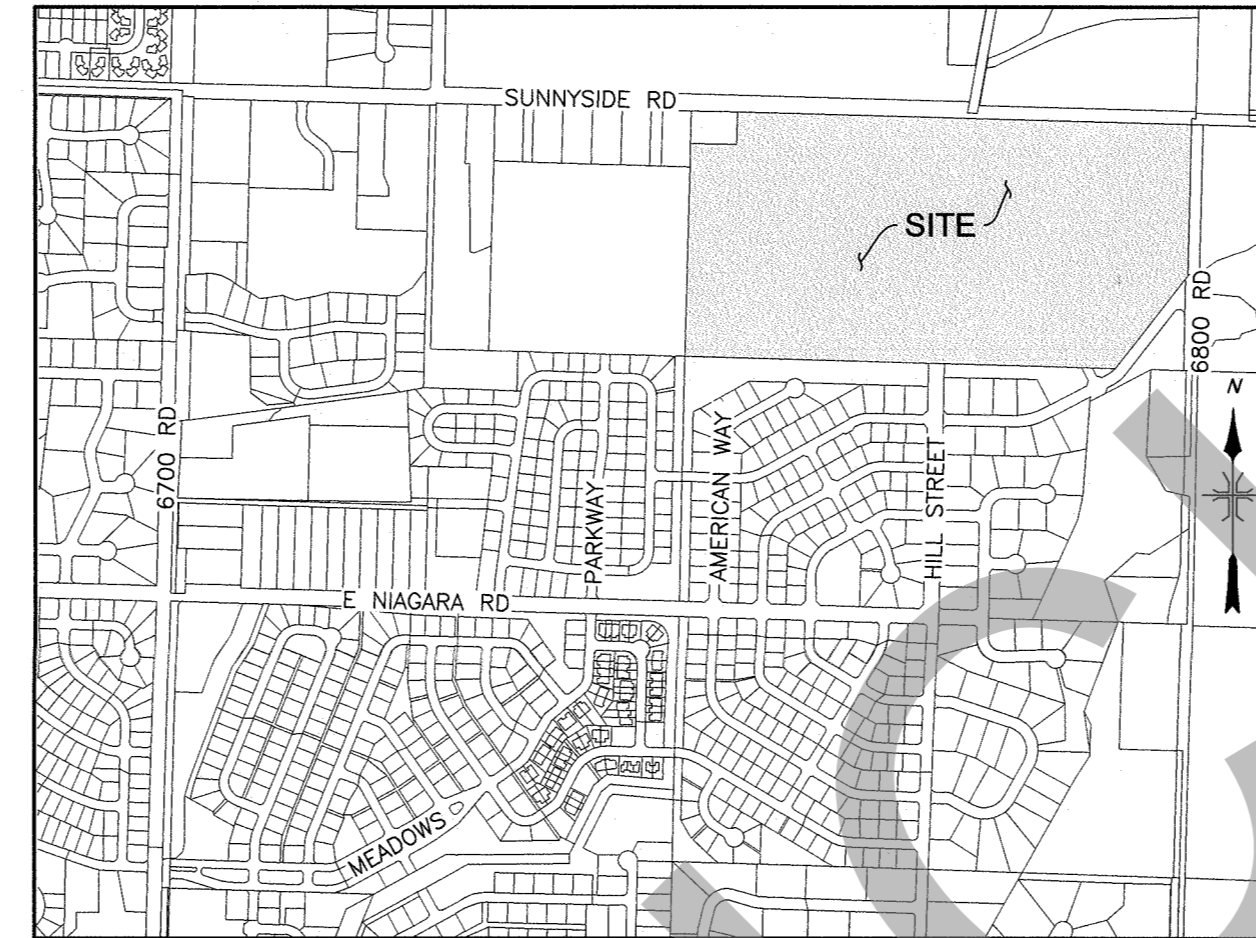


# WOODS CROSSING FILING NO. 1

SITUATED IN SECTION 36, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP  
N.T.S.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the Owner(s) of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

