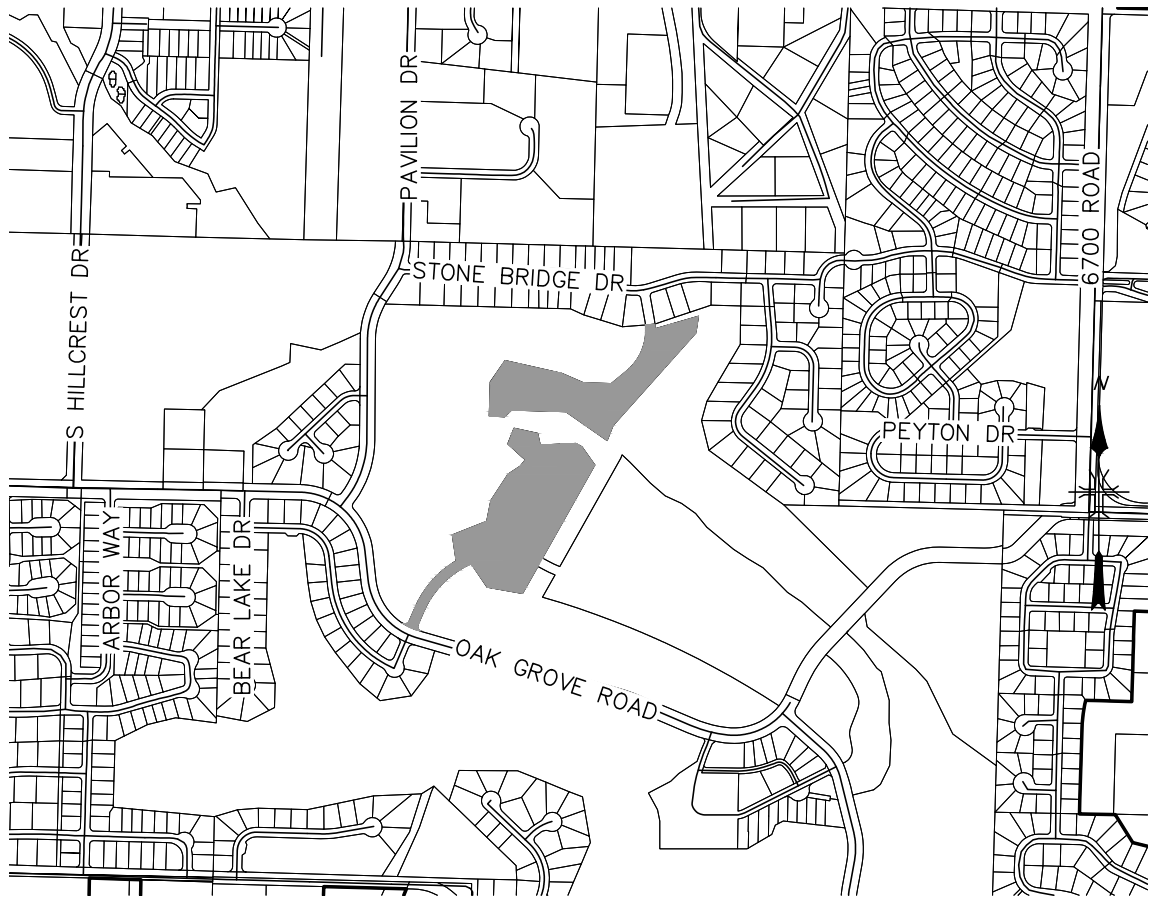


THE BRIDGES AT BLACK CANYON

AMENDED PRELIMINARY PLAT

SITUATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST & SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

APPROVAL OF PRELIMINARY PLAT		
City Engineer	_____	Date _____
	Scott Murphy, P.E.	
City Attorney	_____	Date _____
	Chris Dowsey	
City Planning Commission Chair	_____	Date _____
	David Fishing	
City Mayor	_____	Date _____
	Dave Frank	



VICINITY MAP
N.T.S.

DEVELOPER: The Bridges of Montrose
2500 Bridges Drive
Montrose, CO 81401

ENGINEER: Del-Mont Consultants, Inc.
125 Colorado Ave.
Montrose, Colorado 81402
1-970-249-2251

BASIS OF BEARINGS:

The bearing along the North line of Golf Area 1, recorded at Reception No. 678029 bears S88°34'10"E (ASSUMED)

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet

PLAT NOTES:

1. Drainage Easements

The drainage easements shown hereon, including those associated with the subdivision and granted under Reception Nos. 980128 and 980129 in the office of the Montrose County Clerk and Recorder shall be maintained by an owners' association, or in the absence of an owners' association lawfully formed for such purposes, by the owners of all lots final platted in the The Bridges at the Black Canyon jointly and severally in a manner that preserves the grade as originally established and so as to not impede the free flow of water in any way, including but not limited to the placement of fill, construction of fencing and other improvements, or the planting or encroachment of trees and shrubs and other impeding vegetation. The City is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or improvements as located within said easements. Upon failure to properly maintain the drainage easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owners, and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

2. Conveyance of Drainage Easements to Owners Association

By executing this Plat, the owner(s) whose signature(s) appear hereon, joined by the Lienholder(s), if any, whose signatures also appear on this Plat, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, hereby sell(s) and quit claim(s) to Black Canyon, Homeowners Association, a Colorado nonprofit corporation, the drainage easements as shown and designated on this Plat.

