# AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

**Agenda Item:** Boundary Line Adjustment; Omiah Travis; Lot 15 Blk

**Action Requested:** Board of County Commissioners' Signature

**Parties to the Agreement:**

**Term Begins:** **Term Ends:** **Grant Contract #:**

**Summary:**

Boundary Line Adjustment Plat

**Fiscal Impact:**

**Submitted by:** Beth Baker **Submitter's Email Address:** bbaker@gunnisoncounty.org

**Finance Review:** ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

**County Attorney Review:** ◉ Required ○ Not Required

Comments:
ok db 5/29/19

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 5/29/2019 Certificate of Insurance Required

Yes ○ No ◉

**County Manager Review:**

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 5/30/2019

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 5 minutes

Agenda Date: 6/18/2019

*Revised April 2015*

**TO:** BOCC
**FROM:** Beth Baker (Community Development Staff)
**RE:** Boundary Line Adjustment

Attorney Eric Gross on behalf Omiah Travis-owner of Lot 15, Blk. 4, Crystal River Filing, originally .28 acres and River Dance Ranch, Inc. – owner of the MSA Open Space lot, originally 2.29 acres has applied for a boundary line adjustment. The resulting lots will both be over one acre in size.

- The taxes are current on both lots
- There is no HOA
- The application and plat have been reviewed and approved by the County Attorney

You may view the Department File using the link:

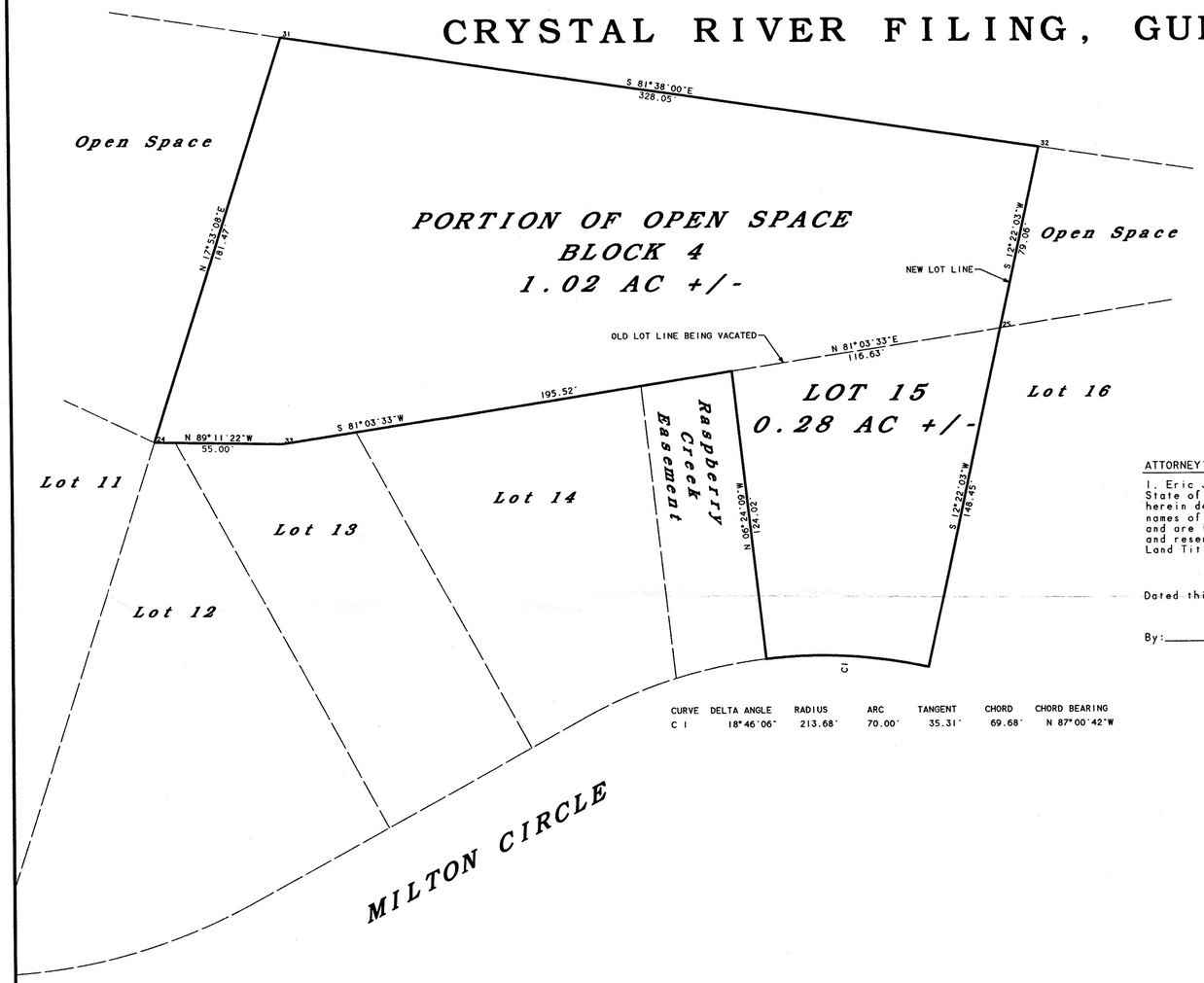
- http://204.132.78.100/citizenaccess/
- Click on Projects
- Search by Application Number- LUC-19-00016
- Click on the file
- Click on Attachment
- Click on View – any document.

Please call with any questions.

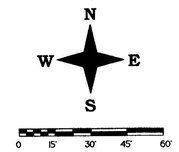
Thanks,
Beth Baker
Manager of Administrative Services
Community and Economic Development
970-641-0360
bbaker@gunnisoncounty.org

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.

