PARK COUNTY APPLICATION FOR
REZONING
NON-REFUNDABLE APPLICATION FEE: $1680

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline. Following the acceptance of the complete application the applicant must submit **twenty (20) collated copies, or CD media as requested** to the Park County Planning Department on or before the application submittal date.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4254, or e-mail pcpd@parkco.us, fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: Erik D. Wayland & Michele C. Wayland
Mailing Address: P.O. Box 4508
City: Buena Vista State: CO Zip: 81211
Telephone
(work) 719-221-9616 (home) (719) 837-2885 (fax) n/a
Owner's Name: Erik D. Wayland & Michele C. Wayland
Mailing Address: P.O. Box 4508, Buena Vista, CO 81211
Telephone No.: (719) 221-9616 / (719) 837-2885)

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Rezoning (attach additional page, if necessary):
See attached (Item #4)

Street Address of Property: 353 McMurry Rd
Property's Total Acreage: 39.9
Current Zone District of Property: R
Proposed Zone District of Property: R-20

For County Use Only
Planning Department Confirmation of Current Zone District:
District: RESIDENTIAL
JOHN DEAGAN
Print Full Name

Requirements for a Rezoning
Article V, Division 2, Section 5-201

For County Use Only: Initial Receipt of the Required Information

C. APPLICATION REQUIREMENTS

1. Application Fee. An application fee in the amount of $1680.00 must be paid at the time of submission of the application. Make the check or money order to: Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility. (1.) JW

2. Tax receipt-showing payment of current taxes. This can be obtained at the Park County Treasurer's office. (2.) JW

3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Recorders office. (3.) JW

4. A legal description of the property proposed for the Rezoning prepared by a licensed Colorado land surveyor. (4.) JW

5. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed amendment to the Official Zoning Map, this information is at Park County Assessor's Office. (5.) JW

6. A Vicinity Map of where the proposed property is located within Park County. (6.) JW

7. A map or other description of the property proposed to be subject of the Rezoning including the following information: (7a.) JW
   a. The current zone district(s) of the property proposed to be subject of the Rezoning and of the adjacent properties; (7b.) JW
   b. A map showing the boundaries of the property proposed to be subject of the Rezoning; (7c.) JW
   c. Description of the existing uses on the property and on adjacent properties.

8. A map or other description of the Current Conditions of the property proposed to be subject of the Rezoning including the following information; (8a.) JW
   a. Topography of the property subject to rezoning, shown in elevation contours of not greater than twenty (20) or forty (40) foot increments. Applicants are encouraged to use the USGS topographic mapping or other form of commercially produced topographic map;
   b. Points of access to the property, internal roads and trails including widths, and approximate grades. The Current Conditions Map must illustrate how access is

For County Use Only: Initial Receipt of the Required Information

obtained from the property subject to rezoning to the nearest county road or highway;

c. Where any access to the property subject to rezoning is obtained from a road, trail, easement, driveway, or other private access other than an adjacent County-owned highway, street or road, the applicant shall provide evidence of permanent legal right of access. Such evidence may include, but not be limited to, deed, easement agreement, or attorney opinion that a permanent legal right of access exists to the property;

d. Natural features of the property subject to rezoning including wetlands, floodplain, riparian areas, water bodies (e.g., lakes, ponds, streams, whether continuous or seasonal), rock outcroppings, significant vegetation, geological or other hazards, and slopes greater than twenty-five percent (25%);

e. Utility systems including existing and proposed water wells, sewer systems, electric services, and natural gas.

9. Applicant must provide a Proposed Development Plan describing in mapped form and/or text the existing and proposed physical improvements of the property and the approximate locations of improvements.

10. The property must be clearly identified with the address and posted according to the Park County address requirements (attached).

For properties currently within a Mining Zone District, the following additional materials must be included in a complete application:

1. The building envelope must be at an elevation of not more than 11,500 feet.

2. The application must include a geo-technical report prepared by a qualified Geo-technical professional utilizing the information and guidelines contained in *"Guidelines and Criteria for Identification of Land Use Controls of Geological Hazards and Mineral Resource Areas"* Colorado Geological Survey Publication 6, or the updated version of this publication. The geo-technical report must be accompanied by a statement of the engineer's qualifications relative to geology, mine economics and geological hazards. At a minimum, this report must address the following information specific to the property in question, all of which shall be considered in evaluating the Rezoning application.

   a. The presence and extent of any geological hazards, including but not limited to underground excavations on or adjacent to the subject property and the presence of radioactive or toxic materials and minerals.

   b. The presence of surface and subsurface minerals, including but not limited to the types and amounts of minerals present and the viability of mineral extraction now and in the future.

(8b.) JCD

(8c.) N/A

(8d.) JCD

(8e.) JCD

(9.) JCD

(10.) JCD

(1.) N/A

(2a.) N/A

(2b.) N/A

D. APPLICANT AND LANDOWNER SIGNATURES:

The undersigned applicant and landowner hereby verify and affirm that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant: Signed: Erik D. Wayland Michele C. Wayland
Print name: Erik D. Wayland / Michele C. Wayland
If company, state Title/Position: n/a

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

This application was submitted to the Park County Planning Department on the following date and time:

October 31, 2016
Month Day Year

For County Use Only:
Verification of Date of Delivery and County Receipt of Application
Date: October 31st, 2016
Print Name: John Degan

Payment of the Applicant Fee was made by:

X	Personal Check # 4449	Amount $ 1,680
	Cash	Amount $
	Other	Amount $

APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.

