

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO CONDITIONALLY APPROVING A MAJOR SUBDIVISION FOR
OS-3BR-2 AND OS-3XRR**

RESOLUTION NO. 2023-0518-09

WHEREAS, the Town of Mountain Village (“Town”) owns certain real property described as vacant tracts OS-3BR-2 and OS-3XRR, Mountain Village Boulevard, Mountain Village, Colorado, according to the respective plats recorded as Reception Nos. 416994 and 405665 (together, the “Property”); and

WHEREAS, Merrimac Fort Partners, LLC (the “Applicant”), on behalf of the Town, has submitted a Major Subdivision application to the Town to replat the Property (“Property Replat”) into four open space parcels (the “Application”) to facilitate the future conveyance of portions of the Property to Applicant for the purpose of combining said portions with Lot 161-CR, as approved by Resolution 2022-0908-14 and as part of the Site-Specific Planned Unit Development (“Lot 161C-RR SPUD”) and associated Major Subdivision for Lots 161C-R, 67, 69R-2 and 71R, Tract OS-3Y, and portions of the Property to be re-platted as Lot 161C-RR, also known as the Four Seasons Hotel; and

WHEREAS, the Applicant, as developer of Lot 161C-RR, was required to submit the Application as a condition of approval of the Lot 161C-RR SPUD pursuant to Ordinance 2022-09; and

WHEREAS, the Application consists of the materials submitted to the Town and itemized on Exhibit A, plus all statements, representations, and additional documents of the Applicant and its representatives made or submitted at the public meetings and hearings before the DRB and Town Council; and

WHEREAS, the DRB held a public hearing on May 4, 2023, to consider the Application and testimony and comments from the Applicant, Town Staff, and members of the public, and voted unanimously to issue a recommendation of approval to Town Council of the Application, subject to conditions; and

WHEREAS, the Town Council held a public meeting on May 18, 2023, to consider the Application, the DRB’s recommendations, and testimony and comments from the Applicant, Town Staff, and members of the public, and voted unanimously to approve this Resolution (“Subdivision Approval”); and

WHEREAS, the public hearings and meetings to consider the Application were duly noticed and held in accordance with the Town’s Community Development Code (“CDC”); and

WHEREAS, the Town Council has considered the criteria set forth in Section 17.4.13 of the CDC and finds that each of the following have been satisfied or will be satisfied upon compliance with the conditions of this Resolution set forth below:

1. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
2. The proposed subdivision is consistent with the applicable Zoning and Land Use Regulations and any PUD development agreement regulating development of the property;
3. The proposed density is assigned to the lot by the official land use and density allocation, or the applicant is processing a concurrent rezoning and density transfer;
4. The proposed subdivision is consistent with the applicable Subdivision Regulations;

5. Adequate public facilities and services are available to serve the intended land uses;
6. The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or geological conditions that may present hazards or that may require special precautions have been identified, and that the proposed uses are compatible with such conditions;
7. Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC; and
8. The proposed subdivision meets all applicable Town regulations and standards.

WHEREAS, the Town Council now desires to approve the Application, subject to the terms and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mountain Village, Colorado, that:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Ordinance.

Section 2. Approvals. The Town Council hereby approves the Application and the related Property Replat, attached hereto as Exhibit B and incorporated by reference herein, subject to the conditions set forth below. All exhibits to this Resolution are available for inspection at the Town Clerk's Office.

Section 3. Conditions. The Approval is subject to the following terms and conditions:

3.1. Town Staff will review and must approve the final proposed Property Replat to verify consistency with CDC Section 17.4.13.N Plat Standards, including subsection 3 Plat Notes and Certifications, and provide redline comments to the Applicant prior to execution of the final mylar.

3.2. Town Staff has the authority to provide ministerial and conforming comments on the mylar prior to recordation of the Property Replat.

3.3. Permanent monuments on the external boundary of the subdivision shall be set within thirty (30) days of the recording of the Property Replat. Block and lot monuments shall be set pursuant to C.R.S. § 38-51-101. All monuments shall be located and described. Information adequate to locate all monuments shall be noted on the Property Replat.

3.4. All recording fees related to the recording of the Property Replat in the records of the San Miguel County Clerk and Recorder shall be paid by the Applicant within six (6) months of this Subdivision Approval.


3.5. All representations of the Applicant, whether within the Subdivision Application materials or made at the DRB or Town Council meetings, are conditions of this approval.

Section 4. Effective Date. This Resolution shall be in full force and effect upon its passage and adoption.

Section 5. Recordation. This Resolution approving the Subdivision Approval shall be recorded concurrently with the recordation of the Property Replat.

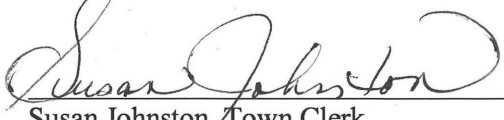
ADOPTED AND APPROVED by the Town of Mountain Village Town Council at a regular public meeting held on May 18, 2023.

TOWN OF MOUNTAIN VILLAGE, COLORADO

By: 

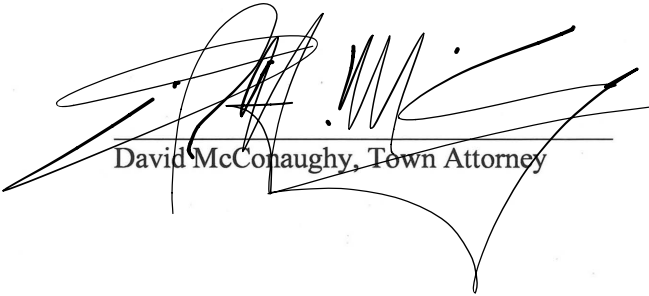
Laila Benitez, Mayor

ATTEST:



Susan Johnston, Town Clerk

APPROVED AS TO FORM:



David McConaughy, Town Attorney

Exhibit A

(Major Subdivision OS-3BR-2 & OS-3XRR)

1. Title Commitment dated 3.06.23
2. Existing Conditions Survey dated 3.08.23
3. Proposed Replat dated 1.17.23
4. Major Subdivision Application signed by TOMV
5. Major Subdivision Application signed by Merrimac Fort Partners as agent
6. Narrative, undated

Exhibit B

[PROPERTY REPLAT]

Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2

A Subdivision of Tract OS-3BR-2 and Tract OS-3XRR, located within the NE 1/4 of Section 3, T.42N., R.9W. and the SE 1/4 of Section 34, T.42N., R.9W., N.M.P.M., lying within the Town of Mountain Village, County of San Miguel, State of Colorado

CERTIFICATE OF OWNERSHIP KNOW ALL PERSONS BY THESE PRESENTS:

That the Town of Mountain Village, a Colorado Home-charter-rule municipality (the "Town"), is the owner in fee simple of:

TRACT OS-3BR-2, MOUNTAIN VILLAGE, ACCORDING TO THE PLAT OF LOT 109R AND TRACT OS-3BR-2, TOWN OF MOUNTAIN VILLAGE, A REPLAT OF LOTS 73-76R, 109, 110, TRACT 89-A AND TRACT OS-3BR-1, TOWN OF MOUNTAIN VILLAGE RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

AND

TRACT OS-3XRR, MOUNTAIN VILLAGE, ACCORDING TO THE PLAT OF LOT 38-50-51R, TRACT OS-3CRR AND TRACT OS-3XRR, TOWN OF MOUNTAIN VILLAGE, A REPLAT OF LOT 38R, LOT 50-51R, TRACT OS-3CR AND TRACT OS-3X, TOWN OF MOUNTAIN VILLAGE, RECORDED FEBRUARY 11, 2009 IN PLAT BOOK 1 AT PAGE 4061,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

THE OWNER DOES HEREBY MAKE, EXECUTE, DELIVER, AND ENTER INTO this Replat under the name and style of "TRACT OS-3BR-2R-1, TRACT OS-3BR-2R-2, TRACT OS-3XRR-1, AND TRACT OS-3XRR-2, A SUBDIVISION OF TRACT OS-3BR-2 AND TRACT OS-3XRR, LOCATED WITHIN THE NE 1/4 OF SECTION 3, T.42N., R.9W. AND THE SE 1/4 OF SECTION 34, T.42N., R.9W., N.M.P.M., LYING WITHIN THE TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, STATE OF COLORADO" (the "Replat");

AND

THEREBY, CREATE the following new lots (the "Replatted Lots/Tracts"):

- 1. Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2

THEREBY, DELETES the following new lots (the "Deleted Lots/Tracts"):

- 1. TRACT OS-3XRR and TRACT OS-3BR-2

OWNER SIGNATURES

TOWN OF MOUNTAIN VILLAGE, a home rule municipality and political subdivision of the state of Colorado

By: M. Prohaska, Mayor

ACKNOWLEDGMENT

STATE OF COLORADO)) ss. COUNTY OF SAN MIGUEL))

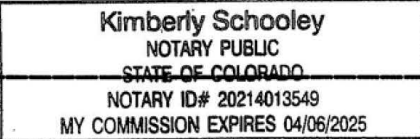
Acknowledged before me this 20 day of September, 2023 by

M. Prohaska, Mayor of the Town of Mountain Village, a home rule municipality and political subdivision of the state of Colorado

My commission expires 04/04/2025

Witness my hand and seal.

Kimberly Schooley, Notary Public



SHEET INDEX

- Page 1 - Certifications and notes
Page 2 - Overview (1"=40')
Pages 3-5 - Enlarged View (1"=20')

PARCEL AREA SUMMARY

Table with 2 columns: Current Lot, Acreage. Rows include TRACT OS-3XRR (2.935 acres), TRACT OS-3BR-2 (1.968 acres), TOTAL (4.903 acres).

Replatted Lot/Tracts

Table with 2 columns: Replatted Lot/Tracts, Acreage. Rows include Tract OS-3BR-2R-1 (1.906 acres), Tract OS-3BR-2R-2 (0.062 acres), Tract OS-3XRR-1 (2.511 acres), Tract OS-3XRR-2 (0.424 acres), Total (4.903 acres).

TITLE INSURANCE COMPANY CERTIFICATE

Land Title Guarantee Company does hereby certify that we have examined the title to the lands herein shown on this Replat and that the title to this land is in the name of the Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado and is free and clear of all liens and taxes, except as follows: Deed of Trust recorded at Reception No. 319936 and add address 3820

NOTES

- 1. Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended and The Community Development Code of the Town of Mountain Village
2. Easement research from Land Title Guarantee Company
a. Land Title Guarantee Company, Order Number ABS86013616 dated March 16, 2023 at 5:00 P.M. as to Tract OS-3XRR and Tract OS-3BR-2, Town of Mountain Village
3. SURVEY NOTES
a. BASIS OF BEARINGS. The bearing from monument "Overpass" to monument "Rim", as shown monumented hereon, was assumed to bear N31°16'24"W according to Banner Associates, Inc. project bearings.
b. LINEAL DISTANCES shown hereon measured in US survey feet.
4. Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Community Development Code of the Town of Mountain Village.
5. The approval of this Replat vacates all prior plats for the area described in the Legal Description as shown hereon in the Certificate of Ownership.
6. 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 hereon.
This Major Subdivision is approved per Resolution No. 2023-0518-09

TOWN OF MOUNTAIN VILLAGE APPROVAL

M. Prohaska as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this plat has been approved by the Town Council in the same resolution that has authorized and directed us to execute this document.

M. Prohaska, Mayor, 9/20/23 Date

ACKNOWLEDGMENT

State of Colorado)) ss. County of San Miguel))

The foregoing signature was acknowledged before me this 20 day of September, 2023 A.D. by M. Prohaska as Mayor of the Town of Mountain Village.

My commission expires 04/04/2025

Witness my hand and seal.

Kimberly Schooley, Notary Public

PLANNING APPROVAL

I, Amy Ward, as Community Development Director of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town in accordance with the Community Development Code.

