

370439  
E.L.P.L.L.I.  
IDARADO LEGACY LLC  
TO  
REPLAT IDARADO SUB EXEMPT &  
CLUSTER DEV FIRST AMEND

**COUNTY COMMISSIONERS' APPROVAL**

This "First Plat Amendment" has been reviewed, approved and accepted for filing by the San Miguel County Board of Commissioners.  
County acceptance of any dedication for public use of streets, roads, alleys, or other public areas identified upon this First Plat Amendment, if any, shall not constitute acceptance of such dedication for County maintenance purposes. Compliance with the provisions of section 3-204 of the San Miguel County Land Use Code is required for County performance of dedications for maintenance purposes.  
Dated this 27th day of October 2004.

- NOTES**
- Approval of this plan may create a vested property right pursuant to article 98 of Title 24, C.R.S., as amended.
  - Easement research and legal description from Security Title Guaranty Company Order No. 0085307404 dated September 7, 2004 at 8:00 A.M.
  - NOTES OF CLARIFICATION:**
    - The Configuration of the following Lots, Parcels, Tracts, and right-of-way have been modified by this First Plat Amendment:  
Lots L-1 through L-9, P-1 through P-24, Lots D-1 through D-10, East Colorado Tract and Association Parcel.
    - The following lots have been created by this First Plat Amendment:  
None
    - The following lots have been deleted by this First Plat Amendment:  
None
  - BASE OF BEARINGS:** The basis of bearings for this legal description is Gadsden North based on Rural Gadsden System of 1884 (NGS84) and measured by Realtime Electronic Global Positioning System with a base station set at NMM monument "Toby" a 3 1/4" brass cap set in a boulder, with an approximate latitude of North 37°58'10" and Longitude of West 107°49'50". The origin of the local coordinate grid for this survey is at NMM monument "Toby". The bearing from NMM monument "Toby" to corner 8 of the Newport Place, Mirador Survey No. 2187, Upper San Miguel Mining District, being a 3 1/4" brass cap set in rock LS 24854, is measured as S55°49'37"E.
  - NOTICE:** According to Colorado law you must commence any legal action based upon 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 herein.

**SURVEYOR'S CERTIFICATE**

I, J. David Foley of Foley Associates, Inc., being a Colorado Licensed Surveyor, do hereby certify that this plat and survey of FIRST AMENDMENT TO THE FINAL IDARADO SUBDIVISION EXEMPTION PLAT AND PLAN FOR CLUSTER DEVELOPMENT LOTS AND FIRST AMENDMENT TO THE SUBDIVISION EXEMPTION PLAT FOR ASSOCIATION PARCEL was made by me and under my direct responsibility, supervision and checking, in compliance with the applicable provisions of Title 38, Article 91, C.R.S., and that both are true and accurate to the best of my knowledge and belief.

**TREASURER'S CERTIFICATE**

The undersigned Treasurer of the County of San Miguel, do hereby certify that according to the records of the San Miguel County Treasurer there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments due and payable in accordance with San Miguel County Land Use Code Section 3-101.  
Dated this 28th day of October 2004.

**RECORDER'S CERTIFICATE**

This First Plat Amendment was filed for record in the office of the San Miguel County Clerk and Recorder on this 28th day of October 2004, at 10:28 AM.  
Dated this 28th day of October 2004.

**TITLE INSURANCE COMPANY CERTIFICATE**

Security Title Guaranty Company does hereby certify that we have examined the title to all lands herein shown on this First Plat Amendment and that the title to this land is in the names of those persons shown in the Owner Certifications which is on the face hereof and is free and clear of all encumbrances, liens, and taxes, except as follows:  
Deed of TRUST and Reconveyance No. 367189 and Old Valerian Taxes  
Dated this 10-28-04.  
The Insurance Company Representative

**HISTORIC EASEMENT NOTES**

- Right-of-way and Easement 20 feet in width granted to Rocky Mountain Natural Gas in instrument recorded in Book 282 of page 632. No specific location is given. Jeff Elin of NGP Energy indicated this location of the underground gas line as the intended location for this Easement. This easement is anticipated to be vacated and terminated by separate instrument.
- Right-of-way granted to The Colorado Telephone Company in Deed recorded July 6, 1956 in Book 82 of page 382 (No specific property indicated), and any right, title or interest appurtenant thereto as set forth in instrument recorded November 2, 1955 in Book 251 of page 505 (over portions of the Gold Run Place). This easement is anticipated to be vacated and terminated by separate instrument.
- Any easement, or right to an easement, created, accepted or perfected in favor of The Mountain States Telephone and Telegraph Company, its successors and/or assigns, by the findings in Civil Action No. 1875, District Court, County of San Miguel, as set forth in instrument recorded November 2, 1955 in Book 251 of page 505 (over portions of the Gold Run Place). This easement is anticipated to be vacated and terminated by separate instrument.

