

# A SUBDIVISION EXEMPTION PLAT OF LOT 13RA, TRACT F-2, EAST RANCH SECTION 27, T.5S., R.77W. OF THE 6th P.M. SUMMIT COUNTY, COLORADO

## OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS THAT GERALD W. BROESCHE AND BROOK ANNE BROESCHE AND THE KEYSTONE EAST RANCH HOMEOWNERS ASSOCIATION, INC., BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

LOT 13R, TRACT F-2, EAST RANCH, AND A PORTION OF THE COMMON AREA, TRACT F-2, EAST RANCH, ACCORDING TO THE PLAT RECORDED OCTOBER 3, 2003, IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, SUMMIT COUNTY, COLORADO.

UNDER THE NAME AND STYLE OF "LOT 13RA, TRACT F-2, EAST RANCH" HAVE LAD OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS HEREBY DEDICATE TO THE PUBLIC THE COMMON AREAS SHOWN HEREON AS STREETS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON 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 IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND STRUCTURES AND TO THE COUNTY OF SUMMIT FOR THE CONSTRUCTION OF HIGHWAYS, STREETS, ROADS AND BRIDGES AND FOR THE CONSTRUCTION OF HIGHWAYS, STREETS, ROADS AND BRIDGES AND FOR THE CONSTRUCTION OF ROADS 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\_\_.

BY: GERALD W. BROESCHE  
AS: PRESIDENT  
KEYSTONE EAST RANCH HOMEOWNERS ASSOCIATION, INC.

BROOK ANNE BROESCHE

## ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY GERALD W. BROESCHE.

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 BROOK ANNE BROESCHE.

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 LEON LEVY AS PRESIDENT, KEYSTONE EAST RANCH HOMEOWNERS ASSOCIATION, INC.

WITNESS MY HAND AND OFFICIAL SEAL:

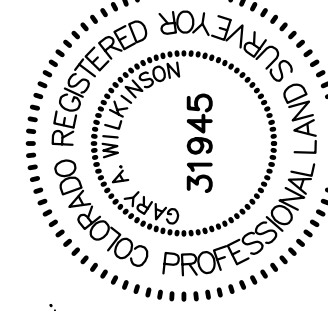
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

I, GARY A. WILKINSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PLAT AND THE FIELD NOTES AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNATURE  
GARY A. WILKINSON, P.L.S.  
COLORADO REGISTRATION NO. 31945



## BOARD OF COUNTY COMMISSIONERS' APPROVAL:

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS SUBDIVISION EXEMPTION PLAT AT A MEETING HELD ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AND HEREBY ACCEPTS THE DEDICATION OF PUBLIC RIGHTS-OF-WAY, UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR PURPOSES SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR PURPOSES SHOWN HEREON. THE BOARD OF COUNTY COMMISSIONERS DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR PURPOSES SHOWN HEREON.

