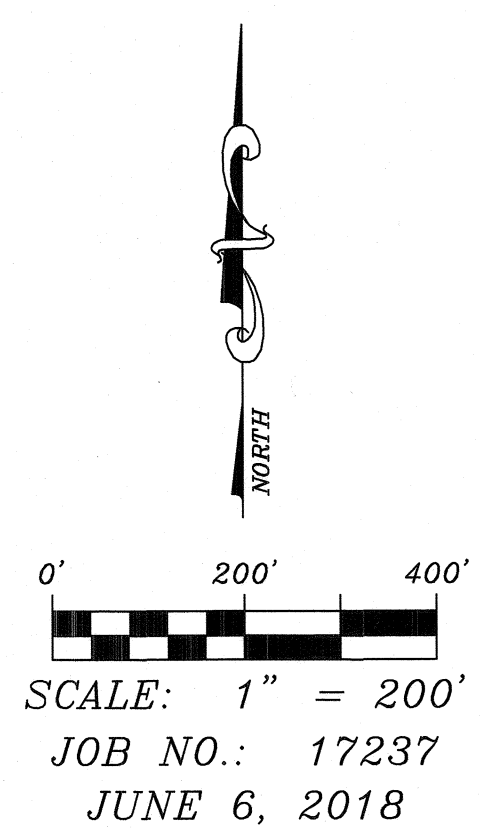
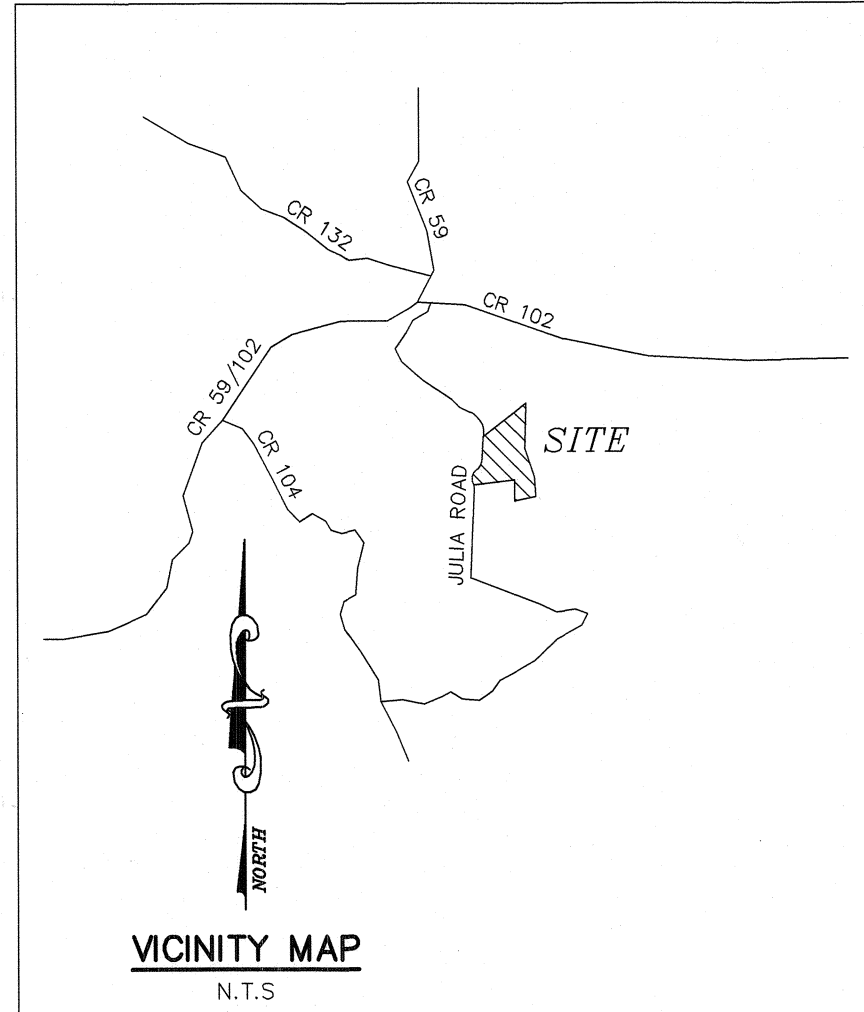
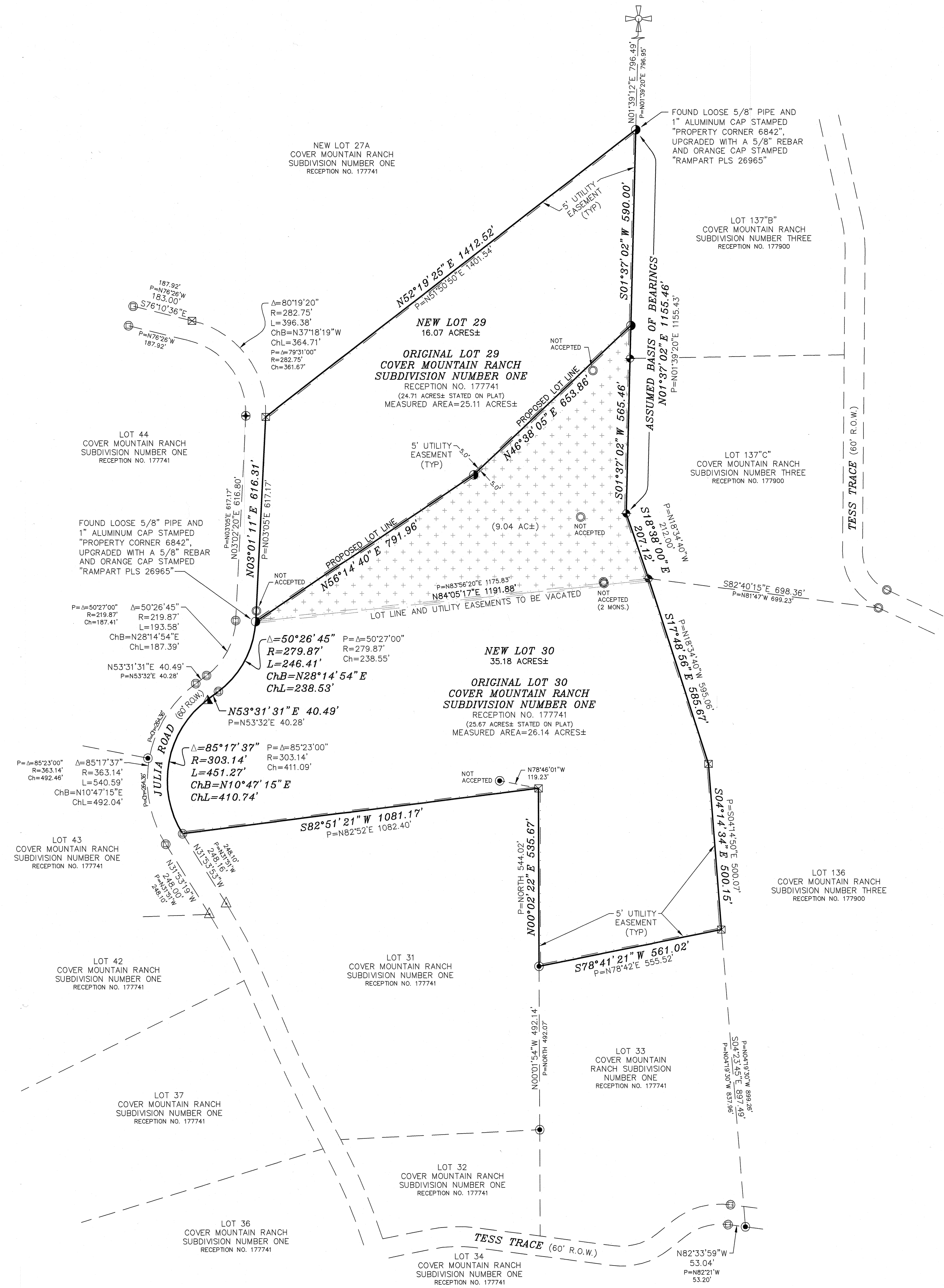


