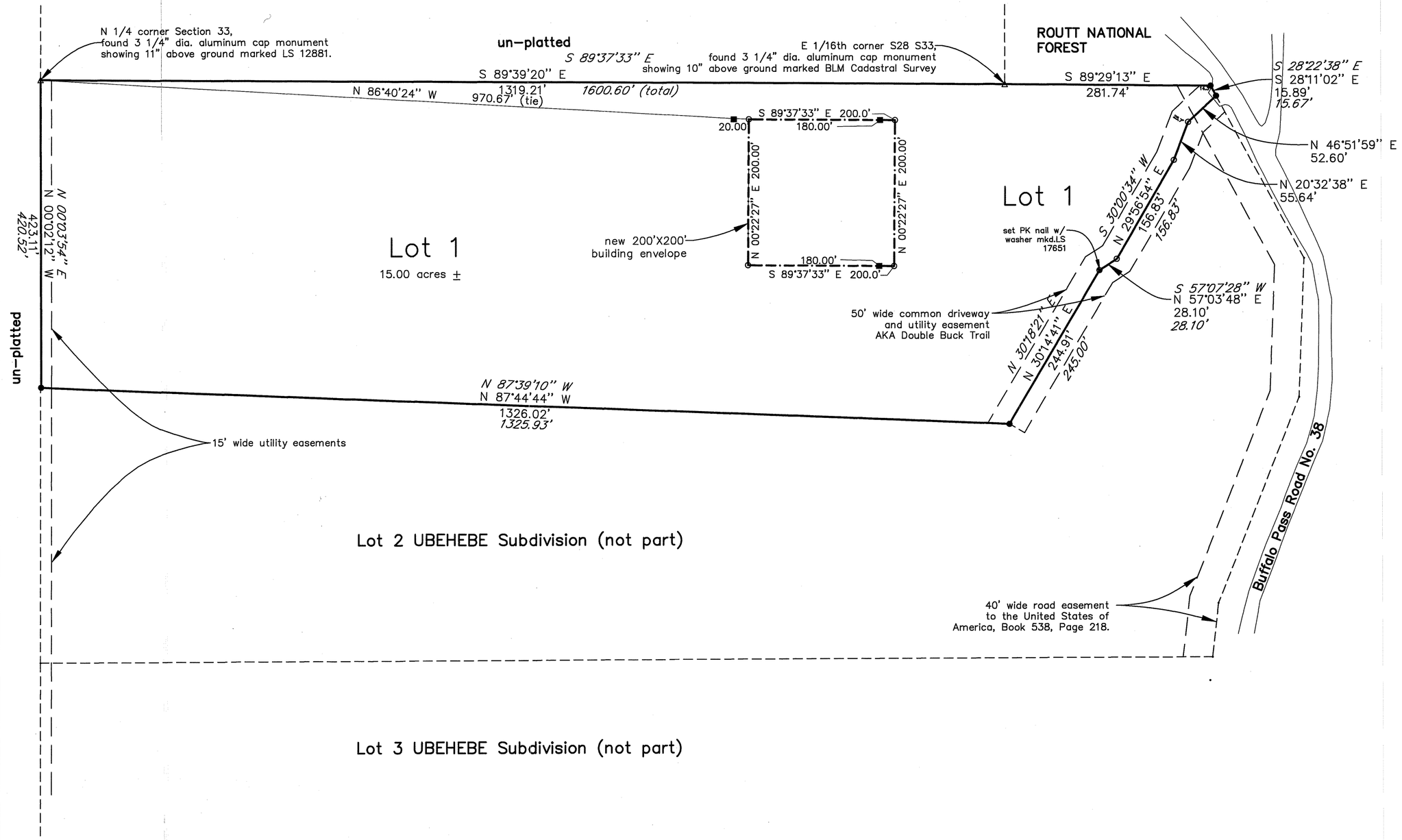
UBEHEBE SUBDIVISION, LOT 1 REPLAT

A Building Envelope Adjustment of Lot 1, Ubehebe Subdivision, in the NE1/4 Section 33, T.7 N.,R.84 W. of the 6th P.M., Routt County, Colorado.



