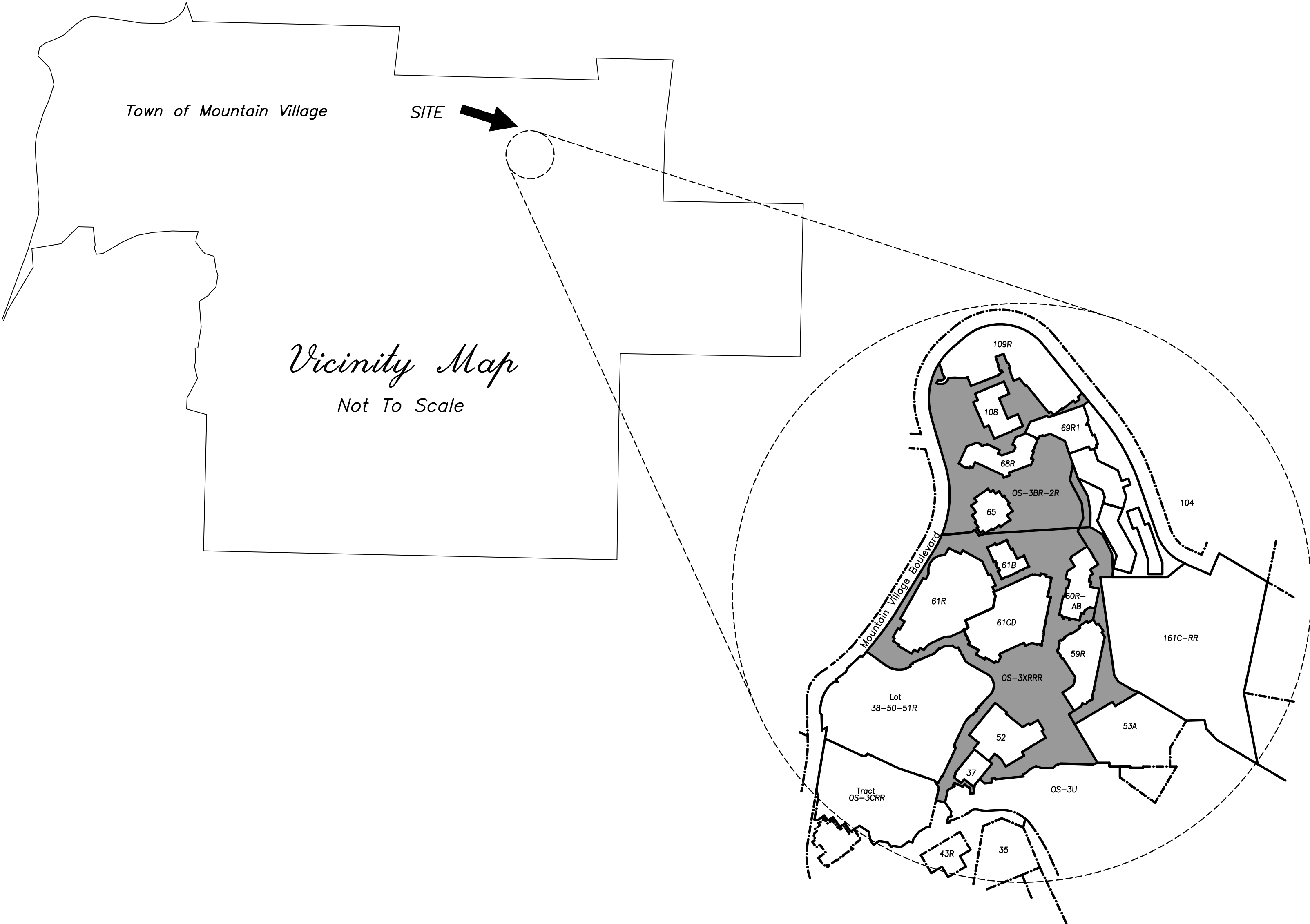
Dated this _____ day of _____, 20____.