Amy Ward, Community Development Director, Date: 9/21/23

SURVEYOR'S CERTIFICATE

I, David R. Bulson of Bulson Surveying, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this TRACT OS-3BR-2R-1, TRACT OS-3BR-2R-2, TRACT OS-3XRR-1, AND TRACT OS-3XRR-2, A SUBDIVISION OF TRACT OS-3BR-2 AND TRACT OS-3XRR, LOCATED WITHIN THE NE 1/4 OF SECTION 3, T.42N., R.9W. AND THE SE 1/4 OF SECTION 34, T.42N., R.9W., N.M.P.M., LYING WITHIN THE TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, STATE OF COLORADO as shown hereon has been prepared under my direct responsibility and checking, and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS HEREOF, I here unto affix my hand and official seal this 20 day of September, A.D. 2023

P.L.S. No. 37662



TREASURER'S CERTIFICATE

I, 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 the Village Municipal Code Section 17.4.1.000

Dated this 18 day of September, 2023

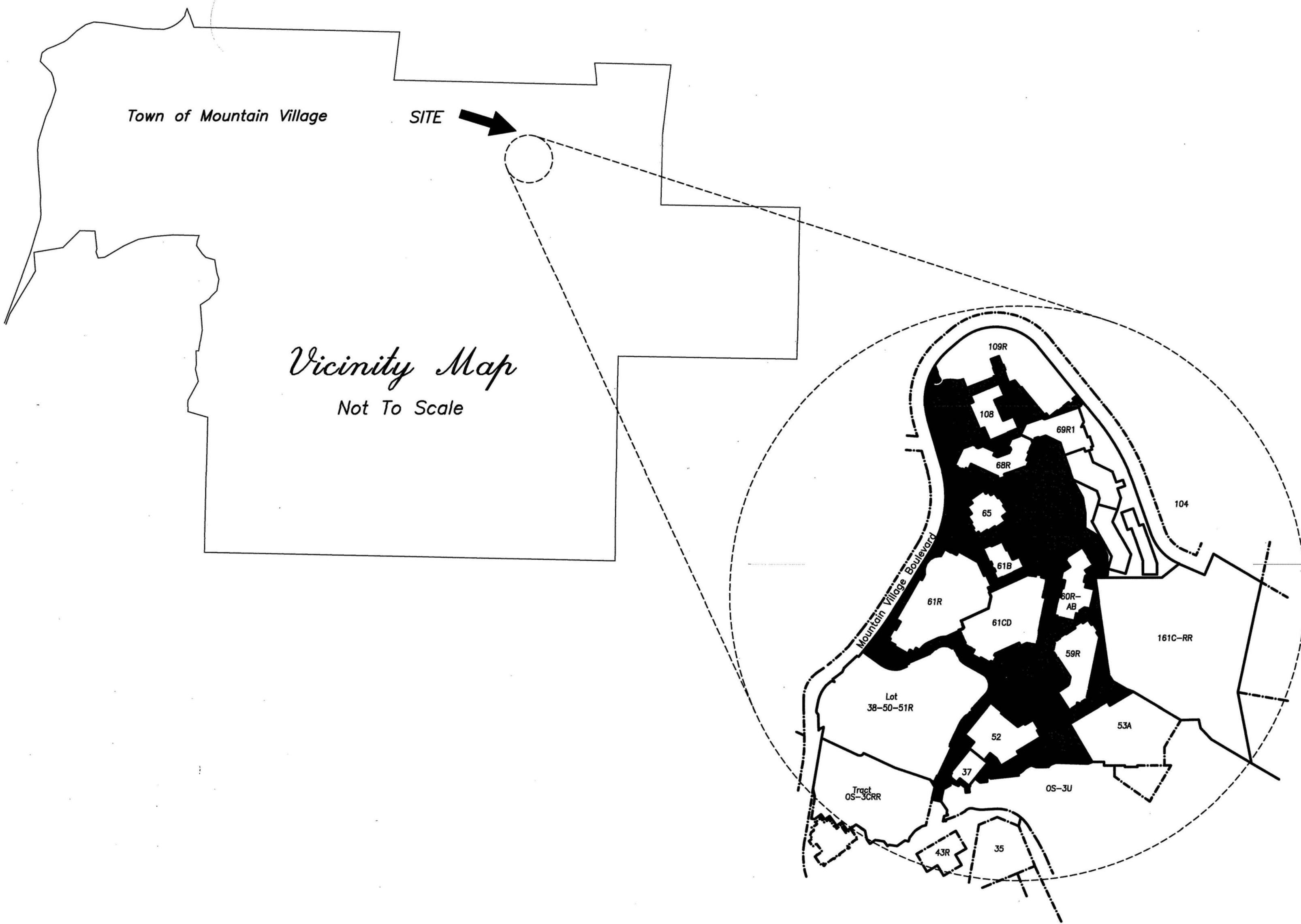
R. Munn, San Miguel County Treasurer



RECORDER'S CERTIFICATE

This Replat was filed for record in the office of the San Miguel County Clerk and Recorder on this 26th day of September, 2023, at Reception No. 482496, Time 2:30pm

W. H. ... San Miguel County Clerk and Recorder

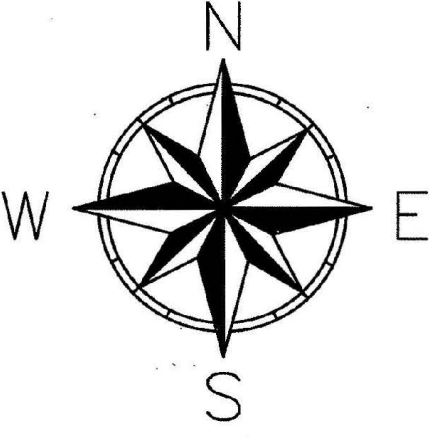


CERTIFICATIONS AND VICINITY MAP

Table with 2 columns: Town of Mountain Village, Mountain Village Boulevard, Town of Mountain Village, State of Colorado, 81435; September 05, 2023; Sheet 1 of 5, Project 21057; Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2, Town of Mountain Village, Colorado; BULSON SURVEYING logo.

Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2

A Subdivision of Tract OS-3BR-2 and Tract OS-3XRR, located within the NE 1/4 of Section 3, T.42N., R.9W. and the SE 1/4 of Section 34, T.42N., R.9W., N.M.P.M., lying within the Town of Mountain Village, County of San Miguel, State of Colorado



SCALE 1" = 40'
0 40 80 Feet

SHEET 3

SHEET 4

SHEET 5

LOT 109R
"VACANT"
(PLAT BOOK 1, PAGE 4455)
(0.825 acres)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

LOT 109R
"VACANT"
(PLAT BOOK 1, PAGE 4455)
(0.825 acres)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

LOT 108
"SHIRAZ"
(PLAT BOOK 1, PAGE 1098)
(0.188 acres)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

TRACT OS-3BR-2R-1
83004 Sq.Ft.
1.906 Acres

TRACT OS-3BR-2R-1
83044 Sq.Ft.
1.906 Acres

LOT 69RI
"WESTERERE"
(PLAT BOOK 1, PAGE 1184)
(0.239 acres)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

LOT 68R
"PALMYRA"
(PLAT BOOK 1, PAGE 1727)
(0.231 acres)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

TRACT OS-3Y
TSG SKI AND GOLF
"VACANT"
(PLAT BOOK 1, PAGE 3325)

LOT 69R-2
TSG SKI AND GOLF
"VACANT"
(PLAT BOOK 1, PAGE 1184)

TRACT OS-3BR-2R-2
2714 Sq.Ft.
0.062 Acres

LOT 65
"CENTRUM"
(PLAT BOOK 1, PAGE 1362)
(0.158 acres)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

LOT 71R
TSG SKI AND GOLF
"VACANT"
(PLAT BOOK 1, PAGE 1209)

LOT 67
TSG SKI AND GOLF
"VACANT"
(PLAT BOOK 1, PAGE 478)

TRACT OS-3XRR-1
109421 Sq.Ft.
2.511 Acres

TRACT OS-3XRR-1
18480 Sq.Ft.
0.424 Acres

LOT 61B
"VACANT"
(PLAT BOOK 1, PAGE 1252)
(0.108 ACRES)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

LOT 60R-AB
"LE CHAMONIX"
(PLAT BOOK 1, PAGE 3097)
(0.233 ACRES)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

LOT 61R
"HAMMER LODGE"
(PLAT BOOK 1, PAGE 2488)
(0.819 ACRES)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

LOT 61CD
"HAMMER LODGE"
(PLAT BOOK 1, PAGE 2148)
(0.617 ACRES)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

LOT 161C-R
LOT 161C R MOUNTAIN VILLAGE LLC
"VACANT"
(PLAT BOOK 1, PAGE 2529)

LOT 59R
"HERITAGE CROSSING"
(PLAT BOOK 1, PAGE 2929)
(0.335 ACRES)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

TRACT OS-3XRR-1
109421 Sq.Ft.
2.511 Acres

TRACT OS-3XRR-2
18480 Sq.Ft.
0.424 Acres

LOT 38-50-51R
"THE MADRIANE"
(PLAT BOOK 1, PAGE 4849)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

LOT 52
"THE PLAZA"
(PLAT BOOK 1, PAGE 1188)
(0.337 ACRES)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

TRACT OS-3XRR-1
109421 Sq.Ft.
2.511 Acres

LOT 53A
"CONDOLA STATION"
TSG CONDOLA LLC
(PLAT BOOK 1, PAGE 2036)

LOT 37
"COLUMBIA PLACE"
(PLAT BOOK 1, PAGE 700)
(0.097 ACRES)
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED, OR OTHERWISE AFFECTED BY THIS REPLAT)

TRACT OS-3U
"VACANT"
TSG SKI AND GOLF
(PLAT BOOK 1, PAGE 3325)

LOT 53B
"VACANT"
TSG SKI AND GOLF
(PLAT BOOK 1, PAGE 2036)

TRACT OS-3CRR
"VACANT"
TSG SKI AND GOLF
(PLAT BOOK 1, PAGE 4061)

TRACT OS-3U
"VACANT"
TSG SKI AND GOLF
(PLAT BOOK 1, PAGE 3325)



PROPERTY OVERVIEW

Town of Mountain Village Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2 Town of Mountain Village, Colorado
September 05, 2023	BULSON SURVEYING
Sheet 2 of 5 Project 21057	

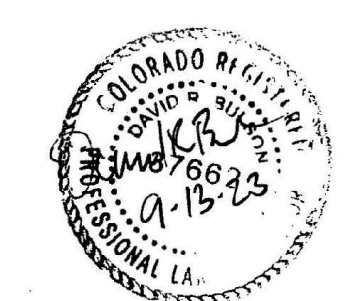
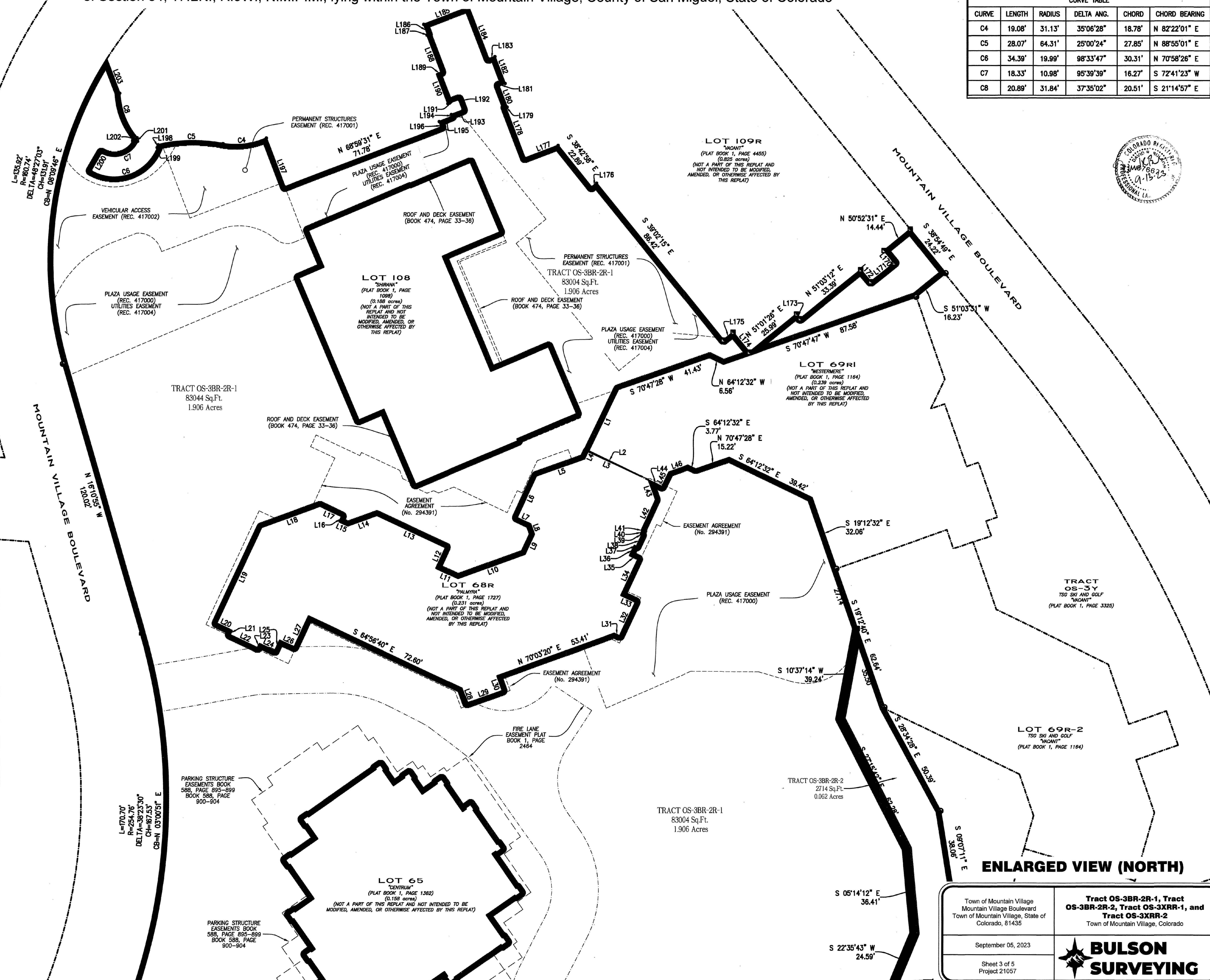
Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2

