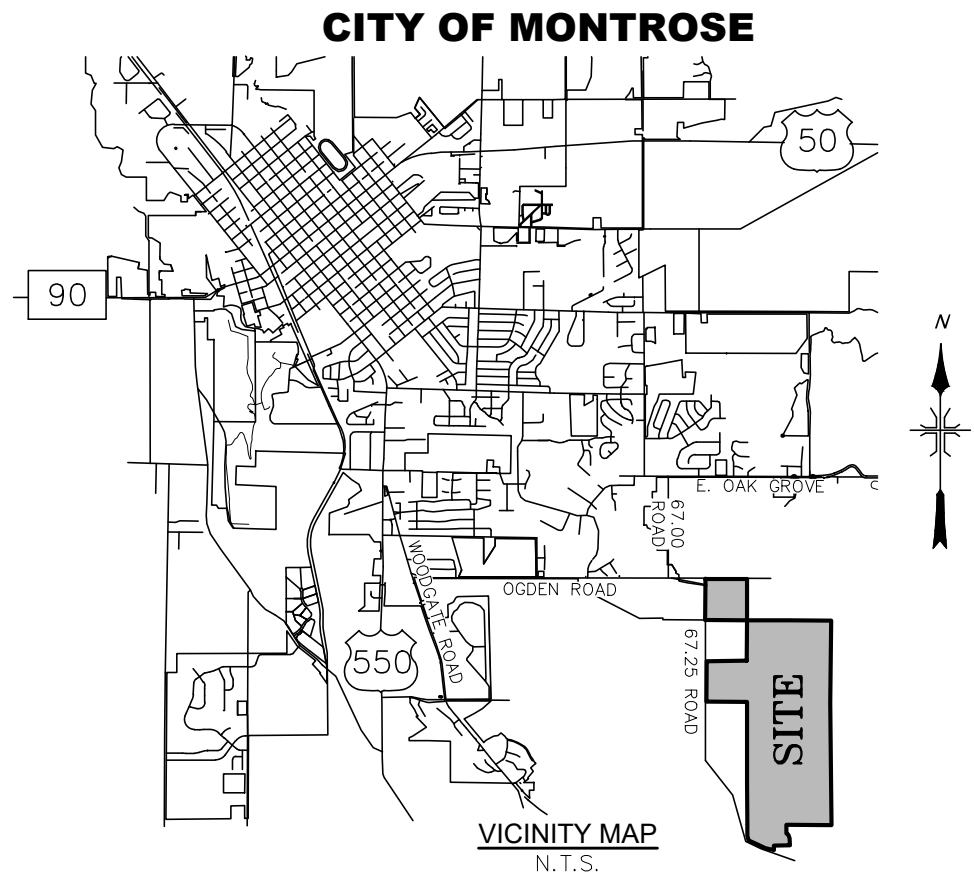


BROWN RANCH SUBDIVISION AMENDMENT 4 PRELIMINARY PLAT

SITUATED IN GOVERNMENT LOT 14, AND THE NW ¼SE ¼ OF SECTION 2,
TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN,
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



AREA SUMMARY

LOTS L4–L20 = 9.190 ac.

LOTS C1–C24 = 5.597 ac.

OPEN SPACE (Previously Dedicated)

RIGHT-OF WAY = 2.446 ac.

BROWN RANCH SUBDIVISION
AMENDMENT NO. 4 TOTAL AREA = 17.233 ac.

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:

A tract of land situated in Government Lot 14 and the NW¼SE¼, of Section 2, Township 48 North, Range 9 West, New Mexico Principal Meridian, City of Montrose, Colorado, more particularly described as follows:

Outlot 2a of Brown Ranch Filing No. 4 and Outlot A102 of Brown Ranch Filing No. 6

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of Brown Ranch Subdivision Amendment 4 Preliminary Plate, and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Galway Lane, Kilarnay Court, Chestnut Drive, as hereon shown.

The utility easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utility purposes, including but not limited to water, sewer, electrical, telephone, gas, communications, fiber optic, 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 _____ day of _____, 20____

Sunshine of Montrose, Inc.

John T. Moir / Vice President

STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication was acknowledged before me on this

_____ day of _____, 20____, by _____

Witness my hand and official seal.
My commission expires _____

Notary

(SEAL)

APPROVAL OF PRELIMINARY PLAT

City Engineer _____ Date _____
Scott Murphy, P.E.

City Attorney _____ Date _____
Stephen Alcorn

City Planning Commission Chair _____ Date _____
David Fischering

City Mayor _____ Date _____
Douglas Glaspell

SCHOOL LAND DEDICATION

Outlot #1, Brown Ranch Filing #1, recorded 5 December, 2003 under Reception No. 713206, and amended by Brown Ranch Filing #1 Amended Plat of Outlot 1, recorded on 9 July, 2007 under Reception No. 776816, is dedicated and conveyed to Montrose County School District RE–1J by warranty deed recorded on 7/9/2007, under Reception No. 776817, in the records of the Montrose County Recorder, for use as a site for an elementary school. The Owner, Sunshine of Montrose, Inc., and its successors in interest, retains first right of refusal to repurchase the site from School District RE–1J in the event the District should decide not to construct a school on the site, and offers the site for sale. Dedication of this site satisfies the requirement by the City of Montrose for school land dedication or payment of fees in lieu thereof for the first 835 lots or residential units to be platted in this project. Additional payment to the City may be required beginning with lot #836, unless lots or individual residential units are, or previously have been, exempted under terms of City Code.