ALL PLANNING COMMISSION HEARINGS WILL BE SCHEDULED FOR THE SECOND TUESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.

#2

Colorado
PARK COUNTY
Treasurer: Michelle Miller

Real Estate TAX/NOTICE RECEIPT FOR PARK COUNTY

SCHEDULE # R 4526 2015

PROPERTY ADDRESS: MCMURRY RD 353 HRT
TAXABLE VALUE: $19,050.00 **ACTUAL VALUE:** $65,692.00 **TAX DISTRICT:** 019

Owners Name
WAYLAND ERIK D
WAYLAND MICHELE C
PO BOX 4508
BUENA VISTA CO 81211-4508

Legal Description
T15 R76 S14 NW4 BADGER CREEK RANCH NO 1
LOT 019 NEW

TAX:	$944.02
INTEREST:	$0.00
FEE:	$0.00
TOTAL TAX & ASMTS.:	$944.02
UNPAID BALANCE:	**$0.00**

Select a payment option below.

First Half: Feb 28th
Second Half: June 15th
OR
Full Payment: April 30th

Pay Full Amount

Paid

Last Payment: 06/27/2016 **Amount :** $944.02

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#3

712905

712905 2/4/2015 1:29 PM Debra A Green
1 of 2 QCD R$16.00 D$0.00 Park County Clerk

Prepared By:
Michele C. Wayland
P.O. Box 4508
Buena Vista, Colorado 81211

STATE DOCUMENTARY FEE
DATE 2/4/15
$ 0

After Recording Return To:
Erik D. Wayland
P.O. Box 4508
Buena Vista, Colorado 81211

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 02, 2015 THE GRANTOR(S),

- Erik D. Wayland and Michele C. Wayland, a married couple,

- Michele C. Wayland and Erik D. Wayland, a married couple,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, conveys, releases and quitclaims to the GRANTEE(S):

- Erik D. Wayland and Michele C. Wayland, a married couple, residing at 2181 Badger Creek Road, Hartsel, Park County, Colorado 80449
- ~~Michele C. Wayland and Erik D. Wayland, a married couple, residing at 2181 Badger~~ Creek Road, Hartsel, Park County, Colorado 80449

as joint tenants with rights of survivorship, the following described real estate, situated in Hartsel, in the County of Park, State of Colorado, described as follows:

TRANSFER DECLARATION ACCOMPANIED THIS DOCUMENT

Legal Description: T15 R76 S14 NW4 BADGER CREEK RANCH NO 1 LOT 019 NEW

Tax Parcel Number: Lot #19

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This is a corrective transfer that does not affect ownership of the property in question.

Mail Tax Statements To:
Erik D. Wayland

Grantor Signatures:

DATED: 2-2-15 ~~DATED:~~ EW

Erik D. Wayland ~~Michele C. Wayland~~
2181 Badger Creek Road ~~2181 Badger Creek Road~~
Hartsel, Colorado ~~Hartsel, Colorado~~ EW
80449 80449

Grantor Signatures:

DATED: 2/2/2015 ~~DATED:~~ MCW

Michele C. Wayland ~~Erik D. Wayland~~
2181 Badger Creek Road ~~2181 Badger Creek Road~~
Hartsel, Colorado ~~Hartsel, Colorado~~ MCW
80449 80449

STATE OF COLORADO, COUNTY OF CHAFFEE, ss:

This instrument was acknowledged before me on this 2nd day of February, 2015 by Erik D. Wayland and Michele C. Wayland.

Notary Public

STEPHANIE MARIE DWYER
Notary Public
State of Colorado
Notary ID 20134032552
My Commission Expires May 23, 2017

Title (and Rank)

My commission expires 5/23/2017

STATE OF COLORADO, COUNTY OF CHAFFEE, ss:

This instrument was acknowledged before me on this 2nd day of February, 2015 by Michele C. Wayland and Erik D. Wayland.

Notary Public

STEPHANIE MARIE DWYER
Notary Public
State of Colorado
Notary ID 20134032552
My Commission Expires May 23, 2017

Title (and Rank)

My commission expires 5/23/2017

701777

701777 9/16/2013 3:30 PM Debra A Green
1 of 2 QCD R$16.00 D$0.00 Park County Clerk

PREPARED BY:
Michele Wayland
P.O. Box 4508
Buena Vista, CO 81211

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Michele C. Wayland
2181 Badger Creek Road
Hartsel, CO 80449

MAIL TAX STATEMENTS TO:
Michele Wayland
P.O. Box 4508
Buena Vista, CO 81211

STATE DOCUMENTARY FEE
DATE 9/16/13
$ 0

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

NO REAL PROPERTY TRANSFER DECLARATION ACCOMPANIES THIS DOCUMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 13th day of September, 20 13, between Erik Douglas Wayland, a married person, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449("Grantor"), and Michele C. Wayland, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449, and Erik D. Wayland, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449, a married couple ("Grantees").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantees, as Tenants in Common, the property located in Park County, Colorado, described as:

Lot 19, Badger Creek Ranch NO. 1which has the address of 353 McMurry Rd.

