

OAK CREEK TOWN AND COUNTY SUBDIVISION EXEMPTION PLAT, FILING NO. 2

REPLAT OF LOT 1, OAK CREEK TOWN AND COUNTY SUBDIVISION EXEMPTION PLAT, TOGETHER WITH A PARCEL OF LAND LOCATED IN THE NW1/4SE1/4 & SW1/4NE1/4 SECTION 31, T4N, R85W, 6TH P.M.;

COUNTY OF ROUTT, STATE OF COLORADO CONTAINING 12.23 ACRES±

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT ROUTT COUNTY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

THAT PARCEL OF LAND LOCATED IN THE NW1/4SE1/4 & SW1/4NE1/4 SECTION 31, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, OAK CREEK TOWN & COUNTY SUBDIVISION EXEMPTION PLAT, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 2019 AT RECEPTION NO. 805371 FILE NO 14427, TOGETHER WITH:

THAT PARCEL OF LAND DESCRIBED IN BOOK 403 AT PAGE 471 IN THE ROUTT COUNTY RECORDS:

CONTAINING A CALCULATED AREA OF 12.33 ACRES:

IN ROUTT COUNTY, COLORADO; UNDER THE NAME AND STYLE OF OAK CREEK TOWN & COUNTY SUBDIVISION EXEMPTION PLAT, FILING NO. 2, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON.

IN WITNESS WHEREOF, SAID ROUTT COUNTY HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____, A.D. 2023.

ROUTT COUNTY
BY: _____, AS _____ OF ROUTT COUNTY

STATE OF COLORADO)
COUNTY OF ROUTT) SS.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2023 BY _____ AS _____ OF ROUTT COUNTY.

MY COMMISSION EXPIRES _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ATTORNEY'S OPINION