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LINE	BEARING	LENGTH
L1	S 25°47'28" W	29.22'
L2	N 64°12'32" W	24.20'
L3	N 64°56'40" W	24.39'
L4	S 25°03'20" W	3.48'
L5	S 70°03'20" W	21.98'
L6	S 25°03'20" W	19.52'
L7	S 64°56'40" E	6.43'
L8	S 19°56'40" E	4.69'
L9	S 25°03'20" W	9.44'
L10	S 70°03'20" W	30.55'
L11	N 64°56'40" W	10.41'
L12	N 25°03'20" E	9.75'
L13	N 64°56'40" W	32.56'
L14	S 70°03'20" W	13.23'
L15	N 64°56'40" W	4.12'
L16	N 25°03'20" E	2.53'
L17	N 64°56'40" W	10.25'
L18	S 70°03'20" W	26.63'
L19	S 25°03'20" W	45.43'
L20	S 64°56'40" E	7.26'
L21	S 25°03'20" W	2.00'
L22	S 64°56'40" E	13.00'
L23	N 25°03'20" E	2.00'
L24	S 64°56'40" E	7.25'
L25	N 25°03'20" E	5.00'
L26	S 64°56'40" E	6.84'
L27	N 25°03'20" E	14.50'
L28	S 19°56'40" E	6.85'
L29	N 70°03'20" E	16.00'
L30	N 19°56'40" W	6.75'
L31	S 64°56'40" E	2.61'
L32	N 25°03'20" E	16.00'
L33	N 64°56'40" W	6.83'
L34	N 25°03'20" E	17.03'
L35	N 64°56'40" W	3.92'
L36	N 25°03'20" E	4.76'
L37	S 64°56'40" E	1.01'
L38	N 25°03'20" E	5.40'
L39	N 64°56'40" W	0.88'
L40	N 25°03'20" E	1.78'
L41	N 64°56'40" W	0.33'
L42	N 25°03'20" E	14.37'
L43	N 19°56'40" W	8.93'
L44	S 64°12'32" E	6.39'
L45	N 25°47'28" E	6.86'
L46	N 70°27'23" E	8.58'

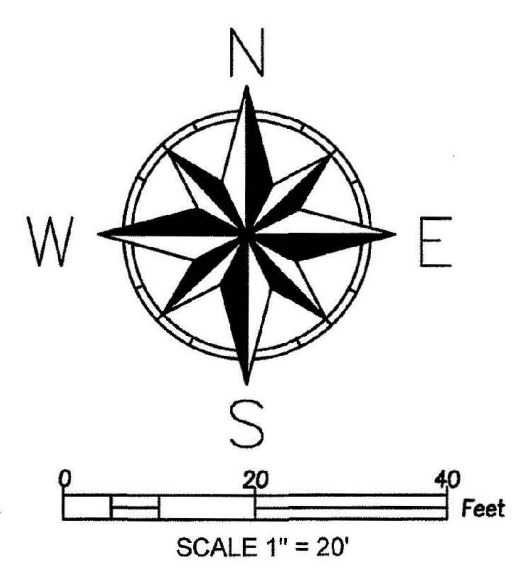
LINE	BEARING	LENGTH
L170	N 39°24'39" W	6.93'
L171	N 51°16'41" E	12.95'
L172	S 40°02'13" E	6.72'
L173	S 37°49'46" E	2.54'
L174	S 39°17'23" E	11.07'
L175	N 50°47'01" E	5.35'
L176	N 51°17'18" E	2.76'
L177	N 68°59'02" E	15.23'
L178	S 21°00'16" E	23.19'
L179	S 71°58'11" W	0.63'
L180	S 21°00'51" E	9.84'
L181	S 70°27'28" W	2.86'
L182	S 20°50'52" E	12.34'
L183	N 69°09'48" E	2.87'
L184	S 21°06'47" E	23.69'
L185	N 69°07'57" E	20.65'
L186	N 21°14'48" W	4.74'
L187	N 64°04'52" E	0.36'
L188	N 21°00'44" W	16.99'
L189	N 68°26'45" E	2.11'
L190	N 20°55'47" W	13.62'
L191	S 69°08'03" W	4.96'
L192	N 20°46'31" W	4.98'
L193	N 69°10'42" E	5.31'
L194	N 19°54'42" W	0.82'
L195	N 68°47'50" E	5.83'
L196	N 20°31'36" W	2.51'
L197	S 20°53'50" E	22.37'
L198	N 18°04'39" E	1.25'
L199	N 68°18'27" W	0.21'
L200	S 30°15'19" W	9.00'
L201	S 71°09'58" E	0.68'
L202	S 17°41'43" W	1.37'
L203	S 21°00'05" E	15.65'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANG.	CHORD	CHORD BEARING
C4	19.08'	31.13'	35°06'28"	18.78'	N 82°22'01" E
C5	28.07'	64.31'	25°00'24"	27.85'	N 88°55'01" E
C6	34.39'	19.99'	98°33'47"	30.31'	N 70°58'26" E
C7	18.33'	10.98'	95°39'39"	16.27'	S 72°41'23" W
C8	20.89'	31.84'	37°35'02"	20.51'	S 21°14'57" E



