

815630

815630 2/11/2025 11:13 AM Milena Kassel
1 of 2 R\$10 D\$0 S\$3 M\$0 Park County

PLAT

 AMENDED EXEMPTION x LOT CONSOLIDATION
 OTHER _____

OWNERS:

BARBARA A METZGER

ROBERT C METZGER

WAGON TONGUE

LEGAL DESCRIPTION:

❖ SECTION 23 T13S R72W

❖ WAGON TONGUE SUBDIVISION NO 2 BLOCK 2

❖ LOTS 5 AND NEW LOT 8

❖ NEW LOT 8R

❖

RESOLUTION NO: _____ (IF APPLICABLE)

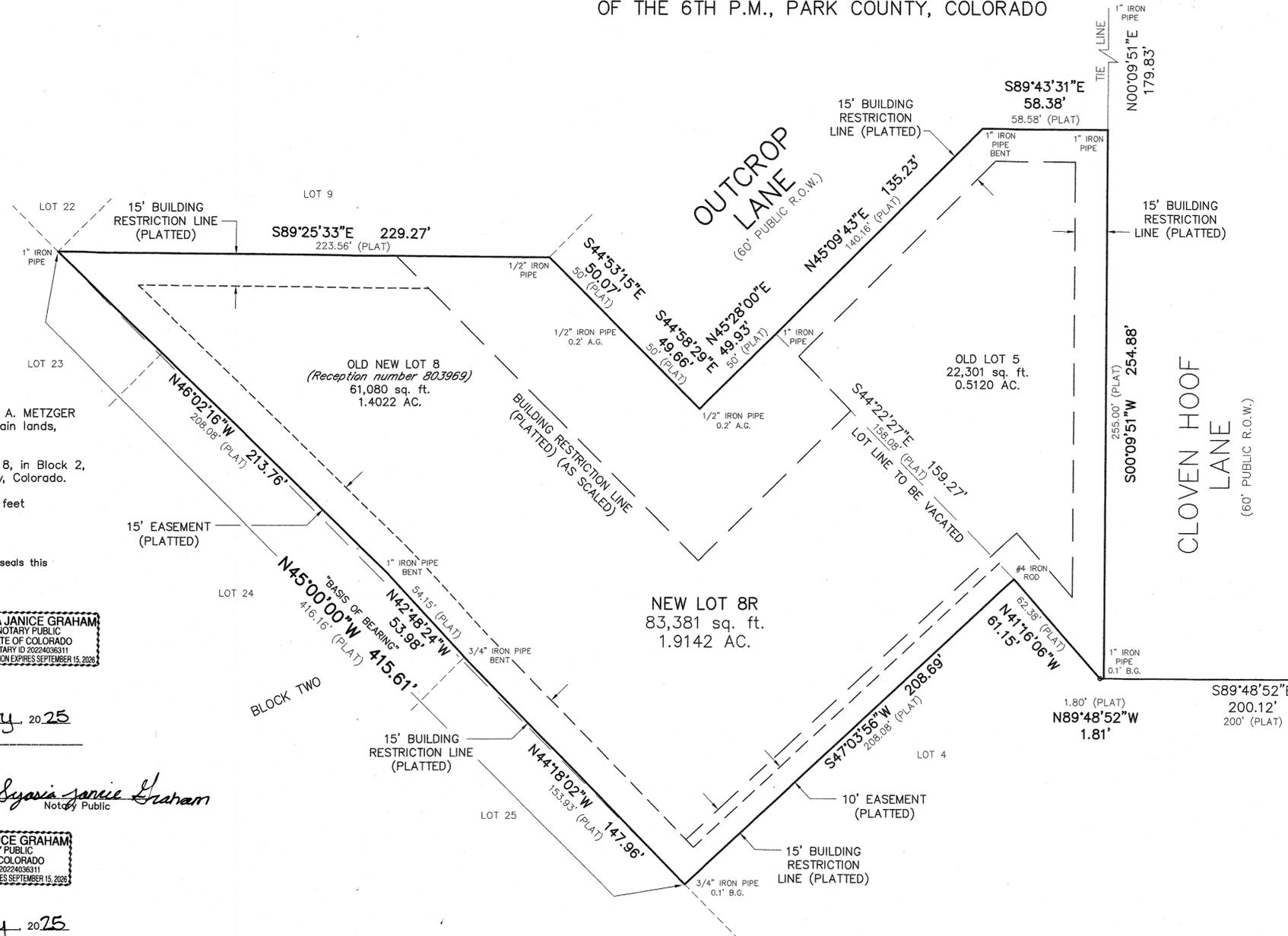
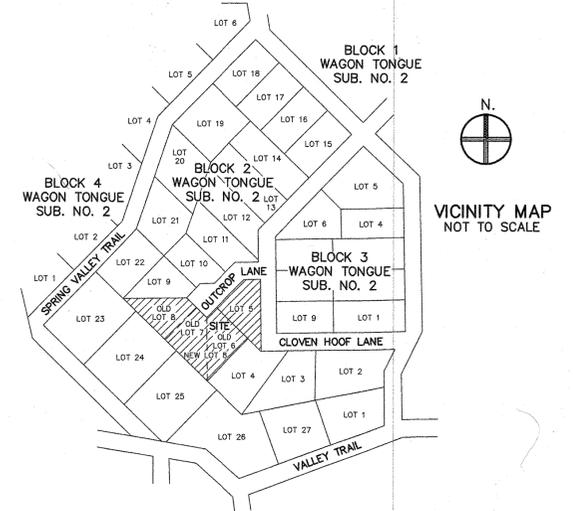
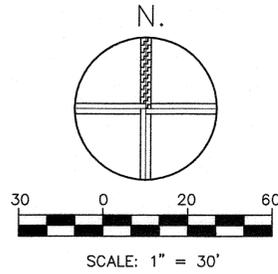
RECEPTION NO: _____