A parcel of land situated in the N1/2 NE1/4 of Section 36, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado. Being better described as beginning at a point S01°09'36"W 60.00 feet from the Northeast corner of said Section 36; Thence along the East line of said Section 36 S01°09'36"W 728.97 feet to the Northeastly projection of the Northerly line of Lot 3 of American Village Subdivision recorded at Reception No. 669262; Thence along said projection and the North boundary of said American Village Subdivision S38°03'34"W 662.03 feet to a point on the South line of the N1/2 NE1/4 of Section 36; Thence along said South line of the N1/2 NE1/4 of Section 36 N88°21'10"W 2238.58 feet; Thence leaving said South line and along the West line of the N1/2 NE1/4 of Section 36 N01°17'54"E 1115.58 feet; Thence leaving said West line S88°24'46"E 233.74 feet; Thence N01°27'07"E 140.12 feet to a point on the Sunnyside Road South Right of Way as dedicated Reception No. 858384; Thence along said South Right of Way S88°26'37"E 2398.90 feet to the Point of Beginning.

Containing 72.88 Acres more or less as described.

County of Montrose, State of Colorado

Have by these presents laid out, platted and subdivided into lots, as shown on this plat, under the name and style of WOODS CROSSING FILING NO. 1 and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Hill Street, Peregrine Loop, Pinewood Street, Kestrel Loop, Big Pines Loop, Apple Grove Street, Ashberry Street, and a remaining portion of 6800 Road.

The easements shown on this plat are dedicated, granted, and conveyed to the City of Montrose, Colorado for public utility purposes including but not limited to water, sewer, electrical, telephone, gas and CATV lines, and drainage easements specifically labeled for dedication, together with a 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, if any, or otherwise subject to a previously recorded conveyance.

Executed this 26 day of January, 2022.

*Whore to like*  
Miami Road Properties, LLC

STATE OF COLORADO )  
                                  )ss.  
COUNTY OF MONTROSE )

The above Certificate of Dedication and Ownership was acknowledged before me on this 26 day of January, 2022, by Matt Miles, Miami Road Properties, LLC.

Witness my hand and official seal.

My commission expires July 09, 2023

Jennifer A. Abila  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID: 19864009758  
MY COMMISSION EXPIRES July 09, 2023  
*Jennifer A. Abila*  
Notary

### SURVEYOR'S CERTIFICATE

I, Frederick Ballard, 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 commitment issued by Fidelity National Title Insurance Company, dated March 17, 2021, bearing policy number 696-F0699317-397-DGO, Amendment No. 2.



Frederick Ballard, P.L.S.  
Registration No. 37690  
Date: 20 JAN. 2022

### LINEAL UNITS STATEMENT:

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

### BASIS OF BEARINGS:

The bearing between the found 2" aluminum cap at the Northeast Corner of Section 36, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado and the found 2 1/2" aluminum cap LS16835 at the East 1/4 corner of said Section 36 bears S01°09'36"W (ASSUMED)

### ENGINEER'S CERTIFICATE

I, Steven Stevenson 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.



Steven Stevenson, P.E.  
Registration No. 40020  
Date: 1-20-2022

### ATTORNEY'S CERTIFICATE

I, Richard Livingston an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all 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 as set forth at Book 8 Page 201, Bureau of Reclamation of Reception #702714; Consent of Reception #704787; Plat of Reception #885; Plat of Reception #782714; Consents of Reception #781807; Order Agreement of Reception #704787; Reception Agreement of Reception #732498; Consents of Reception #558354, 748990 and 944601; Consent of Reception #932244; Consent of Reception #934587 and Survey of Reception #934583 all in the office of the Montrose County Clerk and Recorder.