San Miguel County Treasurer


RECORDER'S CERTIFICATE

This Replat was filed for record in the office of the San Miguel County Clerk and Recorder on this _____ day of _____, 20____, at Reception No. _____, Time _____.

San Miguel County Clerk and Recorder

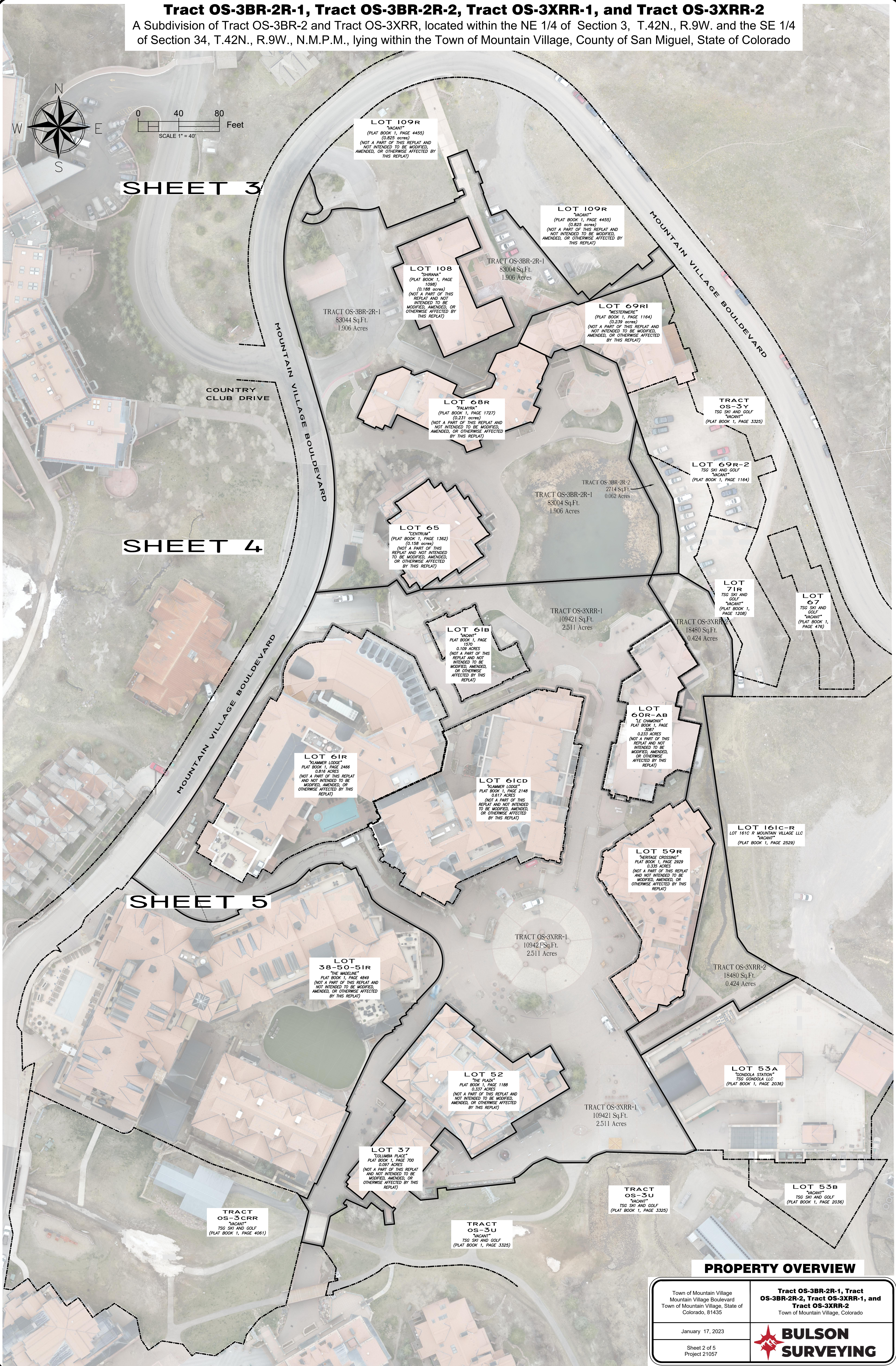


CERTIFICATIONS AND VICINITY MAP


Town of Mountain Village Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2 Town of Mountain Village, Colorado
January 17, 2023	
Sheet 1 of 5 Project 21057	 BULSON SURVEYING

Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2

A Subdivision of Tract OS-3BR-2 and Tract OS-3XRR, located within the NE 1/4 of Section 3, T.42N., R.9W. and the SE 1/4 of Section 34, T.42N., R.9W., N.M.P.M., lying within the Town of Mountain Village, County of San Miguel, State of Colorado



PROPERTY OVERVIEW

Town of Mountain Village Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2 Town of Mountain Village, Colorado
January 17, 2023	 BULSON SURVEYING
Sheet 2 of 5 Project 21057	

Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2

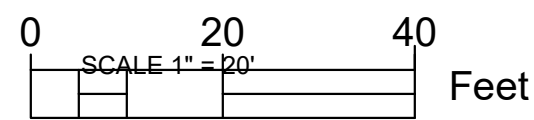
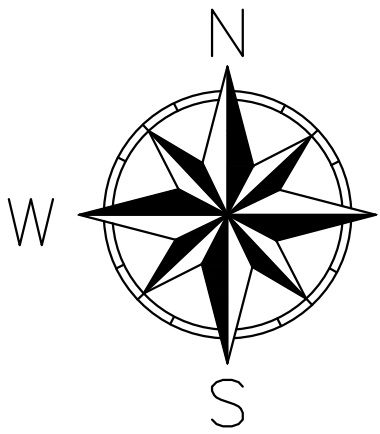
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 25°47'28" W	29.22'
L2	N 64°12'32" W	24.20'
L3	N 64°56'40" W	24.39'
L4	S 25°03'20" W	3.48'
L5	S 70°03'20" W	21.96'
L6	S 25°03'20" W	19.52'
L7	S 64°56'40" E	6.43'
L8	S 19°56'40" E	4.69'
L9	S 25°03'20" W	9.44'
L10	S 70°03'20" W	30.55'
L11	N 64°56'40" W	10.41'
L12	N 25°03'20" E	9.75'
L13	N 64°56'40" W	32.56'
L14	S 70°03'20" W	13.23'
L15	N 64°56'40" W	4.12'
L16	N 25°03'20" E	2.53'
L17	N 64°56'40" W	10.25'
L18	S 70°03'20" W	26.63'
L19	S 25°03'20" W	45.43'
L20	S 64°56'40" E	7.26'
L21	S 25°03'20" W	2.00'
L22	S 64°56'40" E	13.00'
L23	N 25°03'20" E	2.00'
L24	S 64°56'40" E	7.25'
L25	N 25°03'20" E	5.00'
L26	S 64°56'40" E	6.84'
L27	N 25°03'20" E	14.50'
L28	S 19°56'40" E	6.85'
L29	N 70°03'20" E	16.00'
L30	N 19°56'40" W	6.75'
L31	S 64°56'40" E	2.61'
L32	N 25°03'20" E	16.00'
L33	N 64°56'40" W	6.83'
L34	N 25°03'20" E	17.03'
L35	N 64°56'40" W	3.92'
L36	N 25°03'20" E	4.76'
L37	S 64°56'40" E	1.01'
L38	N 25°03'20" E	5.40'
L39	N 64°56'40" W	0.68'
L40	N 25°03'20" E	1.78'
L41	N 64°56'40" W	0.33'
L42	N 25°03'20" E	14.37'
L43	N 19°56'40" W	8.93'
L44	S 64°12'32" E	6.39'
L45	N 25°47'28" E	6.86'
L46	N 70°27'23" E	8.58'

