CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT NATHAN D. NICHOLAS AND ALISON K. NICHOLAS, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN TRACT 65 SEC 17-8-85 (13.6 ACRES) ACCORDING TO THE SPECIAL WARRANTY DEED THERE RECORDED JULY 8, 2020 AT RECEPTION NO. 811140 OF ROUTT COUNTY RECORDS, UNDER THE NAME AND STYLE OF NICHOLAS-WHITTINGHAM REPLAT HAS LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON, AND HEREBY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC BY AND THROUGH COUNTY OF ROUTT, STATE OF COLORADO, {any land/entities dedicated to county AS SHOWN OR NOTED HEREON, AND ALSO DO HERE BY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATHAN D. NICHOLAS HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS _____, 2025.

IN WITNESS WHEREOF, THE SAID ALISON K.. NICHOLAS HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS ______ DAY OF ______, 2025.

STATE OF COLORADO COUNTY OF ROUTT

WITNESS MY HAND AND OFFICIAL SEAL.

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF _____, 2025, BY NATHAN D. NICHOLAS AND ALISON K. NICHOLAS.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

(NOTARY PUBLIC)

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT ROSEMARY H. WHITTINGHAM, BEING THE OWNER OF THE LAND DESCRIBED AS

LOT 8 (5.36 ACRES), MOON HILL MEADOWS SUBDIVISION, FILING NO. 1 ACCORDING TO THE FINAL PLAT THERE RECORDED MAY 12, 1971 AT RECEPTION NO. \$227487} OF ROUTT COUNTY RECORDS, UNDER THE NAME AND STYLE OF NICHOLAS—WHITTINGHAM REPLAT HAS LAID OUT. PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON, AND HEREBY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC BY AND THROUGH COUNTY OF ROUTT, STATE OF COLORADO, {any land/entities dedicated to county AS SHOWN OR NOTED HEREON, AND ALSO DO HERE BY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ROSEMARY H. WHITTINGHAM HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED

THIS ______, 2025.

BY: _____, OWNER. ROSEMARY H. WHITTINGHAM

STATE OF COLORADO COUNTY OF ROUTT

WITNESS MY HAND AND OFFICIAL SEAL.

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ______

DAY OF _____, 2025, BY ROSEMARY H. WHITTINGHAM.

MY COMMISSION EXPIRES:

(NOTARY PUBLIC)

WITNESS MY HAND AND OFFICIAL SEAL.

SURVEY NOTES

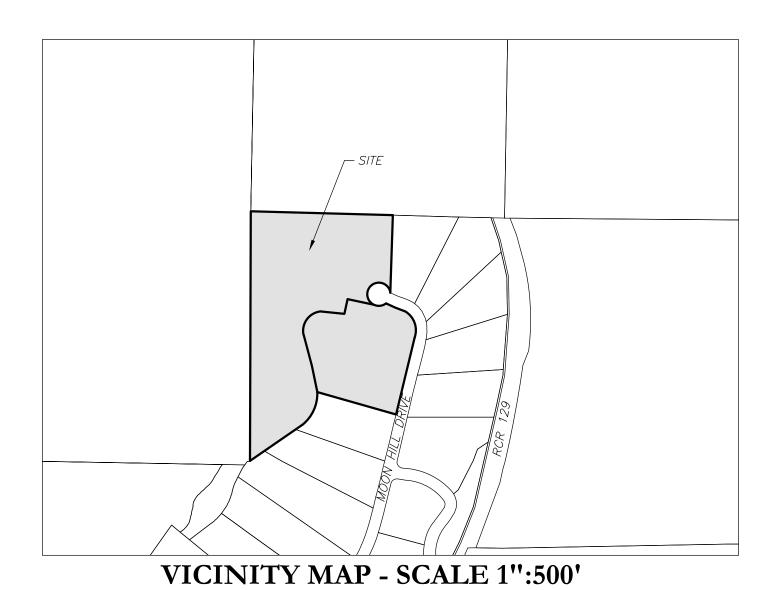
NOTICE OF RESEARCH: THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING RELIED UPON THE FINAL PLAT OF MOON HILL MEADOWS SUBDIVISION AND SPECIAL WARRANTY DEED AT REC 811140. FOUR POINTS SURVEYING AND ENGINEERING REVIEWED {title company} TITLE COMMITMENT NO. _____, DATED______ IN COMPLETION OF THE FINAL PLAT.