3. Certificate of Good Standing

The owner(s) whose signature(s) appear on the Certificate of Dedication and Ownership on this Plat have provided the City a current, valid, Certificate of Good Standing bearing Confirmation No. _____, from the Colorado Secretary of State, as proof of the above-named HOA or Owners' Association entity's: i) compliance with all applicable requirements of the Colorado Secretary of State, and ii) good standing with the Colorado Secretary of State.

4. Declaration of Covenants Recorded

The Declaration of Covenants, Conditions, and Restrictions for The Bridges at Black Canyon, Homeowners Association, applicable to the development platted hereon, and made binding to the entity named above, was recorded under Reception No. _____, on the _____ day of _____, 20____ in the office of the Montrose County Clerk and Recorder.

5. Money in lieu of School Land Dedication

All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of school land dedication, at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of school land dedication is subject to § 4-7-7(C)(7) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-1J School District.

6. Local Improvement District

All lots platted hereon shall be subject to assessments for an equitable apportionment of the costs to construct improvements to East Oak Grove Road from this subdivision to Highway 550, Odell Road from Woodgate Road to Ogden Road between the Easterly Line of this subdivision and Woodgate Road including curb, gutter, sidewalk, base, pavement and related improvements. The Montrose City Clerk is hereby appointed as the Attorney-in-fact of each of the owners of Lots in the BRIDGES AT BLACK CANYON, AN AMENDED PRELIMINARY PLAT OF THE BRIDGES AT BLACK CANYON PLANNED DEVELOPMENT for the purposes of executing improvement district petitions on their behalf, voting on their behalf in any election to approve any financial obligations for such improvement districts and for all other purposes related to the formation of such districts and construction of such improvements. These obligations shall run with the land and be binding upon all successors in interest to the said lots.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL YE BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

PARCEL 1:
Outlot F, the Bridges at Black Canyon Filing No. 8 according to the Plat recorded December 8, 2014 at Reception No. 860937

PARCEL 2:
Outlot B, the Bridges at Black Canyon Filing No. 8 according to the Plat recorded December 8, 2014 at Reception No. 860937

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of The Bridges at Black Canyon and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Chimney Rock Way and Rim Rock Court..

The easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities, including but not limited to water, sewer, electrical, telephone, gas and CATV lines, and drainage easements specifically labeled for dedication, together with perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, or otherwise subject to a previously recorded conveyance.

Executed this_____day of_____, 20_____.

STATE OF COLORADO)
COUNTY OF MONTROSE) ss. Bridges of Montrose, LLC

The above Certificate of Dedication and Ownership was acknowledged before me on this _____day of_____, 20_____,
by_____

Witness my hand and official seal.
My commission expires_____

(SEAL) _____
Notary

SURVEYOR'S CERTIFICATE

I, Nicholas Barrett, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown.

C.R.S. Section 38-51-106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title policy issued by Fidelity National Title Company, Policy No. 210-F03688-22, dated July 25, 2022.

Colorado Registered Land Surveyor
Registration No. 38037
Date:_____

ATTORNEY'S CERTIFICATE

I, _____, an attorney at Law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of oil land herein platted and described in the above Certificate of Ownership and Dedication, and that title to such land is in the owners and dedicators; and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except

Attorney
Atty. Reg. No. _____
Date:_____

ENGINEER'S CERTIFICATE

I, Nicholas Barrett, a Registered Engineer in the State of Colorado, do hereby certify that the sanitary sewer system, water distribution system and the storm drainage system shown on the accompanying plans of this Subdivision are properly designed, meet City of Montrose specifications, and are adequate to properly serve the Subdivision shown hereon. I further certify that the sanitary sewer system, water distribution system, storm drainage system, streets, parks, and other improvements are designed and constructed in accordance with applicable City specifications and regulations.

Engineer
Registration No. 38037
Date:_____

CERTIFICATE OF COMPLETED IMPROVEMENTS

I, _____, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications, and a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued, as required by the City's Municipal Code. The following landscaping and/or irrigation improvements have been secured with a Subdivision Improvement Agreement:

City Engineer
Registration No. _____
Date:_____

APPROVAL OF CITY MANAGER

Approved this_____day of_____, 20_____ by_____, Deputy City Manager of the City of Montrose.

