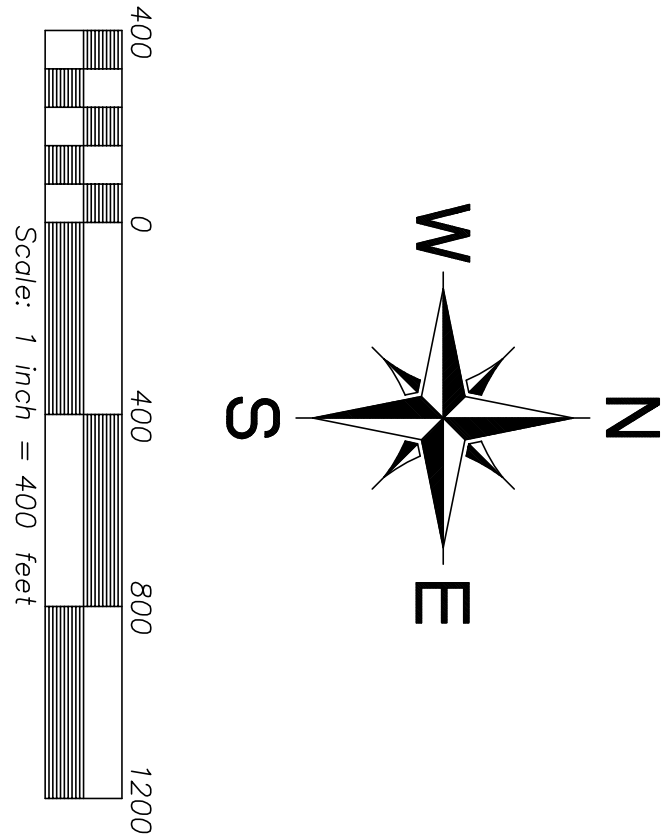


GLAS DEFFERYN RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION FILING 2



BEARINGS ARE BASED UPON THE FILED PLAT OF BLUE VALLEY RANCH, FILING NO. 4, FILE # 13083

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, That Steven J. Williams, Pamela A. Williams, and Ann E. Murtha and Robert D. Murtha, Trustees under the Ann E. Murtha Living Trust dated April 23, 1997, being the owners of the land described as follows:

A Parcel of Land located in the E1/2 of Section 1, Township 3 North, Range 85 West, of the 6th, P. M., Routt County, Colorado, and more particularly described as follows:

LOT 1, GLAS DEFFERYN RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION, and LOT 1 and REMAINDER PARCEL 1, BLUE VALLE RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION

the above described tract containing 121.10 acres, more or less, in the County of Routt, Colorado, under the name and style of GLAS DEFFERYN RANCH, Filing 2, have been surveyed and subdivided into the lots and parcels hereinafter described, the assessments as shown or noted hereon are hereby dedicated to Routt County for the benefit and use of the public.

In witness whereof, Steven J. Williams, Pamela A. Williams, Ann E. Murtha, and Robert D. Murtha, have caused their names to be hereunto subscribed this _____ day of _____, A.D. 2022.

by Steven J. Williams

by Pamela A. Williams

by Ann E. Murtha, Trustee under the Ann E. Murtha Living Trust dated April 23, 1997

by Robert D. Murtha, Trustee under the Ann E. Murtha Living Trust dated April 23, 1997

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 2005, by Steven J. Williams and Pamela A. Williams

My commission expires on _____

Witness my hand and official seal.

(Seal)

NOTARY PUBLIC

State of Colorado

County of Routt

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 2005, by Ann E. Murtha and Robert D. Murtha, as Trustees of the Ann. E. Murtha Living Trust dated April 23, 1997.

My commission expires on _____

Witness my hand and official seal.

(Seal)

NOTARY PUBLIC

APPROVAL and NOTICE

This Plat is approved for recording by the Board of County Commissioners pursuant to Section 11.2.1.A of the Routt County Subdivision Regulations and has not been reviewed under any other provision of the Routt County Zoning or Subdivision Regulations. The availability of water and permits for the proposed development is the responsibility of the applicant and the applicant is advised that the availability of water and permits has not been established.