Legend

- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 24986
- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 27605
- FOUND 3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- FOUND 3/4" BRASS TAG LS 27605 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- SET 18" LONG No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 37662
- SET 3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- ▲ FOUND 3/4" BRASS TAG LS 24986 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 37662



ENLARGED VIEW (NORTH)

Town of Mountain Village Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2 Town of Mountain Village, Colorado
September 05, 2023	
Sheet 3 of 5 Project 21057	

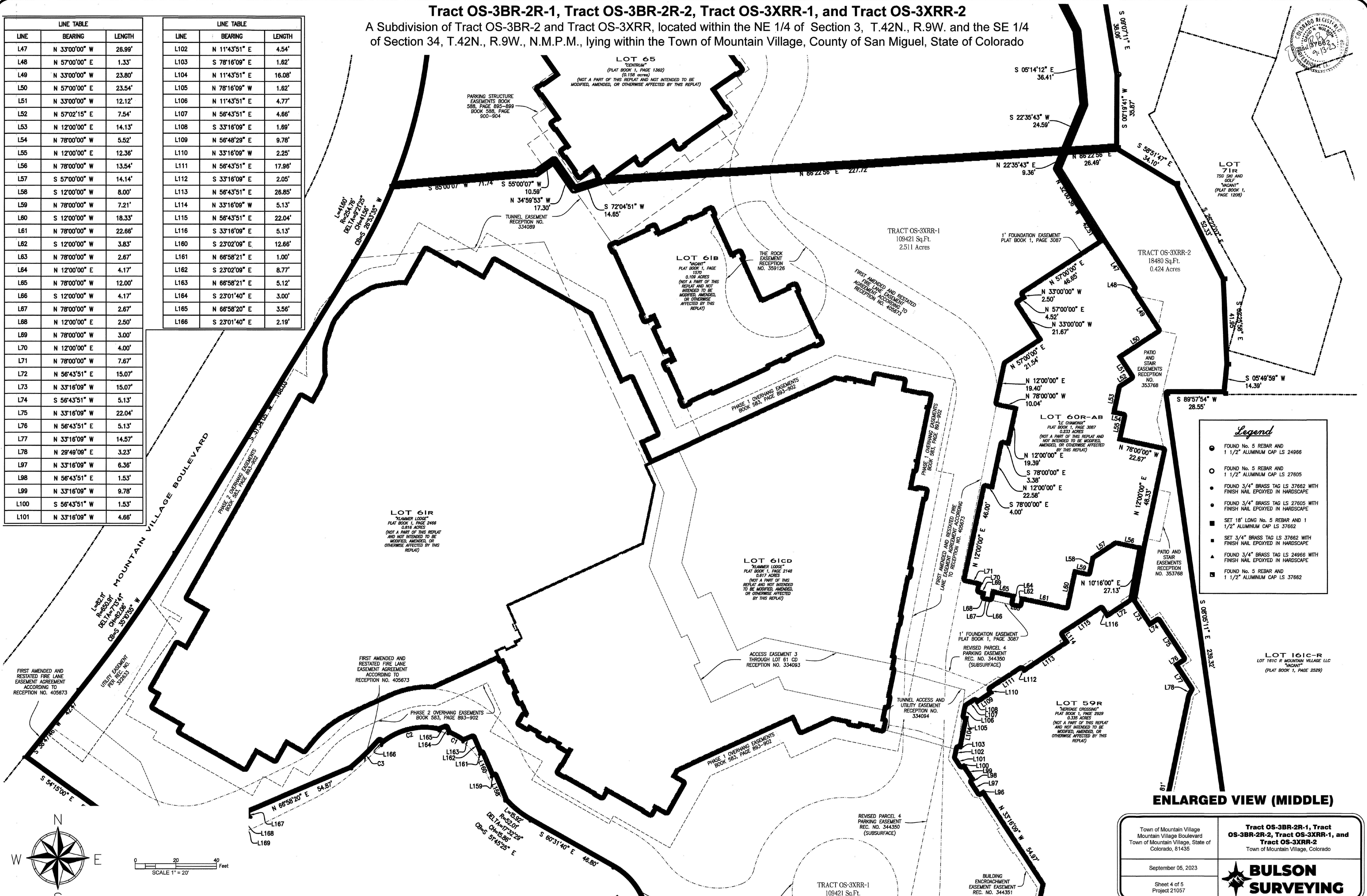
BULSON SURVEYING

Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2

A Subdivision of Tract OS-3BR-2 and Tract OS-3XRR, located within the NE 1/4 of Section 3, T.42N., R.9W. and the SE 1/4 of Section 34, T.42N., R.9W., N.M.P.M., lying within the Town of Mountain Village, County of San Miguel, State of Colorado

LINE	BEARING	LENGTH
L47	N 33°00'00" W	26.99'
L48	N 57°00'00" E	1.33'
L49	N 33°00'00" W	23.80'
L50	N 57°00'00" E	23.54'
L51	N 33°00'00" W	12.12'
L52	N 57°02'15" E	7.54'
L53	N 12°00'00" E	14.13'
L54	N 78°00'00" W	5.52'
L55	N 12°00'00" E	12.36'
L56	N 78°00'00" W	13.54'
L57	S 57°00'00" W	14.14'
L58	S 12°00'00" W	8.00'
L59	N 78°00'00" W	7.21'
L60	S 12°00'00" W	18.33'
L61	N 78°00'00" W	22.66'
L62	S 12°00'00" W	3.83'
L63	N 78°00'00" W	2.67'
L64	N 12°00'00" E	4.17'
L65	N 78°00'00" W	12.00'
L66	S 12°00'00" W	4.17'
L67	N 78°00'00" W	2.67'
L68	N 12°00'00" E	2.50'
L69	N 78°00'00" W	3.00'
L70	N 12°00'00" E	4.00'
L71	N 78°00'00" W	7.67'
L72	N 56°43'51" E	15.07'
L73	N 33°16'09" W	15.07'
L74	S 56°43'51" W	5.13'
L75	N 33°16'09" W	22.04'
L76	N 56°43'51" E	5.13'
L77	N 33°16'09" W	14.57'
L78	N 29°49'09" E	3.23'
L98	N 56°43'51" E	1.53'
L99	N 33°16'09" W	9.78'
L100	S 56°43'51" W	1.53'
L101	N 33°16'09" W	4.66'

