

No fee

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1 of 3

10/1/2015 11:43 AM
RESOL R\$0.00 D\$0.00

Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2015-48**

A RESOLUTION APPROVING THE APPLICATION FOR A COMMON PLAT AMENDMENT FOR CERTAIN REAL PROPERTY DESCRIBED AS LOTS C-1, C-2 AND C-3, SPRUCE HILL PLANNED UNIT DEVELOPMENT, FILING 1, PARK COUNTY, COLORADO, COMMONLY KNOWN AND NUMBERED AS 133 PLATTE DRIVE, 22077 AND 22085 HIGHWAY 285, FAIRPLAY, COLORADO.

WHEREAS, the Applicants, Edwin S. Wittbrodt, Jr., Kim Eileen Wittbrodt, and Pamela M. Allen, have applied for a common plat amendment for the real property described above; and

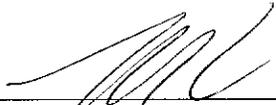
WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners ("BOCC"), preceded by the required public notice, the BOCC conducted a public hearing on the application at which it reviewed the application and all supporting documentation, the recommendations of the 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 common plat amendment set forth in Section 6-504 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence.

NOW THEREFORE, BE IT RESOLVED THAT THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THE APPLICATION TO FOR A COMMON PLAT AMENDMENT FOR THE REAL PROPERTY DESCRIBED ABOVE AS SET FORTH IN THE PLAT ON FILE HEREIN.

Moved, seconded, and passed this 1st day of October, 2015.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



Mark Dowalby, Chairperson

ATTEST:



County Clerk



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2 of 3

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Park County Clerk

COMMON PL DEVELOP

LOTS
(AS I
LOCATED IN SECTION

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that EDWIN S. WITTBRODT AND KIM EILEEN WITTBRODT & PAMELA M. ALLEN is (are) the owner(s) of certain lands in Park County, Colorado, described as follows:

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 COMMON PLAT AMENDMENT PLANNED UNIT DEVELOPMENT AMENDMENT AND LOT CONSOLIDATION 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 space as indicated or illustrated in this plat in compliance with the Park 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 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 ____ day of _____, 20__.

EDWIN S. WITTBRODT, JR.

KIM EILEEN WITTBRODT

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

STATE OF _____ }
COUNTY OF _____ } ss

Acknowledged before me this ____ day of _____, 20__ by _____

Witness my hand and official seal.

My commission expires: _____

Notary Public

In Witness Whereof, we do hereunto set our hands and seals this ____ day of _____, 20__.

PAMELA M. ALLEN

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

STATE OF _____ }
COUNTY OF _____ } ss

Acknowledged before me this ____ day of _____, 20__ by _____

Witness my hand and official seal.

My commission expires: _____

Notary Public

APPROVAL BY PARK COUNTY BOARD OF COUNTY COMMISSIONERS

Approved by the Park County Board of County Commissioners, this ____ day of _____, 20__, subject to the provision that the County shall not undertake maintenance of dedicated public streets, roads and thoroughfares until satisfactory construction thereof by the subdivider. Said public streets, roads, and thoroughfares will be accepted by resolutions at a regular County Commissioners meeting after completion, inspection, by Park County, and certification of construction in accordance with County standards.

ATTEST:

Chairperson _____

Clerk and Recorder or Deputy Clerk _____

RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the County Clerk and Recorder of Park County, at _____ M. on the day of _____, A.D. 20__, and duly filed at Reception No. _____

County Clerk and Recorder

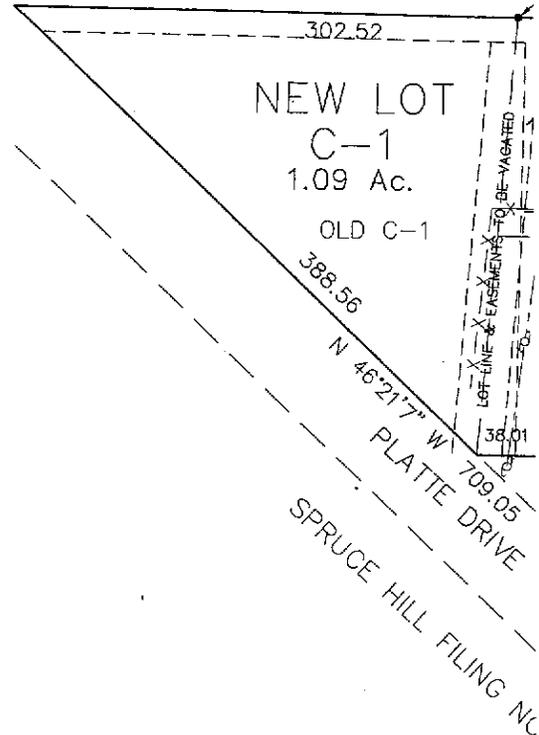
TITLE COMPANY CERTIFICATE OF OWNERSHIP

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]



LEGEND

- INDICATES FOUND # 5 REBAR AND ALUM. CAP, LS 11944
- INDICATES SET 1 1/2" ALUM. CAP, LS 11944
- () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL TIES ARE PERPENDICULAR TO PROPERTY LINES
- X- EXISTING FENCE

I hereby certify and described hereon, supervision, and check survey and plat are true.