Prior instrument reference: General Warranty Deed, Volume/Book _____, Page _____, Document No. 665472, of the Recorder of Park, Colorado, recorded Wednesday, September 23, 2009.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 4526 R 001

IN WITNESS WHEREOF the Grantor has executed this deed on the 13 day of September, 2013.

9/13/13
Date

Erik Douglas Wayland, Grantor

State of Colorado
County of Chaffee

The foregoing instrument was acknowledged before me this the 13 day of September, 2013 by Erik Douglas Wayland

Colleen Sikes Notary's official signature

2-21-2014 Commission expiration date

COLLEEN SIKES NOTARY PUBLIC STATE OF COLORADO

IN WITNESS WHEREOF the Grantees have executed this deed on the 12 day of September, 2013.

9/13/13
Date

Michele C. Wayland, Grantee

9/13/13
Date

Erik D. Wayland, Grantee

State of Colorado
County of Chaffee

The foregoing instrument was acknowledged before me this the 13 day of September, 2013 by Michele C Wayland & Erik D Wayland

Colleen Sikes Notary's official signature

2-21-2014 Commission expiration date

COLLEEN SIKES NOTARY PUBLIC STATE OF COLORADO

665472 9/23/2009 11:17 AM Debra A Green
1 of 2 QCD R$11.00 D$0.00 Park County Clerk

STATE DOCUMENTARY FEE
DATE 9-23-09
$ Ø

NO REAL PROPERTY
TRANSFER
ACCOMPANIED BY DOCUMENT

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 23rd day of September, 2009,

by first party, Grantor, Judith K. Wayland

whose post office address is 5632 Styron Dr. Oriental, NC 28571

to second party, Grantee, Erik Douglas Wayland

whose post office address is P.O. Box 4508
Buena Vista, CO 81211

WITNESSETH, That the said first party, for good consideration and for the sum of TEN AND 00/100---------- Dollars ($ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Park State of Colorado to wit:

Lot 19,
BADGER CREEK RANCH NO. 1

which has the address of 353 McMurry rd.

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This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in your state.

APAK

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Signature of First Party

Judith K. Wayland

Print name of Witness

Print name of First Party

Signature of Witness

Signature of First Party

Print name of Witness

Print name of First Party

State of Park
County of Colorado }
On Sept. 23, 2009 before me,
appeared Judith K. Wayland
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

JENNIFER GANNON NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 02/28/2010

Affiant ____ Known ____ Produced ID
Type of ID ~~CO~~ DL
NC
(Seal)

State of
County of }
On before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant ____ Known ____ Produced ID
Type of ID ____
(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

WAYLAND ERIK 665472
PO BOX 4508
Buena Vista, CO 81211

6

515939 10/29/1999 01:25P
1 of 1 R 5.00 D 2.00 BARBARA J PASCO PARK CO

WARRANTY DEED

THIS DEED, Made this 28th day of October, 1999, between Douglas B. Pikul

STATE DOCUMENTARY FEE
DATE 10-29-99
$ 2.00

of the County of and State of Colorado, grantor, and Judith K. Wayland

whose legal address is 3300 Leland Street, Chevy Chase, MD 20815

of the County of and State of Maryland, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of TWENTY THOUSAND AND NO/100----------DOLLARS, ($20,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Park, and State of Colorado, described as follows:

Lot 19,
BADGER CREEK RANCH NO. 1,

County of Park, State of Colorado

also known by street and number as vacant land, Hartsel, CO 80449

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due or payable, easements, restrictions, reservations, covenants and rights-of-way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Douglas B. Pikul

STATE OF COLORADO)
) ss.
COUNTY OF Chaffee)

The foregoing instrument was acknowledged before me this 27th day of October, 1999 by Douglas B. Pikul

My Commission expires: 12-11-2001

Witness my hand and official seal

Linda M. Bunky
Notary Public

WARRANTY DEED (for Photographic Record) (ASSUMPWD)

File # XO58913A99

PREPARED BY:
Michele Wayland
P.O. Box 4508
Buena Vista, CO 81211

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Michele C. Wayland
2181 Badger Creek Road
Hartsel, CO 80449

MAIL TAX STATEMENTS TO:
Michele Wayland
P.O. Box 4508
Buena Vista, CO 81211

STATE DOCUMENTARY FEE
DATE 9/16/13
$ Θ

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

NO REAL PROPERTY TRANSFER DECLARATION ACCOMPANIED THIS DOCUMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 13th day of September, 2013, between Michele Chwan, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449, and Erik Wayland, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449, a married couple("Grantors"), and Michele C. Wayland, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449, and Erik D. Wayland, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449, a married couple ("Grantees").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Remise, Release, AND FOREVER Quitclaim to Grantees, as Tenants in Common, the property located in Park County, Colorado, described as:

Lot 20, Badger Creek Ranch NO. 1County of Park, State of , Colorado

Prior instrument reference: General Warranty Deed, Volume/Book _____, Page _____, Document No. 474672, of the Recorder of Park, Colorado, recorded Wednesday, May 21, 1997.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantors grant all of the Grantors' rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantors nor Grantors' heirs legal representatives or

assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 4764 R 001

IN WITNESS WHEREOF the Grantors have executed this deed on the 13 day of September, 2013.

