

# Plat of Basin Mountain Village Phase

Being

Situated within Re-Subdivision of Remainder Parcel M1-13, M1-14, M1-15, Section 7, Township 14 South, Range 85 West of the 6th Principal Mer Gunnison County, Colorado Basin Mountain Vil ridian llage

, Marcus J. Lock, 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 Basin Real Estate Holdings, LLC, a Texas limited liability company, and is free and clear of all liens, defects, encumbrances, restrictions and reservations except as follows:

. Any lien, or . (a) Taxes or , reservations and easements, which do not contain forfeiture or reverter clause, contained in deed recorded April 23, 1976 in Book 493 at Page 282, conditions and restrictions set forth in Declaration of Protective Covenants for Crested Butte Airport recorded April 23, 1976 in Book 493 at Page 288, ect of termination recorded November 6, 1996 under Reception No. 471833.

conditions contained in an Agreement regarding construction and maintenance of a concrete ditch between Ronald D. Rouse and William J. Lacy recorded 76 in Book 493 at Page 973; modified by instrument recorded April 4, 1994 in Book 743 at Page 230 and clarified in instrument recorded December 11, x 775 at Page 95.

Sitions, provisions and burdens set forth in ditch easements contained in Quit Claim Deeds recorded May 9, 1978 in Book 514 at Page 794 and in Book 519. right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

r assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the records of assessments, or notices of such proceedings, whether or not shown by the records of or by the Public Records.

r or by the Public Records.

ted mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water. Wherever, the proceedings is patents recorded by the authority of the United States as reserved in the United States patents recorded February 18, 1934 in Book or canals constructed by the authority of the United States as reserved in United States patent recorded April 16, 1913, in Book 101 at proceedings for ditches or canals constructed by the authority of the United States as reserved in United States patent recorded April 16, 1913, in Book 101 at page 539.

ns, provisions, burdens, obligations and easements as set forth and granted in Findings of Fact, Order and Decree in the Matter of the Organization East River Regional Sanitation District recorded April 26, 1984 in Book 604 at Page 934 and in Tap Purchase Agreement recorded October 1, 1984 in e 357.

ditions, provisions, burdens, obligations and easements as set forth and granted in Easement Deed recorded October 05, 1984 in Book 610 at Page 589. ditions, provisions, burdens, obligations and easements as set forth and granted in Easement Agreement recorded October 09, 1984 in Book 610 at Page onditions in Agreement by Brush Creek Airport limited liability company as recorded April 25, 1994 in Book 744 at Page 318, for a satellite fire lity.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

Remainder Parcel M1-13, M1-14, M1-15, Basin Mountain Village, according to the Plat thereof, reand the Restated Declaration of Basin Mountain Village recorded August 8, 2022 under Reception

tection facility.

In Book 746 at Page 488 and Amendment thereto recorded May 3, 2001 under Reception No. 504418.

In Book 746 at Page 488 and Amendment thereto recorded May 3, 2001 under Reception No. 504418.

Sements and coverents, which not include a forfeiture or reverter clause, cantianed in an agreement between Brush Creek Airport limited liability company and some conditions and provisions of Special Restrictive Covernats respecting Afrina Landing Strip recorded December 20, 1995 in Book 775 at Page 642, arms, and conditions are contained in Board of Country Commissioners of Gunison Country, 2001 under Reception No. 598400.

In Board of Country Commissioners of Gunison Country, 2001 under Reception No. 598400.

In Board of Country Commissioners of Gunison Country, 2001 under Reception No. 598400.

In Board of Country Commissioners of Gunison Country, 2001 under Reception No. 598400.

In Board of Country Commissioners of Gunison Country, Resolution No. 22, 2001 under Reception No. 59860.

In Board of Country Commissioners of Gunison Country, 2001 under Reception No. 59888.

In Board of Country Commissioners of Gunison Country, 2001 under Reception No. 59868.

In Board of Country Commissioners Resolution to see the Special Restriction of Special Reservation No. 598400.

In Board of Country Commissioners Resolution No. 598778 and provisions contined in Board of Country Commissioners (Facing No. 59868).

In Board of Country Commissioners Resolution No. 59868, and Amendment to Stipulation and Spipulation and Spipulation and Spipulation and Spipulation No. 59868.

In Board of Reception No. 598678, and the Reception No. 59868 and Amendment to Stipulation and Spipulation and Spipula

STATE OF

A.D.

2023

The foregoing instrument was acknowledged before me this and day Basin Real Estate Holdings, LLC, a Texas limited liability company.

