

**PARK COUNTY APPLICATION FOR
COMMON PLAT AMENDMENT
NON-REFUNDABLE APPLICATION FEE: \$1700**

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 one paper copy or electronic 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.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: Erik Wayland

Mailing Address: P.O. Box 4508

City: Buena Vista State: CO Zip: 81211-4508

Telephone (cell) 719-221-9616 (home) 719-837-2885

Email: michele.c.wayland@gmail.com

Owner's Name: Erik D. Wayland and Michele C. Wayland

Mailing Address: P.O. Box 4508

City: Buena Vista State: CO Zip: 81211-4508

Telephone (cell) 719-966-9536 (home) 719-837-2885

Email: michele.c.wayland@gmail.com

B. PROPERTY INFORMATION

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

BADGER CREEK RANCH FILING 1 NEW LOT 19 AND FILING

3 LOTS 264, 265, AND 266

Street Address of Property: 353 McMurray Road, Martree

Property's Total Acreage: 55.27 ACRES

Current Zone District of Property: RESIDENTIAL ESTATE
AND RESIDENTIAL

<p>For County Use Only Planning Department Confirmation of Current Zone District: District: <u>R-20 & R</u> <u>John DeGroot</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 \$1700 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.)	JCD
(6a.)	JCD
(6b.)	JCD
(6c.)	JCD
(6d.)	N/A
(6e.)	JCD
(6f.)	JCD

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

- 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 \$13.00 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: Erik D. Wayland

Print name: Erik D. 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:

FEBRUARY 6th, 2018
Month Day Year

For County Use Only:
Verification of Date of Delivery and
County Receipt of Application
Date: FEB. 6th 2018
Print Name: JOHN DEAGAN

Payment of the Applicant Fee was made by:

Personal Check # 4459 Amount \$ 3,400
 Cash Amount \$ _____
 Other _____ Amount \$ _____

APPLICANT MUST ATTEND TWO PUBLIC HEARINGS. 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.

Tax Account

Summary

Account Id R0004694
Parcel Number 4694
Owners WAYLAND ERIK D
WAYLAND MICHELE C
Address PO BOX 4508
BUENA VISTA, CO 81211-4508
Situs Address 144 GREEN WHISKERS LN HARTSEL 80449
Legal T15 R76 S15 NE4 BADGER CREEK RANCH NO 3 LOT 264

Inquiry

As Of 12/04/2017 

Payment Type First
 Full

Total Due \$0.00

Value

Area Id	Mill Levy	
0019 - Hartsel Fire/Ranch/EOC	48.4750000	
	Actual	Assessed
RESIDENTIAL VACANT LOTS - 0100	14,826	4,300
Taxes		\$208.44

The amounts of taxes due on this page are based on **last year's** property value assessments.
For current year values visit the [Park County County Assessor's site](#).

Tax Account

Summary

Account Id R0004695
Parcel Number 4695
Owners WAYLAND ERIK D
WAYLAND MICHELE C
Address PO BOX 4508
BUENA VISTA, CO 81211-4508
Situs Address 118 GREEN WHISKERS LN HARTSEL 80449
Legal T15 R76 S15 NE4 BADGER CREEK RANCH NO 3 LOT 265 AND 266

Inquiry

As Of 12/04/2017

Payment Type First
 Full

Total Due \$0.00

Value

Area Id	Actual	Assessed	Mill Levy
0019 - Hartsel Fire/Ranch/EOC			48.4750000
RESIDENTIAL VACANT LOTS - 0100	10,057	2,920	
Taxes			\$141.56

The amounts of taxes due on this page are based on **last year's** property value assessments.
For current year values visit the [Park County Assessor's site](#).

Tax Account

Summary

Account Id R0004526
Parcel Number 4526
Owners WAYLAND ERIK D
WAYLAND MICHELE C
Address PO BOX 4508
BUENA VISTA, CO 81211-4508
Situs Address 353 MCMURRY RD HARTSEL 80449
Legal T15 R76 S14 NW4 BADGER CREEK RANCH NO 1 LOT 019 NEW

Inquiry

As Of 12/04/2017 

Payment Type First
 Second

Total Due \$0.00

Value

Area Id	Mill Levy	
0019 - Hartsel Fire/Ranch/EOC	48.4750000	
	Actual	Assessed
RESIDENTIAL VACANT LOTS - 0100	65,692	19,050
Taxes		\$923.46

The amounts of taxes due on this page are based on last year's property value assessments.
For current year values visit the [Park County County Assessor's site](#).

WARRANTY DEED

THIS DEED, Made this 18th day of November, 2016 between

Paul Edward Stone

grantor, and

Erik D. Wayland and Michele C. Wayland

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

grantees:

WITNESS, That the grantor, for and in consideration of the sum of Eleven Thousand Dollars and No/100's (\$11,000.00), 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 264,
Badger Creek Ranch No. 3,

County of Park,
State of Colorado

Doc Fee
\$ 1.10

also known by street and number as 144 Green Whiskers Lane, 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.

