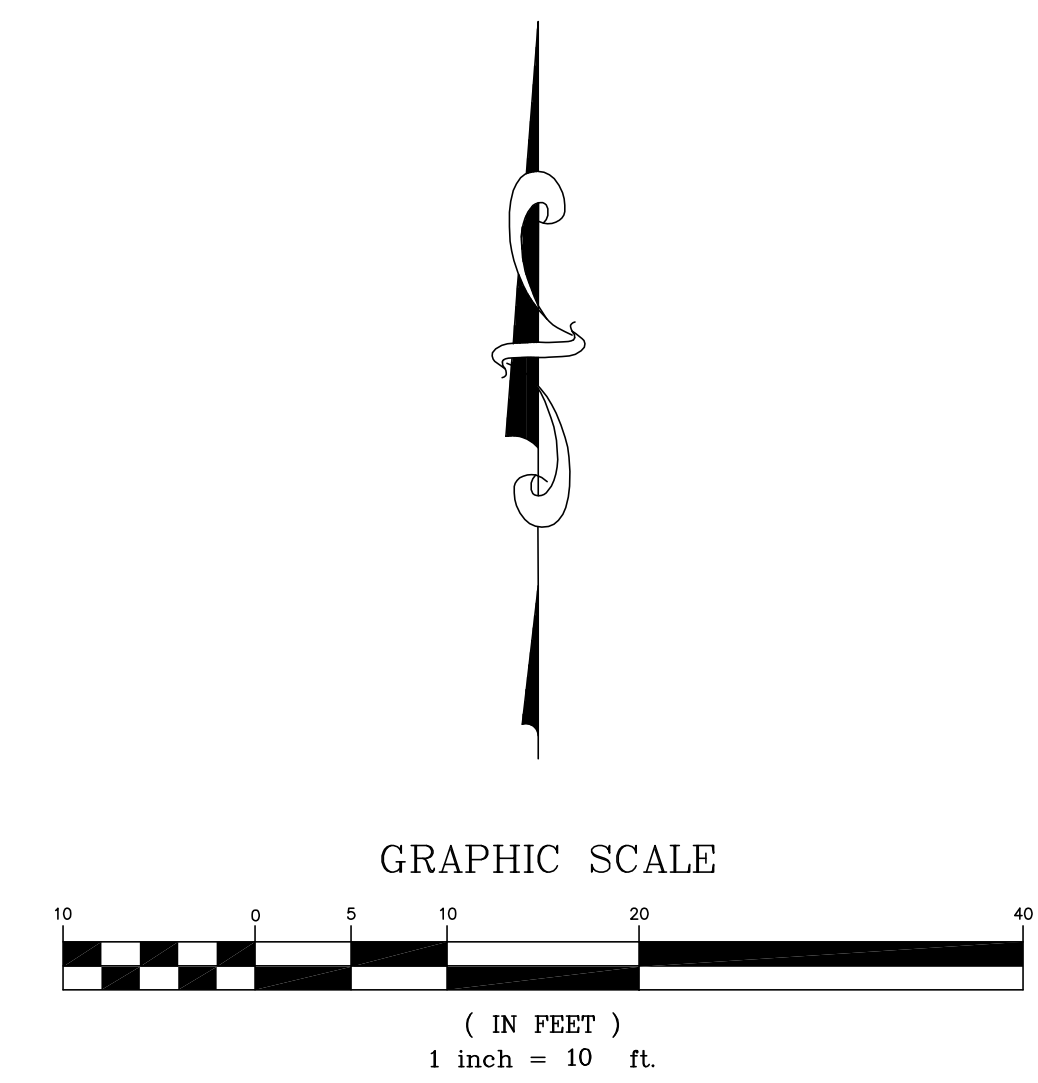
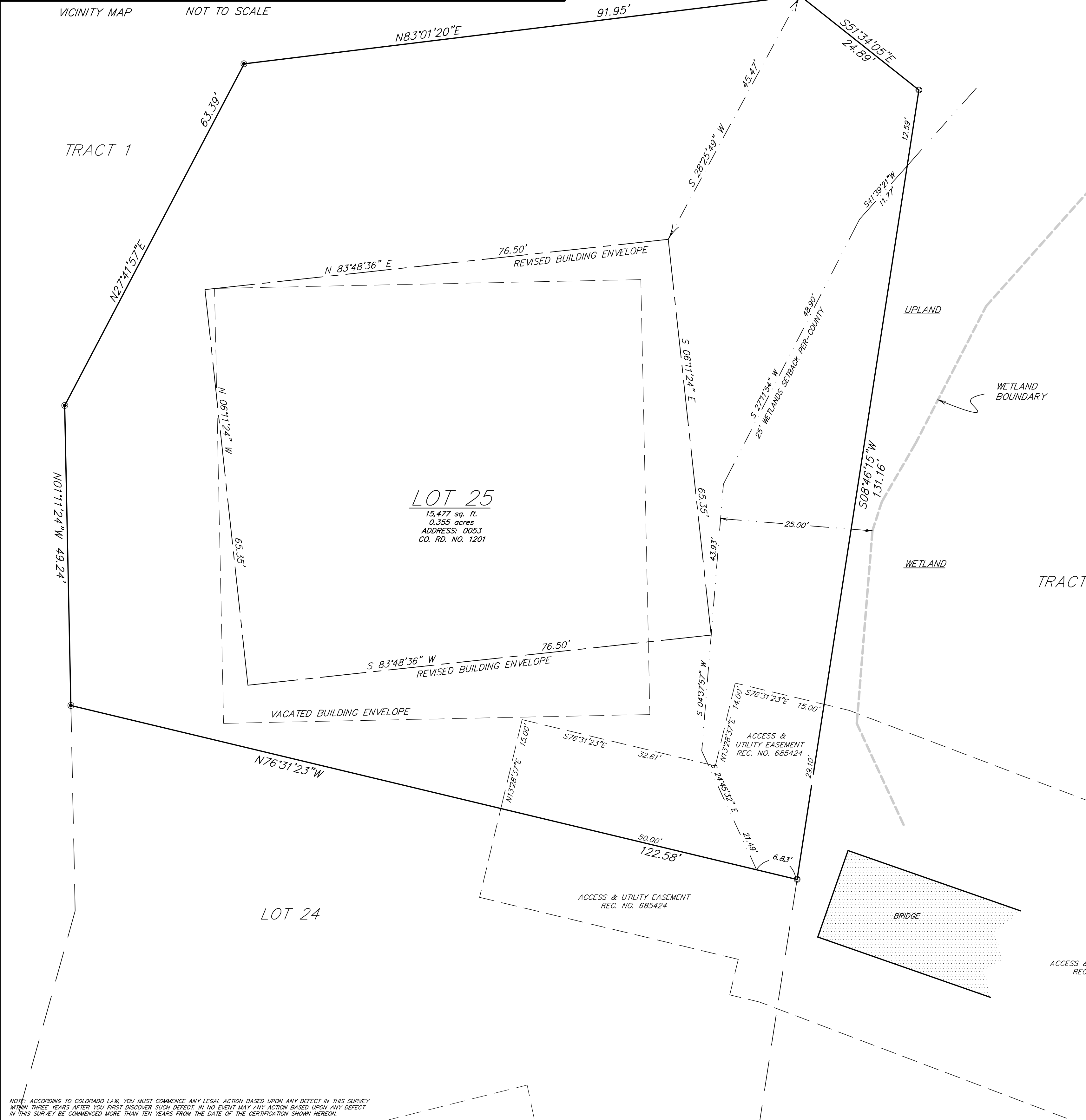