*Richard Livingston*  
Attorney  
Registration No. 6404  
Date: January 25, 2022

### CERTIFICATE OF COMPLETED IMPROVEMENTS

I, Scott Murphy, 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 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: N/A

*Scott Murphy*  
City Engineer  
Registration No. 47535  
Date: 1-21-2022

### APPROVAL OF CITY MANAGER

Approved this 26<sup>th</sup> day of January, 2022, by William E Bell, City Manager of the City of Montrose.

*William E Bell*  
City Manager

### APPROVAL OF CITY ATTORNEY

Approved for recording this 26<sup>th</sup> day of January, 2022, by Christopher Dvorsey, City Attorney of the City of Montrose.

*Christopher Dvorsey*  
City Attorney, Assistant

### APPROVAL OF CITY COUNCIL

Approved this 26 day of January, 2022, by Douglas Powell, Mayor of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

*Douglas Powell*  
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 3:39 PM on the 26<sup>th</sup> day of January, 2022 under Reception No. 9416233

*Jessamine Spyras*  
Clerk and Recorder  
Montrose County, Colorado

*Jennifer Cristelli*  
Deputy

Re-recording to reflect blocks numbers, Reception #945990.

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: <u>889</u>		DRAWN BY: <u>PJI/DCC</u>	DATE: <u>1/20/2022</u>	TITLE: <b>WOODS CROSSING FILING NO. 1</b>
SHEET: <u>1 of 3</u>		FILE: <u>21005V_PLAT-F1</u>	JOB NO.: <u>21005</u>	CLIENT: <u>MIAMI ROAD PROPERTIES, LLC</u>
ADDRESS & PHONE: <u>1521 OXBOW DR. SUITE 210 MONTROSE, CO 81401 970-249-3398</u>				
TYPE: <u>FINAL PLAT</u>				

# WOODS CROSSING

## FILING NO. 1

SITUATED IN SECTION 36, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

### 1. Local Improvement District

All lots platted herein shall be subject to an assessment for the costs to construct improvements to that portion of Sunnyside Road and 6800 Road that abuts the Subdivision, said improvements including curb, gutter, sidewalk, drainage, base and pavement, and other related improvements. The Montrose City Clerk is hereby appointed as the Attorney-in-fact of each of the owners of the Woods Crossing subdivision 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.

### 2. Drainage Easements

All Open Space Tracts contain drainage swales, sheet flow areas and/or improvements that are to be maintained by an Owner's Association. The Open Space Tracts shown hereon are entirely encumbered by drainage easements shall be owned and maintained by an owners' association, or in the absence of an owners' association lawfully formed for such purposes, by the owners of all lots benefited by the easement, 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 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, unless otherwise located within a dedicated easement to the City. 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 repair 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.

### 3. Privately Owned Open Space, Parks, and other Improvements

All open space tracts, now existing or hereafter conveyed, shall be owned and maintained by an owners' association, or in the absence of an owners' association lawfully formed for such purposes, by the owners of all lots finally platted in Woods Crossing jointly and severally. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such properties and/or improvements, nor shall the City be responsible for future dedications of such properties. Upon failure to properly maintain such properties and/or improvements 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 owner(s), or the City may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

### A. Conveyance of Private Open Space and Tracts 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 Woods Crossing Homeowners Association, a Colorado nonprofit corporation, Tract A, Tract E, Tract F, Tract G, Tract H, Tract I and Tract L shown and designated on this Plat.

### B. Drainage

All Open Space Tracts contain drainage swales, sheet flow areas and/or improvements that are to be maintained by an Owner's Association. Dedicated City drainage easements as shown on this plat contain storm drain piping and structures that are to be maintained by the City.

### C. Pedestrian Facilities

Open space Tract F, Tract G, Tract H, Tract I and Tract L will contain improved pedestrian facilities for the use of the public.

### D. 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. 13130941, 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.

### E. Declaration of Covenants Recorded

The Declaration of Covenants, Conditions, and Restrictions for Woods Crossing Homeowners Association, applicable to the development platted hereon, and made binding to the entity named above, was recorded under Reception No. 146051 on the 20 day of January, 2022 in the office of the Montrose County Clerk and Recorder.