# COMMON PLAT AMENDMENT

## LOT 29 AND LOT 30, COVER MOUNTAIN RANCH SUBDIVISION NUMBER ONE LOCATED IN THE EAST ONE-HALF (E1/2) OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO



- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
  - FOUND REBAR AND YELLOW CAP STAMPED "LS 5836"
  - ▲ FOUND 5/8" O.D. IRON PIPE
  - FOUND 1/2" REBAR (NO CAP)
  - ⊕ FOUND BENT 1/2" REBAR (NO CAP)
  - ⊙ FOUND 5/8" IRON PIPE AND 1" ALUMINUM CAP STAMPED "PROPERTY CORNER 6842"
  - ◆ FOUND 1-1/2" ALUMINUM CAP STAMPED "JACK L. KIRBY PLS 18991"
  - ⊠ FOUND REBAR AND RED CAP STAMPED "PLSC PLS 25968"
  - ⊕ FOUND STONE 14" N/S - 8" E/W WITH CROSS MARKED ON TOP (SECTION CORNER)

**LEGAL DESCRIPTION:**

RACHEL O'CONNELL-WICKERSHAM AND DANIEL ROBERT WICKERSHAM, BEING THE OWNERS OF THE REAL PROPERTY OF 24.71 ACRES OF LAND, MORE OR LESS, LOCATED IN PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT 29, COVER MOUNTAIN RANCH SUBDIVISION NUMBER ONE, AS RECORDED UNDER RECEPTION NO. 177741 OF THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER.