Deputy City Manager

APPROVAL OF CITY ATTORNEY

Approved for recording this_____day of_____, 20_____,by_____,
City Attorney of the City of Montrose.

City Attorney
Atty. Reg. No. _____

APPROVAL OF CITY COUNCIL

Approved this_____day of_____, 20_____ by_____, City Manager of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

Mayor

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of_____, on the day of _____,20____ under Reception No._____.

Deputy Clerk and Recorder
Montrose County, Colorado

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

FIELD BOOK:		DATE:	2025-06-10
DRAWN BY:		DCC	
SHEET:		FILE:	24126V_PLAT-PRELIM
JOB NO.:		24126	
TYPE:		PLAT	

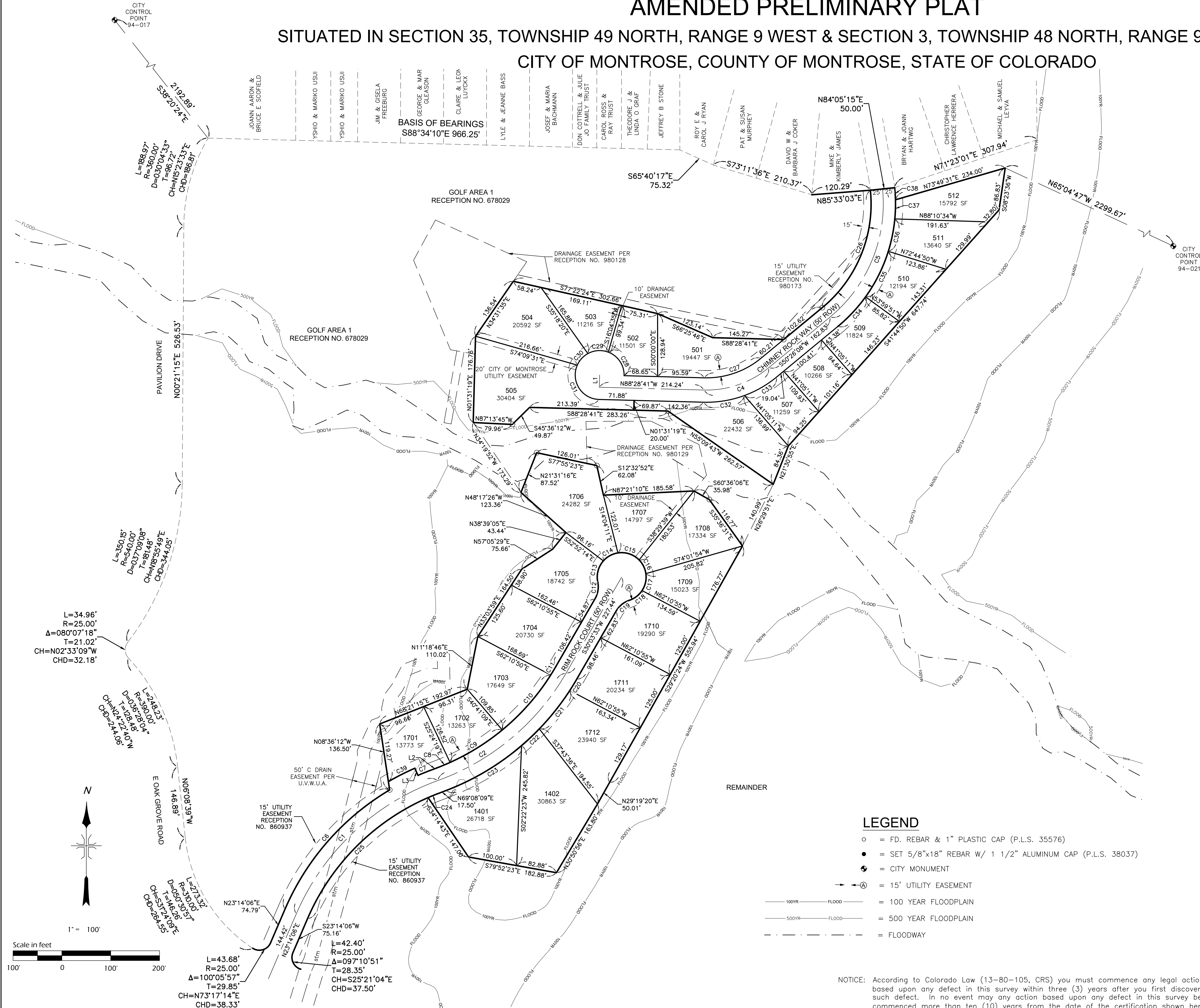
TITLE	THE BRIDGES AT BLACK CANYON AMENDED PRELIMINARY PLAT
CLIENT:	THE BRIDGES OF MONTROSE
ADDRESS & PHONE:	2500 BRIDGES DRIVE MONTROSE, CO 81401

THE BRIDGES AT BLACK CANYON

AMENDED PRELIMINARY PLAT

SITUATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST & SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.

CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	409.23'	500.00'	046°53'40"	S46°40'56"W	397.90'
C2	349.68'	500.00'	040°04'13"	N50°05'39"E	342.60'
C4	143.42'	200.00'	041°05'10"	N70°58'43"E	140.36'
C5	295.03'	300.00'	056°20'50"	N22°15'41"E	283.29'
C6	330.36'	525.00'	036°03'15"	S41°15'43"W	324.94'
C7	25.00'	525.00'	002°43'40"	S67°46'22"W	24.99'
C8	28.40'	475.00'	003°25'31"	N67°25'24"E	28.39'
C9	126.23'	475.00'	015°13'36"	N58°05'51"E	125.86'
C10	150.56'	475.00'	018°09'39"	N41°24'14"E	149.93'
C11	18.77'	475.00'	002°15'52"	N31°11'28"E	18.77'
C12	36.14'	50.00'	041°24'55"	N09°21'16"E	35.36'
C13	46.19'	50.00'	052°55'46"	S15°06'51"W	44.56'
C14	34.54'	50.00'	039°35'02"	S61°22'15"W	33.86'
C15	47.43'	50.00'	054°21'06"	N71°39'41"W	45.67'
C16	31.69'	50.00'	036°18'36"	N26°19'50"W	31.16'
C17	36.32'	50.00'	041°36'55"	N12°37'56"E	35.52'
C18	33.19'	50.00'	038°01'44"	N52°27'15"E	32.58'
C19	36.14'	50.00'	041°24'55"	S50°45'50"W	35.36'
C20	26.63'	525.00'	002°54'21"	N31°30'43"E	26.62'
C21	100.45'	525.05'	010°57'41"	N38°26'45"E	100.30'
C22	50.02'	524.97'	005°27'33"	N46°39'20"E	50.00'
C23	180.96'	524.96'	019°45'02"	N59°15'39"E	180.06'
C24	21.84'	475.00'	002°38'05"	S67°49'07"W	21.84'
C25	358.69'	475.00'	043°15'59"	S44°52'05"W	350.23'
C26	270.45'	275.00'	056°20'50"	N22°15'41"E	259.68'
C27	125.49'	175.00'	041°05'10"	N70°58'43"E	122.82'
C28	61.87'	50.00'	070°53'59"	S33°55'41"E	58.00'
C29	43.07'	50.00'	049°20'59"	N85°56'50"E	41.75'
C30	32.55'	50.00'	037°18'00"	N42°37'21"E	31.98'
C31	98.13'	50.00'	112°27'02"	N32°15'10"W	83.12'
C32	85.05'	225.00'	021°39'25"	N80°41'35"E	84.54'
C33	76.30'	225.00'	019°25'45"	N60°09'00"E	75.93'
C34	83.20'	325.00'	014°40'03"	N43°06'04"E	82.97'
C35	104.65'	325.00'	018°26'54"	N26°32'36"E	104.19'
C36	67.79'	325.00'	011°57'05"	N11°20'36"E	67.67'
C37	39.13'	325.00'	006°53'57"	N01°55'05"E	39.11'
C38	24.85'	325.00'	004°22'51"	N03°43'19"W	24.84'
C39	60.73'	541.00'	006°25'54"	S63°11'35"W	60.70'

LEGEND

- = FD. REBAR & 1" PLASTIC CAP (P.L.S. 35576)
- = SET 5/8"x18" REBAR W/ 1 1/2" ALUMINUM CAP (P.L.S. 38037)
- ⊙ = CITY MONUMENT
- ⊙ = 15' UTILITY EASEMENT
- FLOOD — = 100 YEAR FLOODPLAIN
- FLOOD — = 500 YEAR FLOODPLAIN
- - - - - = FLOODWAY

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N01°31'19"E	25.00'
L2	S69°08'09"W	17.50'
L3	N23°35'28"W	16.00'

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TITLE THE BRIDGES AT BLACK CANYON AMENDED PRELIMINARY PLAT	
CLIENT THE BRIDGES OF MONTROSE	DATE 2025-06-10
ADDRESS & PHONE 2500 BRIDGES DRIVE MONTROSE, CO 81401	
FIELD BOOK 2 of 2	DRAWN BY DCC
SHEET 2 of 2	FILE 24126V_PLAT-PRELIM
JOB NO. 24126	