9/13/13
Date

Michele Chwan
Michele Chwan, Grantor

9/13/13
Date

Erik Wayland, Grantor

State of Colorado
County of Chaffee

The foregoing instrument was acknowledged before me this the 13 day of September, 2013 by Michele Chwan + Erik Wayland

Colleen Sikes Notary's official signature

2-21-2014 Commission expiration date

COLLEEN SIKES NOTARY PUBLIC STATE OF COLORADO

IN WITNESS WHEREOF the Grantees have executed this deed on the 13 day of Sept, 2013.

9/13/13
Date

Michele C. Wayland
Michele C. Wayland, Grantee

9/13/13
Date

Erik D. Wayland, Grantee

State of Colorado
County of Chaffee

The foregoing instrument was acknowledged before me this the 13 day of September, 2013 by Michele C Wayland Grantee
Erik D Wayland, Grantee

Colleen Sikes Notary's official signature

2-21-2014 Commission expiration date

COLLEEN SIKES NOTARY PUBLIC STATE OF COLORADO

Recorded at _____ o'clock _____
Reception No. _____

474871 05/21/1997 01:04P
1 of 1 R 6.00 D 2.50 BARBARA J PASCO PARK CO

WARRANTY DEED

STATE DOCUMENTARY FEE
DATE 5-21-97
$ 2.50

THIS DEED, Made this 15th day of May , 19 97 ,
between
William R. Luellen and Gloria Luellen, as to an undivided one-half interest and Stan Trueblood and Ann Trueblood, as to an undivided one-half

of the County of and State of Colorado ,
grantor, and Erik Wayland and Michele Chwan

whose legal address is PO Box 4508, Buena Vista, CO 81211

of the County of and State of Colorado , grantees:

WITNESS, That the grantor, for and in consideration of the sum of TWENTY FIVE THOUSAND AND NO/100-- ---------- DOLLARS, ($25,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of Park , and State of Colorado, described as follows:

Lot 20,
BADGER CREEK RANCH NO. 1,

County of Park, State of , Colorado

also known by street and number as

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the

#4

NEW LOT 19 LEGAL DESCRIPTION

LEGAL DESCRIPTION:

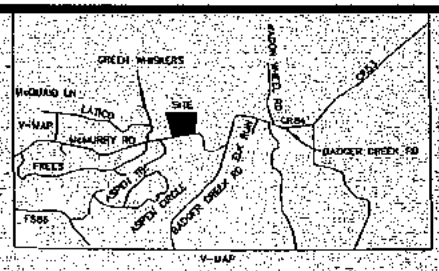
Erik D. Wayland and Michele C. Wayland, ("Owner/s") being the owner(s) of the real property of 39.9 acres located in Park County, Colorado, described as follows:

LOTS 19 & 20, BADGER CREEK RANCH NO. 1, BEING IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 76 WEST OF THE 6TH P.M.

A TRACT OF LAND COMBINING SAID LOT 19 & 20 BEING IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 76 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NEW LOT 19 THE FOLLOWING 4 COURSES AND DISTANCES:

N01°44'41"W FOR A DISTANCE OF 1140.11 FEET TO A POINT;
N89°33'45"E FOR A DISTANCE OF 1712.16 FEET TO A POINT;
S22°28'27"W FOR A DISTANCE OF 1370.42 FEET TO A POINT;
N84°22'16"W FOR A DISTANCE OF 1159.12 FEET TO THE POINT OF BEGINNING.
CONTAING 39.9 ACRES MORE OR LESS.



UND 5/8" REBAR

LEGAL DESCRIPTION:

Erik D. Wayland and Michele C. Wayland, ("Owner/s") being the owner(s) of the real property of 39.9 acres located in Park County, Colorado, described as follows:

LOTS 19 & 20, BADGER CREEK RANCH NO. 1, BEING IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 76 WEST OF THE 6TH P.M.

