

Reception # 668233

Plat: TOWN CENTER SUB  
Filing #2

OWNERS: CARSAM REALTY TEN LTD

Legal: LOT 11 S34 T7S  
R 88 W ~~Town of Carbondale~~

Location: Town of Carbondale

DATE 2-4-05

FEE \$11.00

Drawer: 13-A / 1 Page



305  
101  
1100

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FINAL PLAT OF:  
**TOWN CENTER SUBDIVISION, FILING No. 2**

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 11, OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M.  
 TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 1

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS:

THAT CARSAM REALTY TEN, LTD. IS THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED HEREIN AND SITUATED IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO.

THE AFORESAID OWNER HAS BY THESE PRESENTS LAID OUT AND PLATTED ALL OF THE ABOVE DESCRIBED REAL PROPERTY INTO LOTS, AS SHOWN HEREON AND DESIGNATES THE SAME AS TOWN CENTER SUBDIVISION FILING NO. 2 IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

A. ALL PORTIONS OF THE REAL PROPERTY IDENTIFIED AND DEPICTED ON THE WITHIN PLAT AS PRIVATE ACCESS EASEMENTS ARE HEREBY RESERVED, DEDICATED AND SET APART FOR THE JOINT USE AND BENEFIT OF THE UNDERSIGNED OWNER AND ITS SUCCESSORS AS TO ALL LOTS DEPICTED ON THE WITHIN PLAT.

B. ALL PORTIONS OF THE REAL PROPERTY IDENTIFIED AND DEPICTED ON THE WITHIN PLAT AS UTILITY EASEMENTS ARE HEREBY RESERVED, DEDICATED AND SET APART AS PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE USE AND BENEFIT OF THE TOWN OF CARBONDALE OR OTHER APPROPRIATE UTILITY COMPANIES FOR PUBLIC USE, FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES AND FACILITIES, TOGETHER WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS THERETO FOR THE AFORESAID PURPOSES, UPON THE CONDITION THAT SUCH EASEMENTS AND RIGHTS BE UTILIZED BY THE BENEFICIARIES IN A REASONABLE AND PRUDENT MANNER.

OWNER: CARSAM REALTY TEN, LTD., A TEXAS LIMITED PARTNERSHIP

BY: CSR CARBONDALE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

TITLE: CO-CHAIRMAN OF CSR CARBONDALE, LLC

IN WITNESS WHEREOF SAID OWNER HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 21 DAY OF January, A.D., 2005

STATE OF COLORADO )  
 COUNTY OF GARFIELD )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF January, A.D., 2005 BY Edward J. Radolak, CO-CHAIRMAN OF CSR CARBONDALE, L.L.C.

MY COMMISSION EXPIRES: 01-13-07

WITNESS MY HAND AND SEAL  
 Courtney E. Small  
 NOTARY PUBLIC



**BOARD OF TRUSTEES CERTIFICATE**

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, GARFIELD COUNTY, STATE OF COLORADO, THIS 27 DAY OF February, A.D. 2005, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, STATE OF COLORADO, AND FOR THE CONVEYANCE TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT THE APPROVAL IN NO WAY OBLIGATES THE TOWN OF CARBONDALE FOR FINANCING OR CONSTRUCTING IMPROVEMENTS ON LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE TOWN BOARD.

