

**PARK COUNTY APPLICATION FOR
COMMON PLAT AMENDMENT
NON-REFUNDABLE APPLICATION FEE: \$1060**

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 paper 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: ROCKY GUERRERO
 Mailing Address: 15674 SOUTH PITKIN LANE
 City: PINE State: CO Zip: 80470
 Telephone (work) _____ (home) _____ (fax) _____
 Owner's Name: SAME
 Mailing Address: _____
 Telephone No. and Email Address: 818 441 4264

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Common Plat Amendment (attach additional page, if necessary):

SEE DEEDS

Street Address of Property: 15674 SOUTH PITKIN LANE, PINE
 Property's Total Acreage: 7.16 ACRES
 Current Zone District of Property: RESIDENTIAL

<p>For County Use Only Planning Department Confirmation of Current Zone District: District: <u>RESIDENTIAL</u> <u>JOHN DEAGAN</u> Print Full Name</p>
--

**Requirements for a Common Plat Amendment
Article VI, Division 5, Section 6-503**

C. APPLICATION REQUIREMENTS

1. Application Fee. An application fee in the amount of \$1060 must be paid at the time of submission of the application. Make the check or money order payable 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.
2. Tax receipt-showing payment of current taxes. This can be obtained at the Park County Treasurer's office.
3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Records office.
4. A legal description of the property proposed for the plat amendment prepared by a licensed Colorado land surveyor.
5. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed plat amendment, this information is at the Park County Assessor's Office.
6. *For a Common Plat Amendment that relocates or reconfigures one or more lot lines within the subdivision, a Plat illustrating the amendment. The Plat shall be drafted at a commonly used engineering scale by the use of permanent ink on a stable reproducible drafting medium with outer dimensions of twenty-four inches by thirty-six inch (24" x 36"). Where the required data cannot be clearly shown on one plan sheet, additional plan sheets of the same size may be used with easily identifiable match lines. The Plat shall contain:*
 - a. A title that prominently identifies the name of the recorded subdivision, together with the phrase "Plat Amendment." If the property described in the recorded plat is zoned as a Planned Unit Development (PUD), the title shall include the phrase "Planned Unit Development";
 - b. Date of preparation, map scale, and north arrow;
 - c. Name, address and telephone number of the Applicant, land owner(s), planner, engineer, and surveyor;
 - d. A general vicinity map illustrating the location of the property subject to the proposed amendment;
 - e. Total acreage and surveyed description of the lots and area subject to the proposed amendment;
 - f. A clear illustration or description of the amendment proposed, using shading, crosshatching, highlighting, or other techniques to accurately illustrate the proposed amendment;

**For County
Use
Only:
Initial Receipt of
the Required
Information**

(1.) JCD

(2.) JCD

(3.) JCD

(4.) JCD

(5.) JCD

(6.) _____

(6a.) JCD

(6b.) JCD

(6c.) JCD

(6d.) JCD

(6e.) JCD

(6f.) JCD

For County Use Only: Initial Receipt of the Required Information	
(6g.)	JCD
(7.)	N/A
(7a.)	N/A
(7b.)	N/A
(7c.)	N/A
(8.)	N/A
(9.)	JCD
(10.)	JCD

g. Approval certification and plat language Forms A-1, A-2, A-3, A-4, and A-5, and A-6 if applicable as identified in Appendix A of the Land Use Regulations. The Board of County Commissioners may modify the form of certification and plat language upon the advice of the County Attorney.

7. For a Common Plat Amendment that modifies, amends, adds, or deletes a restriction, limitation, condition, or other obligation, right, or duty stated on the recorded plat, a written description clearly stating the proposed amendment in a form suitable for recordation with the office of the Park County Clerk and Recorder. The written description shall be subject to approval of the County Attorney and, at a minimum, the written amendment shall also include:

- a. A title that prominently identifies the name of the recorded subdivision together with the phrase "Plat Amendment." If the property described in the recorded plat is zoned as a Planned Unit Development (PUD), the title shall include the phrase "Planned Unit Development";
- b. Date of preparation, name, address, and telephone number of the Applicant, land owner(s), and any professionals (planners, engineers, surveyors) assisting in the plat amendment;
- c. As appropriate for the scope and extent of the proposed Common Plat Amendment, approval certification and plat language forms A-1, A-2, A-3, A-4, and A-5 as identified in Appendix A of the Land Use Regulations. The Board of County Commissioners may modify the form of certification and plat language.