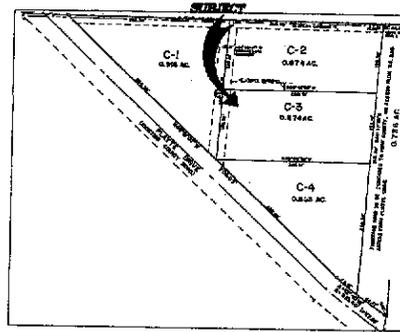
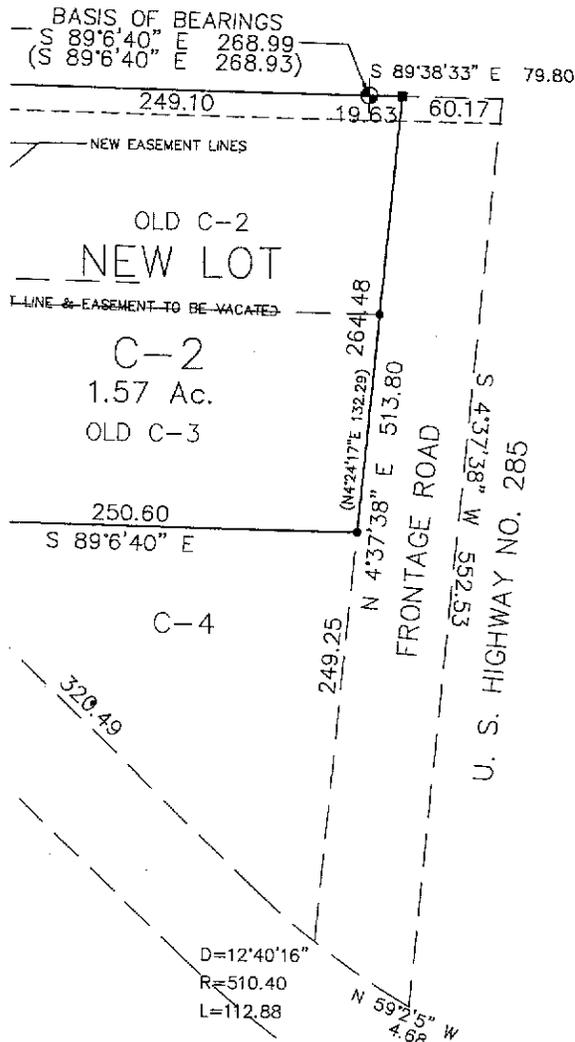
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Thomas L. Burnett
Colorado License No. _____
Date _____

PLAT AMENDMENT, PLANNED UNIT DEVELOPMENT AMENDMENT AND LOT CONSOLIDATION

1, C-2, & C-3, SPRUCE HILL FILING NO. 1 (RECORDED SEPT. 20, 1994 AT REC. NO. 417082)

& 4, TOWNSHIP 10 SOUTH, RANGE 77 WEST OF THE 6th P.M., PARK COUNTY, COLORADO



KEY MAP

MORTGAGEE CONSENT TO DEDICATION

The undersigned holders of mortgage interests and liens against the property 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 hereunto set our hands and seals this _____ day of _____ 20__.

(Printed Name of Mortgage Interest Holder)
(If by corporation, president signs, secretary attests and corporate seal is affixed)

STATE OF _____ }
COUNTY OF _____ } ss
Acknowledged before me this _____ day of _____, 20__, by _____
Witness my hand and official seal.

My commission expires: _____

Notary Public

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

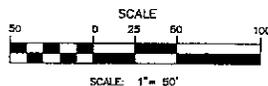
NOTES:

- 1) THE BASIS OF BEARING IS THE NORTH LINE OF LOT C-2 AS BEING S89°06'40"E, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- 2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RESEARCHED AND SHOWN.
- 3) THE PURPOSE OF THIS SURVEY IS TO COMBINE LOTS C-1, C-2 & C3, INTO NEW LOTS C-1 AND C-2.
- 4) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- 5) 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, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- 6) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 7) PLAT TO BE RECORDED AFTER THE DEED TO WITTBROT FOR LOT C-3 IS RECORDED.

COMMON PLAT AMENDMENT, PLANNED UNIT DEVELOPMENT AMENDMENT AND LOT CONSOLIDATION LOTS C-1, C-2 & C-3 SPRUCE HILL FILING NO.1 PARK COUNTY, COLORADO

SURVEYOR'S CERTIFICATE

I have surveyed and the plot of the real property shown hereon is true and correct by or under my direct responsibility, and in compliance with Colorado statutes, and that the same is true and complete.



BURNETT LAND SURVEYING, INC. P.O. BOX 1889, 301 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 896-1425	DATE: AUG. 12, 2015	ADDRESS:
	SCALE: 1"=50'	PREPARED FOR:
	DRAWN BY: VS	WITTBROT
	JOB NO. 2015-042	