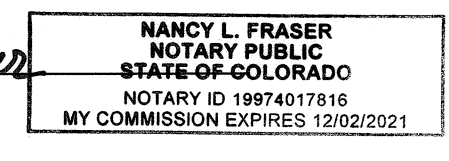
IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS THIS 31<sup>st</sup> DAY OF July, 2018.

*Rachel O'Connell*  
RACHEL O'CONNELL-WICKERSHAM, OWNER

*Daniel Robert Wickersham*  
DANIEL ROBERT WICKERSHAM, OWNER

STATE OF COLORADO } ss  
COUNTY OF Teller }  
ACKNOWLEDGED BEFORE ME THIS 31<sup>st</sup> DAY OF July, 2018, BY RACHEL O'CONNELL-WICKERSHAM AND DANIEL ROBERT WICKERSHAM, OWNERS.

NOTARY PUBLIC  
WITNESS MY HAND AND OFFICIAL SEAL: *Nancy L. Frasier*  
MY COMMISSION EXPIRES: 12/02/2021



RACHEL J. O'CONNELL AND DANIEL R. WICKERSHAM, BEING THE OWNERS OF THE REAL PROPERTY OF 25.67 ACRES OF LAND, MORE OR LESS, LOCATED IN PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT 30, COVER MOUNTAIN RANCH SUBDIVISION NUMBER ONE, AS RECORDED UNDER RECEPTION NO. 177741 OF THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER.

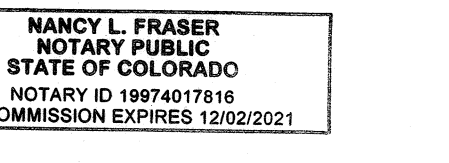
IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS THIS 31<sup>st</sup> DAY OF July, 2018.

*Rachel J. O'Connell*  
RACHEL J. O'CONNELL, OWNER

*Daniel R. Wickersham*  
DANIEL R. WICKERSHAM, OWNER

STATE OF COLORADO } ss  
COUNTY OF Teller }  
ACKNOWLEDGED BEFORE ME THIS 31<sup>st</sup> DAY OF July, 2018, BY RACHEL J. O'CONNELL AND DANIEL R. WICKERSHAM, OWNERS.

NOTARY PUBLIC  
WITNESS MY HAND AND OFFICIAL SEAL: *Nancy L. Frasier*  
MY COMMISSION EXPIRES: 12/02/2021



**LEGAL DESCRIPTION:**

NEW LOT 29  
A TRACT OF LAND BEING A PORTION OF LOT 29, COVER MOUNTAIN RANCH SUBDIVISION NUMBER ONE, LOCATED IN THE EAST ONE-HALF (E1/2) OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO.

SAID LOT CONTAINS 16.07 ACRES OF LAND, MORE OR LESS.

**LEGAL DESCRIPTION:**

NEW LOT 30  
A TRACT OF LAND BEING LOT 30 AND A PORTION OF LOT 29, COVER MOUNTAIN RANCH SUBDIVISION NUMBER ONE, LOCATED IN THE EAST ONE-HALF (E1/2) OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO

SAID LOT CONTAINS 35.18 ACRES OF LAND, MORE OR LESS.

**OWNER - LOT 29:**

RACHEL O'CONNELL-WICKERSHAM AND DANIEL ROBERT WICKERSHAM  
P.O. BOX 218  
GUFFEY, CO 80820-0218  
(719) 285-6884

**OWNER - LOT 30:**

RACHEL J. O'CONNELL AND DANIEL R. WICKERSHAM  
P.O. BOX 218  
GUFFEY, CO 80820-0218  
(719) 285-6884

**APPLICANT/SURVEYOR:**

KEVIN F. LLOYD, PLS  
RAMPART SURVEYS, LLC  
PO BOX 5101  
WOODLAND PARK, CO 80866  
(719) 687-0920

**RECORDER'S CERTIFICATE:**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, ON THE 2 DAY OF August, 2018, AND DULY FILED AT RECEPTION NO. 798274

