



**PARK COUNTY BOARD OF ADJUSTMENT
PLANNING DEPARTMENT STAFF REPORT**

Hearing date: February 17, 2026

Prepared on: February 9, 2026
Prepared by: Kay Wolf, Planner II
Case number: A25-0120
Subject: Timberline Terrace Variance
Request: The applicant is requesting a variance of 30ft from the front property line to build a house that meets wetland setback requirements.

Application summary

Applicant/s: Mark and Jennifer January
Owner/s: Mark and Jennifer January
Location: T09 R78 S27 SW4 Valley of the Sun, Filing 1, Lot 182, addressed as 5004 Timberline Terrace, Fairplay, CO 80440
Current zone district: Residential
Surrounding zoning: Residential
Lot size: 0.94 acres
Proposed use: Residential

Background

The subject property was purchased by the Januarys in 2000, two years after it was first sold to the general public, when the wetland conditions were not a significant impediment to building. At this point, the majority of the 0.94-acre parcel lies in the wetland and so the Januarys are requesting a variance to the front lot line.

Land Use Regulations and Strategic Master Plan

Each of the standards for approval of a variance (LUR Section 3-1-3.100) is addressed below.

- 1. A strict application of the Resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness, or shape of a specific piece of land or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the land:**

Given the location of the wetland and the setback requirements to any body of water, it is only possible to build a house on this residential lot with either a custom-designed and narrow house or a substantial variance to either the wetland setback or the setback requirements for the front lot line.



2. The applicant provided reasonable and adequate evidence that the variance request is not a self-imposed hardship that can be rectified by means other than relief through a variance:

The applicant has provided a wetland delineation report from an engineering company that explains the natural conditions of the property and a proposed building plan for the property that requires building into the wetland setback as well as the front property line setback requirements due to the difficulties of this parcel.

3. There exists no substantial detriment to any neighbor or to the public by the granting of the variance:

As this property is at a T-intersection, the setback variance may pose an inconvenience when clearing snow from the roads and require that excess snow be stored on neighboring lots. Building to the front lot line may also impact safety for drivers approaching the intersection from T-R Dr during icy winter conditions.

4. The intent and purpose of the regulation being varied is not substantially impaired or defeated by the granting of the variance.

While the intent and purpose of the front setback variance would be substantially impaired by this variance, it is necessary to protect the intent and purpose of the wetland setback regulations.

Impact analysis

As this property is at a T-intersection, the setback variance may pose an inconvenience when clearing snow from the roads and require that excess snow be stored on neighboring lots. Building to the front lot line may also impact safety for drivers approaching the intersection from T-R Dr during icy winter conditions.

Referral responses

None

Staff recommendation

Based on the foregoing, staff recommends approval of a 25' variance to the front lot line.

**PARK COUNTY APPLICATION FOR
VARIANCE
NON-REFUNDABLE APPLICATION FEE: \$700**

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4292, or e-mail planning.zoning@parkcountyco.gov, fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: Mark and Jennifer January

Mailing Address: Po Box [REDACTED]

City: Alma State: Co Zip: 80420

Email Address: [REDACTED]

Telephone (work) [REDACTED] (home) same (fax) N/A

Owner's Name: Jennifer January & Mark January

Mailing Address: Po Box [REDACTED] Alma Co 80420

Telephone No. [REDACTED]

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Variance (attach additional page, if necessary):

T09 R78 S27 SW4 Valley of the Sun Filing 01 Lot 0182

Street Address of Property: 5004 Timberline Terrace Fairplay Co 80440

Property's Total Acreage: .94

Current Zone District of Property: _____

Proposed Zone District of Property: _____

For County Use Only Planning Department Confirmation of Current Zone District: District: _____ Print Full Name _____

**Requirements for a Variance
Article III, Division 1, Section 3-100**

C. APPLICATION REQUIREMENTS

**For County
Use
Only:
Initial Receipt of
the Required
Information**

1. Application Fee. An application fee in the amount of \$700 must be paid at the time of submission of the application. Make the check or money order to the Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility.
- ✓2. Tax receipt-showing payment of current taxes. This can be obtained at the Park County Treasurer's office.
- ✓3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Recorders office.
- ✓4. A legal description of the property proposed for the Variance prepared by a licensed Colorado land surveyor.
- ✓5. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed Variance, this information is at Park County Assessor's Office.
- ✓6. A vicinity map of where the proposed property is located within Park County.
- ✓7. A site plan drafted at a commonly used engineering scale with clear indication how the variance relates to the affected land with the following information:
 - a. Name and address of the owner;
 - b. Date of preparation, map scale, and north arrow;
 - c. Lot dimensions, total acreage, and points of access to the property, internal roads and trails. The map must illustrate how access is obtained from the property subject to variance to the nearest county road or highway;
 - d. Natural features of the property subject to variance including, wetlands, floodplain, riparian areas, water bodies, rock outcroppings, significant vegetation, geological or other hazards, and slopes greater than twenty-five percent (25%);
 - e. Utility systems including existing and proposed water wells, sewer systems, electric services, and natural gas;
 - f. The dimensions, height and setbacks of all existing and proposed structures.
 - g. A clear illustration or description of the proposed variance, using shading, crosshatching, or highlighting, to accurately illustrate the proposal.
- ✓8. The property must be clearly identified with the address and posted according to the Park County address requirements (attached).

(1.) [Signature]

(2.) Staff

(3.) [Signature]

(4.) [Signature]

(5.) Staff

(6.) Staff

(7.) ✓

(7a.) [Signature]

(7b.) [Signature]

(7c.) [Signature]

(7d.) [Signature]

(7e.) [Signature]

(7f.) [Signature]

(7g.) [Signature]

(8.) [Signature]

missing receipt of sign payment not enough.

- ? 9. Letters of consent to alter or vacate utility easements from all public utilities serving the site, if applicable
- ? 10. A written description identifying the specific provision of the Land Use regulations that the owner seeks to vary and the extent to which the provision is proposed to be varied or modified.
- ? 11. A written description of the reasons justifying the variance detailing how the standards for approval of the variance provided by Section 3-100(B) are met or satisfied.
- 12. Any other information that are judged necessary by the Planning staff to ensure compliance with the Standards for Approval.

Note: Refer to Park County Land Use Regulations Article III, Standards for Approval of Variance.

For County Use Only: Initial Receipt of the Required Information
(9.) <u>n/a</u>
(10.) <u>RV</u> <i>missing</i>
(11.) <u>RV</u> <i>missing</i>
(12.) <u>n/a</u>

D. APPLICANT AND LANDOWNER SIGNATURES:

The undersigned applicant and landowner hereby verify and affirm that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant: Signed: Jennifer January [Signature]
Print name: Jennifer January Mark January
If company, state Title/Position: _____

Owner: Signed: Jennifer January [Signature]
Print name: Jennifer January Mark January
If company, state Title/Position: _____

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

This application was submitted to the Park County Planning Department on the following date and time:

December 22, 2025
Month Day Year

For County Use Only:
Verification of Date of Delivery and
County Receipt of Application
Date: 22 December 2025
Print Name: Kay Wolf

Payment of the Applicant Fee was made by:

Personal Check # 2110 Amount \$ 700
 Cash Amount \$ _____
 Other _____ Amount \$ _____

APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.

ALL BOARD OF ADJUSTMENT HEARINGS WILL BE SCHEDULED FOR THE SECOND WEDNESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.