8. Letters of consent to alter or vacate utility easements from all public utilities serving the site, if applicable.

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

10. An \$11.00 check made out to the Park County Clerk and Recorder to record the surveyors Mylar.

Note: A Mylar as described in #6 will be required after final approval for recording.

Note: Refer to Park County Land Use Regulations Article VI Standards for Approval of a Common Plat Amendment.

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: Rocky N. Guerrero
Print name: ~~Print~~ Rocky N. Guerrero
If company, state Title/Position: _____

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

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

NOVEMBER 1st, 2016
Month Day Year

For County Use Only:
Verification of Date of Delivery and
County Receipt of Application
Date: NOVEMBER 1st, 2016
Print Name: JOHN DEAGAN

Payment of the Applicant Fee was made by:

<u>X</u>	Personal Check # <u>251</u>	Amount \$ <u>1,060</u>
_____	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.

Park County Website | Treasurer Web Site



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Real Estate TAX/NOTICE RECEIPT FOR PARK COUNTY

SCHEDULE # R 15616 2015

PROPERTY ADDRESS: BAILEY

TAXABLE VALUE: \$16,920.00 ACTUAL VALUE: \$58,328.00 TAX DISTRICT: 005

Owners Name
GUERRERO ROCKY NICHOLAS
15674 S PITKIN LANE
PINE CO 80470

Legal Description
T07 R72 S24 NE4 W 660 FT OF E 1150 FT O
N 330 FT OF NW4NE4 24-7-72

Select a payment option below.

TAX:	\$1,108.08
INTEREST:	\$55.40
FEE:	\$0.00
TOTAL TAX & ASMTS.:	\$1,108.08
UNPAID BALANCE:	\$0.00

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

Pay Full Amount
Paid

Last Payment: 09/08/2016 Amount : \$1,163.48

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Real Estate TAX/NOTICE RECEIPT FOR PARK COUNTY

SCHEDULE # R 16015 2015

PROPERTY ADDRESS: PITKIN LN 15674 PINE
TAXABLE VALUE: \$18,820.00 ACTUAL VALUE: \$236,513.00

TAX DISTRICT: 005

Owners Name
GUERRERO ROCKY NICHOLAS
15674 S PITKIN LANE
PINE CO 80470

Legal Description
T07 R72 S13 SE4 WANDCREST PARK
FILING 3 TRACT 171 LOT 1 THRU 12

Select a payment option below.

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

TAX:	\$1,232.48
INTEREST:	\$0.00
FEE:	\$0.00
TOTAL TAX & ASMTS.:	\$1,232.48
UNPAID BALANCE:	\$0.00

Pay Full Amount
Paid

Last Payment: 02/01/2016 Amount : \$1,232.48

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Real Estate TAX/NOTICE RECEIPT FOR PARK COUNTY

SCHEDULE # R 44610 2015

PROPERTY ADDRESS: PINE

TAXABLE VALUE: \$610.00

ACTUAL VALUE: \$7,631.00

TAX DISTRICT: 005

Owners Name

**GUERRERO ROCKY NICHOLAS
15674 S PITKIN LN
PINE CO 80470-9122**

Legal Description

T07 R72 S13 SE4 WANDCREST PARK
FILING 3 TRACT 159 LOT 1 THRU 4

Select a payment option below.

TAX:	\$39.94
INTEREST:	\$0.00
FEE:	\$0.00
TOTAL TAX & ASMTS.:	\$39.94
UNPAID BALANCE:	\$0.00

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

Pay Full Amount

Paid

Last Payment: 02/01/2016 Amount : \$39.94

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Real Estate TAX/NOTICE RECEIPT FOR PARK COUNTY

SCHEDULE # R 46696 2015

PROPERTY ADDRESS: PITKIN LN PINE

TAXABLE VALUE: \$4,670.00 ACTUAL VALUE: \$16,106.00 TAX DISTRICT: 005

Owners Name
GUERRERO ROCKY NICHOLAS
15674 S PITKIN LANE
PINE CO 80470

Legal Description
T07 R72 S13 SE4 WANDCREST PARK
FILING 3 TRACT 171 LOT 13 THRU 29

Select a payment option below.

