

CREATIVE SPRINGS
A LOT LINE ADJUSTMENT OF LOT 1 AND LOT 3,
GYPSUM SPRINGS, LOCATED IN SOUTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 31, TOWNSHIP 4 NORTH, RANGE 85 WEST
OF THE 6TH P.M., ROUTT COUNTY, COLORADO.

ATTORNEY'S OPINION

I, [printed name of attorney], 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 _____, issued by _____ ("Title Commitment") and that title to such lands is in [insert owners names] ("the Owner"), free and clear of all liens, taxes, and encumbrances, except as follows: (list same or indicate NONE).

Dated this _____ day of _____, AD 20__

(Signature)_____

CONSENT AND SUBORDINATION BY DEED OF TRUST BENEFICIARY [or OTHER LIEN HOLDER]

The undersigned, as Beneficiary under that [or those] certain Deed[s] of Trust [or other lien or encumbrance] encumbering the property described hereon, as such is [are] recorded at Reception No(s)._____, Book _____, Page _____, [etc.--list all with appropriate cross references to Reception No. and Book and Page No., if any] of the official records of the Routt County Clerk and Recorder (the "Deed(s) of Trust"), hereby consents to and joins in the platting of the subdivision herein shown and hereby agrees that any and all of its rights and interests under the Deed[s] of Trust shall be and are hereby declared to be junior and subordinate to the subdivision, conveyances, and dedications shown hereon.

[name of trust deed beneficiary]

By:_____

[name], [title]

STATE OF COLORADO)

)ss.

COUNTY OF _____)

The foregoing Consent And Subordination By Deed Of Trust Beneficiary was acknowledged before me this ____ day of _____, 20__, by _____[name of signatory]_____ as _____[title]_____ of _____[name of beneficiary]_____.

Witness my hand and seal.

My Commission expires:

Notary Public

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, 20__.

Steve Warnke, Chair, Routt County Planning Commission

LAND SURVEYOR'S CERTIFICATE

I, Brian T. Kelly, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of Creative Springs 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 _____, _____.

(Seal)

Brian T. Kelly, RLS 24318

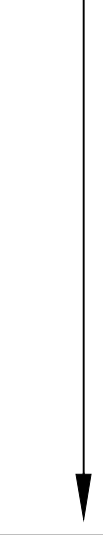
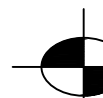
ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this ____ day of _____, 20__.

Reception No. _____ Time _____

Jenny Thomas, Routt County Clerk and Recorder

24045 RCR NO. 25(PAGE 2 OF 2)



BTK SURVEYS, INC.
Post Office Box 770967
Steamboat Springs, Colorado 80477-0967
970.879.0045

LOT LINE ADJUSTMENT

LOT 1 AND LOT 3, GYPSUM SPRINGS,
ROUTT COUNTY, COLORADO.

SCALE:1"=100'

DATE:1/12/25

JOB NO.770024ISPREV. DATE:1/17-31,2/1-4/2025

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