LINE	BEARING	LENGTH
L102	N 11°43'51" E	4.54'
L103	S 78°16'09" E	1.62'
L104	N 11°43'51" E	16.08'
L105	N 78°16'09" W	1.62'
L106	N 11°43'51" E	4.77'
L107	N 56°43'51" E	4.66'
L108	S 33°16'09" E	1.69'
L109	N 56°48'29" E	9.78'
L110	N 33°16'09" W	2.25'
L111	N 56°43'51" E	17.96'
L112	S 33°16'09" E	2.05'
L113	N 56°43'51" E	26.85'
L114	N 33°16'09" W	5.13'
L115	N 56°43'51" E	22.04'
L116	S 33°16'09" E	5.13'
L160	S 23°02'09" E	12.66'
L161	N 66°58'21" E	1.00'
L162	S 23°02'09" E	8.77'
L163	N 66°58'21" E	5.12'
L164	S 23°01'40" E	3.00'
L165	N 66°58'20" E	3.56'
L166	S 23°01'40" E	2.19'

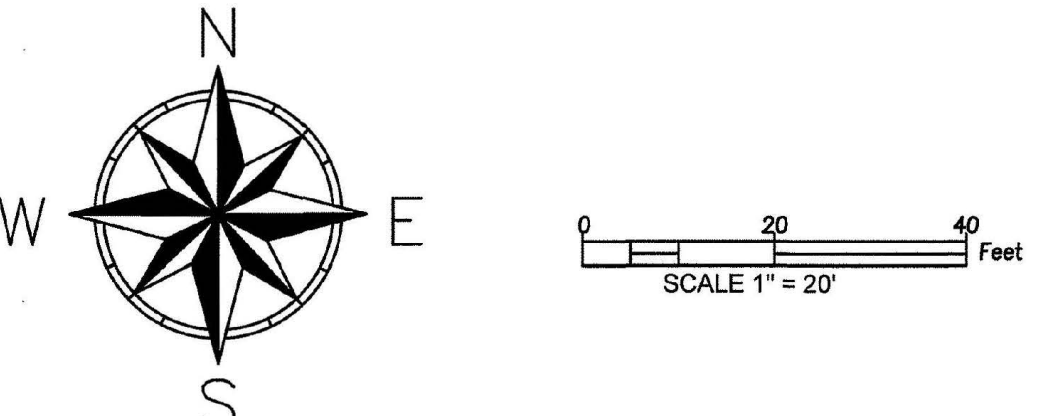


Legend

- FOUND NO. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 24966
- FOUND NO. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 27605
- FOUND 3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- FOUND 3/4" BRASS TAG LS 27605 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- SET 18" LONG NO. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 37662
- SET 3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- ▲ FOUND 3/4" BRASS TAG LS 24966 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- FOUND NO. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 37662

ENLARGED VIEW (MIDDLE)

Town of Mountain Village Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2 Town of Mountain Village, Colorado
September 06, 2023	BULSON SURVEYING
Sheet 4 of 5 Project 21057	



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Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2
 A Subdivision of Tract OS-3BR-2 and Tract OS-3XRR, located within the NE 1/4 of Section 3, T.42N., R.9W. and the SE 1/4 of Section 34, T.42N., R.9W., N.M.P.M., lying within the Town of Mountain Village, County of San Miguel, State of Colorado

