

LEGEND

- INDICATES FOUND NO. 5 REBAR AND RED PLASTIC CAP, LS 25633 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

# LOT CONSOLIDATION PLAT

## COMBINING LOTS 5 & 6, ROLAND VALLEY UNIT #1

(AS RECORDED JULY 5, 1966 AT REC. NO. 166377.)

### INTO ONE LOT TO BE KNOWN AS NEW LOT 5

LOCATED IN SECTION 14, TOWNSHIP 7 SOUTH,  
RANGE 72 WEST OF THE 6th P.M.,  
PARK COUNTY, COLORADO

LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

Know all men of these present that RICHARD K. FELTES and MARY J. FELTES is (are) the owner(s) of certain lands in Park County, Colorado, described as follows:

ROLAND VALLEY, UNIT 1 LOTS 5 AND 6 Containing 02.26 AC., more or less.

In Witness Whereof, we do hereunto set our hands and seals this 20 day of September, 2015

*Richard K. Feltes* *Mary J. Feltes*  
RICHARD K. FELTES MARY J. FELTES

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

STATE OF Colorado }  
COUNTY OF Jefferson } ss

Acknowledged before me this 20 day of September, 2015

by Richard and Mary Feltes

Witness my hand and official seal.

My commission expires: 12/18/2027

*Bailee Orner*  
Bailee Orner  
Notary Public

BAILEE ORNER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234047110  
MY COMMISSION EXPIRES 12/18/2027

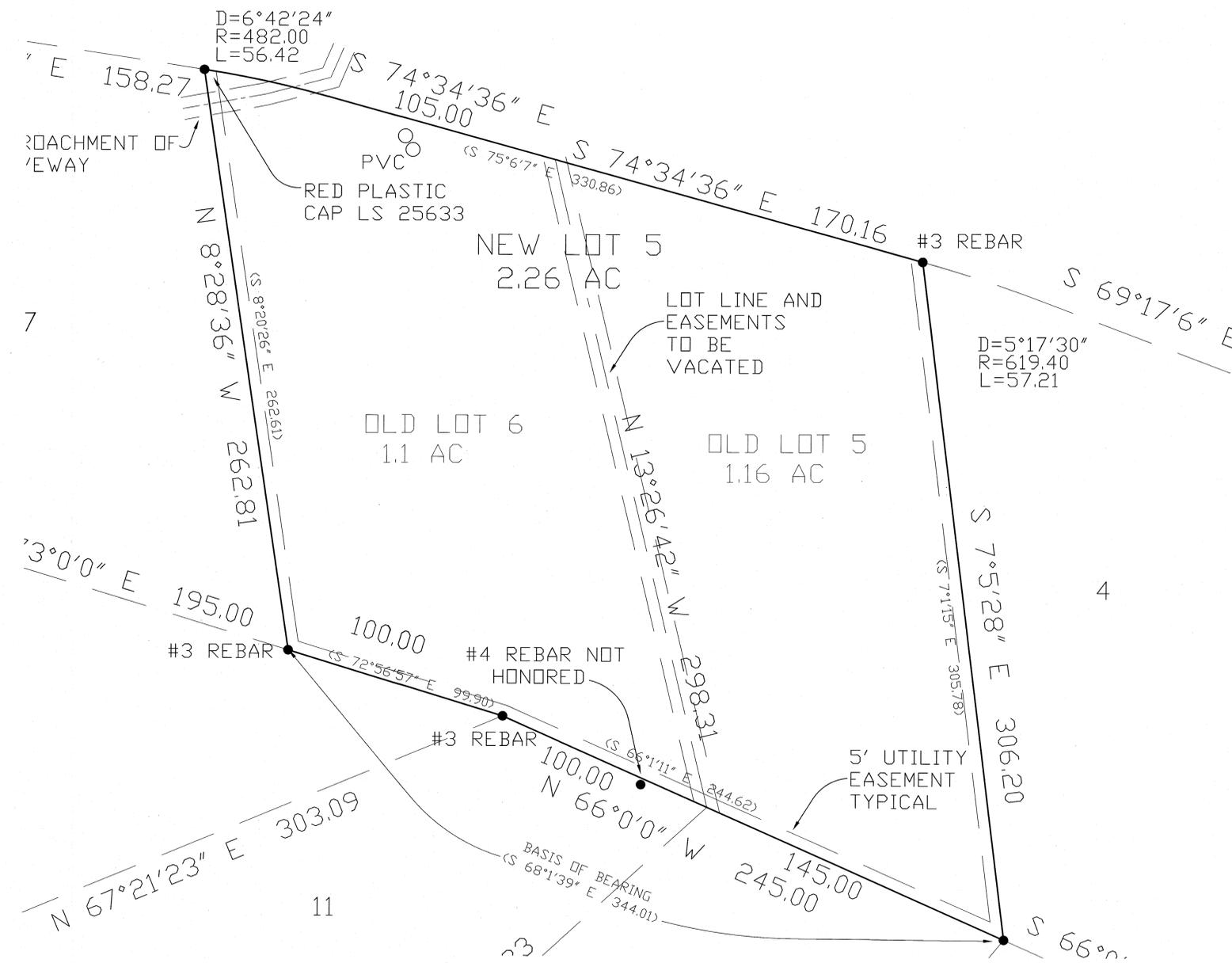
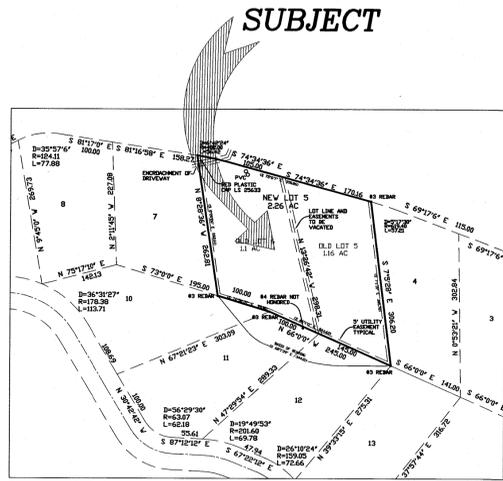
- NOTES:
- 1) THE BASIS OF BEARING IS AN ASSUMED BEARING OF A LINE BETWEEN THE SOUTH WEST CORNER OF LOT 6 TO THE SOUTH EAST CORNER OF LOT 5 AS BEING S68°01'39"E, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
  - 2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RESEARCHED AND SHOWN.
  - 3) THE PURPOSE OF THIS SURVEY IS TO COMBINE LOTS 5 & 6 INTO A NEW LOT CALLED NEW LOT 5.
  - 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 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, 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. 812449