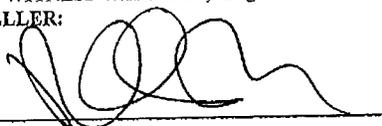
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, 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 into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated November 1, 2016, between the parties.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their 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:



Paul Edward Stone

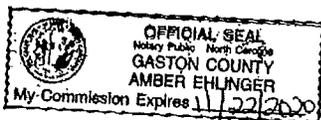
STATE OF ^{NC}
COUNTY OF ^{Gaston}

}ss:

The foregoing instrument was acknowledged before me this 14 day of November, 2016 by Paul Edward Stone


Notary Public

Witness my hand and official seal.
My Commission expires: 11/22/2020



5.00

512102 08/23/1999 02:01P
1 of 1 R 5.00 D 1.00 BARBARA J PASCO PARK CO

WARRANTY DEED

THIS DEED, made this 17th day of August, 1999,
between

Felix H. Lovato and Norma J. Lovato

of the County of Las Animas and State of Colorado, grantor(s), and

Erik D. Wayland and Michele C. Wayland
whose legal address is

P.O. Box 4508, Buena Vista, Colorado 81211
County of Chaffee and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of Ten Thousand (\$10,000.00) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do 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:

Lots 265 and 266, Badger Creek Ranch No. 3, Park County, Colorado.

also known by street and number as:
assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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(s), 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 grantees, their heirs and assigns forever. The grantor(s), for themselves, their heirs, and personal representatives, do covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have 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 patent reservations in Book 102, Page 291; easements, notes and provisions shown on plat of said subdivision; and covenants, conditions and restrictions in Book 213, Page 224, Book 220, Page 875, Book 277, Page 180 and Book 311, Page 91.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Felix H. Lovato
Felix H. Lovato

Norma J. Lovato
Norma J. Lovato

STATE OF COLORADO
County of Chaffee

} ss.

The foregoing instrument was acknowledged before me this 17th day of August, 1999, by Felix H. Lovato and Norma J. Lovato.

Witness my hand and official seal.
My commission expires: 3/6/03



Cynthia Dykins
Notary Public

*If in Denver, insert "City and"

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

712905

712905
1 of 2

2/4/2015 1:29 PM
QCD R\$16.00 D\$0.00

Debra A Green
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:

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
P.O. Box 4508
Buena Vista, Colorado 81211

[SIGNATURE PAGE FOLLOWS]

NO REAL PROPERTY
TRANSFER DECLARATION
ACCOMPANIED THIS DOCUMENT

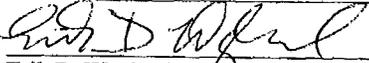
712905

712905
2 of 2

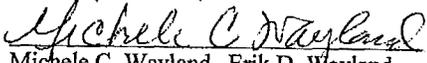
2/4/2015 1:29 PM
QCD R\$16.00 D\$0.00

Debra A Green
Park County Clerk

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

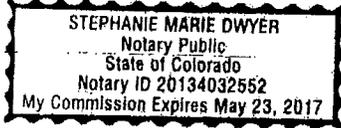
Grantor Signatures:

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



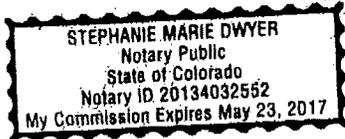
Title (and Rank)

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



Title (and Rank)

My commission expires 5/23/2017

701777

701777
1 of 2

9/16/2013 3:30 PM
QCD R\$16.00 D\$0.00

Debra A Green
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

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 13th day of September, 2013, 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. 1 which 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.

NO REAL PROPERTY
TRANSFER DECLARATION
ACCOMPANIED THIS DOCUMENT

701777

701777 9/16/2013 3:30 PM
2 of 2 QCD R\$16.00 D\$0.00

Debra A Green
Park County Clerk

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

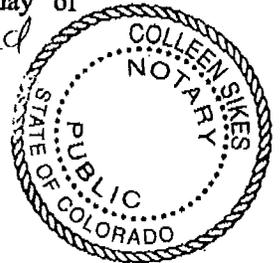
Erik Douglas Wayland
Erik Douglas Wayland, Grantor

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



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

9/13/13
Date

Michele C. Wayland
Michele C. Wayland, Grantee

9/13/13
Date

Erik D. Wayland
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





665472
1 of 2

9/23/2009 11:17 AM
QCD R\$11.00 D\$0.00

Debra A Green
Park County Clerk

STATE DOCUMENTARY FEE

DATE 9-23-09

\$ 11.00

NO PREL. PROSECUT.
THAT
ACCOMPLISHED 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.



665472
2 of 2

9/23/2009 11:17 AM
QCD R\$11.00 D\$0.00

Debra A Green
Park County Clerk

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

Print name of Witness

Signature of Witness

Print name of Witness

Judith K. Wayland
Signature of First Party

Judith K. Wayland
Print name of First Party

Print name of First Party

Signature of First Party

Print name of First Party

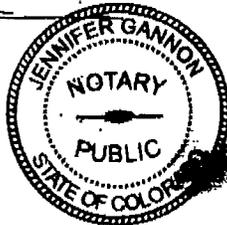
State of Park
County of Colorado }

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.