Park County Treasurer Tax Receipt

Account R0014504	Parcel Number 14504	Receipt Date Apr 30, 2025	Receipt Number 2025-05-01-Amy -3461-P
----------------------------	-------------------------------	-------------------------------------	---

JANUARY MARK J
PO BOX 440
ALMA, CO 80420-0440

Situs Address 5004 TIMBERLINE TERRACE FAIRPLAY 80440	Payor ipay				
Legal Description T09 R78 S27 SW4 VALLEY OF THE SUN FILING 01 LOT 0182					
Property Code RESIDENTIAL VACANT LOTS - 0100	Actual 54,263	Assessed 15,140	Year 2024	Area 0015	Mill Levy 60.7857

Payments Received
iPayment - ECK
Bank Account 1997

Multi-Account Payment

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax	\$920.30	\$0.00	\$920.30	\$0.00
				\$920.30	\$0.00
				Balance Due as of Apr 30, 2025	\$0.00

Thank you for your payment.

WARRANTY DEED

THIS DEED, Made this 7th day of August, 2000,
between Paul R. Richardson

STATE DOCUMENTARY FEE
DATE 08.10.2000
\$ 1.21

of the County of Park and State of Colorado
grantor, and Mark J. January and Jennifer R. January

whose legal address is P.O. Box 7464, Breckenridge, CO 80424

of the County of Park and State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of TWELVE THOUSAND ONE HUNDRED THIRTY SEVEN AND 50/100-----

-----DOLLARS, (\$12,137.50), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of Park and State of Colorado, described as follows:

Lot 182,
VALLEY OF THE SUN, FILING NO. 1,
County of Park, State of Colorado

also known by street and number as vacant land, Fairplay, CO 80440

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the encasing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever,

SEE CONTINUATION PAGE ATTACHED

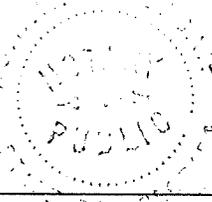
The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Paul R. Richardson
Paul R. Richardson

STATE OF COLORADO)
COUNTY OF Park) ss.

The foregoing instrument was acknowledged before me this 7th day of August, 2000, by Paul R. Richardson

My Commission expires: 8/23/2001



Witness my hand and official seal.
Bonnie K. Logan
Notary Public

1.21



529610 08/10/2000 10:39A

2 of 2 R 10.00 D 1.21 BARBARA J PASCO PARK CO

vacant land

EXCLUSIONS

except for taxes for the current year, a Lien but not yet due and payable, and except as set forth below:

1. Distribution Utility Easements
2. Those specifically described rights of third parties not shown by the public records of which Buyer has actual knowledge and which were accepted by Buyer in accordance with the contract between the parties
3. Inclusions of the Property within any special taxing district
4. The benefits and burdens of any declaration and party wall agreements, if any
5. Right of way for ditches and canals constructed by authority of the United States, as reserved in United States Patent, recorded March 23, 1903 in Book 32 at Page 325.
6. Any vein or lode of quartz or other rock in place bearing gold, silver, cinnabar, lead, tin copper or other valuable deposits claimed or known to exist on September 3, 1901, and the right of a proprietor of any vein or lode to extract and remove his ore therefrom, as reserved by Patent recorded March 23, 1903 in Book 32 at Page 325.
7. Easement for utilities 5 feet in width along all side and rear lot lines, as reserved by and shown on the recorded plat of said subdivision.
8. Covenants, conditions and restrictions, which do not include a forfeiture or reverter clause, set forth in the instrument recorded November 23, 1970 in Book 208 at Page 848. Provisions regarding race, color, creed, and national origin, if any, are deleted.
9. The effect of By-Laws of Lower Sacramento Creek Reservoir Company, recorded June 4, 1997 at Reception No. 475279.
10. Reservation of all minerals and mineral rights in, under or upon said land as set forth on Deeds recorded October 22, 1986 in Book 403 at Page 350 and January 4, 1982 in Book 335 at Page 129.

File # XO45811A00

Adjacent Property Owners of Parcel 14504

Parcel 14505

Sonja K Ludwig & Robert A Pearson
2308 N Humboldt St,
Denver CO 80205

Parcel 5020

John Valeiras
111 S Colonial Ave
Richmond VA 23221

Parcel 5549

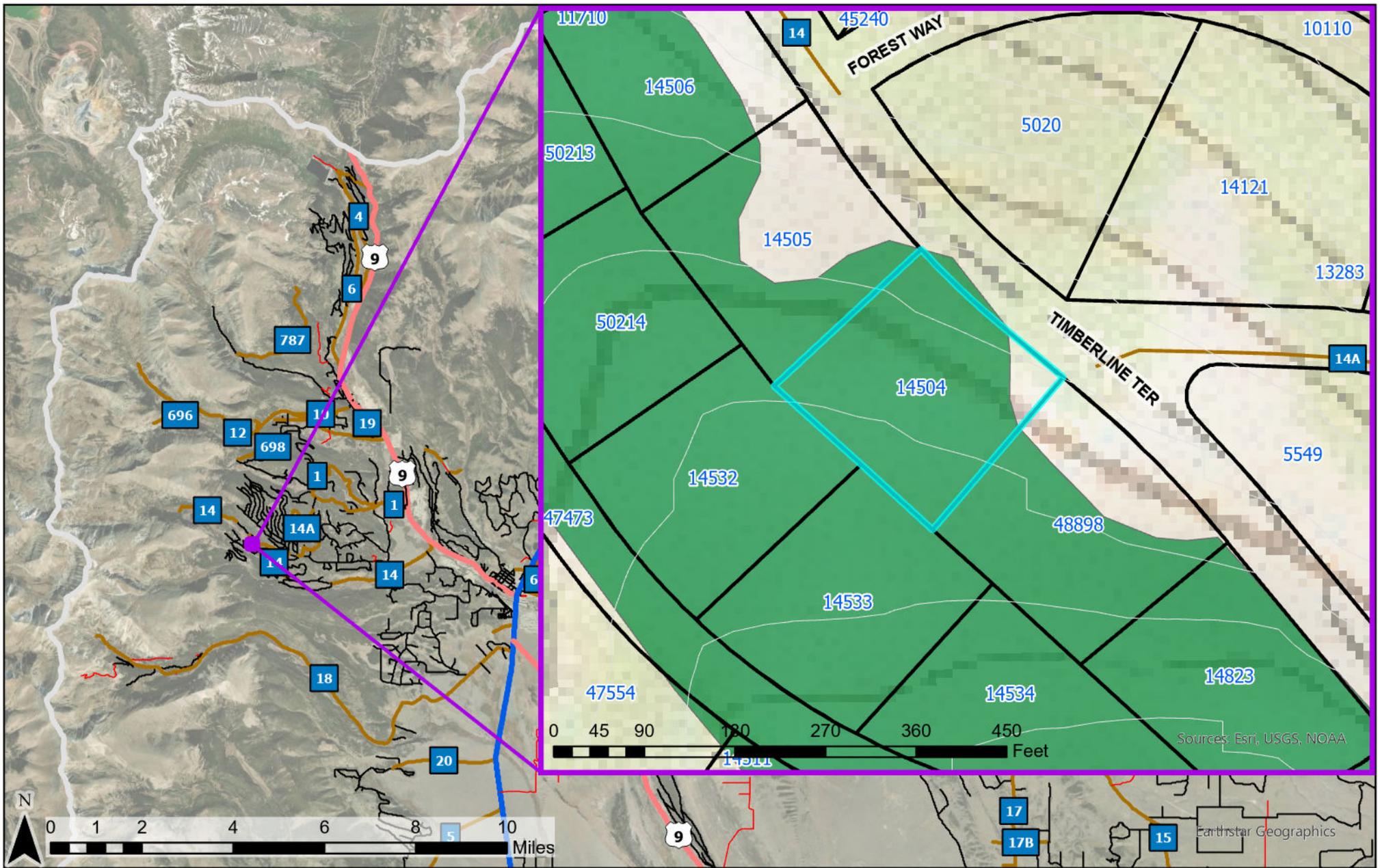
Mark A Imhoff & Diane B Imhoff
1653 Fairfax St
Denver CO 80220