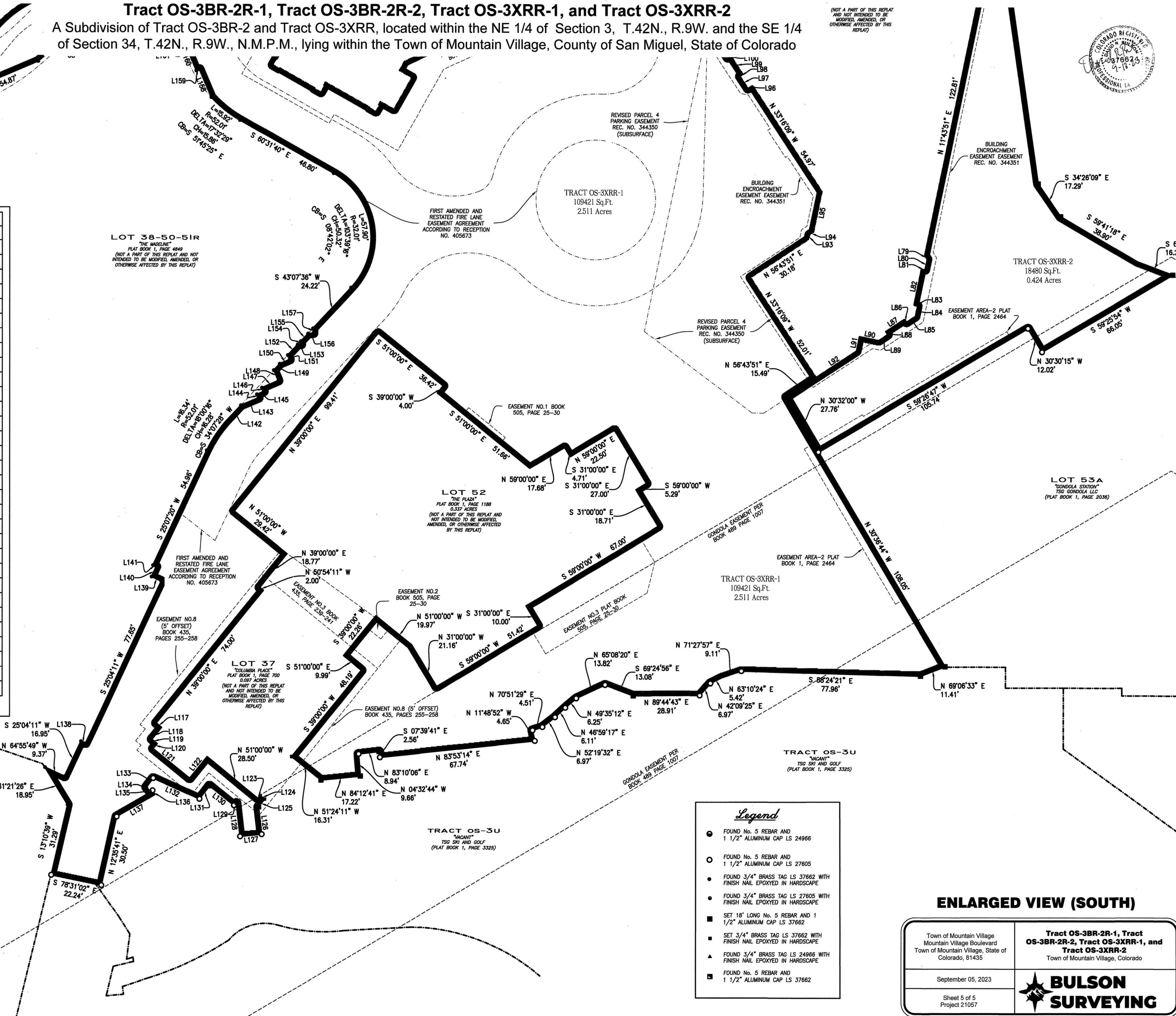
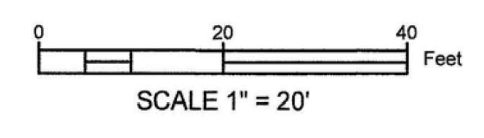
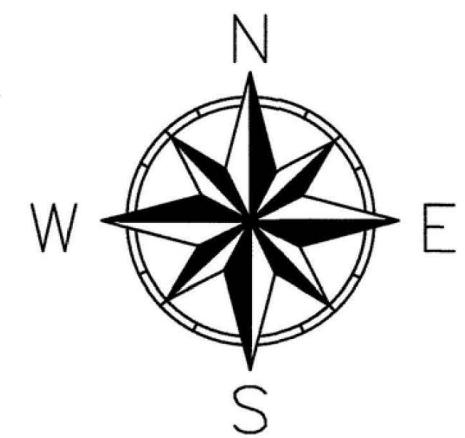
(NOT A PART OF THIS REPLAT AND NOT INTENDED TO BE MODIFIED, AMENDED OR OTHERWISE AFFECTED BY THIS REPLAT)



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L79	N 33°16'09" W	1.99'	L130	N 51°45'08" W	13.58'
L80	N 11°43'51" E	4.66'	L131	S 37°33'49" W	7.17'
L81	S 78°16'09" E	1.62'	L132	N 65°57'35" W	22.00'
L82	N 11°43'51" E	16.08'	L133	S 37°47'22" W	4.92'
L83	N 78°16'09" W	1.62'	L134	S 39°58'05" E	2.44'
L84	N 11°43'51" E	4.66'	L135	S 65°44'44" W	1.28'
L85	N 56°43'51" E	4.66'	L136	S 25°04'17" E	2.12'
L86	S 33°16'09" E	1.53'	L137	S 60°01'05" W	19.08'
L87	N 56°43'51" E	9.78'	L138	N 64°55'49" W	2.17'
L88	N 33°16'09" W	1.53'	L139	S 64°55'49" E	4.64'
L89	N 56°43'51" E	4.66'	L140	S 25°04'11" W	4.76'
L90	S 78°16'09" E	8.54'	L141	S 64°55'49" E	1.54'
L91	N 11°43'51" E	6.42'	L142	S 43°07'36" W	8.35'
L92	N 56°43'51" E	21.04'	L143	S 66°58'20" W	8.31'
L93	N 11°43'51" E	2.08'	L144	S 23°01'40" E	1.65'
L94	N 56°43'51" E	2.06'	L145	S 66°58'20" W	3.12'
L95	N 11°43'51" E	18.00'	L146	S 23°01'40" E	1.84'
L96	S 56°43'51" W	2.37'	L147	S 66°58'20" W	7.72'
L97	N 33°16'09" W	6.36'	L148	S 23°01'40" E	4.97'
L117	N 51°00'00" W	3.00'	L149	S 43°07'36" W	3.75'
L118	N 39°00'00" E	6.67'	L150	S 66°58'20" W	4.71'
L119	N 51°00'00" W	3.00'	L151	S 23°01'40" E	2.08'
L120	N 39°00'00" E	2.83'	L152	S 43°07'36" W	6.30'
L121	N 51°00'00" W	20.50'	L153	S 85°58'20" W	1.49'
L122	S 39°00'00" W	12.00'	L154	S 04°01'40" E	1.38'
L123	S 39°00'00" W	1.50'	L155	S 43°07'36" W	4.58'
L124	S 51°37'43" E	2.40'	L156	S 85°58'20" W	2.30'
L125	S 38°13'29" W	4.17'	L157	S 04°01'40" E	2.13'
L126	S 06°31'51" E	11.99'	L167	N 23°01'40" W	2.45'
L127	N 84°07'24" E	9.43'	L168	N 66°58'20" E	8.09'
L128	N 06°21'53" W	14.61'	L169	N 23°01'40" W	4.02'
L129	S 45°47'43" W	1.46'			

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANG.	CHORD	CHORD BEARING
C2	30.29'	32.01'	54°13'48"	29.18'	N 75°49'07" E
C1	8.39'	32.01'	15°00'57"	8.36'	S 61°13'13" E
C3	19.39'	117.68'	9°26'26"	19.37'	N 45°39'44" E

TRACT OS-3CRR
 "VACANT"
 TSG SKI AND GOLF
 (PLAT BOOK 1, PAGE 4061)



- Legend**
- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 24966
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ENLARGED VIEW (SOUTH)

Town of Mountain Village Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	Tract OS-3BR-2R-1, Tract OS-3BR-2R-2, Tract OS-3XRR-1, and Tract OS-3XRR-2 Town of Mountain Village, Colorado
September 05, 2023	BULSON SURVEYING
Sheet 5 of 5 Project 21057	