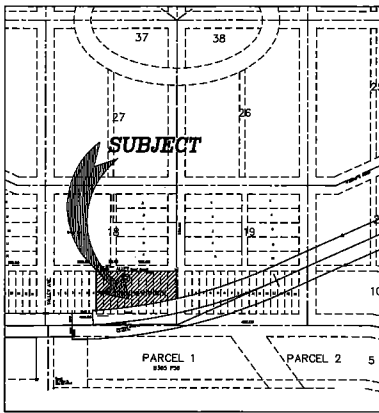
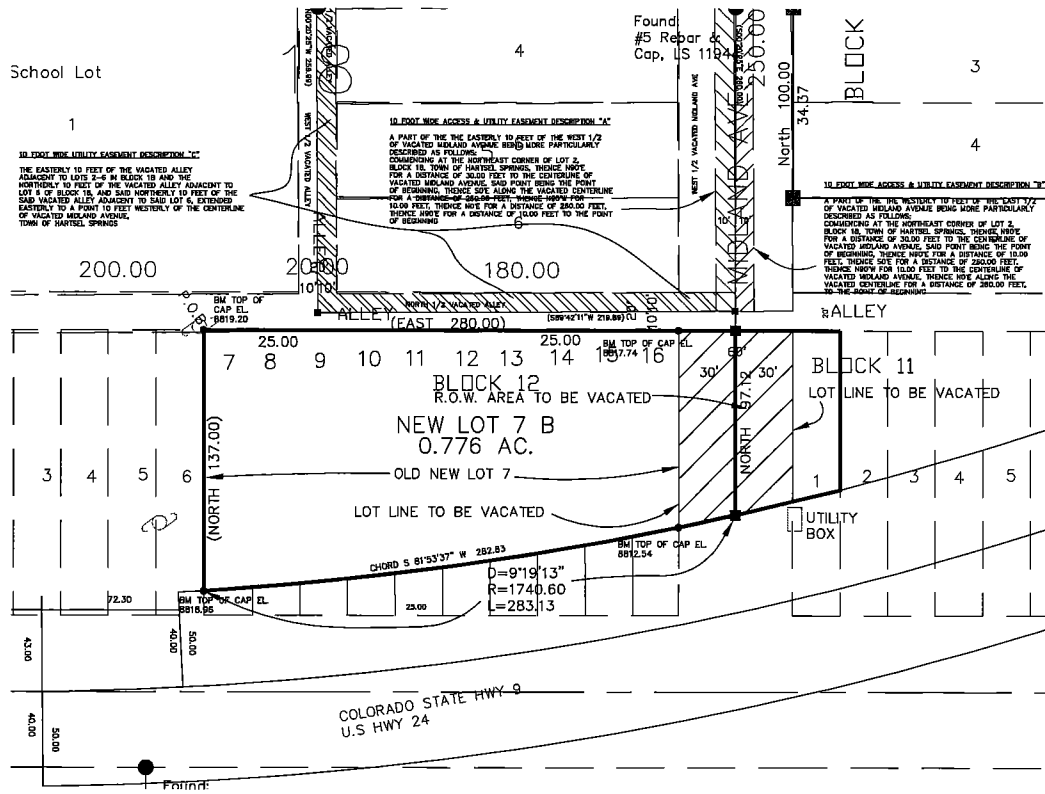


## RIGHT OF WAY VACATION AND LOT CONSOLIDATION PLAT COMBINING NEW LOT 7, & PART OF MIDLAND AVE., BLOCK 12. TOWN OF HARTSEL SPRINGS (AS RECORDED JUNE 21, 1909)

### INTO ONE LOT TO BE KNOWN AS NEW LOT 7 B LOCATED IN SECTION 8, TOWNSHIP 12 SOUTH, RANGE 75 WEST OF THE 6th P.M., PARK COUNTY, COLORADO



KEY MAP



- LEGEND**
- INDICATES SET NO. 5 REBAR AND PLASTIC CAP, LS 11944
  - INDICATES FOUND NO. 5 REBAR AND PLASTIC CAP, LS 11944
  - ( ) INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL TIES ARE PERPENDICULAR TO PROPERTY LINES

**LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP**  
Know all men of these presents that SOUTH PARK AMBULANCE DISTRICT is (and) the owner(s) of certain lands in Park County, Colorado, described as follows:  
TOWN OF HARTSEL SPRINGS, NEW LOT 7, BLOCK 12  
Containing 30882 SQ.FT. OR 0.708 AC., more or less.  
In Witness Whereof, we do hereunto set our hands and seals this \_\_\_\_ day of \_\_\_\_\_ 20\_\_  
SOUTH PARK AMBULANCE DISTRICT  
BY: PAUL MATTHEWSON  
(If by corporation, president, agent, secretary, trustee 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

- NOTES:**
- 1) THE BASIS OF BEARING IS A CALCULATED BEARING OF A LINE FROM THE NW COR. LOT 2 BLOCK 18 TO THE SW COR. LOT 4, BLOCK 13, AS BEING S54°48'57" W 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 CONSOLIDATE NEW LOT 7 AND A PORTION OF MIDLAND AVE. BLOCK 12 INTO A NEW LOT TO BE CALLED NEW LOT 7B.
  - 4) MEASUREMENTS SHOWN IN PARENTS 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 UNLIMATED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATMENT 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, COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-506, C.R.S.
  - 7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET.

**LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS**  
ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR REFFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERS OR SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

**TITLE COMMITMENT NOTES:**  
THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BURNETT LAND SURVEYING, INC. TO DETERMINE CONSISTENCY OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, AND VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE RECORDS, BURNETT LAND SURVEYING, INC., RELIED UPON THE TITLE COMMITMENT BY:  
FIDELITY NATIONAL TITLE INSURANCE COMPANY.  
COMMITMENT NO. 988-70854258-361-DAT.

**PARK COUNTY ADMINISTRATIVE APPROVAL**  
APPROVED as an administrative LOT CONSOLIDATION PLAT by the Planning Director of Park County Colorado and approved for recording by the Park County Clerk and Recorder's Office pursuant to the Park County Land Use Regulation Act on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_

ATTEST: \_\_\_\_\_ Planning Director/County Designer  
Clerk and Recorder or Deputy Clerk  
**APPROVAL BY PARK COUNTY BOARD OF COUNTY COMMISSIONERS**  
Approved by the Park County Board of County Commissioners, this \_\_\_\_ day of \_\_\_\_\_ 20\_\_  
ATTEST: \_\_\_\_\_  
Chairperson  
Clerk and Recorder or Deputy Clerk

**SURVEYOR'S CERTIFICATE**  
I hereby certify that the survey and the plat of the real property shown and described herein were made by or under my direct responsibility, supervision and checking, in strict compliance with Colorado statutes, and both survey and plat are true, accurate and complete.  
Thomas L. Burnett  
Colorado License No. 11944  
Date: \_\_\_\_\_

<b>RIGHT OF WAY VACATION &amp; LOT CONSOLIDATION PLAT</b>			
NEW LOT 7, BLOCK 12, & PT OF MIDLAND AVE., TOWN OF HARTSEL PARK COUNTY, COLORADO			
SEC. 8 T12 R75 6th P.M.	ADOPSED 1985 COLO. STATE HWY 24	DATE: JULY 18, 2008	PREPARED FOR
BURNETT LAND SURVEYING, INC.	SCALE: 1" = 20'	SCALE: 1" = 20'	SOUTH PARK AMBULANCE DIST.
740 19th St. East PARKSAT, COLORADO 80640 7740 558-1428	PL. & S. 11th St. East P.O. BOX 104	208 308-1112	

**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 COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**RECORDOR'S CERTIFICATE**  
This Plat was filed for record in the office of the County Clerk and Recorder of Park County, at \_\_\_\_\_ on \_\_\_\_\_ the day of \_\_\_\_\_ A.D. 20\_\_ and duly filed for Record No. \_\_\_\_\_  
Park County Clerk and Recorder

**TITLE COMPANY CERTIFICATE OF OWNERSHIP**  
This Insurance Company hereby certifies that title to the above-described property is vested in the Owner(s).  
Date: \_\_\_\_\_  
[Signature of Authorized Agent]