Parcel 14121

Soulpine Retreat LLC
4707 Turnberry Dr
Floyds Knobs IN 47119

Parcels 48898, 14533, and 14532

Eric R Thompson
16 Falcon Hills Dr
Highlands Ranch, CO 80126



- County Line
- County Rd
- Local Rd
- Private Rd
- State Hwy
- US Hwy
- 10ft Contour
- Flood Hazard
- Special Flood Hazard Area

Freshwater Forested/
Shrub Wetland

Park County Planning & Zoning

This map and the data displayed are not survey quality and should not be used for any legal purpose(s)



To Whom It May Concern:

December 1, 2025

We are seeking a setback from the property line at 5004 Timberline Terrace, Fairplay CO 80420. We understand that we cannot seek a setback from the wetlands. When we bought the lot it was buildable and we assumed it still was based on the taxes we pay. Upon listing it we learned that it has stipulations now, because of the wetlands. We would like to apply for a variance of 30 feet from the front property line (along Timberline Terrace) as shown in the report from 285 Engineering. The plans in that report show the challenges of this lot because of shape and proximity to the wet lands. But, if it is run long ways and provides the 30 feet variance we believe that it would give ample space for a 600 square foot house with a septic and well. This plan would not effect any of the neighbors, the neighborhood or the public as it is a simple building plan accessed easily from the main road. Our purpose in acquiring this variance is to sell the lot. We have three very interested buyers with offers pending the ability to build a home according to this approval. If it is not approved, we would like to ask to adjust our taxes to show that this is not buildable.

Thank you for your time and assistance with this application.

Sincerely,

Mark and Jennifer January



285 Engineering, Inc.
P.O. Box 1048
Conifer, CO 80433
(719)-839-1382
www.285Engineering.com

April 13, 2025

Site Evaluation

Caniglia Real Estate Group
236 N. Main Street
Alma, CO 80420

Subject: Site Evaluation
Lot 182, Filing 1, Valley of the Sun
5004 Timberline Terrace, Fairplay, CO 80440
Project Number: 2024374

As requested on October 14, 2024, and on other dates, this office visited the above referenced property to evaluate the site with respect to the location of a proposed single-family residence, wetlands, well and onsite wastewater treatment system location. The purpose of the site visit and evaluation was to identify site and geological conditions that would affect the possible development of the property. The site is located in an area where no public sewer or water supply systems are available.

A site sketch has been provided as part of this report detailing the locations of existing development surrounding the parcel. A possible well, Onsite Wastewater Treatment System, and residence location are shown.

Property Lines: During the site visit we were able to locate all the property corners and lot lines. For proposed development near property lines "point on line" surveying stakes should be placed to clearly mark the property line. Locations depicted on the accompanying site plan are not the result of a survey and all locations should be verified prior to design, permitting or construction.

Wetlands/Surface Water: A wetland delineation has been performed by this office, dated November 04, 2024, to determine the location of wetlands on the parcel. The wetland delineation report has been attached to this report. After the wetland delineation was completed, a survey was prepared by Baseline Surveys, LLC. The survey detailed the location of the wetlands, topographic data, and the existing utilities and infrastructure located near the lot along Timberline Terrace, survey attached to this report.

Residence Location: The property offers no locations for a single-family residence to be placed, based on current Park County setbacks and the existing site features.

A search of the Park County Colorado GIS mapping indicates the property is zoned Residential.

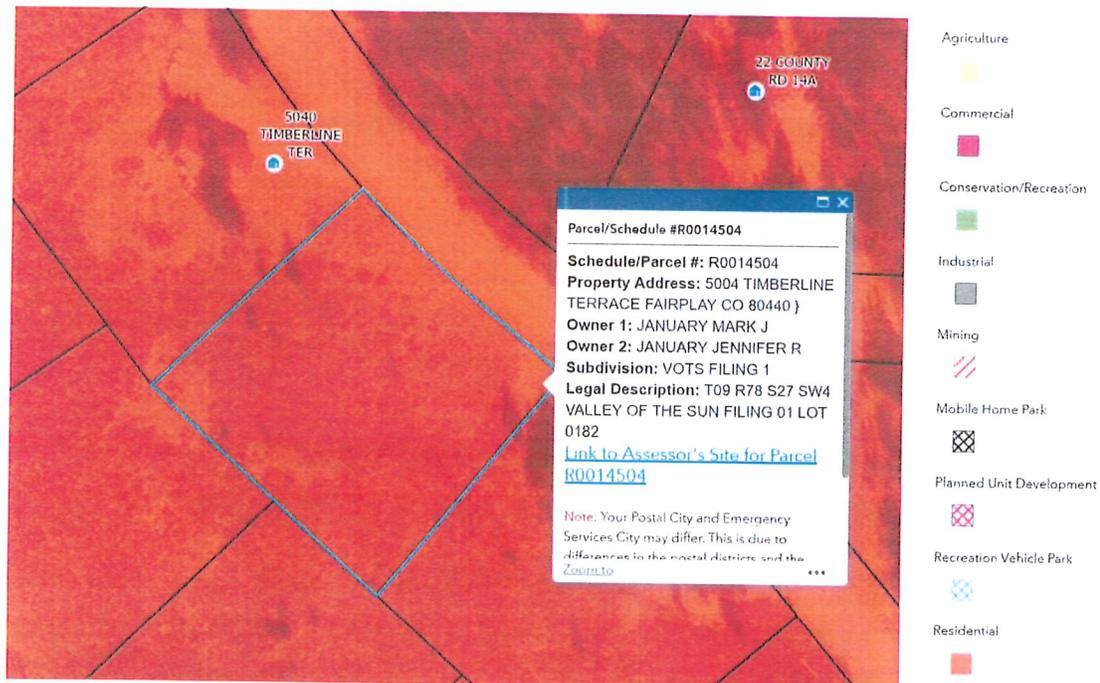


Figure 1 – Park County Colorado GIS mapping

The required setbacks for parcels in the Residential Zone district are demonstrated below. Applicable setbacks limiting the placement of a residence on the property are the Any side from Any Wetland and the Front: Adjacent to Other Road Rights of Way

TABLE 5-304a
 New Lot Development Standards – Residential Zone District

Standards	Maximum	Minimum
Lot Area		
>50% of Lot 20% Slope or Less	N/A	5 Acres
>50% of Lot 20% to 30% Slope	N/A	6 Acres
>50% of Lot Greater than 30% Slope	N/A	8 Acres
Lot Width	N/A	50 Feet
Floor Area Per Unit - Principal Structure		
Residential	N/A	N/A
Non-Residential	N/A	N/A
Structure Height	35 Feet	
Setbacks – Principal & Accessory Structures		
Any Side From Any Watercourse		50 Feet
Any Side From Any Wetland		50 Feet
Front: Adjacent to State/Federal Highway Rights of Way		50 Feet
Front: Adjacent to Other Road Rights of Way		30 Feet
Side Lot Line		30 Feet
Rear Lot Line		20 Feet

Figure 2 – Park County Land Use Code – Residential Zone District Setbacks

Given the setback constraints for the placement of a single-family residence, a variance would be required from Park County to reduce the 50-foot setback to wetlands and 30-feet from the front property line from the residence. The variance process and requirements are detailed in the Park County Land Use Code Article III, Division 1, Section 3-100. The variance request would be directed to The Board of Adjustment for request from relief to the setback standards. The process for obtaining the variance includes a Pre-Submittal Meeting with the Planning Department, Completed Application for Variance and a Board of Adjustment Public Hearing. A variance would be required to develop the parcel.

