

**TOWN OF SILT
SPECIAL PLANNING AND ZONING COMMISSION AGENDA
TUESDAY, MARCH 3, 2020 6:30 P.M.
MUNICIPAL COUNCIL CHAMBERS**

ESTIMATED TIME	ELECTRONIC AGENDA ITEM	PUBLIC HEARING/ ACTION	ELECTRONIC LOCATION AND PRESENTOR
	Agenda		Tab 1
6:30 P.M.	Call to Order		Chair Classen
	Roll Call		Chair Classen
	Pledge of Allegiance		Chair Classen
6:32 P.M.	Consent agenda Minutes of the February 18, 2020 P & Z Meeting	Action Item	Tab 2 Chair Classen
6:35 P.M.	Public Comments - A "Sign In Sheet" is available in the Council Chambers. Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code		Chair Classen
6:38 P.M.	Conflicts of Interest		Chair Classen
6:39 P.M.	Agenda Changes		Chair Classen
6:45 P.M. 15 minutes	Garfield County Referral - Ruiz Minor Subdivision	Recommendation to Garfield County	Tab 3 Director Aluise
7:00 P.M. 5 minutes	Old Business		
7:05 P.M. 5 minutes	New Business		
7:10 P.M.	Future Business		
7:15 P.M.	Commissioner Comments		
7:20 P.M.	Adjourn		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Wednesday, April 8, 2020, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. "Estimated Time" is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.

**TOWN OF SILT
MINUTES FOR
SPECIAL PLANNING & ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 18, 2020, 6:30 P.M.**

Call to Order

Chair Classen called the meeting to order at 6:31 p.m.

Roll Call

Present: Chair Chris Classen
Vice Chair Lindsey Williams
Commissioner Eddie Aragon
Commissioner Marcia Eastlund

Absent: Commissioner Joelle Dorsey
Alternate Commissioner Brittany Cocina
Alternate Commissioner #2

Also present at the meeting was Community Development Director Janet Aluise, Renee Grossman, Aron Diaz, Dan Meskin, Julie Pratte, Doug Pratte, Yancy Nichol, John Reed, Chris Hawkins, John Dyet, Eli Snead, and Hannah Bihr.

Pledge of Allegiance

At 6:31 p.m., the Commission cited the Pledge of Allegiance.

Public Comments

There were no public comments.

Conflicts of Interest

There were no stated conflicts of interest.

Tab 2 - Consent Agenda

At 6:31 p.m., Commissioner Eastlund made a motion to approve the February 4, 2020 Planning & Zoning Commission meeting minutes, as written. Vice Chair Williams seconded the motion and the motion carried unanimously.

Agenda Changes

There were no agenda changes.

Tab 3 – Resolution 13, Series of 2020, a Resolution Approving the Silt Castle LLC Special Use Permit for the Kind Castle Retail Marijuana Store on a Property known as Parcel A, Amended Keithley Exemption Plat, also known as Parcel # 217910100039, and commonly known as 1421 River Frontage Road, Town of Silt, Garfield County, state of Colorado

At 6:32 p.m., Director Aluisse reviewed the staff report for the Commission, stating that the applicant proposes a retail marijuana store on a vacant parcel known as Parcel A, Amended Keithley Exemption Plat, west of the Holiday Inn Express and County Road 311, east of the Camp Colorado RV Park, and south of River Frontage Road. The application is complete and public notice requirements have been met for the public hearing. She stated that the parcel has been used intermittently for agricultural purposes, and that adjacent land uses include B-2 zoned properties to the east, commercial planned unit development properties to the west, state highways (River Frontage Road and Interstate-70) to the north, and the Colorado River to the south. Further, she stated that the 2017 Comprehensive Plan designates the property as ‘Service and Commercial Support’, which contemplates retail and service commercial, such as restaurants, hotels, convenience stores, and retail establishments. Chapter 17.78 of the Silt Municipal Code requires the Board to determine, in its sole discretion, whether the applicant has met the following seven review criteria for approval of a special use permit:

- 1) Compliance of the application with this code;
- 2) Compatibility of the proposal with the character of the surrounding area;
- 3) Desirability and need for the proposed use;
- 4) Encouragement of the most appropriate use of land throughout town;
- 5) Potential for adverse environmental influences that might result from the proposed use;
- 6) Compatibility of the proposed use with the comprehensive plan;
- 7) Adequate provision for ingress and egress of vehicular and other traffic; parking, servicing and loading/unloading; refuse and service areas; utilities; screening and buffering; signage; yards and open space; and any other items determined necessary or appropriate by the board.)

Director Aluisse stated that there are potential disadvantages and advantages to approving the applicant’s request for a retail marijuana store, as follows:

- Disadvantages:
- 1) Town might be perceived as a “Pot Town”;
 - 2) Traffic added to River Frontage Road further accelerates the need for improvements to the interchange;
 - 3) Addition of this business may negatively affect the existing marijuana businesses; and
 - 4) Proposed use may not be compatible with family-friendly hospitality area already developed in Ferguson Crossing.

- Advantages:
- 1) Increase in sales tax;
 - 2) Increase in property tax;
 - 3) Retail brick/mortar is rare and expensive;
 - 4) Increase in jobs;
 - 5) Increase in local retail selection;

- 6) Possible subdivision, adding smaller, more developable lots with infrastructure;
- 7) Regional lift station/collection lines installed the length of property (decommissioning the temporary lift station);
- 8) Commercial construction leads to a synergy that attracts other development;
- 9) Gaining customers that the businesses in Town do not already have;
- 10) Constructed trails mean public access to the Colorado River;
- 11) Water main is looped for a more healthy and safe delivery of water;
- 12) Possibility for this parcel to contribute to the regional interchange solution via special district or some other financial mechanism not dependent on the Town; and
- 13) Free market and private property rights upheld.

At 6:56, Mr. John Dyet and Mr. Chris Hawkins offered a slide presentation to the Commission, explaining how another retail marijuana establishment would be beneficial to the Town.

At 7:11 p.m., the Commission had the following comment:

- The odor of marijuana businesses can be overwhelming (Mr. Dyet stated that he will install an elaborate air handling system that will decrease the likelihood of odor beyond the doorways of the building);

At 7:15 p.m., Chair Classen opened the public hearing.

At 7:15 p.m., Mr. Dan Meskin, Owner of Green Cross Retail Marijuana Store addressed the Commission, stating that he felt that a retail marijuana store is not like an art gallery or a restaurant, and in fact, is a polarizing business. He further stated that the applicant has not established a 'need' for an additional store as the existing stores have in contributing to the Downtown activity. Mr. Meskin further stated that he believes that another special use permit for a retail marijuana store in a B-2 zone district is punitive to him and his business, as he chose a location that allowed retail marijuana as a 'use by right'.

At 7:18 p.m., Ms. Renee Grossman of High Q Retail Marijuana Store addressed the Commission, stating that her opposition to this application is not due to concerns about competition, but instead wanted to point out that the applicant had not met the requirements of Silt Municipal Code. She stated that the citizens have indicated that they do not want another store, as evidenced by the Board's approval of a marijuana business moratorium several weeks ago. Ms. Grossman also stated that the concentration of three retail marijuana stores per 3,200 citizens is greater than that of Rifle (3 stores, 9,732 citizens), Parachute (7 stores, 1,100 citizens), and Glenwood Springs (6 stores, 9,962 citizens). Lastly, she stated that each town is making the same per capita amount of sales taxes from marijuana sales.

At 7:21 p.m., Ms. Hannah Bihl addressed the Commission, questioned whether the applicant was collecting \$90,000 in sales or in sales taxes. Mr. Dyet (out of order) stated that he was

proposing \$90,000 in sales tax from his store. Ms. Bihr stated that she did not believe that the applicant had anticipated that correctly, as the sales tax will likely be much lower.

At 7:24 p.m., Chair Classen closed the public hearing.

At 7:24 p.m., Mr. Dyet addressed the Commission to state the following:

- There will be more sales tax collection, not just a 'splitting of the pie' with existing sales;
- It is not feasible that the Town will be known as a 'Pot Town' with just three stores;
- There is a good possibility that the sales will increase for all the stores;
- Retail marijuana is not polarizing to a large degree anymore; &
- \$500,000 in sales in the Parachute store is solid.

At 7:31 p.m., Commissioner Aragon made a motion to recommend approval of Resolution 13, Series of 2020, a resolution approving the Silt Castle LLC Special Use Permit for the Kind Castle Retail Marijuana Store on a property known as Parcel A, Amended Keithley Exemption Plat, also known as Parcel # 217910100039, and commonly known as 1421 River Frontage Road, Town of Silt, Garfield County, state of Colorado, as written. Commissioner Williams seconded the motion, and the motion carried, with Commissioner Eastlund voting nay.