Jennifer Gannon
Signature of Notary



Affiant Known Produced ID

Type of ID DL DC (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

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 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 for taxes for the current year, a lien hut 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

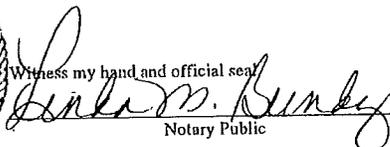
STATE OF COLORADO

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

Notary Public

CO
20

701778

701778
1 of 2

9/16/2013 3:30 PM
QCD R\$16.00 D\$0.00

Debra A Green
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

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. 1 County 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

NO REAL PROPERTY
TRANSFER DECLARATION
ACCOMPANIED THIS DOCUMENT

701778

701778 9/16/2013 3:30 PM
2 of 2 QCD R\$16.00 D\$0.00

Debra A Green
Park County Clerk

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

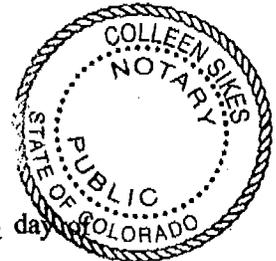
Erik Wayland
Erik Wayland, Grantor

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



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
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



Recorded at _____ o'clock _____
Reception No. _____

474671 05/21/1997 01:04P
1 of 1 R 6.00 D 2.50 BARBARA J PASCO PARK CO

WARRANTY DEED

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

STATE DOCUMENTARY FEE
DATE 5-21-97
\$ 2.50

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, bar-
gain, 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 tract 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
hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their
heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and
agree to and with the grantees, their heirs and assigns, that at the time of the ensailing 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 posses-
sion of the grantees, their 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.

Anna Trueblood
Anna Trueblood

Stanley Trueblood
Stanley Trueblood

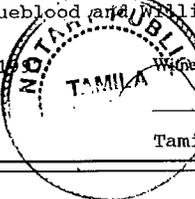
William R. Luellen
William R. Luellen

Gloria Luellen
Gloria Luellen

STATE OF COLORADO)
COUNTY OF PARK) ss.

The foregoing instrument was acknowledged before me this 15th day of May, 19 97, by
Anna Trueblood and Stanley Trueblood and William R. Luellen and Gloria
Luellen

My Commission expires: October 26, 1998



Witness my hand and official seal.
Tamila Beard
Notary Public
Tamila Beard

Adjoining Land Owners to Lot 19, Badger Creek Ranch

Lot 263

Annette Bresciani
P.O. Box 21
Hartsel, CO 80421-0021

Lot 267

Billie June Harris Trust
11858 Keough Dr.
Northglenn, CO 80233

Lot 210

Dustin Booth
568 Holiday Hills Dr.
Howard, CO 81233

Lot 211

Richard R. Price
9904 N. Jackson Hwy.
Magnolia, KY 42757

Lot 18

Valarie J. Chapman
3229 Blackhawk Cir.
Aurora, CO 80011

Lot 252

David A. Floering
31 Donald Ross Dr.
Granville, OH 43023-9794

Lot 21

Kristina Jo Vasold
142 Bonita Pl
Northglenn, CO 80234

Lot 253

Michael Brandon Baird
850 W. Quincy Ave.
Englewood, CO 80010

Lot 22

Dennis C. Coppock
2758 Mirage Dr.
Colorado Springs, CO80920-4306

Lot 282

Jonathan R. Ender
6668 W. Arbor Dr.
Littleton, CO 80123-3829

Northern border of property

Bureau Of Land Management
Pike and San Isabel National Forests Cimarron and Comanche National Grasslands
2840 Kachina Drive
Pueblo, CO 81008
719-553-1400

Township: 15S Range: 76W Section: 15
Legal:
LOTS 264, 265, & 266 BADGER CREEK RANCH
NO. 3
Engineer: BDK

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 North U.S. Highway 85, P.O. Drawer A
Sedalia, Colorado 80135
303-688-3100

RELEASE OF RIGHT TO EASEMENT

This RELEASE OF RIGHT TO EASEMENT is made this 22nd day of December, 2017, by Intermountain Rural Electric Association, a Colorado nonprofit corporation (hereafter referred to as the "Association") whose legal address is 5496 North U.S. Highway 85, Sedalia, Colorado 80135.

WITNESSETH:

Whereas, the Association is a utility entitled to the beneficial use of a platted utility easement described in the certain plat for Badger Creek Ranch No. 3 Subdivision in Park County, recorded on August 16, 1971, Reception No. 186619 of the real estate records in the Office of the Clerk and Recorder of Park County, Colorado, a copy of which is attached hereto as Exhibit A and incorporated by this reference (hereafter referred to as the "Easement");

Whereas, it is the Association's intention to release its rights as to a limited portion of such platted Easement; and

Whereas, it is hereby acknowledged that this release by the Association does not extinguish the Easement or affect the rights of other utilities to use the Easement as platted;

Now, therefore, the Association hereby releases its right to use the Easement as to the following described parcels:

Common 10 foot side lot line utility easements between Lots 264 and 265 and between Lots 265 and 266, and the eastern perimeter 10' utility easement of Lots 264, 265, and 266 of Badger Creek Ranch No.3, T15S, R76W, Section 15, Park County, Colorado as shown on Exhibit B, which is attached hereto and incorporated herein by this reference.