FIRE DISTRICT LAND DEDICATION

Outlot 3A, Brown Ranch Filing #1, recorded 5 December, 2003 under Reception No. 713206, and amended by Brown Ranch Filing #1 Amended Plat of Outlot #1 and Outlot #3A, recorded on 9 July, 2007 under Reception No. 776816, is reserved for dedication to the Montrose Fire District as specified in the terms and conditions in the dedication language on said Amended Plat.

OFFSITE IMPROVEMENT AGREEMENT

All residential units constructed hereon shall be subject to an assessment of Two Thousand One Hundred Thirty One dollars and two cents (\$2,131.02) per unit to be paid at the time of building permit issuance, which assessment shall represent the unit's total cost assessment to construct offsite road infrastructure improvements in accordance with City specifications as follows: Approximately 9,200 linear feet of Ogden Road located between 67.25 Road and Woodgate Road to be constructed as a minor arterial street; approximately 3,300 linear feet of 67.10 Road located between Ogden Road and East Oak Grove Road to be constructed as a minor arterial street; and approximately 3,800 linear feet of 67.25 Road located between Ogden Road and Otter Road to be constructed as a collector street. Such offsite improvements shall include curb, gutter, sidewalk, base, pavement, and related improvements. The assessment as provided herein shall be subject to an annual adjustment for inflation, to be applied on or after January 1st of each calendar year commencing in the year 2017, said adjustment being equal to the percentage increase in the Denver / Boulder Consumer Price Index for the previous year.

All lots or units that have made payments of such assessments shall be exempt from participation in local improvement districts with respect to those specific improvements described above. Assessments collected in accordance with this requirement shall be placed in an interest bearing account designated by the City of Montrose and reserved for such improvements. It is anticipated that such improvements will be constructed incrementally as sufficient funds are collected.

PRIVATELY OWNED OPEN SPACE, PARKS, AND OTHER IMPROVEMENTS

All open spaces, now existing or hereafter conveyed, shall be owned and maintained by an owners' association, or in the absence of an owners' association lawfully formed for such purposes, by the owners of all lots final platted in BROWN RANCH 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.

A. Certificate of Good Standing

The owner(s) whose signature(s) appear on the Certificate of Dedication on this Plat have provided the City a current, valid, Certificate of Good Standing bearing Confirmation No. 20041130985, from the Colorado Secretary of State, as proof of the above-named HOA or 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.

B. Declaration of Covenants Recorded

The Declaration of Covenants, Conditions, and Restrictions for BROWN RANCH COMMUNITY ASSOCIATION, applicable to the development platted hereon, and made binding to the entity named above, was recorded under Reception No. 713205, on the 5th day of December, 2003 in the office of the Montrose County Clerk and Recorder.

ZONING

The zoning of this property is R2 for lots C1–C24, and R1 for lots L4–L20 as shown on the City's Official Zoning Map, and defined and described by the City of Montrose Municipal Code at the time of approval and recordation of this plat, and is subject to change.

BASIS OF BEARINGS

The bearing between the found rebar and survey cap LS 12180 at the center ¼ Corner of Section 2, Township 48 North, Range 9 West and the found rebar and survey cap LS 12062 at the northwest corner of Government Lot 18 of said Section 2, bears North 01°31'33" East (ASSUMED)

LINEAL UNITS STATEMENT

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

SURVEYOR'S CERTIFICATE

I, Nicholas Barrett, 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.

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:

Colorado Registered Land Surveyor

Registration No. 38037

Date: _____

ATTORNEY'S CERTIFICATE

I, _____, 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 that title to such land is in the owners; and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except:

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.

Engineer

Registration No. _____

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, and a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued, as required by the City's Municipal Code.

City Engineer

Registration No. _____

Date: _____

APPROVAL OF CITY MANAGER

Approved this _____ day of _____, 20____, by _____, City Manager of the City of Montrose.

City Manager

Date: _____

APPROVAL OF CITY COUNCIL

Approved this _____ day of _____, 20____, by _____, Mayor of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

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 _____, under Reception No. _____.

Clerk and Recorder

Montrose County, Colorado

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.

