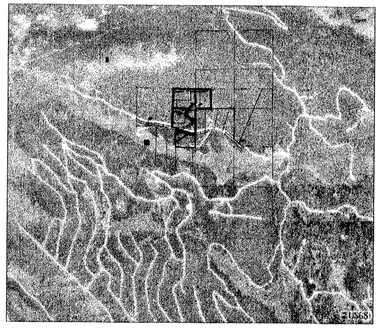
RECEPTION #660061

GALLAGHER ACRES
MINOR SUBDIVISION PLAT
LOT 3 , AMENDED (NEW) ROYAL ELK ESTATES
SECTIONS 14, 15, & 22, TOWNSHIP 9 SOUTH, RANGE 78 WEST OF THE 6th P.M.,
PARK COUNTY, COLORADO

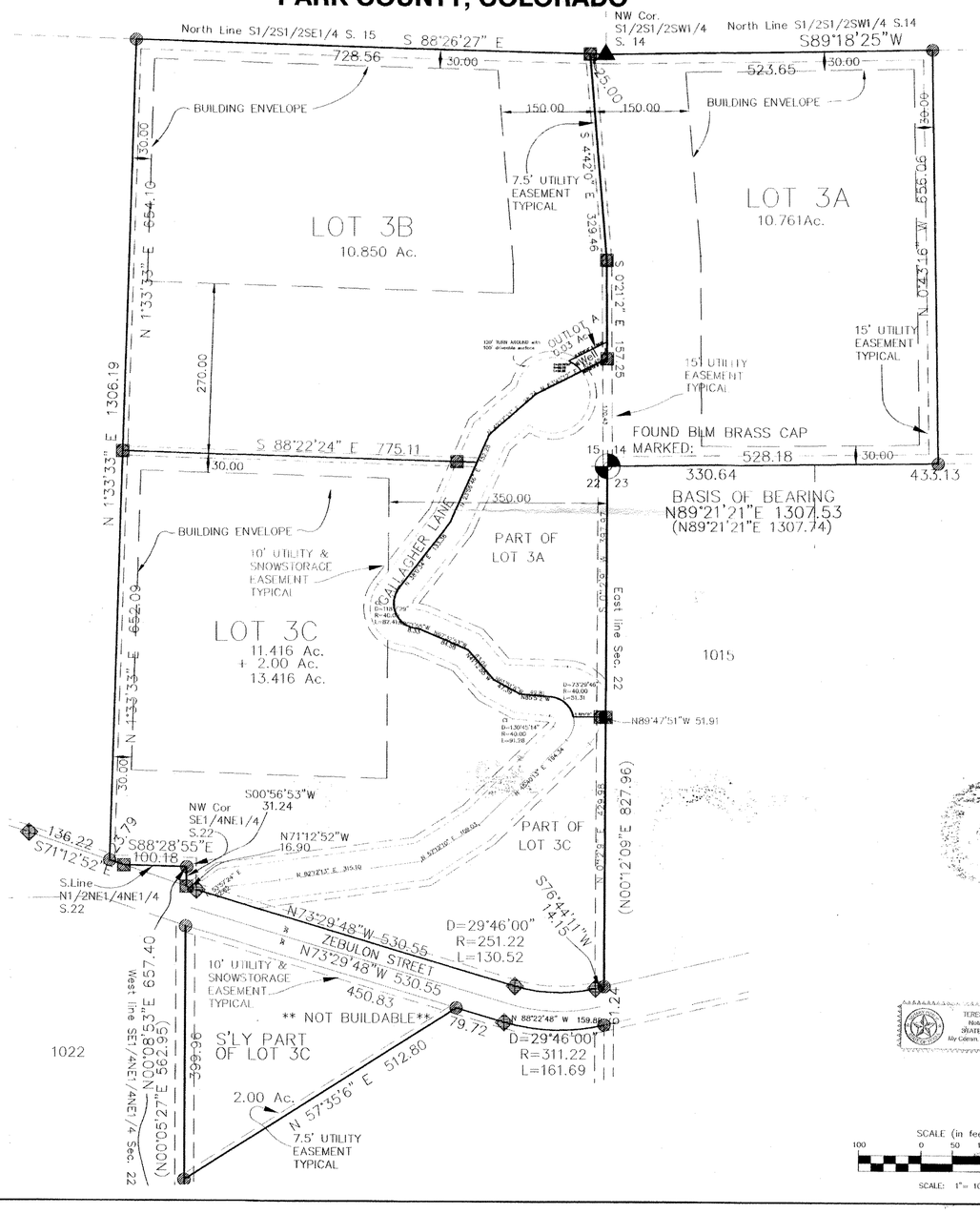
LEGEND

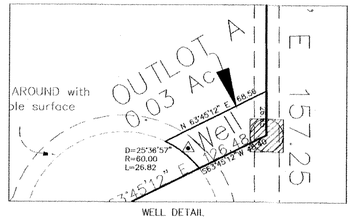
- ● INDICATES FOUND NO. 5 REBAR WITH 1 1/2" ALUM. CAP, LS 11944
- ▲ INDICATES FOUND NO. 5 REBAR WITH 1 1/2" ALUM. CAP, LS 2690, OR AS SHOWN
- ■ INDICATES SET NO. 5 REBAR WITH 1 1/2" ALUM. CAP, LS 11944
- ◆ INDICATES SET NO. 5 REBAR WITH 1" PLASTIC CAP, LS 11944
- ( ) INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

ALL TIES ARE PERPENDICULAR TO PROPERTY LINES



VICINITY MAP





WELL DETAIL

NOTES:

1) THE BASIS OF BEARING IS THE PLATTED BEARING OF THE NORTH LINE OF SECTION 23 AS BEING N89°21'21"E, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
2) THE PURPOSE OF THIS SURVEY IS FOR A MINOR SUBDIVISION OF LOT 3, AMENDED (NEW) ROYAL ELK ESTATES.
3) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
4) 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.
5) 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.
