

6/25
No fee

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710125 10/2/2014 3:57 PM
1 of 6 RESOL R\$0.00 D\$0.00

Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2014- 36**

A RESOLUTION CONDITIONALLY APPROVING THE APPLICATION FOR A MINOR SUBDIVISION FOR CERTAIN REAL PROPERTY DESCRIBED AS A PORTION OF LAND LOCATED IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 77 WEST, KNOWN AS 21980 HIGHWAY 285 (FAIRPLAY MOBILE HOME PARK).

WHEREAS, the Applicant, Peaks Investments FP & GP LLC, has applied for a minor subdivision of the real property described in said application; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners ("BOCC"), preceded by the required public notice, the BOCC conducted a public hearing on the application at which it reviewed the application and all supporting documentation, the recommendations of the Planning Commission, the Planning Department, the County Attorney, and considered the testimony of the Applicant and patrons; and

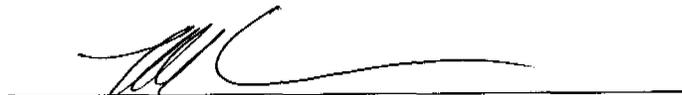
WHEREAS, based on the evidence and testimony presented at the public hearing the BOCC finds and determines that compliance with the standards for approval of a minor subdivision set forth in Section 6-303 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence; and

NOW THEREFORE, BE IT RESOLVED THAT THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THE APPLICATION FOR A MINOR SUBDIVISION FOR THE SUBDIVISION DESCRIBED ABOVE, AS SHOWN ON THE PLAT ON FILE HEREIN, SUBJECT TO THE FOLLOWING CONDITIONS.

1. Applicant shall submit and obtain approval of a drainage report prior to submitting an application for development permits.
2. The revised plat submitted by the Applicant subsequent to the public hearing and showing the division of the property into two parcels of not less than five (5) acres each is accepted as the final and approved plat.

Moved, seconded, and passed this 18th day of September, 2014.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



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Debra A Green
Park County Clerk

Mark Dowaliby, Chairperson

ATTEST:


County Clerk



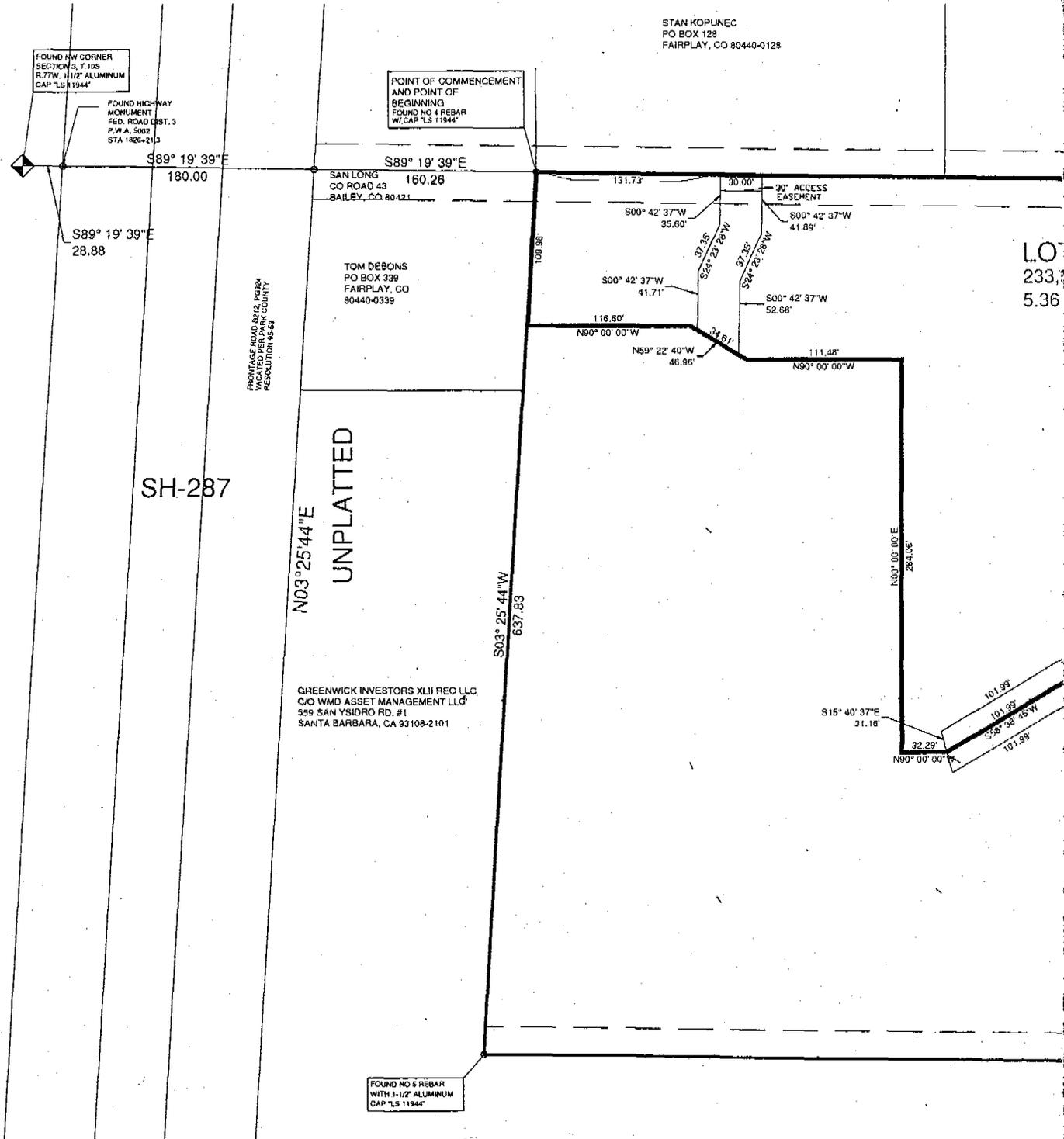
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Debra A Green
Park County Clerk