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.

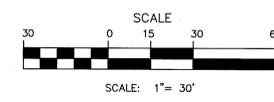
TITLE COMMITMENT NOTES:  
THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BURNETT LAND SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, BURNETT LAND SURVEYING, INC., RELIED UPON THE TITLE COMMITMENT BY:  
FIDELITY NATIONAL TITLE INSURANCE COMPANY.  
COMMITMENT NO.360-F10192-24 AMENDMENT No. 1  
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 on the 14 day of October, 2015  
ATTEST: *Tomie Orndorff* *Thomas L. Burnett*  
Clerk and 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. I strictly comply with Colorado statutes, and both survey and plat are true, accurate and complete.  
*Thomas L. Burnett*  
Thomas L. Burnett  
Colorado License No. 11944  
Date Sept. 18, 2015



RECORDER'S CERTIFICATE  
This Plat was filed for record in the office of the County Clerk and Recorder of Park County, at 8:44 AM on 14 the day of October A.D. 2015 and duly filed at Reception No. 821777  
*Alicia Hund*  
Park County Clerk and Recorder



LOT CONSOLIDATION PLAT		
COMBINING LOTS 5 & 6, ROLAND VALLEY, UNIT NO. 1 PARK COUNTY, COLORADO		
SEC. 14 T.7S R.72W 6th P.M.	ADDRESS: 208 BROOKSIDE DRIVE	PREPARED FOR:
DATE: JULY 30, 2015	SCALE: 1"= 30'	FELTES
DRAWN BY: LTD		
BURNETT LAND SURVEYING, INC. P.O. BOX 1953, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425	JOB NO. 2025-237	

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.