Onsite Wastewater Treatment System (OWTS): A possible location for the Onsite Wastewater Treatment System has been shown on the accompanying site plan. This location was chosen based upon current regulatory requirements and site features. Before final placement and sizing can be determined two 8-foot deep profile holes will need to be excavated and a visual and tactile analysis of the soils should be performed.

A soil treatment area cannot be placed on the parcel to meet the minimum 200-foot separation distance from existing wells surrounding the parcel and a proposed well for the subject parcel. A 200-foot minimum separation distance is required by Park County OWTS regulations Table 7-1 Minimum Horizontal Distances in Feet Between Components of an Onsite Wastewater Treatment System.

To reduce the 200-foot separation between the proposed soil treatment area and the existing wells on surrounding properties and a proposed well on the subject parcel, the separation distance from the well to the soil treatment area may be reduced to no less than 100 feet if a higher level treatment system is used.

A higher level treatment system is also required to reduce the soil treatment area setback from the delineated wetland boundary from 50 feet to a minimum of 25 feet and to allow for a wider than 12' soil treatment area.

The septic tank and higher level treatment unit locations have been depicted on the accompanying site plan. The locations were chosen to meet the regulatory setbacks from the proposed residence, property lines and the wetland boundary. The septic tank is located greater than 50 feet from the wetlands. Depending on the final construction plan for the residence an interior sewage lift station may be required within the residence to lift the sewage to the septic tank location.

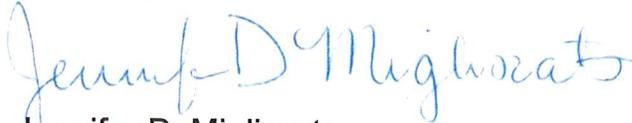
Well Location: There are limited locations available onsite for the well that will also meet regulatory requirements of the Park County OWTS regulations. A proposed well location has been depicted on the accompanying site plan. The proposed well location meets the minimum 200-foot separation distance from the existing soil treatment areas receiving treatment level 1 effluent and greater than 100-foot

separation distance from existing and proposed soil treatment areas receiving treatment level 3N.

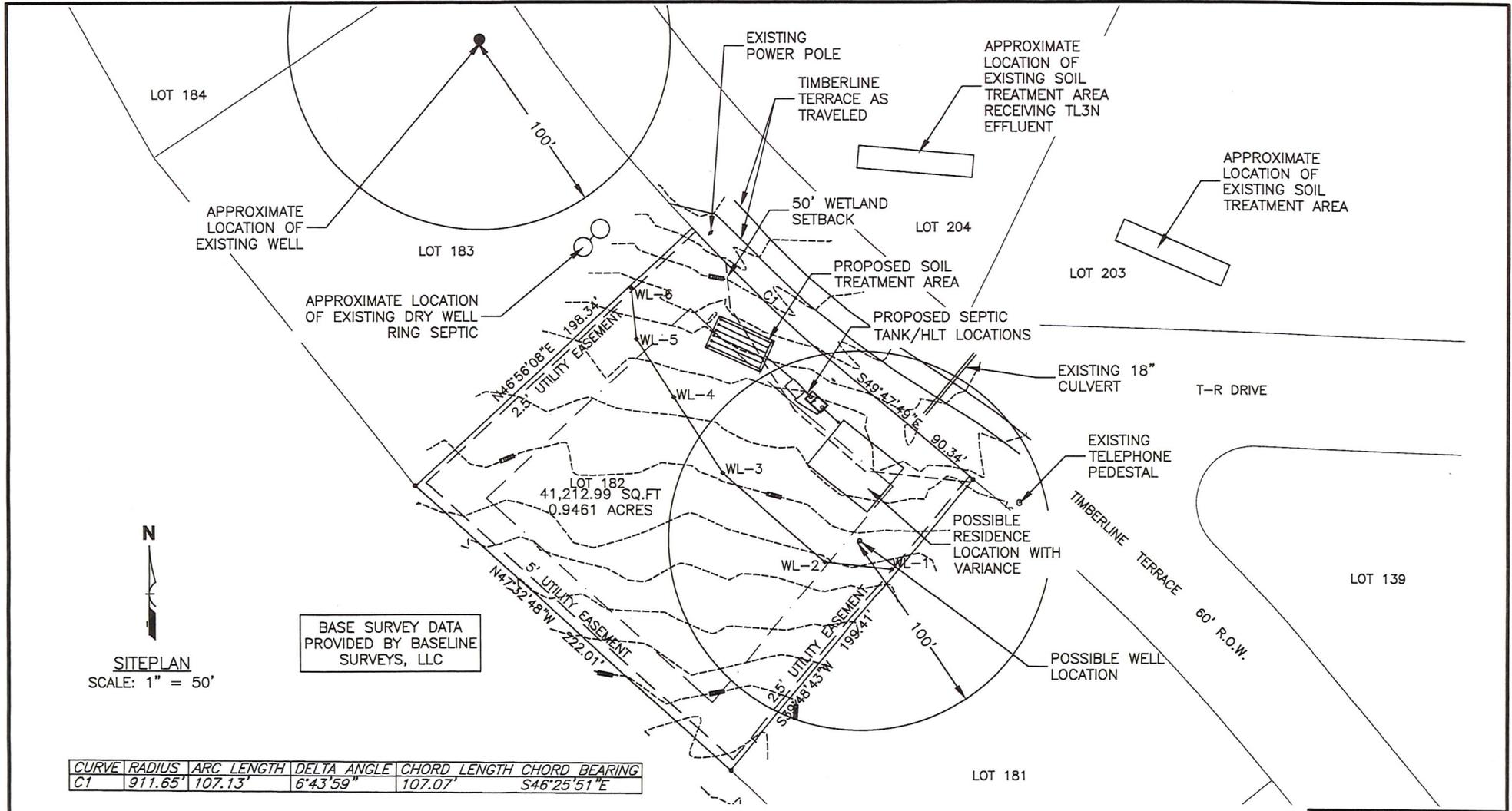
Our findings are based on information, regulatory codes and development at the time of our evaluation. Proposed construction, such as residence location and other improvements on the subject property or surrounding properties may impact the findings of the evaluation. Changes in regulatory codes may impact the findings of the site evaluation. 285 Engineering, Inc may be contacted to re-evaluate the site if conditions change and when proposed construction plans are finalized.

If there are any questions regarding this observation, or this report, please contact this office.

