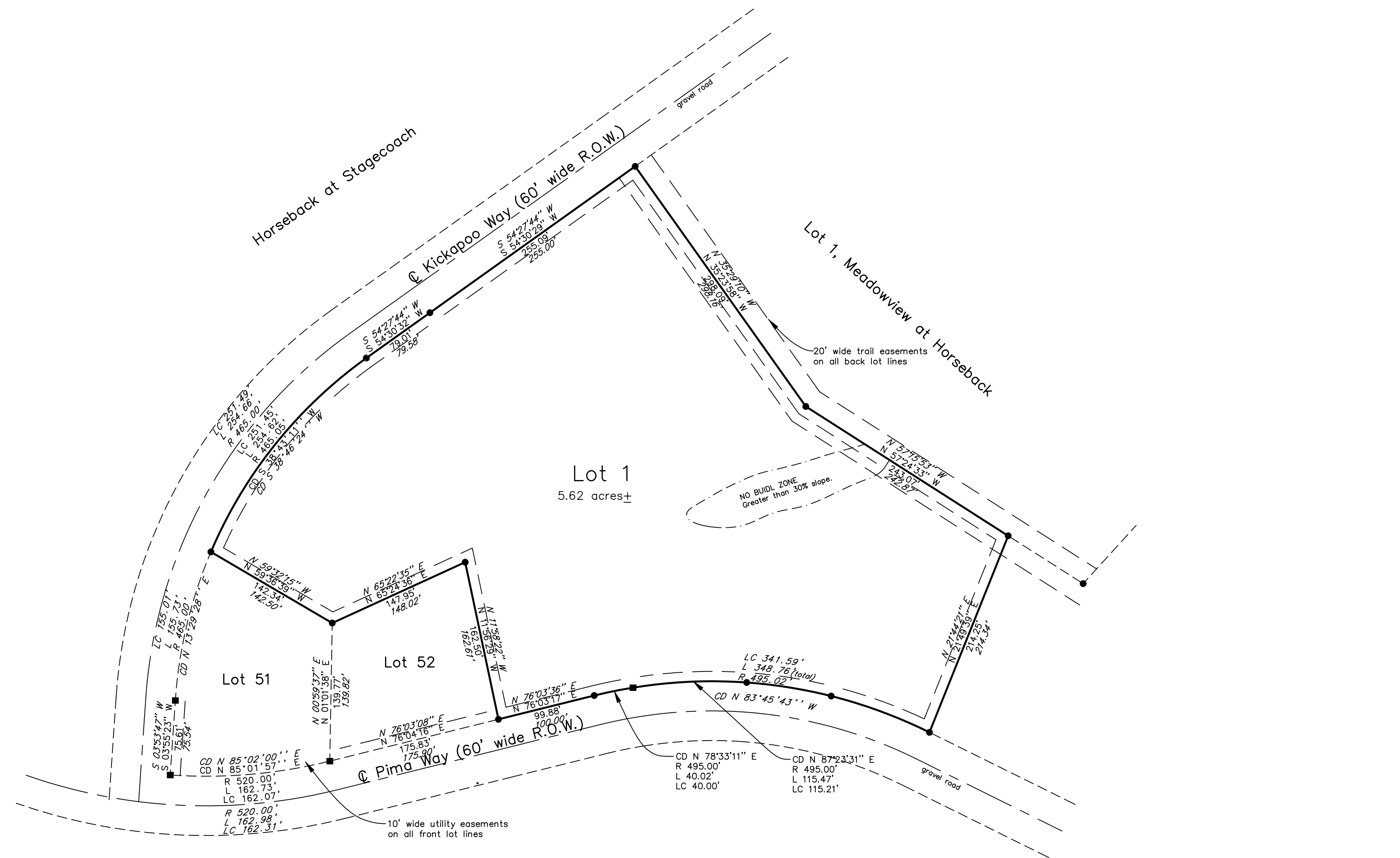


Zayatz Consolidation

A Consolidation of Lots 47, 48, 49, 50, 53, 54 55, and 56, Horseback at Stagecoach,
in the NW1/4 Section 15, T.3 N.,R.84 W. of the 6th P.M.,
Routt County, Colorado.



LEGEND

- Indicates a capped #4 rebar marked LS 2682 found flush to the ground and accepted, unless otherwise noted.
- ⦿ Indicates a capped #5 rebar marked LS 17651 set flush to the ground unless otherwise noted.
- Indicates an un-capped #4 rebar set by NHPQ during the original survey of Horseback and accepted, unless otherwise noted.
- Indicates an angle point, no monument found or set.

S 89°58'00" E 125.03' Indicates measured bearings and ground distances in feet.
S 89°58'00" E 125.03' Indicates platted bearings and ground distances in feet.

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This Plat was (filed and) indexed as File No. SP _____ on _____, 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. 38-50-101.

Routt County Surveyor

Thomas H. Effinger Jr. LS 17651

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: That Scott D. Zayatz and Tiffany L. Zayatz being the owners of the land described as follows: Lots 47, 48, 49, 50, 53, 54, 55 and 56, Horseback at Stagecoach containing 5.62 acres in Routt County, Colorado, under the name and style of ZAYATZ CONSOLIDATION, has laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced hereon, and does hereby irrevocably dedicate to and for the perpetual use of the public by and through the County of Routt, State of Colorado, Pima Way and Kickapoo Way, as shown or noted hereon, and also 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 hereon.