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Project No. of	10-28-04
Subdivision	PL
Section	
Deed by	
Start date	8-4-04

**FOLEY ASSOCIATES, INC.**  
2700 W. PACIFIC BLVD. SUITE 6-1  
TELLURIDE, COLORADO 81435  
970-728-0153 970-728-0050 FAX  
P.O. BOX 13945  
TELLURIDE, COLORADO 81435  
Drawing path: C:\065200\0204\Sheet 1-10.dwg 8:24  
Sheet 1 of 10 Project #: 2284





**Lots, Tracts and Parcels**

3/16/19 11:55 AM Page 4 of 10

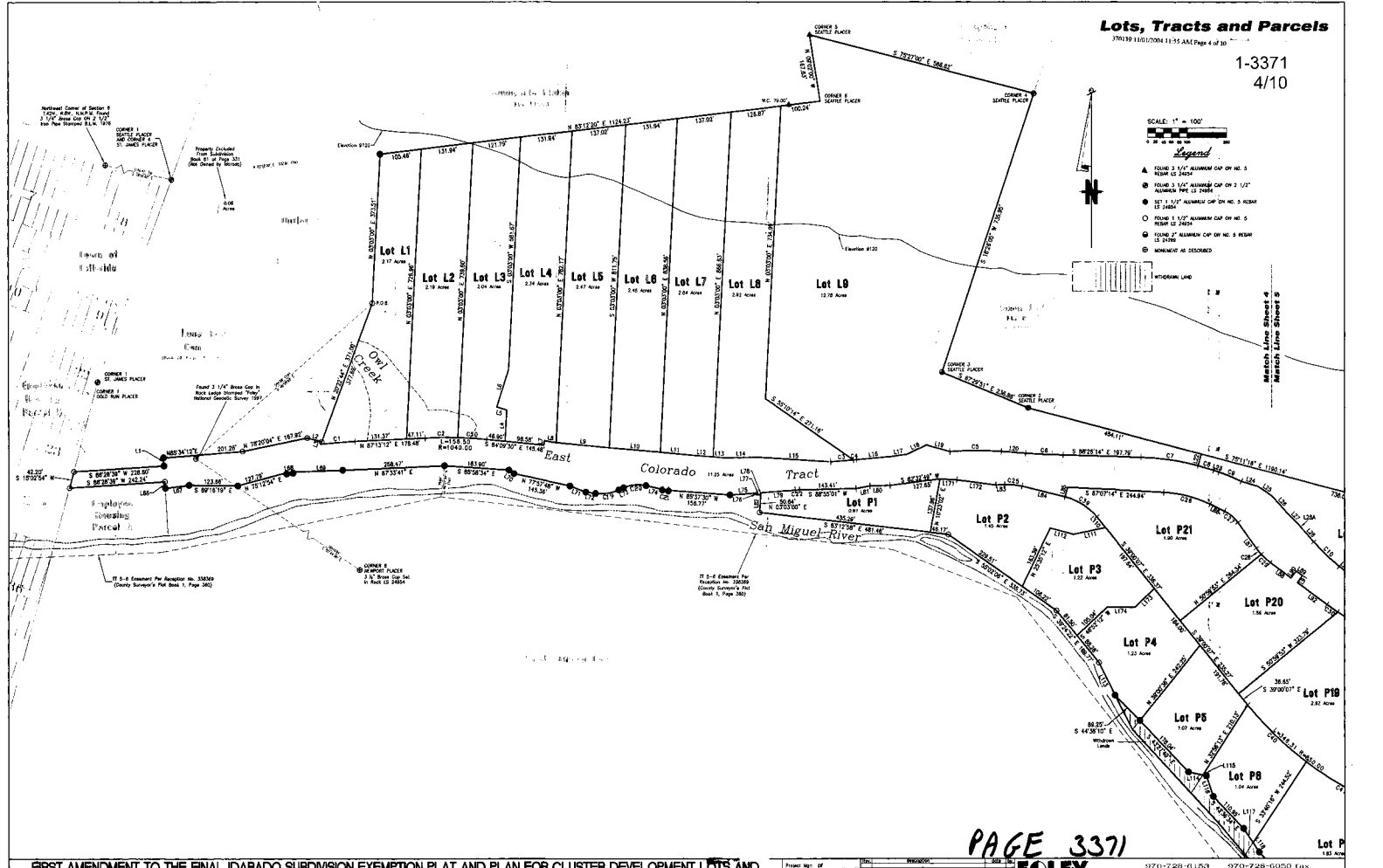
1-3371  
4/10

SCALE: 1" = 100'



