

**PLAT NOTES**

**Standard Plat Note for The General Agricultural District**

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 the General Agricultural District as they may be listed in the Montrose County Zoning Resolution, as amended from time to time. The allowable uses in the General Agricultural Zone District may involve odors, dust, noise, chemical application, agricultural equipment and livestock traffic, and non-standard operating hours which may impact nearby residential uses.

**Standard Plat Note for Engineered ISDS**

Engineered Individual Sewage Disposal Systems (ISDS) that meet the requirements of the Montrose County Board of Health Regulations and State Health Department Guidelines are required on all lots in this Subdivision.

**Standard Plat Note for Engineered Foundation**

Engineered foundations that have been designed, inspected, and approved by a Colorado Registered Professional Engineer are required on all lots in this Subdivision. Such design shall be based on proper site specific soils evaluation performed by a Colorado Registered Professional Engineer or a Professional Geologist.

**Standard Plat Note for Temporary Cut-De-Sac Dedication**

Tracts A & B, are for the purpose of providing a TEMPORARY TURN-A-ROUND and are granted, dedicated, and conveyed to the County of Montrose in fee simple for use as a Public Way until the respective road(s) is extended by proper dedication, at which time Tracts A & B will automatically revert to and become part of the respective lots as platted.

**Standard Plat Note for Radon Gas**

Construction on Lots 1 thru 33 shall utilize methods to seal the living spaces from invasion of RADON GAS and/or provide adequate ventilation to prevent the buildup of harmful gas concentrations.

**Standard Plat Note Common Driveway Easement**

Property owners of Lots 7, 8 and 9, Lots 21 and 22, Lots 23, 24 and 30, Lots 25, 26 and 28 share a COMMON DRIVEWAY EASEMENT which driveway has been constructed by the subdivider within said easement. Such easement has been created to provide a common driveway to serve as sole access to the aforementioned properties. Such common driveway easement is superior and paramount to the rights of either property owner in the respective servient estates. The common driveway easement is a covenant that shall run with the land. The property owners shall equally share the costs and expenses of maintaining and repairing the common driveway. Such repair and maintenance responsibilities shall include, but are not limited to: filling of chucks, regrading, resurfacing, culvert repair or replacement, snow removal, and weed control.

Access for emergency vehicles may not be adequate, depending on construction and maintenance of the private drives serving Lots 7-9, 21, 22, 23, 24, 25, 26, 28, and 30.

**Standard Plat Note for Severed Mineral Rights**

The subdivision of the property shown on this Plat shall not be construed to alter or impair the rights of the owners of any severed mineral interests that may be in effect.

**Standard Plat Note for Geotechnical Report**

A Geotechnical Report was prepared by Lambert and Associates for this subdivision and is on file with Montrose County Land Use Department and may be reviewed by interested parties during regular working hours. Copies may be obtained from the geologist, subdivider, builder, or realtor.

**Relocation of existing ditches & Farm Roads**

Existing ditches and farm roads to be relocated within easements unless shown otherwise.

**Access Denied**

Access to Lots 1-6, 8 and 9 from the 60' Access & Utility easement Reception #526245 is prohibited.

**Outlets**

Outlets A, and B are for future development.

**Zoning**

Subject property is zoned General agricultural.

Terrace Heights Subdivision & St. Joseph property is zoned General Residential.

All other property adjacent to subject property is zoned General Agricultural.