In witness whereof, the said Tiffany L. Zayatz has caused her name to be hereunto subscribed this _____ day of _____, 2022.

By: _____
Tiffany L. Zayatz

State of _____ } ss.

County of _____ }

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 2022, by Tiffany L. Zayatz.

Witness my hand and official seal.
My Commission expires: _____

Notary Public

In witness whereof, the said Scott D. Zayatz has caused his name to be hereunto subscribed this _____ day of _____, 2022.

By: _____
Scott D. Zayatz

State of _____ } ss.

County of _____ }

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 2022, by Scott D. Zayatz.

Witness my hand and official seal.
My Commission expires: _____

Notary Public

ATTORNEY'S CERTIFICATE

I, _____, being an Attorney-at-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 the Title Commitment No. _____ dated _____ issued by _____ and that title to such lands is in Rebecca L. Boucha, Carol S. Boucha, Rory Boucha and Michael Boucha being the owners of the land described as follows: Lot 154 Morningside at Stagecoach and Michael R. Boucha and Rebecca L. Boucha being the owners of Lot 155, Morningside at Stagecoach free and clear of all liens, taxes, and encumbrances, except as follows:

- Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, 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.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Defects, liens, encumbrances, adverse claims or other matters, 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 interest or mortgage thereon covered by this Commitment.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- (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.
- RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 07, 1919, IN BOOK 77 AT PAGE 463.
- ALL RIGHTS TO ALL MINERALS, ORE AND METALS TOGETHER WITH A RIGHT OF INGRESS AND EGRESS AS RESERVED IN PATENT RECORDED JANUARY 7, 1931 IN BOOK 170 AT PAGE 294.
- RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 22, 1911 IN BOOK 64 AT PAGE 419.
- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS 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 APRIL 03, 1973, UNDER RECEPTION NO. 229787 AT FILE NO. 7073, AS MADE APPLICABLE TO SUBJECT PROPERTY BY CERTIFICATE RECORDED APRIL 3, 1973 IN BOOK 374 AT PAGE 849.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF HORSEBACK AT STAGECOACH RECORDED APRIL 3, 1973 UNDER RECEPTION NO. 241974.
- TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED APRIL 11, 1995 IN BOOK 707 AT PAGE 72.
- MATTERS DISCLOSED ON IMPROVEMENT SURVEY ISSUED BY E&F ASSOCIATES CERTIFIED JULY 16, 2020, JOB NO. L47-56HB SAID DOCUMENT STORED AS IMAGE 25350800.

LAND SURVEYOR'S CERTIFICATE

I, Thomas H. Effinger Jr., being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of ZAYATZ CONSOLIDATION was made by me or under my direct responsibility, supervision, and checking, and further state that said plat and survey are accurate to the best of my knowledge. Survey pins, markers, and/or monuments were set as required and shown hereon.

Dated this _____ day of _____, AD, 2022.

Thomas H. Effinger Jr.
Colorado Professional Land Surveyor
Colorado Reg. No. 17651

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 _____, AD, 2022.

Steve Warnke
Chairman, Routt County Planning Commission

BOARD OF COUNTY COMMISSIONERS APPROVAL

This Plat has been reviewed and is hereby approved for filing by Routt County pursuant to Section 2.5 of the Routt County Subdivision Regulations. Routt County hereby accepts Cheyenne Trail and the utility and drainage easements as shown on this Plat. 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 the 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 herein.
Dated this _____ day of _____, 2022.

Timothy V. Corrigan
Chair, BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Attest: _____
Jenny Thomas, Routt County Clerk

PLAT NOTES

- Routt County is not responsible for maintaining or improving subdivision roads. The roads shown hereon have been dedicated and accepted by the County for public use consistent with the language used in the original Overland Plat.
- The suitability of these lots for an individual septic disposal system and the availability of permits for individual septic disposal systems have not been established and such shall be a condition of obtaining a building permit for these lots.
- Existing and new accesses shall meet access standards set forth by the Routt County Road and Bridge Department and Fire Prevention Services.
- The availability of water and permits for wells on the lots or parcels hereon shown has not been established.
- Routt County (County) and the Oak Creek Fire Protection District (District) shall be held harmless from any injury, damage, or claim that may be made against the County or the 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 conditions 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.
- All rear lot lines are subject to 20' trail easements and all side lot lines are subject to 10' trail easements. These easements are subject to development by the Stagecoach Property Owners Association as specifically identified in the original Morningside plat (Routt File #7313). The Stagecoach Property Owners Association has the right to develop these easements for non-vehicular use consistent with the language used in the original Morningside Plat.

ROUTT COUNTY CLERK AND RECORDERS ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this _____ day of _____, 2022.

Reception No. _____ Time _____

File No. _____

Jenny Thomas
Routt County Clerk and Recorder

This Land Survey does not constitute a title search by E&F Associates to determine ownership or easements of record. For all information regarding easements, rights-of-way or title of record, E&F Associates relied upon Title Commitment No.R30028162.
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.

E&F Associates
P.O. Box 771965 Steamboat Springs, CO 90477 Surveyors

Zayatz Consolidation

Client: Scott Zayatz

Drawing name: Consolidation

Drawn by:TE Date:3-10-22 Revised:

1/1

VICINITY MAP