*Debra J. Green*  
PARK COUNTY CLERK AND RECORDER



**NOTES:**

- ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF N01°37'02"E (N01°39'20"E PER THE PLAT OF COVER MOUNTAIN RANCH SUBDIVISION NUMBER ONE, AS RECORDED UNDER RECEPTION NO. 177741 OF THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER), A DISTANCE OF 1155.46 FEET (1155.43 FEET OF RECORD) BETWEEN AN ANGLE POINT ON THE EASTERLY LINE OF LOT 29 OF SAID COVER MOUNTAIN RANCH SUBDIVISION NUMBER ONE, AS MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "JACK L. KIRBY PLS 18991", AND THE MOST NORTHERLY CORNER OF SAID LOT 29, AS MONUMENTED BY A 3/4" PIPE AND 1" ALUMINUM CAP STAMPED "PROPERTY CORNER 6842" (TO BE UPGRADED WITH A 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965").
- ALL DISTANCES SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE PLATTED DIMENSION, THE PLATTED DIMENSION IS DENOTED WITH A "P=".

**TITLE CERTIFICATE:**

RACHEL O'CONNELL-WICKERSHAM AND DANIEL ROBERT WICKERSHAM - LOT 29  
*Fidelity National* TITLE INSURANCE COMPANY  
HEREBY CERTIFIES THAT TITLE TO THE ABOVE-DESCRIBED PROPERTY IS VESTED IN THE OWNER(S).

DATE: 7-31-2018  
*Stephen Elak*  
(SIGNATURE OF AUTHORIZED AGENT)

**TITLE CERTIFICATE:**

RACHEL J. O'CONNELL AND DANIEL R. WICKERSHAM - LOT 30  
*Fidelity National* TITLE INSURANCE COMPANY  
HEREBY CERTIFIES THAT TITLE TO THE ABOVE-DESCRIBED PROPERTY IS VESTED IN THE OWNER(S).

DATE: 7-31-2018  
*Stephen Elak*  
(SIGNATURE OF AUTHORIZED AGENT)

**SURVEYOR'S CERTIFICATE:**

I, KEVIN F. LLOYD, COLORADO PROFESSIONAL LAND SURVEYOR NO. 26965, 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, AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT BOTH SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE. THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



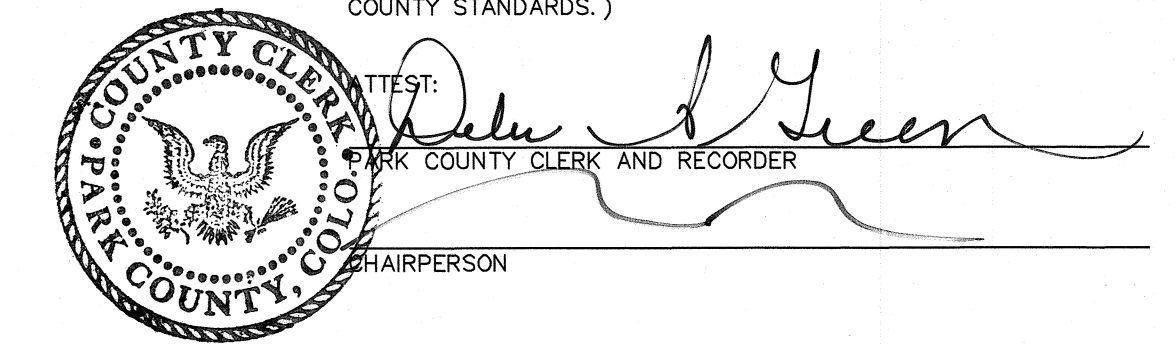
SIGNED: KEVIN F. LLOYD DATE \_\_\_\_\_  
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC  
P.O. BOX 5101  
WOODLAND PARK, COLORADO 80866  
(719) 687-0920

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.

**APPROVAL BY BOARD OF COUNTY COMMISSIONERS:**

APPROVED BY THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

(SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF DEDICATED PUBLIC STREETS, ROADS, AND THOROUGHFARES UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER, SAID PUBLIC STREETS, ROADS, AND THOROUGHFARES WILL BE ACCEPTED BY RESOLUTION AT A REGULAR COUNTY COMMISSIONERS' MEETING AFTER COMPLETION, INSPECTION, BY PARK COUNTY, AND CERTIFICATION OF CONSTRUCTION IN ACCORDANCE WITH COUNTY STANDARDS.)



DATE OF PREPARATION: JUNE 6, 2018  
PLAT AMEND. - LOTS 29 & 30, COVER MTN. RANCH SUB. NO. ONE  
SEC. 6, T15S, R72W OF THE 6th P.M., PARK COUNTY, COLORADO

**RAMPART SURVEYS, LLC**

P.O. Box 5101 Woodland Park, CO, 80866 (719) 687-0920

DRAWING: 17237 CPA.DWG PAGE 1 OF 1