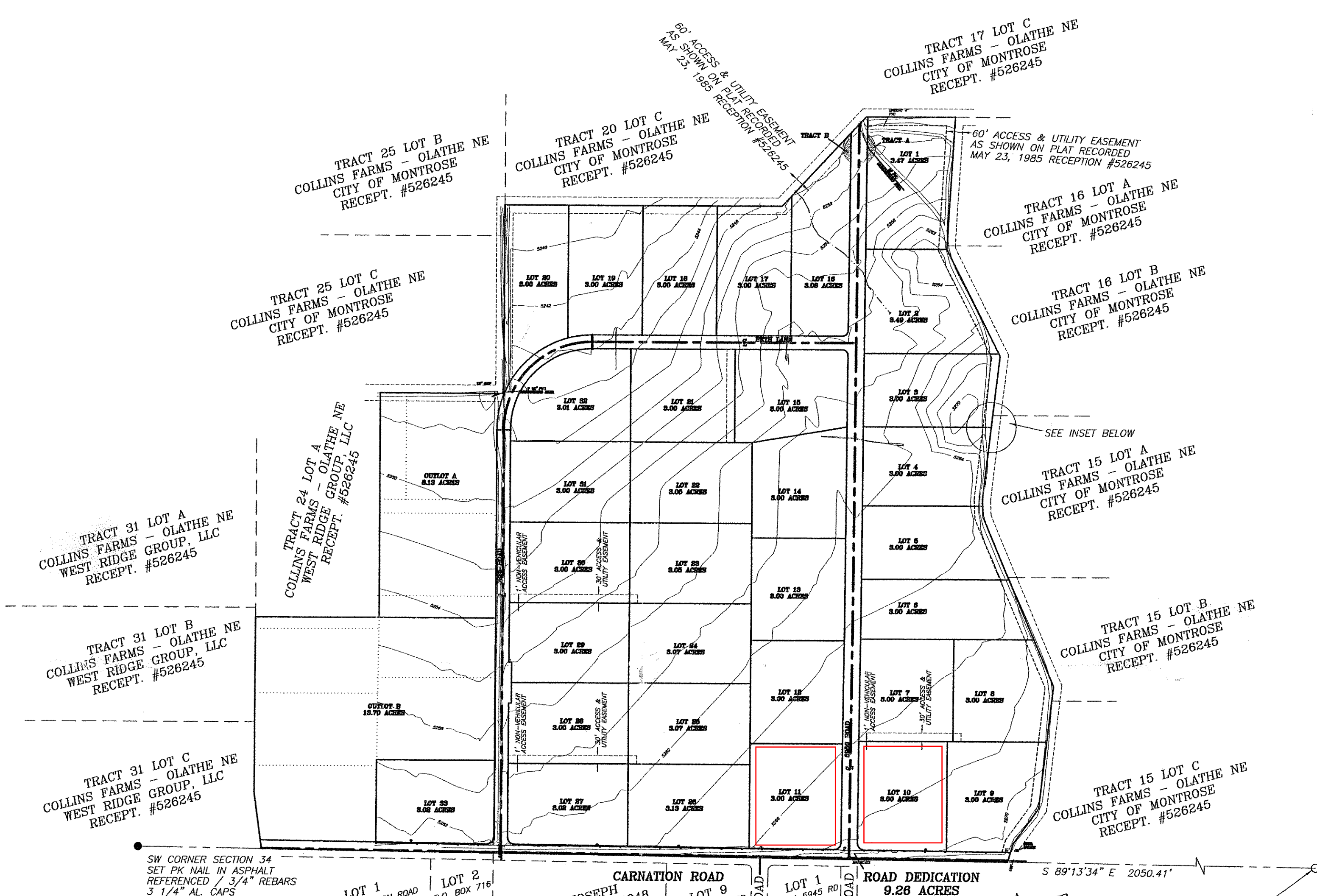
**Fences**

Fences and irrigation facilities to be relocated outside of right-of-way prior to final plat recordation.

**Outlets**

The outlets shown on this plat have not been approved as developable or salable lots by Montrose County. These outlets may not be sold and no permits of any kind shall be issued for these outlets until such time as the outlets have been reviewed and approved as part of a County Subdivision process.

**SKETCH & PRELIMINARY PLAN  
LISA LOTS  
SUBDIVISION  
WITHIN SECTION 34  
T.51N. R.10W. N.M.P.M.  
MONTROSE COUNTY, COLORADO**



