

CERTIFICATE OF 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 1100 Block 1100 and Lot 1100A Block 1100A of The Bridges at Black Canyon Planned Development Filing No. 5 Amended Plat of Lots 1100, 1100A and 1300 as recorded at Reception No. 743962 in the Montrose County Recorder's Office.

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of THE BRIDGES AT BLACK CANYON SUBDIVISION, FILING NO. 9.

Executed this 3 day of October, 2018

OWNER: Lawler Investments, Inc., a Texas Corporation

By Carol M. Lawler

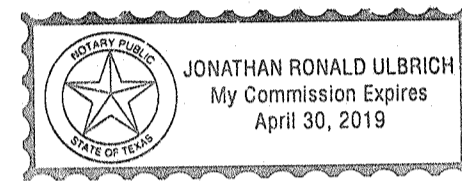
Printed Name CAROL M. LAWLER

Title PRESIDENT

STATE OF TEXAS)
COLORADO)
COUNTY OF MONTROSE) ss.

The above Certificate of Ownership was acknowledged before me on this 3 day of October, 2018, by Carol Lawler

Witness my hand and official seal. My commission expires



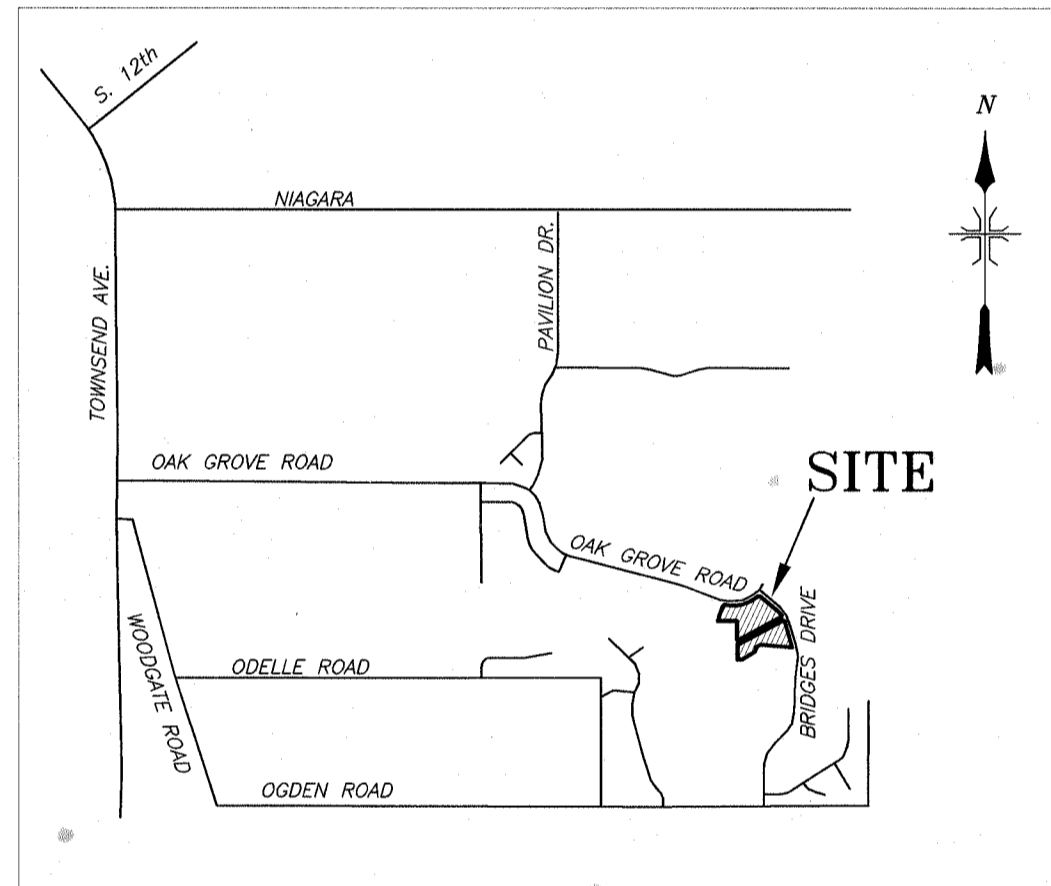
Signature of Notary

PLAT NOTES:

