

PRELIMINARY PLAT
CROSSROADS PARK II SUBDIVISION

SITUATED IN THE NW1/4SW1/4 SECTION 23, T49N, R9W, N.M.P.M.
ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO
FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION

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:

Lot 1, Enderich Minor Subdivision, according to the Plat recorded August 30, 1979 in Book 12 at Page 24, County of Montrose, State of Colorado, containing 1.816 acres.

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of CROSSROADS PARK II SUBDIVISION and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, 6600 Road, Locust Road, Taylor Drive and Trysten Drive, as hereon shown. The easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities, and 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.

OWNER: CROSSROADS PARK II, LLC, A NEVADA LIMITED LIABILITY COMPANY

by: _____ Title _____
Tim Clifford

Executed this _____ day of _____, 20____.

STATE OF _____ ss.

COUNTY OF _____
The above Certificate of Dedication and Ownership was acknowledged before me

on this _____ day of _____, 20____.

by Tim Clifford _____, of CROSSROADS PARK II, LLC.

Witness my hand and official seal. My commission expires _____.

Notary

ATTORNEY'S CERTIFICATE

I, _____, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined Title Policy No. 0X87019559.14358315 issued by Land Title Guarantee Company, dated January 11, 2022 (the "Title Policy"), which insures to CROSSROADS PARK II, LLC, A NEVADA LIMITED LIABILITY COMPANY 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.

Attorney _____
Registration No. _____ Date _____

ENGINEER'S CERTIFICATE

I, _____, a Registered Engineer in the State of Colorado, do hereby certify that the sanitary sewer system, water distribution system and the storm drainage system shown on the accompanying plans of this Subdivision are properly designed, meet City of Montrose specifications, and are adequate to properly serve the Subdivision shown hereon. I further certify that the sanitary sewer system, water distribution system, storm drainage system, streets, parks, and other improvements are designed and constructed in accordance with applicable City specifications and regulations.

Colorado Professional Engineer _____
Registration No. _____ Date _____

SURVEYOR'S CERTIFICATE

I, William D. Wiley 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, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown.

William D. Wiley _____
Colorado Registered Land Surveyor
Registration No. 12180

Date _____

CERTIFICATE OF COMPLETED IMPROVEMENTS

I, _____, 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 except as follows:

City Engineer _____
Registration No. _____ Date _____

TOTAL AREA = 1.816 ACRES
LOCUST ROAD & 6600 ROAD DEDICATION AREA = 5,540 SQ.FT.
TAYLOR DRIVE & TRYSTEN DRIVE DEDICATION AREA = 18,295 SQ.FT.
OPEN SPACES A & B AREA = 14,957 SQ.FT.
TOTAL AREA = 79,099 SQ.FT.
MINUS LOCUST ROAD & 6600 ROAD DEDICATION AREA = 5,540 SQ.FT.
73,559 SQ.FT.
20% OF 73,559 SQ.FT. = 14,712 SQ.FT.
PROJECT OPEN SPACE AREA = 14,957 SQ.FT.

APPROVAL OF PRELIMINARY PLAT

Sue Murphy 3/8/2023
City Engineer Date
Donna M. May 3/6/2023
City Attorney Date
D.J.E. 3/6/23
Chair, Planning Commission Date
Jim Hull 3-8-23
Mayor, City Council Date

LINE TABLE	
BEARING	DISTANCE
L1 N39°58'12"E	13.56'
L2 N45°00'00"W	9.90'
L3 EAST	20.00'
L4 NORTH	9.40'

CURVE TABLE				
NO.	LENGTH	DELTA	RADIUS	CHORD BEARING DISTANCE
C1	23.67'	54°14'53"	25.00'	N62°52'33"W 22.80'
C2	16.19'	37°05'53"	25.00'	N30°36'01"W 15.91'
C3	15.60'	35°45'07"	25.00'	N17°52'33"W 15.35'

LEGEND
▲ = FOUND NO. 5 REBAR & SURVEY CAP LS12180
REC = RECORDED ON PLAT OF ENDERICH MINOR SUBDIVISION
MEA = MEASURED IN FIELD
MCR = MONTROSE COUNTY RECORDS
[] = DEDICATED STREET OR ROAD RIGHT OF WAY AREA
--- = EASEMENT LINE
--- = CENTERLINE

APPROVAL OF CITY MANAGER

Approved this _____ day of _____, 20____.

by _____, City Manager of the City of Montrose.

City Manager

APPROVAL OF CITY COUNCIL

Approved this _____ day of _____, 20____.

by _____, Mayor of the City of Montrose.

Mayor

APPROVAL OF CITY ATTORNEY

Approved for recording this _____ day of _____, 20____.

by _____, City Attorney of the City of Montrose.

