

GREEN BIRD REPLAT

A LOT LINE ADJUSTMENT OF LOTS 2 AND 3, BUCKHEAD RANCH, LOCATED IN S₁ SECTION 9, T9N, R85W, 6TH P.M., ROUTT COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

BE IT HEREBY MADE KNOWN BY THESE PRESENTS: THAT JIM INGVERSEN AND MICHELE CHILDS, AS OWNERS OF LOT 3, BUCKHEAD RANCH AND ARTHUR JAMES CALLAHAN AND FRANCES ARELENE CALLAHAN, AS OWNERS OF LOT 2, BUCKHEAD RANCH, ROUTT COUNTY, COLORADO, HAVE LAID OUT, PLATTED AND SUBDIVIDED SAID AS SHOWN ON THE GREEN BIRD REPLAT, AND DO 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 JIM INGVERSEN, MICHELE CHILDS, ARTHUR JAMES CALLAHAN AND FRANCES ARELENE CALLAHAN AS OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, A.D. 2022.

JIM INGVERSEN

MICHELE CHILDS

ARTHUR JAMES CALLAHAN

FRANCES ARELENE CALLAHAN

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, A.D. 2022 BY JIM INGVERSEN.

MY COMMISSION EXPIRES
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, A.D. 2022 BY ARTHUR JAMES

MY COMMISSION EXPIRES
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, A.D. 2022 BY FRANCES ARELENE

MY COMMISSION EXPIRES
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, A.D. 2022 BY FRANCES ARELENE

MY COMMISSION EXPIRES
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY ROUTT COUNTY PURSUANT TO SECTION 23.3 OF THE ROUTT COUNTY SUBDIVISION REGULATIONS, ROUTT COUNTY HEREBY ACCEPTS THE EASEMENTS AS SHOWN ON THIS PLAT AND APPROVES THE VACATION OF EASEMENTS. 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 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 HEREON.

BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

BY: TIMOTHY CORRIGAN, CHAIRPERSON

COUNTY CLERK

ATTORNEY'S OPINION

I, MELINDA SHERMAN, BEING AN ATTORNEY-OF-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 LAND TITLE COMMITMENT NO. R0002850 DATED 4/22/21, 2019 ISSUED BY LAND TITLE GUARANTEE COMPANY ("TITLE COMMITMENT") AND, BASED SOLELY ON THE TITLE COMMITMENT, TITLE TO SUCH LANDS IS IN JIM INGVERSEN AND MICHELE CHILDS (THE "OWNER"), FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

