### CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT ENTELCO CORPORATION, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

PARCEL C (63.94 ACRES), NORTH ROUTT PRESCHOOL SUBDIVISION EXEMPTION IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF CLARK STORE SUBDIVISION HAS LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON, AND HEREBY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC BY AND THROUGH COUNTY OF ROUTT, STATE OF COLORADO, ROUTT COUNTY ROAD 62 & ROUTT COUNTY ROAD 129 AS SHOWN OR NOTED HEREON, AND ALSO DO HERE BY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ENTELCO CORPORATION HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_, 2024.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF ENTELCO CORPORATION

STATE OF COLORADO }SS COUNTY OF ROUTT

WITNESS MY HAND AND OFFICIAL SEAL.

DAY OF \_\_\_\_\_, 2024, BY \_\_\_\_\_ AS \_\_\_\_\_ THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

(NOTARY PUBLIC)

#### SURVEY NOTES

BASIS OF BEARING: BEARINGS BASED ON SOUTH LINE OF LOT 66, S74°33'51"E, 174.67 FT.

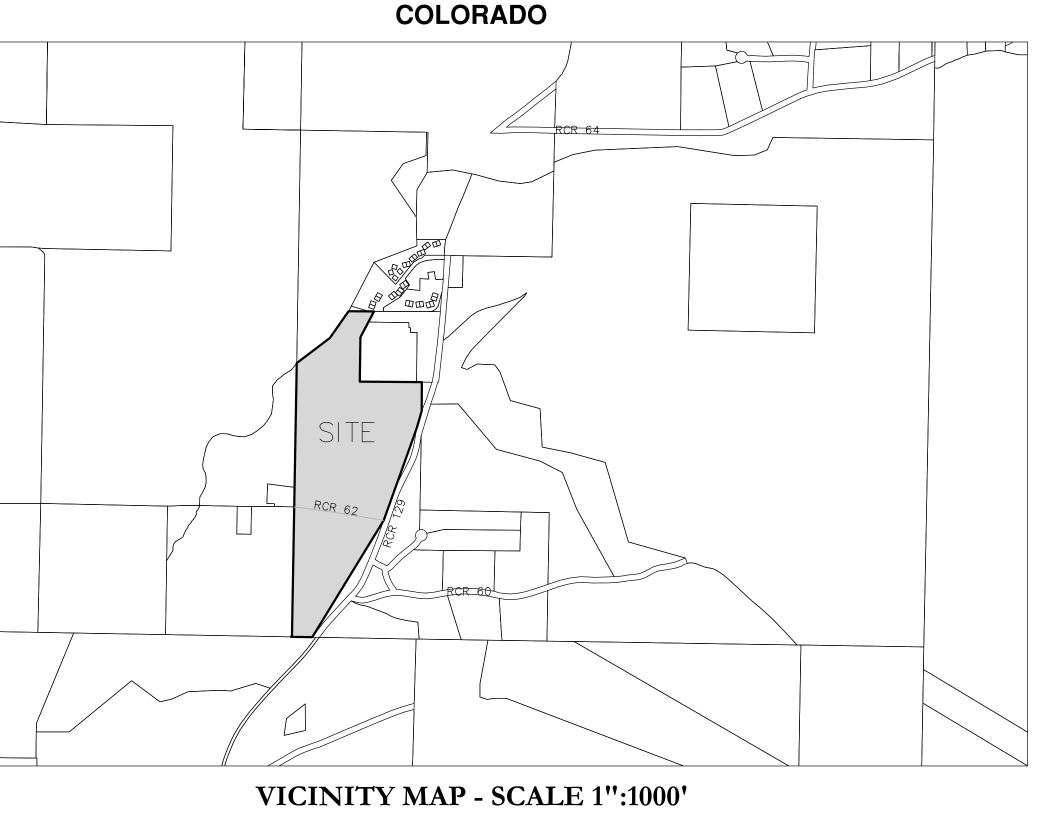
NOTICE OF RESEARCH: THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING RELIED UPON THE FINAL PLAT OF NORTH ROUTT PRESCHOOL SUBDIVISION EXEMPTION, RECEPTION NO. 695033. FOUR POINTS SURVEYING AND ENGINEERING REVIEWED {title company} TITLE COMMITMENT NO. \_\_\_\_\_\_ IN COMPLETION OF THE FINAL PLAT.