- 1. The Bridges at Black Canyon Planned Development provides for a golf course, tennis club, swimming pool and commonly owned parks. The City does not assume any responsibility to insure, as a result of approving this plat, that such golf course, tennis club, or parks are built and maintained.
2. This plat is subject to provisions of the Planned Development Plan for The Bridges at Black Canyon, as amended by The Bridges at Black Canyon Planned Development, P.D. Plat, recorded at Reception No. 708467, and the Amendment No. 1 of the Bridges at Black Canyon Planned Development P.D. Plat, recorded at Reception No. 728737, which supersedes part of the Revised Eagle Landing Planned Development Revised P.D. Plat. The owners of all the lots platted hereon shall be jointly and severally liable, together with the owners of lots included in subsequent filings, to maintain in good and safe conditions those facilities designated for common ownership on the Planned Development Plan. In the event that maintenance is not properly performed, the City may perform the maintenance and collect the cost thereof in any lawful manner, including, but not limited to pursuant to the provisions of the Planned Unit Development Act, by certifying the costs incurred by the City to the County Treasurer as a delinquent charge to be collected as taxes against the lots platted hereon, or by an assessment against the lots herein.
3. All residential lots hereon 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 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.
4. All open spaces and parks, now existing or hereafter transferred, shall be owned and maintained by a homeowners association, or until such time as a homeowners association is lawfully formed for such purposes, by the owners of all lots as platted hereon, 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 dedication 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 maintenance or repair to be performed and assess the costs thereof to such owner(s), or the City may certify such charges as delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.
5. All Golf areas and other open space shall remain open space in perpetuity unless authorized by the City of Montrose for a change in use.
6. All properties or portions of blocks may create their own homeowner's association or associations for the purpose of maintenance, improvement and management of their respective properties therein.
7. Conveyance of General and Limited Common Elements
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 The Bridges at Black Canyon HOA, a Colorado nonprofit corporation, Bridges Circle, Bridges Loop, private access and private drives shown and designated on this Plat.
A. 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 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.
8. Declaration of Covenants Recorded
The Declaration of Covenants, Conditions, and Restrictions for The Bridges at Black Canyon HOA, applicable to the development platted hereon, and made binding to the entity named above, was recorded under Reception No. 710229 on October 3, 2003; Amendment recorded November 20, 2003 at Reception No. 712530; and Amendment recorded March 1, 2004 at Reception No. 716572; and Amendment recorded June 14, 2011 at Reception No. 825617; and Amendment recorded June 20, 2018 at Reception No. 898155 in the office of the Montrose County Clerk and Recorder.
9. Zoning
The zoning of this property is R-3A as shown on the City's Official Zoning Map, and as 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.
10. This property is located in Flood Zone X according to F.E.M.A. Community-Panels Number 08085C0778D with an effective date of 01/06/2012 and Number 08085C0779D with an effective date of 01/06/2012.
11. Driveway Maintenance
1) The owners' association, if any, or 2) The owners of more than one division of real property located in the BRIDGES AT BLACK CANYON subdivision, or 3) Owners subject to a reciprocal driveway use or access agreement or plat note, shall be jointly responsible for the maintenance of private driveways and 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 maintenance shall be as set forth in said Covenants Conditions and Restrictions. This provision shall run with the land in the BRIDGES AT BLACK CANYON subdivision, and shall be a benefit and a burden to the owners of all lots final platted thereon, and shall be applicable to said owners, their successors, heirs, and assigns, and all parties claiming by through or under them.
12. Basis of Bearings
The bearing between the found City GPS monument 94-021 and the found City GPS monument 94-024 bears S13°25'48"E (Assumed)
13. Lineal Units
The lineal units used for this plat are U.S. Survey Feet.