- 1) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- 2) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- 3) ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS.
- 4) ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
- 5) DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTER, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSTRUMENT ACQUIRES OF RECORD FOR VALUE THE ESTATE OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- 6) (a) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY ANY PUBLIC RECORDS; (b) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICE OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OR SUCH AGENCY OR BY THE PUBLIC RECORDS.
- 7) (a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- 8) RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 23, 1916 IN BOOK 77 AT PAGE 243.
- 9) RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND ALL COAL AND OTHER MINERALS TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME AS RESERVED IN THE UNITED STATES PATENT RECORDED DECEMBER 22, 1941 IN BOOK 160 AT PAGE 546.
- 10) RESERVATION TO THE COW CREEK SHEEP COMPANY AND THE PIONEER SHEEP COMPANY OF AN UNDIVIDED 1/2 OF ALL OIL, GAS AND OTHER MINERALS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, DRILLING, EXPLORING, OPERATION AND DEVELOPMENT, AS CONTAINED IN WARRANTY DEED RECORDED SEPTEMBER 24, 1968 IN BOOK 287 AT PAGE 67.
- 11) RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 6, 1972, IN BOOK 366 AT PAGE 164.
- 12) RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED AUGUST 1, 1972, IN BOOK 364, AT PAGE 58 AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 15, 2001 UNDER RECEPTION NO. 564723.
- 13) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF STEAMBOAT LAKES, FILING NO. 2, RECORDED DECEMBER 10, 1971 UNDER RECEPTION NO. 228383 AT FILE NO. 7076.
- 14) GRANT TO THE V.M.J. CORPORATION OF ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, DRILLING, EXPLORING, OPERATING OR DEVELOPING THE PROPERTY AS CONTAINED IN QUIT CLAIM DEED RECORDED NOVEMBER 3, 1981 IN BOOK 549 AT PAGE 635.
- 15) TERMS, CONDITIONS, AND PROVISIONS OF RESOLUTION #96P RECORDED NOVEMBER 15, 2001 IN BOOK 744 AT PAGE 639.
- 16) TERMS, CONDITIONS, AND PROVISIONS OF RESOLUTION RECORDED NOVEMBER 21, 1995 AT RECEPTION NO. 455381.
- 17) TERMS, CONDITIONS, AND PROVISIONS OF RESOLUTION RECORDED DECEMBER 5, 2000 AT RECEPTION NO. 537551.
- 18) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF BUCKHEAD RANCH RECORDED DECEMBER 5, 2000 UNDER RECEPTION NO. 537552.
- 19) TERMS, CONDITIONS, AND PROVISIONS OF RESOLUTION AS SET FORTH IN EASEMENT RECORDED OCTOBER 17, 2001 UNDER RECEPTION NO. 553282.
- 20) TERMS, CONDITIONS, AND PROVISIONS OF AMENDED AND RE-STATEMENT OF COVENANTS RECORDED NOVEMBER 15, 2001 AT RECEPTION NO. 564723.
- 21) TERMS, CONDITIONS, AND PROVISIONS OF AGREEMENT CONCERNING WATER RIGHTS RECORDED APRIL 8, 2002 AT RECEPTION NO. 562326.
- 22) THE EFFECT OF ORDER RECORDED UNDER RECEPTION NO. 784283.
- 23) ANY INCREASE OR DECREASE IN THE AREA OF THE LAND AND ANY ADVERSE CLAIM TO ANY PORTION OF THE LAND WHICH HAS BEEN CREATED BY OR CAUSED BY ACCRETION OR RELICTION, WHETHER NATURAL OR ARTIFICIAL, AND THE EFFECT OF THE GAIN OR LOSS OF AREA BY ACCRETION OR RELICTION UPON THE MARKETABILITY OF THE TITLE OF THE LAND FROM FOND AS SHOWN ON THE ROUTT COUNTY GIS MAP STORED IN LAND TITLE'S SYSTEM AS IMAGE 33942510.

MELINDA SHERMAN, ATTORNEY AT LAW

CLERK AND RECORDER'S ACCEPTANCE

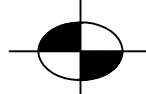
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS _____ DAY OF _____, A.D. 2022.

FILE NUMBER

RECEPTION NUMBER _____ TIME _____

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

LOCATED IN THE S1/2 OF SECTION 9, T9N, R85W, 6TH P.M.



BTK SURVEYS, INC.

