

TIMBERS VILLAGE FILING 2

A Replat of Parcel C
TIMBER VILLAGE
Located in portions of Section 22,
Township 5 North, Range 84 West of the 6th P.M.,
Routt County, Colorado

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN, That GARY OSTEN, and MARIANNE OSTEN, being the owners of the land described as follows:

Parcel C,
TIMBER VILLAGE, Located in portions of Section 22,
Township 5 North, Range 84 West of the 6th P.M.,
Routt County, Colorado

containing 0.98 acres, in Routt County, Colorado, under the name and style of TIMBERS VILLAGE FILING 2, has laid out, platted and subdivided same as shown on this plat and hereinafter described, and has caused the same to be recorded in the public records of the State of Colorado, to and for the perpetual use of the public those portions of land labeled as easements for the installation and maintenance of public utilities, drainage, snow removal and storage, as shown hereon, in witness whereof, the said GARY OSTEN, and MARIANNE OSTEN, has caused its name to be hereunto subscribed this ____ day of _____, 2024.

by GARY OSTEN
by MARIANNE OSTEN

State of Colorado
County of Routt
The foregoing Certificate of Ownership and Dedication was acknowledged before me this ____ day of _____, 2024, by GARY OSTEN, and MARIANNE OSTEN.
Witness my hand and official seal.
My Commission expires: _____

(Seal)

Notary Public _____

LAND SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and hereinafter described, was prepared by me or under my direct responsibility, supervision and checking, and further state that said plat and survey are accurate to the best of my knowledge. Survey pins, markers, and/or monuments were set as required and shown hereon.

Dated this ____ day of _____, 2024.

(Seal)

JAMES B. ACKERMAN R. L. S. #16394

APPROVAL BY BOARD OF COUNTY COMMISSIONERS

This Plat has been reviewed and is hereby approved for filing by Routt County pursuant to Section [2.3, or 2.4 or 2.5, as applicable] of the Routt County Subdivision Regulations, as shown on this Plat. The undersigned Board of County Commissioners, upon this Plat is subject to the discretion of the Board of County Commissioners and the Board, by the approval of this Plat, makes no commitment either express or implied regarding any level of service or maintenance of such road, right-of-way, or easement as dedicated and accepted herein.

Dated this ____ day of _____, 20__.