City Attorney

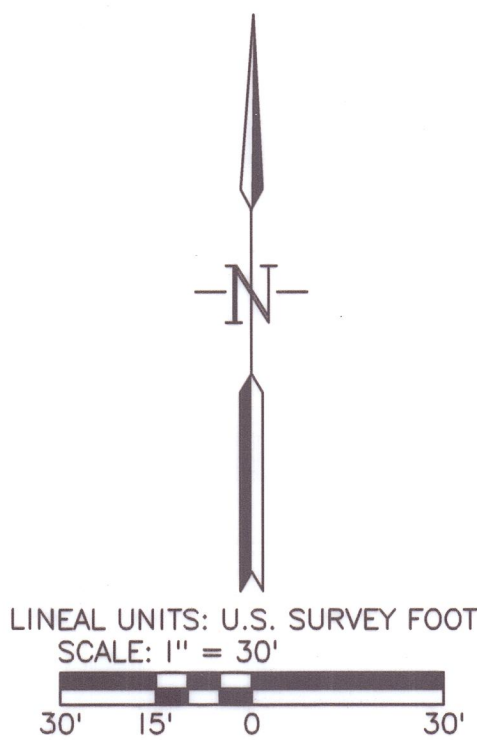
RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado,

at the time of _____ on the _____ day of _____, 20____.

under Reception No. _____.

Clerk & Recorder _____ by _____ Deputy
Montrose County, Colorado



***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 certification shown hereon.*

CF: <u>CROSSROADS 2</u> Plot Scale <u>1"=30'</u> Book <u>0</u> Page <u>0</u> LLJ DATE <u>7/28/22</u>	PRELIMINARY PLAT CROSSROADS PARK II SUBDIVISION SITUATED IN THE NW1/4SW1/4 SEC. 23, T49N, R9W, N.M.P.M. ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION FOR: CROSSROADS PARK II, LLC MESA SURVEYING ASSOCIATES INC. P.O. Box 1287 Montrose, CO 81402 (970)-240-9994 Sheet <u>1</u> of <u>2</u> File No. <u>22-69</u>
REVISIONS: 8/7/2022 9/19/2022 11/9/2022 12/9/22 per city 1/11/23 per city 1/12/23 SUB	

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ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO
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1. LOCAL IMPROVEMENT DISTRICT

All lots platted hereon shall be subject to an assessment for the costs to construct improvements to that portion of Locust Road and 6600 Road that abut the Subdivision, said improvements including curb, gutter, sidewalk, drainage, base and pavement, and other related improvements. The Montrose City Clerk is hereby appointed as the Attorney-in-fact of each of the owners of the Crossroads Park II Subdivision for the purposes of executing improvement district petitions on their behalf, voting on their behalf in any election to approve any financial obligations for such improvement districts and for all other purposes related to the formation of such districts and construction of such improvements. These obligations shall run with the land and be binding upon all successors in interest to the said lots.

2. DRAINAGE EASEMENTS

The drainage easement(s) shown hereon shall be owned and maintained by the owners of the lots encumbered by the easement or by the Crossroads Park II Subdivision HOA as noted on plat in a manner that preserves the grade as originally established and so as to not impede the free flow of water in any way, including but not limited to the construction of fencing and other improvements, or the planting or encroachment of trees and shrubs and other impeding vegetation. The City is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or improvements as located within said easements. Upon failure to properly maintain the drainage easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owners, and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

3. IRRIGATION EASEMENTS

The irrigation easement(s) shown hereon shall be owned and maintained by the owners of the lots encumbered by the easement or by the Crossroads Park II Subdivision HOA as noted on plat and shall not be impeded or altered in any way so as to impact the historic delivery of water, unless otherwise agreed by all owners of interest in said easements or any water rights associated therewith. The City is not responsible or liable in any manner for the maintenance, repair, or operation of any irrigation pipelines, improvements or ditches as located within said easements. Upon failure to properly maintain the irrigation easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owner(s), and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

4. PRIVATELY OWNED OPEN SPACE, PARKS, AND OTHER IMPROVEMENTS

All open spaces (Tracts A and B) and Tract C Offstreet Parking Area now existing or hereafter conveyed, shall be owned and maintained by an owners' association, or until such time as an owners' association is lawfully formed for such purposes, by the owners of all lots final platted in Crossroads Park II Subdivision jointly and severally. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such properties and/or improvements, nor shall the City be responsible for future dedications of such properties. Upon failure to properly maintain such properties and/or improvements shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed, and assess the costs thereof to such owner(s), or the City may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

5. MONEY IN LIEU OF SCHOOL LAND DEDICATION

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 Section 4-7-7(C)(7) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-IJ School District.

6. MONEY IN LIEU OF PARK LAND DEDICATION

All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of park 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 parkland 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-IJ School District

7. No residential units may be placed on Tracts A, B or C.

8. FINAL PLAT CONDITIONAL APPROVAL

The approval of the Crossroads Park II Subdivision Final Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns.