**Legend**

- ▲ FOUND 3 1/2" ALUMINUM CAP ON NO. 5 PILE IN STREET
- ▲ FOUND 3 1/2" ALUMINUM CAP ON 3 1/2" ALUMINUM PILE IN STREET
- SET 1 1/2" ALUMINUM CAP ON NO. 5 PILE IN STREET
- FOUND 1 1/2" ALUMINUM CAP ON NO. 5 PILE IN STREET
- FOUND 1" ALUMINUM CAP ON NO. 5 PILE IN STREET
- FOUND 1" ALUMINUM CAP ON NO. 5 PILE IN STREET
- FOUND 1" ALUMINUM CAP ON NO. 5 PILE IN STREET



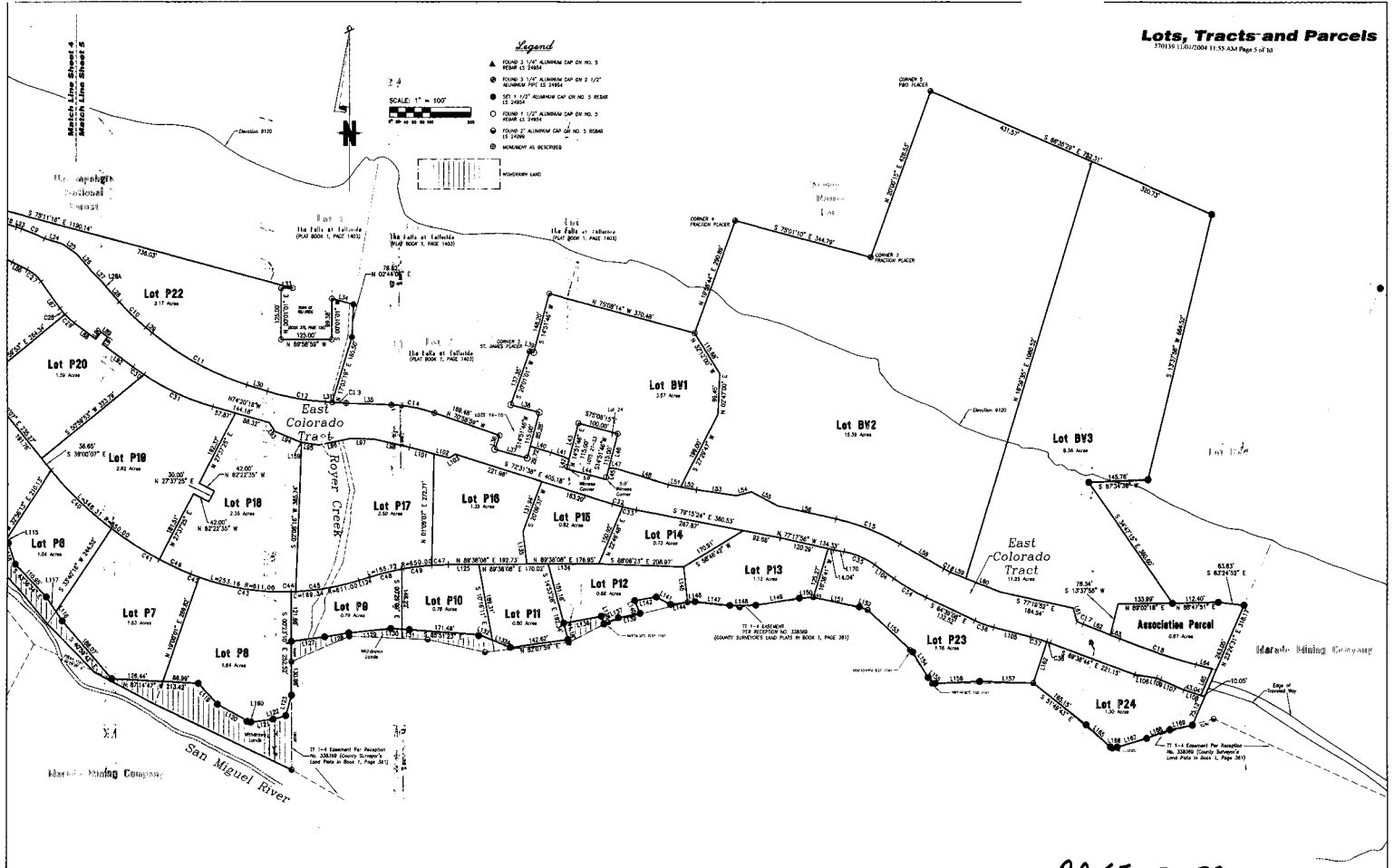
PAGE 3371

FIRST AMENDMENT TO THE FINAL IDARADO SUBDIVISION EXEMPTION PLAT AND PLAN FOR CLUSTER DEVELOPMENT LOTS AND FIRST AMENDMENT TO THE SUBDIVISION EXEMPTION PLAT FOR ASSOCIATION PARCEL LOCATED WITHIN SECTIONS 5 AND 6, T.42N, R.8W, AND SECTION 31, T.43N, R.8W, N.M.P.M., SAN MIGUEL COUNTY, COLORADO