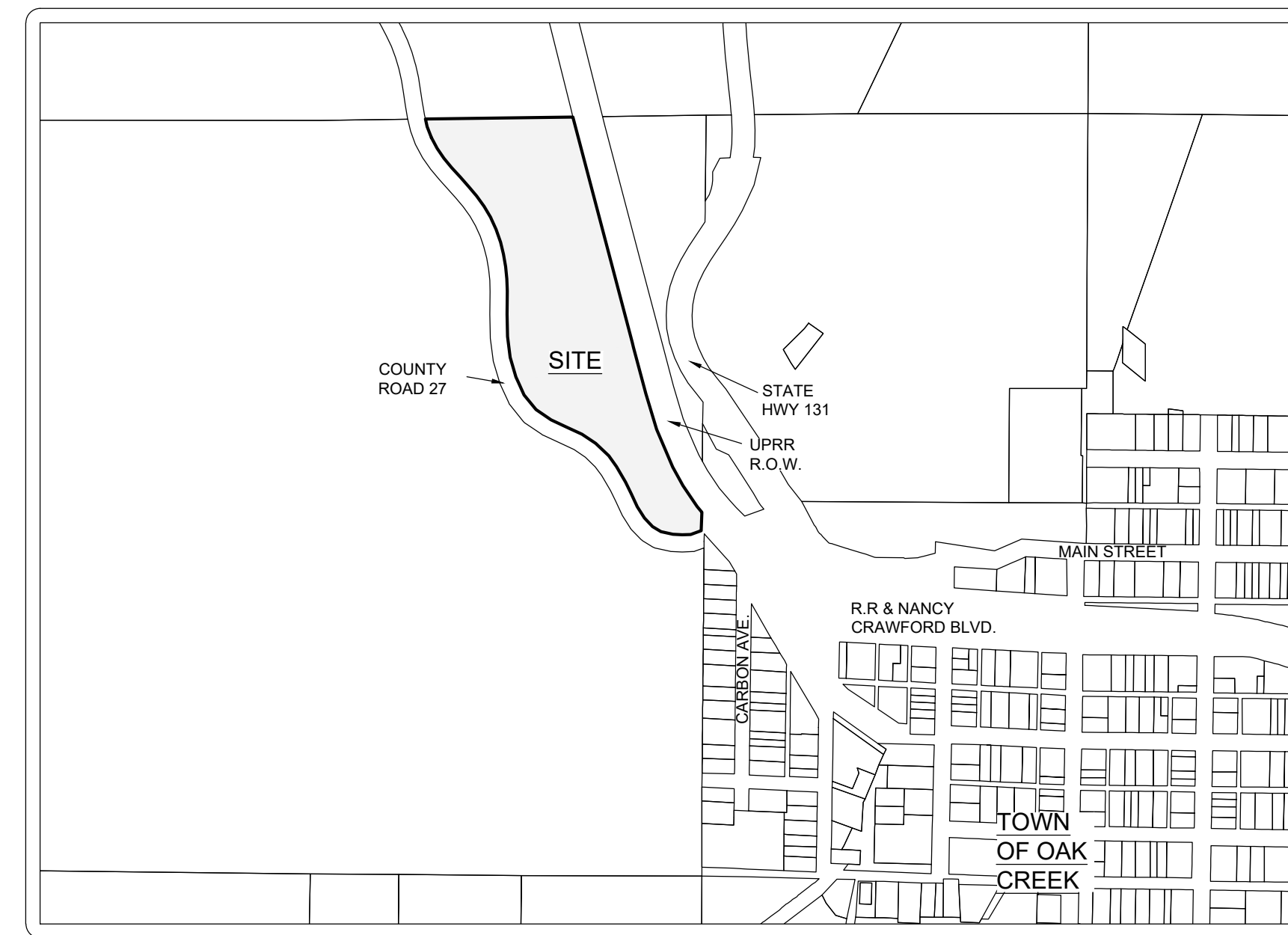
ATTORNEY'S OPINION

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 TITLE COMMITMENT ORDER NO. ABS30029190, EFFECTIVE DATE: 10/28/2022, PREPARED BY LAND TITLE GUARANTEE COMPANY ("TITLE COMMITMENT") AND, BASED SOLELY ON THE TITLE COMMITMENT, TITLE TO SUCH LANDS IS IN ROUTT COUNTY, (THE "OWNER"), 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.
- EXISTING LEASES AND TENANCIES
- RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MAY 25, 1909 IN BOOK 49 AT PAGE 284.
- ALL COAL AND AN UNDIVIDED 1/2 INTEREST IN OIL, GAS AND OTHER MINERALS EXCEPT COAL AS CONTAINED IN DEED RECORDED JULY 30, 1975 IN BOOK 407 AT PAGE 387, ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
- 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 MAY 13, 2003, UNDER RECEPTION NO. 582889.
- TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO 2019-005 RECORDED NOVEMBER 27, 2019 UNDER RECEPTION NO. 805372.
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 652 RECORDED NOVEMBER 27, 2019 UNDER RECEPTION NO. 805378.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF OAK CREEK TOWN & COUNTY SUBDIVISION RECORDED NOVEMBER 27, 2019 UNDER RECEPTION NO. 805371.
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TELECOMMUNICATIONS AND ACCESS AGREEMENT RECORDED JUNE 01, 2021 UNDER RECEPTION NO. 825263 AND RECORDED JUNE 24, 2021 AT RECEPTION NO. 826318.

DATED THIS ____ DAY OF _____, A.D. 2022.

ATTORNEY AT LAW



NORTH VICINITY MAP

SCALE = 1" = 500'

SURVEYOR'S CERTIFICATE

I, JEFFRY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF OAK CREEK TOWN & COUNTY SUBDIVISION EXEMPTION PLAT, FILING NO. 2 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 MONUMENTS WERE SET OR RECOVERED AS REQUIRED AND SHOWN HEREON.

DATED THIS ____ DAY OF _____, A.D. 2023

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR
COLORADO L.S. NO. 29039
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.

PLANNING DIRECTOR APPROVAL

THE ROUTT COUNTY PLANNING DIRECTOR DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS ____ DAY OF _____, AD, 2023.

KRISTY WINSER, ROUTT COUNTY PLANNING DIRECTOR

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY ROUTT COUNTY PURSUANT TO THE ROUTT COUNTY SUBDIVISION REGULATIONS.

DATED THIS ____ DAY OF _____, 2023.

M. ELIZABETH MELTON, CHAIR
BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

ATTEST:

BY:
JENNY L. THOMAS, ROUTT COUNTY CLERK

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____, 2023 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 H. EFFINGER, JR. COLO REG NO. 17651

CLERK AND RECORDER'S ACCEPTANCE

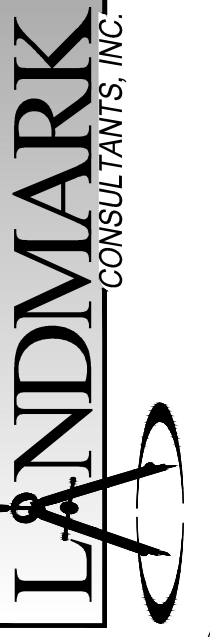
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS ____ DAY OF _____, A.D. 2023.

