

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: That JEFFERY C. BURCHARDT AND LISA M. BURCHARDT LIVING TRUST DATED SEPTEMBER 3, 2013, being the owners of the land described as follows:
LOTS 174, 175, 176, 188, 189, and PART OF COMMON AREA 2, HORSEBACK AT STAGECOACH, SECTION 15, TOWNSHIP 3 NORTH, RANGE 84 WEST, 6TH, P.M., ROUTT COUNTY, COLORADO,

containing 5.04 acres, more or less, in the County of Routt, Colorado, under the name and style of JLB REPLAT, has laid out, platted and subdivided some as shown on this plat and pursuant to all accompanying documents referenced herein and does hereby irrevocably dedicate to and for the use and enjoyment of the County of Routt, State of Colorado, 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 as shown herein.

In witness whereof, the said JEFFERY C. BURCHARDT AND LISA M. BURCHARDT LIVING TRUST DATED SEPTEMBER 3, 2013, has caused their names to be here unto subscribed this _____ day of _____, 2022

JEFFERY C. BURCHARDT AND LISA M. BURCHARDT LIVING TRUST DATED SEPTEMBER 3, 2013

by JEFFERY C. BURCHARDT, TRUSTEE

by LISA M. BURCHARDT, TRUSTEE

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 2022, JEFFERY C. BURCHARDT AND LISA M. BURCHARDT LIVING TRUST DATED SEPTEMBER 3, 2013, JEFFERY C. BURCHARDT, TRUSTEE and LISA M. BURCHARDT, TRUSTEE

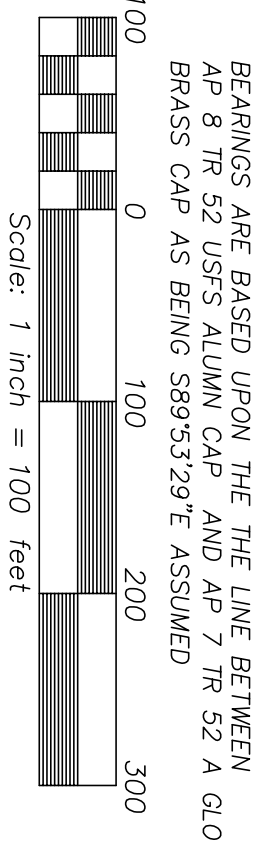
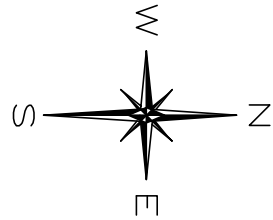
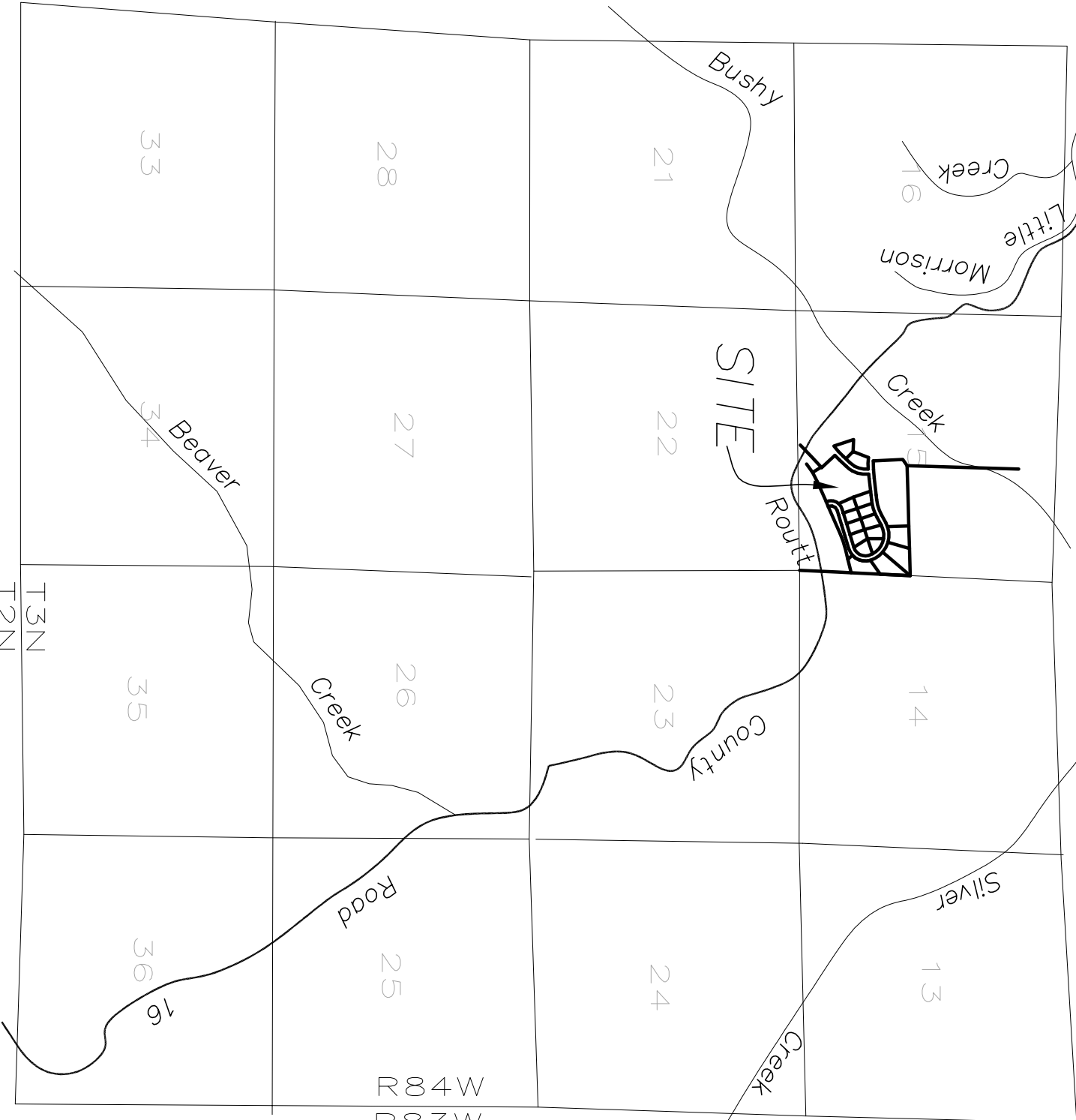
My commission expires on _____
Witness my hand and official seal. _____