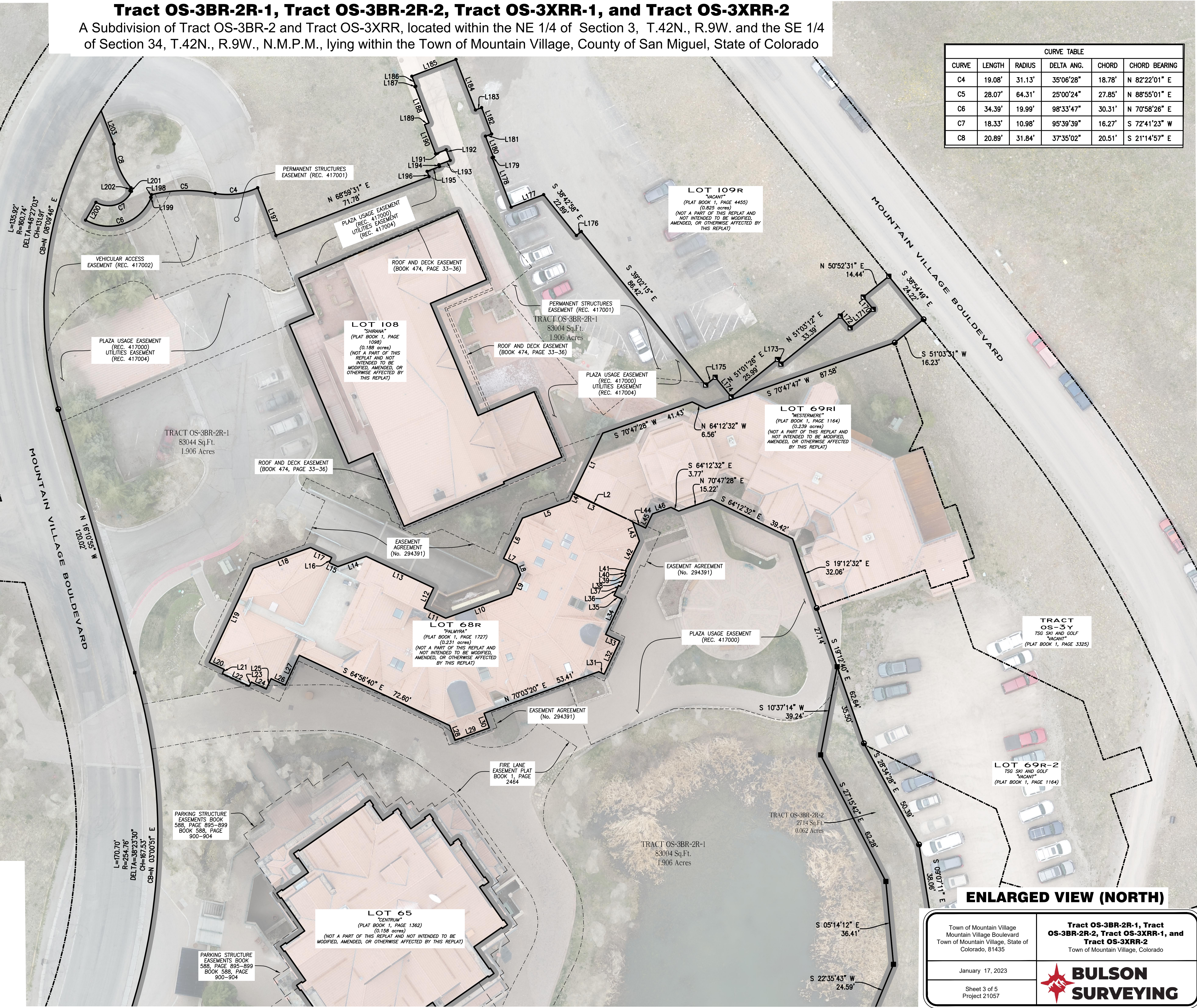
LINE TABLE		
LINE	BEARING	LENGTH
L170	N 39°24'38" W	6.93'
L171	N 51°16'41" E	12.95'
L172	S 40°02'13" E	6.72'
L173	S 37°49'46" E	2.54'
L174	S 39°17'23" E	11.07'
L175	N 50°47'01" E	5.35'
L176	N 51°17'18" E	2.76'
L177	N 68°58'02" E	15.23'
L178	S 21°00'16" E	23.19'
L179	S 71°58'11" W	0.63'
L180	S 21°00'51" E	9.84'
L181	S 70°27'28" W	2.86'
L182	S 20°50'52" E	12.34'
L183	N 69°09'48" E	2.87'
L184	S 21°06'47" E	23.69'
L185	N 69°07'57" E	20.65'
L186	N 21°14'48" W	4.74'
L187	N 64°04'52" E	0.36'
L188	N 21°00'44" W	16.99'
L189	N 68°26'45" E	2.11'
L190	N 20°55'47" W	13.62'
L191	S 69°08'03" W	4.96'
L192	N 20°46'31" W	4.98'
L193	N 69°10'42" E	5.31'
L194	N 19°54'42" W	0.82'
L195	N 68°47'50" E	5.83'
L196	N 20°31'36" W	2.51'
L197	S 20°53'50" E	22.37'
L198	N 18°04'39" E	1.25'
L199	N 68°18'27" W	0.21'
L200	S 30°15'19" W	9.00'
L201	S 71°09'58" E	0.68'
L202	S 17°41'43" W	1.37'
L203	S 21°00'05" E	15.65'