Sincerely,



Jennifer D. Migliorato
285 Engineering, President



BASE SURVEY DATA
PROVIDED BY BASELINE
SURVEYS, LLC

SITEPLAN
SCALE: 1" = 50'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	911.65'	107.13'	6°43'59"	107.07'	S46°25'51"E

285 ENGINEERING
P.O. BOX 1048
CONIFER, CO
80433
(720)-515-1781

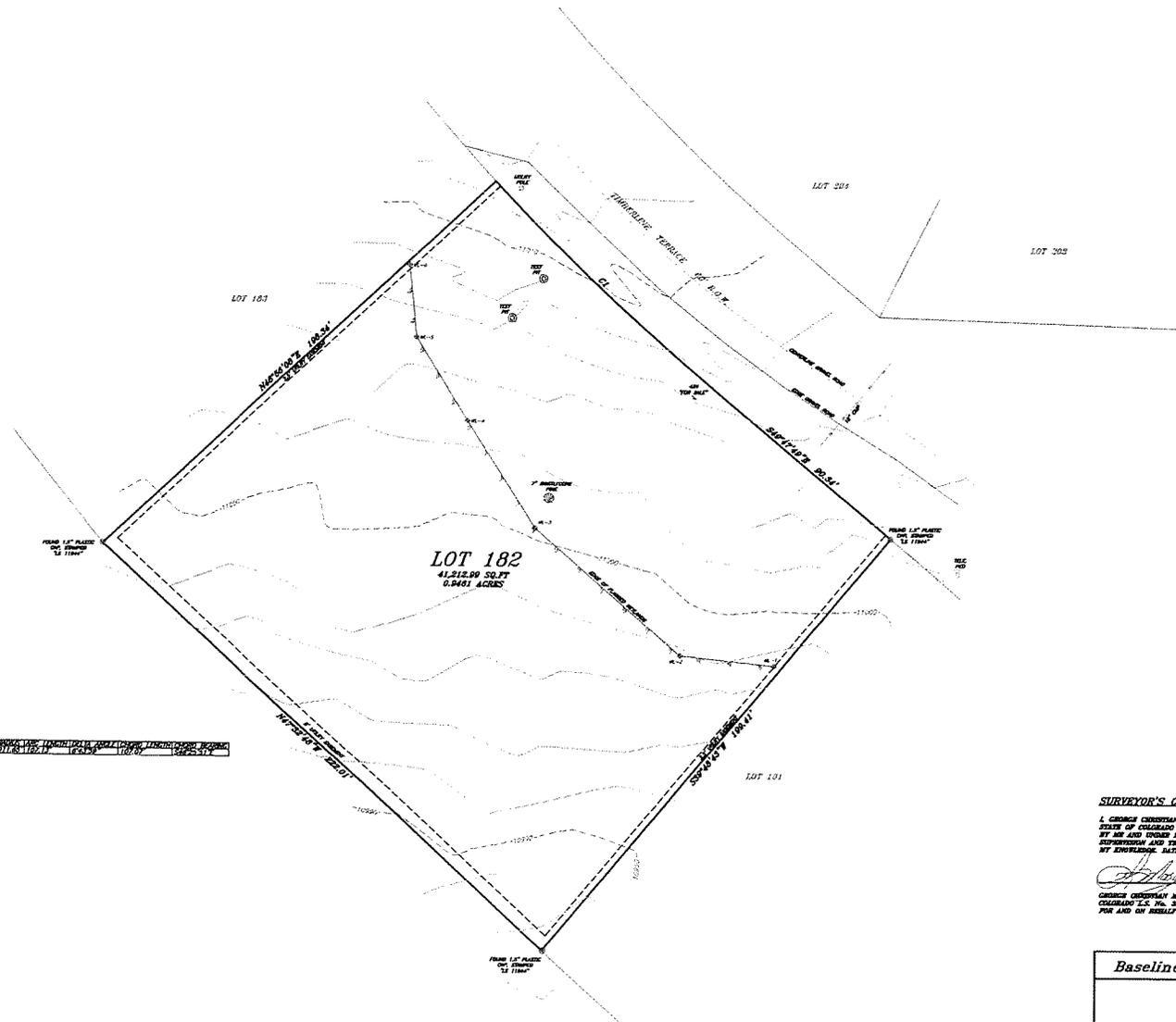
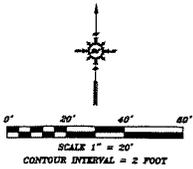
PROJECT: 2024374
LOCATION:
5004 TIMBERLINE TERRACE
FAIRPLAY, CO 80440
CLIENT: CANIGLIA REAL ESTATE GROUP

TITLE: SITE PLAN
DATE: 04/13/2025
SCALE: SHOWN
DRAWN BY: JDM

SHEET:
1/1



TOPOGRAPHIC SURVEY
LOT 182
VALLEY OF THE SUN-FILING No. 1
PARK COUNTY, COLORADO



DATE: 10/29/2008 11:11:31 AM

SURVEYOR'S CERTIFICATE
 I, GEORGE CHRISTOPHER MOODY, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND CHECKED BY SUPERVISOR AND THAT THE FACTS SHOWN HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. DATED THIS 29th DAY OF OCTOBER, 2008.

 GEORGE CHRISTOPHER MOODY, P.L.S.
 CHAIRMAN I.S. No. 2008
 FOR AND ON BEHALF OF BASELINE SURVEYS, LLC

Baseline Surveys LLC		FILING FOR LAND CLAIM FOR AN ACREAGE SURVEY 10/29/2008	
STOPOGRAPHIC SURVEY			
LOT 182			
VALLEY OF THE SUN-FILING No. 1			
PARK COUNTY, COLORADO			
Date	Revisions	Date: 10/29/2008	Scale Horiz: 1" = 20'
		Drawn By: RDC	Checked By: NPO
		Job File: 4750	DWG File: 4750.YDPO

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

WETLAND DELINEATION REPORT FOR:

Lot 182, Valley of the Sun, Filing 1
5004 Timberline Terrace
Fairplay, CO
Park County, CO

Prepared For:

Timberline Investments, LLC
717 Ferndale Road
Mount Joy, PA 17552

Prepared By:

285 Engineering, Inc
Matthew Hopkins
P.O. Box 1048
Conifer, CO 80433



11/04/2024

Project No. 2024374



Table of Contents:

SUMMARY2

INTRODUCTION3

 Purpose and goals3

METHODS.....3

 Pre-Field Review of Information3

EXISTING CONDITIONS4

 Project area setting4

 Wetland/Upland Summary4

 Hydrology4

 Vegetation4

 Soils5

References6

Appendix A7

List of Figures:

Figure 1 – National Wetland inventory map2

Appendices:

Appendix A - Wetland Data Forms
Wetland Survey

WETLAND DELINEATION REPORT

WETLAND DELINEATION SUMMARY

On October 14, 2024 a site visit was performed to determine if/and where wetlands were present on the subject site. During the site visit several soils samples were obtained and the vegetation and hydrology of the site were logged. The vegetation, soils and hydrology of two separate locations were documented through the use of Army Corps of Engineers approved data forms. Several other locations were tested throughout the wetlands present on the subject property. A search of the National Wetland Inventory (NWI) mapping concluded that wetlands classified as Palustrine Shrub-Scrub (PSS1B) are present on the site.