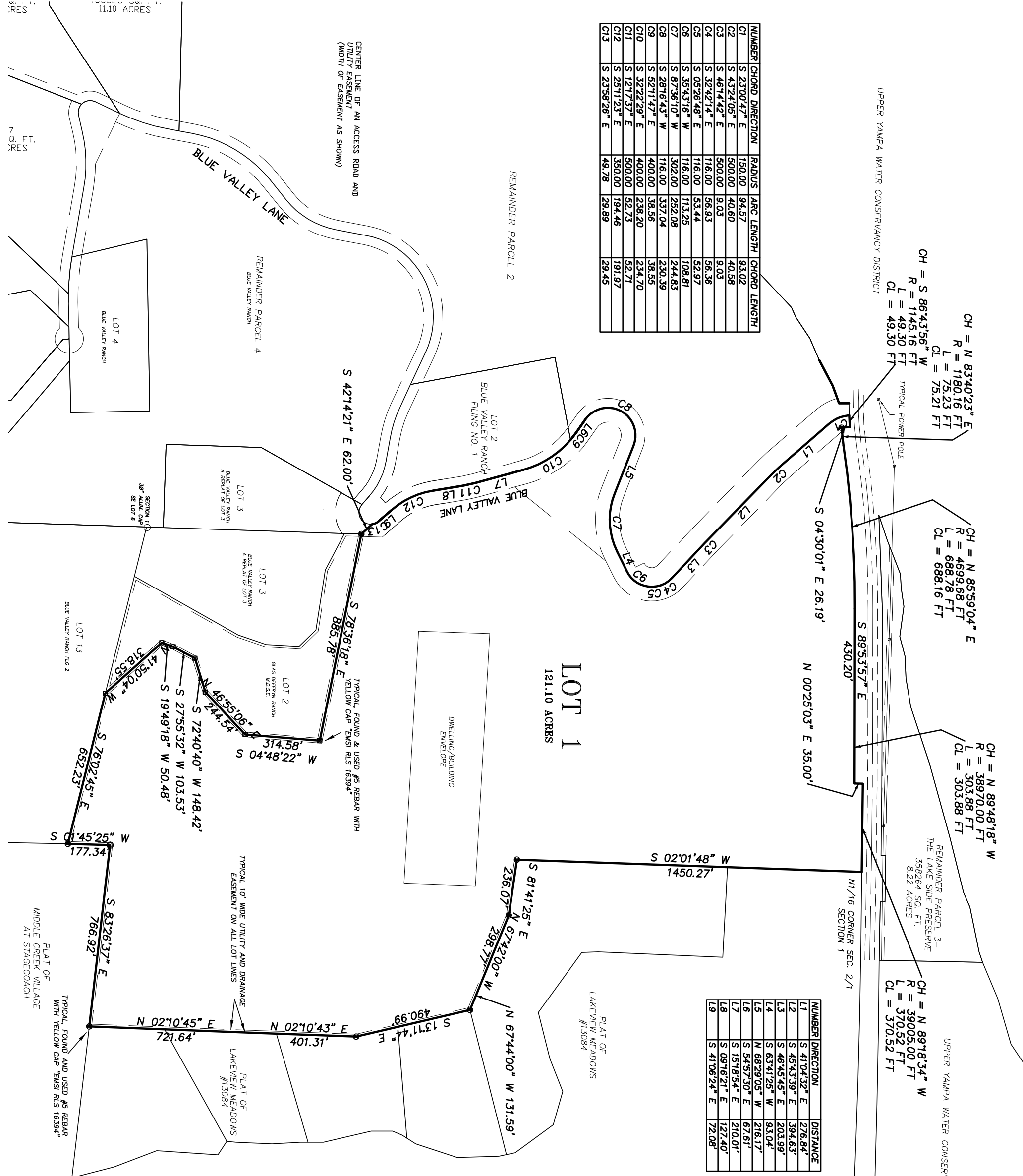
Dated and effective this _____ day of _____, 2022

BOARD of ROUTT COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Chairman

Attested _____
Jenny L. Thomas, County Clerk and Recorder

LOT 1, GLAS DEFFERYN RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION, and LOT 1 and REMAINDER PARCEL 1, BLUE VALLE RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION
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 this plat of GLAS DEFFERYN RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION, Filing 2, was made by me and under my supervision and that the same is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat and that the same is a true and correct copy of the original plat.

