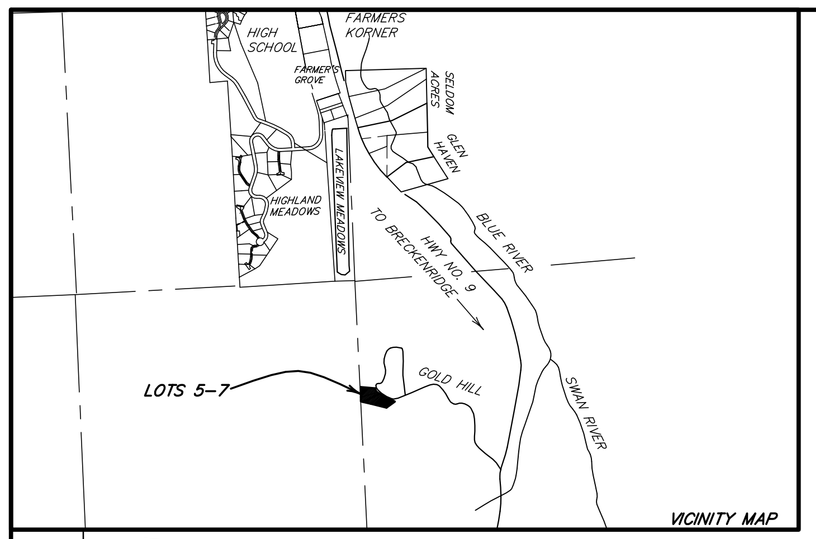
A RESUBDIVISION PLAT OF
LOTS 5–7, GOLD HILL SUBDIVISION NO. 1
ACCORDING TO THE PLAT RECORDED JUNE 21, 1963 AT RECEPTION NO. 97208
SECTION 7, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
SUMMIT COUNTY, COLORADO



VICINITY MAP

LOT 4

S 85°00'24" E
S84°58'33"E
225.86' (p.)
224.53' (m.)
10' UTILITY EASEMENT
10.00'

C1
L=74.20' (m.)
L=74.22' (p.)

N00°26'00"W
N00°16'51"W
155.29' (m.)
155.49' (p.)
10.00'
10' ACCESS & UTILITY EASEMENT

LOT 10

S60°26'00"E
80.00' (p.)
39.96'
S60°12'17"E
79.91' (m.)
39.95'

SHERWOOD TRAIL
(PLATTED AS DEED TRAIL ROAD)
Co. Rd. No. 851 (Sec. 9–10–76)

LOT 5R
42,204 sq. ft.
0.97 acres
ADDRESS: 0444
SHERWOOD TRAIL

265.94' (p.)
265.76' (m.)
S73°55'00"W
S73°58'25"W
289.67'

LOT 6 VACATED LOT LINE

10' UTILITY EASEMENT
S64°02'59"W
10.00'
10.00'

221.48' (p.)
220.90' (m.)
N52°11'00"E
N52°07'53"E

LOT 6 VACATED LOT LINE

LOT 7R
52,629 sq. ft.
1.21 acres
ADDRESS: 0484
SHERWOOD TRAIL

C2
L=30.06'(m.)
L=29.92 (p.)
S64°43'00"E
124.27' (p.)

S00°24'01"E
66.31' (m.)
N00°26'00"W
65.00' (p.)
30.00'

POINT OF BEGINNING
FOUND ORIGINAL STONE
CORNER NO. 1 "20710"
"SHOT AT TOP OF STONE"

N76°20'00"W
N76°37'55"W
124.11'
155.00' (p.)
154.11' (m.)

10' ACCESS & UTILITY EASEMENT

N76°20'00"W
N76°11'18"W
250.00' (p.)
250.10' (m.)
10.00'

10' UTILITY EASEMENT
S54°26'48"W
S54°02'09"W
160.99' (p.)
160.62' (m.)
10.00'

LOT 8

BASIS OF BEARING
N76°20'00"W
501.80' (p.) 501.69' (m.)

N76°20'00"W
96.80' (p.)
N76°13'59"W
97.49' (m.)

FOUND PIN & CAP PLS 26292
IN ORIGINAL ROTTED POST REMAINS
(CORNER 10)

WHITE RIVER
NATIONAL
FOREST

North

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND
- FOUND REBAR & PLASTIC CAP (PLS 26292)
- SET REBAR & PLASTIC CAP (PLS 26292)
- FOUND #4 REBAR
- FOUND ORIGINAL STONE MONUMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	65.00	74.20	70.24	S27°35'32"E	65°24'33"
C2	400.00	30.06	30.05	S62°00'43"E	4°18'20"

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT: ALAN DULIT, EVAN ERIC MILLER, ELIZABETH MCCUSKER MILLER & VIRGINIA A. PHILLIPS BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION
LOTS 5, 6 & 7 GOLD HILL SUDIVISION NO. 1
IN SUMMIT COUNTY, COLORADO

UNDER THE NAME AND STYLE OF "A RESUBDIVISION OF LOTS 5–7, GOLD HILL SUBDIVISION NO. 1" 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___.

_____
ALAN DULIT

_____ _____
EVAN ERIC MILLER ELIZABETH MCCUSKER MILLER

NOTORIAL CERTIFICATE:

STATE OF _____ }
COUNTY OF _____ }

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, BY ALAN DULIT.

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 EVAN ERIC MILLER.

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 ELIZABETH MCCUSKER MILLER.

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 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

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: _____

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.

Drawn JJK	Dwg 22317PLT	Project 22317
Checked RRJ	Date 01/04/2021	Sheet 1 of 1

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