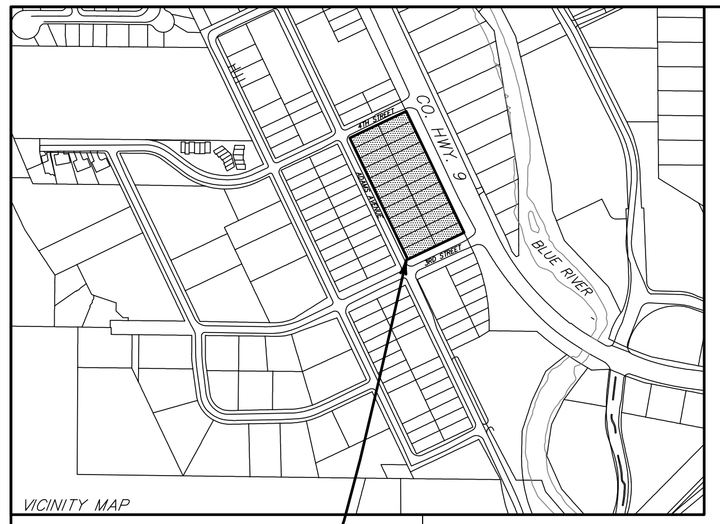
FOURTH STREET CROSSING SUBDIVISION

A RESUBDIVISION PLAT OF

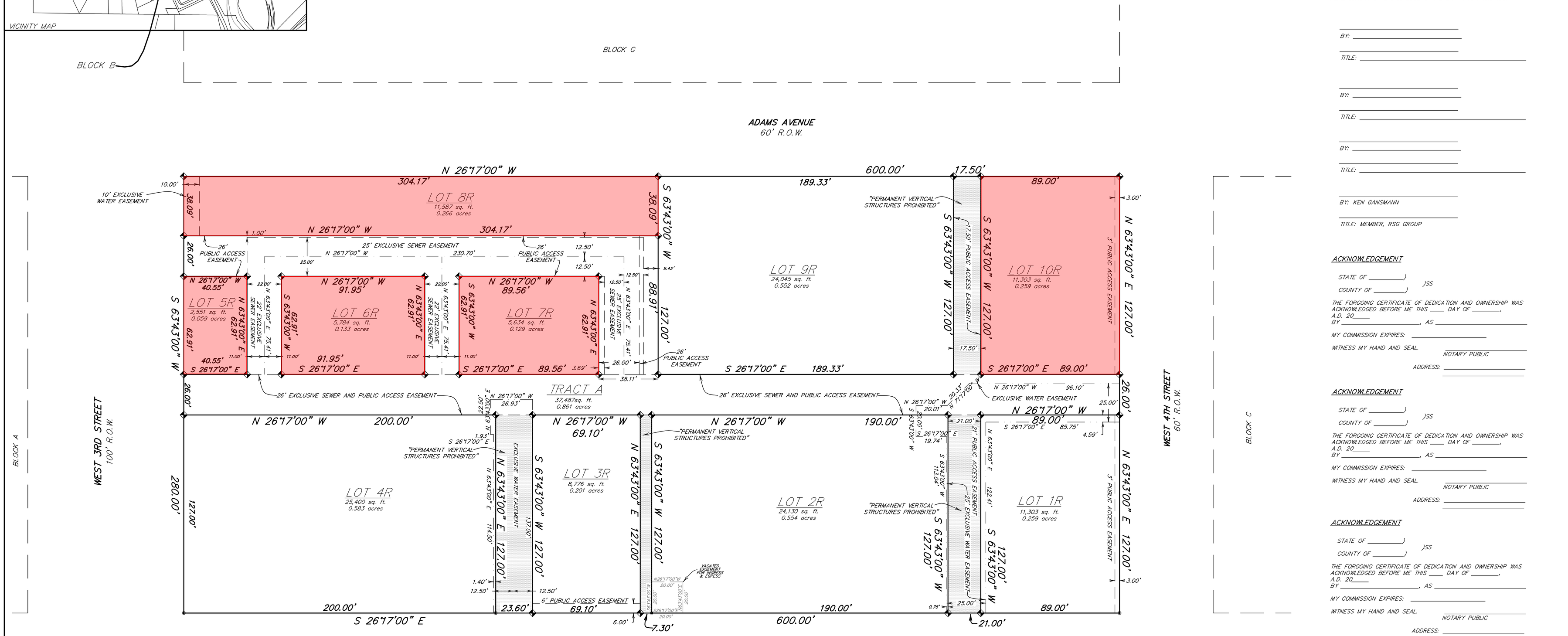
LOTS 1–12, 13R, 14–24 & TRACT A, BLOCK B, SILVERTHORNE COLORADO SUBDIVISION

LOCATED IN SECTION 12, TOWNSHIP 5S., RANGE 78W. OF THE 6TH PRINCIPAL MERIDIAN

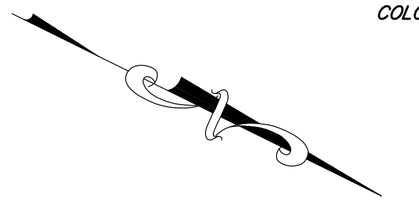
TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO



VICINITY MAP



BLUE RIVER PARKWAY
COLORADO STATE HIGHWAY NO. 9



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

PLAT NOTES:

1.) THE PURPOSE OF TRACT A IS FOR PUBLIC ACCESS.
2.) PUBLIC CROSS-ACCESS EASEMENT IS GRANTED TO AND FROM EACH LOT IN THE SUBDIVISION.
3.) NO BELOW GRADE IMPORVEMENTS ARE ALLOWED WITHIN THE EXCLUSIVE WATER AND SEWER EASEMENTS.
4.) ALL AREAS NOT DESIGNATED AS LOTS ARE PART OF TRACT A.

LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 26292)
- FOUND P.K. NAIL WITH BRASS WASHER
- FOUND REBAR & PLASTIC CAP (PLS 10847)
- SET REBAR & PLASTIC CAP (PLS 26292)
- BUILDING OF PERMANENT VERTICAL STRUCTURES PROHIBITED

NOTE: 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.

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF _____ 20__ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____DAY OF _____ A.D., 20___.

_____
SUMMIT COUNTY TREASURER

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS __ DAY OF _____, 20___ A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

_____ BY _____
COUNTY CLERK AND RECORDER DEPUTY
SUMMIT COUNTY, COLORADO

TITLE COMPANY 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

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT AND COMPLETE AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS THEREOF I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____ A.D., 20___.

COLORADO REGISTERED ROBERT R. JOHNS 26292 PROFESSIONAL LAND SURVEYOR

_____
ROBERT R. JOHNS, P.L.S.
COLORADO REGISTRATION # 26292

TOWN OF SILVERTHORNE APPROVAL

THIS PLAT IS APPROVED BY THE TOWN OF SILVERTHORNE, COLORADO THIS _____ DAY OF _____ A.D., 20___.
FOR FILING WITH THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO AND FOR THE CONVEYANCE TO THE TOWN OF SILVERTHORNE OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF SILVERTHORNE FOR MAINTENANCE OF ROADS DEDICATED TO THE PUBLIC UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED IN ACCORDANCE WITH TOWN OF SILVERTHORNE SPECIFICATIONS. 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 SILVERTHORNE.

ATTEST:

_____ _____
TOWN CLERK MAYOR
TOWN OF SILVERTHORNE, COLORADO TOWN OF SILVERTHORNE, COLORADO

CERTIFICATION OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED AS FOLLOWS:

LOTS 1–12, 13R, TRACT A, LOTS 14–24, BLOCK B, SILVERTHORNE TOWN SUBDIVISION

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FOURTH STREET CROSSING SUBDIVISION. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL STREETS AND RIGHTS-OF-WAY AS SHOWN HEREON, UNLESS OTHERWISE DESIGNATED AS BEING PRIVATE ARE DEDICATED AND CONVEYED TO THE TOWN OF SILVERTHORNE, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE DESIGNATED AS BEING PRIVATE, ARE HEREBY DEDICATED TO THE TOWN OF SILVERTHORNE. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION, AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES.

_____
BY: _____
_____
TITLE: _____

_____
BY: _____
_____
TITLE: _____

_____
BY: _____
_____
TITLE: _____

_____
BY: KEN GANSMANN
_____
TITLE: MEMBER, RSG GROUP

ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

THE FORGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 20_____
BY _____, AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL.
_____
NOTARY PUBLIC

ADDRESS: _____
_____

ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

THE FORGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 20_____
BY _____, AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL.
_____
NOTARY PUBLIC

ADDRESS: _____
_____

ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

THE FORGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 20_____
BY _____, AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL.
_____
NOTARY PUBLIC

ADDRESS: _____
_____

ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

THE FORGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 20_____
BY KEN GANSMANN AS MEMBER OF RDG GROUP

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL.
_____
NOTARY PUBLIC

ADDRESS: _____
_____

Drawn JJK	Dwg 21786PLT	Project 21786
Checked RRJ	Date 02/20/19	Sheet 1 of 1

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

P.O. Box 589
Silverthorne, CO 80498 970-468-6281

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