LEGEND

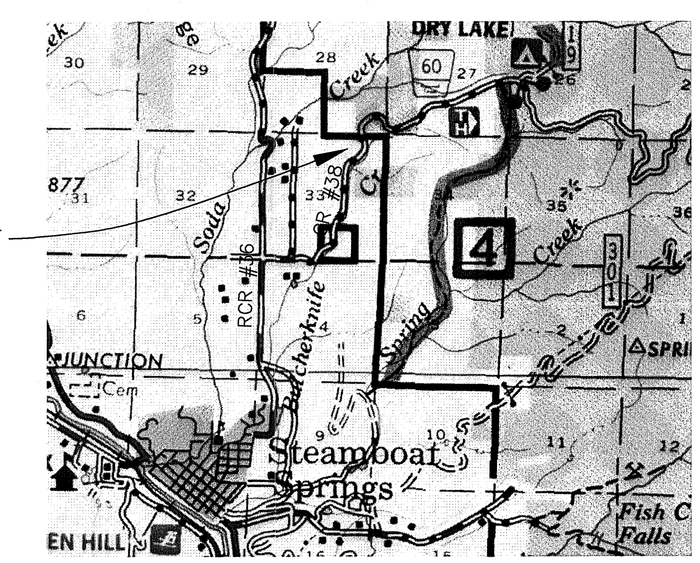
- ● Indicates a capped #5 rebar marked LS 7736 or LS 16394 found and accepted, unless otherwise noted.
- △ Indicates an appropriately marked 3 1/4" dia. aluminum cap monument found and accepted, unless otherwise noted.
- ■ Indicates an uncapped #5 rebar found and accepted, unless otherwise noted.
- ◐ Indicates a capped #5 rebar marked LS 17651 found and accepted, unless otherwise noted.
- ○ Indicates a capped #5 rebar marked LS 17651 set, unless otherwise noted.

S 89°58'00" E — Indicates measured bearings and distances in U.S. Survey feet.

N 89°47'16" W — Indicates bearings and distances per the plat of UBEHEBE Subdivision.

VICINITY MAP

UBEHEBE LOT 1 REPLAT



ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This Plat was (filed and) indexed as File No. SP2822 on November 22, 2016, at 12:13 p.m. in the land survey plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. 38-50-101.

Routt County Surveyor

Thomas H. Effinger Jr. PLS 17651

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: Lot 1, Ubehebe Subdivision containing 15.00 acres in Routt County, Colorado, under the name and style of UBEHEBE SUBDIVISION LOT 1 REPLAT have laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced hereon, and do hereby irrevocably dedicate to and for the perpetual use of the public by and through the County of Routt, State of Colorado, road, utility and drainage easements, etc. as shown or noted 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 utilities and drainage, etc., as shown hereon.

In witness whereof, the said Michael C. Jennings and Stephanie L.K. Jennings have caused their names to be hereunto subscribed this 10th day of November 2016.

By: _____
Michael C. Jennings

By: Stephanie L.K. Jennings
Stephanie L.K. Jennings

State of Texas)
County of Dallas) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 10th day of November, 2016, by Michael C. Jennings and Stephanie L.K. Jennings.

Witness my hand and official seal.
My Commission expires: 01/18/2018

Bernice Bludau
Notary Public

BERNICE BLUDAU
Notary Public, State of Texas
Comm. Expires 01-18-2018
Notary ID 4582269-1

PLAT NOTES

A. It shall be the responsibility of each lot owner to control noxious weeds within the boundaries of their lot.

D. This property is in a critical wildlife winter range. The Colorado Division of Wildlife requires an eight-foot high fence around corrals or feeding areas to prevent wildlife from jumping said fences to reach livestock feed. Major areas of fencing shall be of the lay-down type or other non-impeding wildlife fence so animals may use migratory routes in winter.

