

815860

815860 2/19/2025 1:54 PM Milena Kassel
1 of 2 R\$10 D\$0 S\$3 M\$0 Park County

PLAT

 AMENDED EXEMPTION x LOT CONSOLIDATION
 OTHER _____

OWNERS:

JENNIFER KATE SNYDER

JAMES STERLING SNYDER

ROYALS DEER CREEK TRACT 24

LEGAL DESCRIPTION:

❖ SECTION 22 T6S R73W

❖ ROYALS DEER CREEK TRACT 24

❖ NEW 4.19 AC TRACT

❖ 275 ROYAL DRIVE BAILEY CO

❖ _____

RESOLUTION NO: _____ (IF APPLICABLE)

RECEPTION NO: _____

DATE RECORDED: _____

LOT CONSOLIDATION PLAT

COMBINING METES AND BOUNDS PARCEL KNOW AS TRACT 24, ROYALS DEER CREEK & THE TRACT AS DESCRIBED IN REC. # 766493

(AS RECORDED MAY 2, 1996 AT REC. NO. 458489.)

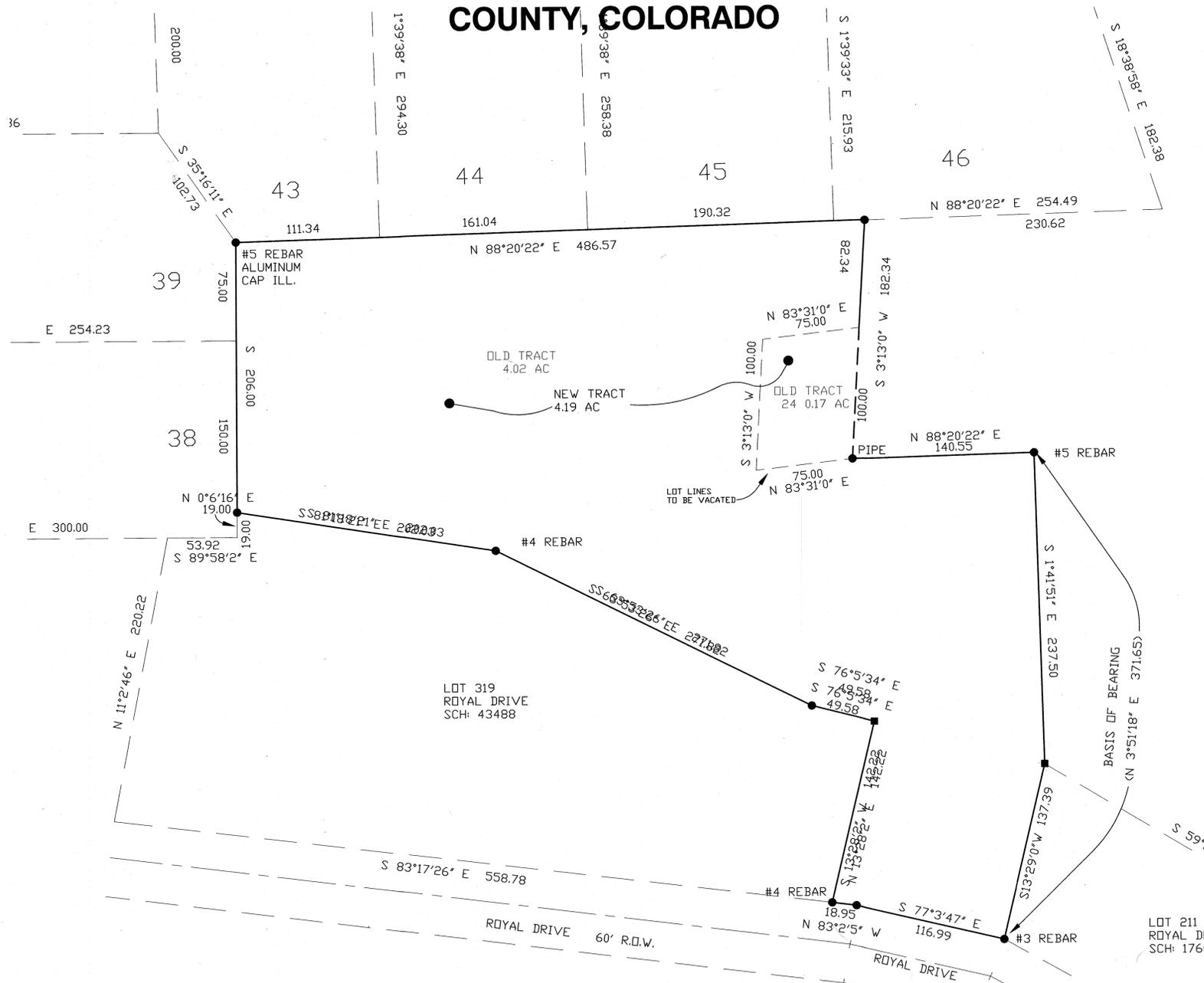
INTO ONE NEW 4.19 AC. TRACT

LOCATED IN SECTION 22, TOWNSHIP 06 SOUTH, RANGE 73 WEST OF THE 6th P.M., PARK

COUNTY, COLORADO

LEGEND

- INDICATES FOUND MONUMENT AS SHOWN, ADDED YELLOW PLASTIC CAP, LS 11944.
- INDICATES SET #5 REBAR 18" LONG 1 1/2", YELLOW PLASTIC CAP, LS 11944
- () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- X—X— INDICATES EXISTING FENCE



LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

Know all men of these present that JENNIFER KATE SNYDER and JAMES STERLING SNYDER is (are) the owner(s) of certain lands in Park County, Colorado, described as follows:
275 ROYAL DRIVE, BAILEY COLORADO, METES BOUNDS, SECTION 22, TOWNSHIP 6, RANGE 73 TRACT 24 AND TRACT AS DESCRIBED AT 766493 Containing 04.19 AC., more or less.

In Witness Whereof, we do hereunto set our hands and seals this 14th day of February 2025

Jennifer Kate Snyder
JENNIFER KATE SNYDER

James Sterling Snyder
JAMES STERLING SNYDER

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

STATE OF Colorado)
COUNTY OF Jefferson) ss

Acknowledged before me this 14th day of February 2025
by Jennifer Snyder and James Snyder

Witness my hand and official seal.
My commission expires: Jan 7, 2023

Jodi Lynze Willbanks
JODI LYNZE WILLBANKS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2024000025
MY COMMISSION EXPIRES JANUARY 7, 2028

- NOTES:
- 1) THE BASIS OF BEARING IS AN ASSUMED BEARING OF THE LINE BETWEEN THE SOUTH EAST CORNER TO THE NORTH EAST LOWER CORNER OF LOT DESCRIBED AS 766493 AS BEING 03°51'18" 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 TRACTS 24 AND THE TRACT DESCRIBED AT 766493 INTO A NEW 4.19 AC. TRACT.
 - 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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
 - 7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET
 - 8) LEGAL DESCRIPTION FROM DEED FOR THIS PROPERTY IS RECORDED AT REC. NO. 766493 & 810603.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED, OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN, 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.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THE RECORD INFORMATION, WHICH IS REFERENCED HEREON, IS THE RESULT OF RESEARCH PERFORMED BY BURNETT LAND SURVEYING, INC., AND IS NOT NECESSARILY COMPLETE OR CONCLUSIVE.

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 18th day of February 2025

ATTEST: *Jah* Deputy Clerk
J.L. Planning Director/County Designer

LOT CONSOLIDATION PLAT		
COMBINING TRACTS 24 & METES AND BOUNDS TRACT DESCRIBED @ 766493, SECTION #22 TOWNSHIP #6 RANGE 73 PARK COUNTY, COLORADO		
SEC. 22 T.6S R.73W 6th P.M.	ADDRESS: 275 ROYAL DRIVE	DATE: JANUARY 13, 2025
BURNETT LAND SURVEYING, INC.	P.O. BOX 1953, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425	SCALE: 1" = 50'
PREPARED FOR: SNYDER	JOB NO. 2024-420	

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.

RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the County Clerk and Recorder of Park County, at 1:54 P.M. on 19th day of February, A.D. 2025 and duly filed at Reception No. 815860

Milena Kurn
Park County Clerk and Recorder

SURVEYOR'S CERTIFICATE

I hereby certify that the survey and the plat of the real property shown and described hereon were made by or under my direct responsibility, supervising and checking, in strict compliance with Colorado statutes, and both survey and plat are true, accurate and complete.

Thomas J. Burnett
Thomas J. Burnett
Colorado License No. 00344
Date: Feb 18, 2025