1. UNITS SHOWN HEREON ARE IN US SURVEY FEET.

2. BASIS OF BEARING: N 54°31'47" W, 577.26FT ALONG SOUTH WEST LINE OF LOT 41.

NICHOLAS-WHITTINGHAM REPLAT

A REPLAT OF LOT 8, MOON HILL MEADOWS SUBDIVISION FILING NO. 1 & PT OF TRACT 65 LOCATED IN THE SW $\frac{1}{4}$ SE 1/4 OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 85 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO



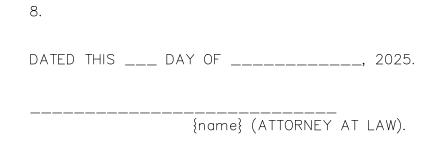
ATTORNEY'S OPINION

I, {laywer name}, 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. xxxxxx DATED xxxxxx, ISSUED FOR {title company} ("TITLE COMPANY"), BASE SOLEY UPON SUCH TITLE COMMITMENT, AND THAT TITLE TO SUCH LANDS IS IN {owner} ("THIS OWNER") 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; PATÈNT 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:

.
DATED THIS DAY OF, 2025.

ATTORNEY'S OPINION

I, {laywer name}, 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. xxxxxx DATED xxxxxx, ISSUED FOR {title company} ("TITLE COMPANY"), BASE SOLEY UPON SUCH TITLE COMMITMENT, AND THAT TITLE TO SUCH LANDS IS IN {owner} ("THIS OWNER") 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; PATÈNT 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:



CONSENT OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED BEING THE BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. _____ IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON AND HEREBY SUBORDINATES THE INTERESTS OF THE UNDERSIGNED EXISTING BY VIRTUE OF SAID DEED OF TRUST TO THE

SUBDIVISION AND CONVEYANCE SHOWN HEREON. ALPINE BANK, A COLORADO CORPORATION NAME: ADONNA ALLEN, AS VICE PRESIDENT OF ALPINE BANK STATE OF COLORADO) SS.

THE FOREGOING CONSENT OF DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS ____ OF _____, 2025 BY ADONNA ALLEN, AS VICE PRESIDENT OF ALPINE BANK

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:

(NOTARY PUBLIC)

ATTEST:

COUNTY OF ROUTT

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY THE ROUTT COUNTY PURSUANT SECTION 2.4 OF THE ROUTT COUNTY SUBDIVISION REGULATIONS. ROUTT COUNTY HEREBY ACCEPTS THE {any dedicated land/entitites} 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 MAINTENANCE OF SUCH ROAD, RIGHT-OF-WAY, OR EASEMENT AS DEDICATED AND ACCEPTED HEREIN.

DATED THIS _____, 2025. TIMOTHY V. CORRIGAN, CHAIRMAN BOARD OF COUNTY COMMISSIONERS ROUTT COUNTY, COLORADO

JENNY L. THOMAS, ROUTT COUNTY CLERK

PLANNING DIRECTOR APPROVAL

THE PLANNING DIRECTOR OF ROUTT COUNTY, COLORADO DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS ____ DAY OF ____, AD, 2025.

KRISTY WINSER, ROUTT COUNTY PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF THE NICHOLAS—WHITTINGHAM 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 _____, 2025 BY: ______ Walter N. Magill, PLS 38024

ROUTT COUNTY CIERK 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., 2025
RECEPTION NUMBER _____ FILE NUMBER _____ TIME: ____ _.M.

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER



440 S. Lincoln Ave, Suite 4A

P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 www.fourpointsse.com

Contour Interval = 1 ft DATE: 3-19-2025 JOB #: 2451-001 DRAWN BY: WNM **DESIGN BY: REVIEW BY: WNM** IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

Horizontal Scale

SHEET#