CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT MICHAEL C. JENNINGS AND STEPHANIE L.K. JENNINGS, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE S_2^1 SW $_4^1$ SE $_4^1$ SECTION 28, TOWNSHIP 7 NORTH, RANGE 84 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO. AND LOT 1, UBEHEBE SUBDIVISION LOT 1 REPLAT ACCORDING TO THE FINAL PLAT OF UBEHEBE SUBDIVISION REPLAT AS RECORDED AT RECEPTION NO. 774590, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME UNDER THE NAME AND STYLE OF JENNINGS-MARKOWITZ REPLAT AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON. FURTHER, THE PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON ARE HEREBY DEDICATED TO ROUTT COUNTY, COLORADO ON BEHALF OF THE PUBLIC. FURTHER, THE ACCESS AND DRIVEWAY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY DEDICATED AS EMERGENCY VEHICLE AND PERSONNEL EASEMENTS TO ROUTT COUNTY ON BEHALF OF THE PUBLIC.

IN WITNESS WHEREOF, THE SAID MICHAEL C. JENNINGS AND STEPHANIE L.K. JENNINGS HAVE CAUSED THEIR NAMES TO BE

HEREUNTO SUBSCRIBED THIS	DAY OF	, 2024.	
BY MICHAEL C. JENNINGS	BY STEPHANIE L.K. JENNINGS		
STATE OF } SS COUNTY OF }			
	OWNERSHIP AND DEDICATION WAS ACKNOZ4, BY MICHAEL C. JENNINGS AND STEF		DA
WITNESS MY HAND AND OFFICIA	L SEAL.		
MY COMMISSION EXPIRES:			
(NOTARY PUBLIC)			

SURVEY NOTES

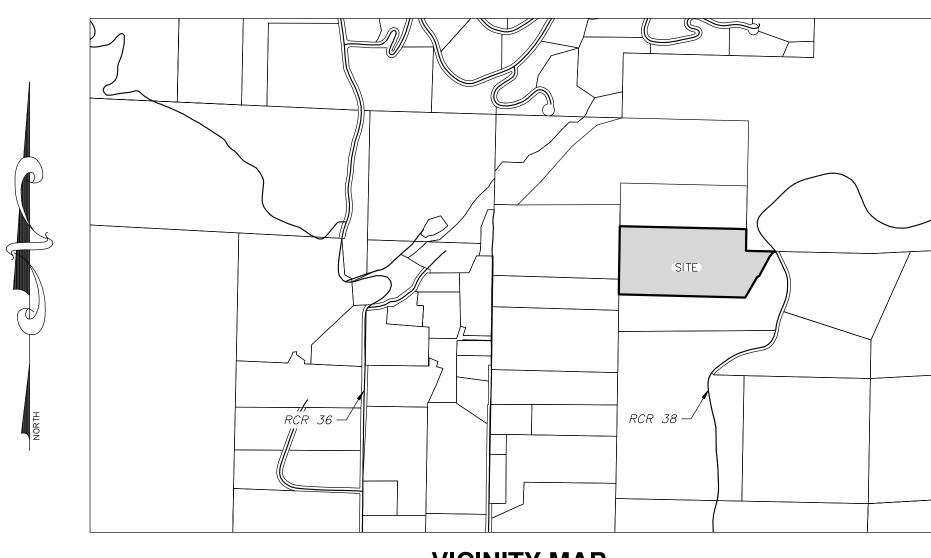
NOTICE OF RESEARCH: THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING RELIED UPON THE FINAL PLAT OF UBEHEBE SUBDIVISION, LOT 1 REPLAT. FOUR POINTS SURVEYING AND ENGINEERING REVIEWED {title company} TITLE COMMITMENT NO. ______ DATED______ IN COMPLETION OF THE FINAL PLAT.

PLAT NOTES

UNITS SHOWN HEREON ARE IN US SURVEY FEET.

2. BASIS OF BEARING: N 00°57'50" W, 420.52 FT ALONG WEST LINE OF LOT 1.

JENNINGS REPLAT OF LOT 1, UBEHEBE SUBDIVISION, LOT 1 REPLAT AND A TRACT OF LAND LOCATED IN SECTION 28, **TOWNSHIP 7 NORTH, RANGE 84 WEST, 6TH P.M., ROUTT** COUNTY, COLORADO

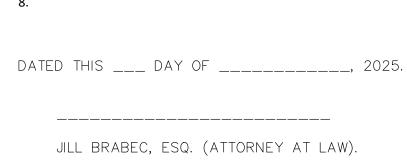


VICINITY MAP 1" = 1000'

ATTORNEY'S OPINION

I, JILL BRABEC, ESQ., 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 ______ AND THAT TITLE TO SUCH LANDS IS IN MICHAEL C. JENNINGS AND STEPHANIE L.K. JENNINGS, OWNERS OF THE LAND DESCRIBED IN SAID TITLE COMMITMENT, FREE AND CLEAR OF ALL LIENS, TAXES,

AND ENCUMBRANCES EXCEPT AS FOLLOWS: 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 REPORT INCLUDING WITHOUT LIMITATION THOSE SET FORTH BELOW:



BOARD OF COUNTY COMMISSIONERS APPROVAL

- 1) THIS PLAT IS APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO THE LAND PRESERVATION SUBDIVISION EXEMPTION REGULATIONS. THIS PLAT HAS NOT BEEN REVIEWED UNDER ANY OTHER PROVISION OF THE ROUTT COUNTY ZONING OR SUBDIVISION
- 2) THE ROADS SHOWN HEREON HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE COUNTY. 3) THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.
- 4) EASEMENTS AS DEDICATED TO AND FOR PUBLIC USE ARE HEREBY ACCEPTED.

DATED THIS, 2024.
TIMOTHY V. CORRIGAN, CHAIR BOARD OF COUNTY COMMISSIONERS ROUTT COUNTY, COLORADO
ATTEST:
BY:

PLANNING DIRECTOR APPROVAL

JENNY L. THOMAS, ROUTT COUNTY CLERK

THE ROUTT COUNTY PLANNING DIRECTOR DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS ____TH DAY OF _____, 2024.

KRISTY WINSER, ROUTT COUNTY PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, PLS NO. 38024, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF THE ALPINE MOUNTAIN RANCH LPSE LOT 30, BUILDING ENVELOPE REMOVAL (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS 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	1.

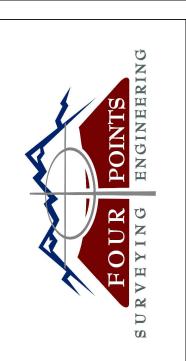
WALTER N. MAGILL, PLS 38024

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 THIS _____ DAY OF ____ A.D., 2024.

RECEPTION NUMBER _____ TIME: ____ _.M. AND FILE NO. _____

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER



440 S. Lincoln Ave, Suite 4A

St	P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 www.fourpointsse.com								
Ā									
REVISIONS									
No. DATE									
No.									

Horizontal Scale SCALE: 1" = 100' Contour Interval = 5 ft DATE: 2-24-25 JOB #: 1538-003 DRAWN BY: WNM **DESIGN BY: REVIEW BY: FPSE** IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

SHEET#