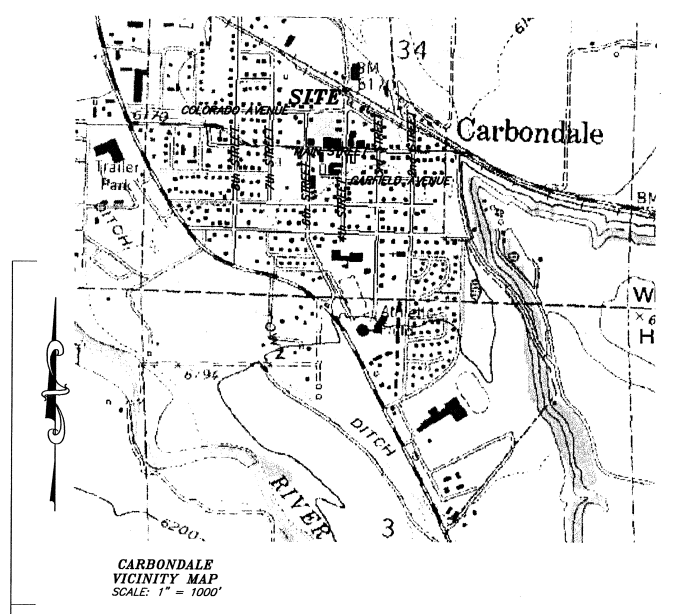
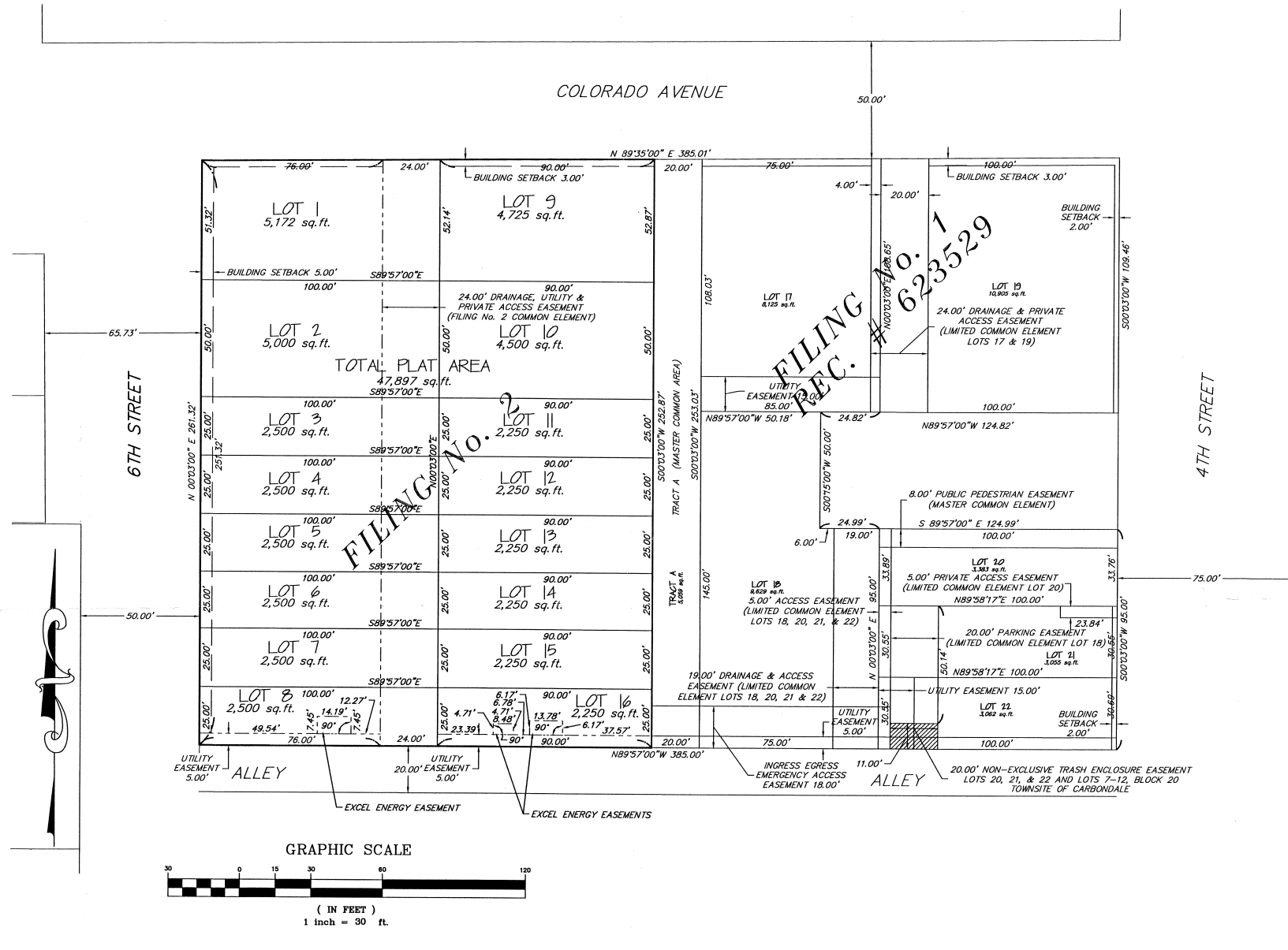
MAYOR  
 ATTEST:  
 Suzanne Cerises  
 TOWN CLERK



**PLANNING COMMISSION CERTIFICATE**

THIS PLAT APPROVED BY THE TOWN OF CARBONDALE PLANNING AND ZONING COMMISSION THIS 27 DAY OF February, A.D. 2005

CHAIRPERSON



CARBONDALE VICINITY MAP  
 SCALE: 1" = 1000'

**PROPERTY DESCRIPTION**  
 FUTURE FILING NO. 2 ACCORDING TO THE FINAL PLAT OF TOWN CENTER SUBDIVISION, FILING NO. 1 RECORDED AS RECEPTION 623529 OF THE GARFIELD COUNTY RECORDS.  
 TOWN OF CARBONDALE  
 COUNTY OF GARFIELD  
 STATE OF COLORADO