Subject Site (does not represent property boundaries)

Figure 1 – National Wetland inventory map

INTRODUCTION

Purpose and goals

The purpose of this study was to identify and delineate any wetland areas within the property boundaries for the purpose of future development. This report has been prepared based on field data and pertinent background information. The purpose of this report is to detail the findings of the wetland delineation performed on the subject lot. During the site visit wetland flagging was placed along the edge of the wetland.

METHODS

A site visit was performed to determine if/and where wetlands are present at the subject site. Wetland boundaries, if encountered, on the site were identified and delineated on the subject property according to the parameters specified within the *1987 Corps of Engineers Wetland Delineation Manual* and within in the *Corps of Engineers Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (Environmental Laboratory 2010). During the field inspection several observation locations were chosen within the site to evaluate the hydrology, vegetation, and soils. Data forms were filled out for several areas within the site boundaries. Soils coloring was determined using *Munsell Soils Color Charts* (Kollmorgen Instruments 2000). Vegetation was generally assessed within a 5 to 15-foot radius at each location. Plants were identified using various published materials, and were ranked using the *National Wetlands Plant List* (USACOE, 2020).

Pre-Field Review of Information

The following sources were reviewed prior to and after field visits to obtain information on vegetation patterns, topography, drainage and soils.

- City/County Inventory maps and property data
- U.S. Geological Survey (USGS) 7.5 minute topographic maps
- Natural Resources Conservation Service (NRCS) soils survey maps and information.
- Current and Historical aerial photography.
- National Wetlands Inventory Mapping



EXISTING CONDITIONS

Project area setting

The project site is located in Section 27, Township 9 South, Range 78 West, in Park County, Colorado. The subject site lies at latitude 39.236671 and longitude -106.101981 with an approximate elevation of 11,000 feet. The property is generally along a small tributary to the headwaters of Sacramento Creek.

Wetland/Upland Summary

Based on information obtained during the site visit it was determined that wetlands and aquatic resources exist on the property and are generally found on the back of the lot. The three parameters of a wetland (hydric soils, hydrophytic vegetation, and hydrology) were observed within the wetland areas. In some locations hydrophytic vegetation was encountered, but these areas generally lacked the other required parameters and these areas were marked as uplands. Documentation of the soils, vegetation, and hydrology is provided in the Data Forms in Appendix A.

The wetland boundaries were marked with pink delineation flagging. The wetland flags were subsequently located by a surveyor. A survey, provided by Baseline Surveys, LLC, of the flagging is attached in this document. We have added a 50-foot setback line to the survey. Park County typically requires a setback of 50 feet to structures and onsite wastewater treatment system (OWTS) components. A residence on the property will require a well and OWTS.

Hydrology

Hydrology indicators were encountered in the testing locations within the wetland areas. Hydrology is derived from surface water from the Sacramento Creek tributary, groundwater, and precipitation. Hydrology was not encountered in the upland areas on the site, though is likely to be present at certain times of the year. Groundwater table depths may fluctuate with season and precipitation rates in both the wetland and upland areas.

Vegetation

Vegetation was observed throughout the property. Hydrophytic vegetation was encountered within the wetland boundaries on the site. Hydrophytic vegetation species observed outside of the wetlands locations was not present with dominance or other wetland parameters were missing. Following is a partial list of plant species that were encountered at or near the wetland boundaries. The plants are ranked according to the

2020 National Wetland Plant List (USACOE, 2020). The scientific plant name and rating are included in the list below.

Hydrophytic Species

- *Salix myrtillofolia* – FACW
- *Salix candida* – OBL
- *Betula glandulosa* - OBL
- *Carex buxbaumii* - OBL
- *Carex brunnescens* – OBL

* = Tentative assignment based on limited information

OBL = Occurs almost always (estimated probability 99%) under natural conditions in wetlands.

FACW = Usually occurs in wetlands (estimated probability 67%-99%), but occasionally found in non-wetlands.

FAC = Equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%).

FACU = Usually occurs in non-wetlands (estimated probability 67%-99%), but occasionally found on wetlands (estimated probability 1%-33%).

UPL = Occurs in wetlands in another region, but occurs almost always (estimated probability 99%) under natural conditions in non-wetlands in the regions specified.

NI = No indicator

N/L = Not listed

Soils

The upland soils were fairly consistent throughout the testing pits. In general, a small organic layer underlain by sandy loam. Refusal was often present at a cobble and boulder matrix.

Hydric soils were encountered within the wetlands. The hydric soils generally consisted of saturated soils with low chroma and value and high organic content. See attached data forms for more specific information regarding soil types. We attempted to review the NRCS soils map data; however, soil data was not available for the project location.



References:

- Environmental Laboratory. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (9Version 2.0)*, Technical Report, U.S. Army Engineer Waterway Experiment Station, Vicksburg, Mississippi.
- Kollmorgen Instruments. 2000. *Munsell Soil Color Charts*. Kollmorgen Instruments Corporation, Baltimore, MD.
- Us Army Corps of Engineers (USACOE). 2020. *National Wetland Plant List*. Biological Report <http://rsgisias.crrel.usace.army.mil/NWPL/>
- Soil Survey Staff. *Web Soil Survey of Summit County, Colorado*. Natural Resources Conservation Service, United States Department of Agriculture. *Web Soil Survey*. <<http://websoilsurvey.nrcs.usda.gov/app/>>.
- USDA, NRCS. 2007. The PLANTS Database (<http://plants.usda.gov>, October 2007). National Plant data Center, Baton Rouge, LA 70874-4490 USA.
- Soil Survey Staff. 2006. *Keys to the Soil Taxonomy*, 10th ed. USDA-Natural Resources Conservation Service, Washington, DC.
- Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979. *Classifications of wetlands and deepwater habitats of the United States*. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Jamestown, ND: Northern Prairie Wildlife Research Center Home Page. <http://www.npwrc.usgs.gov/resource/1998/classwet/classwet.htm> (Version 04DEC98)



Appendix A

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 5004 timberline terrace City/County: Park County Sampling Date: 2024-10-14
 Applicant/Owner: Timberline Investments, LLC State: Colorado Sampling Point: DS1
 Investigator(s): Matthew Hopkins Section, Township, Range: sec 27 T009S R078W
 Landform (hillslope, terrace, etc.): Footslope Local relief (concave, convex, none): Concave Slope (%): 3-7
 Subregion (LRR): LRR E, MLRA 48A Lat: 39.236671 Long: -106.101981 Datum: WGS84
 Soil Map Unit Name: No Digital Data Available NWI classification: PSS1B