COUNTRY CLUB DRIVE

Legend	
●	FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 24966
○	FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 27605
•	FOUND 3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE
•	FOUND 3/4" BRASS TAG LS 27605 WITH FINISH NAIL EPOXYED IN HARDSCAPE
■	18" LONG No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 37662 (TO BE SET PRIOR TO PLAT RECORDATION)
■	3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE (TO BE SET PRIOR TO PLAT RECORDATION)
▲	FOUND 3/4" BRASS TAG LS 24966 WITH FINISH NAIL EPOXYED IN HARDSCAPE
■	FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 37662



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANG.	CHORD	CHORD BEARING
C4	19.08'	31.13'	35°06'28"	18.78'	N 82°22'01" E
C5	28.07'	64.31'	25°00'24"	27.85'	N 88°55'01" E
C6	34.39'	19.99'	98°33'47"	30.31'	N 70°58'26" E
C7	18.33'	10.98'	95°39'39"	16.27'	S 72°41'23" W
C8	20.89'	31.84'	37°35'02"	20.51'	S 21°14'57" E



ENLARGED VIEW (NORTH)

Town of Mountain Village
Mountain Village Boulevard
Town of Mountain Village, State of
Colorado, 81435

January 17, 2023

Sheet 3 of 5
Project 21057

Tract OS-3BR-2R-1, Tract