Project No.	1970-728-6153	1970-728-6050 EX
Subdivision	1970-728-6153	1970-728-6050 EX
Location	125 W. PACIFIC, SUITE 811	125 W. PACIFIC, SUITE 811
Owner	TELLURIDE, COLORADO 81405	TELLURIDE, COLORADO 81405
Date	3-16-19	3-16-19

**FOLEY ASSOCIATES, INC.**  
REGISTERED PROFESSIONAL ENGINEERS  
125 W. PACIFIC, SUITE 811  
TELLURIDE, COLORADO 81405  
Project No. 1970-728-6153

**Lots, Tracts and Parcels**  
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FIRST AMENDMENT TO THE FINAL IDARADO SUBDIVISION EXEMPTION PLAT AND PLAN FOR CLUSTER DEVELOPMENT LOTS AND FIRST AMENDMENT TO THE SUBDIVISION EXEMPTION PLAT FOR ASSOCIATION PARCEL LOCATED WITHIN SECTIONS 5 AND 6, T.42N, R.8W, AND SECTION 31, T.43N, R.8W, N.M.P.M, SAN MIGUEL COUNTY, COLORADO

Project No.	22-000000
Section	55
Subsection	
County	
Created	
Sheet No.	5-1-04

**FOLEY ASSOCIATES, INC.**  
125 W. PACIFIC SUITE B-1  
FELLURIDE, COLORADO 81435

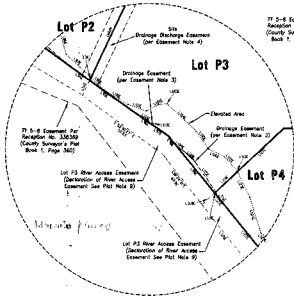
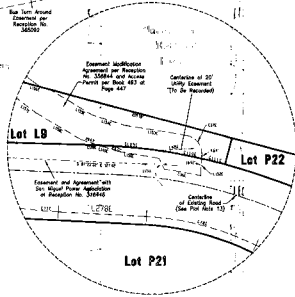
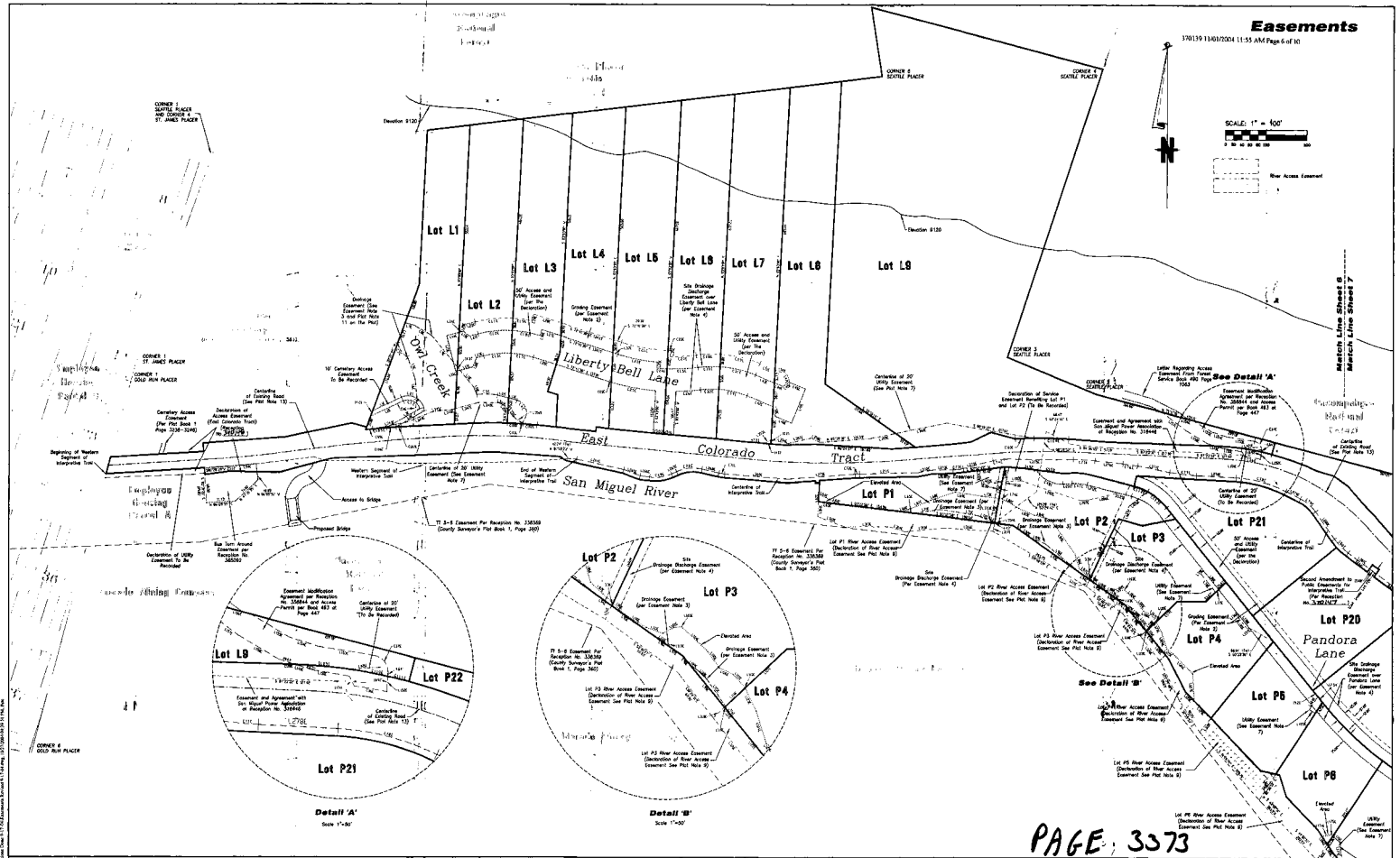
970-728-0150 970-728-0150 Fax  
P.O. BOX 1385  
FELLURIDE, COLORADO 81435