Tab 4 – Ordinance 3, Series of 2020, an ordinance of the Town of Silt, Colorado, annexing that certain property known as the Village at Painted Pastures Annexation, a 9.223-acre parcel and a 2.001-acre parcel, both south of the existing Painted Pastures subdivision and east of the Lyon Commercial Planned Unit Development, within Garfield County, state of Colorado

At 7:32 p.m., Director Aluise reviewed the staff report for the Commission, stating that the applicant, Raley Ranch Project LLC, wishes to annex a 9.223-acre parcel and a 2.001-acre parcel south of the existing Painted Pastures subdivision and State Highway 6 and east of the Lyon Commercial Planned Unit Development. The applicant proposes mixed uses of light industrial commercial and multi-family housing, but the 2017 Comprehensive Plan land use designation of Service and Commercial Support only describes commercial uses as desirable. As such, the Board shall determine if multifamily residential is both desirable and in substantial compliance with the Comprehensive Plan. Director Aluise also informed that the proposed Planned Unit Development zoning for the property might result in an all residential build or an all commercial build, but that future commercial/multifamily site plans, as well as subdivision plats, shall illuminate the Town's concerns regarding access, utilities, landscaping, etc. She stated that the Planned Unit Development zoning contemplates changes in parking for storage/warehouse uses in the amount of one space for every 1,000 gross square feet of structure, as well as an allowance of encroachment of six feet into the setback for fire exits. Staff recommends the Commission recommend to the Board of Trustees approval of Ordinance 3, 2020, as written.

At 7:52 p.m., Mr. Doug Pratte of The Land Studio introduced the Raley Ranch Project LLC team as follows: Julie Pratte of The Land Studio, Yancy Nichol of Sopris Engineering, and John Reed. Mr. Pratte presented a slide presentation for the Commission, indicating that the western area along Lyon Commercial Planned Unit Development is planned for light commercial, a central area for residential, and an eastern area planned for either residential or commercial use. Mr. Pratte stated that the annexation of these two parcels would assist in the

applicant's use of Opportunity Funds and a metropolitan service district, while also addressing the Town's shortage of warehousing/contractor units and multifamily units.

At 8:02 p.m., the Commission had the following questions:

- Will there be landscaping separating the different proposed uses? (Mr. Pratte responded that the commercial/multifamily site plan will indeed indicate landscape);
- Will there be a park for the multifamily area? (Mr. Pratte responded that the multifamily area will likely have a playground, a health center, and a dog park);
- Will there be an irrigation pump station for this subdivision? (Mr. Pratte indicated that the applicant will propose an irrigation system and that water rights will be dedicated to the Town, a property owners' association, or a metropolitan district; Director Aluisse stated that the Town's water attorney and water engineer are reviewing the applicant's proposal now);

At 8:10 p.m., Vice Chair Williams made a motion to recommend to the Board of Trustees approval of Ordinance 3, Series of 2020, an ordinance of the Town of Silt, Colorado, annexing that certain property known as the Village at Painted Pastures Annexation, a 9.223-acre parcel and a 2.001-acre parcel, both south of the existing Painted Pastures subdivision and east of the Lyon Commercial Planned Unit Development, within Garfield County, state of Colorado, as written. Commissioner Eastlund seconded the motion and the motion carried unanimously.

Tab 5 – Ordinance 4, Series of 2020, an ordinance of the Town of Silt, Colorado, zoning as a Planned Unit Development certain annexed land known as the Village at Painted Pastures Annexation, a 9.223-acre parcel and a 2.001 acre parcel, both south of the existing Painted Pastures subdivision and east of the Lyon Commercial Planned Unit Development, within the Town of Silt, Garfield County, state of Colorado

At 8:11 p.m., Commissioner Eastlund made a motion to recommend to the Board of Trustees approval of Ordinance 4, Series of 2020, an ordinance of the Town of Silt, Colorado, zoning as a Planned Unit Development certain annexed land known as the Village at Painted Pastures Annexation, a 9.223-acre parcel and a 2.001 acre parcel, both south of the existing Painted Pastures subdivision and east of the Lyon Commercial Planned Unit Development, within the Town of Silt, Garfield County, state of Colorado, as written. Commissioner Aragon seconded the motion and the motion carried unanimously.

Tab 6 – Ordinance 5, Series of 2020, an ordinance of the Town of Silt, Colorado, annexing that certain property known as the Highlands at Painted Pastures Annexation, a 41.743-acre parcel north of the existing Painted Pastures subdivision and east of both the Camario Planned Unit Development and the Heavenly View subdivision within the Town of Silt, Garfield County, state of Colorado

At 8:14 p.m., Vice Chair Williams made a motion to continue the public hearing for Ordinance 5, Series of 2020, an ordinance of the Town of Silt, Colorado, annexing that certain property known as the Highlands at Painted Pastures Annexation, a 41.743-acre parcel north of the existing Painted Pastures subdivision and east of both the Camario Planned Unit Development

and the Heavenly View subdivision within the Town of Silt, Garfield County, state of Colorado. Commissioner Aragon seconded the motion and the motion carried unanimously.

Tab 7 – Ordinance 6, Series of 2020, an ordinance of the Town of Silt, Colorado, zoning as R-2, General Residential District, certain annexed land known as the Highlands at Painted Pastures Annexation, a 41.473-acre parcel north of the existing Painted Pastures subdivision and east of both the Camario Planned Unit Development and the Heavenly View subdivision, within the Town of Silt, Garfield County, state of Colorado

At 8:15 p.m., Vice Chair Williams made a motion to continue the public hearing for Ordinance 6, Series of 2020, an ordinance of the Town of Silt, Colorado, zoning as R-2, General Residential District, certain annexed land known as the Highlands at Painted Pastures Annexation, a 41.473-acre parcel north of the existing Painted Pastures subdivision and east of both the Camario Planned Unit Development and the Heavenly View subdivision, within the Town of Silt, Garfield County, state of Colorado. Commissioner Eastlund seconded the motion and the motion carried unanimously.

Old Business

There was no old business.

New Business

At 8:17 p.m., the Commission volunteered to help stuff Easter eggs. Director Aluisse thanked them and offered them to come into Town Hall at their leisure.

Other Business

Future Business

There was no future business.

Commissioner and Staff Comments

There were no Commissioner or staff comments.

Adjournment

At 8:19 p.m., Vice Chair Williams made a motion to adjourn. Commissioner Eastlund seconded the motion, and the motion carried unanimously.

Chairman Chris Classen

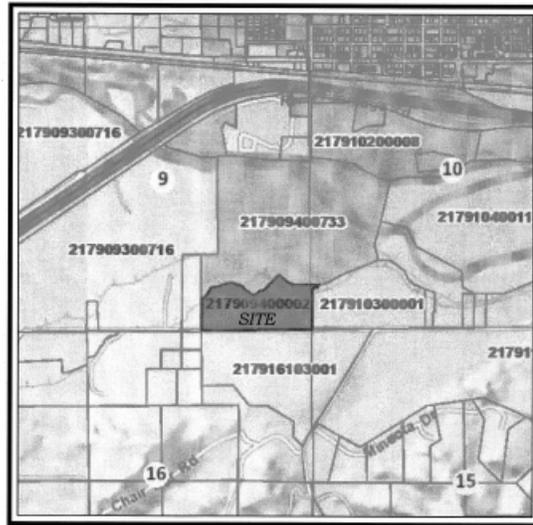
Community Development Director Janet Aluisse

PLANNING & ZONING COMMISSION MEMORANDUM

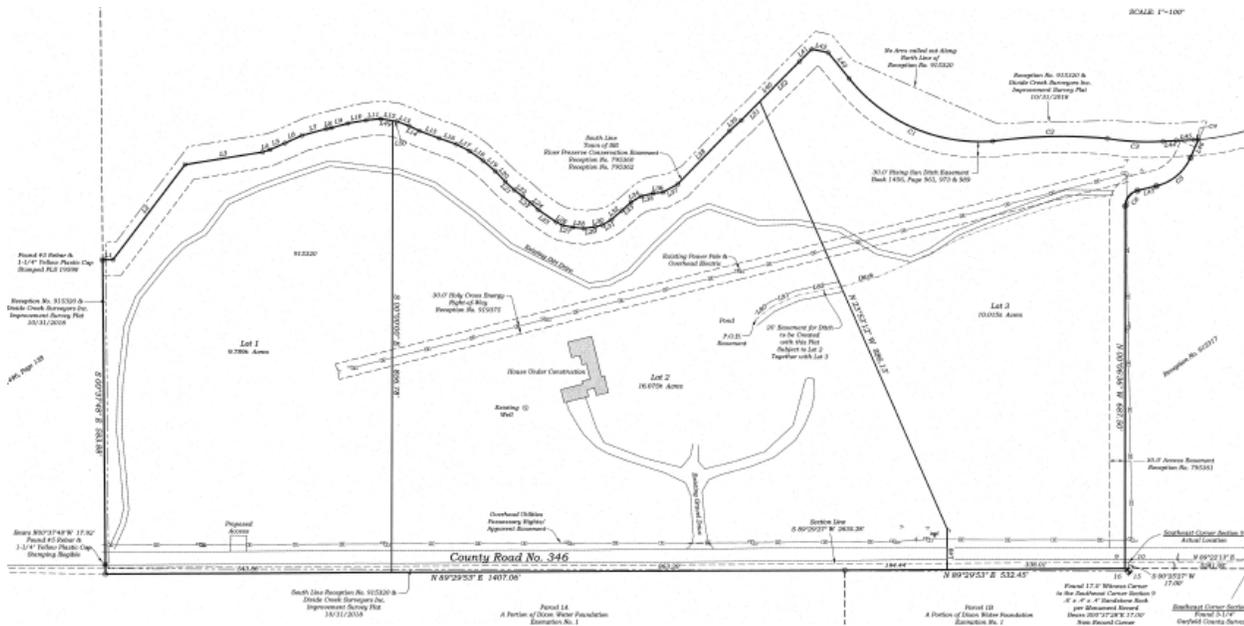
TO: HONORABLE CHAIRMAN & PLANNING & ZONING COMMISSION MEMBERS
FROM: JANET ALUISE, COMMUNITY DEVELOPMENT DIRECTOR
DATE: FEBRUARY 27, 2020
RE: GARFIELD CO. REFERRAL –RUIZ MINOR SUBDIVISION – 6799 CR 346