### 4. 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.

### 5. Money in lieu of Park Land Dedication

All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of park land dedication, at the time of issuance of building permit relative to improvements upon said lot. The payment of money in lieu of park land dedication is subject to § 4-7-7(C)(4) of the Municipal Code.

### 6. COPS Fee

The preannexation agreement for this development subjects it to a City Operations and Police Service Fee to be paid for each dwelling unit at the time of final plat, in the amount of \$650.00 per dwelling unit based on the maximum dwelling units allowed on each lot. In the event a building permit is issued for any residential units prior to filing of this plat, the fee shall be collected on each unit with the building permit and a correlating credit applied to the fees due on subsequent subdivision or planned unit development final plat. The amount of the fee may be adjusted for inflation from time to time.

No residential units may be placed on Tract A, Tract E, Tract F, Tract G, Tract H, Tract I or Tract L.

### 7. Zoning

The zoning of this property is "R-2" and "R-3A", as shown on the City's Official Zoning Map, and as defined and described by the City of Montrose Municipal Code at the time of approval and recordation of this plat, and is subject to change. Multi-family residential development is allowed as a use by right in R-3A zoned areas.

### 8. Final Plat Conditional Approval

The approval of the Woods Crossing Subdivision Final Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met, and that the Applicant adequately addresses all of staff's concerns.

### 9. Municipal Water Pressure

Water pressure within the subdivision is expected to range from 40 to 57 pounds per square inch (PSI) from the eastern to western ends, respectively.

### 10. Outlot 1 Temporary Access Easement

The 50' temporary access easement across Outlot 1 is to be vacated when Outlot 1 is platted into lots.

### 11. Outlot 2 Temporary Access Easement


The 50' temporary access easement across Outlot 2 is to be vacated upon the completion and opening of that portion of Hill Street being dedicated hereon.

LINE #	DIRECTION	LENGTH
L1	N23°10'22"E	17.24'
L2	N66°49'38"W	17.24'
L3	S23°10'22"W	17.24'
L4	S66°49'38"E	17.24'
L5	S43°38'50"E	17.30'
L6	S46°21'10"W	17.44'
L7	N01°08'56"E	10.98'
L8	N03°34'20"W	92.99'
L9	N88°26'37"W	81.35'
L10	N5°15'26"W	38.72'
L11	N40°27'18"W	28.40'
L12	N01°33'23"E	28.06'
L13	S01°49'19"W	48.26'

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	204.06'	500.00'	023°23'01"	S10°08'08"E	202.65'
C2	200.51'	500.00'	022°58'35"	S10°20'21"E	199.17'
C3	81.62'	200.00'	023°23'01"	N79°51'52"E	81.06'
C4	277.05'	140.00'	113°23'01"	N34°51'52"E	234.00'
C5	157.08'	100.00'	090°00'00"	S43°26'37"E	141.42'
C11	254.84'	400.00'	036°30'11"	N19°48'28"E	250.55'
C12	93.37'	100.00'	053°29'49"	N64°48'28"E	90.02'
C14	40.81'	100.00'	023°23'01"	S10°08'08"E	40.53'
C16	40.81'	100.00'	023°23'01"	N79°51'52"E	40.53'
C17	31.85'	100.00'	018°15'05"	S79°19'04"E	31.72'
C18	63.71'	100.00'	036°30'11"	S70°11'32"E	62.64'
C19	20.42'	13.00'	090°00'00"	S66°49'38"E	18.38'
C20	20.42'	13.00'	089°59'59"	S23°10'21"W	18.38'
C21	20.42'	13.00'	089°59'54"	S66°49'39"E	18.38'
C22	20.42'	13.00'	089°59'58"	N23°10'20"E	18.38'
C23	20.42'	13.00'	089°59'55"	N46°33'22"E	18.38'
C24	20.42'	13.00'	090°00'00"	N43°26'37"W	18.38'
C25	20.42'	13.00'	090°00'00"	N46°33'23"E	18.38'
C26	20.42'	13.00'	090°00'00"	S43°26'37"E	18.38'
C35	20.42'	13.00'	090°00'00"	S23°10'22"W	18.38'
C36	20.42'	13.00'	090°00'00"	N66°49'38"W	18.38'
C41	21.79'	13.00'	096°01'32"	S61°47'42"W	19.33'
C42	21.79'	13.00'	096°01'29"	S22°10'44"E	19.33'
C43	20.42'	13.00'	089°59'58"	N66°49'38"W	18.38'
C44	20.42'	13.00'	089°59'57"	N23°10'22"E	18.38'
C45	20.42'	13.00'	089°59'59"	N43°26'38"W	18.38'
C46	20.42'	13.00'	090°00'00"	S46°33'23"W	18.38'
C47	20.42'	13.00'	090°00'00"	S83°03'33"W	18.38'
C48	20.42'	13.00'	089°59'58"	N06°56'25"W	18.38'
C49	66.06'	75.00'	050°28'02"	N63°17'35"E	63.95'
C50	20.01'	165.00'	006°56'57"	N68°53'14"E	20.00'
C51	23.93'	165.00'	008°18'31"	N17°40'23"W	23.91'
C52	57.29'	165.00'	019°53'34"	N03°34'20"W	57.00'
C53	57.29'	165.00'	019°53'34"	N16°19'14"E	57.00'
C54	57.47'	165.00'	019°57'27"	N36°14'45"E	57.18'

