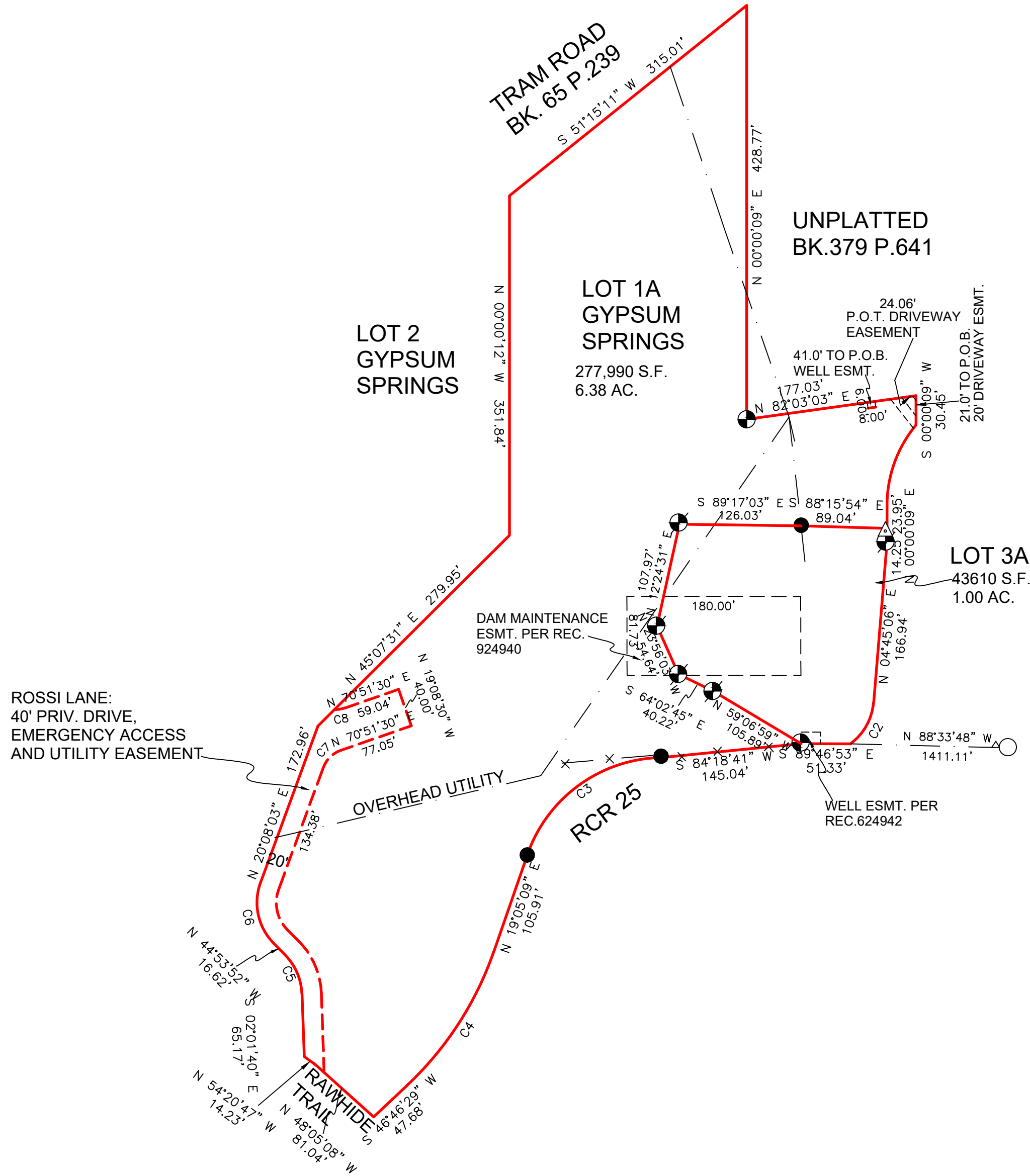


NOTES: 1) ALL MEASUREMENTS IN U.S. SURVEY FEET.  
2) BASIS OF BEARING: GYPSUM SPRINGS PLAT BEARING OF N00°00'13"E BETWEEN THE SW AND NW CORNERS OF LOT 3, BOTH FOUND MOUNUMENTS AS SHOWN HEREON.  
3) ALL EASEMENTS AND TITLE OF RECORD ARE PER THE RECORDED PLAT OF GYPSUM SPRINGS ONLY NOT THE PERSONAL RESEARCH OF BRIAN T. KELLY, LS OR BTK SURVEYS, INC.  
4) NO UNDERGROUND UTILITIES WERE LOCATED.  
5) NO BUILDING SETBACKS ARE SHOWN HEREON. ALWAYS CHECK WITH THE ROUTT COUNTY PLANNING AND BUILDING DEPARTMENT FOR ANY RELEVANT BUILDING SETBACKS BEFORE COMMENCING ANY TYPE OF BUILDING DESIGN.  
6) BASIS OF ELEVATION: NAVD 1988 PER DPUS OBSERVATION; 2' CONTOUR INTERVAL.

- LEGEND
- FND. #5 REBAR AND 1-1/2" ALUM. CAP, LS 29039, FLUSH
  - ⊕ FND. #5 REBAR AND 1-1/4" ORANGE PLASTIC CAP, LS 24318, 2" UP
  - ⊗ SET 18" LONG #5 REBAR AND 1-1/4" ORANGE PLASTIC CAP, LS 24318, 2" UP
  - △ TELEPHONE PED.
  - FND. 3-1/2" GLO BRASSCAP, 2" UP, MARKED FOR SE CORNER OF SEC. 31



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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.00'	90.12'	88.32'	S 19°51'19" W	39°43'05"
C2	59.00'	50.39'	48.87'	S 29°13'02" W	48°55'55"
C3	150.00'	183.12'	171.96'	S 54°03'33" W	69°56'50"
C4	345.00'	166.73'	165.11'	N 32°55'49" E	27°41'21"
C5	60.00'	44.89'	43.85'	S 23°27'46" E	42°51'59"
C6	60.00'	68.10'	64.50'	N 12°22'54" W	65°01'38"
C7	30.00'	26.56'	25.70'	N 45°29'46" E	50°43'26"
C8	30.00'	10.88'	10.82'	S 81°14'56" W	20°46'51"

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: That Paula Jo Steele-Jaconetta and Robin Livingston, being the owner(s) of the land described as follows: Lot 1 and Lot 3, Gypsum Springs, containing 7.38 acres, more or less, in Routt County, Colorado, under the name and style of Creative Springs, has laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced hereon, and do (does) hereby irrevocably dedicate to and for the perpetual use of the public by and through the County of Routt, State of Colorado, County Road No. 25 as shown or noted hereon, and also do (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 utilities, drainage, snow removal and storage, etc., as shown hereon.