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

JAMES B. ACKERMAN R. L. S. #6394

ROUTT COUNTY SURVEYOR'S and CLERK'S CERTIFICATE

This plot was indexed as File SP _____ in the index Land Survey Plats maintained in the office of the Routt County Clerk & Recorder on _____ AD 2022 at _____

COUNTY SURVEYOR for ROUTT COUNTY

Thomas H. Effinger pls 17651

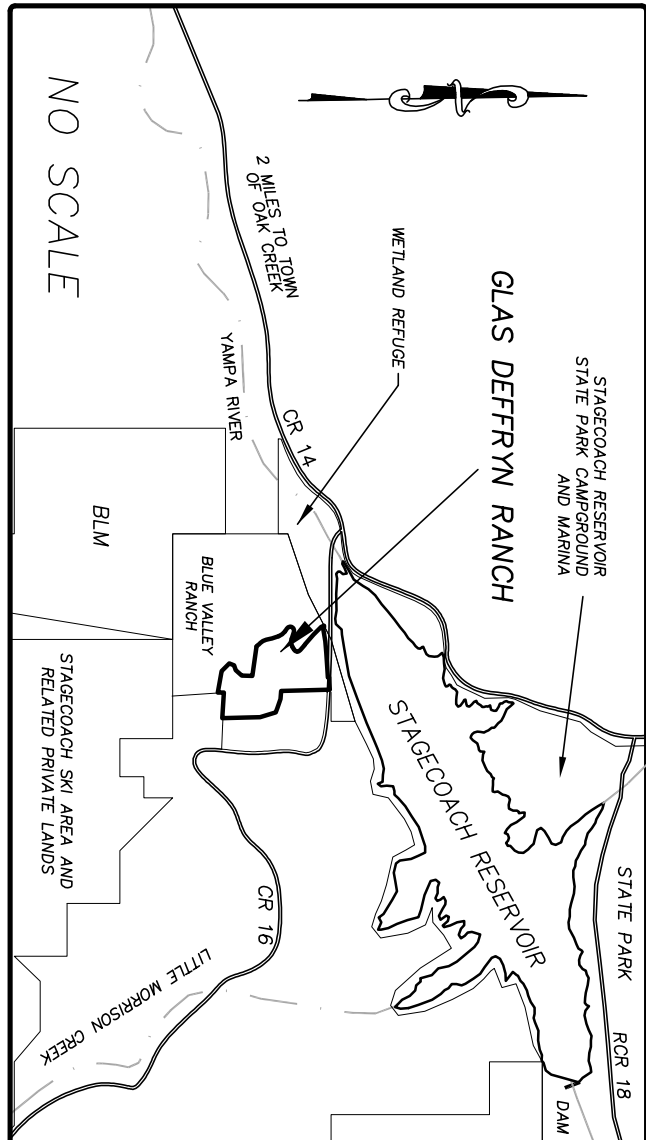
ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plot 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 _____

Signed _____
Jenny L. Thomas, Routt County Clerk and Recorder



- PLAT NOTES:
1. Easements dedicated hereon for Lot 1 : Ten-foot (10') wide utility and drainage easements along oil lot lines.
 2. All trash containers shall be bear-proof and rodent-resistant.
 3. The availability of water and permits for wells on these parcels has not been established.
 4. All buildings shall be located within the designated building envelopes.
 5. No secondary dwelling unit shall be allowed on Lot 2. A detached secondary dwelling unit shall be allowed on Lot 1 as long as it complies with the Routt County Zoning Resolution and Subdivision Regulations.
 6. Unless approved by Routt County, based on the current County regulations in effect at the time of application, Lot 1 of this Minor Development Subdivision Exemption Filing 2 shall not be further subdivided.
 7. Routt County (County) and the Oak Creek Fire Protection District (District) shall be held harmless from any damage or claim that may be made against the County or 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 condition 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.

PREPARED BY:
EMERALD MOUNTAIN SURVEYS, INC.
380 BEARVIEW CT
STEAMBOAT SPRINGS, COLORADO 80487
970-879-8998
www.emeraldmtn.net

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PREPARED FOR:
PAM & STEVE WILLIAMS
29655 HEROLD WAY
OAK CREEK
COLORADO
80467

SCALE:	1" = 400'	DATE:	4-24-2022
PROJECT NO:	2162-22	SHEET NO.	1 of 1