## The undersigned, as Beneficiary under that certain Deed of Trust encumbering the property described hereon, as such is recorded at \_\_\_\_\_\_, of the official records of the Routt County Clerk and Recorder, hereby consents to and joins in the platting of the subdivision herein shown and hereby agrees that any and all of its rights and interests under the Deed of Trust shall be and are hereby declared to be junior and subordinate to the subdivision, conveyances, and dedications shown hereon. containing 10.21 acres, in Routt County, Colorado, under the name and style of WILLOW POINT SUBDIVISION FILING NUMBER 3, 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, Olive Street 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, drainage, snow removal and storage, as shown hereon. Witness my hand and official seal. My Commission expires: The foregoing Certlficate of Ownership and Dedication was acknowledged before me this \_\_\_ day of\_\_\_\_\_\_, 20\_, by Faisal T. Ansari, Manager, TelemedU, LLC, a Florida limited liability company, Lisa S. Landers, and James E. Landers In witness whereof, the said TelemedU, LLC, a Florida limited liability company, Lisa S. Landers, and James E. Landers, has caused its their names to be hereunto subscribed this day of \_\_\_\_\_\_, 20\_\_\_. The foregoing instrument was acknowledged before me this of \_\_\_\_\_, AD, 2022, by \_\_\_\_\_\_. State of BE IT HEREBY MADE KNOWN: That TelemedU, LLC, a Florida limited liability company, Lisa S. Landers, and James E. Landers, being the owners of the land described as follows: My commission expires on \_\_\_\_\_ County of \_ 4. Routt County (County) and the North Routt Fire 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. 3. The availability of water and permits for wells on the lots or parcels hereon shown has not been established. 2. Existing and new accesses shall meet access standards set forth by the Routt County Road and Bridge Department and Fire Prevention Services. 1. 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. PLAT NOTES LOTS 3 and 4, WILLOW POINT SUBDIVISION, ROUTT COUNTY, COLORADO By \_\_\_\_\_ Title: by\_\_\_\_\_ Lisa S. Landers by\_\_\_\_\_ Faisal T. Ansari, Manager, TelemedU, LLC, a Florida limited liability company Subordination by Deed of )ss. NOTARY PUBLIC AND DEDICATION (SEAL) A KETEL SECTION $\nearrow$ of Colorado, do hereby certify that I have examined the to of \_\_\_\_\_\_\_ and Endorsements theret March 17, 2022, and, based solely upon such review, that listed in the above certificate of dedication and ownership encumbrances, except for the lien of general real propert, unpatented mining claims; water rights, claims or title to ponds and springs; rights—of—way, easements and encroareservations, agreements, and covenants, both of record thereof not shown by the public records, all schedule B edeed(s) of trust subordinated herein. 22; Dated this \_\_ Jill A. Brabec, Esq. FLOTS 3, C ROUTT and9 9 NORTH, COUNTY,

The Routt County Planning Commission did hereby authorize and approve this plat of WILLOW POINT SUBDIVISION FILING NI at the meeting of said Commission held on this \_\_\_ day c 2022.

Routt County Clerk & Recor

Routt County Clerk

PROJECT NO.

3706-4

NO.

12-1-2022

Reception No.

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FAISAL ANSARI & LISA&JAMES BOX 1109 CLARK COLORADO

LANDERS

80428

MOUNTAIN SURVEYS, II
P. O. BOX 774812
STEAMBOAT SPRINGS, COLORADO 8
970-879-8998
www.emeraldmtn.net

