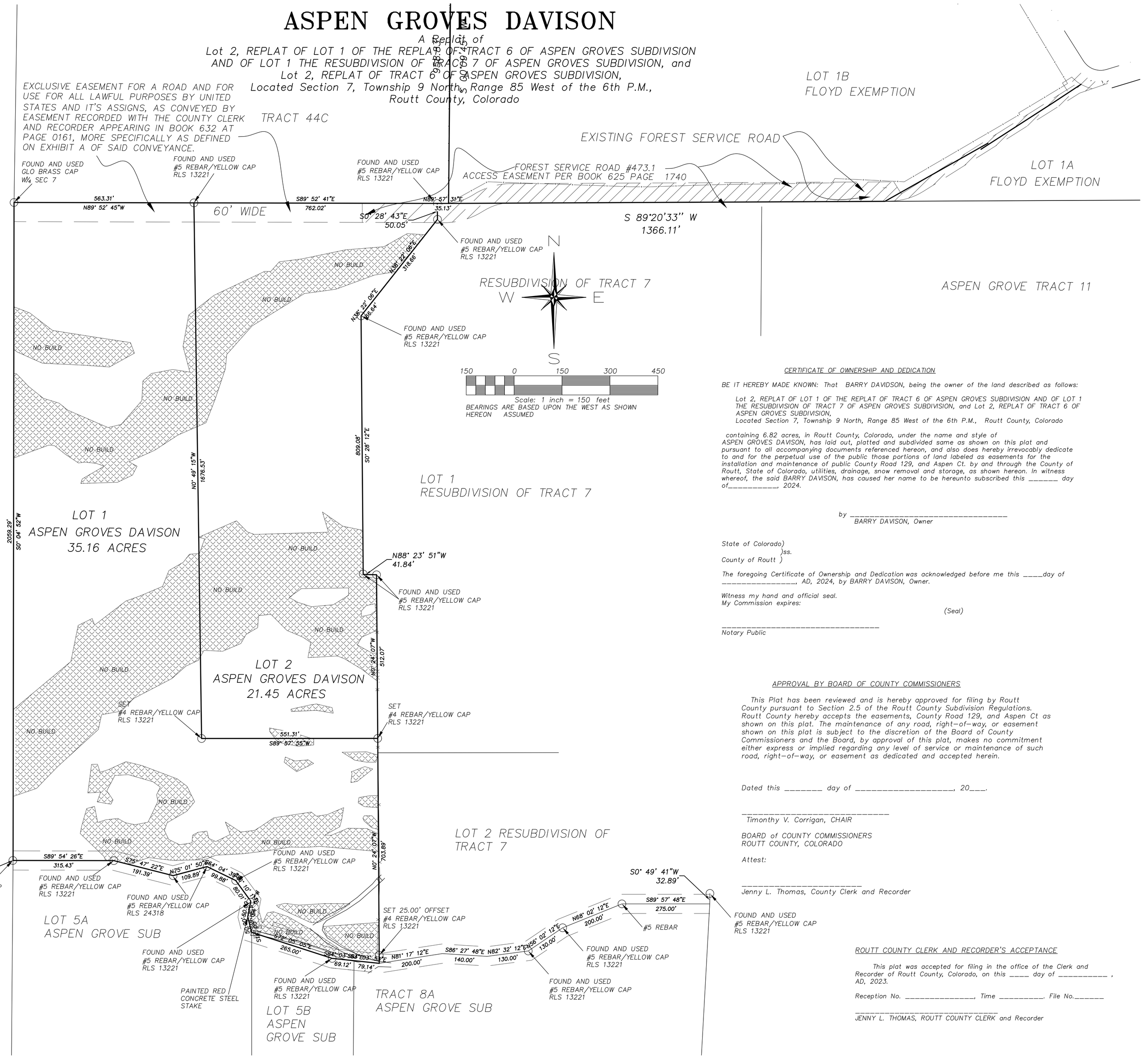
ASPEN GROVES DAVISON

A Replat of
Lot 2, REPLAT OF LOT 1 OF THE REPLAT OF TRACT 6 OF ASPEN GROVES SUBDIVISION
AND OF LOT 1 THE RESUBDIVISION OF TRACT 7 OF ASPEN GROVES SUBDIVISION, and
Lot 2, REPLAT OF TRACT 6 OF ASPEN GROVES SUBDIVISION,
Located Section 7, Township 9 North, Range 85 West of the 6th P.M.,
Routt County, Colorado



I, Jill A. Brabec, 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 the real property described hereon by review of_____ and, based solely upon such review, that title to such lands is vested in the owner as listed in the above certificate of dedication and ownership, free and clear of all liens, taxes and encumbrances, except for the deed(s) of trust subordinated to herein; the lien of general real property taxes and assessments; patent reservations; unpatented mining claims; water rights, claims or title to water; the traverse and right-of-way of ditches, ponds and springs; rights-of-way, easements and encroachments of record or apparent; restrictions, reservations, agreements, and covenants, both of record and not of record; liens or encumbrances or claims thereof, not shown by the public records, and all schedule B exceptions listed on said title commitments including without limitation those set forth below:

_____
Jill A. Brabec, Esq.

Dated this ____ day of _____ 2024

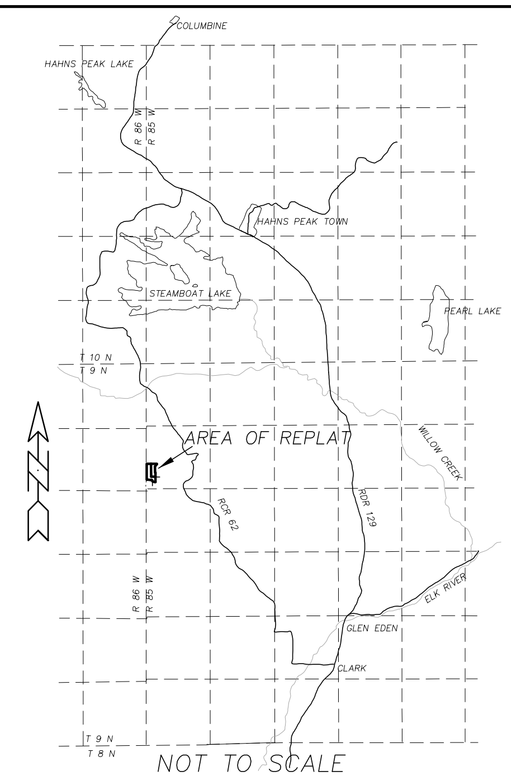
PLAT NOTES
a. Routt County is not responsible for maintaining or improving subdivision roads. The right of ways shown hereon have been accepted by Routt County, however the County is not responsible for maintaining or improving subdivision roads.

b. 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 and such shall be a condition of obtaining a building permit for these lots.

c. The availability of water and permits for wells on the lots or parcels hereon shown has not been established.

d. Routt County (County) and the North Routt Fire District (District) shall be held harmless from any injury, damage, 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 due to the condition of roads or because 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.

e. All exterior lighting shall be downcast and opaquely shielded.



CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: That BARRY DAVIDSON, being the owner of the land described as follows:

Lot 2, REPLAT OF LOT 1 OF THE REPLAT OF TRACT 6 OF ASPEN GROVES SUBDIVISION AND OF LOT 1 THE RESUBDIVISION OF TRACT 7 OF ASPEN GROVES SUBDIVISION, and Lot 2, REPLAT OF TRACT 6 OF ASPEN GROVES SUBDIVISION,
Located Section 7, Township 9 North, Range 85 West of the 6th P.M., Routt County, Colorado

containing 6.82 acres, in Routt County, Colorado, under the name and style of ASPEN GROVES DAVISON, has laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced hereon, and also does hereby irrevocably dedicate to and for the perpetual use of the public those portions of land labeled as easements for the installation and maintenance of public County Road 129, and Aspen Ct. by and through the County of Routt, State of Colorado, utilities, drainage, snow removal and storage, as shown hereon. In witness whereof, the said BARRY DAVISON, has caused her name to be hereunto subscribed this _____ day of_____, 2024.

by _____
BARRY DAVISON, Owner

State of Colorado)
)ss.
County of Routt)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____day of _____, AD, 2024, by BARRY DAVISON, Owner.

Witness my hand and official seal.
My Commission expires:

(Seal)

_____
Notary Public

APPROVAL BY BOARD OF COUNTY COMMISSIONERS

This Plat has been reviewed and is hereby approved for filing by Routt County pursuant to Section 2.5 of the Routt County Subdivision Regulations. Routt County hereby accepts the easements, County Road 129, and Aspen Ct 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 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____.

_____
Timonthy V. Corrigan, CHAIR

BOARD of COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Attest:

_____
Jenny L. Thomas, County Clerk and Recorder

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

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 _____. File No._____

_____
JENNY L. THOMAS, ROUTT COUNTY CLERK and Recorder

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 survey of ASPEN GROVES DAVISON, 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 shown hereon.

Dated this _____ day of _____, 2024.

_____ (Seal)
JAMES B. ACKERMAN R. L. S. #16394

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___.

_____
Steven Warnke, Chair, Routt County Planning Commission

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."

NO.	REVISION	DATE

CALC'D JBA
DRAWN JBA
SURVEYED BY: KK & LS

TITLE: ASPEN GROVES DAVISON
A Replat of
Lot 2, REPLAT OF LOT 1 OF THE REPLAT OF TRACT 6 OF ASPEN GROVES SUBDIVISION AND OF LOT 1 THE RESUBDIVISION OF TRACT 7 OF ASPEN GROVES SUBDIVISION, and Lot 2, REPLAT OF TRACT 6 OF ASPEN GROVES SUBDIVISION,
Located Section 7, Township 9 North, Range 85 West of the 6th P.M., Routt County, Colorado

PREPARED BY:
EMERALD MOUNTAIN SURVEYS, INC.
P. O. BOX 774812
STEAMBOAT SPRINGS, COLORADO 80477
970-879-8998
www.emeraldmtn.net

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PREPARED FOR:
BARRY DAVISON
24070 COTTONWOOD RD
CLARK
COLORADO

SCALE: 1" = 150'	DATE: 10-8-2024
PROJECT NO. 4266-1	SHEET NO. 1 of 1