OS-3BR-2R-2, Tract OS-3XRR-1, and
Tract OS-3XRR-2

Town of Mountain Village, Colorado

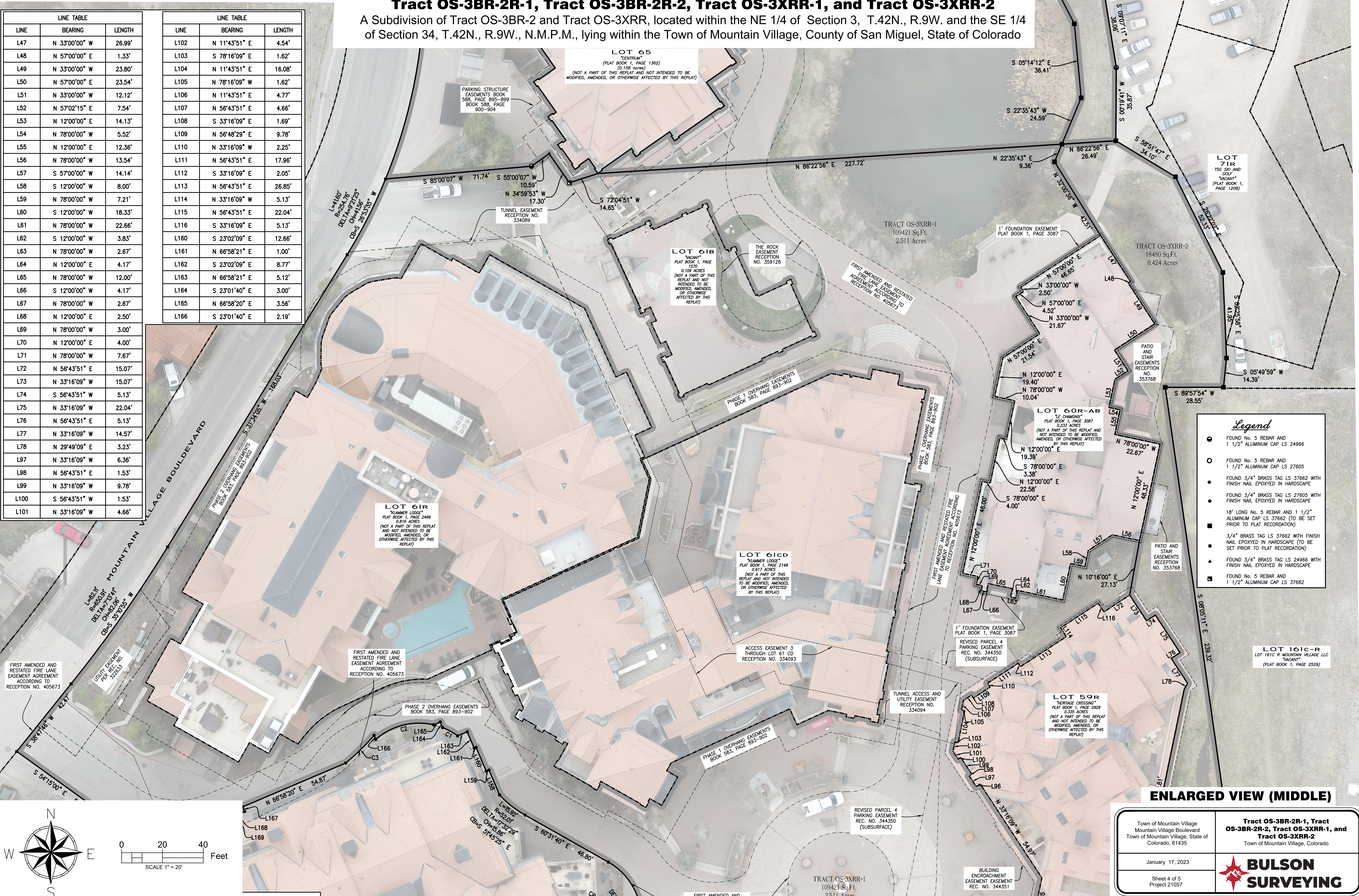
BULSON
SURVEYING

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LINE TABLE		
LINE	BEARING	LENGTH
L47	N 33°00'00" W	26.99'
L48	N 57°00'00" E	1.33'
L49	N 33°00'00" W	23.80'
L50	N 57°00'00" E	23.54'
L51	N 33°00'00" W	12.12'
L52	N 57°02'15" E	7.54'
L53	N 12°00'00" E	14.13'
L54	N 78°00'00" W	5.52'
L55	N 12°00'00" E	12.36'
L56	N 78°00'00" W	13.54'
L57	S 57°00'00" W	14.14'
L58	S 12°00'00" W	8.00'
L59	N 78°00'00" W	7.21'
L60	S 12°00'00" W	18.33'
L61	N 78°00'00" W	22.66'
L62	S 12°00'00" W	3.83'
L63	N 78°00'00" W	2.67'
L64	N 12°00'00" E	4.17'
L65	N 78°00'00" W	12.00'
L66	S 12°00'00" W	4.17'
L67	N 78°00'00" W	2.67'
L68	N 12°00'00" E	2.50'
L69	N 78°00'00" W	3.00'
L70	N 12°00'00" E	4.00'
L71	N 78°00'00" W	7.67'
L72	N 56°43'51" E	15.07'
L73	N 33°16'09" W	15.07'
L74	S 56°43'51" W	5.13'
L75	N 33°16'09" W	22.04'
L76	N 56°43'51" E	5.13'
L77	N 33°16'09" W	14.57'
L78	N 29°49'09" E	3.23'
L97	N 33°16'09" W	6.36'
L98	N 56°43'51" E	1.53'
L99	N 33°16'09" W	9.78'
L100	S 56°43'51" W	1.53'
L101	N 33°16'09" W	4.66'