THE BRIDGES AT BLACK CANYON SUBDIVISION, FILING NO. 9 FINAL PLAT

IN A PART OF U.S. GOVERNMENT LOTS 6 AND 7 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M., CITY AND COUNTY OF MONTROSE, COLORADO



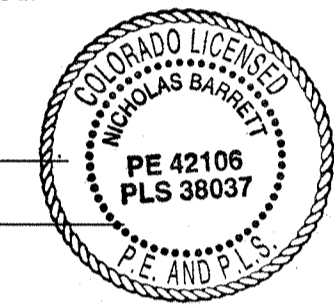
VICINITY MAP NOT TO SCALE

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.

Colorado Registered Land Surveyor Registration No. 38037 Date: 9/27/18



ATTORNEY'S CERTIFICATE

Susan L. McIntosh, 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 Dedication, and that title to such land is in the owners and dedicators; and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except those shown on Title Commitment from Old Republic National Title Insurance Company through Lawis Title Guarantee Company, dated 10/15/2018, Order No. M.R. 18-7013-102-3, Schedule B PART II

APPROVAL OF CITY MANAGER Approved this 20th day of November 2018 by William C. Bell, City Manager of the City of Montrose

APPROVAL OF CITY COUNCIL Approved this 20th day of November 2018 by Roy E. Anderson, Mayor of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

APPROVAL OF CITY ATTORNEY Approved for recording this 20th day of November 2018 by Stephen R. Allen, City Attorney of the City of Montrose.

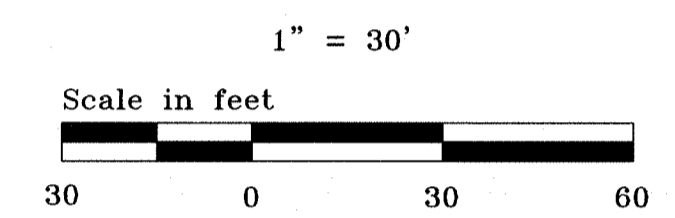
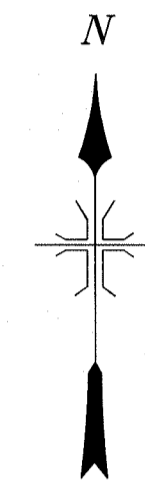
RECORDER'S CERTIFICATE This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of 2:33 pm on the 26th day of November, under Reception No. 903252

Table with 2 columns: FIELD BOOK, DRAWN BY, DATE, SHEET, FILE, JOB NO., TYPE. Includes client information: THE BRIDGES AT BLACK CANYON SUBDIVISION, FILING NO. 9, CLIENT: TY JENNINGS, ADDRESS & PHONE: 970-209-4673, TYPE: FINAL PLAT.

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.