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:																
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A)																
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>5</u> (B)																
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)																
4. _____	_____	_____	_____	Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>90.00</u></td> <td>x 1 = <u>90.00</u></td> </tr> <tr> <td>FACW species <u>50.00</u></td> <td>x 2 = <u>100.00</u></td> </tr> <tr> <td>FAC species <u>0.00</u></td> <td>x 3 = <u>0.00</u></td> </tr> <tr> <td>FACU species <u>0.00</u></td> <td>x 4 = <u>0.00</u></td> </tr> <tr> <td>UPL species <u>0.00</u></td> <td>x 5 = <u>0.00</u></td> </tr> <tr> <td>Column Totals: <u>140.00</u> (A)</td> <td><u>190.00</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>1.36</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>90.00</u>	x 1 = <u>90.00</u>	FACW species <u>50.00</u>	x 2 = <u>100.00</u>	FAC species <u>0.00</u>	x 3 = <u>0.00</u>	FACU species <u>0.00</u>	x 4 = <u>0.00</u>	UPL species <u>0.00</u>	x 5 = <u>0.00</u>	Column Totals: <u>140.00</u> (A)	<u>190.00</u> (B)	Prevalence Index = B/A = <u>1.36</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>90.00</u>	x 1 = <u>90.00</u>																			
FACW species <u>50.00</u>	x 2 = <u>100.00</u>																			
FAC species <u>0.00</u>	x 3 = <u>0.00</u>																			
FACU species <u>0.00</u>	x 4 = <u>0.00</u>																			
UPL species <u>0.00</u>	x 5 = <u>0.00</u>																			
Column Totals: <u>140.00</u> (A)	<u>190.00</u> (B)																			
Prevalence Index = B/A = <u>1.36</u>																				
<u>0</u> = Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)																				
1. <u>Salix myrtillifolia</u>	<u>50</u>	<u>Y</u>	<u>FACW</u>																	
2. <u>Salix candida</u>	<u>30</u>	<u>Y</u>	<u>OBL</u>																	
3. <u>Betula glandulosa</u>	<u>20</u>	<u>Y</u>	<u>OBL</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
<u>100.0</u> = Total Cover																				
Herb Stratum (Plot size: <u>5' radius</u>)																				
1. <u>Carex buxbaumii</u>	<u>20</u>	<u>Y</u>	<u>OBL</u>																	
2. <u>Carex brunnescens</u>	<u>20</u>	<u>Y</u>	<u>OBL</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
<u>40.0</u> = Total Cover																				
Woody Vine Stratum (Plot size: <u>30' radius</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
<u>0</u> = Total Cover																				
% Bare Ground in Herb Stratum <u>5</u>																				

Remarks:
 Vegetation species difficult to determine at this time in year.

SOIL

Sampling Point: DS1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-11	10YR 2/1	100					MUCK	
11-16	10YR 4/1	90	10YR 4/6	10	D	M	LCOS	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input checked="" type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: Cobbles

Depth (inches): 16

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input checked="" type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input checked="" type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u> </u>	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>6</u>	
Saturation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>0</u>	
(includes capillary fringe)			

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 5004 timberline terrace City/County: Park County Sampling Date: 2024-10-14
 Applicant/Owner: Timberline Investments, LLC State: Colorado Sampling Point: DS2
 Investigator(s): Matthew Hopkins Section, Township, Range: sec 27 T009S R078W
 Landform (hillslope, terrace, etc.): Backslope Local relief (concave, convex, none): Convex Slope (%): 8-15
 Subregion (LRR): LRR E, MLRA 48A Lat: 39.236830 Long: -106.101719 Datum: WGS84
 Soil Map Unit Name: No Digital Data Available NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

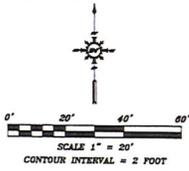
SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

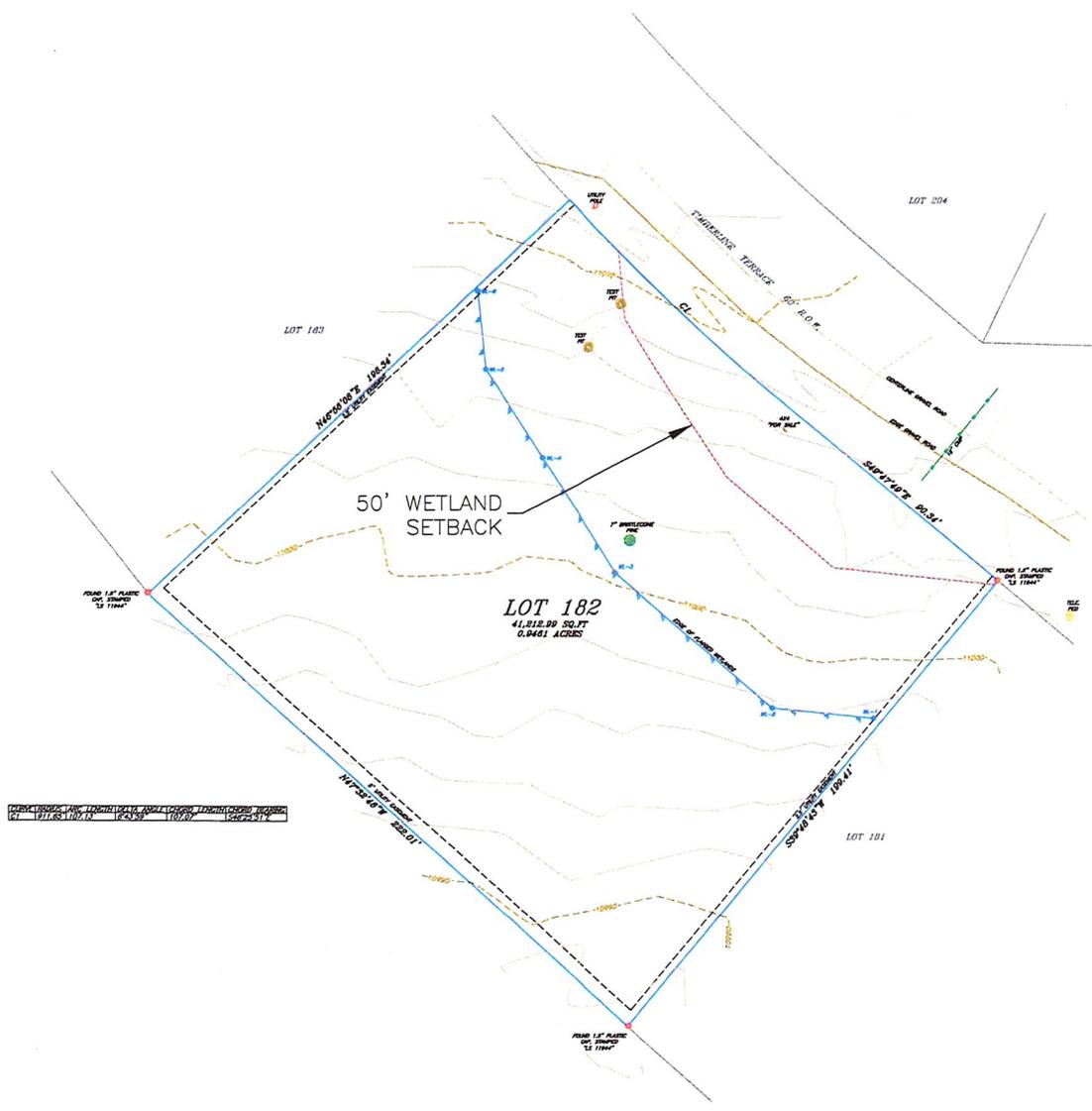
VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:																
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)																
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>1</u> (B)																
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)																
4. _____	_____	_____	_____	Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0.00</u></td> <td>x 1 = <u>0.00</u></td> </tr> <tr> <td>FACW species <u>0.00</u></td> <td>x 2 = <u>0.00</u></td> </tr> <tr> <td>FAC species <u>20.00</u></td> <td>x 3 = <u>60.00</u></td> </tr> <tr> <td>FACU species <u>0.00</u></td> <td>x 4 = <u>0.00</u></td> </tr> <tr> <td>UPL species <u>0.00</u></td> <td>x 5 = <u>0.00</u></td> </tr> <tr> <td>Column Totals: <u>20.00</u> (A)</td> <td><u>60.00</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.0</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0.00</u>	x 1 = <u>0.00</u>	FACW species <u>0.00</u>	x 2 = <u>0.00</u>	FAC species <u>20.00</u>	x 3 = <u>60.00</u>	FACU species <u>0.00</u>	x 4 = <u>0.00</u>	UPL species <u>0.00</u>	x 5 = <u>0.00</u>	Column Totals: <u>20.00</u> (A)	<u>60.00</u> (B)	Prevalence Index = B/A = <u>3.0</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0.00</u>	x 1 = <u>0.00</u>																			
FACW species <u>0.00</u>	x 2 = <u>0.00</u>																			
FAC species <u>20.00</u>	x 3 = <u>60.00</u>																			
FACU species <u>0.00</u>	x 4 = <u>0.00</u>																			
UPL species <u>0.00</u>	x 5 = <u>0.00</u>																			
Column Totals: <u>20.00</u> (A)	<u>60.00</u> (B)																			
Prevalence Index = B/A = <u>3.0</u>																				
<u>0</u> = Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)																				
1. <u>Dasiphora fruticosa</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants ¹ ___ Problematic Hydrophytic Vegetation ¹ (Explain) <small>¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.</small>																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
<u>20.0</u> = Total Cover																				
Herb Stratum (Plot size: <u>5' radius</u>)																				
1. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
<u>0</u> = Total Cover																				
Woody Vine Stratum (Plot size: <u>30' radius</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
<u>0</u> = Total Cover																				
% Bare Ground in Herb Stratum <u>5</u>																				

