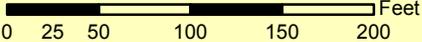


PLN20-002  
 Preserve at Wildernest, Lot 1B, 1C  
 2022 Ryan Gulch Road



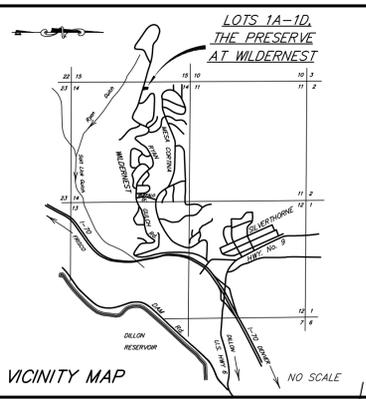
1 inch = 104 feet

This map is for display purposes only.  
 Do not use for legal conveyance.  
 Not necessarily accurate by surveying  
 standards, and does not comply with  
 National Mapping Accuracy Standards.  
 © 2015 Summit County Government



A RESUBDIVISION PLAT OF  
**LOTS 1A, 1B, 1C & 1D**  
**THE PRESERVE AT WILDERNEST**

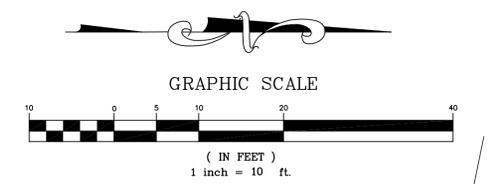
ACCORDING TO THE PLAT RECORDED 09/15/1999 AT REC. NO. 605286  
 SUMMIT COUNTY, COLORADO



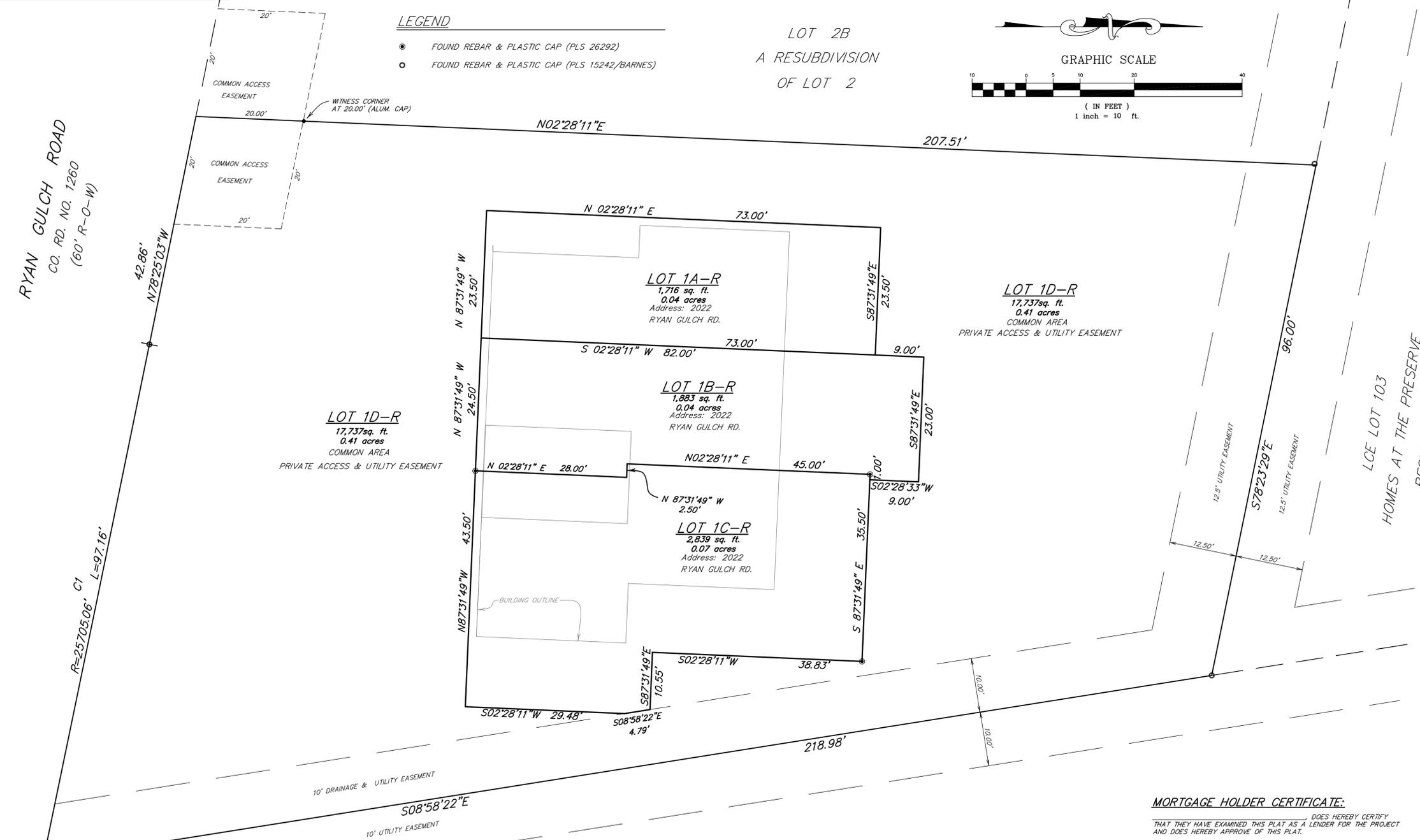
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25705.06'	97.16'	97.16'	N 78°18'33" W	007°13'00"

- LEGEND**
- FOUND REBAR & PLASTIC CAP (PLS 26292)
  - FOUND REBAR & PLASTIC CAP (PLS 15242/BARNES)



LOT 2B  
 A RESUBDIVISION  
 OF LOT 2



SPYGLASS AT  
 WILDERNEST  
 (A RESUB. OF LOT 12)

**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



**BOARD OF COUNTY COMMISSIONERS' APPROVAL:**  
 THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS [PLAT, CONDOMINIUM MAP, TOWNHOUSE PLAT, 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 PURPOSES. 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 HE/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

**DEDICATION:**  
 KNOW ALL PERSONS BY THESE PRESENTS THAT: BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: LOTS 1A, 1B, 1C AND 1D, A RESUBDIVISION OF LOT 1, THE PRESERVE AT WILDERNEST AREA IN ACRES 0.55 IN SUMMIT COUNTY, COLORADO  
 UNDER THE NAME AND STYLE OF "A RESUBDIVISION OF LOTS 1A, 1B, 1C & 1D, THE PRESERVE AT WILDERNEST" 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: \_\_\_\_\_ AS \_\_\_\_\_ OF JAMES PARKER FAMILY TRUST  
 BY: JACK SYLMAN AS OWNER  
 BY: \_\_\_\_\_ AS \_\_\_\_\_ OF PRATT FAMILY TRUST  
 BY: \_\_\_\_\_ AS \_\_\_\_\_ OF THE PRESERVE AT WILDERNEST ASSOCIATION, A COLORADO CORPORATION

**NOTARIAL CERTIFICATE:**  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_ OF JAMES PARKER FAMILY TRUST. 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 JACK SYLMAN 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 \_\_\_\_\_ AS \_\_\_\_\_ OF PRATT FAMILY TRUST.  
 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 \_\_\_\_\_ AS \_\_\_\_\_ OF THE PRESERVE AT WILDERNEST ASSOCIATION, A COLORADO CORPORATION. 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

**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: \_\_\_\_\_

Drawn TCB/DPB/JJK	Dwg 21462PLT.DWG	Project 21462
Checked RRF	Date 03/20/2020	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.