A TRACT OF LAND COMBINING SAID LOT 19 & 20 BEING IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 76 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NEW LOT 19 THE FOLLOWING 4 COURSES AND DISTANCES:

N01°44'41"W FOR A DISTANCE OF 1140.11 FEET TO A POINT;
N89°33'45"E FOR A DISTANCE OF 1712.16 FEET TO A POINT;
S22°28'27"W FOR A DISTANCE OF 1370.42 FEET TO A POINT;
N84°22'16"W FOR A DISTANCE OF 1159.12 FEET TO THE POINT OF BEGINNING.
CONTAING 39.9 ACRES MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT the owner(s) of the land described above have caused the land to be laid out and platted under the name of LOT CONSOLIDATION PLAT, and do hereby dedicate, grant, and convey to the public forever and in fee simple all streets, alleys, roadways, thoroughfares, fire lanes, utility and drainage easements, park land, and open spaces as indicated or illustrated in this plat, in compliance with the Park Land Use Regulations and the landowners shall bear all expenses incurred in planning, design, and construction of all public improvements subject to the extent expressly stated in any county-approved and recorded Subdivision Improvement Agreement. Dedication shall be final upon adoption of a resolution by the Board of County Commissioners accepting the property dedicated by this plat. Except as otherwise stated on this plat, there shall be limitation or restriction upon the purpose or public use of property dedicated by this plat.

In Witness Whereof, we do hereunto set our hands and seals this 15 day of October 2013.

Erik D. Wayland — ERIK D. WAYLAND
Michele C. Wayland — MICHELE C. WAYLAND

(If by corporation, president signs, secretary attests and corporate seal is affixed)

STATE OF Colorado)
COUNTY OF Park) ss.

Acknowledged before me this 15 day of October, by Michel C. Wayland

Witness my hand and official seal.

My commission expires: March 4, 2017

CAROLYN BURTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074012304
MY COMMISSION EXPIRES MARCH 04, 2017

Carolyn Burton — Notary Public

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the County Clerk and Recorder of Park County, at 3:59 P.M. on the 22 day of October, 2013 and duly filed at Reception No. 702716

Park County Clerk and Recorder

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE SUBJECT PROPERTY SHOWN AND DESCRIBED HEREON WERE MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT BOTH SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR ROY H. GERDEL LS 33192

COLORADO LICENSE NO. LS 33192

Roy H. Gerdel
ROY H. GERDEL
(PRINT AS REGISTERED)

DATE 9-7-13

TITLE CERTIFICATE:

FIDELITY NATIONAL Title Insurance Company hereby certifies that title to the above-described property is vested in the Owner(s).

Date Oct 17, 2013

(Signature of Authorized Agent)

PARK COUNTY ADMINISTRATIVE APPROVAL:

APPROVED as an administrative LOT CONSOLIDATION by the planning director of Park County Colorado and approved for recordation with the Park County Clerk and Recorder's Office pursuant to the Park County Land Use Regulations this 22 day of October, 2013

ATTEST:

Clerk and Recorder or Deputy Clerk

Planning Director or Title of Agency/Board

NOTES:

1) BASIS OF BEARING IS THE LINE BETWEEN THE SOUTHEAST CORNER OF NEW LOT 19 AS MONUMENTED BY A REBAR 1.5" ALUMINUM CAP-LS4440 AND THE SOUTHWEST CORNER OF NEW LOT 19 AS MONUMENTED BY A REBAR AND BLUE PLASTIC CAP LS4440. THIS LINE BEARS N84°22'46"W.
2) NO TITLE REPORT PROVIDED.
3) THE PURPOSE OF THIS SURVEY IS TO DO A LOT CONSOLIDATION OF LOT 19 AND 20 INTO ONE NEW LOT 19.
4) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AS THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
5) M=MEASURED COURSE AND DISTANCE.
6) P=PLATTED COURSE AND DISTANCE.
7) SUBDIVISION PLAT RECORDED AT THE PARK COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 186619.

NOTICE: 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 BE BE COMMENCED MORE