CHAIRMAN \_\_\_\_\_

## CLERK AND RECORDER'S ACCEPTANCE:

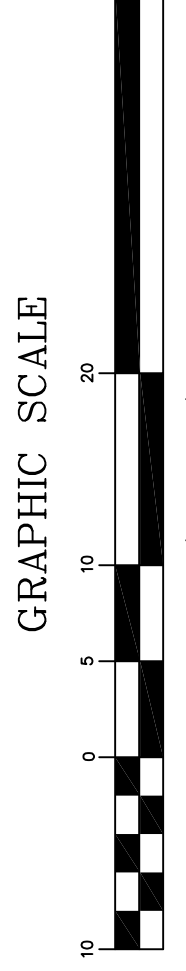
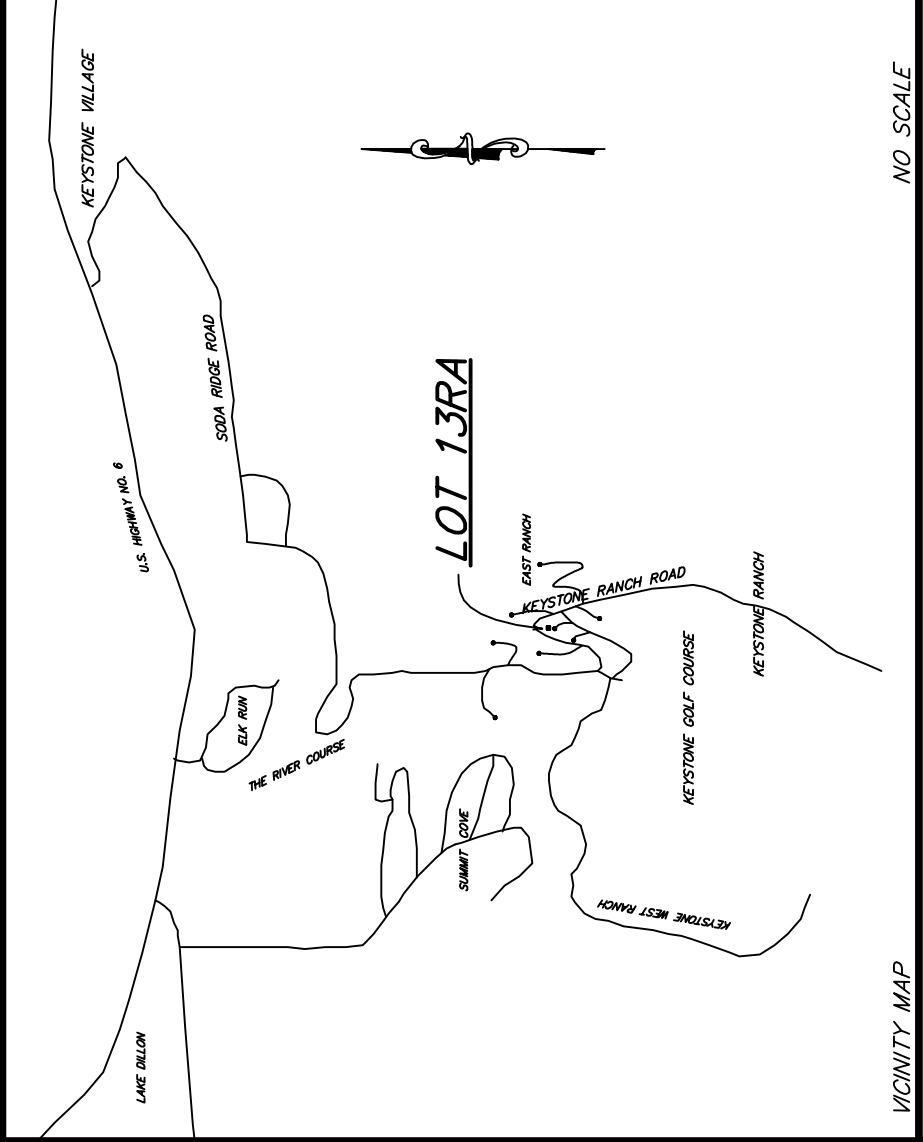
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AND FILED FOR RECORD AT \_\_\_\_ M., UNDER RECEPTION NUMBER \_\_\_\_\_.

SIGNATURE \_\_\_\_\_ BY: \_\_\_\_\_

TREASURER'S CERTIFICATE:  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF \_\_\_\_\_, 20\_\_, UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNATURE \_\_\_\_\_  
SUMMIT COUNTY TREASURER



