

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT SHANAN G COX LIVING TRUST, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF SUMMIT, STATE OF COLORADO:

LOTS 418 AND 419, CORONET SUBDIVISION, AS SHOWN ON THE PLAT RECORDED JULY 20th, 1985 UNDER RECEPTION NO. 102630 OF THE RECORDS OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF AMENDED REPLAT, LOT 419R, CORONET SUBDIVISION; AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

DATED THIS ____ DAY OF _____, 2024

SHANAN G COX LIVING TRUST
By: SHANAN G. COX, TRUSTEE

STATE OF COLORADO)
) SS.
COUNTY OF SUMMIT)

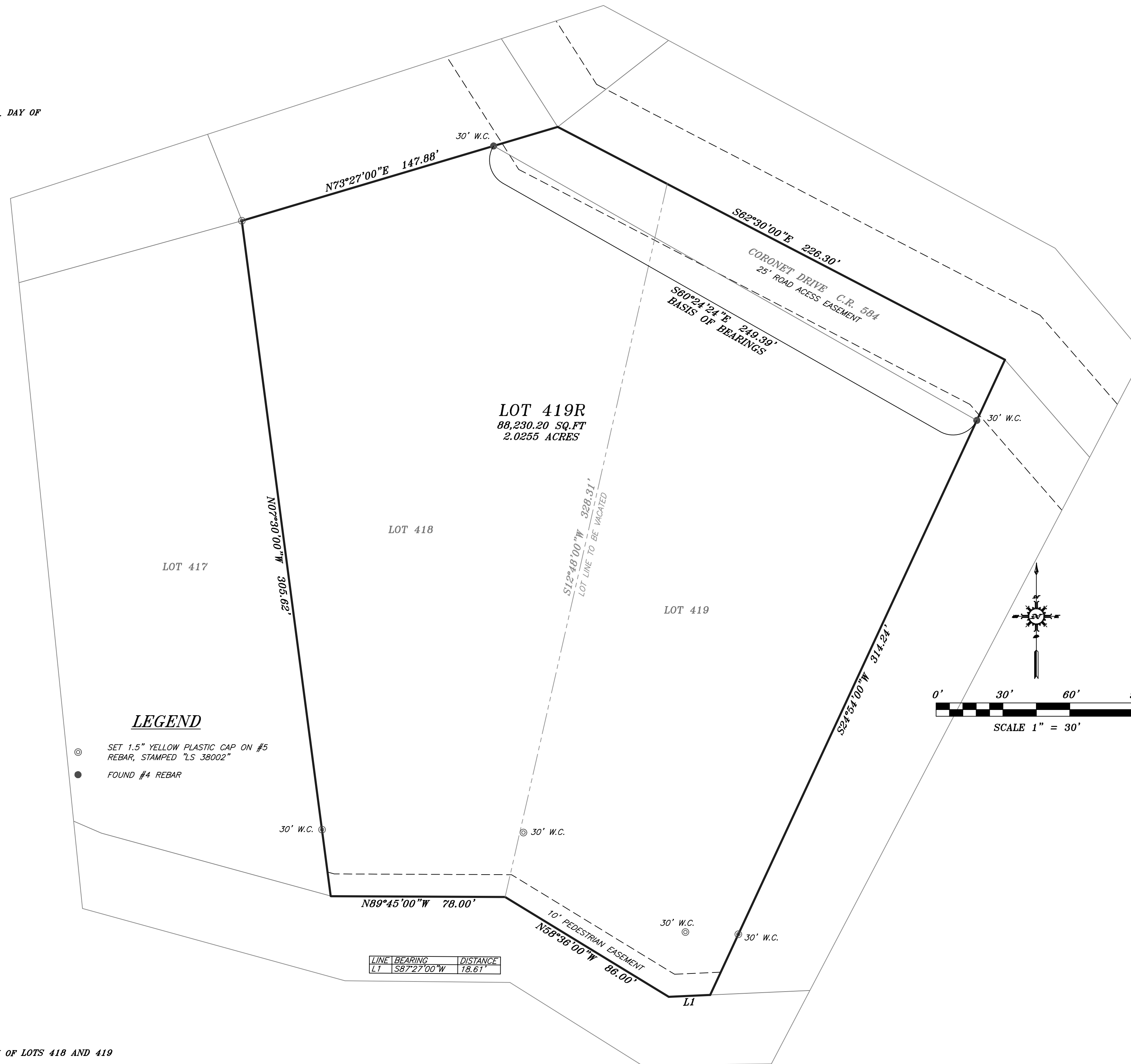
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024, BY SHANAN G. COX, TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