**Certificate of Ownership and Dedication**

Know all men by these presents that we the undersigned being the owners of certain lands in Montrose County, Colorado, described as LOTS A, B & C TRACT 21; LOTS A, B & C TRACT 22; LOTS A, B & C TRACT 23; LOTS B & C TRACT 24, AS SHOWN ON PLAT OF DESCRIPTION RECORDED MAY 23, 1985 IN PLAT BOOK 12 AT PAGE 578, BEING SITUATE IN SECTIONS 34, TOWNSHIP 51 NORTH, RANGE 10 WEST, NEW MEXICO PRINCIPAL MERIDIAN, CONTAINING 131.55 ACRES, have by these presents cause same, to be laid out, platted and subdivided into lots, as shown on this plat, under the name and style of LISA LOTS SUBDIVISION and do hereby grant and dedicate in fee simple to the County of Montrose, State of Colorado, for the use of the public as noted on this plat, the roads, streets, courts, places, and alleys hereon shown. We do hereby grant and dedicate to the County perpetual easements, as shown hereon, for the use of public utility suppliers, 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 maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

Owners

WEST RIDGE GROUP LLC.

Signature \_\_\_\_\_ Signature \_\_\_\_\_

STATE OF COLORADO  
COUNTY OF MONTROSE  
The foregoing signatures were acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ AD, 20\_\_ by \_\_\_\_\_

My commission expires \_\_\_\_\_ Witness my

hand and seal \_\_\_\_\_  
Notary Public

**Proof of Title**

**Title Insurance**

The land herein platted and shown upon the written plat is covered by a current policy of title insurance with \_\_\_\_\_ Company.

**Policy Number** \_\_\_\_\_

**Surveyor's Certificate**

I, Frederick A. Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no visible roads, irrigation ditch encroachments or other apparent rights-of-way or easements existing on or across said property except as shown on this plat and that this plat accurately represents a survey made by me and conforms to all Montrose County Subdivision Regulations and applicable state laws. I further certify that the monuments shown hereon actually exist, and their positions are as shown.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
P.L.S. No. 37690

**County Treasurer's Certificate**

**STATE OF COLORADO  
COUNTY OF MONTROSE**

I, the undersigned, County Treasurer, in and for said County, do hereby certify that there are no unpaid taxes, or unredemmed tax sales, as appears of record in this office on the above described subdivision.

In witness whereof, I have hereunto set my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_ AD, 20\_\_.

Treasurer of Montrose County, Colorado

By \_\_\_\_\_ Deputy,

**Certificate of Project Engineer**

All required improvements have been installed in conformance with the approved Plan and profile and with all applicable codes, standards and reviews.

\_\_\_\_\_, Date \_\_\_\_\_

**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 at \_\_\_\_\_ m. on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Reception No. \_\_\_\_\_

by \_\_\_\_\_, Deputy  
County Clerk and Recorder

**Protective Covenants**

Protective covenants for LISA LOTS SUBDIVISION are recorded separately in the office of the Montrose County Clerk and Recorder.

Reception No. \_\_\_\_\_, Date Recorded \_\_\_\_\_

**SKETCH & PRELIMINARY PLAN**

**LISA LOTS  
SUBDIVISION  
WITHIN SECTION 34  
T.51N. R.10W. N.M.P.M.  
MONTROSE COUNTY, COLORADO**

Dwg. F.A.B.	Field C.P. B.I.B.
Applicant: Phillip Ernest Anselmo Member, West Ridge Group L.L.C. 101 South 3rd Street Montrose CO. 81401 (970)252-9700	
SURVEYOR: FRED BALLARD	SUBDIVIDER: WEST RIDGE GROUP
DATE: 03 NOVEMBER, 2005	SHEET 1 OF 4
REV: 02 MAY, 2006	JOB NO. GVS5169 - 5950RD3