RECEPTION NUMBER _____ TIME _____

FILE NUMBER _____

JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 874-9494
www.LANDMARK.CO.com



INTENTIONALLY LEFT BLANK FOR THE PURPOSES OF THIS PLAT. ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES SHALL BE HELD RESPONSIBLE FOR THE DAMAGE TO THIS PLAT. THIS PLAT IS NOT TO BE USED AS A BASIS FOR ANY ACTION UNLESS THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR HAD REASON TO KNOW OF THE DEFECT AND CONCERN TO THE DATE OF THE SURVEY AND NOT THEREAFTER. BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT AFTER THE DATE OF THE SURVEY. SUCH ACTION IS BASED ON NOTICE ACCORDING TO COLORADO LAW YOU MUST TAKE REASONABLE CARE TO CHECK FOR DEFECTS IN THIS INSTRUMENT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BROUGHT MORE THAN THREE YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

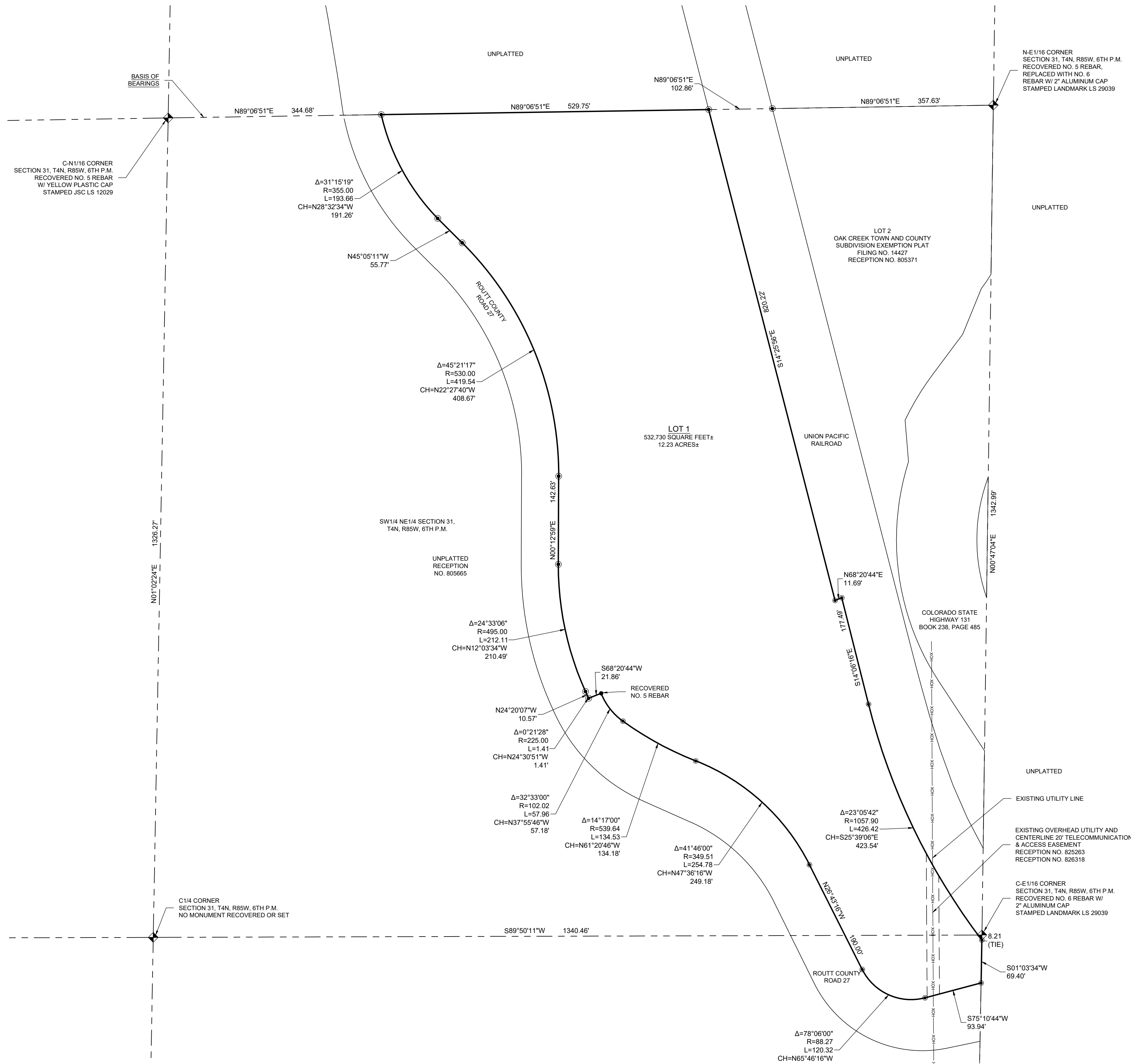
NO. _____ BY: _____ DATE: _____ DESCRIPTION: _____