Sheet 5 of 10 Project # 22042

Easements

370139 11/01/2004 11:55 AM Page 6 of 10

SCALE: 1" = 100'



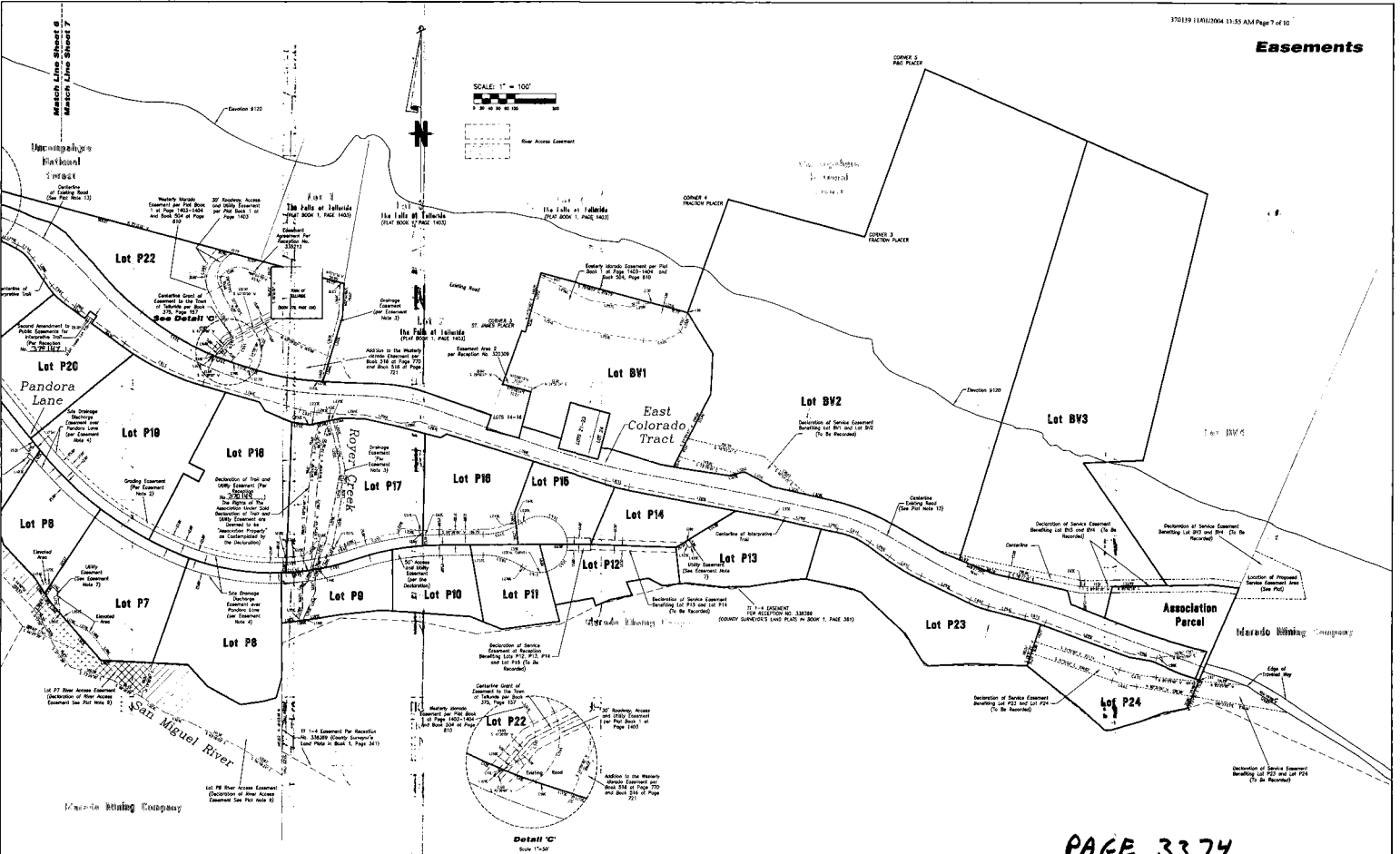
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FIRST AMENDMENT TO THE FINAL IDARADO SUBDIVISION EXEMPTION PLAT AND PLAN FOR CLUSTER DEVELOPMENT LOTS AND FIRST AMENDMENT TO THE SUBDIVISION EXEMPTION PLAT FOR ASSOCIATION PARCEL LOCATED WITHIN SECTIONS 5 AND 6, T.42N, R.8W, AND SECTION 31, T.43N, R.8W, N.M.P.M., SAN MIGUEL COUNTY, COLORADO