THE BRIDGES AT BLACK CANYON SUBDIVISION, FILING NO. 9 FINAL PLAT

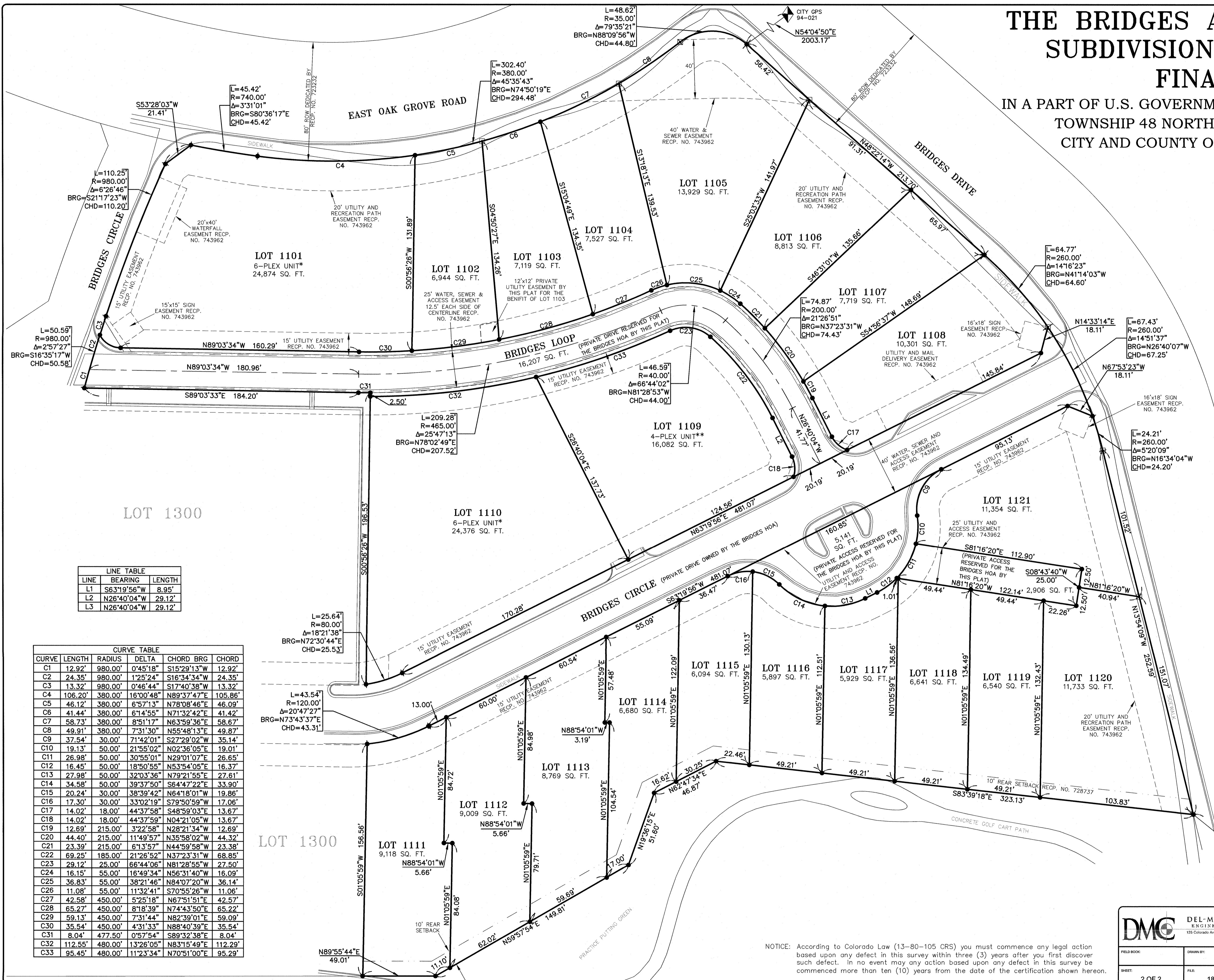
IN A PART OF U.S. GOVERNMENT LOTS 6 AND 7 OF SECTION 3,
TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.,
CITY AND COUNTY OF MONTROSE, COLORADO



- LEGEND:
- = SET 5/8"x18" REBAR W/ 1 1/2" CAP L.S. 38037
 - ⊠ = SET MAG NAIL WITH BRASS TAG L.S. 38037
 - ⬠ = FOUND CITY GPS MONUMENT

* - FOR LOTS 1101 AND 1110 THERE WILL BE NO MORE THAN 6 DWELLING UNITS, IN ANY CONFIGURATION, INCLUDING BUT NOT LIMITED TO ATTACHED UNITS, DETACHED UNITS, SINGLE OWNERSHIP OR FURTHER SUBDIVISION INTO INDIVIDUAL LOTS.

