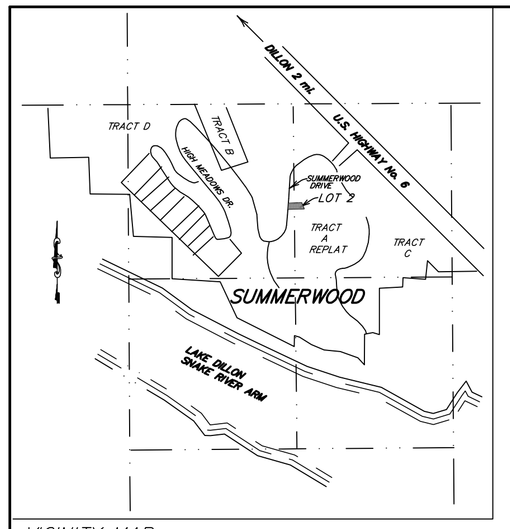
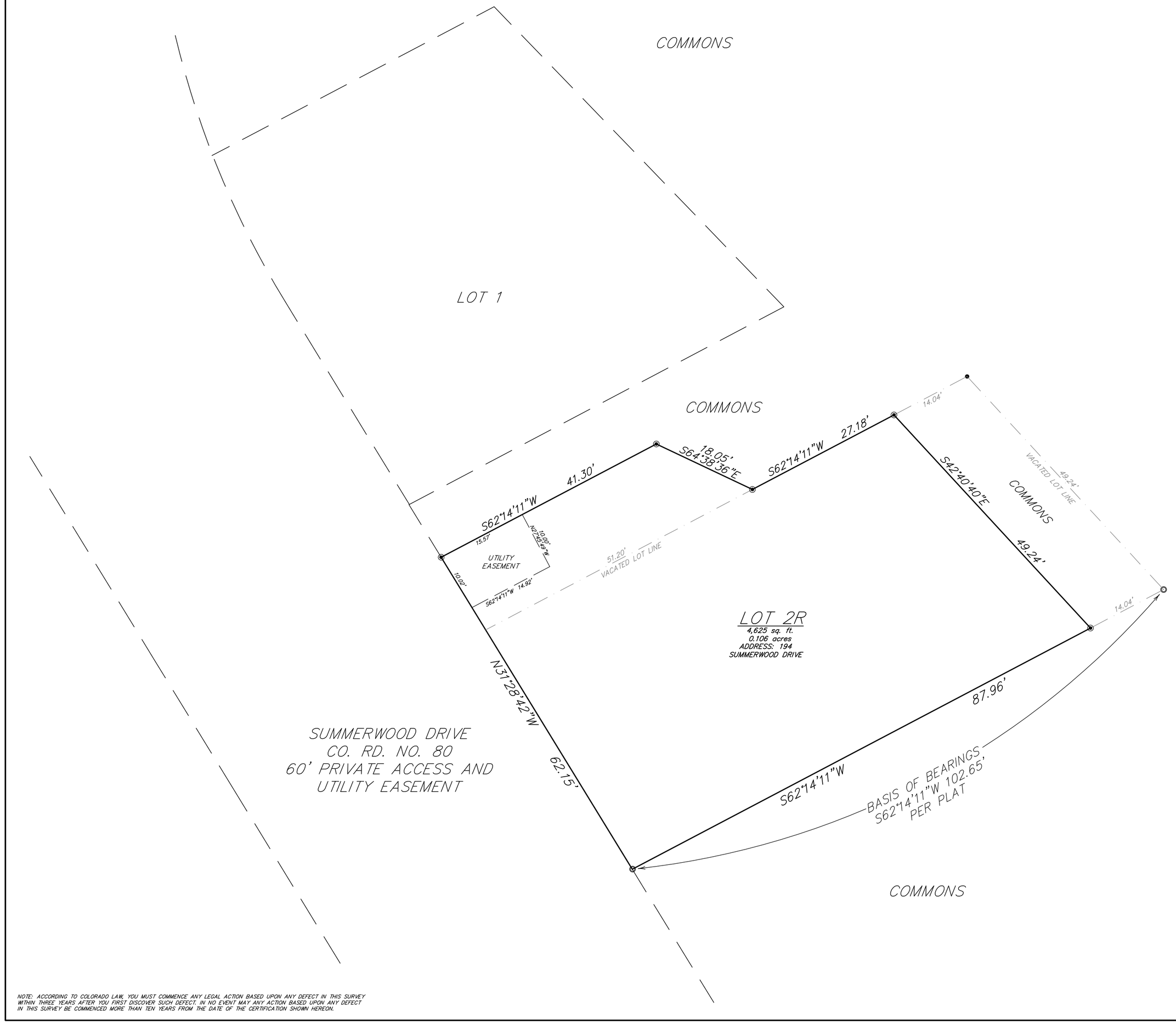


VICINITY MAP

A REPLAT OF

LOT 2 AND A PORTION OF THE COMMON AREA SUMMERWOOD AMENDED TRACT "A" REPLAT

SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

- SET REBAR & PLASTIC CAP (PLS 26292)
- FOUND REBAR & PLASTIC CAP (PLS 8953)
- FOUND #4 REBAR
- E — TRANSFORMER
- UTILITY PEDESTAL

PLAT NOTES:

1) THE AREA OF THE LOT IS UNCHANGED BY THIS REPLAT.