Location and Request

Esau Ruiz and Samuel Ruiz, owners of property immediately south of the Silt River Preserve on County Road 346 request permission from Garfield County to subdivide their 35.879 acre parcel (Parcel # 2179-094-00-002) into three separate single-family parcels, measuring 9.789 acres (west), 10.015 acres (east), and 16.075 acres (middle).

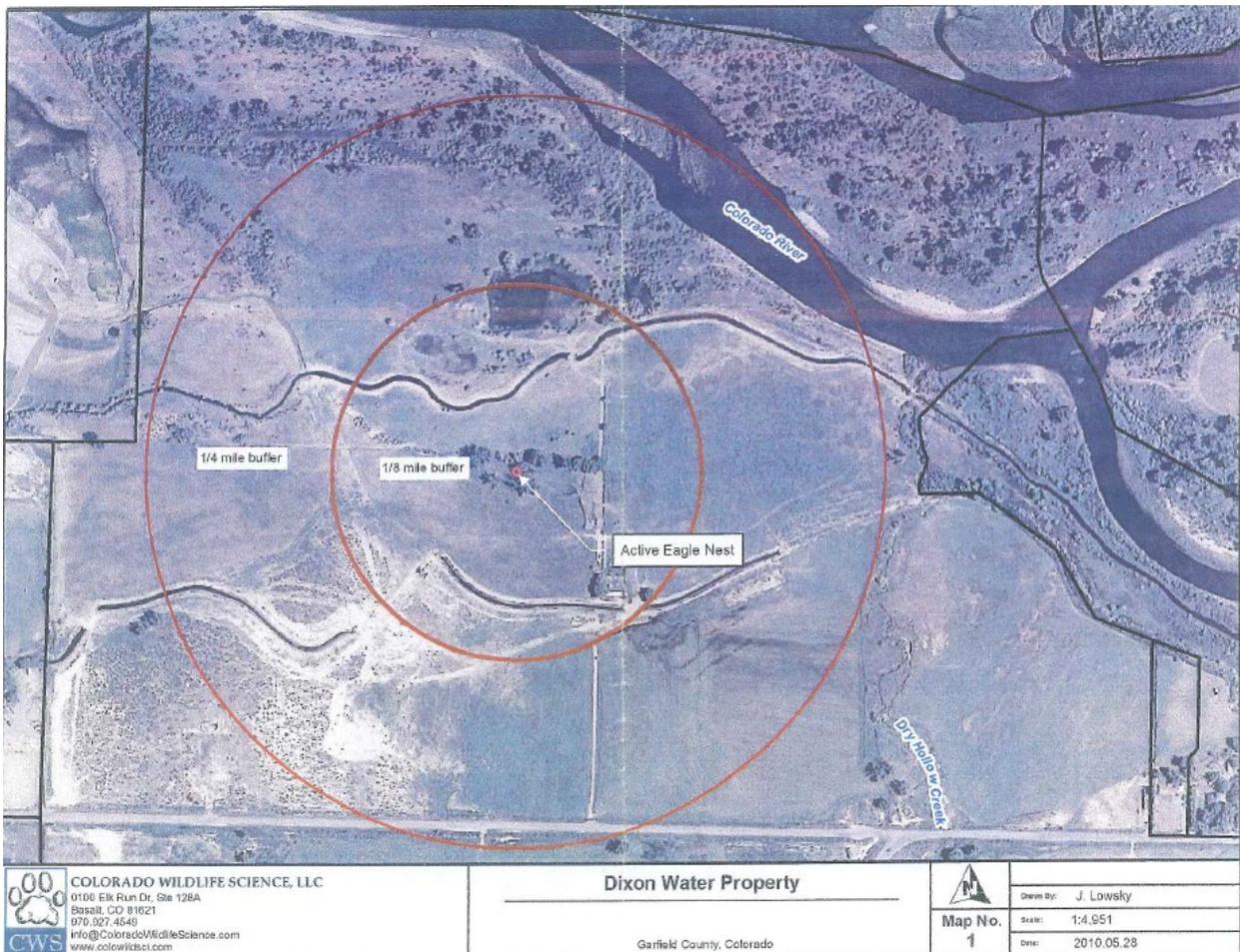


Vicinity Map
 Scale: 1"=1000'



Currently, the applicants are building a home on Lot 2 and have requisite permits for the domestic well and for the septic system. Within their application packet is a letter from the West Divide Water Conservancy District to allot physical water for the applicant to drill two additional wells (comprehensively, Water Allotment Contracts #190718ESR#1(a), #190718ESR#2(a), and #190718ESR#3(a)); the letter states that the applicants must apply to the Colorado Division of Water Resources office in Glenwood Springs for each additional well permit. The applicants indicate that Garfield County has approved septic systems for each of the three lots.

The Town's main concerns center around the proximity of these lots to the Silt River Preserve, which is a wildlife conservation easement managed by the Town of Silt and monitored by the Aspen Valley Land Trust. These properties have great potential to create conflicts for the Silt River Preserve, with respect to fencing, cats, dogs, and weeds. Loose dogs and household/feral cats in the Silt River Preserve could potentially wipe out mammal and bird species. As well, activity on these properties could disrupt the eagle nesting on the Silt River Preserve, as the properties fall within the buffer zone, as seen below:





Garfield County

Community Development Department
108 8th Street, Suite 401
Glenwood Springs, CO 81601
(970) 945-8212
www.garfield-county.com

**DIVISIONS OF LAND
APPLICATION FORM**

TYPE OF SUBDIVISION/EXEMPTION

<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Preliminary Plan Amendment
<input type="checkbox"/> Major Subdivision	<input type="checkbox"/> Final Plat Amendment
<input type="checkbox"/> Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final	<input type="checkbox"/> Common Interest Community Subdivision
<input type="checkbox"/> Conservation Subdivision	<input type="checkbox"/> Public/County Road Split Exemption
<input type="checkbox"/> Yield <input type="checkbox"/> Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final	<input type="checkbox"/> Rural Land Development Exemption
<input type="checkbox"/> Time Extension	<input type="checkbox"/> Basic Correction Exemption

INVOLVED PARTIES

Owner/Applicant
 Name: Esau Ruiz & Samuel Ruiz Phone: (970) 319-8647
 Mailing Address: PO BOX 456
 City: Silt State: CO Zip Code: 81652
 E-mail: esauruiz90@gmail.com

Representative (Authorization Required)
 Name: _____ Phone: (____) _____
 Mailing Address: _____
 City: _____ State: _____ Zip Code: _____
 E-mail: _____

PROJECT NAME AND LOCATION

Project Name: Minor Subdivision

Assessor's Parcel Number: ~~21293 030 00 05~~ 21790-940-0002

Physical/Street Address: 10799 346 County Road, Silt CO

Legal Description: A parcel of land situate in the SE 1/4 of section 9, Township 6 South, Range 92 West of the 10th P.M., County of Garfield, State of Colorado 35.351 35.879

Zone District: Rural - Min. Lot Size 2 Property Size (acres): ~~40.6~~ acres
acres

RECEIVED

AUG 27 2019

GARFIELD COUNTY
COMMUNITY DEVELOPMENT

Project Description

Existing Use: Agricultural

Proposed Use (From Use Table 3-403): _____

Description of Project: _____

Proposed Development Area

Land Use Type	# of Lots	# of Units	Acreage	Parking
Single Family	3			
Duplex				
Multi-Family				
Commercial				
Industrial				
Open Space				
Other				
Total				

REQUEST FOR WAIVERS

Submission Requirements

- The Applicant requesting a Waiver of Submission Requirements per Section 4-202. List:
- Section: _____ Section: _____
 Section: _____ Section: _____

Waiver of Standards

- The Applicant is requesting a Waiver of Standards per Section 4-118. List:
- Section: _____ Section: _____
 Section: _____ Section: _____

I have read the statements above and have provided the required attached information which is correct and accurate to the best of my knowledge.