Project No. 10	100000000	100000000	100000000
Client	100000000	100000000	100000000
Drawn by	100000000	100000000	100000000
Checked by	100000000	100000000	100000000
Date	10/1/2004	10/1/2004	10/1/2004

**FOLEY ASSOCIATES, INC.**  
 070-728-6153 070-728-0150 Fax  
 P.O. BOX 13945  
 125 W. PACIFIC, SUITE 3-1  
 TELLURIDE, COLORADO 81435  
 Drawing path: Z:\008203\0243\001-001\001.dwg of 10 Project No. 82053

Easements



FIRST AMENDMENT TO THE FINAL IDARADO SUBDIVISION EXEMPTION PLAT AND PLAN FOR CLUSTER DEVELOPMENT LOTS AND  
 FIRST AMENDMENT TO THE SUBDIVISION EXEMPTION PLAT FOR ASSOCIATION PARCEL  
 LOCATED WITHIN SECTIONS 5 AND 6, T.42N, R.8W, AND SECTION 31, T.43N, R.8W, N.M.P.M., SAN MIGUEL COUNTY, COLORADO

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Project No. of	191-00000000	DATE	03/21/19
Submittal No.	05	DATE	03/21/19
Drawn by		DATE	
Checked by		DATE	
Scale	AS SHOWN	DATE	

**FOLEY ASSOCIATES, INC.**  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435  
 (773) 326-1000  
 Drawing path: \easement\3374-05.dwg Sheet 7 of 10 Project # 191-00000000

Lots, Tracts and Parcels

Easements

Table with columns: LINE, AREA, BEARING, and various lot/tract identifiers.

Table with columns: LINE, AREA, BEARING, and various lot/tract identifiers.

Table with columns: CURVE, ARC LENGTH, RADIUS, CENTRAL ANGLE, CHORD LENGTH, CHORD BEARING, and various lot/tract identifiers.

Table with columns: LINE, AREA, BEARING, and various lot/tract identifiers.

Table with columns: LINE, AREA, BEARING, and various lot/tract identifiers.

Table with columns: LINE, AREA, BEARING, and various lot/tract identifiers.

FIRST AMENDMENT TO THE FINAL COLORADO SUBDIVISION EXEMPTION PLAT AND PLAN FOR CLUSTER DEVELOPMENT LOTS AND FIRST AMENDMENT TO THE SUBDIVISION EXEMPTION PLAT FOR ASSOCIATION PARCEL LOCATED WITHIN SECTIONS 5 AND 6, T.42N., R.8W., AND SECTION 31, T.43N., R.8W., N.M.P.M., SAN MIGUEL COUNTY, COLORADO