**AMENDED REPLAT
LOTS 418 AND 419
CORONET SUBDIVISION
LOCATED IN THE SEC. 1, T8S, R78W OF THE 6TH P.M.
TOWN OF BLUE RIVER, COUNTY OF SUMMIT
STATE OF COLORADO**



LEGEND

- ⊙ SET 1.5" YELLOW PLASTIC CAP ON #5 REBAR, STAMPED "LS 38002"
- FOUND #4 REBAR

PLAT NOTES:

- 1) THE AMENDED PLAT, A RESUBDIVISION OF LOTS 418 AND 419 CORONET SUBDIVISION
- 2) BASIS OF BEARINGS: BETWEEN TWO FOUND #4" REBARS (AS SHOWN HEREON) WITH A BEARING OF S80°24'24"W, 249.39 FEET.
- 3) FOR THE PURPOSE OF TITLE AND EASEMENTS OF RECORD, BASELINE SURVEYS LLC RELIED UPON THE TITLE COMMITMENT No. 1016389-C, PREPARED BY TITLE COMPANY OF THE ROCKIES, DATED OCTOBER 12, 2020.

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.

TITLE COMPANY CERTIFICATE

AND TITLE GUARANTEE COMPANY, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS ____ DAY OF _____, A.D., 2024.

AGENT

APPROVAL BY CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS:

I, _____, ON BEHALF OF THE SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS DO HEREBY APPROVE THIS SUBDIVISION PLAT ON THIS ____ DAY OF _____, 2024, AND HEREBY ACCEPT DEDICATION OF UTILITY EASEMENTS AS SHOWN HEREON.

BY: _____
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 _____, 2024.

SIGNATURE _____
SUMMIT COUNTY TREASURER

BOARD OF TRUSTEES CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO THIS DAY OF OCTOBER ____, 2024, FOR FILING WITH THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO AND FOR THE CONVEYANCE TO AND ACCEPTANCE BY THE TOWN OF BLUE RIVER OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF BLUE RIVER FOR MAINTENANCE OF ROADS DEDICATED TO THE PUBLIC UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED IN ACCORDANCE WITH TOWN OF BLUE RIVER SPECIFICATIONS, AND THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER HAS BY A SUBSEQUENT RESOLUTION AGREED TO UNDERTAKE MAINTENANCE OF THE SAME. THIS APPROVAL DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING ALL IMPROVEMENTS REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF BLUE RIVER.

MAYOR, TOWN OF BLUE RIVER
NICHOLAS DECICCO

ATTEST:
TOWN CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE TOWN OF BLUE RIVER PLANNING AND ZONING COMMISSION THIS DAY OF OCTOBER ____, 2024.

CHAIRPERSON _____
NAME: BLUE RIVER PLANNING & ZONING COMMISSION

ATTEST:
TOWN CLERK

CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS ____ DAY OF _____, 2024 AND FILED FOR RECORD AT UNDER RECEPTION No. _____

SIGNATURE _____
SUMMIT COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

I, GEORGE CHRISTIAN MOODY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS AMENDED REPLAT, LOT 40R, TOWNAL ESTATES, WAS PREPARED BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO 38-51-105, C.R.S.

DATED THIS 8th DAY OF OCTOBER, 2024.

George C. Moody

GEORGE CHRISTIAN MOODY, P.L.S.
COLORADO L.S. No. 38002
FOR AND ON BEHALF OF BASELINE SURVEYS, LLC



Baseline Surveys LLC		P.O. BOX 7578 13541 COLONY #9 BRECKENRIDGE, CO 80424 (970) 453-7155	
AMENDED REPLAT LOTS 418 AND 419 CORONET SUBDIVISION LOCATED IN THE SEC. 1, T8S, R78W OF THE 6TH P.M. TOWN OF BLUE RIVER, COUNTY OF SUMMIT STATE OF COLORADO			
Date	Revisions	Date: 10/08/2024	Scale: 1"=30'
		Drawn By: RDG	Checked By: GCM
		Job No: 4729	DWG File: 4729 RESUB