[Signature] Sol R
Signature of Property Owner or Authorized Representative, Title

8/22/19
Date

OFFICIAL USE ONLY

File Number: MISA-8747

Fee Paid: \$ 400.00

Fwd: Ruiz property on CR 346 and CR 331

From : Esau Ruiz <esauruiz90@gmail.com>

Sat, Aug 17, 2019 01:14 PM

Subject : Fwd: Ruiz property on CR 346 and CR 331

To : nce@q.com

----- Forwarded message -----

From: Wyatt Keesbery <wkeesbery@garfield-county.com>

Date: Wed, Jul 3, 2019, 3:03 PM

Subject: Ruiz property on CR 346 and CR 331

To: Patrick Waller <pwaller@garfield-county.com>

Cc: esauruiz90@gmail.com <esauruiz90@gmail.com>

Patrick,

I had a conversation with Mr. Ruiz today about his current driveway at 6799 CR 346, and the other proposed driveways they are wanting to put in on the property they have bought. The current driveway is fine, and all the proposed future driveways are marked and I am fine with their location. There is good sight distance and the distance between them is good as well. If you have any questions please feel free to contact me at your convenience.

Wyatt

Wyatt Keesbery

Director

Garfield County

Road & Bridge

February 8, 2020

To Whom It May Concern:

As owners of Parcel #217909400002, having a total of 35.879 acres, with the address of 6799 346 Cty Rd, Silt, Colorado, we petition Garfield County Community Development Department for permission to subdivide the parcel into three lots, forming a minor subdivision with proposed lot sizes as follows: Lot #1 on the west side of the property would have a total of 9.789, Lot #3 on the east would be 10.015, and in the middle, Lot #2 would be 16.075. A house is being built on Lot #2 and we have received the approval of West Divide Water Conservancy District to lease water for each of the three lots, as well as approval from Garfield County Road and Bridge for each lot to have its own entrance. We appreciate your consideration on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel Ruiz". The signature is written in a cursive, slightly slanted style.

Esau Ruiz

Samuel Ruiz

July 18, 2019

Esau and Samuel Ruiz
PO Box 456
Silt, CO 81652

Re: Application to Lease Water

Dear Esau and Samuel,

Enclosed is approved Water Allotment Contracts #190718ESR#1(a), #190718ESR#2(a) and #190718ESR#3(a).

The next step is to obtain a well permit from the Colorado Division of Water Resources office in Glenwood Springs.

Once the well is drilled, a totalizing flow meter must be installed and maintained in good working order. In September, West Divide requests an annual reading of this meter. Non-compliance with measuring and reporting requirements are grounds for cancellation of this contract, which could result in action by the Colorado Division of Water Resources to curtail further use of the well. Also enclosed is some information regarding acquiring a meter.

Sincerely yours,

WEST DIVIDE WATER CONSERVANCY DISTRICT



Tammy Keenan

Enclosures

cc Division No. 5 Water Resources
Colorado River Engineering

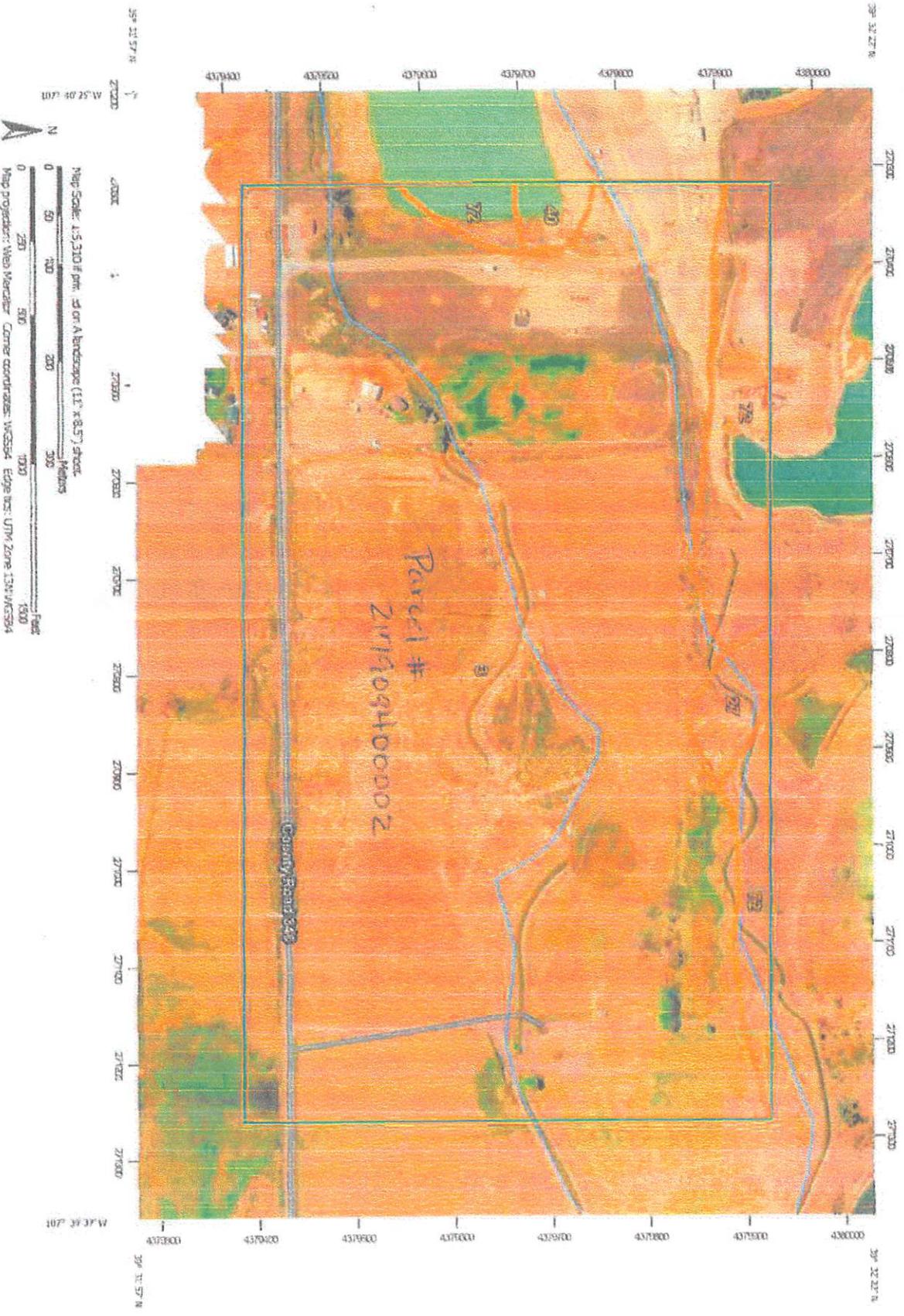
July 3, 2019

To Whom It May Concern:

We are in the process of subdividing Parcel 217909400002 into a Minor Subdivision consisting of three parcels. The plan is to have a separate OWTS for each parcel. An attached soil survey, completed by Garfield County for one of the parcels indicates that the ground is capable of handling a new system.

Thank you for your consideration.

Soil Map—Rifle Area, Colorado, Parts of Garfield and Mesa Counties
(Ruz Soil Map)



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Arvada loam, 1 to 6 percent slopes	114.0	88.4%
27	Halaquepts, nearly level	2.0	1.5%
40	Kim loam, 3 to 6 percent slopes	1.2	0.9%
72	Wann sandy loam, 1 to 3 percent slopes	11.7	9.1%
Totals for Area of Interest		128.9	100.0%

88.4%

128.9

INDIVIDUAL SEWAGE DISPOSAL PERMIT

This does not constitute a building or use permit.

PROPERTY

Owner's Name ESAU RUIZ Present Address 6799 CR. 336 Phone 319-8647

System Location SAME

Legal Description of Assessor's Parcel No. 217 909400002

SYSTEM DESIGN

1500 Septic Tank Capacity (gallon) _____ Other _____

19 Percolation Rate (minutes/inch) _____ Number of Bedrooms (or other) 5

Required Absorption Area - See Attached 700 SQ. FT. IN TRENCH + 59 Q-4s

Special Setback Requirements: 840 SQ. FT. OR IN. BED + 70 Q-4s

Date 6-20-19 Inspector JIM WILSON

FINAL SYSTEM INSPECTION AND APPROVAL (as installed)

Call for Inspection (24 hours notice) Before Covering Installation

System Installer _____

Septic Tank Capacity _____

Septic Tank Manufacturer or Trade Name _____

Septic Tank Access within 8" of surface _____

Absorption Area _____

Absorption Area Type and/or Manufacturer or Trade Name _____

Adequate compliance with County and State regulations/requirements _____

Other _____

Date _____ Inspector _____

RETAIN WITH RECEIPT RECORDS AT CONSTRUCTION SITE

CONDITIONS:

1. All installation must comply with all requirements of the Colorado State Board of Health Individual Sewage Disposal Systems Chapter 25, Article 10 C.R.S. 1973, Revised 1984.
2. This permit is valid only for connection to structures which have fully complied with County zoning and building requirements. Connection to or use with any dwelling or structures not approved by the Building and Zoning office shall automatically be a violation or a requirement of the permit and cause for both legal action and revocation of the permit.
3. Any person who constructs, alters, or installs an individual sewage disposal system in a manner which involves a knowing and material variation from the terms or specifications contained in the application of permit commits a Class 1, Petty Offense (\$500.00 fine - 6 months in jail or both).