MINOR SUBDIVISION

HIGHLAND PARK FIELD
LOCATED WITHIN THE NORTHWEST 1/4
TOWNSHIP 10 SOUTH, RANGE 77 WEST
COUNTY OF PARKS, STATE OF COLORADO



HL HIGHLINE
ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS

9928 BLUESTAR DRIVE PARKER, COLORADO 80138
Tel. No (303) 321-1111 Fax. No (303) 321-1112
DATE: 10-20-14

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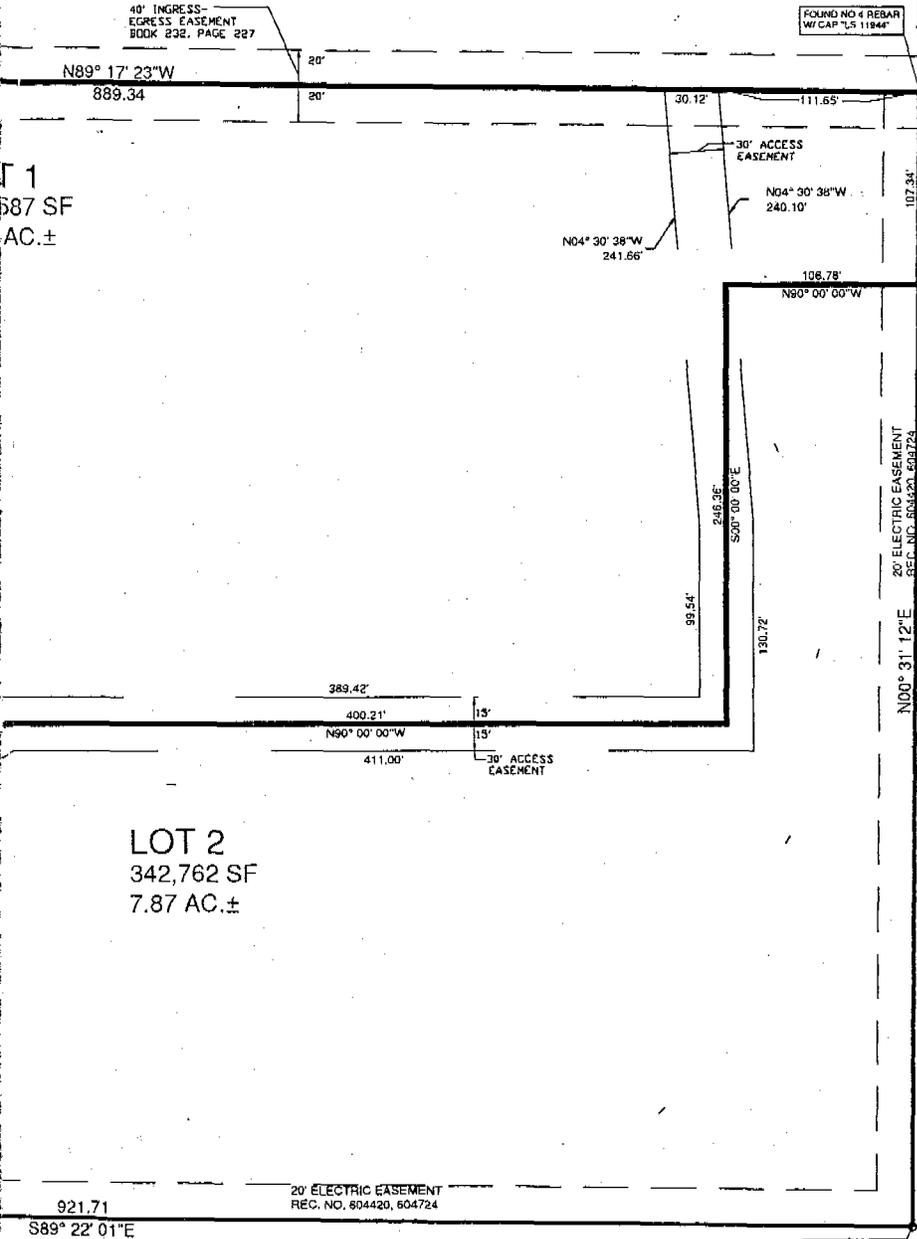
Debra A Green
Park County Clerk