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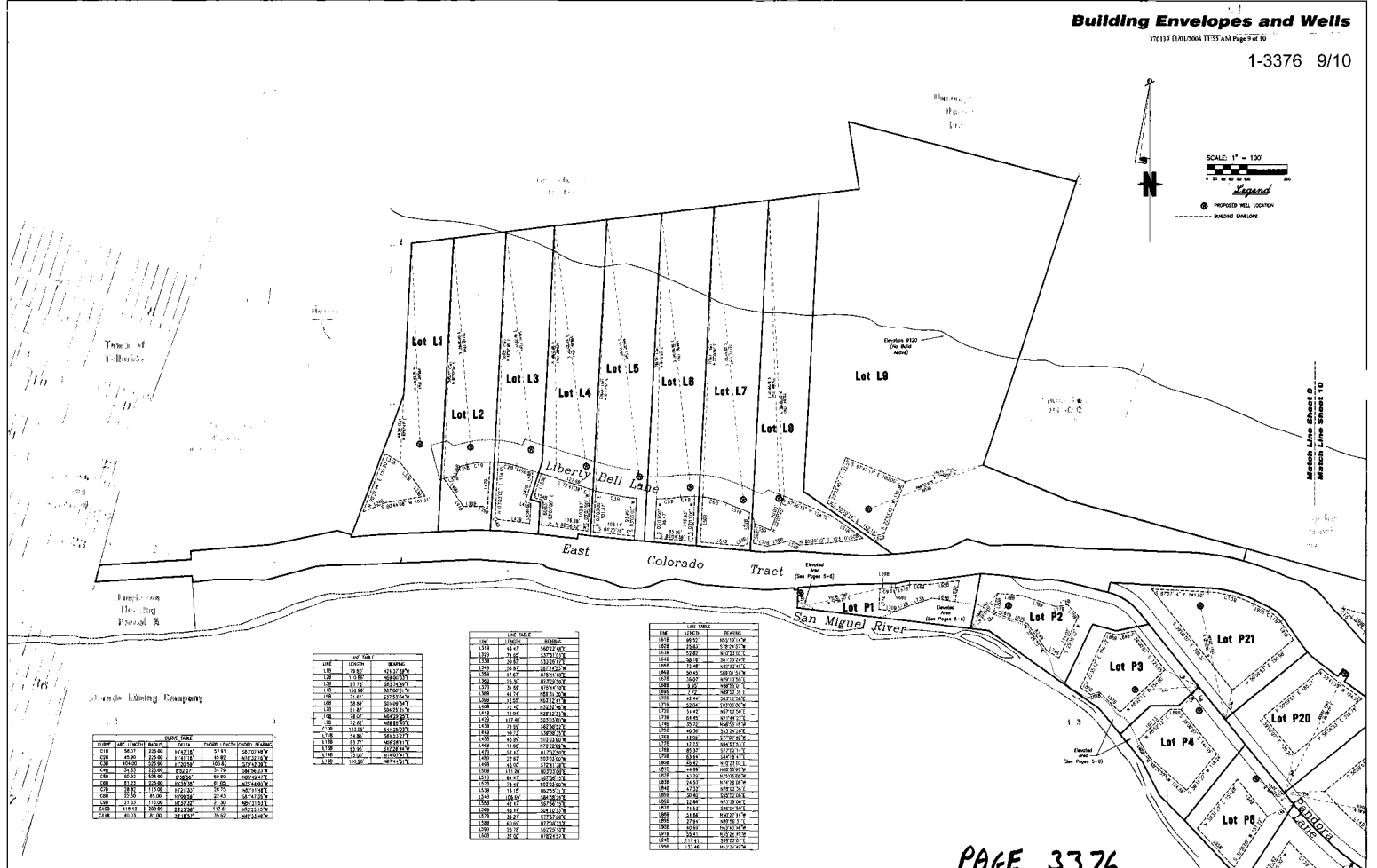
FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE 100 - DENVER, COLORADO 80202



**Building Envelopes and Wells**

1/10/19 11:55 AM Page 9 of 10

1-3376 9/10



LINE	LENGTH	Bearing
101	15.82	S89°52'00\"
102	11.52	S89°52'00\"
103	10.71	S89°52'00\"
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200	10.64	S89°52'00\"