DATE RECORDED: _____

LOT CONSOLIDATION PLAT

COMBINING LOT 5 AND NEW LOT 8 IN BLOCK 2, WAGON TONGUE SUBDIVISION NO.2
(AS RECORDED SEPTEMBER 7, 1965 AT REC. NO. 164735)
INTO ONE LOT KNOWN AS NEW LOT 8R

LOCATED IN NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 72 WEST
OF THE 6TH P.M., PARK COUNTY, COLORADO



LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

Know all men by these present that BARBARA A. METZGER & ROBERT C. METZGER are the owners of certain lands, described as follows:

Lots 5 and Lots 6-8 also known as NEW LOT 8, in Block 2, Wagon Tongue Subdivision No.2, in Park County, Colorado.

Containing a computed area of 83,381 square feet or 1.9142 acres of Land.

In Witness Whereof, we do hereunto set our hands and seals this 29th day of JAN. 2025.

Robert C. Metzger
ROBERT C. METZGER
STATE OF Colorado } ss
COUNTY OF EL PASO }

SYASIA JANICE GRAHAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224036311
MY COMMISSION EXPIRES SEPTEMBER 15, 2025

Acknowledged before me this 29th day of January, 2025
by Robert C. Metzger

Witness my hand and official seal.

My Commission Expires: 09/15/2025

Syasia Janice Graham
Notary Public

Barbara A. Metzger
BARBARA A. METZGER
STATE OF Colorado } ss
COUNTY OF EL PASO }

SYASIA JANICE GRAHAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224036311
MY COMMISSION EXPIRES SEPTEMBER 15, 2025

Acknowledged before me this 29th day of January, 2025
by Barbara A. Metzger

Witness my hand and official seal.

My Commission Expires: 09/15/2025

Syasia Janice Graham
Notary Public

SURVEYOR'S CERTIFICATE:

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

James P. Brinkman
Professional Land Surveyor

James P. Brinkman
Colorado Professional Land Surveyor No. 37631

Date: January 28, 2025

COUNTY ADMINISTRATIVE APPROVAL:

APPROVED as a LOT CONSOLIDATION 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 11th day of February, 2025.

ATTEST:

Janis Campbell
Clerk and Recorder, Deputy Clerk

J. Ze
Planning Director/County Designee

NOTES:

- - Indicates #4 rebar & cap PLS 37631 set, flush to the ground, or as noted.
● - Indicates recovered survey monument, flush to the ground, or as noted.
S31°01'25"W 315.67' - Indicates field measured data.
166.7' (PLAT) - Indicates data "of record".
A.G. - Indicates above grade.
B.G. - Indicates below grade.
- Basis of Bearings: All bearings shown are relative to the Southeast line of Lots 7-8, monumented as shown and assumed to bear N45°00'00"W, a distance of 415.61 feet.
- The purpose of this survey is to combine Lot 5 and Lot NEW LOT 8 into a new lot called New Lot 8R
- All lined units of measure shown hereon are in U.S. Survey Foot.
- Address for informational purposes: 45 Outcrop Lane, Florissant, CO, 80816.
- 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.
- Easements are not clearly labeled on the Wagon Tongue Subdivision No.2 (rec. no. 164735). Easements as shown hereon are scaled from said Subdivision Plat.
- This Certificate was conducted without the benefit of a Title Commitment and is based on the legal description provided. Therefore easements or rights-of-way of record affecting the subject property, if any, may not be shown hereon. No additional research was performed by CROSSED PATHS SURVEYING SERVICES, INC.

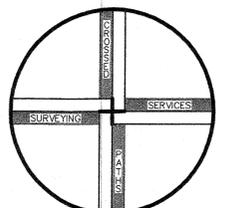
RECORDERS CERTIFICATE:

This plat was filed for record in the office of the County Clerk and Recorder of Park County, at 11:13 A.M. on the 11th day of February, 2025, and duly filed at Reception No. 815630

Melissa San
Park County Clerk and Recorder



LOT CONSOLIDATION PLAT



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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

4.			
3.			
2.			
1.	01/18	County Comments	JPB
no.	date	revisions	by
drawing date: January 10, 2025		drawn by: JPB	CK: JPB
dwg. file: 2101281M04.dwg		scale: 1" = 30'	
project no. 2101281M.04		sheet	1 of 1

CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 88155
COLORADO SPRINGS, CO 80908
PHONE: 719-861-2349
EMAIL: jrpis@cpsthinc.com