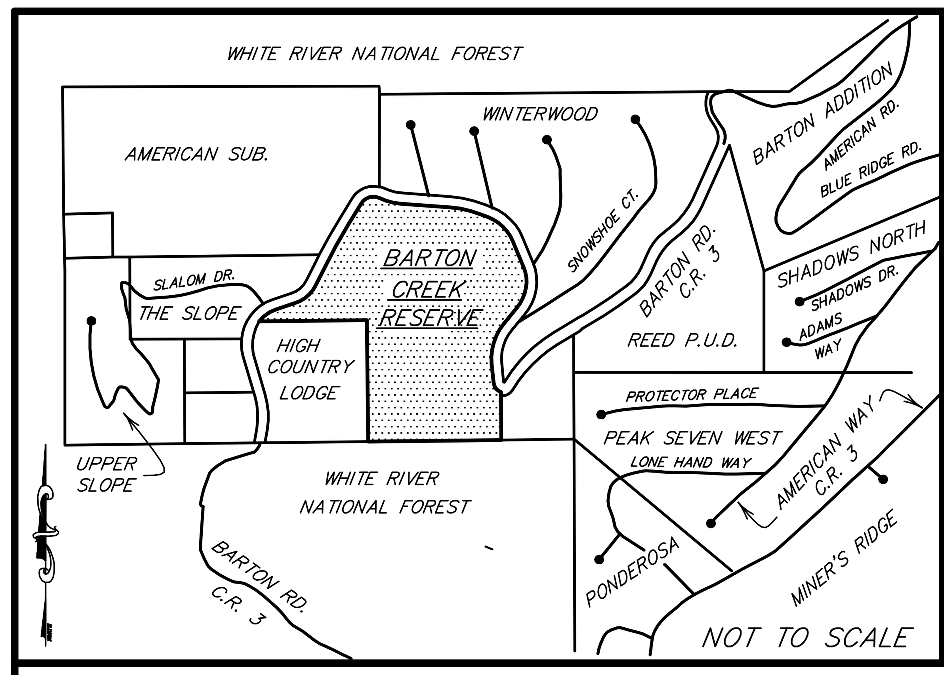


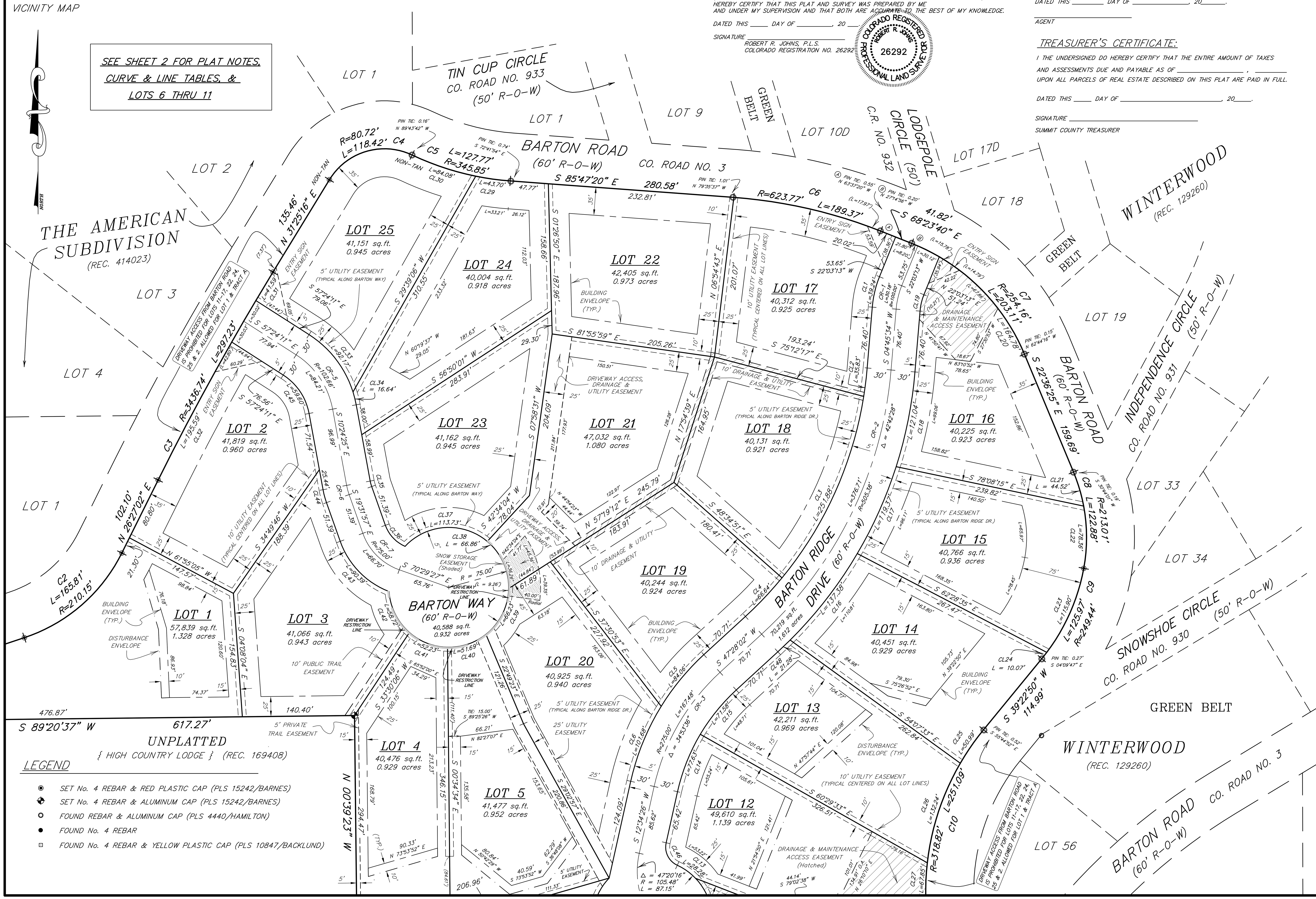
VICINITY MAP

# A FINAL PLAT OF
# BARTON CREEK RESERVE

**BEING A PORTION OF THE ADAMS PLACER AND THE AMERICAN PLACER, U.S. MINERAL SURVEY NO. 13491**
**LOCATED IN THE NE 1/4 OF SEC. 26 AND THE NW 1/4 OF SEC. 25, T.6 S., R.78 W. OF 6th P.M.**
**SUMMIT COUNTY, COLORADO**

SHEET 1 of 2

GRAPHIC SCALE
( IN FEET )
1 inch = 60 ft.



SEE SHEET 2 FOR PLAT NOTES, CURVE & LINE TABLES, & LOTS 6 THRU 11

## LEGEND

- SET No. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
- SET No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- FOUND REBAR & ALUMINUM CAP (PLS 4440/HAMILTON)
- FOUND No. 4 REBAR
- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 10847/BACKLUND)

## 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

## 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

## 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

## OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS THAT: R.A. PUTNAM AND ASSOCIATES, INC., A MINNESOTA CORPORATION, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE ADAMS PLACER AND THE AMERICAN PLACER, BOTH U.S.M.S. NO. 13491, AND LOCATED IN THE NW 1/4 OF SECTION 25 AND THE NE 1/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE 1-2 LINE OF SAID ADAMS PLACER WHENCE CORNER NO. 2 OF THE PROTECTOR PLACER, U.S.M.S. NO. 13491, A B.L.M BRASS CAP BEARS N89°20'37"E 417.74 FEET DISTANT; THENCE S89°20'37"W ALONG SAID 1-2 LINE A DISTANCE OF 762.91 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AT RECEPTION NO. 169408 IN THE COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL FOR THE FOLLOWING TWO (2) COURSES:

1.) N00°39'23"W A DISTANCE OF 695.69 FEET;
2.) S89°20'37"W A DISTANCE OF 617.27 FEET TO A POINT ON THE SOUTHEASTERLY LINE FOR BARON ROAD, COUNTY ROAD NO. 3;

THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING NINETEEN (19) COURSES:

1) NORTHEASTERLY 119.32 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 197.77 FEET, A CENTRAL ANGLE OF 34°34'08", AND A CHORD WHICH BEARS N54°22'18"E 117.52 FEET DISTANT;
2) N71°39'22"E A DISTANCE OF 114.26 FEET;
3) 165.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.15 FEET, A CENTRAL ANGLE OF 45°12'20", AND A CHORD WHICH BEARS N49°03'12"E 161.54 FEET;
4) N26°27'02"E A DISTANCE OF 102.10 FEET;
5) 297.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,436.74 FEET, A CENTRAL ANGLE OF 04°57'19", AND A CHORD WHICH BEARS N28°55'46"E 297.14 FEET DISTANT;
6) N31°25'16"E A DISTANCE OF 135.46 FEET;
7) 118.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 80.72 FEET, A CENTRAL ANGLE OF 84°03'17", AND A CHORD WHICH BEARS N73°23'31"E 108.08 FEET DISTANT;
8) 127.77 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 345.85 FEET, A CENTRAL ANGLE OF 21°10'04", AND A CHORD WHICH BEARS S75°12'18"E 127.05 FEET DISTANT;
9) S85°47'20"E A DISTANCE OF 280.58 FEET;
10) 189.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 623.77 FEET, A CENTRAL ANGLE OF 17°23'40", AND A CHORD WHICH BEARS S77°05'30"E 188.64 FEET DISTANT;
11) S68°23'40"E A DISTANCE OF 41.82 FEET;
12) 203.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 254.16 FEET, A CENTRAL ANGLE OF 45°47'15", AND A CHORD WHICH BEARS S45°30'03"E 197.75 FEET DISTANT;
13) S22°36'25"E A DISTANCE OF 159.69 FEET;
14) 122.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 213.01 FEET, A CENTRAL ANGLE OF 33°03'09", AND A CHORD WHICH BEARS S06°04'51"E 121.18 FEET DISTANT;
15) 125.97 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 249.44 FEET, A CENTRAL ANGLE OF 28°56'06", AND A CHORD WHICH BEARS S24°54'47"W 124.64 FEET DISTANT;
16) S39°22'50"W A DISTANCE OF 114.99 FEET;
17) 251.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 318.82 FEET, A CENTRAL ANGLE OF 45°07'26", AND A CHORD WHICH BEARS S16°49'07"W 244.65 FEET DISTANT;
18) S05°44'35"E A DISTANCE OF 107.12 FEET;
19) 72.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 63.27 FEET, A CENTRAL ANGLE OF 65°38'32", AND A CHORD WHICH BEARS S38°33'52"E 68.59 FEET DISTANT;

THENCE S00°09'27"E A DISTANCE OF 274.66 FEET TO THE POINT OF BEGINNING, CONTAINING 1,237,135 SQUARE FEET OR 28.401 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF "BARTON CREEK RESERVE"

HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES 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 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 OWNER, R.A. PUTNAM AND ASSOCIATES, INC., A MINNESOTA CORPORATION, HAS CAUSED ITS NAME

TO HEREUNTO BE SUBSCRIBED THIS ________DAY OF ____________, 20____.

R.A. PUTNAM AND ASSOCIATES
A MINNESOTA CORPORATION

________________

BY (print): ________________ AS: ________________

## ACKNOWLEDGEMENT:

STATE OF ________ }
COUNTY OF ________ }

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ________, 20____, BY ________________ AS ________ OF R.A. PUTNAM AND ASSOCIATES, INC., A MINNESOTA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

________________ MY COMMISSION EXPIRES ________________
NOTARY PUBLIC

## BOARD OF COUNTY COMMISSIONERS' APPROVAL:

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS PLAT 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

## 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 TCB/RRJ | Dwg 20488PLT | Project 20488 |
| Checked RRJ | Date 09/27/17 | Sheet 1 of 2 |

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