Owners of Lots Adjacent to Tax Parcel 4526, November 16th 2016

UNITED STATES OF AMERICA U S D A
6655 W JEWELL AVE
LAKEWOOD, CO 80226

ANDREWS PHYLLIS
PO BOX 1595
FAIRPLAY, CO 80440-1595

VASOLD KRISTINA JO
142 BONITA PL
NORTHGLENN, CO 80234

COPPOCK DENNIS C
2758 MIRAGE DR
COLORADO SPRINGS, CO 80920-4306

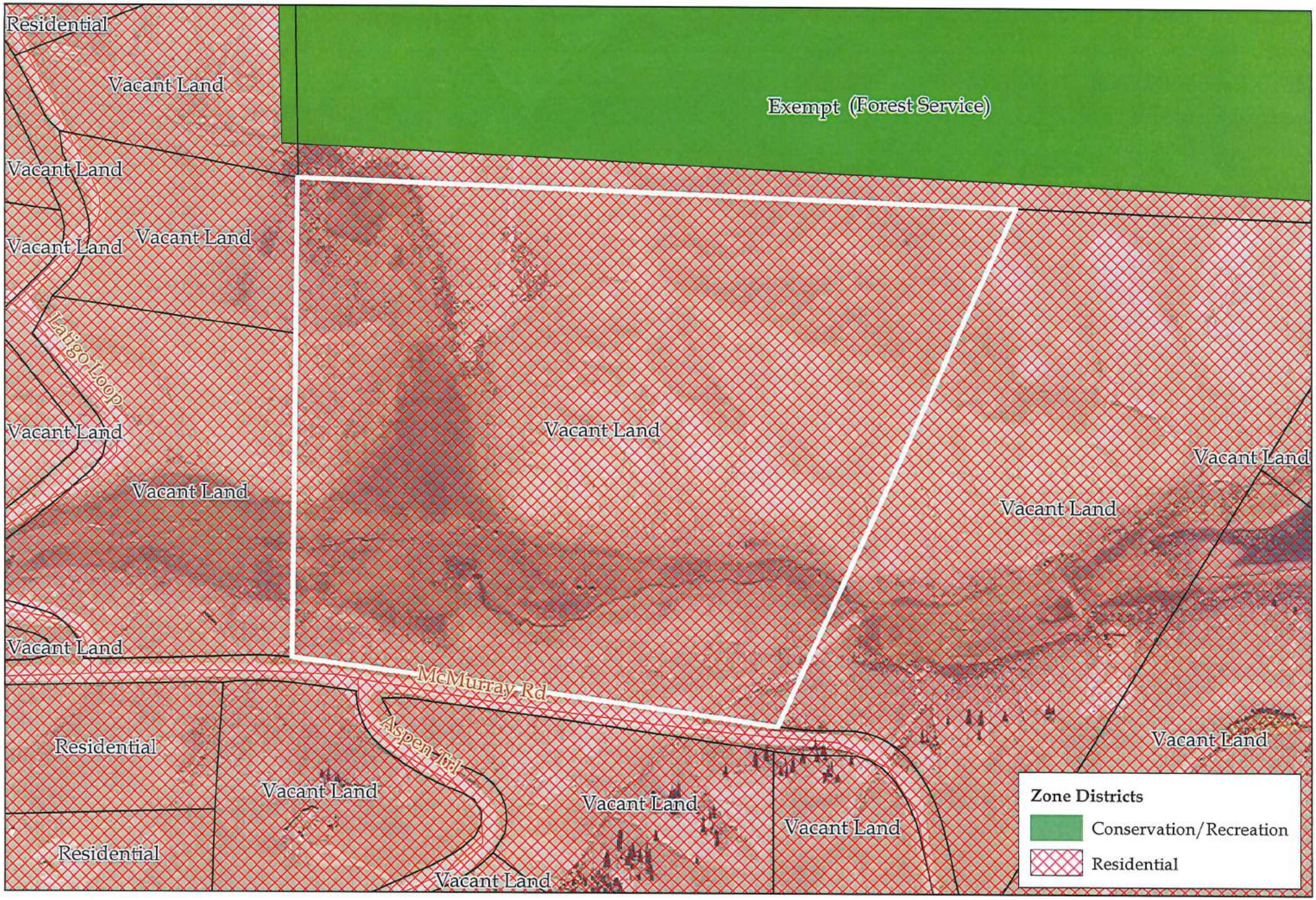
BOOTH DUSTIN
568 HOLIDAY HILLS DR
HOWARD, CO 81233

STONE PAUL EDWARD