**A REVISED BUILDING ENVELOPE SUBDIVISION EXEMPTION PLAT OF  
 LOT 25, THE LEWIS RANCH AT COPPER  
 ACCORDING TO THE PLAT FILED 05/29/2002 AT REC. NO. 685418  
 SUMMIT COUNTY, COLORADO**



- LEGEND**
- FOUND REBAR & ALUM. CAP (PLS 11944)
  - FOUND REBAR YELLOW PLASTIC CAP (PLS 26292)

- PLAT NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO REVISE THE LOCATION OF BUILDING ENVELOPE FOR LOT 25.
  2. THE AREA OF THE REVISED ENVELOPE IS THE SAME AS THE ORIGINAL, 5,000 SQUARE FEET.
  3. WETLAND BOUNDARY IS FROM A DELINEATION BY BEST ECOLOGICAL IN MAY 2021 AND CREATES THE 25' WETLAND SETBACK AS SHOWN.
  4. EXCEPT AS SPECIFICALLY MODIFIED BY THIS PLAT, ALL PLAT NOTES ON THE LEWIS RANCH AT COPPER PLAT, RECORDED WITH THE SUMMIT COUNTY CLERK & RECORDER ON MAY 29, 2002 AT RECEPTION NO. 685418 SHALL REMAIN IN FULL FORCE AND EFFECT.

**DEDICATION:**  
 KNOW ALL PERSONS BY THESE PRESENTS THAT: KARISSA AND MARK KOVNER, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:  
 LEGAL DESCRIPTION  
 LOT 25, LEWIS RANCH AT COPPER IN SUMMIT COUNTY, COLORADO  
 0.355 ACRES  
 UNDER THE NAME AND STYLE OF "A REVISED BUILDING ENVELOPE SUBDIVISION EXEMPTION PLAT OF LOT 25, LEWIS RANCH AT COPPER" 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 OWNERS, KARISSA & MARK KOVNER HAVE CAUSED THEIR NAMES TO HEREUNTO BE SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

BY: KARISSA KOVNER, OWNER  
 BY: MARK KOVNER, OWNER

**NOTARIAL CERTIFICATE:**  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, BY KARISSA KOVNER, AS OWNER.  
 WITNESS MY HAND AND OFFICIAL SEAL:  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARIAL CERTIFICATE:**  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, BY KARISSA KOVNER, AS OWNER.  
 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 REVISED ENVELOPE SUBDIVISION EXEMPTION 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

**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

**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 \_\_\_\_, UNDER RECEPTION NUMBER \_\_\_\_.  
 SIGNATURE \_\_\_\_\_ BY: \_\_\_\_\_

Drawn RRU/GAW/LJK	Dwg 20124PLT	Project 20124
Checked RRU/LJK	Date 07/20/2021	Sheet 1 of 1
<b>RANGEWEST</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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.