This Release shall be construed in accordance with § 38-35-119, C.R.S. Its effect shall be to discharge and cancel the Easement as to the above-described parcel of land only. In executing this Release, the Association disclaims any present right, title, or interest in the released portion of the Easement, but makes no warranty of title and conveys no interest in property other than as may occur by operation of law.

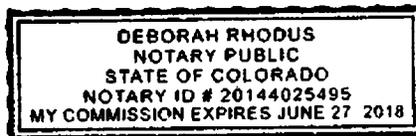
IN WITNESS WHEREOF, this Release has been executed and delivered the day and year first above set forth.

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

STATE OF COLORADO)

County of Douglas)

)
) ss.
)



Patrick B. Mooney
Patrick B. Mooney, Chief Executive Officer

The foregoing instrument was acknowledged before me this 22nd day of December, 2017, by Patrick B. Mooney, Chief Executive Officer of Intermountain Rural Electric Association, known by me to be acting with proper authority.

Deborah Rhodus
Notary Public

My commission expires: June 27, 2018

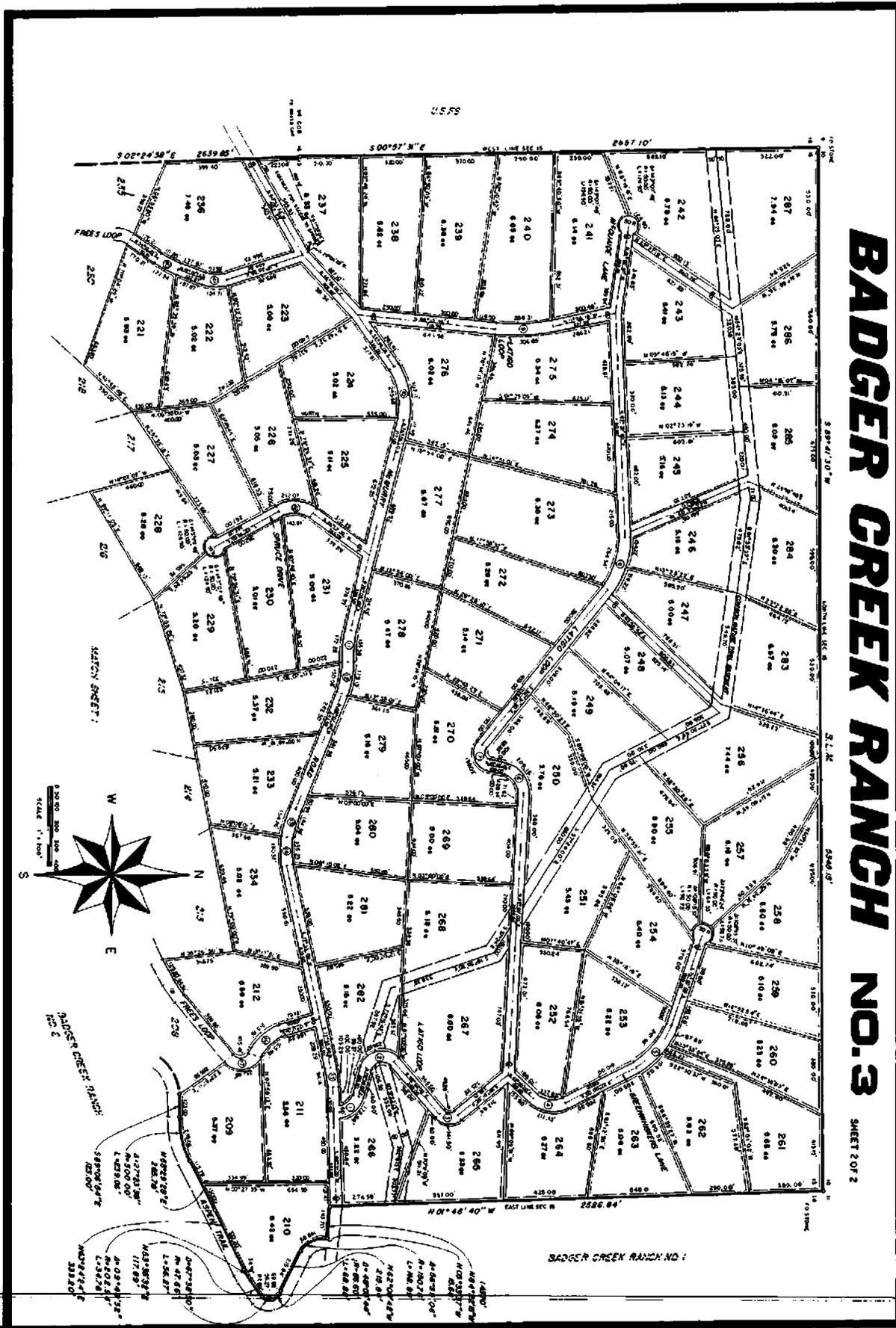
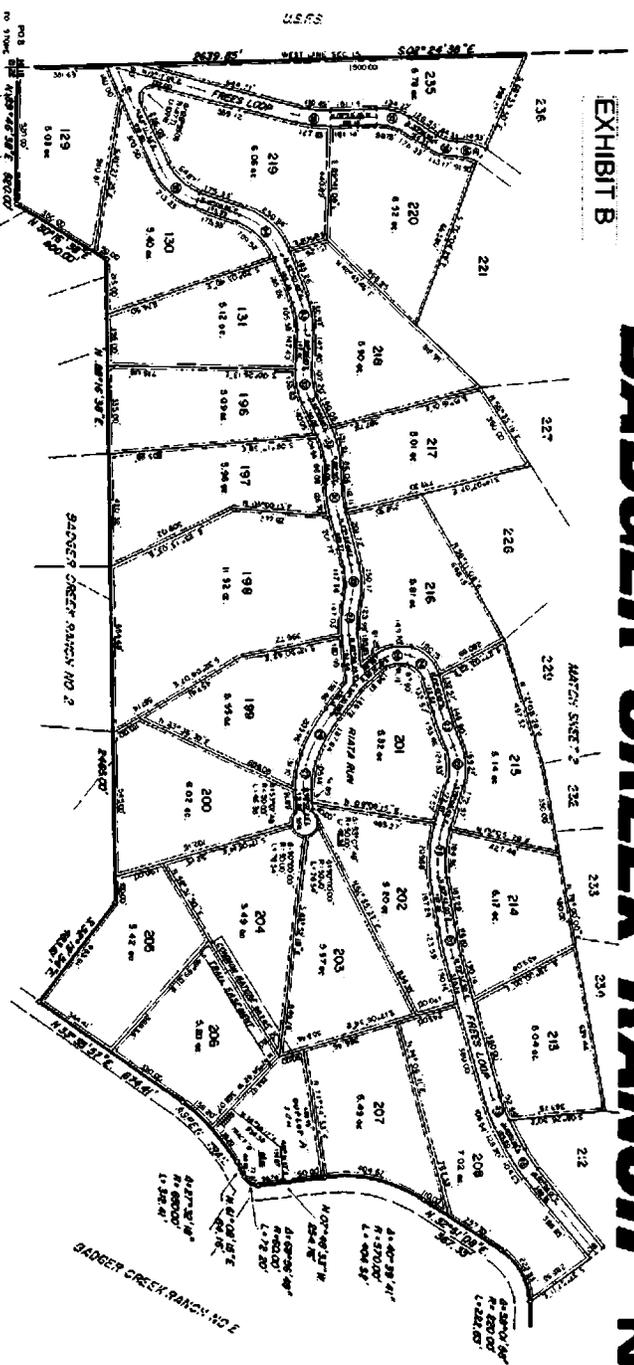