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

TAX:	\$305.84
INTEREST:	\$15.29
FEE:	\$0.00
TOTAL TAX & ASMTS.:	\$305.84
UNPAID BALANCE:	\$0.00

Pay Full Amount
Paid

Last Payment: 09/08/2016 Amount : \$321.13

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623637 02/03/2006 01:15P

1 of 2 R 11.00 D 33.00 DEBRA A GREEN PARK CO

WARRANTY DEED

STATE DOCUMENTARY FEE

DATE 2-3-06 \$ 33.00

THIS DEED, Made this 27th day of January, 2006 between

Staci Heyden also known as Staci J. Heyden

of the City and County of Park, State of Colorado, grantor and

Rocky Nicholas Guerrero

whose legal address is: 17808 Valerio Street, Reseda, Ca. 91335

of the City and County of Park, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of Three Hundred Thirty Thousand Dollars and NO/100's (\$330,000.00) 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 City and County of Park, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 15674 S. Pitkin Lane, Pine, CO 80470

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 ensembling 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 all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated December 27, 2005, between the parties.

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.

SELLER:

Staci Heyden r

Staci Heyden also known as Staci J. Heyden now known as Staci McCarthy

STATE OF COLORADO COUNTY OF Jefferson

}SS:

The foregoing instrument was acknowledged before me this 27th day of January, 2006 by Staci Heyden also known as Staci J. Heyden, now known as Staci McCarthy

Notary Public

Witness my hand and official seal. My Commission expires: 02/12/06





623637 02/03/2006 01:15P

2 of 2 R 11.00 D 33.00 DEBRA A GREEN PARK CO

Exhibit A

Lots 1 to 12, inclusive, Tract 171,
WANDCREST PARK, THIRD FILING, and

Lots 1 to 4, inclusive, Tract 159
WANDCREST PARK, THIRD FILING,

County of Park,
State of Colorado

WARRANTY DEED

THIS DEED, Made this 2nd day of July, 2015 between

Staci Heyden, as to Parcel I and Staci Heyden and Mark McCarthy, as to Parcel II

of the County of Meredith, State of New Hampshire, grantor and

Rocky Nicholas Guerrero

whose legal address is: 15674 S. Pitkin Lane, Pine, CO 80470
of the County of Park, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of One Hundred Thousand Dollars and No/100's (\$100,000.00) 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 City and County of Park, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

Doc Fee
\$ 10.00

also known by street and number as TBD Pitkin Lane, Pine, CO 80470

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 ensembling 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 all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated June 17, 2015, between the parties.

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.

SELLER:

Staci Heyden
Staci Heyden, as to Parcel I and Parcel II

Mark McCarthy
Mark McCarthy as to Parcel II

STATE OF NEW HAMPSHIRE
COUNTY OF Meredith

) ss:

24 June 2015

The foregoing instrument was acknowledged before me this 2nd day of July, 2015 by Staci Heyden, as to Parcel I and Staci Heyden and Mark McCarthy, as to Parcel II.

AMY M. BROWN
Notary Public - New Hampshire
My Commission Expires May 8, 2019

Amy M Brown
Notary Public
Witness my hand and official seal.
My Commission expires: May 8 2019



Exhibit A

Parcel I:

Lots 13 to 29, Inclusive, Tract 171,
Wandcrest Park, Third Filing,

County of Park,
State of Colorado

Parcel II:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of
Section 24, Township 7 South, Range 72 West,
Thence West 490 feet to the Point of Beginning;
Thence South 330 feet;
Thence West 660 feet;
Thence North 330 feet;
Thence East 660 feet to the Point of Beginning;
In Section 24, Township 7 South, Range 72 West,