2) THAT PORTION BEING ADDED TO THE NORTHWEST PORTION OF THE SUBJECT LOT VIA THIS SUBDIVISION EXEMPTION PLAT IS SOLEY INTENDED TO ADDRESS AN EXISTING DRIVEWAY ENCROACHMENT AND SHALL NOT BE UTILIZED FOR ADDITIONAL BUILDINGS OR STRUCTURES.

3) A RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND FOR EMERGENCY VEHICLES IS GRANTED BY THE OWNER OVER, ACROSS, ON AND THROUGH ALL PRIVATE ROADS SHOWN OF THE PLAT. A RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR THE OWNER, ITS AGENTS, EMPLOYEES, GUESTS AND BUSINESS INVITEES, SUCCESSORS AND ASSIGNS, IS RESERVED BY THE OWNER OVER, ACROSS, ON AND THROUGH ALL ROAD EASEMENTS AS SAID ROAD EASEMENTS APPEAR ON SAID PLAT. (FROM NOTE 6 ON THE RECORDED PLAT OF SUMMERWOOD AMENDED TRACT "A" REPLAT – REC. NO. 256206).

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS THAT: BOYD TRUST AND SUMMERWOOD HOMEOWNERS ASSOCIATION BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

LOT 2, SUMMERWOOD AMENDED TRACT "A" REPLAT
CONTAINING 0.107 ACRE
IN SUMMIT COUNTY, COLORADO

UNDER THE NAME AND STYLE OF "A REPLAT OF LOT 2 AND A PORTION OF THE COMMON AREA SUMMERWOOD AMENDED TRACT "A" REPLAT" HAVE LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF SUMMIT, STATE OF COLORADO, THE STREETS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO TRAILS AND OPEN SPACE, FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS TO THE COUNTY OF SUMMIT FOR USE BY THE UTILITY COMPANIES OR OTHER PROVIDERS OF UTILITIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT THE DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF SUMMIT.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO HEREUNTO BE SUBSCRIBED THIS _____DAY OF _____, 20___.

BOYD TRUST

_____
BY: LINDA GAY BOYD, TRUSTEE

SUMMERWOOD HOMEOWNERS ASSOCIATION

_____
BY:

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY LINDA GAY BOYD, TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ FOR SUMMERWOOD HOMEOWNERS ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TITLE COMPANY'S CERTIFICATE:

_____ TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, 20___.

_____
AGENT

BOARD OF COUNTY COMMISSIONERS' APPROVAL:

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS REPLAT
AT A MEETING HELD ON THIS _____ DAY OF _____ 20_____
AND HEREBY ACCEPTS DEDICATION OF PUBLIC RIGHTS-OF WAY, UTILITY EASEMENTS, AND OTHER PUBLIC AREAS AS SHOWN HEREON. ACCEPTANCE OF PUBLIC RIGHTS-OF-WAY FOR STREETS OR ROADS DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF ROADS CONSTRUCTED THEREIN. THE PROCEDURE FOR ACCEPTANCE OF ROADS FOR MAINTENANCE PURPOSES SHALL BE AS STATED IN THE SUMMIT COUNTY ROAD AND BRIDGE DESIGN AND CONSTRUCTION STANDARDS OR SUCH REGULATIONS AS SHALL BE ADOPTED IN LIEU OF THE SUMMIT COUNTY ROAD AND BRIDGE DESIGN AND CONSTRUCTION STANDARDS.

_____
CHAIR

SURVEYOR'S CERTIFICATE:

I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WAS PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS _____ DAY OF _____, 20 ___

SIGNATURE _____
ROBERT R. JOHNS, P.L.S.
COLORADO REGISTRATION NO. 26292

COLORADO REGISTERED ROBERT R. JOHNS 26292 PROFESSIONAL LAND SURVEYOR

TREASURER'S CERTIFICATE:

I THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____, UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____DAY OF_____,20____,

SIGNATURE_____
SUMMIT COUNTY TREASURER

CLERK AND RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS ____ DAY OF _____, 20____, AND FILED FOR RECORD AT ____.M., UNDER RECEPTION NUMBER _____.

SIGNATURE _____ BY: _____

Drawn RRJ	Dwg 11621PLT	Project 11621
Checked RRJ	Date 04/29/19	Sheet 1 of 1

RANGE WEST INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

NOTE: 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.

R:\RRJ\PLT\11621\dwg\11621PLT.dwg, 4/29/2019 12:28:47 PM, RRJ