PROJECT: 1103-015
DATE: 12/09/22
DRAWN BY: BC
CHECKED BY: JAG

FINAL PLAT
OAK CREEK TOWN AND COUNTY SUBDIVISION
EXEMPTION PLAT, FILING NO. 2
LOCATED IN THE NW1/4SE1/4 & SW1/4NE1/4 OF SECTION 31,
TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH P.M.,
COUNTY OF ROUTT, STATE OF COLORADO

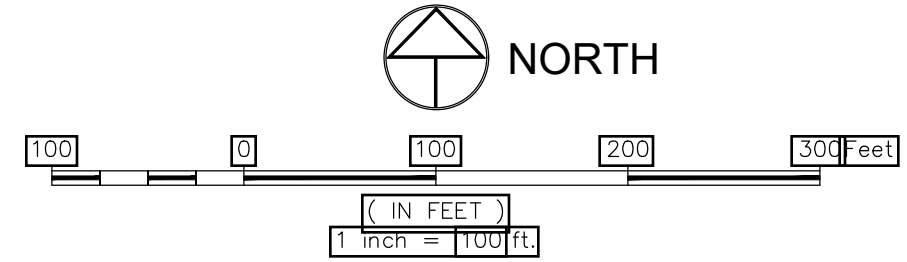
OAK CREEK TOWN AND COUNTY SUBDIVISION EXEMPTION PLAT, FILING NO. 2

REPLAT OF LOT 1, OAK CREEK TOWN AND COUNTY SUBDIVISION EXEMPTION PLAT, TOGETHER WITH A PARCEL OF LAND LOCATED IN THE NW1/4SE1/4 & SW1/4NE1/4 SECTION 31, T4N, R85W, 6TH P.M.; COUNTY OF ROUTT, STATE OF COLORADO CONTAINING 12.23 ACRES±

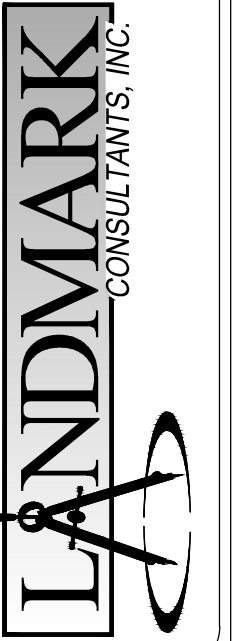


LEGEND:

PLAT BOUNDARY	—————
ADJACENT PROPERTY BOUNDARY	—————
SECTION LINE	—————
CENTERLINE	—————
NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP STAMPED "LANDMARK LS 29039"	⊙
SECTION CORNER AS NOTED	⊙



CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 74945
Steamboat, Colorado 80477
www.LANDMARK.CO.com



NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THE SURVEYOR ASSURES THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING ACT AND THE PROFESSIONAL ETHICS OF THE SURVEYING AND MAPPING ACT. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR INTERESTS OTHER THAN THOSE SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR INTERESTS OTHER THAN THOSE SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR INTERESTS OTHER THAN THOSE SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR INTERESTS OTHER THAN THOSE SHOWN ON THIS PLAT.

NO.	DATE	BY	DESCRIPTION
			DRAFT
			12/19/22

PROJECT:	1103-015
DATE:	12/09/22
DRAWN BY:	BC
CHECKED BY:	JAG

FINAL PLAT
OAK CREEK TOWN AND COUNTY SUBDIVISION
EXEMPTION PLAT, FILING NO. 2
LOCATED IN THE NW1/4SE1/4 & SW1/4NE1/4 OF SECTION 31,
TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH P.M.,
COUNTY OF ROUTT, STATE OF COLORADO