LINE TABLE		
LINE	BEARING	LENGTH
L102	N 11°43'51" E	4.54'
L103	S 78°16'09" E	1.62'
L104	N 11°43'51" E	16.08'
L105	N 78°16'09" W	1.62'
L106	N 11°43'51" E	4.77'
L107	N 56°43'51" E	4.66'
L108	S 33°16'09" E	1.69'
L109	N 56°48'29" E	9.78'
L110	N 33°16'09" W	2.25'
L111	N 56°43'51" E	17.96'
L112	S 33°16'09" E	2.05'
L113	N 56°43'51" E	26.85'
L114	N 33°16'09" W	5.13'
L115	N 56°43'51" E	22.04'
L116	S 33°16'09" E	5.13'
L160	S 23°02'09" E	12.66'
L161	N 66°58'21" E	1.00'
L162	S 23°02'09" E	8.77'
L163	N 66°58'21" E	5.12'
L164	S 23°01'40" E	3.00'
L165	N 66°58'20" E	3.56'
L166	S 23°01'40" E	2.19'



Legend

- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 24966
- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 27605
- FOUND 3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE
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ENLARGED VIEW (MIDDLE)

Town of Mountain Village Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2 Town of Mountain Village, Colorado
January 17, 2023	
Sheet 4 of 5 Project 21057	

Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2
A Subdivision of Tract OS-3BR-2 and Tract OS-3XRR, located within the NE 1/4 of Section 3, T.42N., R.9W. and the SE 1/4 of Section 34, T.42N., R.9W., N.M.P.M., lying within the Town of Mountain Village, County of San Miguel, State of Colorado

LINE TABLE		
LINE	BEARING	LENGTH
L79	N 33°16'09" W	1.99'
L80	N 11°43'51" E	4.66'
L81	S 78°16'09" E	1.62'
L82	N 11°43'51" E	16.08'
L83	N 78°16'09" W	1.62'
L84	N 11°43'51" E	4.66'
L85	N 56°43'51" E	4.66'
L86	S 33°16'09" E	1.53'
L87	N 56°43'51" E	9.78'
L88	N 33°16'09" W	1.53'
L89	N 56°43'51" E	4.66'
L90	S 78°16'09" E	8.54'
L91	N 11°43'51" E	6.42'
L92	N 56°43'51" E	21.04'
L93	N 11°43'51" E	2.08'
L94	N 56°43'51" E	2.06'
L95	N 11°43'51" E	18.00'
L96	S 56°43'51" W	2.37'
L97	N 33°16'09" W	6.36'
L117	N 51°00'00" W	3.00'
L118	N 39°00'00" E	6.67'
L119	N 51°00'00" W	3.00'
L120	N 39°00'00" E	2.83'
L121	N 51°00'00" W	20.50'
L122	S 39°00'00" W	12.00'
L123	S 39°00'00" W	1.50'
L124	S 51°37'43" E	2.40'
L125	S 38°13'29" W	4.17'
L126	S 06°31'51" E	11.99'
L127	N 84°07'24" E	9.43'
L128	N 06°21'53" W	14.61'
L129	S 45°47'43" W	1.46'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA ANG.	CHORD BEARING
C2	30.29'	32.01'	54°13'48"	N 75°49'07" E
C1	8.39'	32.01'	15°00'57"	S 61°13'13" E
C3	19.39'	117.68'	9°26'26"	N 45°39'44" E