6) ALL REPAIR, MAINTENANCE AND DECISIONS RELATING TO THE COMMON WELL WILL REQUIRE EACH OWNERS APPROVAL. REPAIR TO INDIVIDUAL SERVICE LINES ARE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. ALL OTHER MAINTENANCE AND REPAIRS TO THE COMMON WELL WILL BE THE RESPONSIBILITY OF EACH OWNER ON A 1/3 PROPORTIONATE BASIS, AS OUTLINED IN THE RECORDED SUBDIVISION IMPROVEMENT AGREEMENT.
7) THE WATER SAMPLE TAKEN ON NOV. 5, 2008 EXCEEDED THE ALLOWABLE STANDARD FOR RADON.
8) GALLAGHER LANE IS PRIVATELY OWNED.
9) PARK COUNTY WILL NOT MAINTAIN GALLAGHER LANE. THE MAINTENANCE FOR GALLAGHER LANE WILL BE SHARED EQUALLY BY EACH OF THE THREE PROPERTY OWNERS SERVED BY SAID GALLAGHER LANE, AS OUTLINED IN THE RECORDED COVENANTS.
10) A 7.5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE. A 15' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG ALL PLAT EXTERIOR BOUNDARY LINES. A 10' EASEMENT FOR UTILITIES AND SNOW STORAGE SHALL BE GRANTED ALONG ALL FRONT LOT LINES, AND AS SHOWN.
11) ZEBULON STREET HAS BEEN PREVIOUSLY DEDICATED TO PARK COUNTY IN BOOK 202 AT PAGE 413.
12) THIS PROPERTY WILL BE SERVED BY A SINGLE COMMON WELL AND INDIVIDUAL SEPTIC SYSTEMS, THE PROPERTY WILL BE SERVED BY XCEL ENERGY (ELECTRIC), WHERE AVAILABLE.

SURVEYOR'S CERTIFICATE

I hereby certify that the survey and the 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 both survey and plat are true, accurate and complete.