EXHIBIT B

BADGER CREEK RANCH NO.3

SHEET 1 OF 2



Lot No.	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Ft.)
1	0.0000	0.0000	0.0000
2	0.0000	0.0000	0.0000
3	0.0000	0.0000	0.0000
4	0.0000	0.0000	0.0000
5	0.0000	0.0000	0.0000
6	0.0000	0.0000	0.0000
7	0.0000	0.0000	0.0000
8	0.0000	0.0000	0.0000
9	0.0000	0.0000	0.0000
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99	0.0000	0.0000	0.0000
100	0.0000	0.0000	0.0000

DEBRA A. GREEN, CLERK
 Park County Clerk
 12/27/2017 10:17 AM
 R\$33.00 D\$0.00

DEBRA A. GREEN, CLERK
 Park County Clerk
 12/27/2017 10:17 AM
 R\$33.00 D\$0.00

DEBRA A. GREEN, CLERK
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 12/27/2017 10:17 AM
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DEBRA A. GREEN, CLERK
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DEBRA A. GREEN, CLERK
 Park County Clerk
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DEBRA A. GREEN, CLERK
 Park County Clerk
 12/27/2017 10:17 AM
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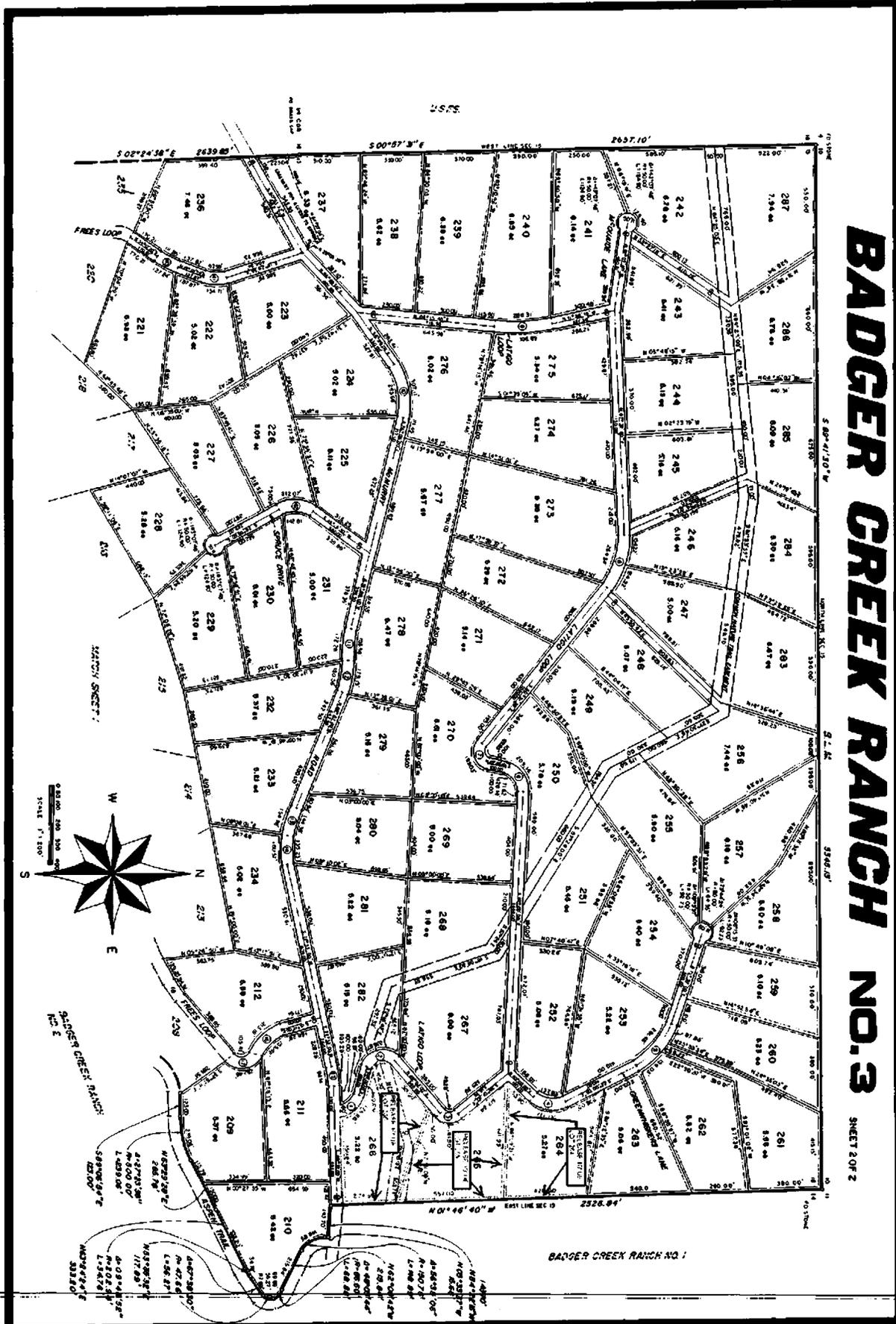
DEBRA A. GREEN, CLERK
 Park County Clerk
 12/27/2017 10:17 AM
 R\$33.00 D\$0.00

DEBRA A. GREEN, CLERK
 Park County Clerk
 12/27/2017 10:17 AM
 R\$33.00 D\$0.00



BADGER CREEK RANCH NO.3

SHEET 2 OF 2

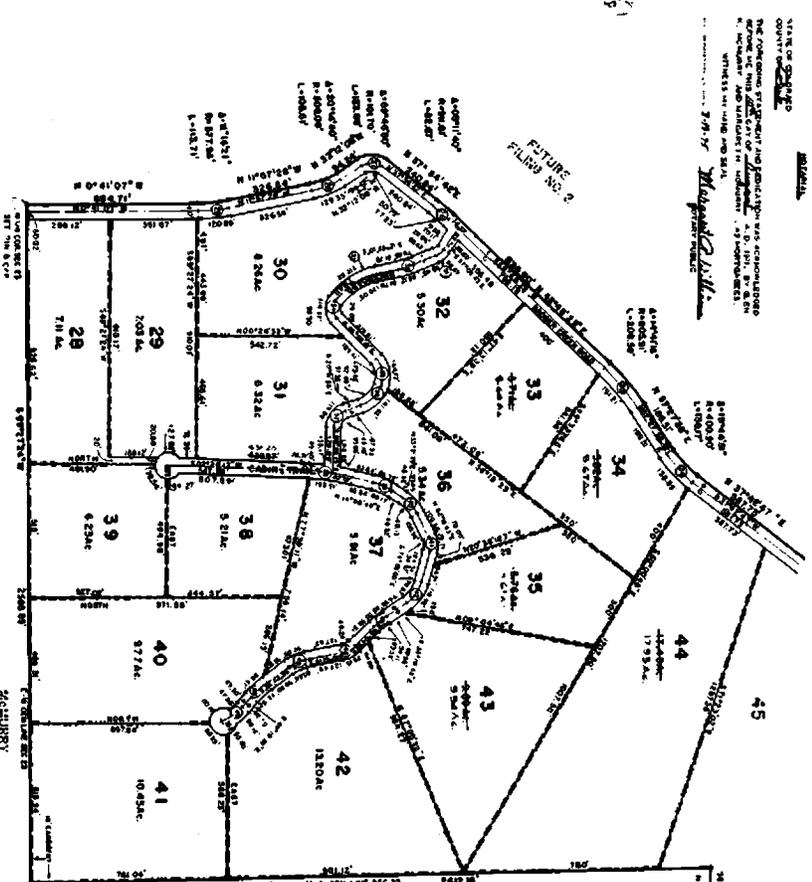


BADGER CREEK RANCH NO. 3

BADGER CREEK RANCH NO.1

A SUBDIVISION OF PARTS OF SECTIONS 13,14,15,22,23, T15S, R76W, 61N, PM
PARK COUNTY, COLORADO

EXHIBIT A



STATE OF COLORADO
COUNTY OF PARK
I, Debra A. Green, Clerk of the County, do hereby certify that the foregoing plat and partition was duly recorded in the office of the County Clerk of Park County, Colorado, on the 27th day of December, 2017, at 10:21 AM, and that the same is a true and correct copy of the original as filed with me.