UNPLATTED

PLAT NO. 1
ONE-QUARTER OF SECTION 3,
OF THE 6th PRINCIPAL MERIDIAN
STATE OF COLORADO.

STAN KOPUNEC
PO BOX 128
FAIRPLAY, CO 80440-0128

UNPLATTED



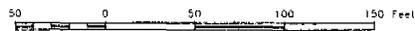
UNPLATTED

UNPLATTED

PLATTING



SCALE: 1" = 50'



DESCRIPTION

A PARCEL OF LAND
LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 77 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, WHICH IS 160.26 FEET, S
89°19'39" E FROM THE INTERSECTION OF SAID NORTH LINE WITH THE EAST RIGHT-OF-WAY LINE OF A TRACT CONVEYED TO
PARK COUNTY FOR FRONTAGE ROAD PURPOSES BY DEED RECORDED IN BOOK 212 AT PAGE 324,
THENCE S 03°25'44" W, PARALLEL, WITH THE EAST RIGHT-OF-WAY LINE OF SAID FRONTAGE ROAD, A DISTANCE OF 637.83
FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4;
THENCE S 89°22'01" E ALONG SAID SOUTH LINE 921.71 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE
NORTHWEST 1/4 OF THE NORTHWEST 1/4;
THENCE N 00°03'11" E, ALONG THE EAST LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, A
DISTANCE OF 635.88 FEET;
THENCE N 89°17'23" W ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, A
DISTANCE OF 899.34 FEET TO THE POINT OF BEGINNING,
CONTAINING 576,349 SQUARE FEET OR 13.23 ACRES, MORE OR LESS

BASIS OF BEARINGS

THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 3, BETWEEN THE
NORTHWEST CORNER OF SAID SECTION 3, BEING A 1-1/2" ALUMINUM CAP AND THE NORTHEAST CORNER OF THE SUBJECT
PROPERTY, BEING A NO. 4 REBAR WITH CAP STAMPED "LS 11944", IS ASSUMED TO BEAR S 89°17'23" E.

DEDICATION STATEMENT

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 HIGHLAND PARK FILING
NO. 1, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE PUBLIC FOREVER AND IN FEE SIMPLE ALL ACCESS
EASEMENTS, FIRE LANES, UTILITY AND DRAINAGE EASEMENTS, AS INDICATED OR ILLUSTRATED ON THIS PLAT IN
COMPLIANCE WITH THE PARK COUNTY LAND USE REGULATIONS AND THE LANDOWNERS SHALL BEAR ALL EXPENSE
INVOLVED IN PLANNING, DESIGN, AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT 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 NO LIMITATION OR RESTRICTION
UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.

