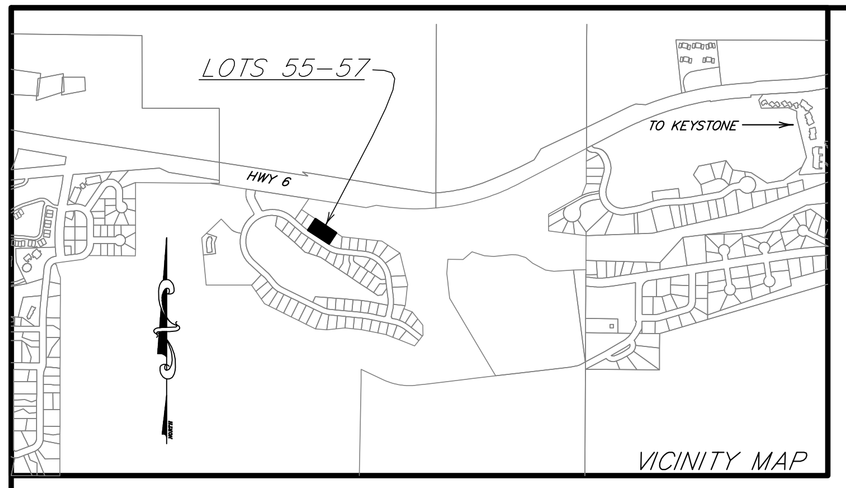


GENERAL SUBDIVISION EXEMPTION LOT LINE ADJUSTMENT OF

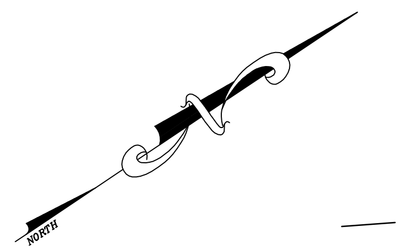
LOTS 55, 56 & 57 OLD KEYSTONE

GOLF COURSE SUBDIVISION

ACCORDING TO THE REPLAT OF TRACT C AND TRACT D OF OLD KEYSTONE GOLF COURSE SUBDIVISION RECORDED 12/05/97 AT REC. NO. 553525

SECTION 22, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

ELK CIRCLE

CO. ROAD NO. 154

LOT 6

LOT 7

LEGEND

- FOUND No. 4 REBAR & YELLOW CAP (PLS 23899)
- FOUND No. 4 REBAR & RED CAP (PLS 26292/JOHNS)
- FOUND No. 4 REBAR & CAP (PLS 15242/BARNES)
- SET REBAR & PLASTIC CAP (PLS 26292)
- UTILITY PEDESTAL
- E TRANSFORMER
- p. PLATTED COURSE
- m. MEASURED COURSE

SURVEYOR'S CERTIFICATE:

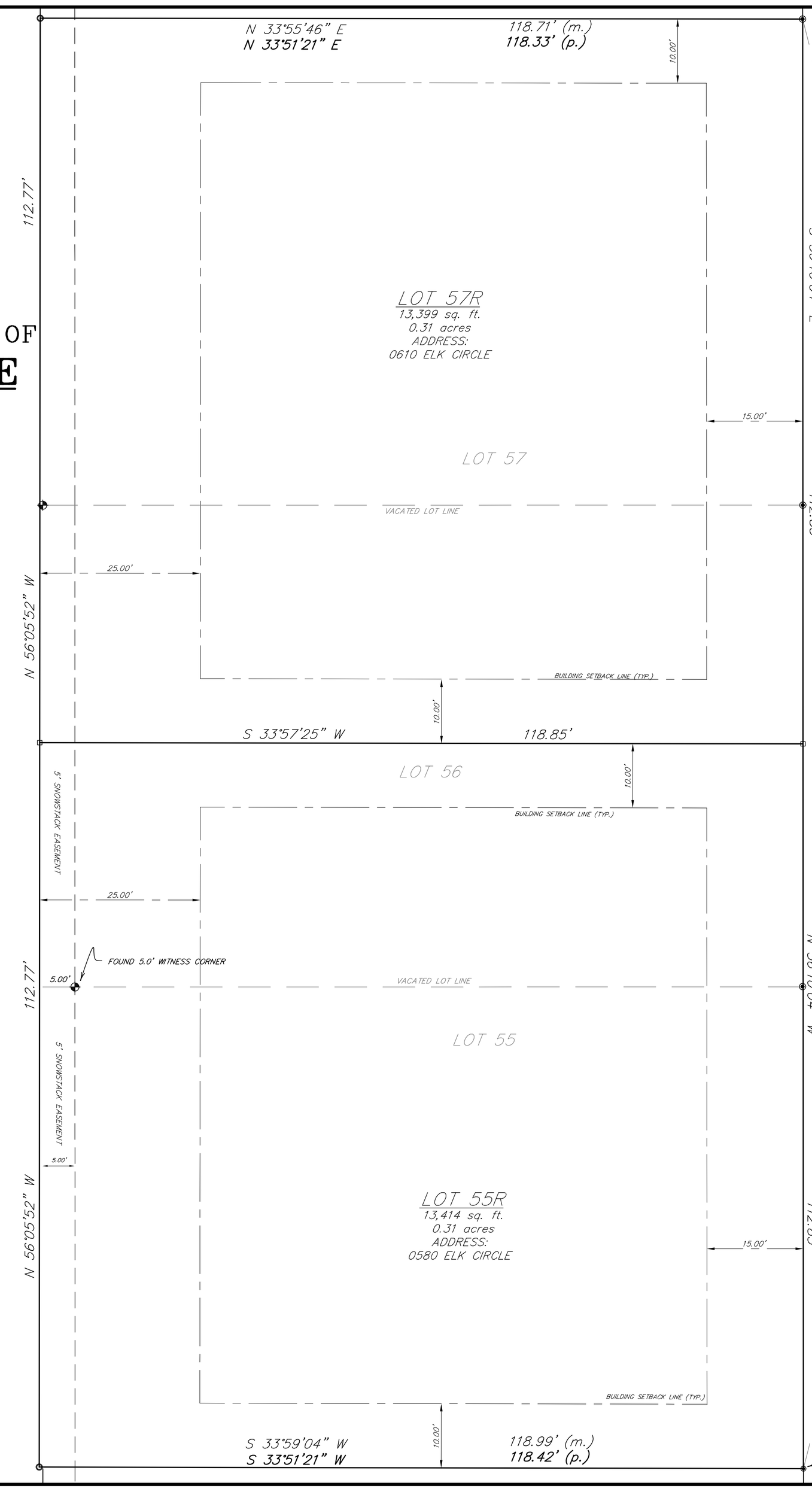
I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WAS PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS _____ DAY OF _____, 20 ___