6930 OLD SYCAMORE DR
MINT HILL, NC 28227

GOTWALD WILLIAM A
10984 BELLAIRE WY
THORNTON, CO 80233

#6

Location of Subject Property in Park County



Zone Districts and Land Uses

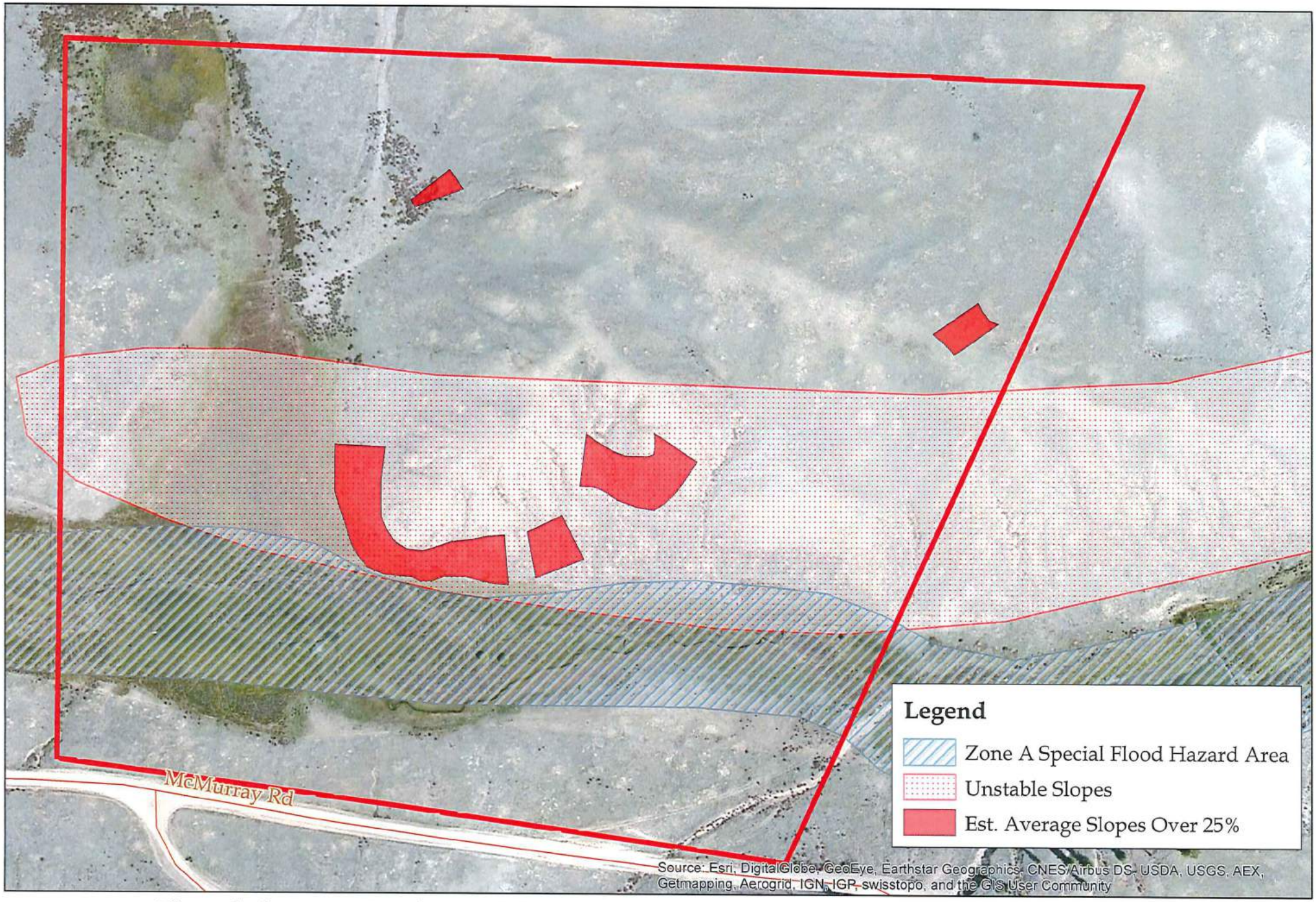
Aerially Photographed in 2013

N

0 100 200 400 Yards

Park County Planning Department

This map is not a survey.



N

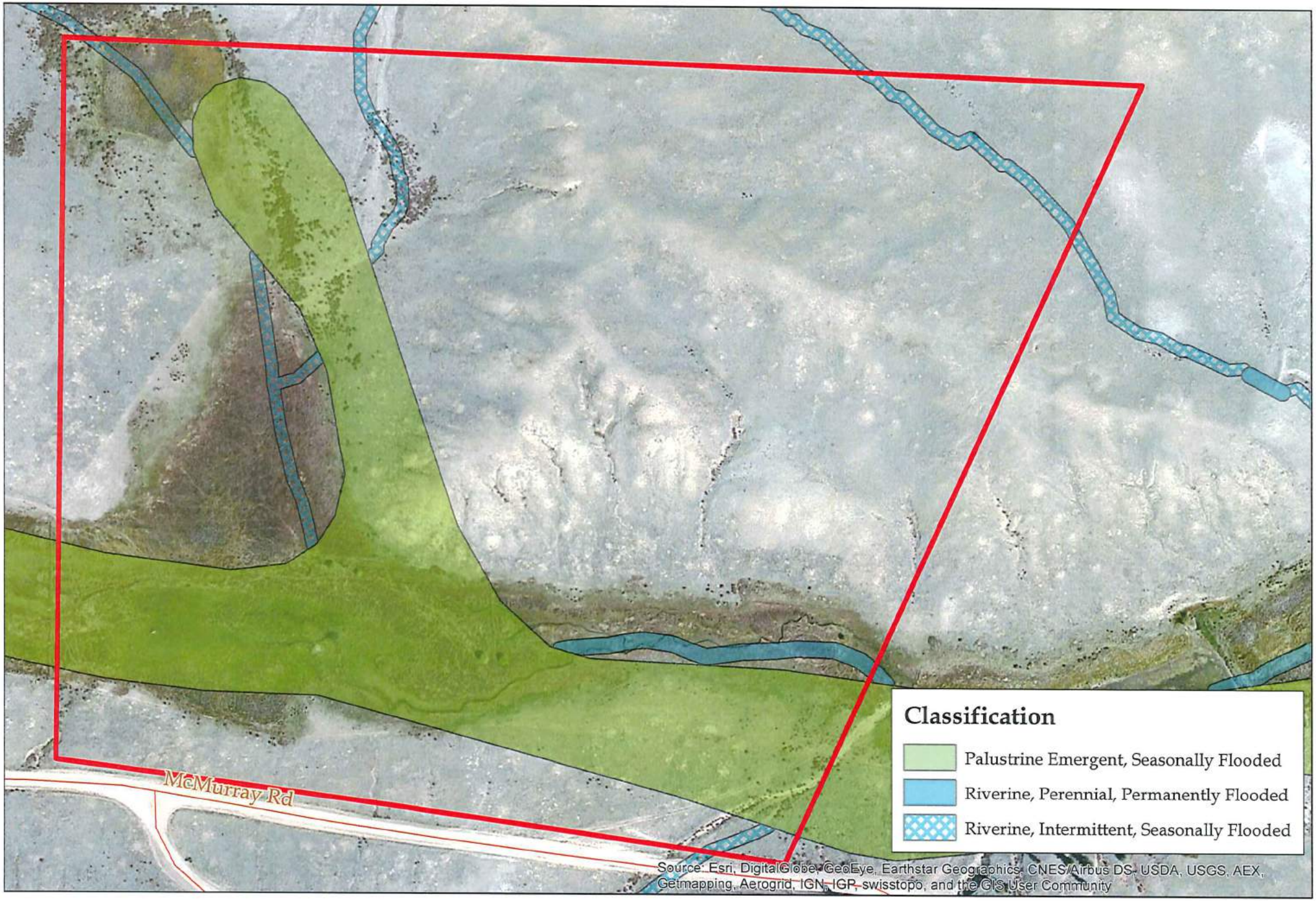
Floodplains, Geologic Hazards, and Steep Slopes