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C55	55.26'	165.00'	019°11'17"	N55°49'07"E	55.00'
C56	55.28'	165.00'	019°11'40"	N81°57'33"E	55.02'
C57	169.80'	115.00'	084°35'46"	S49°15'30"W	154.79'
C58	57.78'	115.00'	028°47'15"	S07°26'01"E	57.17'
C59	29.83'	125.00'	013°40'16"	S81°36'29"E	29.75'
C60	96.21'	125.00'	044°06'06"	S52°43'18"E	93.86'
C61	63.65'	125.00'	029°10'23"	S16°05'04"E	62.96'
C62	6.66'	125.00'	003°03'15"	S00°01'45"W	6.66'
C63	117.81'	75.00'	090°00'00"	N43°26'37"W	106.07'
C65	166.52'	125.00'	076°19'44"	S36°36'29"E	154.48'
C66	117.81'	75.00'	090°00'00"	N43°26'37"W	106.07'
C67	69.00'	175.00'	022°35'29"	S80°15'38"W	68.56'
C103	51.02'	125.00'	023°23'01"	S79°51'52"W	50.66'
C104	30.61'	75.00'	023°23'01"	N79°51'52"E	30.40'
C105	13.78'	125.00'	006°18'53"	N18°40'12"W	13.77'
C106	37.24'	125.00'	017°04'08"	N06°58'41"W	37.10'
C107	30.61'	75.00'	023°23'01"	N10°08'08"W	30.40'
C108	39.82'	125.00'	018°15'05"	N79°19'04"W	39.65'
C109	23.89'	75.00'	018°15'05"	S79°19'04"E	23.79'
C110	63.15'	125.00'	028°56'42"	N73°58'16"W	62.48'
C111	47.78'	75.00'	036°30'11"	N70°11'32"W	46.98'
C112	16.49'	125.00'	007°33'29"	N55°43'11"W	16.48'
C113	20.42'	13.00'	090°00'00"	N46°33'23"E	18.38'
C114	20.42'	13.00'	090°00'00"	S43°26'37"E	18.38'
C115	91.65'	125.00'	042°00'41"	N70°33'03"E	89.61'
C116	25.06'	125.00'	011°29'09"	N43°48'08"E	25.02'
C117	3.97'	75.00'	003°01'47"	S89°57'31"E	3.97'
C120	80.02'	375.00'	012°13'33"	S31°56'47"W	79.87'
C121	21.71'	425.00'	002°55'36"	S36°35'45"W	21.71'
C122	70.72'	425.00'	009°32'01"	S30°21'57"W	70.64'
C123	58.22'	425.00'	007°50'55"	S21°40'29"W	58.17'
C124	29.43'	425.00'	003°58'06"	S15°45'59"W	29.43'
C126	80.02'	375.00'	012°13'33"	S07°40'10"W	79.87'
C128	2.42'	175.00'	000°47'32"	N68°34'08"E	2.42'
C129	184.47'	460.00'	022°58'35"	S10°20'21"W	183.23'
C130	216.55'	540.00'	022°58'35"	N10°20'21"W	215.10'

