815588
815588 2/10/2025 9:40 AM Milena Kassel
1 of 2 R$10 D$0 S$3 M$0 Park County

PLAT

___AMENDED ___EXEMPTION _x_LOT CONSOLIDATION
___OTHER_____

OWNERS:

BRAD HUGHES

SECTION 12 T10S R76W

LEGAL DESCRIPTION:

- SECTION 12 T10S R76W
- NEW SECTION 12 T10S R76W
- 3231 VAQUERO WAY
-
-

RESOLUTION NO: _____ (IF APPLICABLE)

RECEPTION NO: _____

DATE RECORDED: _____

LOT CONSOLIDATION PLAT

COMBINING NE1/4SW1/4, W1/2SE1/4, SE1/4SW1/4 SECTION 12, T.10S., R.76W.
INTO ONE TRACT TO BE KNOWN AS NEW NE1/4 SW1/4 SECTION 12

LOCATED IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 76 WEST OF THE 6th P.M., PARK COUNTY, COLORADO

LEGEND

- ● INDICATES FOUND NO. 5 REBAR AND ALUMINUM CAP, LS 11944 OR AS SHOWN
- ■ 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

ALL TIES ARE PERPENDICULAR TO PROPERTY LINES

SUBJECT

VICINITY MAP

LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

Know all men of these present that BRAD HUGHES is

(are) the owners of certain lands in Park County, Colorado, described as follows:

NE1/4SW1/4,W1/2SE1/4,SE1/4SW1/4 SECTION 12, T.10S., R.76W.

Containing 163.02 AC., more or less.

In Witness Whereof, we do hereunto set our hands and seals this 10 day of February, 2025.

BRAD HUGHES

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

STATE OF Colorado)
) ss
COUNTY OF PARK)

Acknowledged before me this 10 day of February, 2025

by BRAD HUGHES

Witness my hand and official seal.

My commission expires: 07/07/2028

Notary Public

GEORGIA COMSTOCK
Notary Public
State of Colorado
Notary ID # 20204023454
My Commission Expires 07-07-2028

NOTES:

1) THE BASIS OF BEARING IS THE ASSUMED BEARING OF A LINE FROM THE SOUTH WEST CORNER OF LOT 114 TO THE NORTH EAST CORNER OF LOT 90 AS BEING S23°52'46"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 THE THREE PROPERTIES IN ONE 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 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) ALL DIMENSIONS ARE IN U.S. SURVEY FEET
8) DEED FOR THIS PROPERTY IS RECORDED AT REC. NUMBER 814662.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT 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.

TITLE COMMITMENT NOTES:

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 10th day of February, 2025

ATTEST: Jeanie Campbell
~~Clerk & Recorder~~ or Deputy Clerk

~~Planning Director~~/County Designee

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, supervision, and checking, in strict compliance with Colorado statutes, and both survey and plat are true, accurate and complete.

Thomas L. Burnett

Thomas L. Burnett
Colorado License No. 19944

Date Jan 28 2025

RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the County Clerk and Recorder of Park County, at 9:40 A.M. on 10TH the day of February A.D. 2025 and duly filed at Reception No. 815588

Milena Greer
Park County Clerk and Recorder

SCALE
300 0 150 300 600
SCALE: 1"= 300'

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 THAT TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LOT CONSOLIDATION PLAT

NE1/4SW1/4,W1/2SE1/4,SE1/4SW1/4 SECTION 12, T.10S., R.76W. PARK COUNTY, COLORADO

SEC.12 T.10S R.76W 6th P.M.	ADDRESS: 3231 VAQUERO WAY	
BURNETT LAND SURVEYING, INC. P.O. BOX 1953, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425	DATE: JANUARY 14, 2025	PREPARED FOR:
	SCALE: 1"= 300'	HUGHES
	DRAWN BY: TLB	
	JOB NO. 2024-414	