Post Office Box 770967
Steamboat Springs, Colorado 80477-0967
970.879.0045

Lot Line Adjustment

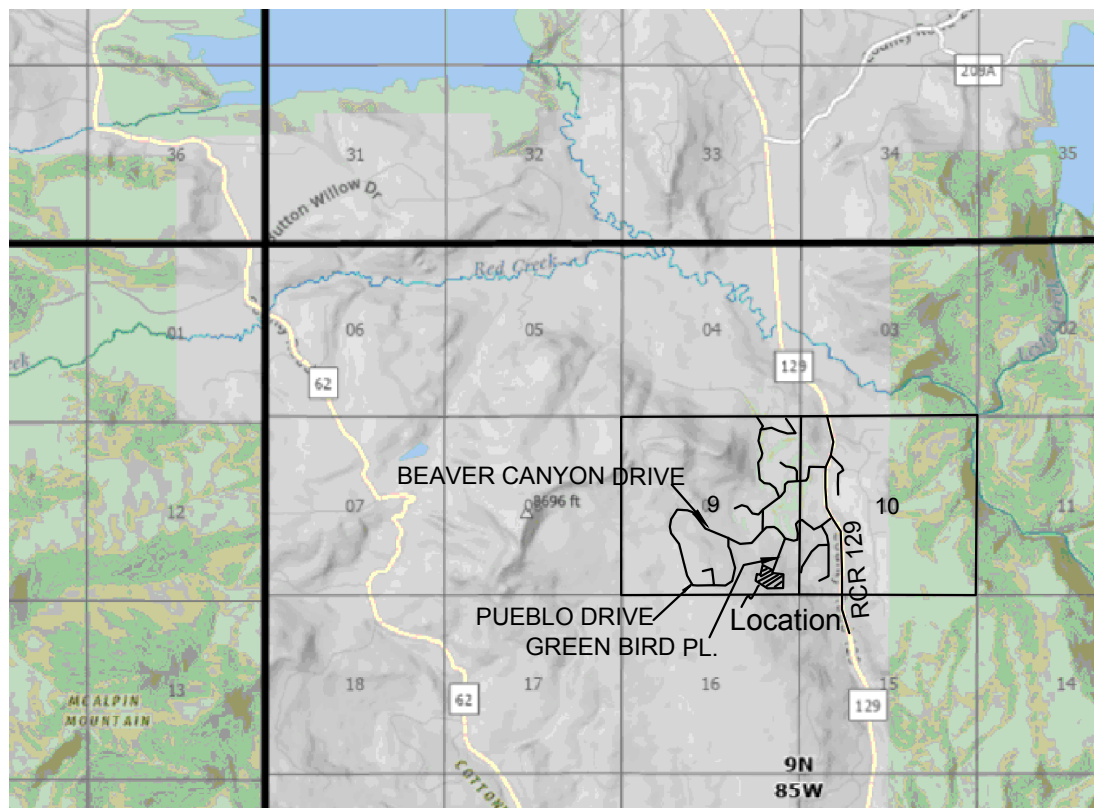
GREEN BIRD REPLAT, A REPLAT OF
LOTS 2 AND 3, BUCKHEAD RANCH,
ROUTT COUNTY, COLO.

SCALE: 1" = 60'

DATE: 1/15/22

JOB NO. 21035REPLATR3 REV. DATE: 1/25-2/3;6/13/22

Vicinity Map



LOT 4

INGRESS-EGRESS
EASEMENT PER REC.
NO.553282

245 Sq. Feet
0.0056 Acres

15' UTILITY,
DRAINAGE, SNOW
REMOVAL AND
STORAGE EASEMENT

N/F PARCEL B

LOT 3A
5.005 AC.
VACANT LAND

S 01°33'21" E 593.09'