SIGNATURE _____
ROBERT R. JOHNS, P.L.S.
COLORADO REGISTRATION NO. 26292

COLORADO REGISTERED ROBERT R. JOHNS 26292 PROFESSIONAL LAND SURVEYOR

NOTE: 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 THE CERTIFICATION SHOWN HEREON.



DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT:
BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION
LOTS 55, 56 AND 57, OLD KEYSTONE GOLF COURSE SUBDIVISION, RESUB. TRACT C & D
IN SUMMIT COUNTY, COLORADO

UNDER THE NAME AND STYLE OF "GENERAL SUBDIVISION EXEMPTION LOT LINE ADJUSTMENT OF LOTS 55, 56 & 57, OLD KEYSTONE GOLF COURSE" HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE COUNTY OF SUMMIT, STATE OF COLORADO, THE STREETS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO TRAILS AND OPEN SPACE, FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS TO THE COUNTY OF SUMMIT FOR USE BY THE UTILITY COMPANIES OR OTHER PROVIDERS OF UTILITIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT THE DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF SUMMIT.

IN WITNESS WHEREOF, THE SAID OWNER, OWNERS NAME HAS CAUSED HIS NAME TO HEREUNTO BE SUBSCRIBED THIS _____DAY OF _____, 20___.

_____ _____
BY: RICHARD SWISHER, TITLE: _____ THOMAS MICHAEL STANBERRY
REGULAR INVESTMENTS LLC

NOTORIAL CERTIFICATE:

STATE OF _____)
COUNTY OF _____)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY RICHARD SWISHER, AS _____ OF REGULAR INVESTMENTS LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTORIAL CERTIFICATE:

STATE OF _____)
COUNTY OF _____)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY THOMAS MICHAEL STANBERRY.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE:

_____ TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, 20___.

_____
AGENT

BOARD OF COUNTY COMMISSIONERS' APPROVAL:

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS GENERAL SUBDIVISION EXEMPTION LOT LINE ADJUSTMENT PLAT AT A MEETING HELD ON THIS _____ DAY OF _____, 20____ AND HEREBY ACCEPTS DEDICATION OF PUBLIC RIGHTS-OF-WAY, UTILITY EASEMENTS, AND OTHER PUBLIC AREAS AS SHOWN HEREON. ACCEPTANCE OF PUBLIC RIGHTS-OF-WAY FOR STREETS OR ROADS DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF ROADS CONSTRUCTED THEREIN. THE PROCEDURE FOR ACCEPTANCE OF ROADS FOR MAINTENANCE PURPOSES SHALL BE AS STATED IN THE SUMMIT COUNTY ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS OR SUCH REGULATIONS AS SHALL BE ADOPTED IN LIEU OF THE SUMMIT COUNTY ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS.

_____
CHAIR OF THE BOCC

MORTGAGE HOLDER CERTIFICATE:

_____, DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.

BY:_____

NAME:_____

TITLE:_____

TREASURER'S CERTIFICATE:

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_____,20____,

SIGNATURE_____
SUMMIT COUNTY TREASURER

RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS ____ DAY OF _____, 20 ____, AND FILED

FOR RECORD AT _____.M., UNDER RECEPTION NUMBER _____.

SIGNATURE _____ BY: _____

OPEN SPACE TRACT

Drawn JJK	Dwg 19229PLT	Project 19229
Checked RRJ	Date 01/13/2021	Sheet 1 of 1

RANGE WEST INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281