

A LOT LINE ADJUSTMENT OF LOTS 2 AND 3, BUCKHEAD RANCH,
LOCATED IN S₂ SECTION 9, T9N, R85W, 6TH P.M., ROUTT COUNTY, COLORADO

BE IT HEREBY MADE KNOWN BY THESE PRESENTS: THAT JIM INGWERSSEN 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.

STATE OF _____)
COUNTY OF _____) ss

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

MY COMMISSION EXPIRES _____.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS PLAN HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY ROUTT COUNTY PURSUANT TO SECTION 2.4 OF THE ROUTT COUNTY SUBDIVISION REGULATIONS. ROUTT COUNTY HEREBY ACCEPTS THE UTILITY AND DRAINAGE EASEMENTS, AND GREEN BIRD PLACE AS SHOWN ON THIS PLAN AND APPROVES THE VACATION OF SUCH EASEMENTS AS SHOWN HEREON. THE UTILITY, EASEMENT, OR EASEMENT SHOWN ON THIS PLAN IS SUBJECT TO THE DISCRETION OF THE BOARD OF COUNTY COMMISSIONERS AND THE BOARD. BY APPROVAL OF THIS PLAN, 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

ATTEST
BY: _____
JENNY L. THOMAS, ROUTT 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 PLAN BY REVIEW OF LAND TITLE COMMITMENT NO. AB530028113-2, DATED 8/4/22, ISSUED BY LAND TITLE GUARANTEE COMPANY ("TITLE COMMITMENT"), AND BASED SOLELY ON THE TITLE COMMITMENT, TITLE TO SUCH LANDS IS IN JIM INGVERSON 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 WHICH 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 THE PUBLIC RECORDS;
- 4) ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, PROVIDED BY LAW AND NOT SHOWN BY PUBLIC RECORDS;
- 5) ANY EASEMENTS, LIENS, ENCUMBRANCES 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 INSURED 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 LEVIES TAXES OR ASSESSMENTS ON THE LAND, OR (b) TAXES OR ASSESSMENTS, IF ANY, 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) EXISTING LEASES AND TENANCIES IF ANY;
- 9) 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.
- 10) ANY EASEMENTS OR RIGHTS FOR RECORDING OF MINING OR OTHER MINERALS, SUCH AS COAL AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME AS RESERVED IN THE UNITED STATES PATENT RECORDED 2022, 1941 IN BOOK 160 AT PAGE 546;
- 11) ANY EASEMENTS TO THE 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, 1969 IN BOOK 267 AT PAGE 67;
- 12) ANY COVENANTS, CONDITIONS, PROVISIONS, RESERVATIONS OR NOTES ON THE RECORDED PLAT OF APPLICABLE STATE OR FEDERAL LAWS, OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, NATIONALITY, NATURALIZATION STATUS, OR SOLE OF INCARCERATION, OF 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, 2016 IN BOOK 526 AT PAGE 555, AND IN INSTRUMENT RECORDED SEPTEMBER 15, 2016 IN BOOK 526 AT PAGE 557;
- 13) RESTRICTIVE COVENANTS WHICH DID NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, NATIONALITY, NATURALIZATION STATUS, OR SOLE OF INCARCERATION, OF 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, 2016 IN BOOK 526 AT PAGE 555, AND IN INSTRUMENT RECORDED SEPTEMBER 15, 2016 IN BOOK 526 AT PAGE 557;
- 14) THE TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF STEAMBOAT LAKES, FILING NO. 2, RECORDED DECEMBER 10, 1971 UNDER RECEPTION NO. 229830 AT FILE NO. 7076;
- 15) (a) TO THE V.M.J. CORPORATION OF 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 QUIT CLAIM DEED RECORDED NOVEMBER 3, 1981 IN BOOK 548 AT PAGE 639; RESOLUTION #95-P-084 RECORDED NOVEMBER 21, 1995 IN BOOK 714 AT PAGE 639;
- 16) THE TERMS, CONDITIONS, PROVISIONS, RESERVATIONS AND OBLIGATIONS SET FORTH IN RESOLUTION #95-P-084 RECORDED NOVEMBER 21, 1995 UNDER RECEPTION NO. 453581;
- 17) THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF RESOLUTION RECORDED DECEMBER 9, 2000 AT RECEPTION NO. 537551 UNDER RECEPTION NO. 453581;
- 18) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF BUCKHEAD RANCH RECORDED SEPTEMBER 10, 2000 UNDER RECEPTION NO. 57952;
- 19) ANY INCREASE OR DECREASE IN THE AREA OF THE LAND AND ANY ADVERSE CLAIM TO ANY PORTION OF THE LAND WHICH HAS BEEN MADE BY THE STATE OF CALIFORNIA OR ANY COUNTY OF CALIFORNIA, OR ANY COUNTY OF CALIFORNIA, OR ANY COUNTY OF CALIFORNIA, OR ANY COUNTY OF CALIFORNIA BY ACCRETION OR RELICTION UPON THE MARKETABILITY OF THE TITLE OF THE LAND FROM POND AS SHOWN ON THE ROUTTY COUNTY GIS MAP STORED IN LAND TITLE'S SYSTEM AS IMAGE 33842510;
- 20) THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED OCTOBER 17, 2001 UNDER RECEPTION NO. 535282 AT RECEPTION NO. 554723;
- 21) THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF AGREEMENT CONCERNING WATER RIGHTS RECORDED APRIL 8, 2002 AT RECEPTION NO. 554723;
- 22) THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF ORDER, RECORDED OCTOBER 19, 2017, UNDER RECEPTION NO. 784283, AT RECEPTION NO. 554723;

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. 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.