# TRAVIS BOUNDARY LINE ADJUSTMENT
# OPEN SPACE & LOT 15, BLOCK 4, MARBLE SKI AREA
## CRYSTAL RIVER FILING, GUNNISON COUNTY, COLORADO




| CURVE | DELTA ANGLE | RADIUS | ARC | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C 1 | 18°46'06" | 213.68' | 70.00' | 35.31' | 69.68' | N 87°00'42"W |




SCALE: 1"=30'

## LEGAL DESCRIPTION OF RESULTING LOT 15R

A PARCEL OF LAND BEING COMPOSED OF LOT 15 AND A PORTION OF THE OPEN SPACE, ALL IN BLOCK 4, MARBLE SKI AREA, CRYSTAL RIVER FILING, GUNNISON COUNTY, COLORADO, AND BEING MORE PARTICILARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE 70.00 FEET ALONG THE ARC OF A 213.368 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 87°00'42"W 69.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE N 06°24'09"W 124.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE S 81°03'33"W 195.52 FEET; THENCE N 89°11'22"W 55.00 FEET; THENCE N 17°53'08"E 181.47 FEET; THENCE S 81°38'00"E 328.05 FEET; THENCE S 12°22'03"E 79.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE S 12°22'03"E 148.45 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 15 TO THE SOUTHEAST CORNER OF SAID LOT 15, THE POINT OF BEGINNING.

## PLAT NOTES

THE AREA OF THE NEW LOT 15R DEPICTED AS "OPEN SPACE" ON THE ORIGINAL PLAT OF MARBLE SKI AREA SHALL REMAIN AS "OPEN SPACE".

### ATTORNEY'S OPINION

I, Eric J. Gross, an attorney at law duly licensed to practice in the State of Colorado, hereby certify that I have examined title to all lands herein dedicated and subdivided. Such title is vested in the names of Omiah K. Travis and River Dance Ranch, Inc and are free and clear of all liens, defects, encumbrances, restrictions and reservations except for those listed on the title commitment prepared by Land Title Guarantee Company dated October 24, 2018 order number GUR88001236-3.

Dated this _____ day of _____, A.D. 20___.

By: _____

### CERTIFICATION OF OWNERSHIP

Know all men by these presents, that Omiah K. Travis being the sole owner of the following described parcel of land:

LOT 15, BLOCK 4, MARBLE SKI AREA, CRYSTAL RIVER FILING, GUNNISON COUNTY, COLORADO

does hereby approve this boundary line adjustment.

In witness whereof Omiah K. Travis has subscribed his names this _____ day of _____, A.D., 20___.

_____
Omiah Travis

STATE OF COLORADO )
) ss.
COUNTY OF _____ )

The above and foregoing dedication was acknowledged before me this _____ day of _____, A.D., 20___ by Omiah K. Travis

WITNESS MY HAND AND OFFICIAL SEAL:

_____
Notary Public

My Commission Expires: _____

### CERTIFICATION OF OWNERSHIP

Know all men by these presents, that River Dance Ranch, Inc., being the sole owner of the following described parcel of land:

THAT PORTION OF THE OPEN SPACE IN BLOCK 4, MARBLE SKI AREA CRYSTAL RIVER FILING, GUNNISON COUNTY, COLORADO, ABUTTING AND LYING TO THE NORTH OF LOTS 12 THROUGH 15 INCLUSIVE, ALL IN BLOCK 4 OF SAID CRYSTAL RIVER FILING, CONTAINING 1.02 ACRES MORE OR LESS.

does hereby approve this boundary line adjustment.

In witness whereof Casey Conger has subscribed her name for River Dance Ranch, Inc. this _____ day of _____, A.D., 20___.

_____
Casey Conger
River Dance Ranch, Inc.

STATE OF COLORADO )
) ss.
COUNTY OF _____ )

The above and foregoing dedication was acknowledged before me this _____ day of _____, A.D., 20___ by Casey Conger for River Dance Ranch, Inc.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
Notary Public

My Commission Expires: _____

### SURVEYOR'S CERTIFICATE

I, Sydney Lincicome, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado that this plat is a true, correct and complete plat of the TRAVIS BOUNDARY LINE ADJUSTMENT, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and correctly show the location and dimensions of the parcels of said corrected plat.

In witness whereof I have set my hand and seal this _____ day of _____, A.D., 20___.

_____
Sydney Lincicome P.L.S. 14111

### BOARD OF COUNTY COMMISSIONERS' APPROVAL

The within plat of the TRAVIS BOUNDARY LINE ADJUSTMENT is approved this _____ day of _____, 20___.

_____
Chairman, Gunnison County Board of Commissioners

Attest: _____
Gunnison County Clerk and Recorder

### GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This survey was accepted for deposit in the office of the Clerk and Recorder of Gunnison County, Colorado, on this _____ day of _____, A.D., 20___. Deposit Number _____.
Time _____. Date _____.

_____
County Clerk

LINES IN SPACE
LAND SURVEYS

| TRAVIS BOUNDARY LINE ADJMNT |
|---|
| BLOCK 4, MARBLE SKI AREA CRYSTAL |
| RIVER FILING, GUNNISON COUNTY, CO. |
| BY: LINES IN SPACE |
| SYDNEY LINCICOME (L.S. 14111) |
| 67 GLENWOOD AVE. CARBONDALE, CO. 970-963-3852 |
| DATE: 01/09/2019 SCALE: 1" = 100' JOB NO.: 18-06 |

OMCASEY

C:\1general CADD 8\Grdomcasey.grd – 05/13/2019 – 02:48 PM – Scale 1 : 360.000