(Seal)

NOTARY PUBLIC

JLB REPLAT

A LOT CONSOLIDATION OF LOTS 174, 175, 176, 177, 188, 189, and PART OF COMMON AREA 2, SECTION 15, TOWNSHIP 3 NORTH, RANGE 84 WEST, 6TH, P.M., ROUTT COUNTY, COLORADO



LAND SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that the within plat of JLB REPLAT, was made by me or under my direct responsibility, and that the same is a true and correct representation of the actual survey and contains all the information required by 38-33-209 and that it is accurate to the best of my knowledge.

Dated this _____ day of _____, A.D. 2022.

JAMES B. ACKERMAN R. L. S. #16394

1. _____, being an attorney at law, duly licensed to practice before courts of record in the state of Colorado, do hereby certify that the within plat of JLB REPLAT, was made by me or under my direct responsibility, and that the same is a true and correct representation of the actual survey and contains all the information required by 38-33-209 and that it is accurate to the best of my knowledge.

BOARD OF COUNTY COMMISSIONERS' APPROVAL

This final plat has been reviewed and is hereby approved for recording by the Board of County Commissioners pursuant to the Routt County Subdivision Regulations Section 2.5. Routt County hereby accepts, ratifies and approves the plat of JLB REPLAT, and the easement shown on this plat is subject to the discretion of the Board of County Commissioners and the Board, by the approval of the Plat, makes no commitment either expressed or implied regarding any level of dedication of such road or right-of-way as dedicated and accepted herein.

Dated this _____ day of _____, 2022.

TIMOTHY V. CORRIGAN, Chairman
Board of County Commissioners Routt County Colorado

Attested _____
Kim Bonner, COUNTY CLERK and RECORDER

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 _____, A.D. 2022.

Reception No. _____ Time _____

File Number _____

Routt County Clerk & Recorder

ZONE CHANGE RESOLUTION RECORDED AT RECEPTION NUMBER _____

ROUTT COUNTY PLANNING COMMISSION APPROVAL

The Routt County Planning Commission did hereby authorize and approve the plat of JLB REPLAT at the meeting of _____ day of _____, A.D. 2022.

_____, Chairman

PLANNING DIRECTOR APPROVAL

The Routt County Planning Director did hereby authorize and approve this plat of JLB REPLAT at the meeting of _____ day of _____, A.D. 2022.

Kristy Winsor Routt County Planning Director

ROUTT COUNTY SURVEYORS' ACCEPTANCE

This plat was filed and indexed as Plat No. 50 _____, and the plat is on permanent record in the office of the Routt County Clerk and Recorder pursuant to C.R.S. SEC. 38-50-101.

ROUTT COUNTY SURVEYOR

THOMAS H EFFINGER R.L.S. 17851

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."

	CALCD	JBA
	DRAWN	JBA
	SUPERVED	EMSI
NO.	REVISION	DATE

TITLE: JLB REPLAT

A LOT CONSOLIDATION OF LOTS 174, 175, 176, 177, 188, 189, and PART OF COMMON AREA 2, SECTION 15, TOWNSHIP 3 NORTH, RANGE 84 WEST, 6TH, P.M., ROUTT COUNTY, COLORADO

PREPARED BY: **EMERALD MOUNTAIN SURVEYS, INC.**
P. O. BOX 774812
STEAMBOAT SPRINGS, COLORADO 80477
970-879-8998
www.emeraldmtsn.net

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PREPARED FOR: JEFF BURCHARDT
W340N6699 TIMBERLINE RD
OCONOMOWOC W
53066

SCALE: DATE: 1-16-2022

PROJECT NO. 3970-1 SHEET NO. 1 of 1