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official seal:

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nditions, provisions and burdens set forth in notice recorded April 26, 2004 under Reception No. 541325. Ent and right of way as granted to Atmos Energy by instrument recorded June 27, 2005 under Reception No. 555067 and by instrument recorded 16, 2005 under Reception No. 569618.
Iditions, provisions, burdens, obligations and easements as set forth and granted in Grant of Easement recorded July 18, 2008 under Reception No. nditions, provisions, burdens, obligations and easements as set forth and granted in Grant of Easement to Skyland Metropolitan District recorded September Ider Reception No. 586339.
Iditions, provisions, burdens, obligations and easements as set forth and granted in Water Provider and Easement Agreement recorded October 29, 2009 tion No. 594872. burdens, obligations and easements as set forth and granted in Easement Agreement recorded September 08, 2008 under Reception

or fee resulting from inclusion in East River Regional Sumicultural Districtions, if any, based upon race, color, religion, sex, ovenants, which do not contain a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, tion, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, extent that said covenant or restriction is permitted by applicable law, as contained in Declaration of Covenants, Conditions and Restrictions recorded 2018, under Reception No. 657584. (As to Lots M1-1 through M1-15 only).

10 Trustee's Deed recorded March 19, 2019 under Reception No. 659149.

11 Trustee's Deed recorded March 19, 2019 under Reception No. 659149.

12 Trustee's Deed recorded March 19, 2019 under Reception No. 659149.

13 Trustee's Deed recorded March 19, 2019 under Reception No. 659149.

14 and M1-15).

15 M1-14 and M1-15).

16 Trustee's Deed Reception No. 657581 when the provisions as set forth in Lot Cluster Agreement and Declaration recorded May 10, 2021 under Reception No. 675781 when the provisions of Reception No. 675781 when the provi provisions, restrictions, burdens and obligations of Design Guidelines recorded December 5, 2007 under Reception No. 580730, and the Addendums provisions, restrictions, burdens and obligations of Design Guidelines recorded Design Review Guidelines and Construction Rules and Regulations 11, 9, 2008 under Reception No. 616672 and recorded April 28, 2016 under Reception No. 639119; and in Amended Design Review Guidelines and and Regulations recorded March 01, 2018 under Reception No. 651956.

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of Ciera

my hand

official seal:

2027

GENERAL NOTES:

Confinement of domestic animals: A at all times. This restriction may be

All dogs and cats shall be confined by kenneling, leashing, e enforced by Gunnison County at the expense of the owner

STATE OF

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COUNTY OF

on ALTA/NSPS Land Title Survey certified November 29, 2017 prepared by Clark Land Surveying, Inc., Job #170897. ions, covenants, restrictions, reservations and notes on the Plat of Basin Mountain Village recorded August 02, 2022 under Reception nts, which do not contain a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, based upon race, color, ramilial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or full that said covenant or restriction is permitted by applicable law, as contained in Restated Declaration recorded August 8, 2022 und Affidavit Regarding Scrivener's Error recorded August 24, 2022 under Reception No. 686773. provisions, burdens and obligations as set forth in Quit Claim Deed recorded August 24, 2022 under Reception No. 686720.

Basis of Bearings: Beari Remainder Parcel M1—13 Reception Number 68629 Aluminum Cap stamped monumented by a 5/8"

541322 in the office of the Guni tamped LS 37690, both corners I

Date of field survey: Ju

sible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this pared to the original signed, sealed and dated document to insure the accuracy of the information shown on insure that no such changes have been made.

103 W. Tomichi Ave., Gunnison, CO 81230

970.641.5355

www.sgm-inc.com

The property shown here items may affect this pureasements or other encuencumbrances of record Reception No. 541322 in

7. The lot lines created by shown and described her depicted along the anticithe point of division for BOARD OF COUNTY COMMISSICE nits 101A, 101B, 101C, 101D, 131A, 131B, 131C, 131D, 161A, 161B, 161C, and 161D are of the units are derived from these lot lines as shown. However, if the lot line as the party wall is not in the location of the actual party wall as shown on the map then center line of said party wall.

PLAT OF BASIN MOUNTAIN VILLAGE — PHASE 2 is approved ind common areas is approved on the condition that such response of the lot owners and not by Gunnison County or a

150N Co SUORING ! SEAL

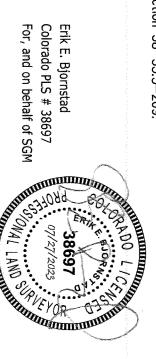
Basin Real Estate Holdings, hereby acknowledge havin G USE AND OCCUPANCY OF In...
company, on behalf of ourselves and all success on County of the existence of geologic hazard rements thereto. I/We acknowledge that the company way imply that are constant or in any way imply that are constant of the constan



## WARNING AND DISCLAIMER O WILDFIRE HAZARDS AFFECTING USE

Date By:





## GUNNISON COUNTY CLERK RECORDER'S

This plat wo of August A.D. in the office of the

SEAL

COLOR NO

8/15/2023 1:24:32 PM
305

**Basin Mountain** Village - Phase 2

Revision Notice: 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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**Gunnison County, Colorado** 