### <u>Plat notes</u>

- 1. THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THESE LOTS OR PARCELS HAS NOT BEEN ESTABLISHED. 2. USE OF BEAR PROOF AND RODENT RESISTANT TRASH CONTAINERS IS REQUIRED.
- 3. ROUTT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING SUBDIVISION ROADS. THE ROADS
- SHOWN HEREON HAVE NOT BEEN DEDICATE NOR ACCEPTED BY THE COUNTY. 4. THE SUITABILITY OF THESE LOTS FOR AN INDIVIDUAL SEPTIC DISPOSAL SYSTEM AND THE AVAILABILITY OF PERMITS FOR INDIVIDUAL SEPTIC DISPOSAL SYSTEMS HAVE NOT BEEN ESTABLISHED. THE ISSUANCE OF PERMITS FOR INDIVIDUAL SEPTIC DISPOSAL SYSTEMS SHALL BE A CONDITION OF OBTAINING A BUILDING PERMIT FOR THESE LOTS.
- 5. EXISTING AND NEW ACCESSES SHALL MEET ACCESS STANDARDS SET FORTH BY THE ROUTT COUNTY
- ROAD AND BRIDGE DEPARTMENT AND FIRE PREVENTION SERVICES. 6. THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS
- NOT BEEN ESTABLISHED. 7. REVEGETATION OF DISTURBED AREAS SHALL OCCUR WITHIN ONE GROWING SEASON WITH A SEED MIX THAT AVOIDS THE USE OF AGGRESSIVE GRASSES. SEE THE COLORADO STATE UNIVERSITY EXTENSION
- OFFICE FOR APPROPRIATE GRASS MIXES. 8. ROUTT COUNTY (COUNTY) AND THE NORTH ROUTT FIRE DISTRICT (DISTRICT) SHALL BE HELD HARMLESS FROM ANY INJURY, DAMÁGE, OR CLAIM THAT MAY BE MADE AGAINST THE COUNTY OR THE DISTRICT BY REASON OF THE COUNTY'S OR THE DISTRICT'S FAILURE TO PROVIDE AMBULANCE, FIRE, RESCUE OR POLICE PROTECTION TO THE PROPERTY DESCRIBED ON THIS PLAT, PROVIDED THAT THE FAILURE TO PROVIDE SUCH SERVICES IS DUE TO INACCESSIBILITY OF THE PROPERTY BY REASON OF INTERNAL ROADS BEING IMPASSABLE. THIS CONDITIONS SHALL NOT RELIEVE THE COUNTY OR THE DISTRICT OF THEIR RESPONSIBILITY TO MAKE A BONA FIDE EFFORT TO PROVIDE EMERGENCY SERVICES SHOULD THE NEED ARISE.
- 9. ADDRESS SIGNAGE IN CONFORMANCE WITH ROUTT COUNTY ROAD ADDRESSING, NAMING, AND SIGNING POLICY SHALL BE LOCATED AT THE ENTRANCE TO THE DRIVEWAY.
- 10. A CURRENT SOILS TEST SHOWING THAT THE SOIL IS OF A SUFFICIENT STABLE NATURE TO SUPPORT DEVELOPMENT WILL BE REQUIRED BEFORE OBTAINING A BUILDING PERMIT.

# **CLARK STORE SUBDIVISION**

# A SUBDIVISION OF PARCEL C, NORTH ROUTT PRESCHOOL SUBDIVISION EXEMPTION LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., CLARK, ROUTT COUNTY,



## ATTORNEY'S OPINION

I, {laywer name}, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT BY REVIEW OF THE TITLE COMMITMENT NO. \_\_\_\_\_ DATED \_\_\_\_\_, 2024, ISSUED BY {title company name} ("TITLE COMPANY") AND THAT TITLE TO SUCH LANDS IS IN {owner name} ("THIS OWNER"), FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS FOLLOWS: FOR THE DEED(S) OF TRUST SUBORDINATED TO HEREIN AND THE TITLE COMMITMENT EXCEPTIONS SET FORTH BELOW:

# 8.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

{name} (ATTORNEY AT LAW).

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY THE ROUTT COUNTY PURSUANT SECTION {2.3 for plat corrections, 2.4 for lot line adjustment, 2.5 for consolidation} OF THE ROUTT COUNTY SUBDIVISION REGULATIONS. ROUTT COUNTY HEREBY ACCEPTS THE ROUTT COUNTY ROAD 62 & ROUTT COUNTY ROAD 129 AS SHOWN ON THIS PLAT. THE MAINTENANCE OF ANY ROAD, RIGHT-OF-WAY, OR EASEMENT SHOWN ON 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 MAINTENANCE OF SUCH ROAD, RIGHT-OF-WAY, OR EASEMENT AS DEDICATED AND ACCEPTED HEREIN.

TIMOTHY V. CORRIGAN, CHAIRMAN ROUTT COUNTY, COLORADO

ATTEST:

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 THE \_\_\_\_ DAY OF \_\_\_\_\_, AD, 2024.

SHOWN HEREON.

BY: \_\_\_\_\_ Walter N. Magill, pls 38024

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2024 RECEPTION NUMBER \_\_\_\_\_\_ FILE NUMBER \_\_\_\_\_\_ TIME: \_\_\_\_\_\_.M.

## BOARD OF COUNTY COMMISSIONERS APPROVAL

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS

BY: \_\_\_\_\_\_ Jenny L. Thomas, routt county clerk

STEVE WARNKE, CHAIR, ROUTT COUNTY PLANNING COMMISSION

### SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF THE CLARK STORE SUBDIVISION REPLAT WAS MADE 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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

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REVISIONS								
No. DATE								
No.								
<b>CLARK STORE SUBDIVISION</b>			TBD COUNTY ROAD 129 CLARK, CO 80428					
GOY DATE: JOB #: DRAWI DESIGI REVIEV	ontour 6-4-20 2025-0 N BY: 0 N BY:	0 Int 24 002 CFI FPS NG IS R TH	: 6( er\ B SE SE HAN	)' /al	30 = 2 NTEL X 36'	2 <b>ft</b>	Ξ	60'
DRAWING:	ET #	FINAL PLAT						