LINE TABLE		
LINE	BEARING	LENGTH
L130	N 51°45'08" W	13.58'
L131	S 37°33'49" W	7.17'
L132	N 65°57'35" W	22.00'
L133	S 37°47'22" W	4.92'
L134	S 39°58'05" E	2.44'
L135	S 65°44'44" W	1.28'
L136	S 25°04'17" E	2.12'
L137	S 60°01'05" W	19.08'
L138	N 64°55'49" W	2.17'
L139	S 64°55'49" E	4.64'
L140	S 25°04'11" W	4.76'
L141	S 64°55'49" E	1.54'
L142	S 43°07'36" W	8.35'
L143	S 66°58'20" W	8.31'
L144	S 23°01'40" E	1.65'
L145	S 66°58'20" W	3.12'
L146	S 23°01'40" E	1.84'
L147	S 66°58'20" W	7.72'
L148	S 23°01'40" E	4.97'
L149	S 43°07'36" W	3.75'
L150	S 66°58'20" W	4.71'
L151	S 23°01'40" E	2.08'
L152	S 43°07'36" W	6.30'
L153	S 85°58'20" W	1.49'
L154	S 04°01'40" E	1.38'
L155	S 43°07'36" W	4.58'
L156	S 85°58'20" W	2.30'
L157	S 04°01'40" E	2.13'
L167	N 23°01'40" W	2.45'
L168	N 66°58'20" E	8.09'
L169	N 23°01'40" W	4.02'

LOT 38-50-51R
"THE MADELINET"
PLAT BOOK 1, PAGE 4849
(NOT A PART OF THIS REPLAT AND NOT
INTENDED TO BE MODIFIED, AMENDED, OR
OTHERWISE AFFECTED BY THIS REPLAT)

FIRST AMENDED AND
RESTATED FIRE LANE
EASEMENT AGREEMENT
ACCORDING TO RECEPTION
NO. 405673

LOT 37
"COLUMBIA PLANT"
PLAT BOOK 1, PAGE 700
0.097 ACRES
(NOT A PART OF THIS REPLAT
AND NOT INTENDED TO BE
MODIFIED, AMENDED, OR
OTHERWISE AFFECTED BY THIS
REPLAT)

LOT 52
"THE PLAZA"
PLAT BOOK 1, PAGE 1188
0.337 ACRES
(NOT A PART OF THIS REPLAT AND
NOT INTENDED TO BE MODIFIED,
AMENDED, OR OTHERWISE AFFECTED
BY THIS REPLAT)

TRACT OS-3U
"VACANT"
TSG SKI AND GOLF
(PLAT BOOK 1, PAGE 3325)

REVISED PARCEL 4
PARKING EASEMENT
REC. NO. 344350
(SUBSURFACE)

BUILDING
ENCROACHMENT
EASEMENT EASEMENT
REC. NO. 344351

BUILDING
ENCROACHMENT
EASEMENT EASEMENT
REC. NO. 344351

TRACT OS-3XRR-2
18450 Sq.Ft.
0.424 Acres


LOT 53A
"GONDOLA STATION"
TSG GONDOLA LLC
(PLAT BOOK 1, PAGE 2036)

TRACT OS-3XRR-1
109421 Sq.Ft.
2.511 Acres

TRACT OS-3U
"VACANT"
TSG SKI AND GOLF
(PLAT BOOK 1, PAGE 3325)

- Legend**
- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 24966
 - FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 27605
 - FOUND 3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE
 - FOUND 3/4" BRASS TAG LS 27605 WITH FINISH NAIL EPOXYED IN HARDSCAPE
 - 18" LONG No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 37662 (TO BE SET PRIOR TO PLAT RECORDATION)
 - 3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE (TO BE SET PRIOR TO PLAT RECORDATION)
 - ▲ FOUND 3/4" BRASS TAG LS 24966 WITH FINISH NAIL EPOXYED IN HARDSCAPE
 - FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 37662

ENLARGED VIEW (SOUTH)

Town of Mountain Village Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2 Town of Mountain Village, Colorado
January 17, 2023	 BULSON SURVEYING
Sheet 5 of 5 Project 21057	