OWNER
PEAK INVESTMENTS FP, LLC
A COLORADO LIMITED LIABILITY COMPANY

BY: _____
TITLE: _____

STATE OF COLORADO)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY
____ AS _____ OF _____

PEAK INVESTMENTS FP, LLC
A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

PEAK INVESTMENTS GP, LLC
A COLORADO LIMITED LIABILITY COMPANY

BY: _____
TITLE: _____

STATE OF COLORADO)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY
____ AS _____ OF _____

PEAK INVESTMENTS GP, LLC
A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

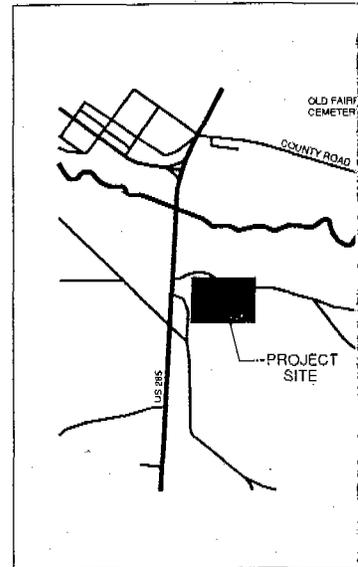
NOTARY PUBLIC

NOTES

1. 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 THE
CERTIFICATION SHOWN HEREON.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR
ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

MINOR SUBDIVISION
HIGHLAND PARK FILING
LOCATED WITHIN THE NORTHWEST ONE-QUARTER
TOWNSHIP 10 SOUTH, RANGE 77 WEST OF THE 6TH
COUNTY OF PARKS, STATE OF COLORADO



VICINITY MAP 1"=2'

MORTGAGEE CONSENT TO DEDICATION:

THE UNDERSIGNED HOLDERS OF MORTGAGE
INTERESTS AND LIENS AGAINST THE PROPERTY
OFFERED FOR DEDICATION AND FOR TRANSFER TO
THE PUBLIC AND TO PARK COUNTY CONSENTS AND
APPROVES OF SUCH DEDICATION AND TRANSFER AND
SUBORDINATES AND RELEASES ITS INTERESTS TO
SUCH DEDICATED AND TRANSFERRED PROPERTY

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

BY: _____
TITLE: _____

STATE OF COLORADO)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY
____ AS _____ OF _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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

(SIGNATURE OF AUTHORIZED AGENT)

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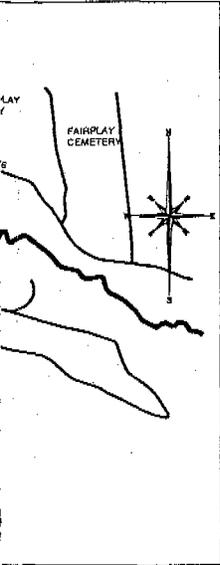
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Debra A Green
Park County Clerk

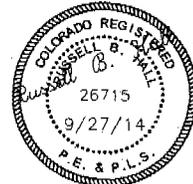
SECTION PLAT

SECTION NO. 1
SOUTHWEST-QUARTER OF SECTION 3,
T10N R6W THE 6th PRINCIPAL MERIDIAN
COUNTY OF COLORADO.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL 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. THIS PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND.



Russell B. Hall

RUSSELL B. HALL, PE & PLS
COLORADO REGISTRATION NO. 26715
FOR AND ON BEHALF OF
HIGHLINE ENGINEERING AND SURVEYING COMPANY, INC.

BOARD OF COUNTY COMMISSIONERS

APPROVAL BY BOARD OF COUNTY COMMISSIONERS:
APPROVED AS A MINOR SUBDIVISION BY THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS, THIS DAY OF 20 SUBJECT TO ALL APPLICABLE PROVISIONS OF THE 2011 PARK COUNTY LAND USE REGULATIONS, AS AMENDED.

SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF DEDICATED PUBLIC ACCESS EASEMENTS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER. SAID PUBLIC ACCESS EASEMENTS WILL BE ACCEPTED BY RESOLUTION AT A REGULAR COUNTY COMMISSIONERS MEETING AFTER COMPLETION, INSPECTION, BY PARK COUNTY, AND CERTIFICATION OF CONSTRUCTION IN ACCORDANCE WITH COUNTY STANDARDS.

ATTEST:
BOCC CHAIRPERSON

PARK COUNTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATE

OWNER, APPLICANT & DEVELOPER

FAIRPLAY MHP, LLC
1225 SPRUCE DRIVE
GOLDEN, CO 80041