** - FOR LOT 1109 THERE WILL BE NO MORE THAN 4 DWELLING UNITS, IN ANY CONFIGURATION, INCLUDING BUT NOT LIMITED TO ATTACHED UNITS, DETACHED UNITS, SINGLE OWNERSHIP OR FURTHER SUBDIVISION INTO INDIVIDUAL LOTS.



LINE TABLE

LINE	BEARING	LENGTH
L1	S63°19'56"W	8.95'
L2	N26°40'04"W	29.12'
L3	N26°40'04"W	29.12'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	12.92'	980.00'	0°45'18"	S15°29'13"W	12.92'
C2	24.35'	980.00'	1°25'24"	S16°34'34"W	24.35'
C3	13.32'	980.00'	0°46'44"	S17°40'38"W	13.32'
C4	106.20'	380.00'	16°00'48"	N89°37'47"E	105.86'
C5	46.12'	380.00'	6°57'13"	N78°08'46"E	46.09'
C6	41.44'	380.00'	6°14'55"	N71°32'42"E	41.42'
C7	58.73'	380.00'	8°51'17"	N63°59'36"E	58.67'
C8	49.91'	380.00'	7°31'30"	N55°48'13"E	49.87'
C9	37.54'	30.00'	7°14'20"	S27°29'02"W	35.14'
C10	19.13'	50.00'	21°55'02"	N02°36'05"E	19.01'
C11	26.98'	50.00'	30°55'01"	N29°01'07"E	26.65'
C12	16.45'	50.00'	18°50'55"	N53°54'05"E	16.37'
C13	27.98'	50.00'	32°03'36"	N79°21'55"E	27.61'
C14	34.58'	50.00'	39°37'50"	S64°47'22"E	33.90'
C15	20.24'	30.00'	38°39'42"	N64°18'01"W	19.86'
C16	17.30'	30.00'	33°02'19"	S79°50'59"W	17.06'
C17	14.02'	18.00'	44°37'58"	S48°59'03"E	13.87'
C18	14.02'	18.00'	44°37'59"	N04°21'05"W	13.87'
C19	12.69'	215.00'	3°22'58"	N28°21'34"W	12.69'
C20	44.40'	215.00'	11°49'57"	N35°58'02"W	44.32'
C21	23.39'	215.00'	6°13'57"	N44°59'58"W	23.38'
C22	69.25'	185.00'	21°26'52"	N37°23'31"W	68.85'
C23	29.12'	25.00'	66°44'06"	N81°28'55"W	27.50'
C24	16.15'	55.00'	16°49'34"	N56°31'40"W	16.09'
C25	36.83'	55.00'	38°21'46"	N84°07'20"W	36.14'
C26	11.08'	55.00'	11°32'41"	S70°55'26"W	11.06'
C27	42.58'	450.00'	5°25'18"	N67°51'51"E	42.57'
C28	65.27'	450.00'	8°18'39"	N74°43'50"E	65.22'
C29	59.13'	450.00'	7°31'44"	N82°39'01"E	59.09'
C30	35.54'	450.00'	4°31'33"	N88°40'39"E	35.54'
C31	8.04'	477.50'	0°57'54"	S89°32'38"E	8.04'
C32	112.55'	480.00'	13°26'05"	N83°15'49"E	112.29'
C33	95.45'	480.00'	11°23'34"	N70°51'00"E	95.29'

		DEL-MONT CONSULTANTS, INC. ENGINEERING • SURVEYING • PLANNING 135 Colorado Ave. • Montrose, CO 81401 • (970) 248-2261 • (970) 248-2942 fax www.delmont.com • services@delmont.com	
FIELD BOOK:	DRAWN BY:	DATE:	TITLE:
	NEB	09/27/18	THE BRIDGES AT BLACK CANYON SUBDIVISION, FILING NO. 9
SHEET:	FILE:	JOB NO.:	CLIENT:
2 OF 2	18028V_FINAL	18028	TY JENNINGS
			ADDRESS & PHONE:
			970-209-4673
			TYPE:
			FINAL PLAT

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.