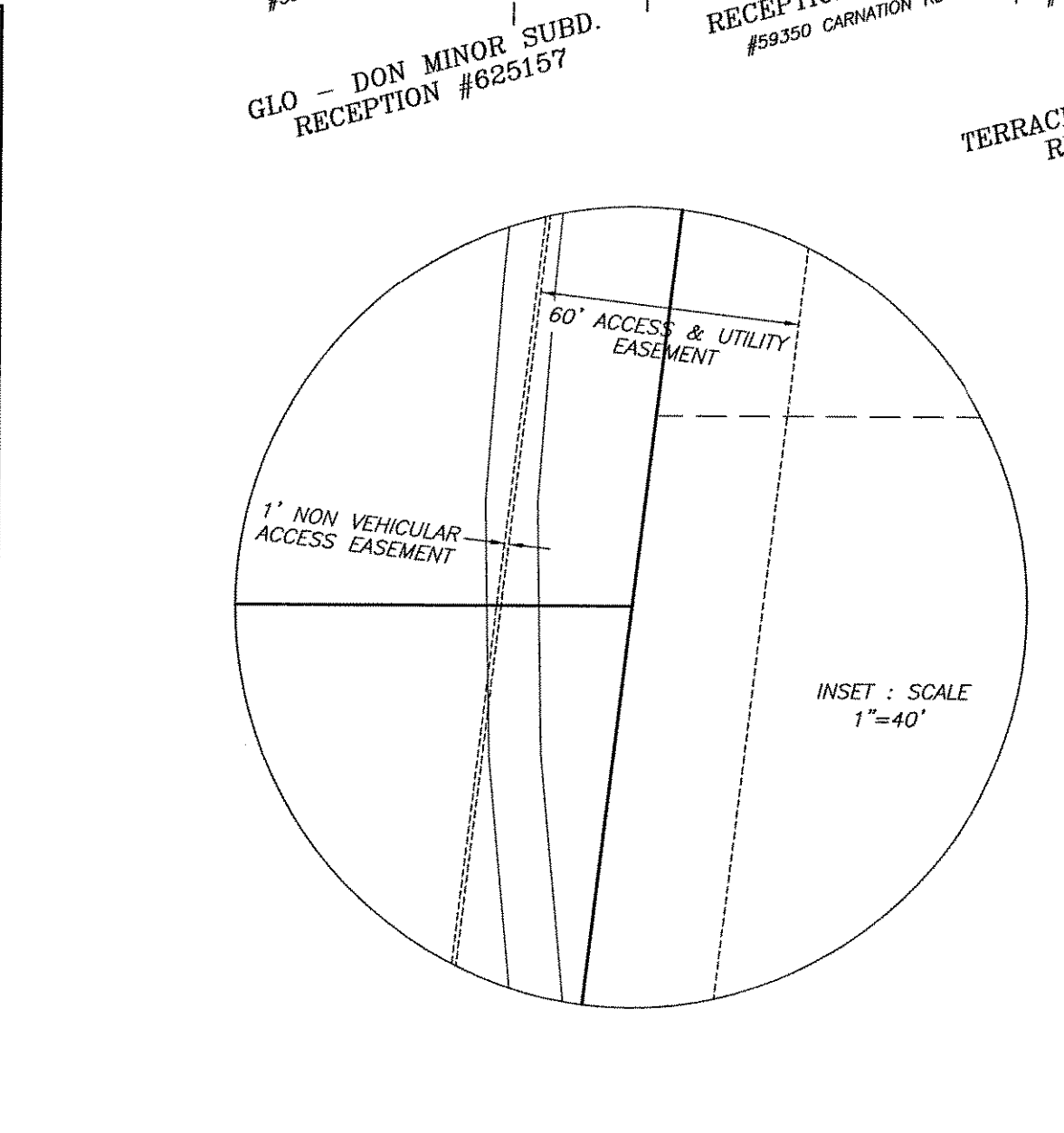
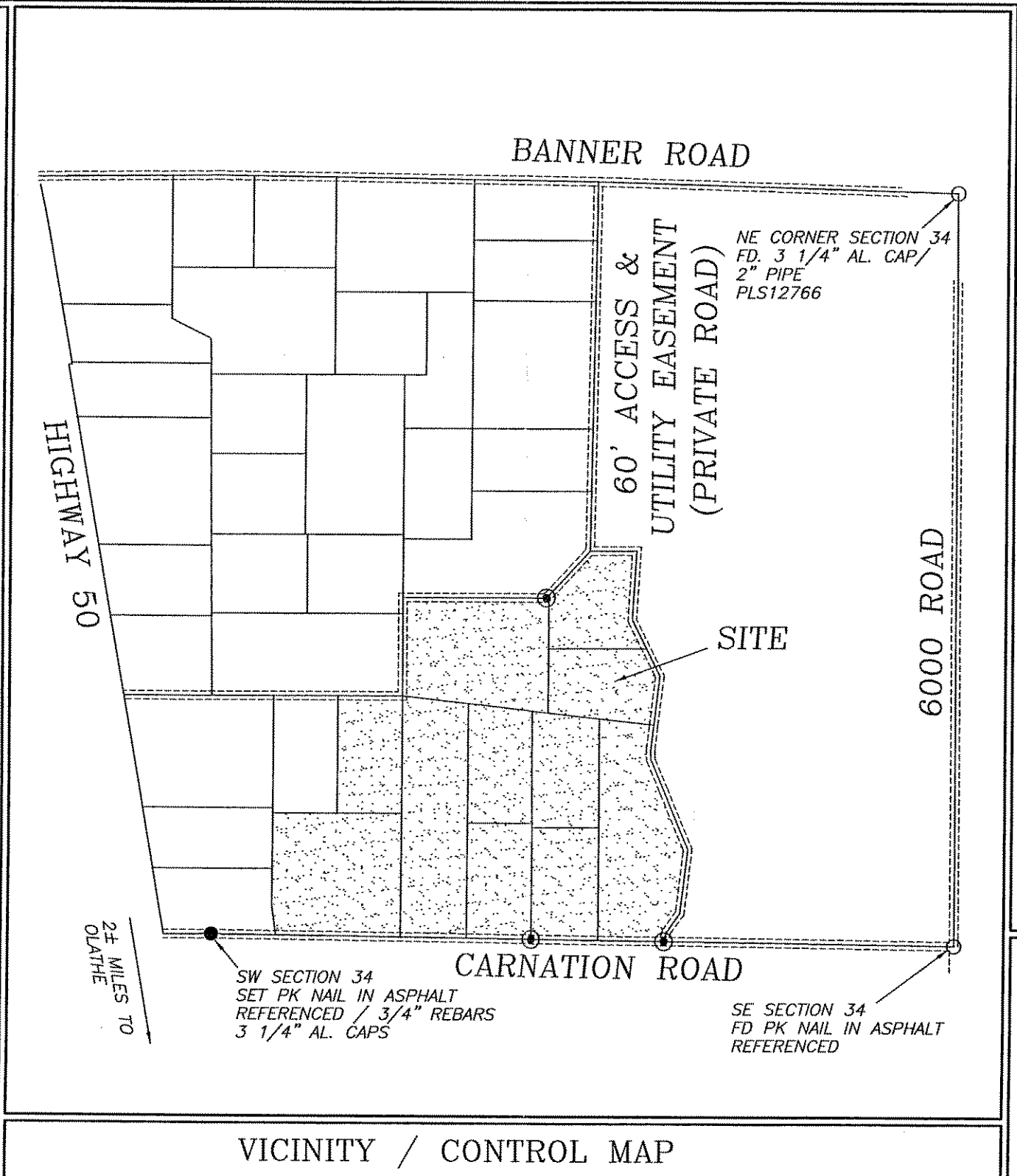
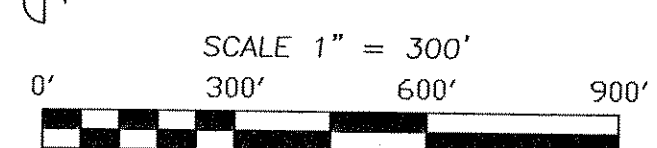
**TYPICAL LEGEND**

ALL SYMBOLS MAY NOT BE USED

- Set 5/8" rbr./2" al. cap PLS37690 or as noted
- Set 5/8" rbr./2" al. cap W.C. or linepin PLS37690
- ⊕ 3/4" rebar/3 1/4" al. cap PLS37690
- ⊙ fd. rebar / cap PLS12180
- fd. rebar / cap PLS12766 or as noted
- ◆ GLO/BLM/BuRec/USFS

- fencelines
- Electric (overhead)
- Gas line
- Water line
- Easement
- Previous Parcel Boundary
- Edge stream/river

**BASIS OF BEARINGS:**  
S.00°03'29"E. FROM NE SECT. COR (MONUMENTED BY A PIPE / CAP PLS12766) TO THE SE SECT. COR OF SEC. 34 (REFERENCED PK NAIL) PER GPS OBSERVATION



NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within three years after such defect is discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.