Final Plat RUIZ MINOR SUBDIVISION

A Parcel of Land Situate in the SE1/4 of Section 9, Township 6 South, Range 92 West of the 6th P.M.
County of Garfield, State of Colorado

TITLE CERTIFICATE

I, _____, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, OR AGENT AUTHORIZED BY A TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN _____

FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES (INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY IN THIS PLAT), EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, A.D. 20____

TITLE COMPANY: _____

AGENT _____

OR _____

ATTORNEY
COLORADO ATTORNEY REGISTRATION NO. _____

SURVEYOR NOTES

- 1.) DATE OF SURVEY WAS JULY 2019.
- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S89°51'36"W ALONG THE SOUTH LINE OF SECTION 9, T6S, R92W, 6TH P.M. BETWEEN THE SOUTH 1/4 CORNER, A 2-1/2" ALUMINUM CAP ON #6 REBAR STAMPED "Q.E.D. SURVEYING 1/4 S9 S16 R92W LS 16413 2003" AND THE SOUTHWEST CORNER, A 3-1/4" GARFIELD COUNTY SURVEYOR BRASS CAP STAMPED "GARFIELD COUNTY SURVEYOR S8 S9 S17 S16 1980" AS SHOWN HEREOF.
- 3.) THIS MINOR SUBDIVISION IS BASED:
 - a. BOUNDARY LINE ADJUSTMENT AFFIDAVIT RECORDED OCTOBER 6, 2010 AS RECEPTION NO. 792600 ("DIXON PARENT PARCEL").
 - b. DEED OF CONSERVATION EASEMENT FOR THE TOWN OF SILT RIVER PRESERVE RECORDED DECEMBER 7, 2010 AS RECEPTION NO. 795360 ("SILT RIVER PRESERVE PARCEL").
 - c. SPECIAL WARRANTY DEED RECORDED DECEMBER 17, 2018 AS RECEPTION NO. 915320 ("RUIZ PARCEL").
 - d. DIXON WATER FOUNDATION SUBDIVISION EXEMPTION NO. 1, RECORDED APRIL 26, 2010 AS RECEPTION NO. 785066 ("DIXON SUBDIVISION EXEMPTION PARCEL").
 - e. RESEARCH FOR RIGHTS-OF-WAY AND EASEMENTS OF RECORD ARE BASED ON COMMONWEALTH TITLE COMPANY OF COLORADO, INC. TITLE POLICY NO. 8130606-215680854 DATED DECEMBER 17, 2018.
 - f. IMPROVEMENT SURVEY PLAT PREPARED BY DIVIDE CREEK SURVEYING DATED OCTOBER 31, 2018.
 - g. MONUMENTS FOUND IN PLACE AS INDICATED HEREOF.
- 4.) BOUNDARY DISCREPANCIES AND RESOLUTION
 - a. THE DIXON SUBDIVISION EXEMPTION, THE SILT RIVER PRESERVE AND THE RUIZ PARCEL WERE RESPECTIVELY CONVEYED FROM THE DIXON PARENT PARCEL.
 - b. DUE TO SCRIVENER'S ERRORS IN WARRANTY DEED, RECEPTION NO. 915320 (CONVEYING THE RUIZ PARCEL), THE LEGAL DESCRIPTION WAS FOUND TO OVERLAP THE SILT RIVER PRESERVE TO THE NORTH AND NOT MATCH THE BEARINGS AND DISTANCES IN THE SILT RIVER PRESERVE LEGAL DESCRIPTION, AND THE SOUTH LINE OF SAID WARRANTY DEED WAS NOT FOUND TO MATCH THE SOUTH LINE OF SAID SECTION 9 OR THE NORTH LINE OF THE DIXON SUBDIVISION EXEMPTION PARCEL.
- 5.) TO RESOLVE THE BOUNDARY ERRORS DESCRIBED ABOVE:
 - a. THE SOUTH LINE OF THE SILT RIVER PRESERVE PARCEL, BEING THE SENIOR RIGHT, IS HELD FOR THE NORTH LINE OF THE RUIZ PARCEL.
 - b. THE NORTH LINE OF SAID DIXON SUBDIVISION EXEMPTION PARCEL IS HELD FOR THE SOUTH LINE OF THE RUIZ PARCEL.
 - c. THIS BOUNDARY RESOLUTION RESULTS IN A TOTAL OF 35.879+ ACRES FOR THIS RUIZ MINOR SUBDIVISION AS SHOWN HEREOF.
- 6.) ALL DIMENSIONS SHOWN HEREOF ARE RECORD AND AS-MEASURED UNLESS OTHERWISE INDICATED.
- 7.) ALL FOUND OR SET MONUMENTS ARE PLUSH WITH GROUND EXCEPT AS NOTED HEREOF.
- 8.) THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 9.) 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. IF NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREOF.

SURVEYOR'S CERTIFICATE

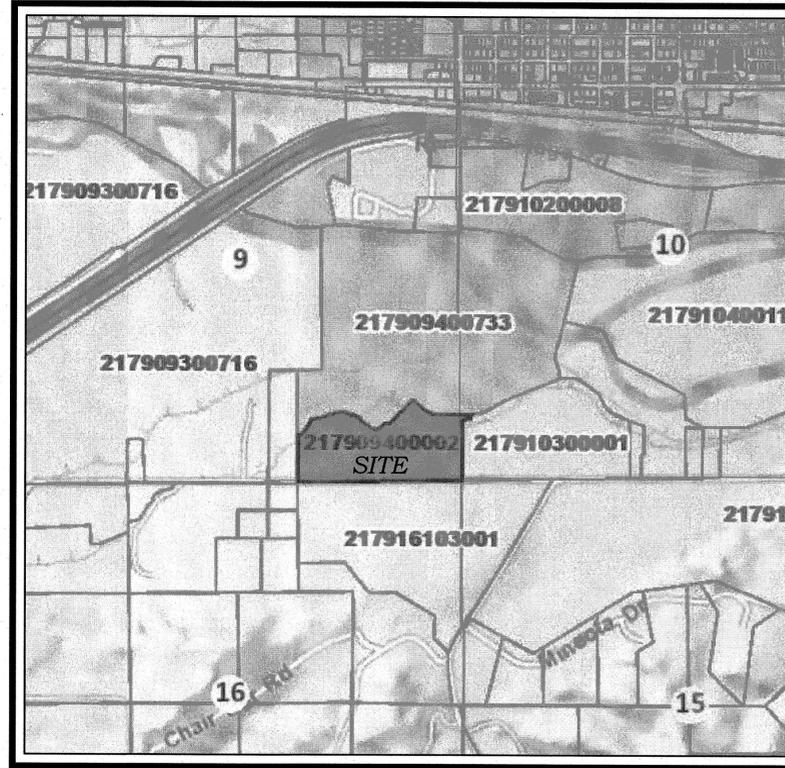
I, MICHAEL J. LANGHORNE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE FINAL PLAT OF RUIZ MINOR SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREOF, THAT SUCH PLAT ACCURATELY REPRESENTS A SURVEY, PERFORMED BY ME OR UNDER MY SUPERVISION, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT CONFORMS WITH THE CURRENT "STANDARDS FOR LAND SURVEYS" OF THE COLORADO AER BOARD OF LICENSEURE, AS WELL AS WITH RELATED SURVEY REQUIREMENTS OF CURRENT VERSIONS OF THE COLORADO REVISED STATUTES AND THE COUNTY OF GARFIELD REGULATIONS, THIS CERTIFICATE IS NOT INTENDED TO BE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE OF ANY MATTERS EXCEPT THOSE STATED IN THE PRECEDING SENTENCE AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF THE FINAL PLAT OF RUIZ MINOR 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

DATE: _____

MICHAEL J. LANGHORNE, P.L.S. #36572

REVIEW



Vicinity Map
Scale: 1"=1000'

DITCH ACCESS AND MAINTENANCE EASEMENT DESCRIPTION

A STRIP OF LAND BEING TWENTY (20) FEET WIDE FOR THE PURPOSE OF A DITCH ACCESS AND MAINTENANCE EASEMENT SITUATE IN THE SE1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH P.M. COUNTY OF GARFIELD, STATE OF COLORADO. ALL BEARINGS RELATIVE TO AN ASSUMED BEARING OF S89°51'36"W ALONG THE SOUTH LINE OF SECTION 9, T6S, R92W, 6TH P.M. BETWEEN THE SOUTH 1/4 CORNER, A 2-1/2" ALUMINUM CAP ON #6 REBAR STAMPED "Q.E.D. SURVEYING 1/4 S9 S16 R92W LS 16413 2003" AND THE SOUTHWEST CORNER, A 3-1/4" GARFIELD COUNTY SURVEYOR BRASS CAP STAMPED "GARFIELD COUNTY SURVEYOR S8 S9 S17 S16 1980" AS SHOWN HEREOF. SAID STRIP OF LAND BEING TEN (10) FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID SOUTH 1/4 CORNER OF SECTION 9; THENCE N75°57'53"E 1984.04 FEET TO A POINT ON THE OUTLET OF A POND, THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID POND AND ALONG THE FLOW LINE OF AN EXISTING DITCH THE FOLLOWING THREE (3) COURSES:
 1. N51°43'2"E 39.58 FEET
 2. N66°08'42"E 53.36 FEET
 3. N78°30'36"E 84.32 FEET TO A POINT ON THE LINE BETWEEN LOT 2 AND 3 OF THE RUIZ MINOR SUB, THE POINT OF TERMINUS; WHENCE THE 17.0 FOOT WITNESS CORNER FOR THE SOUTHWEST CORNER OF SAID SECTION 9 BEING A 0.6" X 0.4" X 0.4" SANDSTONE ROCK BEARS S45°32'31"E 767.54 FEET; SIDE LINES TO BE LENGTHENED OR SHORTENED TO CLOSE WITH PROPERTY LINES.