Aerially Photographed in 2013

0 200 400 800 Feet

Park County Planning Department

This map is not a survey.



Wetlands According To USFWS

Aerially Photographed in 2013

N

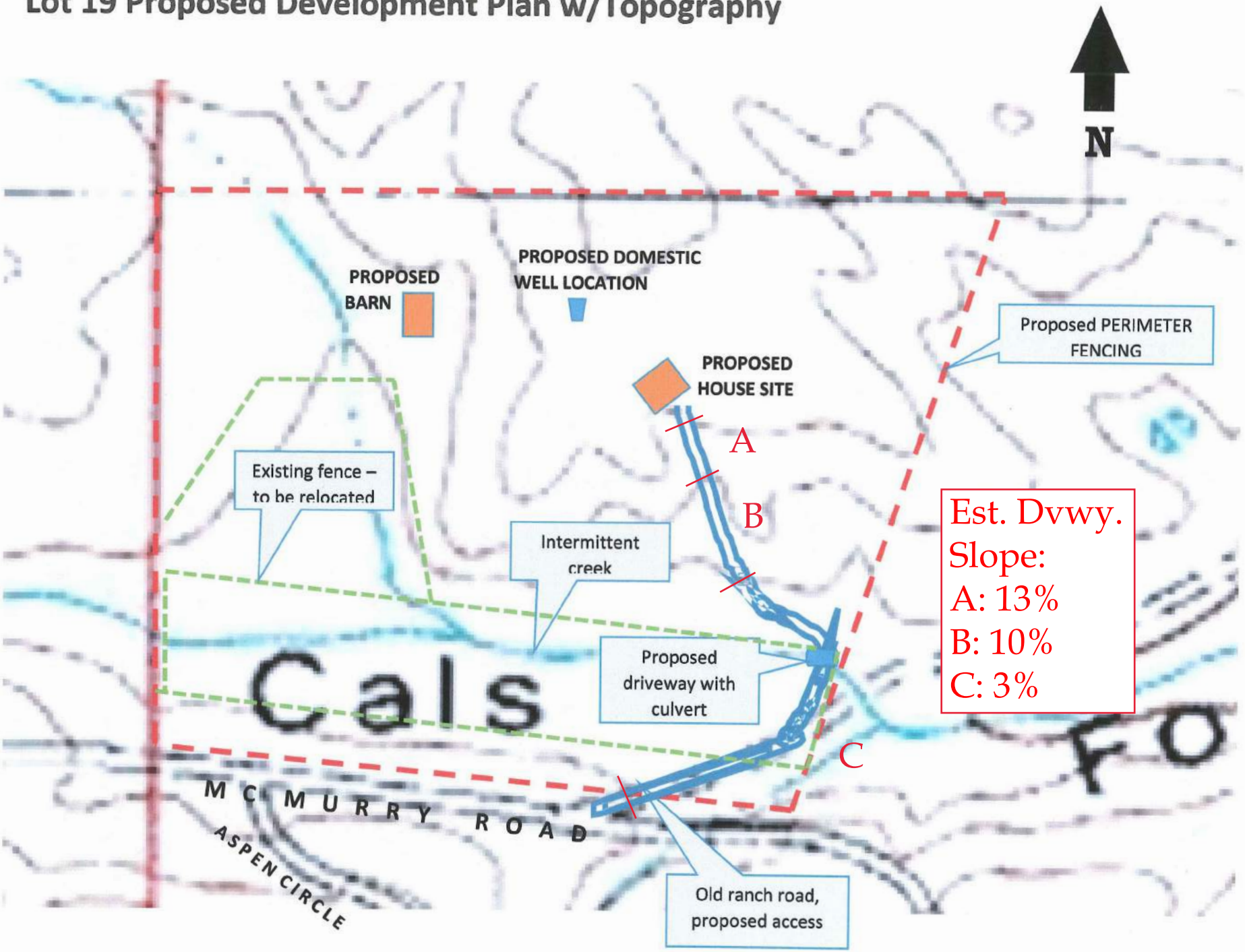
0 200 400 800 Feet

Park County Planning Department

This map is not a survey.

20' Contour Intervals

Lot 19 Proposed Development Plan w/Topography



#6 #8

3
5
3