9. CONVEYANCE OF PRIVATE PARKS, OPEN SPACES AND OFF STREET PARKING AREA TO OWNERS' ASSOCIATION

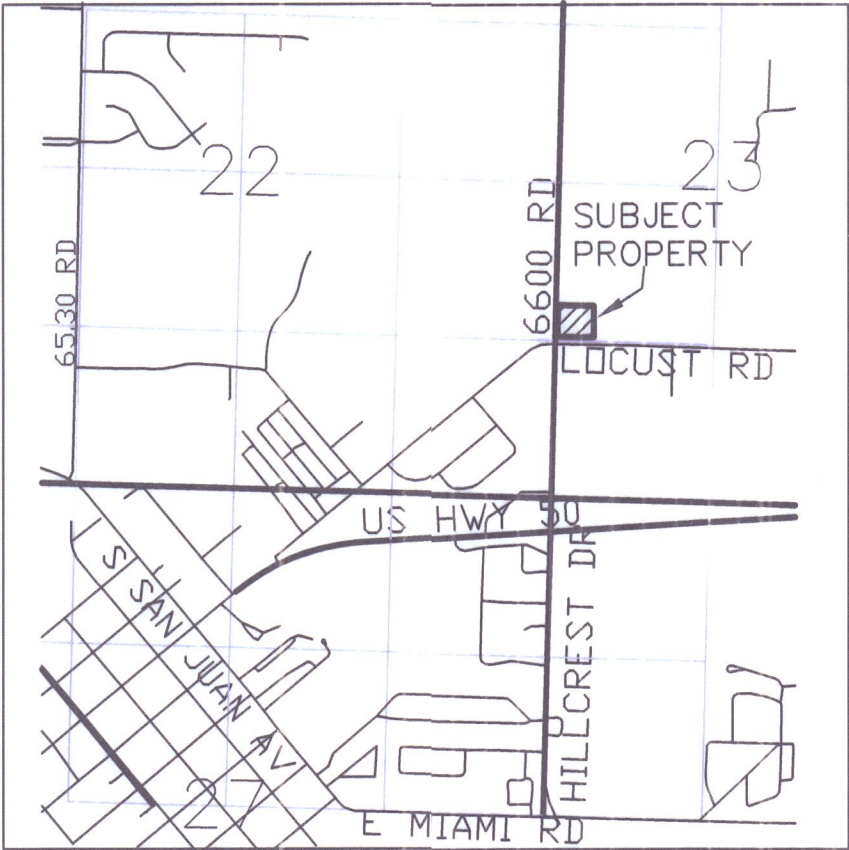
By executing this Plat, the owner(s) whose signature(s) appear hereon, joined by the Lienholder(s) if any, whose signatures also appear on this Plat, for and in consideration of TEN AND NO/100 DOLLARS(\$10.00), and other good and valuable consideration, in hand paid, hereby sell(s) and quit claim(s) to Crossroads Park II Subdivision HOA Tracts A, B and C as shown and designated on this Plat.

10. CERTIFICATE OF GOOD STANDING

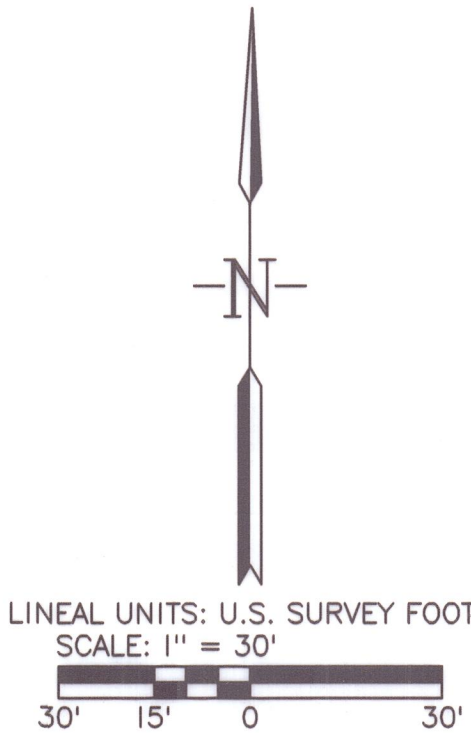
The owner(s) whose signature(s) appear on the Certificate of Dedication and Ownership on this Plat have provided the City a current, valid, Certificate of Good Standing, bearing Confirmation No. _____, from the Colorado Secretary of State, as proof of the above named HOA of Owners' Association entity's: i) compliance with all applicable requirements of the Colorado Secretary of State, and ii) good standing with the Colorado Secretary of State.

11. DECLARATION OF COVENANTS RECORDED

The Declaration of Covenants, Conditions, and Restrictions for Crossroads Park II Subdivision HOA, applicable to the development platted hereon, and made binding to the entity named above, was recorded under Reception No. _____, on the _____ day of _____, 20____ in the office of the Montrose County Clerk and Recorder.



VICINITY MAP



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 certification shown hereon.'

CF: CROSSROADS 2 Plot Scale 1"=30' Book 0 Page 0 LLJ DATE 7/28/22		PRELIMINARY PLAT CROSSROADS PARK II SUBDIVISION	
REVISIONS: 9/7/2022 9/19/2022 11/9/2022 12/5/22 city 1/11/23 city 1/12/23 sub		SITUATED IN THE NW1/4SW1/4 SEC. 23, T49N, R9W, N.M.P.M. ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION	
		FOR: CROSSROADS PARK II, LLC	
		MESA SURVEYING ASSOCIATES INC. P.O. Box 1287 (970)-240-9994 Montrose, CO 81402	
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