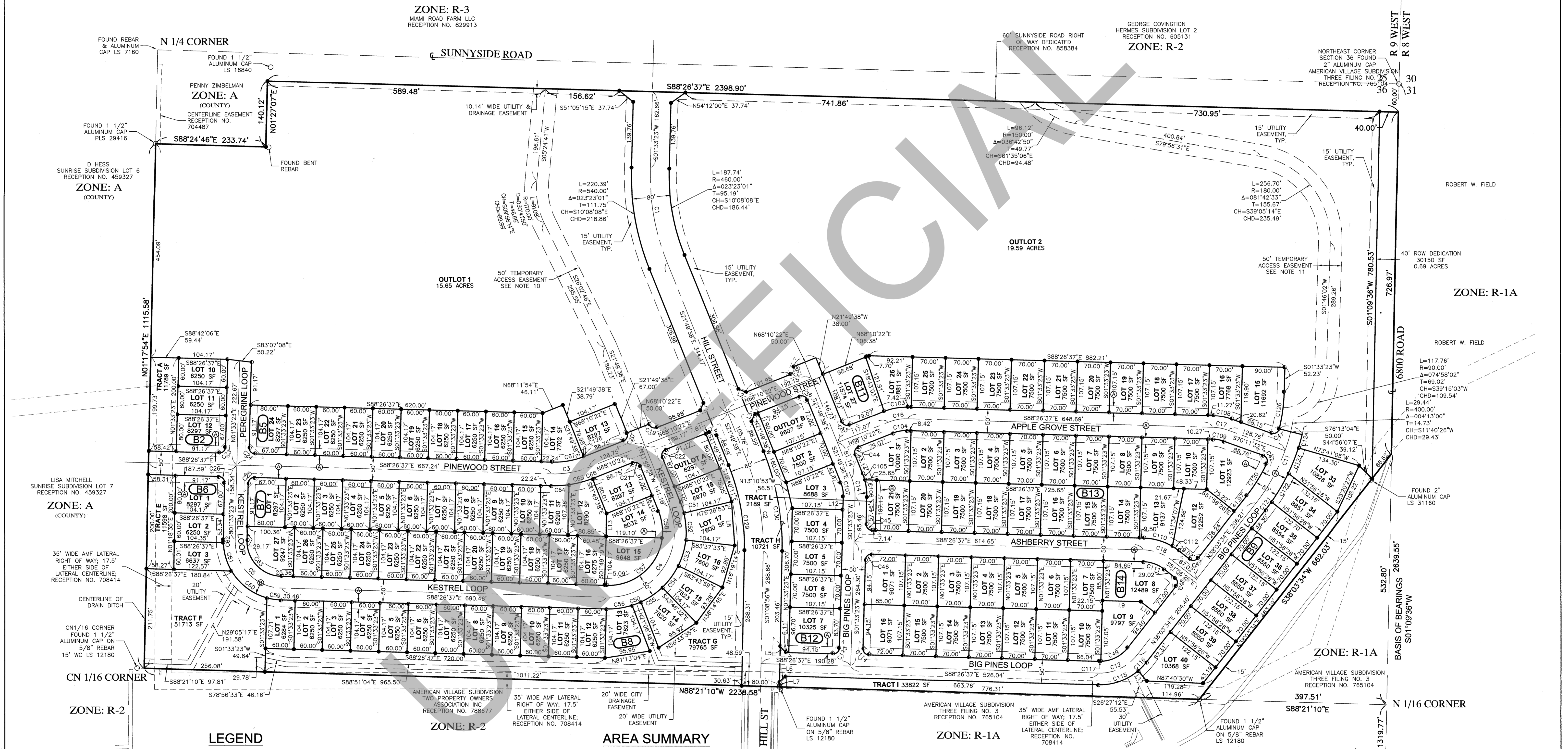
NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