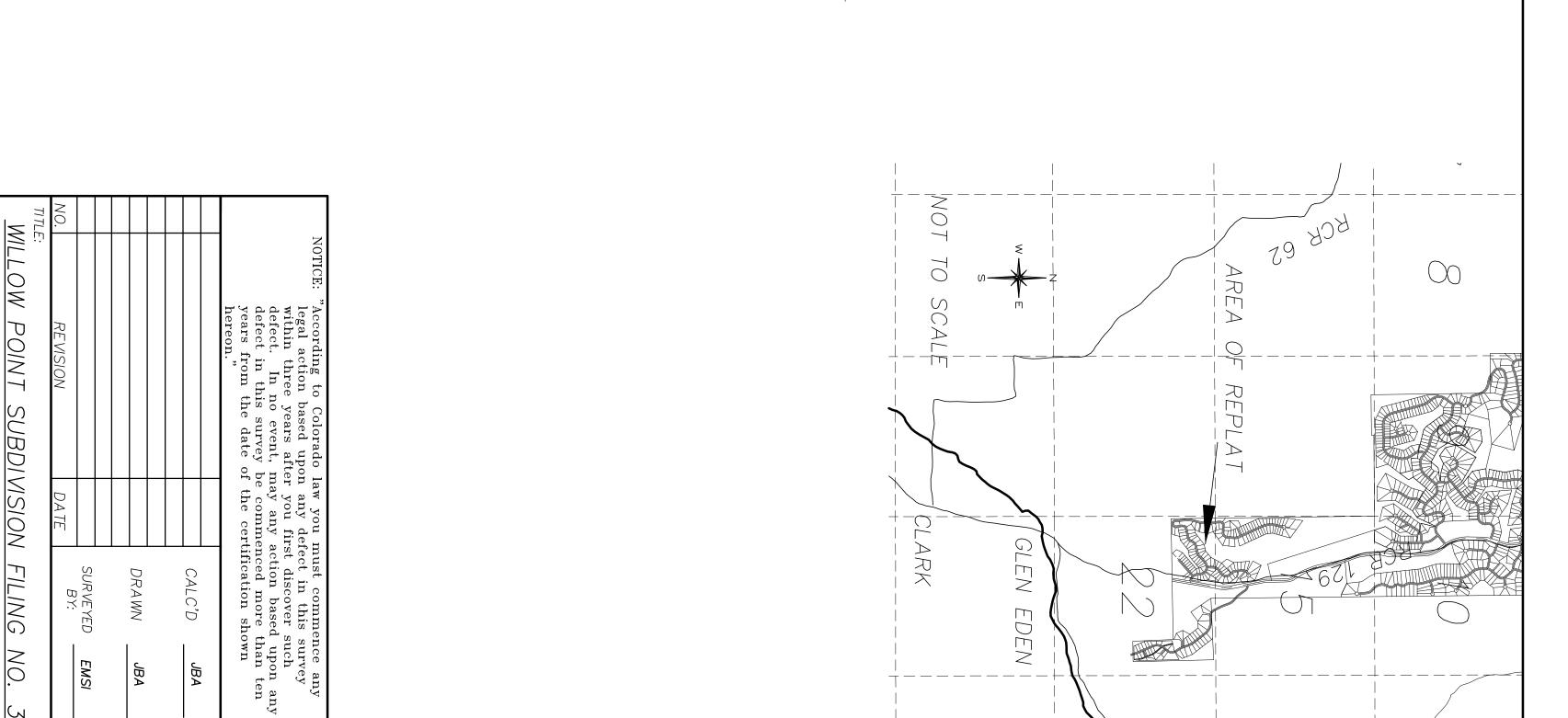
INC

80477

STEAMBOAT

was filed and indexed as File No. SP \_\_\_\_\_ on \_\_\_\_ -\_m in the Land Survey Plat records file and index system of the Routt County Clerk and Recorder pursuant to C.R.S.

A REPLAT OF LOTS 3, and LOT 4, WILLOW POINT SUBDIVISION SECTION 22, TOWNSHIP 9 NORTH, RANGE 85 WEST, 6TH, P.M., ROUTT COUNTY, COLORADO



,2022.

ervations; y of ditches,

RANGE 85

WEST,

6 TH,

 $P_{i}M_{i}$ 

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that the within plat of WILLOW POINT SUBDIVISION FILING NUMBER 3, was made by me or under my direct responsibility, supervision, and checking, in accordance with C.R.S. 38-51-101 et seq. and any statute succeeding such statute and contains all information required by 38-33.3-209 and that it is accurate to the best of my knowledge.

POINT

SUBDIVISION

COLORADO