**SURVEY NOTES**

- DATE OF SURVEY: SEPTEMBER, 2004.
- DATE OF PREPARATION: SEPTEMBER, 2004.
- BASIS OF BEARING: ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF N 89°57'00" W BETWEEN STREET CENTERLINE MONUMENTS FOUND IN PLACE AT THE INTERSECTION OF FOURTH STREET AND EUCLID AVENUE AND AT THE INTERSECTION OF EIGHTH STREET AND EUCLID AVENUE IN THE TOWN OF CARBONDALE, COLORADO.
- BASIS OF SURVEY: THE RECORDED PLATS OF TOWN CENTER SUBDIVISION, FILING NO. 1, THE BERRY EXEMPTION, BUNTING SUBDIVISION EXEMPTION, TOWN OF CARBONDALE TOWNSITE, WEAVERS ADDITION TO THE TOWN OF CARBONDALE, LAPPALA MAIN STREET SUBDIVISION AND SEVENTH STREET P.U.D., VARIOUS DOCUMENTS OF RECORD AND THE FOUND LOT/SUBDIVISION AND STREET MONUMENTS AS SHOWN OR NOTED HEREON.

**AREA TABLE**

LOT	AREA (sq. ft.)	AREA (acres)
FUTURE FILING NO. 2 PER FILING NO. 1 RECORDED PLAT		
LOT 1	5,172 sq. ft.	0.119 acres
LOT 2	5,000 sq. ft.	0.115 acres
LOT 3	2,500 sq. ft.	0.057 acres
LOT 4	2,500 sq. ft.	0.057 acres
LOT 5	2,500 sq. ft.	0.057 acres
LOT 6	2,500 sq. ft.	0.057 acres
LOT 7	2,500 sq. ft.	0.057 acres
LOT 8	2,500 sq. ft.	0.057 acres
LOT 9	4,725 sq. ft.	0.108 acres
LOT 10	4,500 sq. ft.	0.103 acres
LOT 11	2,250 sq. ft.	0.052 acres
LOT 12	2,250 sq. ft.	0.052 acres
LOT 13	2,250 sq. ft.	0.052 acres
LOT 14	2,250 sq. ft.	0.052 acres
LOT 15	2,250 sq. ft.	0.052 acres
LOT 16	2,250 sq. ft.	0.052 acres
<b>TOTALS</b>	<b>47,897 sq. ft.</b>	<b>1.100 acres</b>

**PLAT NOTE:**

EVERY APPLICATION FOR A BUILDING PERMIT TO CONSTRUCT A NEW BUILDING WITHIN TOWN CENTER SUBDIVISION SHALL INCLUDE ENGINEERING DETAILS FOR THE DESIGN AND CONSTRUCTION OF ANY NECESSARY ON-SITE DRY WELLS. EACH SUCH BUILDING PERMIT APPLICATION SHALL INCLUDE A SITE SPECIFIC FOUNDATION, GRADING AND DRAINAGE PLAN PREPARED AND STAMPED BY A LICENSED, PROFESSIONAL ENGINEER, WHICH ADDRESSES THE TOWN OF CARBONDALE'S CONCERNS REGARDING THE POTENTIAL FOR SUBSIDENCE, HIGH GROUNDWATER AND MOISTURE PROTECTION FOR BELOW GROUND FACILITIES WHICH MAY BE PRESENTED BY THE USE OF ON-SITE DRY WELLS.

**PLAT NOTE**

APPROVAL OF THIS PLAN MAY CREATE A VESTED REAL PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, CRS, AS AMENDED, SUBJECT TO THE LIMITATIONS OF CHAPTER 17.40, CARBONDALE MUNICIPAL CODE.

**SURVEYOR'S CERTIFICATE**

I, MARK S. BECKLER, 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 TOWN CENTER SUBDIVISION, FILING NO. 2 AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THIS DAY OF February, A.D. 2005.

MARK S. BECKLER  
 REGISTERED LAND SURVEYOR  
 CERTIFICATE NO. 28823

**CLERK AND RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY AT 4:07 O'CLOCK P.M., ON THE 4th DAY OF February, A.D. 2005, AND IS DULY RECORDED IN BOOK PAGE RECEPTION NO. 623529

Fee: \$1100  
 Drawer: 13-A  
 BY: Mildred Absdorf  
 Edna E. Place  
 CLERK AND RECORDER  
 DEPUTY

SOPRIS ENGINEERING - LLC  
 CIVIL CONSULTANTS  
 502 MAIN STREET, SUITE A3  
 CARBONDALE, COLORADO 81623  
 (970) 704-0311

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.