BEAVER CANYON DRIVE

PUEBLO DRIVE
GREEN BIRD PL.

PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF ROUTT COUNTY, COLORADO DID HEREBY
AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT THE
MEETING OF SAID COMMISSION HELD ON THIS ____ DAY OF ____, A.D. 2022.

STEVEN WARNKE, ROUTT COUNTY COMMISSION CHAIRMAN

ADDITIONAL PLAT NOTES

1. ROUTT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING SUBDIVISION ROADS. THE ROAD SHOWN HEREON HAS NOT BEEN DESIGNATED NOR ACCEPTED BY THE COUNTY.
2. THE LOCATION OF ANY INDIVIDUAL SEPTIC DISPOSAL SYSTEM AND THE AVAILABILITY OF PERMITS FOR INDIVIDUAL SEPTIC DISPOSAL SYSTEMS HAVE NOT BEEN ESTABLISHED. THE ISSUANCE OF PERMITS FOR INDIVIDUAL SEPTIC DISPOSAL SYSTEMS SHALL BE A CONDITION OF OBTAINING A BUILDING PERMIT FOR THESE LOTS.
3. EXISTING AND NEW LOTS SHALL MEET ACCESS STANDARDS SET FORTH BY THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT AND FIRE PREVENTION SERVICES.
4. THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.
5. REVEGETATION OF DISTURBED AREAS SHALL OCCUR WITHIN ONE GROWING SEASON WITH A SEED MIX THAT AVOIDS THE USE OF AGGRESSIVE GRASSES. THE COLORADO STATE DEPARTMENT OF AGRICULTURE EXTENSION OFFICE IS AN APPROPRIATE AGENCY FOR ASSISTANCE.
6. THE COUNTY OF ROUTT AND THE ROUTT COUNTY DISTRICT(DISTRICT) SHALL BE HELD HARMLESS FROM ANY INJURY, DAMAGE, OR CLAIM THAT MAY BE MADE AGAINST THE COUNTY OR THE DISTRICT TO RESOLVE THE COUNTY'S OR THE DISTRICT'S FAILURE TO PROVIDE FOR A RESCUE AND RESCUEE. THE COUNTY OF ROUTT AND THE ROUTT COUNTY DISTRICT(DISTRICT) SHALL BE HELD HARMLESS FROM ANY INJURY, DAMAGE, OR CLAIM THAT MAY BE MADE AGAINST THE COUNTY OR THE DISTRICT TO RESOLVE THE COUNTY'S OR THE DISTRICT'S FAILURE TO PROVIDE SUCH SERVICE. THIS IS DUE TO INACCESSIBILITY OF PROPERTY BY ROUTT COUNTY INTERNAL AGENCIES. THESE CONDITIONS SHALL NOT RELIEVE THE COUNTY OR THE DISTRICT OF THEIR RESPONSIBILITY TO MAKE A BONA FIDE OFFER TO PROVIDE SUCH SERVICE TO ANYONE WHO REQUESTS IT.
7. ADDRESS SIGNAGE IN CONFORMANCE WITH ROUTT COUNTY ROAD ADDRESSING, NAMING AND SIGNING POLICY SHALL BE LOCATED AT THE ENTRANCE TO THE DRIVEWAY.
8. CURRENT SOILS TEST SHOWING THAT THE SOILS OF A SUFFICIENT STABLE NATURE TO SUPPORT DEVELOPMENT WILL BE REQUIRED BEFORE OBTAINING A BUILDING PERMIT.
9. THE DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS FOR STEAMBOAT LAKES SUBDIVISION UNIT NUMBERS ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, EIGHT, NINE, AND TEN, AS RECORDED AT BOOK 356 AT PAGE 164 AND BOOK 364 AT PAGE 58 IN THE OFFICIAL RECORDS OF ROUTT COUNTY, COLORADO, ARE APPLICABLE TO THIS REPLAT SUBDIVISION.
10. ALL LOT(S) IDENTIFY THE LOT(S) HAVE BEEN SHOWN TO BE WITHIN MAPPED AREAS OF UNSTABLE SOILS. IF SITE DEVELOPMENT AND CONSTRUCTION OF ANY STRUCTURE OR STRUCTURES ON ANY OF THE LOTS IDENTIFIED IN THIS REPLAT SUBDIVISION, ADDITIONAL INVESTIGATION WILL BE NEEDED TO ENSURE THAT INDIVIDUAL STRUCTURES ARE NOT LOCATED WITHIN ACTIVE RUPTURE ZONES.

OUTLOT B
WILLOW POINT SUB.
(NOT A PART)

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

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.

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

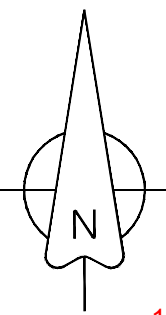
DATED THIS _____ DAY OF _____ A.D. 2022

BRIAN T. KELLY, RLS 24318

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"

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"

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) ALL TITLE AND EASEMENT RESEARCH PER LAND TITLE GUARANTEED COMPANY COMMIT. NO. ABS30028113-2 AND NOT THE PERSONAL RESEARCH OF BRIAN T. KELLY, PLS OR BTK SURVEYS, INC.

2) BASE OF PLAIN IS BUILT UPON A FLAT 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) ALWAYS CHECK WITH THE LOCAL ARCHITECTURAL REVIEW COMMITTEE AND PLUMBING, ELECTRICAL AND MECHANICAL CODES FOR BUILDING SETBACKS BEFORE COMMENCING ANY TYPE OF HOUSE DESIGN.