Thomas L. Burnett
Thomas L. Burnett
Colorado License No. 11944
Date: Feb 25 2009

N O T I C E: 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.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that Sheehan Gallagher is (are) the owner(s) of certain lands in Park County, Colorado, described as follows:

LOT 3 – AMENDED (NEW) ROYAL ELK ESTATES

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT the Owner(s) of the land described above have caused the land to be laid out and platted under the name of **GALLAGHER ACRES**

AND:

Outlot "A" and that part of Lot 3C lying south of Zebulon Street are hereby excluded from any development and are reserved from potential possible future subdivision except as may be expressly stated in a County-approved subdivision improvements agreement. Any future use and development of any outlot shall require further subdivision and County-approval in accordance with the Park County Subdivision Regulations.

In Witness Whereof, we do hereunto set our hands and seals this 12th day of March, 2009.

Sheehan Gallagher

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

STATE OF Texas)
COUNTY OF Harris) ss

Acknowledged before me this 12th day of March, 2009, by Sheehan Gallagher

Witness my hand and official seal.

My commission expires: April 14, 2010

Debby Accetta
Notary Public

DEBBY ACCETTA NOTARY PUBLIC STATE OF TEXAS Expires 04-14-2010

APPROVAL BY PARK COUNTY BOARD OF COUNTY COMMISSIONERS

Approved by the Park County Board of County Commissioners, this 19 day of March, 2009.

ATTEST:

Chairperson

Clerk and Recorder ~~or Deputy Clerk~~

TITLE COMPANY CERTIFICATE OF OWNERSHIP

TITLE CERTIFICATE: Security Title Guaranty Co., as agent for First American Title Insurance Company hereby certifies that title to the above described property is vested in the Owner(s).

Date: 3-3-09

V.P. Dyer, V.P.
[Signature of Authorized Agent]

RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the County Clerk and Recorder of Park County, at 1:39 P.M. on the 19th day of March, A.D. 2009., and duly filed at Reception No. 660061

Debra A Green
County Clerk and Recorder

TITLE COMMITMENT NOTES:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BURNETT LAND SURVEYING 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: SECURITY TITLE GUARANTY COMPANY. COMMITMENT NO.SC0078030, AMD. NO. 1.

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 THAT TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

MORTGAGEE CONSENT TO DEDICATION

The undersigned holders of mortgage interests and liens against the property for dedication and for transfer to the public and to Park County consents and approves of said dedication and transfer and subordinates and releases its interests to such dedicated and transferred property.

In Witness Whereof, we do hereunto set our hands and seals this 16th day of March 2009.

SECURITY SERVICE F.C.U. by Michael J. Manley

(Printed Name of Mortgage Interest Holder)
(If by corporation, president signs, secretary attests and corporate seal is affixed)

STATE OF Texas)
COUNTY OF Bexar) ss

Acknowledged before me this 16th day of March, 2009, by Michael J. Manley

Witness my hand and official seal.

My commission expires: 11-26-2011

Teresa A. Nino
Notary Public

TERESA A NINO Notary Public STATE OF TEXAS My Comm. Exp. 09-26-2011

SECURITY SERVICE FEDERAL CREDIT UNION SEAL

N

SCALE (in feet)
100 0 50 100 200
SCALE: 1"= 100'

MINOR SUBDIVISION PLAT
Lot 3 AMENDED (NEW) Royal Elk Estates,
Park County, Colorado

	ADDRESS:	Revised: FEB. 16, 2009 Revised: FEB. 9, 2009 Revised: Oct. 17, 2008 Revised: SEPT. 18, 2008
THOMAS L. BURNETT LAND SURVEYING, LLC P.O. BOX 1953, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425 (888) 430-8453	DATE: MAY 30, 2008	Revised June 24, 2008
	SCALE: 1"= 100'	PREPARED FOR: Gallagher
	DRAWN BY: TLB	Revised: Oct. 22, 2008 Revised: NOV. 17, 2008
	Revised June 19, 2008	Revised: DEC. 22, 2008 Revised: JAN. 28, 2009
	JOB NO. 2008-027	Revised: FEB. 20, 2009

BASCO PRODUCTS • NEW HOPE, MINNESOTA
763/533-3515 FAX 763/533-3519