DATE OF PREPARATION: AUGUST 13, 2010

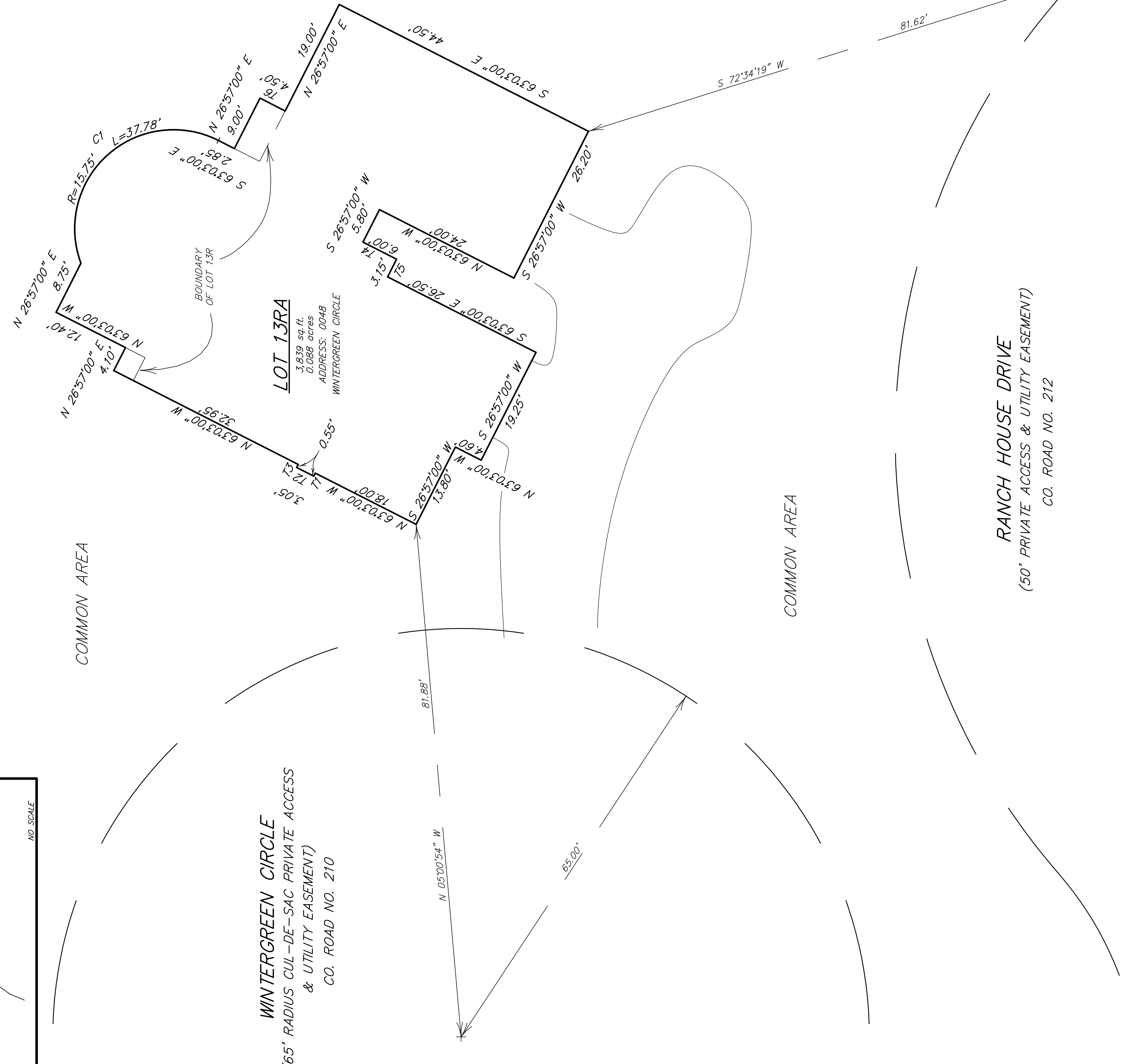
- No. 4 REBAR & PLASTIC CAP (PLS 15242)

## TITLE COMPANY'S CERTIFICATE:

TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN ON THIS PLAT AND THAT THE SAME IS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

AGENT \_\_\_\_\_



COMMON AREA

COMMON AREA

RANCH HOUSE DRIVE  
(50' PRIVATE ACCESS & UTILITY EASEMENT)  
CO. ROAD NO. 212

KEYSTONE RANCH ROAD  
(60' PRIVATE ACCESS & UTILITY EASEMENT)  
CO. ROAD NO. 150

LINE	DIRECTION	DISTANCE
F1	S 63°03'00" W	0.50'
F2	S 63°03'00" W	0.50'
F3	N 26°57'00" E	0.65'
F4	S 63°03'00" E	6.00'
F5	S 26°57'00" W	3.15'
F6	S 63°03'00" E	4.50'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	15.75'	37.78'	29.35'	N 48°13'24" E	137°27'12"

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY OR THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drawn: GAW  
Checked: RRJ  
Date: 08/16/10  
Project: 18109  
Sheet: 1 of 1

**R-A-N-G-E-W-E-S-T**  
ENGINEERS & SURVEYORS

P.O. Box 559  
Silverthorne, CO 80498 970-468-6281