TIM REDMOND, CHAIR
BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

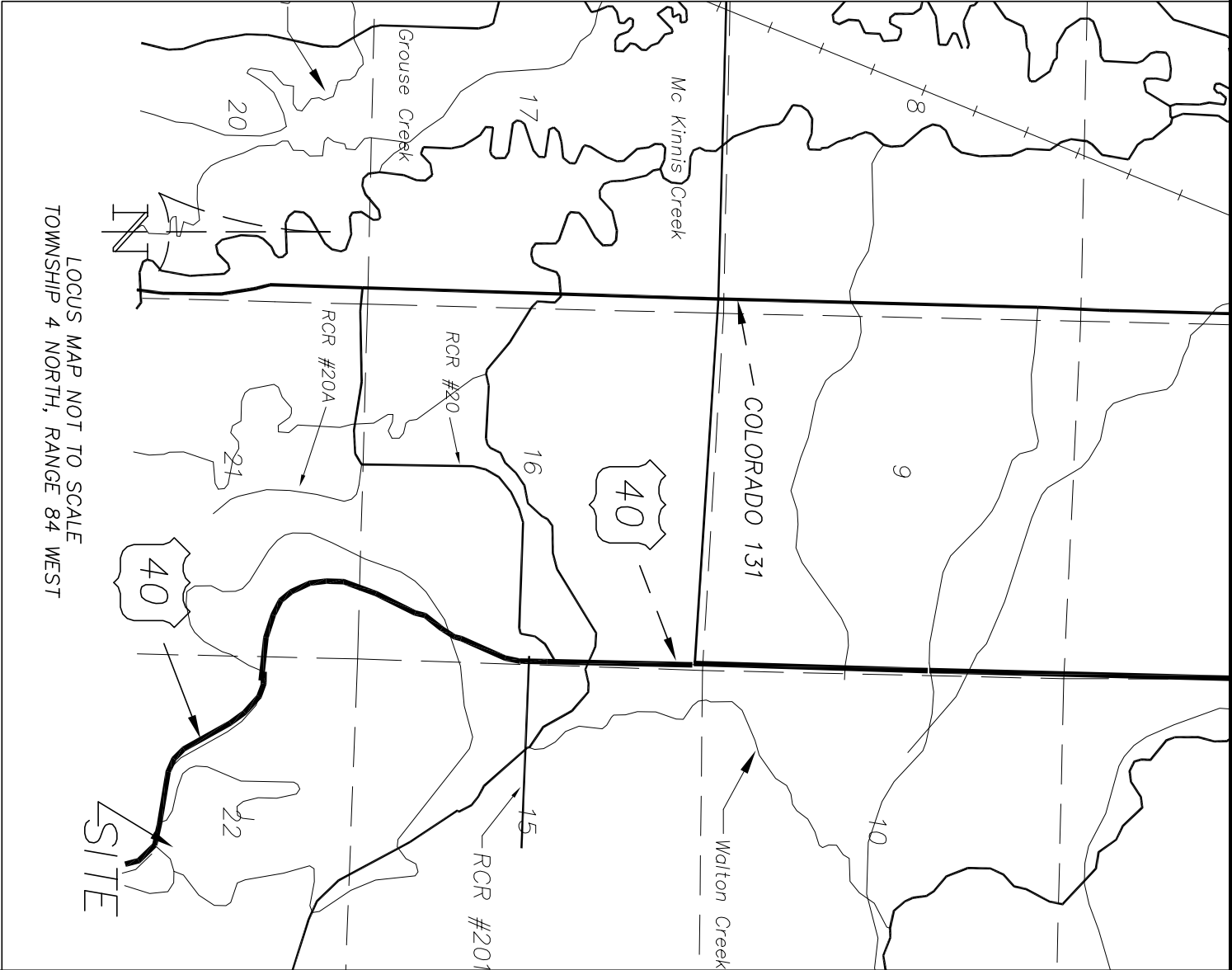
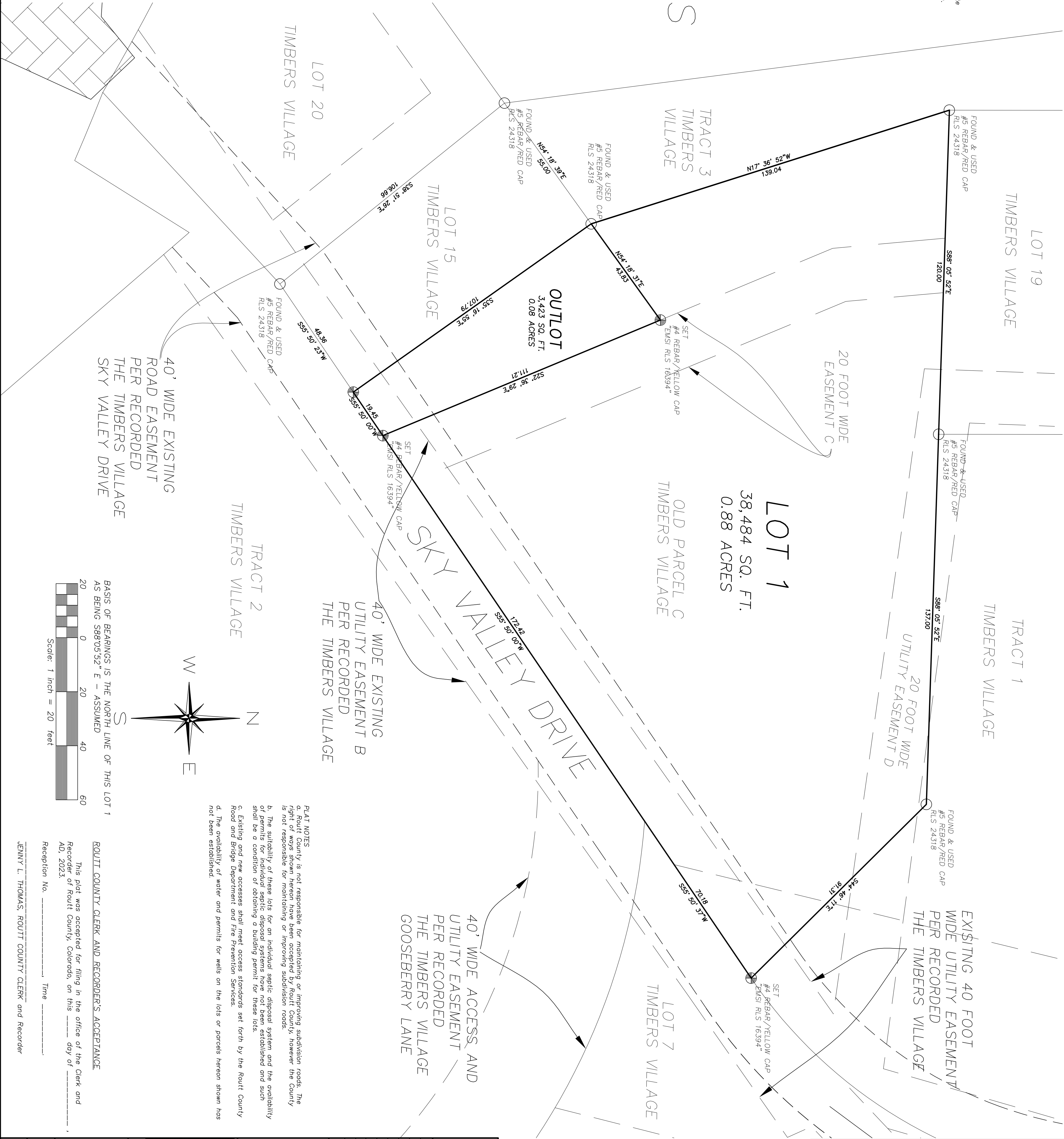
Attest:

Jerry L. Thomas, County Clerk and Recorder

PLANNING COMMISSION APPROVAL

The Planning Commission of Routt County, Colorado did hereby authorize and approve this plat of the above subdivision at the meeting of said Commission held on this ____ day of _____, AD, 20__.

[Name], Chairman, Routt County Planning Commission



ATTORNEY'S CERTIFICATE

I, _____, being an attorney at law, duly licensed to practice in the State of Colorado, hereby certify and clear of all liens, taxes and encumbrances except for the lien of general real property taxes and except for patent reservations, the traverse and right-of-way of certain ditches, ponds and springs, easements and right-of-way of certain apparent, restrictions, reservations, agreements, covenants and the deeds of trust subordinated herein.

EXCEPTIONS

Dated this ____ day of _____, AD, 20__.

Attorney at Law
Registration No. _____

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."

		CALC'D	JBA
		DRAWN	JBA
		SURVEYED	EMS
BY:			
NO.	REVISION	DATE	

TITLE: TIMBERS VILLAGE FILING NO 2

A REPLAT OF PARCEL C
THE TIMBERS VILLAGE
SECTION 22, T5N, R84W
ROUTT COUNTY, COLORADO

PREPARED BY:
EMERALD MOUNTAIN SURVEYS, INC.
380 BEARVIEW CT
STEAMBOAT SPRINGS, COLORADO 80487
970-879-8998
www.emeraldmtsn.net

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PREPARED FOR:
GARY OSTEN
826 DOUGHERTY RD
STEAMBOAT SPRINGS CO
80487

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this ____ day of _____, AD, 2023.

Reception No. _____ Time _____

JERRY L. THOMAS, ROUTT COUNTY CLERK and Recorder

SCALE:	1" = 20'	DATE:	5-2-2024
PROJECT NO.	4181-1	SHEET NO.	1 of 1