In witness whereof, the said [printed name of owner(s)\*\*] has (have) caused his/her/its/their name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Paula Jo Steele-Jaconetta Robin Livingston

State of \_\_\_\_\_ )  
 )ss.  
County of \_\_\_\_\_ )

The foregoing Certificate of Ownership and Dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_[name of signatory]\*\* \_\_\_\_\_[as \_\_\_\_\_title of signatory if owner is other than a natural person\_\_\_\_\_].

Witness my hand and official seal.

My Commission expires: \_\_\_\_\_  
Notary Public

State of \_\_\_\_\_ )  
 )ss.  
County of \_\_\_\_\_ )

The foregoing Certificate of Ownership and Dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_[name of signatory]\*\* \_\_\_\_\_[as \_\_\_\_\_title of signatory if owner is other than a natural person\_\_\_\_\_].

Witness my hand and official seal.

My Commission expires: \_\_\_\_\_  
Notary Public

BOARD OF COUNTY COMMISSIONERS APPROVAL

This Plat has been reviewed and is hereby approved for filing by Routt County pursuant to Section 4.52 of the Routt County Unified Development Code. [Routt County hereby accepts the \_\_\_\_{insert exact dedication language}\_\_\_\_ 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 or maintenance of such road, right-of-way, or easement as dedicated and accepted herein.]

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Sonja Macys, Chair  
BOARD OF COUNTY COMMISSIONERS  
ROUTT COUNTY, COLORADO

Attest:

By: \_\_\_\_\_  
Jenny L. Thomas, Routt County Clerk

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 1 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.770024ISP

REV. DATE:1/17-31/2025