Remarks:
 Various seges and carex too difficult to I'd at species level for this time of year. Hydric vegetation likely present.



TOPOGRAPHIC SURVEY
LOT 182
VALLEY OF THE SUN-FILING No. 1
PARK COUNTY, COLORADO



MARKED POINTS SHOWN WITHIN BOUNDARIES OF THIS SURVEY ARE NOT TO BE USED TO ESTABLISH BOUNDARIES OF OTHER SURVEYS.

SURVEYOR'S CERTIFICATE
 I, GEORGE CHRISTIAN MOODY, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION AND THAT THE FIGURES SHOWN HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, DATED THIS 28th DAY OF OCTOBER, 2022.

George Christian Moody
 GEORGE CHRISTIAN MOODY, P.L.E.
 COLORADO L.E. No. 39002
 FOR AND BY: BASELINE SURVEYS, LLC

Baseline Surveys LLC		P.O. BOX 7076 1281 1/2 MI. SW IN WINDSOR, CO 80550 (303) 433-7128	
TOPOGRAPHIC SURVEY LOT 182 VALLEY OF THE SUN-FILING No. 1 PARK COUNTY, COLORADO			
Date	Revisions	Date: 10/20/2022	Scale Horiz: 1" = 20'
		Drawn By: RDC	Checked By: NPO
		Job File: 4750	DWG File: 4750 TOPO

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.

N. LINE SW 1/4

$\Delta = 71^{\circ}58'54''$
 $R = 485.00'$
 $L = 609.31'$

$R = 455.00'$

$L = 611.47'$

FOREST WAY

$\Delta = 126^{\circ}42'43''$
 $R = 45.00'$
 $L = 99.52'$

204
1.1438 AC.

203
1.4787 AC.

202
1.3125 AC.

183
203 AC.

182
0.9460 AC.

181
0.9247 AC.

139
1.1472 AC.

180
0.9580 AC.

14
1.172

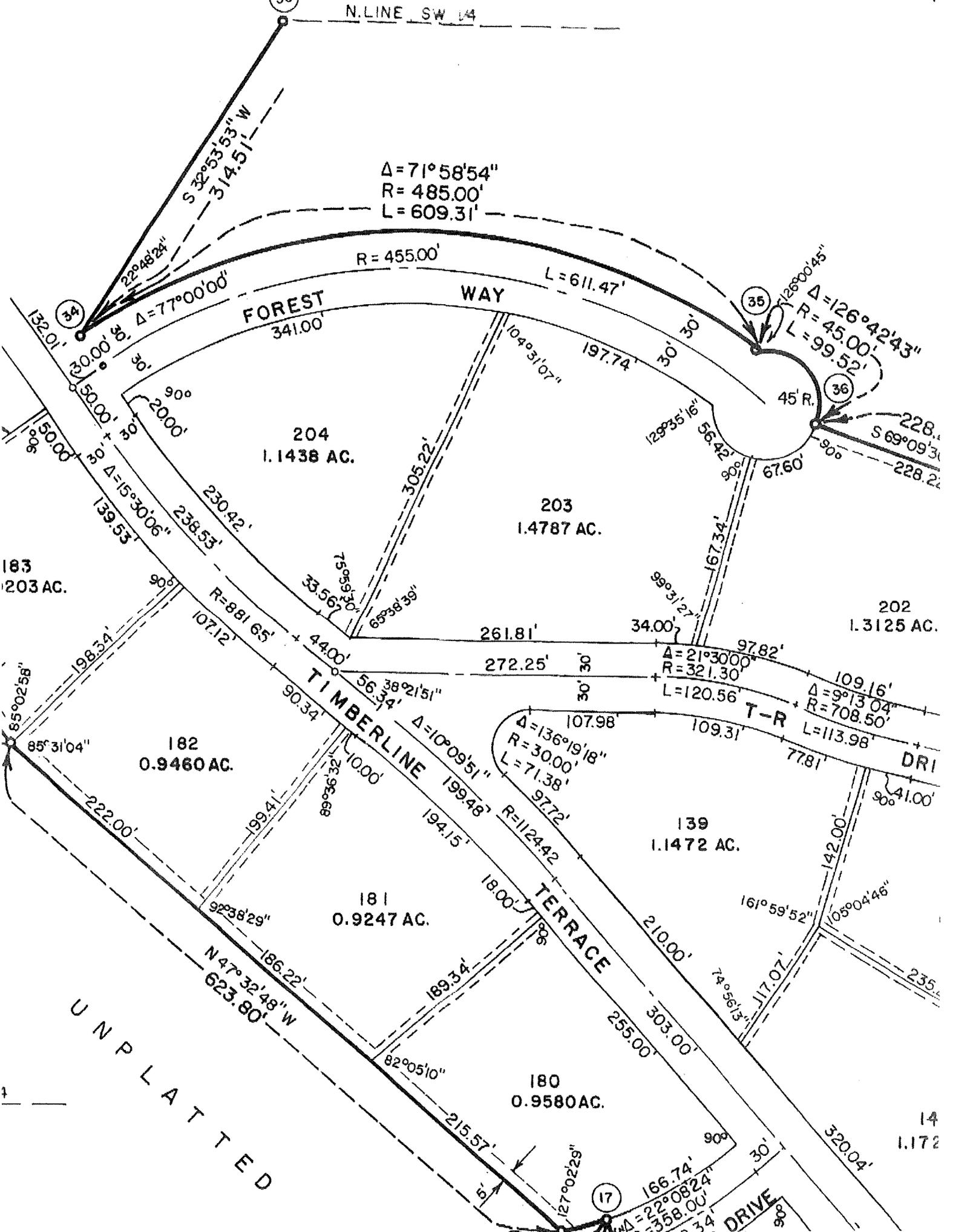
TIMBERLINE

TERRACE

T-R

DRI

UNPLATTED





5004 Timberline Terrace



Map data ©2025 Google 200 ft