N 89°55'46" W
405.00' TOTAL

N/F PARCEL B

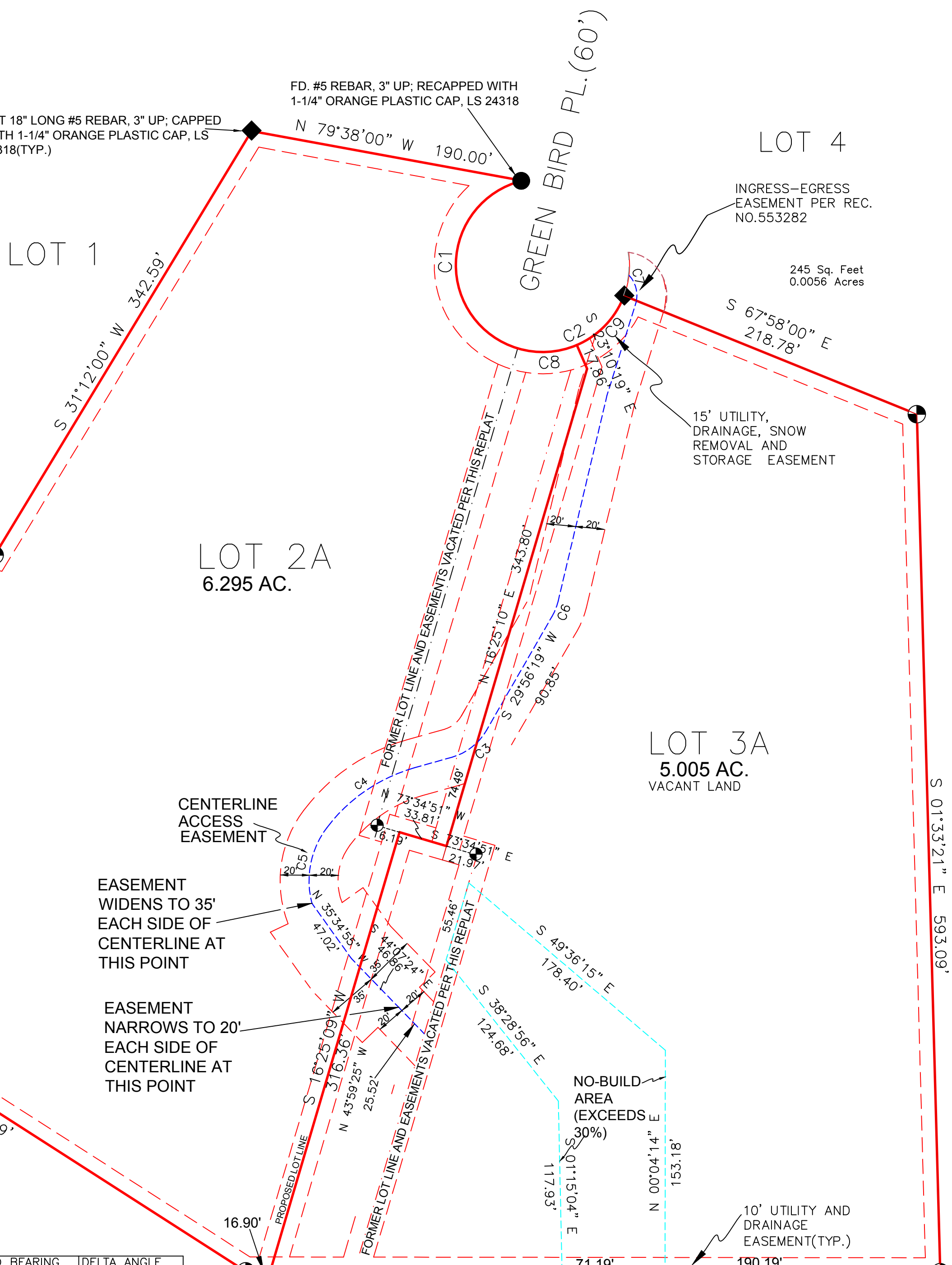
SURVEYOR'S CERTIFICATE

I, BRIAN T. KELLY, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF GREEN BIRD REPLAT WAS MADE BY ME OR UNDER MY RESPONSIBILITY, SUPERVISION AND CHECKING, AND FURTHER STATE THAT SAID PLAT AND SURVEY ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEY PINS, MARKERS, AND/OR MONUMENTS WERE SET AS REQUIRED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____, A.D. 2022

BRIAN T. KELLY, RLS 24318



GREEN BIRD PLACE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	156.20'	115.68'	S 01°21'49" W	149°09'47"
C2	60.00'	89.97'	81.78'	S 63°26'39" W	85°55'07"

ACCESS EASEMENT CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	40.00'	30.97'	30.21'	S 52°07'21" W	44°22'03"
C4	115.00'	74.92'	73.61'	N 55°38'30" E	37°19'45"
C5	61.00'	54.97'	53.12'	N 11°09'47" E	51°37'41"
C6	40.00'	11.57'	11.53'	S 21°39'10" W	16°34'18"
C7	20.94'	19.85'	19.11'	N 15°06'20" W	54°17'45"

NOTES: 1) NO TITLE OR EASEMENT RESEARCH WAS PERFORMED. ALL EASEMENTS SHOWN ARE PER THE RECORDED PLAT OF BUCKHEAD RANCH. 2) BASIS OF BEARING: BUCKHEAD RANCH PLAT BEARING OF N89°55'46" W BETWEEN THE SE CORNER OF LOT 3 AND THE ANGLE POINT OF LOT 2, BOTH FOUND MONUMENTS AS INDICATED HEREON. 3) NO UNDERGROUND UTILITIES WERE LOCATED. 4) ONLY THE RECORDED EASEMENTS PER THE PLAT OF BUCKHEAD RANCH. ALWAYS CHECK WITH THE LOCAL ARCHITECTURAL REVIEW COMMITTEE AND ROUTT COUNTY PLANNING SERVICES FOR BUILDING SETBACKS BEFORE COMMENCING ANY TYPE OF HOUSE DESIGN.