COUNTY COMMISSIONERS' CERTIFICATE

BASED UPON THE REVIEW AND RECOMMENDATION OF GARFIELD COUNTY DIRECTOR OF COMMUNITY DEVELOPMENT, THE BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO, HEREBY APPROVES THIS SUBDIVISION PLAT THIS _____ DAY OF _____, A.D. 20____ FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR CONVEYANCE TO THE COUNTY OF THE PUBLIC DEDICATIONS SHOWN HEREOF, SUBJECT TO THE PROVISIONS THAT APPROVAL IN NO WAY OBLIGATES GARFIELD COUNTY FOR THE FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, PUBLIC ROADS, HIGHWAYS OR EASEMENTS DEDICATED TO THE PUBLIC, EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF COUNTY COMMISSIONERS BY SUBSEQUENT RESOLUTION. THIS APPROVAL SHALL IN NO WAY OBLIGATE GARFIELD COUNTY FOR THE CONSTRUCTION, REPAIR OR MAINTENANCE OF PUBLIC ROADS, HIGHWAYS OR ANY OTHER PUBLIC DEDICATIONS SHOWN HEREOF.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
GARFIELD COUNTY, COLORADO

WITNESS MY HAND AND SEAL OF THE COUNTY OF GARFIELD.

ATTEST: _____
COUNTY CLERK

MINERAL OWNERS

LANA ARLEEN SCOTT JUNE ALETA McNAMEE SUSAN ALATA POWELL	NO ADDRESS PROVIDED NO ADDRESS PROVIDED NO ADDRESS PROVIDED
McCLUNG TRUST DATED APRIL 6, 1987	4200 SUMMERS LANE, NO. 58 KLAMATH FALLS, OREGON 97603
FLAT TOPS, LLC	86 ROSE LANE LAKEVIEW, ARKANSAS 72642
FRANK DEYOEE GREEN	118 8TH STREET NW, P.O. BOX 127 BEULAH, NORTH DAKOTA 58523
THOMAS LEE WISDOM	6830 CORNTASSEL DRIVE COLORADO SPRINGS, COLORADO 80911
LESLIE D. McPHERSON AND JEANNE L. McPHERSON	1859 COUNTY RD. 344 SILT, COLORADO 81652
PAUL BAGLEY	1073 COUNTY RD. 260 SILT, COLORADO 81652
MARYLEE HOAGLUND	10876 MELODY DRIVE NORTHOLENN, COLORADO 80030
BARBARA WILES	10179A GREEN CT. WESTMINSTER, COLORADO 80030
JUNE BAGLEY	540 CRAWFORD LANE PALISADE, COLORADO 81526
JANICE MARIE MATTICKS LIVING TRUST	2718 EAST YUCATAN CT. GRAND JUNCTION, COLORADO 81506
KENNETH W. McPHERSON	1055 MAIN STREET MEEKER, COLORADO 81641
CLIFFORD E. McPHERSON	41 RED FEATHER DRIVE NEW CASTLE, COLORADO 81647
DONALD L. McPHERSON	P.O. BOX 922 MEEKER, COLORADO 81641
F & C McPHERSON	10351 3100 RD. LAZEAR, COLORADO 81420
D & L McPHERSON	P.O. BOX 233 CRAIG, COLORADO 81626
POLLVOGT GARFIELD LLLP	9324 PASEO PALO VERDE CASA GRANDE, ARIZONA 85222
CHARLES ALLEN BAGLEY	627 NORTH HAPPY VALLEY ROAD HAMPA, IDAHO 83687
GEORGE E. BAGLEY	DECEASED
SEE LIST OF 12 GRANTEEES IN SPECIAL WARRANTY DEED RECORDED AS RECEPTION NO. 857873.	
JG & MR McPHERSON LLLP	5442 COUNTY ROAD 263 DURANGO, COLORADO 81301
MICHAEL WARREN McPHERSON	21103 STATE HIGHWAY 11 BARNSDALL, OKLAHOMA 74002
THE MEISNER REVOCABLE LIVING TRUST	NUMBER 40 BLACKBURN PLACE VENTURA, CALIFORNIA 93004
NANCY JOYCE BIRD ROBERT DANIEL RALEY PHYLLIS ANITA POLLARD (SCARROW)	NO ADDRESS PROVIDED NO ADDRESS PROVIDED NO ADDRESS PROVIDED
BONNIE PEARL HESS ERROL RUFUS RALEY MARY ROMANA PATCH (WALKER)	NO ADDRESS PROVIDED NO ADDRESS PROVIDED NO ADDRESS PROVIDED
RUFUS CRAIG PATCH RUDOLPH SCHATZ	NO ADDRESS PROVIDED DECEASED
VERNON P. DEDISSE, JR.	34 CORNELL LONGMONT, COLORADO 80501
SEE LIST OF 7 GRANTEEES IN PERSONAL REPRESENTATIVE'S DEED RECORDED AS RECEPTION NO. 752357.	
DIXON WATER FOUNDATION	P.O. BOX 177 MARFA, TEXAS 79843
DISCOVERY FOUNDATION	6060 N. CENTRAL EXPRESSWAY DALLAS, TEXAS 75206

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____, UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, A.D. 20____

TREASURER OF GARFIELD COUNTY

COUNTY SURVEYOR'S CERTIFICATE

APPROVED FOR CONTENT AND FORM ONLY AND NOT THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING, PURSUANT TO C.R.S. § 38-51-101 AND 102, ET SEQ.

DATED THIS _____ DAY OF _____, A.D. 20____

GARFIELD COUNTY SURVEYOR

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, ESAU AND SAMUEL RUIZ, BEING SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN GARFIELD COUNTY, DESCRIBED AS FOLLOWS:

WARRANTY DEED RECORDED DECEMBER 17, 2018 AS RECEPTION NO. 915320:

A PARCEL OF LAND SITUATED IN THE SE1/4 SECTION 9, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO; COMMENCING AT A WITNESS CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 9 A FOUND STONE IN PLACE; WHENCE THE SOUTH 1/4 OF SAID SECTION 9 BEARS SOUTH 89°56'48" WEST A DISTANCE OF 5270.06 FEET; THENCE SOUTH 89°56'48" WEST, A DISTANCE OF 8.17 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'48" WEST ALONG THE SOUTH SECTION LINE OF SECTION 9, A DISTANCE OF 1932.20 FEET; DEPARTING SAID SOUTH SECTION LINE NORTH 0°37'48" WEST ALONG THE 619.38 FEET TO A POINT ON THE CENTERLINE OF SAID RISING SUN DITCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING FORTY-NINE (49) COURSES:

1. NORTH 89°23'28" EAST 19.59 FEET;
 2. NORTH 37°00'24" EAST 226.93 FEET;
 3. NORTH 80°29'15" EAST 149.28 FEET;
 4. NORTH 72°55'12" EAST 14.87 FEET;
 5. NORTH 66°26'0" EAST 30.63 FEET;
 6. NORTH 65°24'35" EAST 35.26 FEET;
 7. NORTH 74°44'38" EAST 47.75 FEET;
 8. NORTH 78°01'13" EAST 10.25 FEET;
 9. NORTH 74°49'31" EAST 32.43 FEET;
 10. NORTH 79°56'06" EAST 34.80 FEET;
 11. NORTH 84° 10'34" EAST 28.07 FEET;
 12. SOUTH 83°25'12" EAST 21.22 FEET;
 13. SOUTH 70°2 1'10" EAST 25.47 FEET;
 14. SOUTH 64°3'58" EAST 21.45 FEET;
 15. SOUTH 69°58'33" EAST 40.23 FEET;
 16. SOUTH 71° 1'00'30" EAST 34.47 FEET;
 17. SOUTH 62°56'12" EAST 28.39 FEET;
 18. SOUTH 54°56' 10" EAST 31.63 FEET;
 19. SOUTH 49°24'34" EAST 30.25 FEET;
 20. SOUTH 43°34'32" EAST 27.24 FEET;
 21. SOUTH 47°02'24" EAST 23.44 FEET;
 22. SOUTH 54°03'40" EAST 19.85 FEET;
 23. SOUTH 50°58'28" EAST 20.50 FEET;
 24. SOUTH 47°30'02" EAST 19.49 FEET;
 25. SOUTH 55°53'38" EAST 40.63 FEET;
 26. SOUTH 62°50'1" EAST 14.06 FEET;
 27. SOUTH 79°30'54" EAST 19.87 FEET;
 28. NORTH 83°51'21" EAST 18.73 FEET;
 29. NORTH 81°19'48" EAST 21.97 FEET;
 30. NORTH 75°58'09" EAST 14.05 FEET;
 31. NORTH 58°54'10" EAST 19.77 FEET;
 32. NORTH 49°13'30" EAST 15.31 FEET;
 33. NORTH 47°56'47" EAST 24.04 FEET;
 34. NORTH 58°49'29" EAST 22.01 FEET;
 35. NORTH 75°58'42" EAST 23.60 FEET;
 36. NORTH 83°01'21" EAST 18.73 FEET;
 37. NORTH 61°06'31" EAST 32.17 FEET;
 38. NORTH 44°00'32" EAST 140.99 FEET;
 39. NORTH 48°00'32" EAST 30.14 FEET;
 40. NORTH 44°36'40" EAST 158.01 FEET;
 41. NORTH 44°39'35" EAST 33.20 FEET;
 42. SOUTH 78°31'03" EAST 31.95 FEET;
 43. SOUTH 39°15'27" EAST 62.58 FEET;
 44. SOUTH 66°30'59" EAST 229.63 FEET;
 45. NORTH 88°34'23" EAST 217.40 FEET;
 46. SOUTH 87°7'36" EAST 106.47 FEET;
 47. NORTH 86°53'58" EAST 27.68 FEET;
 48. NORTH 86°48'47" EAST 21.06 FEET;
 49. NORTH 81°24'52" EAST 18.47 FEET;
- THENCE DEPARTING SAID CENTERLINE SOUTH 24°3'19" WEST A DISTANCE OF 70.74 FEET; THENCE 93.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT; HAVING A RADIUS OF 102.02 FEET; A TANGENT OF 50.13 FEET; WITH A CHORD BEARING OF SOUTH 48°17'52" WEST AND CHORD DISTANCE OF 89.99 FEET; THENCE SOUTH 76°23'19" WEST A DISTANCE OF 37.76 FEET; THENCE 39.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 33.17 FEET; A TANGENT 22.42 FEET; WITH A CHORD BEARING OF SOUTH 38°08'05" WEST AND CHORD DISTANCE OF 37.15 FEET; THENCE SOUTH 00°5'26" EAST A DISTANCE OF 692.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.393 ACRES, MORE OR LESS, HAS [HAVE] CAUSED THE DESCRIBED REAL PROPERTY TO BE SURVEYED, LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FINAL PLAT RUIZ MINOR SUBDIVISION, A SUBDIVISION IN THE COUNTY OF GARFIELD, THE OWNER(S) DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATE(S) TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, IRRIGATION AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES AND TELEPHONE LINES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES. SUCH EASEMENT AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT BY THE COUNTY OF GARFIELD.

EXECUTED THIS _____ DAY OF _____, A.D. 20____

OWNERS
 ESAU RUIZ
 PO BOX 456
 SILT, CO 81652
 SAMUEL RUIZ
 PO BOX 1456
 SILT, CO 81652

STATE OF COLORADO)
) SS
 COUNTY OF GARFIELD)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20____ BY _____

MY COMMISSION EXPIRES: _____
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT _____ O'CLOCK _____ ON THIS _____ DAY OF _____, A.D. 20____, AND IS DULY RECORDED AS RECEPTION NO. _____

ATTEST: _____
 CLERK AND RECORDER

BY: _____
 DEPUTY

REVISION	DESCRIPTION
8/20/19	REV. CR LABEL
10/09/19	CARGO REVIEW 9/25/19
10/30/19	COUNTY COMMENTS
12/16/19	MINERAL OWNERS

BOOKCLIFF
Survey Services, Inc.

1700 W. 1st Ave., Suite 110
P.O. Box 110
P.O. Box 110
P.O. Box 110
P.O. Box 110

RUIZ MINOR SUBDIVISION

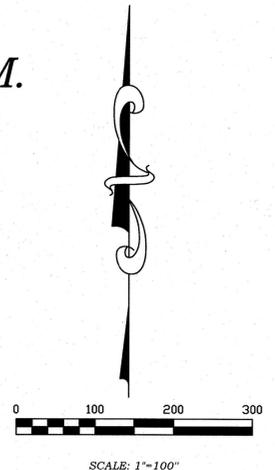
ESAU AND SAMUEL RUIZ
PO BOX 456
SILT, CO 81652

FILE:	MNR SUB
DFT:	TL
CK:	M.L.
DATE:	8/9/19
PROJECT NO.	19020-01
SHEET	1
OF	2

Preliminary Final Plat

RUIZ MINOR SUBDIVISION

A Parcel of Land Situate in the SE1/4 of Section 9, Township 6 South, Range 92 West of the 6th P.M.
County of Garfield, State of Colorado