County of Park,
State of Colorado

Owners of Lots Adjacent to 15674 South Pitkin Lane, November 2nd 2016

MILLER WILLIAM P
901 BROOKSIDE DR
BAILEY, CO 80421-2230

MILLS NANCY LIBBEY
8031 E PHILLIPS CIR
CENTENNIAL, CO 80112-3209

KYTE THOMAS JEFFREY
720 16TH ST #208
DENVER, CO 80202

PANDA ASSOCIATES LLC
3867 E EASTER DR
LITTLETON, CO 80122

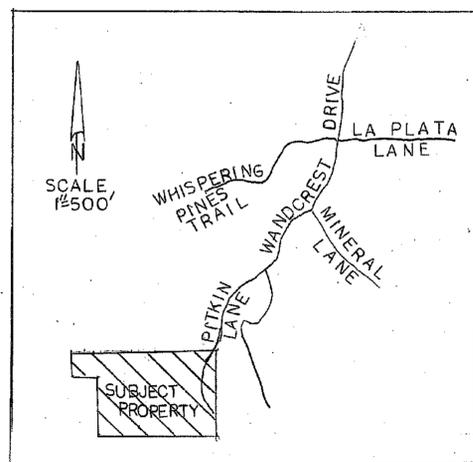
ANDERSON JILL L
15574 S PITKIN LN
PINE, CO 80470

WHITE JOEL
15574 S PITKIN LN
PINE, CO 80470

LOT CONSOLIDATION AND COMMON PLAT AMENDMENT PLAT

A RECONFIGURATION OF LOTS 1 TO 29, INCLUSIVE, TRACT 171 AND LOTS 1 TO 4, INCLUSIVE, TRACT 159, WANDCREST PARK THIRD FILING, (RECEPTION NO. 27182813), LOCATED IN SEC. 13, T. 7 S., R. 72 W. OF THE 6TH. P.M., AND A PORTION OF NORTHEAST ONE-QUARTER OF SEC. 24, T. 7 S., R. 72 W. OF THE 6TH. P.M., COUNTY OF PARK, STATE OF COLORADO.

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, BENJAMIN A. PITSKER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LOT CONSOLIDATION PLAT AND SURVEY WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 22ND. DAY OF MARCH, 2016, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID LOT CONSOLIDATION PLAT AND THE SURVEY THEREOF.

BENJAMIN A. PITSKER
LICENSE NUMBER 19618

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

APPROVED AS A COMMON PLAT AMENDMENT PLAT BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, 20____, SUBJECT TO ALL APPLICABLE PROVISIONS OF THE 2011 PARK COUNTY LAND USE REGULATIONS, AS AMENDED.

BOCC CHAIRPERSON _____ ATTEST: _____ PARK COUNTY CLERK AND RECORDER

PARK COUNTY ADMINISTRATIVE APPROVAL:

APPROVED AS AN ADMINISTRATIVE LOT CONSOLIDATION PLAT 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 _____ DAY OF _____, 20____.

PLANNING DIRECTOR / COUNTY DESIGNEE _____
ATTEST: _____ CLERK AND RECORDER OR DEPUTY CLERK

LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

LEGAL DESCRIPTION:

ROCKY NICHOLAS GUERRERO, BEING THE OWNER OF THE REAL PROPERTY OF 7.16 ACRES LOCATED IN PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL I:

LOTS 1 TO 29, INCLUSIVE, TRACT 171 AND LOTS 1 TO 4, INCLUSIVE, TRACT 159, WANDCREST PARK THIRD FILING, COUNTY OF PARK, STATE OF COLORADO

PARCEL II:

BEGINNING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 72 WEST;
THENCE WEST 490 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 330 FEET;
THENCE WEST 660 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 660 FEET TO THE POINT OF BEGINNING;
IN SECTION 24, TOWNSHIP 7 SOUTH, RANGE 72 WEST,
COUNTY OF PARK,
STATE OF COLORADO

COUNTY OF PARK,
STATE OF COLORADO.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

ROCKY NICHOLAS GUERRERO

STATE OF COLORADO

COUNTY OF _____ } SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY ROCKY NICHOLAS GUERRERO.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TITLE CERTIFICATE:

_____ TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT TITLE TO THE ABOVE-DESCRIBED PROPERTY IS VESTED IN THE OWNER(S).