 <b>DEL-MONT CONSULTANTS, INC.</b> ENGINEERING & SURVEYING <small>125 Colorado Ave. • Montrose, CO 81401 • (970) 249-3398 • (970) 249-2342 FAX          www.del-mont.com • service@del-mont.com</small>	CLIENT: <b>MIAMI ROAD PROPERTIES, LLC</b>	
	ADDRESS & PHONE: <b>1521 OXBOW DR., SUITE 210</b> <b>MONTROSE, CO 81401</b> <b>970-249-3398</b>	
FIELD BOOK: <b>889</b>	DRAWN BY: <b>PJI/DCC</b>	DATE: <b>1/20/2022</b>
SHEET: <b>2 of 3</b>	FILE: <b>21005V_PLAT-F1</b>	JOB NO.: <b>21005</b>
TITLE: <b>WOODS CROSSING</b> <b>FILING NO. 1</b>		TYPE: <b>FINAL PLAT</b>

# WOODS CROSSING

## FILING NO. 1

SITUATED IN SECTION 36, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

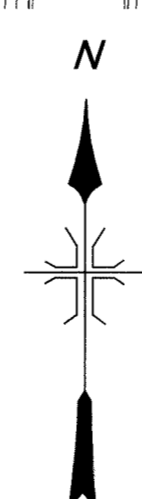


### LEGEND

- = FD. REBAR & CAP (L.S. AS NOTED)
- = SET 5/8" REBAR WITH 1 1/2" ALUMINUM CAP P.L.S. 37690
- = SET 5/8" REBAR WITH 1 1/2" ALUMINUM CAP 1" WITNESS CORNER OR REFERENCE MONUMENT P.L.S. 37690
- = 15' WIDE UTILITY EASEMENTS ALONG ALL STREETS AND LOOPS UNLESS OTHERWISE NOTED
- △ = SIGHT ZONE TRIANGLES
- ⊕ = 30' UTILITY EASEMENT
- ⓑ# = BLOCK NUMBER

### AREA SUMMARY

RESIDENTIAL LOTS	= 21.96 ACRES
RIGHTS-OF-WAY	= 10.64 ACRES
OPEN SPACE (TRACTS A, E, F, G, H & I)	= 4.58 ACRES
MAIL BOXES (TRACT L)	= 0.05 ACRES
OUTLOTS	= 35.65 ACRES
TOTAL AREA	= 72.88 ACRES



Scale in feet  
1" = 100'

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.

<b>DMC</b>		<b>DEL-MONT CONSULTANTS, INC.</b>	
ENGINEERING & SURVEYING		128 Colorado Ave. • Montrose, CO 81401 • (970) 249-2291 • (970) 249-2342 FAX	
FIELD BOOK: 889		DRAWN BY: PJI/DCC	DATE: 1/20/2022
SHEET: 3 of 3		FILE: 21005V_PLAT-F1	JOB NO.: 21005
TITLE: <b>WOODS CROSSING</b>		CLIENT: <b>MIAMI ROAD PROPERTIES, LLC</b>	
FILING NO. 1		ADDRESS & PHONE: <b>1521 OXBOW DR. SUITE 210</b>	
		MONTROSE, CO 81401	
		970-249-3398	
		TYPE: <b>FINAL PLAT</b>	

RECEPTION NO. 946233, Date: 1/26/2022 3:39 PM  
Page: 3 of 3 - PLAT RECORDING 533.00  
Montrose County, CO - Tressa Guyton, Clerk and Recorder