LINE	BEARING	DISTANCE
L1	S 89°29'12\"	19.58
L2	S 87°00'24\"	226.83
L3	S 80°29'15\"	149.28
L4	S 72°53'11\"	14.88
L5	S 65°29'00\"	30.03
L6	S 57°53'55\"	35.27
L7	S 50°28'38\"	47.76
L8	S 42°53'27\"	62.44
L9	S 35°28'10\"	80.32
L10	S 27°52'57\"	102.40
L11	S 20°27'44\"	128.67
L12	S 12°52'31\"	159.14
L13	N 7°27'10\"	203.72
L14	N 1°51'58\"	262.29
L15	N 2°51'06\"	335.86
L16	N 7°10'36\"	424.43
L17	N 12°29'06\"	528.00
L18	N 17°47'36\"	646.57
L19	N 22°66'06\"	780.14
L20	N 27°04'36\"	928.71
L21	N 31°43'06\"	1092.28
L22	N 35°21'36\"	1270.85
L23	N 38°50'06\"	1464.42
L24	N 42°28'36\"	1672.99
L25	N 45°07'06\"	1896.56
L26	N 47°45'36\"	2135.13
L27	N 50°24'06\"	2388.70
L28	N 53°02'36\"	2657.27
L29	N 55°41'06\"	2940.84
L30	N 58°19'36\"	3239.41
L31	N 61°08'06\"	3552.98
L32	N 63°46'36\"	3881.55
L33	N 66°25'06\"	4225.12
L34	N 69°03'36\"	4583.69
L35	N 71°42'06\"	4957.26
L36	N 74°20'36\"	5345.83
L37	N 76°59'06\"	5749.40
L38	N 79°37'36\"	6168.97
L39	N 82°16'06\"	6604.54
L40	N 84°54'36\"	7056.11
L41	N 87°33'06\"	7523.68
L42	N 90°11'36\"	8007.25
L43	N 92°50'06\"	8506.82
L44	N 95°28'36\"	9022.39
L45	N 98°07'06\"	9553.96
L46	N 100°45'36\"	10101.53
L47	N 103°24'06\"	10665.10
L48	N 106°02'36\"	11244.67
L49	N 108°41'06\"	11839.24
L50	N 111°19'36\"	12448.81
L51	N 114°08'06\"	13073.38
L52	N 116°46'36\"	13712.95
L53	N 119°25'06\"	14367.52
L54	N 122°03'36\"	15037.09
L55	N 124°42'06\"	15721.66
L56	N 127°20'36\"	16421.23
L57	N 129°59'06\"	17135.80
L58	N 132°37'36\"	17865.37
L59	N 135°16'06\"	18609.94
L60	N 137°54'36\"	19369.51
L61	N 140°33'06\"	20144.08
L62	N 143°11'36\"	20933.65
L63	N 145°50'06\"	21738.22
L64	N 148°28'36\"	22557.79
L65	N 151°07'06\"	23392.36
L66	N 153°45'36\"	24241.93
L67	N 156°24'06\"	25106.50
L68	N 159°02'36\"	25986.07
L69	N 161°41'06\"	26880.64
L70	N 164°19'36\"	27790.21
L71	N 167°08'06\"	28714.78
L72	N 169°46'36\"	29654.35
L73	N 172°25'06\"	30608.92
L74	N 175°03'36\"	31578.49
L75	N 177°42'06\"	32563.06
L76	N 180°20'36\"	33562.63
L77	N 182°59'06\"	34577.20
L78	N 185°37'36\"	35606.77
L79	N 188°16'06\"	36651.34
L80	N 190°54'36\"	37710.91
L81	N 193°33'06\"	38785.48
L82	N 196°11'36\"	39875.05
L83	N 198°50'06\"	40979.62
L84	N 201°28'36\"	42099.19
L85	N 204°07'06\"	43233.76
L86	N 206°45'36\"	44383.33
L87	N 209°24'06\"	45547.90
L88	N 212°02'36\"	46727.47
L89	N 214°41'06\"	47922.04
L90	N 217°19'36\"	49131.61
L91	N 219°58'06\"	50356.18
L92	N 222°36'36\"	51595.75
L93	N 225°15'06\"	52850.32
L94	N 227°53'36\"	54119.89
L95	N 230°32'06\"	55404.46
L96	N 233°10'36\"	56704.03
L97	N 235°49'06\"	58018.60
L98	N 238°27'36\"	59348.17
L99	N 241°06'06\"	60692.74
L100	N 243°44'36\"	62052.31
L101	N 246°23'06\"	63426.88
L102	N 249°01'36\"	64816.45
L103	N 251°40'06\"	66221.02
L104	N 254°18'36\"	67640.59
L105	N 256°57'06\"	69075.16
L106	N 259°35'36\"	70524.73
L107	N 262°14'06\"	71989.30
L108	N 264°52'36\"	73468.87
L109	N 267°31'06\"	74963.44
L110	N 270°09'36\"	76473.01
L111	N 272°48'06\"	78007.58
L112	N 275°26'36\"	79567.15
L113	N 278°05'06\"	81151.72
L114	N 280°43'36\"	82761.29
L115	N 283°22'06\"	84395.86
L116	N 286°00'36\"	86055.43
L117	N 288°39'06\"	87739.00
L118	N 291°17'36\"	89446.57
L119	N 293°56'06\"	91178.14
L120	N 296°34'36\"	92933.71
L121	N 299°13'06\"	94714.28
L122	N 301°51'36\"	96529.85
L123	N 304°30'06\"	98370.42
L124	N 307°08'36\"	100236.99
L125	N 309°47'06\"	102129.56
L126	N 312°25'36\"	104048.13
L127	N 315°04'06\"	106002.70
L128	N 317°42'36\"	108003.27
L129	N 320°21'06\"	110049.84
L130	N 323°08'36\"	112142.41
L131	N 325°47'06\"	114281.98
L132	N 328°25'36\"	116468.55
L133	N 331°04'06\"	118702.12
L134	N 333°42'36\"	120982.69
L135	N 336°21'06\"	123310.26
L136	N 338°59'36\"	125684.83
L137	N 341°38'06\"	128106.40
L138	N 344°16'36\"	130575.97
L139	N 346°55'06\"	133093.54
L140	N 349°33'36\"	135659.11
L141	N 352°12'06\"	138272.68
L142	N 354°50'36\"	140934.25
L143	N 357°29'06\"	143643.82
L144	N 360°07'36\"	146401.39
L145	N 362°46'06\"	149206.96
L146	N 365°24'36\"	152060.53
L147	N 368°03'06\"	154962.10
L148	N 370°41'36\"	157911.67
L149	N 373°20'06\"	160909.24
L150	N 375°58'36\"	163954.81
L151	N 378°37'06\"	167048.38
L152	N 381°15'36\"	170189.95
L153	N 383°54'06\"	173379.52
L154	N 386°32'36\"	176617.09
L155	N 389°11'06\"	179902.66
L156	N 391°49'36\"	183236.23
L157	N 394°28'06\"	186617.80
L158	N 397°06'36\"	190047.37
L159	N 399°45'06\"	193524.94
L160	N 402°23'36\"	197050.51
L161	N 405°02'06\"	200624.08
L162	N 407°40'36\"	204245.65
L163	N 410°19'06\"	207915.22
L164	N 412°57'36\"	211632.79
L165	N 415°36'06\"	215398.36
L166	N 418°14'36\"	219211.93
L167	N 420°53'06\"	223073.50
L168	N 423°31'36\"	226983.07
L169	N 426°10'06\"	230940.64
L170	N 428°48'36\"	234946.21
L171	N 431°27'06\"	239000.78
L172	N 434°05'36\"	243104.35
L173	N 436°44'06\"	247257.92
L174	N 439°22'36\"	251461.49
L175	N 442°01'06\"	255715.06
L176	N 444°39'36\"	260018.63
L177	N 447°18'06\"	264372.20
L178	N 449°56'36\"	268775.77
L179	N 452°35'06\"	273229.34
L180	N 455°13'36\"	277732.91
L181	N 457°52'06\"	282286.48
L182	N 460°30'36\"	286890.05
L183	N 463°09'06\"	291543.62
L184	N 465°47'36\"	296247.19
L185	N 468°26'06\"	300999.76
L186	N 471°04'36\"	305799.33
L187	N 473°43'06\"	310645.90
L188	N 476°21'36\"	315538.47
L189	N 479°00'06\"	320477.04
L190	N 481°38'36\"	325461.61
L191	N 484°17'06\"	330492.18
L192	N 486°55'36\"	335568.75
L193	N 489°34'06\"	340691.32
L194	N 492°12'36\"	345859.89
L195	N 494°51'06\"	351073.46
L196	N 497°29'36\"	356332.03
L197	N 500°08'06\"	361635.60
L198	N 502°46'36\"	366984.17
L199	N 505°25'06\"	372377.74
L200	N 508°03'36\"	377816.31
L201	N 510°42'06\"	383309.88
L202	N 513°20'36\"	388858.45
L203	N 515°59'06\"	394462.02
L204	N 518°37'36\"	400120.59
L205	N 521°16'06\"	405834.16
L206	N 523°54'36\"	411602.73
L207	N 526°33'06\"	417426.30
L208	N 529°11'36\"	423304.87
L209	N 531°50'06\"	429248.44
L210	N 534°28'36\"	435257.01
L211	N 537°07'06\"	441330.58
L212	N 539°45'36\"	447469.15
L213	N 542°24'06\"	453672.72
L214	N 545°02'36\"	459941.29
L215	N 547°41'06\"	466274.86
L216	N 550°19'36\"	472673.43
L217	N 552°58'06\"	479137.00
L218	N 555°36'36\"	485665.57
L219	N 558°15'06\"	492259.14
L220	N 560°53'36\"	498917.71
L221	N 563°32'06\"	505641.28
L222	N 566°10'36\"	512430.85
L223	N 568°49'06\"	519285.42
L224	N 571°27'36\"	526195.99
L225	N 574°06'06\"	533162.56
L226	N 576°44'36\"	540185.13
L227	N 579°23'06\"	547263.70
L228	N 582°01'36\"	554397.27
L229	N 584°40'06\"	561585.84
L230	N 587°18'36\"	568829.41
L231	N 589°57'06\"	576127.98
L232	N 592°35'36\"	583481.55
L233	N 595°14'06\"	590890.12
L234	N 597°52'36\"	598353.69
L235	N 600°31'06\"	605872.26
L236	N 603°09'36\"	613445.83
L237	N 605°48'06\"	621074.40
L238	N 608°26'36\"	628757.97
L239	N 611°05'06\"	636496.54
L240	N 613°43'36\"	644290.11
L241	N 616°22'06\"	652138.68
L242	N 619°00'36\"	660042.25
L243	N 621°39'06\"	668000.82
L244	N 624°17'36\"	676014.39
L245	N 626°56'06\"	684082.96
L246	N 629°34'36\"	692206.53
L247	N 632°13'06\"	700385.10
L248	N 634°51'36\"	708618.67
L249	N 637°30'06\"	716907.24
L250	N 640°08'36\"	725250.81
L251	N 642°47'06\"	733649.38
L252	N 645°25'36\"	742102.95
L253	N 648°04'06\"	750611.52
L254	N 650°42'36\"	759175.09
L255	N 653°21'06\"	767793.66
L256	N 655°59'36\"	776467.23
L257	N 658°38'06\"	785195.80
L258	N 661°16'36\"	793979.37
L259	N 663°55'06\"	802817.94
L260	N 666°33'36\"	811711.51
L261	N 669°12'06\"	820660.08
L262	N 671°50'36\"	829663.65
L263	N 674°29'06\"	838722.22
L264	N 677°07'36\"	847835.79
L265	N 679°46'06\"	856994.36
L266	N 682°24'36\"	866207.93
L267	N 685°03'06\"	875476.50
L268	N 687°41'36\"	884799.07
L269	N 690°20'06\"	894175.64
L270	N 692°58'36\"	903606.21
L271	N 695°37'06\"	913090.78
L272	N 698°15'36\"	922629.35
L273	N 700°54'06\"	932222.92
L274	N 703°32'36\"	941871.49
L275	N 706°11'06\"	951575.06
L276	N 708°49'36\"	961333.63
L277	N 711°28'06\"	971147.20
L278	N 714°06'36\"	981015.77
L279	N 716°45'06\"	990939.34
L280	N 719°23'36\"	1000917.91
L281	N 722°02'06\"	1010951.48
L282	N 724°40'36\"	1021040.05
L283	N 727°19'06\"	1031183.62
L284	N 729°57'36\"	1041382.19
L285	N 732°36'06\"	1051635.76
L286	N 735°14'36\"	1061944.33
L287	N 737°53'06\"	1072307.90
L288	N 740°31'36\"	1082726.47
L289	N 743°10'06\"	