DATE: _____ AUTHORIZED AGENT

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, ON THE _____ DAY OF _____, 20____, AND DULY FILED AT RECEPTION NO. _____

PARK COUNTY CLERK AND RECORDER

APPLICANT / LAND OWNER

ROCKY GUERRERO
15674 SOUTH PITKIN LANE
PINE, COLORADO 80470
PH. (818) 441 - 4264

MAP PREPARED: 22 MARCH, 2016

PREPARED BY:
PITSKER AND ASSOCIATES
26689 PLEASANT PARK ROAD
CONIFER, COLORADO 80433
PH. (303) 674-6018/FAX (303) 838-7174

FILE NO. 16-147

NOTES:

- DIMENSIONS IN PARENTHESIS ARE THOSE PER MAP OF WANDCREST PARK THIRD FILING OR DEEDS WHEN DIFFERENT FROM THOSE MEASURED IN THE FIELD.
- A TITLE SEARCH WAS NOT PERFORMED BY THIS OFFICE. LEGAL DESCRIPTION (S) ARE PER DEED AND / OR TITLE COMMITMENT UNLESS OTHERWISE NOTED.
- 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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED, MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- BASIS OF BEARING IS NORTH LINE OF TRACT 171, WANDCREST PARK THIRD FILING, BETWEEN THE #4 REBAR WITH 1" RED PLASTIC CAP (L.S. #19618) FOUND AT THE NORTHWEST CORNER OF LOT 29, SAID TRACT 171 AND THE #3 REBAR (NO CAP) FOUND AT THE NORTHEAST CORNER OF LOT 1, SAID TRACT 171, SAID BEARING ASSUMED TO BE NORTH 88°12'14" EAST, AS SHOWN HEREON.
- RIGHTS-OF-WAY AND EASEMENTS WERE NOT RESEARCHED BY THIS OFFICE AT THE REQUEST OF THE CLIENT. EASEMENTS SHOWN HEREON ARE PER RECORDED PLATS AND/OR TITLE COMMITMENT PROVIDED AT THE DATE OF THE SURVEY, UNLESS OTHERWISE NOTED HEREON.
- CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- A CURRENT TITLE COMMITMENT WAS NOT RECEIVED AT THE TIME OF THIS SURVEY.
- THIS SURVEY IS BASED UPON THE RECORDED MAP OF WANDCREST PARK THIRD FILING, AND THE MONUMENTATION FOUND IN THE FIELD. THE SUBDIVISION BOUNDARY WAS NOT FIELD DETERMINED, THEREFORE CANNOT BE GUARANTEED.
- THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE PROPERTIES DESCRIBED AND RECORDED UNDER RECEPTION NUMBER 716676 AND TO REMOVE THE PROPERTY DESCRIBED AS PARCEL I FROM THE WANDCREST PARK SUBDIVISION.

LEGAL DESCRIPTION

NEW TRACT A

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 171;
THENCE NORTH 00°59'36" WEST, ALONG THE WEST LINE OF SAID TRACT 171, A DISTANCE OF 115.32 FEET;
THENCE NORTH 88°12'14" EAST, ALONG THE NORTH LINE OF SAID TRACT 171, A DISTANCE OF 720.98 FEET;
THENCE NORTH 88°03'45" EAST, ALONG THE NORTH LINE OF SAID TRACT 159, A DISTANCE OF 107.61 FEET;
THENCE SOUTH 01°45'56" WEST, ALONG THE EAST LINE OF SAID TRACT 159, A DISTANCE OF 109.66 FEET;
THENCE SOUTH 33°50'42" WEST, A DISTANCE OF 3.74 FEET;
THENCE SOUTH 02°45'04" EAST, ALONG THE EAST LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 716676, A DISTANCE OF 330.33 FEET;
THENCE SOUTH 88°01'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 716676, A DISTANCE OF 662.19 FEET;
THENCE NORTH 02°16'47" WEST, ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 716676, A DISTANCE OF 329.97 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID TRACT 171;
THENCE SOUTH 87°58'19" WEST, ALONG SAID SOUTH LINE OF TRACT 171, A DISTANCE OF 161.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 7.16 ACRES, MORE OR LESS.



SCALE 1" = 60'

LEGEND

- - INDICATES MONUMENT DESCRIBED HEREON FOUND, THIS SURVEY.
- ◆ - INDICATES #4 REBAR WITH 1" RED PLASTIC CAP (L.S. #19618) FOUND, THIS SURVEY.
- - INDICATES #4 REBAR WITH 1" RED PLASTIC CAP (L.S. #20136) FOUND, THIS SURVEY.
- ▲ - INDICATES #3 REBAR (NO CAP) FOUND, THIS SURVEY.
- A.G. INDICATES DISTANCE MONUMENT IS ABOVE GROUND SURFACE.