Debra A. Green
Clerk of the County

NOTICE: THIS PLAT IS SUBJECT TO THE RIGHTS OF THE STATE OF COLORADO AND THE COUNTY OF PARK TO TAKE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND TO TAKE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND HIGHWAYS. THE STATE OF COLORADO AND THE COUNTY OF PARK SHALL BE DEEMED TO HAVE TAKEN SUCH EASEMENTS AT THE TIME THIS PLAT WAS RECORDED.

NOTICE: THE STATE OF COLORADO AND THE COUNTY OF PARK SHALL BE DEEMED TO HAVE TAKEN SUCH EASEMENTS AT THE TIME THIS PLAT WAS RECORDED.

SECTION	ACRES	SECTION	ACRES	SECTION	ACRES
28	36.00	35	36.00	42	36.00
29	36.00	36	36.00	43	36.00
30	36.00	37	36.00	44	36.00
31	36.00	38	36.00	45	36.00
32	36.00	39	36.00		
33	36.00	40	36.00		
34	36.00	41	36.00		
35	36.00	42	36.00		
36	36.00	43	36.00		
37	36.00	44	36.00		
38	36.00	45	36.00		
39	36.00				
40	36.00				
41	36.00				
42	36.00				
43	36.00				
44	36.00				
45	36.00				



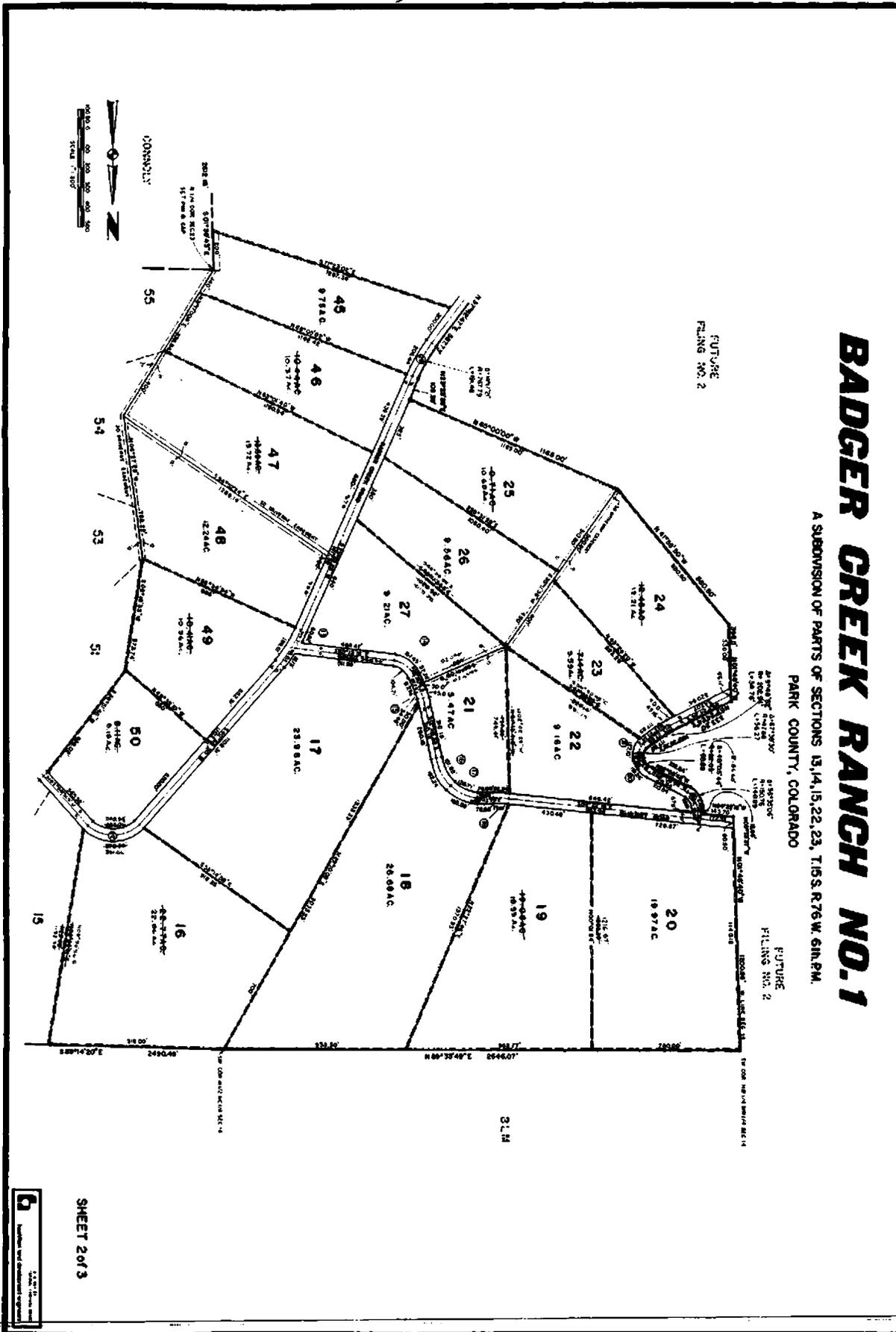
SCALE: 1" = 400'