LINE	LENGTH	Bearing
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179	10.64	S89°52'00\"
180	10.64	S89°52'00\"
181	10.64	S89°52'00\"
182	10.64	S89°52'00\"
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LINE	LENGTH	Bearing
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LINE	LENGTH	Bearing
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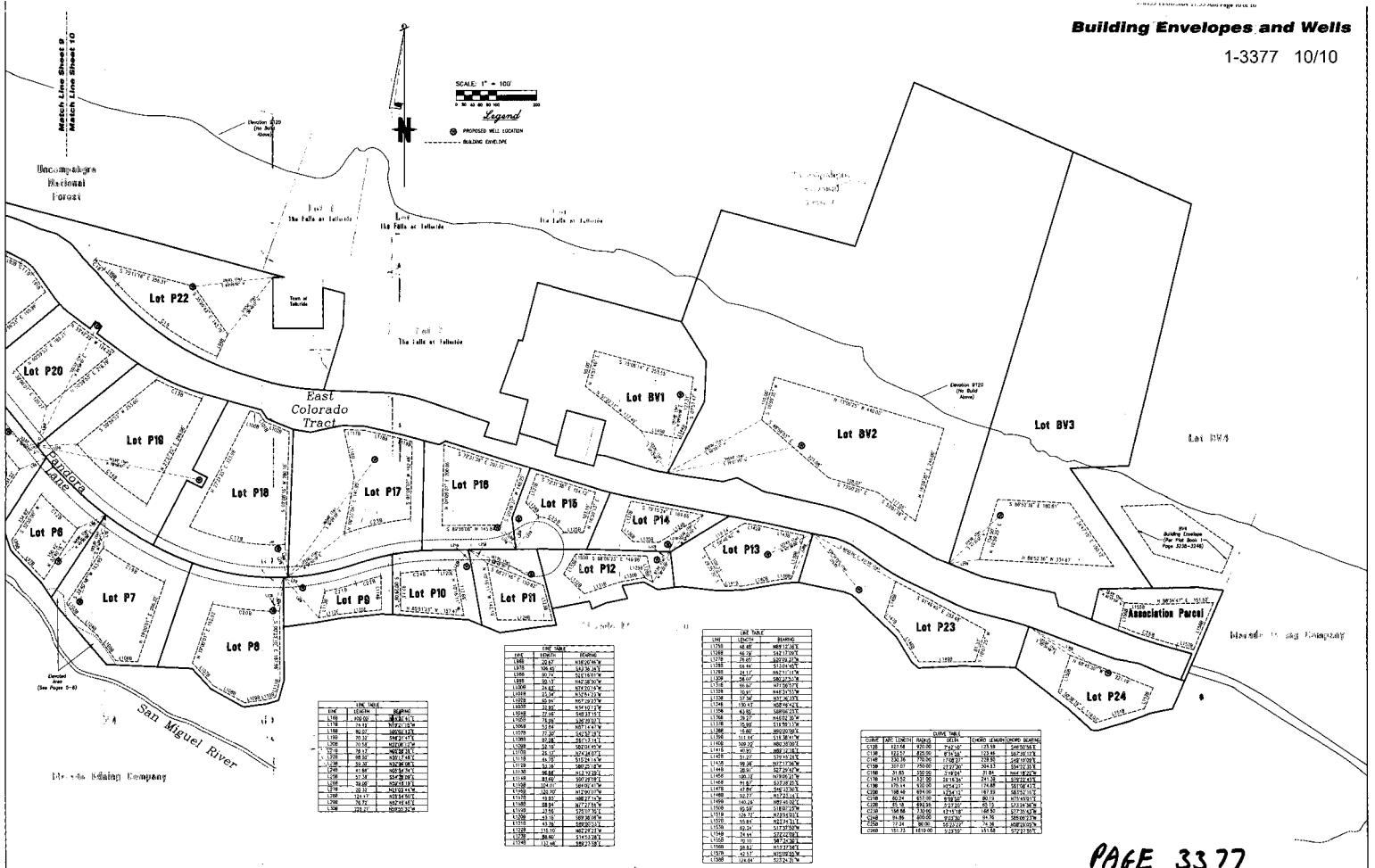
FIRST AMENDMENT TO THE FINAL DARADO SUBDIVISION EXEMPTION PLAT AND PLAN FOR CLUSTER DEVELOPMENT LOTS AND FIRST AMENDMENT TO THE SUBDIVISION EXEMPTION PLAT FOR ASSOCIATION PARCEL LOCATED WITHIN SECTIONS 5 AND 6, T.42N, R.8W, AND SECTION 31, T.43N, R.8W, N.M.P.M., SAN MIGUEL COUNTY, COLORADO

Project No.	19-00000
Date	8/1/20
Drawn by	
Checked by	
Scale	

**FOLEY**  
ASSOCIATES, INC.  
Professional Surveyors  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435  
Drawing: 21004135PLAT 8-00 (BUILDINGS DONE 8-17-20) SHEETS 12 OF 12 Project #: 00043

**Building Envelopes and Wells**

1-3377 10/10



LINE	LENGTH	BEARING
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105	120.00	S89°00'00"E
106	120.00	S89°00'00"E
107	120.00	S89°00'00"E
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118	120.00	S89°00'00"E
119	120.00	S89°00'00"E
120	120.00	S89°00'00"E

LINE	LENGTH	BEARING
121	120.00	S89°00'00"E
122	120.00	S89°00'00"E
123	120.00	S89°00'00"E
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138	120.00	S89°00'00"E
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LINE	LENGTH	BEARING
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166	120.00	S89°00'00"E
167	120.00	S89°00'00"E
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175	120.00	S89°00'00"E
176	120.00	S89°00'00"E
177	120.00	S89°00'00"E
178	120.00	S89°00'00"E
179	120.00	S89°00'00"E
180	120.00	S89°00'00"E

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FIRST AMENDMENT TO THE FINAL IDARADO SUBDIVISION EXEMPTION PLAT AND PLAN FOR CLUSTER DEVELOPMENT LOTS AND FIRST AMENDMENT TO THE SUBDIVISION EXEMPTION PLAT FOR ASSOCIATION PARCEL LOCATED WITHIN SECTIONS 5 AND 6, T.42N, R.8W, AND SECTION 31, T.43N, R.8W, N.M.P.M., SAN MIGUEL COUNTY, COLORADO

**FOLEY**  
 404047575, LLC  
 ARCHITECT-ENGINEER

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Drawing path: Z:\2004\MEP\4-54\DWG\0215 DWE 8-17-04 Sheet: of 10 Project #: 03043