E. The boundaries of building envelopes for Lots 1 and 2 are identified on this plat.

a. Routt County is not responsible for maintaining or improving subdivision roads.

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

c. 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.

d. Routt County (County) and the Steamboat Springs Fire 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 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.

e. Address signage in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.

f. Protective Covenants are recorded at Reception No. 769969, Routt County records.

N

100 0 100 200 300

Scale 1" = 100'

All bearings based on the monumented north line of the NW1/4NE1/4 Section 33, determined to be S 89°39'20"E by GPS observations.

LAND SURVEYOR'S CERTIFICATE

I, Thomas H. Effinger Jr., being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of UBEHEBE SUBDIVISION LOT 1 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 shown hereon.

Dated this 7th day of November AD, 2016.

Thomas H. Effinger Jr.
Colorado Professional Land Surveyor
Colorado Reg. No. 17651

THOMAS H. EFFINGER JR. REGISTERED 17651 LAND SURVEYOR STATE OF COLORADO

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 22nd day of November, AD, 2016.

Tray Brookshire Vice Chair
~~Steve Wanke, Chairman~~, Routt County Planning Commission
TRAY Brookshire Vice Chair

BOARD OF COUNTY COMMISSIONERS APPROVAL

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.

Dated this 22nd day of November, 2016.

Cari Hermacinski
BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Attest: Kim Bonner By Deputy Chief Deputy
Kim Bonner, Routt County Clerk

ROUTT COUNTY SEAL 1877 COLORADO

ATTORNEY'S CERTIFICATE

I, Jonathan Melvin, 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 public records of Routt County and by review of Owner's Policy of Title Insurance No. CO-FFAH-IMP-81306-1-16-H0478355, dated 09/21/2016, issued by Commonwealth Land Title Insurance Company, and that title to such lands is vested in Michael C. Jennings and Stephanie L.K. Jennings, free and clear of all liens, taxes, and encumbrances, and title is subject to the following matters disclosed in the county records: patent reservation in Book 77-Pg 95; easements or right of ways, as recorded in the county records in Book 393-Pg 284, Book 393-Pg 286, Book 426-Pg 477, Book 538-Pg 218; covenants in Book 426-Pg 461, Book 484-Pg 359, Book 684-Pg 1282, Book 689-Pg 1121; and plat at File 11777 as revised in Book 688-Pg 190.

Dated this 14th day of November, AD 2016

Colorado Attorney #10048

ROUTT COUNTY CLERK AND RECORDERS ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this 22 day of November 2016.

Reception No. 774590 Time 12:13 pm

File No. 14259

Kim Bonner By Deputy Chief Deputy
Kim Bonner
Routt County Clerk and Recorder

ROUTT COUNTY SEAL 1877 COLORADO

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.

This Land Survey does not constitute a title search by E&F Associates to determine ownership or easements of record. For all information regarding easements, rights-of-way or title of record, E&F Associates relied upon Title Commitment No. 598-H0478355-328-PSP.

E&F Associates	
P.O. Box 771965 Steamboat Springs, CO 90477 Surveyors	
UBEHEBE Subdivision Lot 1 Replat Routt County, Colorado	
Client: Jennings Knox	
Drawing name: L1Replt	
Drawn by:TE Date:8-29-16 Revised: 10-27-16 11-7-16	1/1

File No. 14259 SP2822

RECEPTION#: 774590
11/22/2016 at 12:13:58 PM, Pg 1 of 1
R: $11.00, D: $0.00
Kim Bonner, Routt County, CO

RECEPTION#: 774590, 11/22/2016 at 12:13:58 PM, 1 of 1, R: $11.00, D: $0.00, Kim Bonner, Routt County, CO