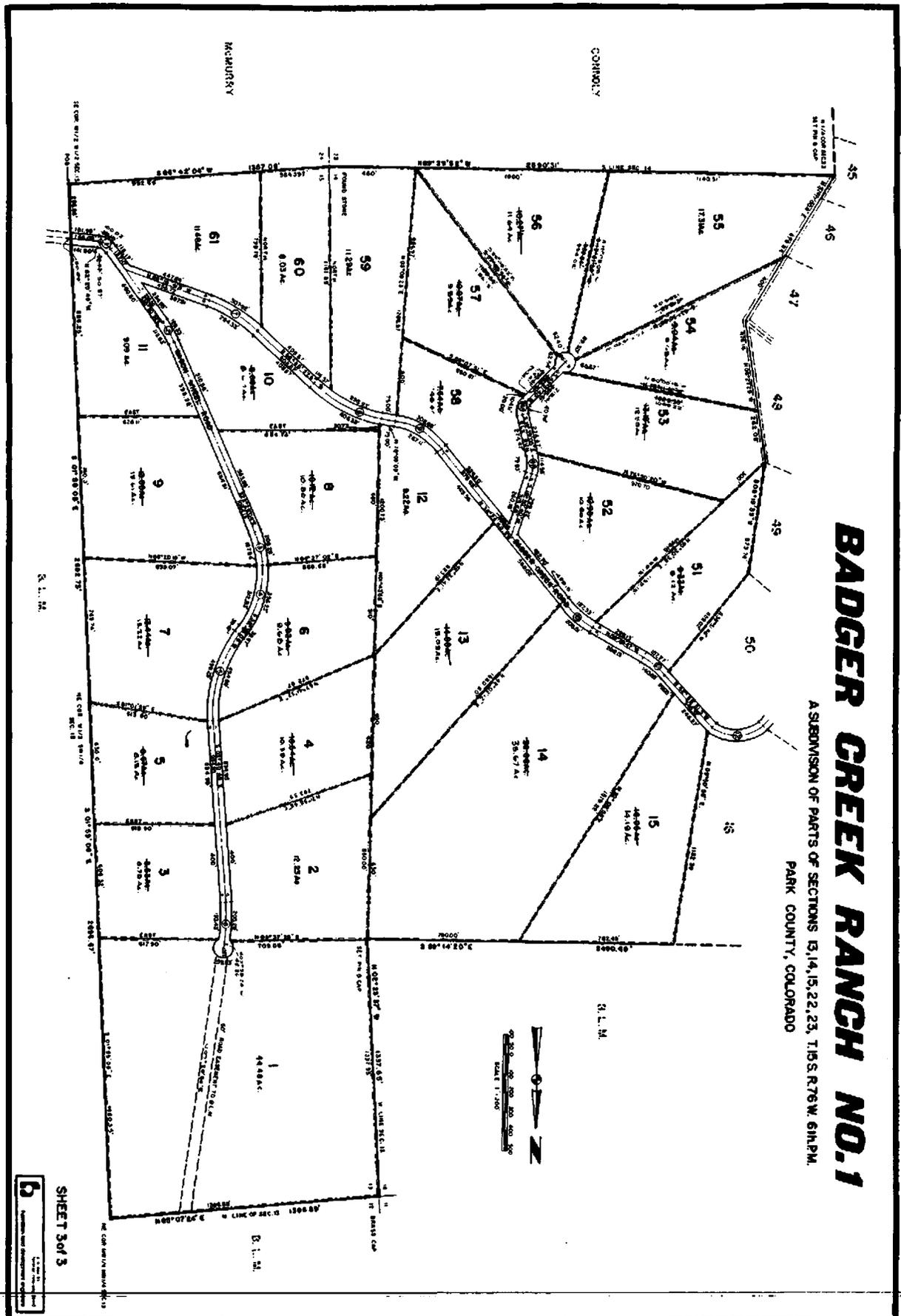
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, PARK COUNTY, COLORADO, ON THIS 27th DAY OF DECEMBER, 2017.

Debra A. Green
County Clerk

STATE OF COLORADO
COUNTY OF PARK
I, Debra A. Green, Clerk of the County, do hereby certify that the foregoing plat and partition was duly recorded in the office of the County Clerk of Park County, Colorado, on the 27th day of December, 2017, at 10:21 AM, and that the same is a true and correct copy of the original as filed with me.

Debra A. Green
Clerk of the County





BADGER CREEK RANCH NO. 1

A SUBDIVISION OF PARTS OF SECTIONS 13, 14, 15, 22, 23, T13S, R76W, 61N, PM.
PARK COUNTY, COLORADO

SHEET 3 of 3
b

BADGER CREEK RANCH NO.1

A SUBDIVISION OF PARTS OF SECTIONS 15,14,15,22,23, T15S, R76W, 61N, PM.

PARK COUNTY, COLORADO

FUTURE
FILING NO. 2

FUTURE
FILING NO. 2