DMC		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2251 • (877) 249-2342 FAX www.delmont.com • service@delmont.com	
FIELD BOOK:	DRAWN BY: NF	DATE: 2022-02-17	TITLE: BROWN RANCH MONTROSE, COLORADO
SHEET: 1 of 3	FILE: 22002V_PLAT-PRELIM-44	JOB NO.: 22002	CLIENT: SUNSHINE OF MONTROSE INC.
TYPE: PRELIMINARY PLAT			ADDRESS & PHONE:

BROWN RANCH SUBDIVISION AMENDMENT 4 PRELIMINARY PLAT

SITUATED IN GOVERNMENT LOT 14 AND THE NW1/4SE1/4 OF SECTION 2, TOWNSHIP 48, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

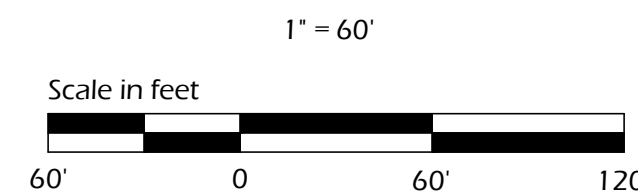


CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD LEN.
C1171	11°08'52"	38.91'	200.00'	19.52'	38.85'
C1172	8°50'27"	34.72'	225.00'	17.39'	34.68'
C1173	11°08'52"	34.05'	175.00'	17.08'	33.99'
C1174	56°23'02"	196.82'	200.00'	107.20'	188.97'
C1175	25°36'24"	78.21'	175.00'	39.77'	77.56'
C1176	20°16'38"	61.93'	175.00'	31.29'	61.61'
C1177	50°03'45"	43.69'	50.00'	23.35'	42.31'
C1178	28°10'32"	111.46'	226.66'	56.88'	110.34'
C1179	21°59'32"	88.11'	229.54'	44.60'	87.57'
C1180	36°57'16"	32.25'	50.00'	16.71'	31.69'
C1181	62°55'22"	54.91'	50.00'	30.59'	52.19'
C1182	47°22'01"	41.34'	50.00'	21.93'	40.17'
C1183	37°27'24"	32.69'	50.00'	16.95'	32.11'
C1184	63°12'07"	55.15'	50.00'	30.76'	52.40'
C1185	51°08'05"	44.62'	50.00'	23.92'	43.16'
C1186	12°59'38"	45.36'	200.00'	22.78'	45.26'
C1187	52°27'33"	21.44'	225.00'	10.73'	21.43'
C1188	73°27'05"	29.59'	225.00'	14.82'	29.57'
C1189	54°48'29"	17.74'	175.00'	8.88'	17.73'
C1190	71°11'08"	21.95'	175.00'	10.99'	21.93'
C1191	41°24'35"	36.14'	50.00'	18.90'	35.36'
C1192	59°28'28"	51.90'	50.00'	28.56'	49.60'
C1193	56°55'12"	49.67'	50.00'	27.10'	47.65'
C1194	64°26'06"	56.23'	50.00'	31.51'	53.31'
C1195	81°59'24"	71.55'	50.00'	43.46'	65.60'
C1196	20°13'16"	17.65'	50.00'	8.92'	17.55'
C1197	21°11'19"	18.49'	50.00'	9.35'	18.39'
C1198	21°8'25"	9.06'	225.00'	4.53'	9.06'

LINE TABLE		
LINE	BEARING	LENGTH
L83	N 19°02'54" E	32.74'
L84	S 17°53'08" W	10.00'
L85	S 62°53'08" W	14.14'
L86	N 70°37'23" W	25.01'
L87	N 70°37'23" W	25.01'
L88	N 17°53'08" E	10.00'
L89	N 27°06'52" W	14.14'
L90	N 74°02'00" E	20.38'
L91	N 15°58'00" W	20.38'
L92	N 26°31'59" W	14.60'
L93	S 63°28'01" W	14.70'

LEGEND

- O = FD. REBAR & CAP (L.S. 20698)
- △ = FD. REBAR & CAP (L.S. 16840)
- ⊕ = CITY MONUMENT
- = SET REBAR & CAP (L.S. 38037)



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.

TITLE	BROWN RANCH MONTROSE, COLORADO		
CLIENT	SUNSHINE OF MONTROSE INC.		
ADDRESS & PHONE			

FIELD BOOK	DATE	DATE	DATE
		2022/02/17	
SHEET	FILE	JOB NO.	TYPE
2 of 3	22002V_PLAT-PRELIM-A4	22002	PRELIMINARY PLAT

BROWN RANCH SUBDIVISION AMENDMENT 4 PRELIMINARY PLAT

SITUATED IN GOVERNMENT LOT 14 AND THE NW1/4SE1/4 OF SECTION 2, TOWNSHIP 48, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



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.

DMC		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 248-2251 • (970) 248-2242 FAX www.del-mont.com • service@del-mont.com	
FIELD BOOK:	DATE:	2022-02-17	
3 of 3	FILE:	22002V_PLAT-PRELIM-A4	
SHEET:	JOB NO.:	22002	
TITLE:		BROWN RANCH MONTROSE, COLORADO	
CLIENT:		SUNSHINE OF MONTROSE INC.	
ADDRESS & PHONE:			
TYPE:		PRELIMINARY PLAT	