

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

BE IT HEREBY MADE KNOWN BY THE PRESENTS: THAT JIM INGWERSEN 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 SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF GREEN BIRD REPLAT, A LOT LINE ADJUSTMENT OF LOTS 2 AND 3, BUCKHEAD RANCH AND DO HEREBY IRREVOCABLY DEDICATE AND QUIET CLAIM 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 AS SHOWN HEREON AND GREEN BIRD PLACE.

JIM INGVERSEN	MICHELE CHILDS	ARTHUR JAMES CALLAHAN	FRANCES ARLENE CALLAHAN
STATE OF _____ ) COUNTY OF _____ ) ss		STATE OF _____ ) COUNTY OF _____ ) ss	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2022 BY JIM INGVERSEN.		THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2022 BY MICHELE CHILDS.	

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

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

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022 BY FRANCES ARLENE CALLAHAN.

NOTARY PUBLIC	NOTARY PUBLIC
BOARD OF COUNTY COMMISSIONERS APPROVAL	
<p>THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY SHOWN COUNTY PURSUANT TO SECTION 2-4 OF THE ROUTT COUNTY SUBDIVISION REGULATIONS. ROUTT COUNTY HEREBY ACCEPTS THE UTILITY AND EASEMENT GRANTED GREEN SHOWN ON THIS PLAT AND APPROVES THE VACATION OF UTILITY EASEMENTS AS SHOWN HEREON. THE MAINTENANCE OF ANY 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 HEREOF.</p>	

BY: \_\_\_\_\_  
JENNY L. THOMAS, 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 DECLARED AND SHOWN UPON THIS PLAT BY REVIEW OF LAND TITLE COMMITMENT NO. R30026504 DATED 8/4/22. I AM AWARE OF THE EXISTENCE OF THE LAND TITLE COMMITMENT NO. R30026504, AND, BASED SOLELY ON THE TITLE COMMITMENT, TITLE TO SUCH LANDS IS IN JIM INGWERSON AND MICHELE FOLLOS (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  
2 RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR  
3 THEREABOUTS SUPPORTED BY PERSONS IN POSSESSION OF THE LAND  
4 2) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.  
5 3) ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE  
6 AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY  
7 OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS.  
8 4) ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER  
9 FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.  
10 5) ANY EASEMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC  
11 RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED  
12 ACQUIRES OF RECORD FOR VALUE THE ESTATE OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.  
13 6) (a) TAKES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES  
14 ON REAL ESTATE, OR (b) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AGENCY THAT MAY RESULT IN TAXES  
15 OR ASSESSMENTS, OR NOTICE OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OR SUCH AGENCY OR BY THE  
16 7) (a) UNPAID MINING CLAIMS, (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF,  
17 (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER  
18 8) EXISTING LEASES AND TENANCIES, IF ANY  
19 9) RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE  
20 UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 23, 1916 IN BOOK 77 AT PAGE 243.  
21 10) RIGHT OF WAY FOR DITCHES, CANALS OR TOWNSHIP RIGHTS OF WAY OF THE UNITED STATES AND ALL COAL AND OTHER MINERALS  
22 TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME AS RESERVED IN THE UNITED STATES PATENT RECORDED  
23 DECEMBER 22, 1941 IN BOOK 160 AT PAGE 546.  
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111 DECEMBER 2

COUNTY SURVEYOR'S ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP \_\_\_\_\_ ON \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_ 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. SEC. 38-50-101.

ROUTT COUNTY SURVEYOR

THOMAS F. EFFINGER, LS 17651

MELINDA SHERMAN, ATTORNEY AT LAW

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. 2021.

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

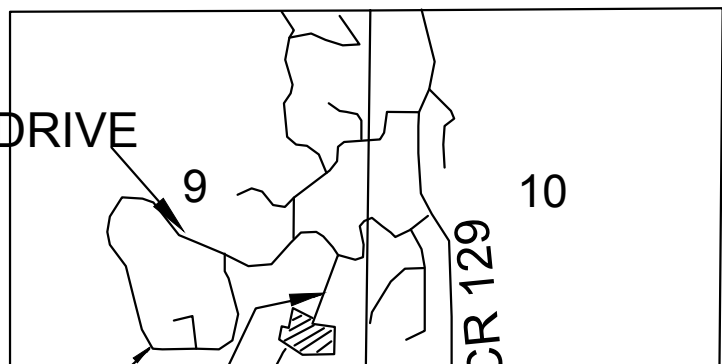
## Lot Line Adjustment

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;8/25,26/22



PLANNING DIRECTOR APPROVAL

THE ROUTT COUNTY PLANNING DIRECTOR DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
KRISTY WINSER, ROUTT COUNTY PLANNING DIRECTOR

### 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"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C8	60.00'	41.84'	41.00'	N 86°48'18" E	39°57'15"
C9	60.00'	48.49'	47.18'	N 43°40'28" E	46°18'26"

### SURVEYOR'S CERTIFICATE

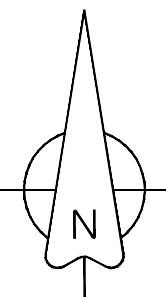
I, BRIAN T. KELLY, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF GREEN BIRD REPLAT WAS MADE BY ME OR UNDER MY RESPONSIBILITY, SUPERVISION AND CHECKING, AND FURTHER STATE THAT SAID PLAT AND SURVEY ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2022

BRIAN T. KELLY, RLS 24318

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY  
LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY  
WITHIN THREE (3) 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  
(10) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON



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. SOUTH COUNTY PLANNED AND DEVELOPMENT, 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 THE SOUTH COUNTY PLANNED AND DEVELOPMENT BUILDING SETBACKS BEFORE COMMENCING ANY TYPE OF HOUSE DESIGN.