

OAK CREEK TOWN & COUNTY SUBDIVISION EXEMPTION PLAT

A DIVISION OF LAND FOR PUBLIC PURPOSES PLAT
LOCATED IN THE SW1/4 NE1/4 SECTION 31, T4N, R85W, 6TH P.M.,
COUNTY OF ROUTT, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY KNOWN THAT G. RUSSELL GARRITY AND E. CLAY GARRITY, BEING THE OWNERS OF THOSE PARCELS OF LAND BEING PORTIONS OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 586032 IN THE ROUTT COUNTY RECORDS, LOCATED IN THE SW1/4 NE1/4 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:

BASIS OF BEARINGS:

THE NORTH LINE OF THE SW1/4 NE1/4 SECTION 31, T4N, R85W, 6TH P.M., BEING MONUMENTED AT THE EAST END BY A NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED LANDMARK LS 29039 AND ON THE WEST END BY A NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED JSC LS 12029, AND BEING ASSUMED TO BEAR N89°06'51"E.

PARCEL 1:

COMMENCING AT THE NW CORNER OF THE SW1/4 NE1/4 SAID SECTION 31; THENCE N89°06'51"E, ALONG THE NORTH LINE OF SAID SW1/4 NE1/4 SECTION 31, A DISTANCE OF 344.68 FEET TO THE POINT OF BEGINNING;

THENCE N89°06'51"E, CONTINUING ALONG SAID NORTH LINE OF THE SW1/4 NE1/4 SECTION 31, A DISTANCE OF 529.75 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;
THENCE S14°25'56"E, ALONG SAID WESTERLY BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 820.22 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN BOOK 403 AT PAGE 471 IN THE ROUTT COUNTY RECORDS;
THENCE S68°20'44"W, ALONG SAID NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN BOOK 403 AT PAGE 471 AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 429.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE ROUTT COUNTY ROAD NO. 27 RIGHT-OF-WAY;

THENCE ALONG SAID EASTERLY BOUNDARY OF THE ROUTT COUNTY ROAD NO. 27 RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 00°21'28", AND AN ARC LENGTH OF 1.41 FEET, THE CHORD OF WHICH BEARS N24°30'51"W, A DISTANCE OF 1.41 FEET;
2. N24°20'07"W, A DISTANCE OF 10.57 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 495.00 FEET, A CENTRAL ANGLE OF 24°33'06", AND AN ARC LENGTH OF 212.11 FEET, THE CHORD OF WHICH BEARS N12°03'34"W, A DISTANCE OF 210.49 FEET;
4. N00°12'59"E, A DISTANCE OF 142.63 FEET;
5. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 45°21'17", AND AN ARC LENGTH OF 419.54 FEET, THE CHORD OF WHICH BEARS N22°27'40"W, A DISTANCE OF 408.67 FEET;
6. N45°05'11"W, A DISTANCE OF 55.77 FEET;
7. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 31°15'19", AND AN ARC LENGTH OF 193.66 FEET, THE CHORD OF WHICH BEARS N28°32'34"W, A DISTANCE OF 191.26 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

PARCEL 2:

COMMENCING AT THE NW CORNER OF THE SW1/4 NE1/4 SAID SECTION 31; THENCE N89°06'51"E, ALONG THE NORTH LINE OF SAID SW1/4 NE1/4 SECTION 31, A DISTANCE OF 977.29 FEET TO THE POINT OF BEGINNING;

THENCE N89°06'51"E, CONTINUING ALONG SAID NORTH LINE OF THE SW1/4 NE1/4 SECTION 31, A DISTANCE OF 357.83 FEET TO THE NE CORNER OF SAID SW1/4 NE1/4 SECTION 31;
THENCE S00°47'04"W, ALONG THE EAST LINE OF SAID SW1/4 NE1/4 SECTION 31, A DISTANCE OF 273.75 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE COLORADO STATE HIGHWAY 131 RIGHT-OF-WAY;

THENCE ALONG SAID WESTERLY BOUNDARY OF THE COLORADO STATE HIGHWAY 131 RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 299.30 FEET, A CENTRAL ANGLE OF 5°20'30", AND AN ARC LENGTH OF 27.90 FEET, THE CHORD OF WHICH BEARS S34°05'08"W, A DISTANCE OF 27.89 FEET;
2. S22°15'46"W, A DISTANCE OF 79.90 FEET;
3. S36°44'46"W, A DISTANCE OF 80.20 FEET;
4. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 448.10 FEET, A CENTRAL ANGLE OF 11°09'45", AND AN ARC LENGTH OF 87.30 FEET, THE CHORD OF WHICH BEARS S31°05'54"W, A DISTANCE OF 87.16 FEET;
5. S04°45'44"E, A DISTANCE OF 67.40 FEET;
6. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 418.10 FEET, A CENTRAL ANGLE OF 50°53'00", AND AN ARC LENGTH OF 371.31 FEET, THE CHORD OF WHICH BEARS S07°51'51"E, A DISTANCE OF 359.22 FEET;
7. S33°18'14"E, A DISTANCE OF 134.20 FEET TO A POINT ON SAID EAST LINE OF THE SW1/4 NE1/4 SECTION 31;

THENCE S00°47'04"W, ALONG SAID EAST LINE OF THE SW1/4 NE1/4 SECTION 31, A DISTANCE OF 157.81 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY RIGHT-OF-WAY;

THENCE ALONG SAID EASTERLY BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES:

1. N27°32'02"W, A DISTANCE OF 54.97 FEET;
2. N23°37'30"W, A DISTANCE OF 58.30 FEET;
3. N19°59'33"W, A DISTANCE OF 60.08 FEET;
4. N17°19'56"W, A DISTANCE OF 57.63 FEET;
5. N15°42'56"W, A DISTANCE OF 47.98 FEET;
6. N14°48'04"W, A DISTANCE OF 42.69 FEET;
7. N14°34'13"W, A DISTANCE OF 61.92 FEET;
8. N14°25'56"W, A DISTANCE OF 863.28 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

PARCEL 3:

COMMENCING AT THE NW CORNER OF THE SW1/4 NE1/4 SAID SECTION 31; THENCE N89°06'51"E, ALONG THE NORTH LINE OF SAID SW1/4 NE1/4 SECTION 31, A DISTANCE OF 1334.92 FEET TO THE NE CORNER OF SAID SW1/4 NE1/4 SECTION 31;
THENCE S00°47'04"W, ALONG THE EAST LINE OF THE SW1/4 NE1/4 SECTION 31, A DISTANCE OF 801.72 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE COLORADO STATE HIGHWAY 131 RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°47'04"W, CONTINUING ALONG SAID EAST LINE OF THE SW1/4 NE1/4 SECTION 31, A DISTANCE OF 195.36 FEET TO A POINT ON SAID EASTERLY BOUNDARY OF THE COLORADO STATE HIGHWAY 131 RIGHT-OF-WAY;
THENCE ALONG SAID EASTERLY BOUNDARY OF THE COLORADO STATE HIGHWAY 131 RIGHT-OF-WAY AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 288.10 FEET, A CENTRAL ANGLE OF 39°38'17", AND AN ARC LENGTH OF 199.31 FEET, THE CHORD OF WHICH BEARS N00°47'04"E, A DISTANCE OF 195.36 FEET TO THE POINT OF BEGINNING;

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, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON.

IN WITNESS WHEREOF, SAID G. RUSSELL GARRITY AND E. CLAY GARRITY HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 30th DAY OF November, A.D. 2019.

By G. Russell Garrity
G. RUSSELL GARRITY
By E. Clay Garrity
E. CLAY GARRITY

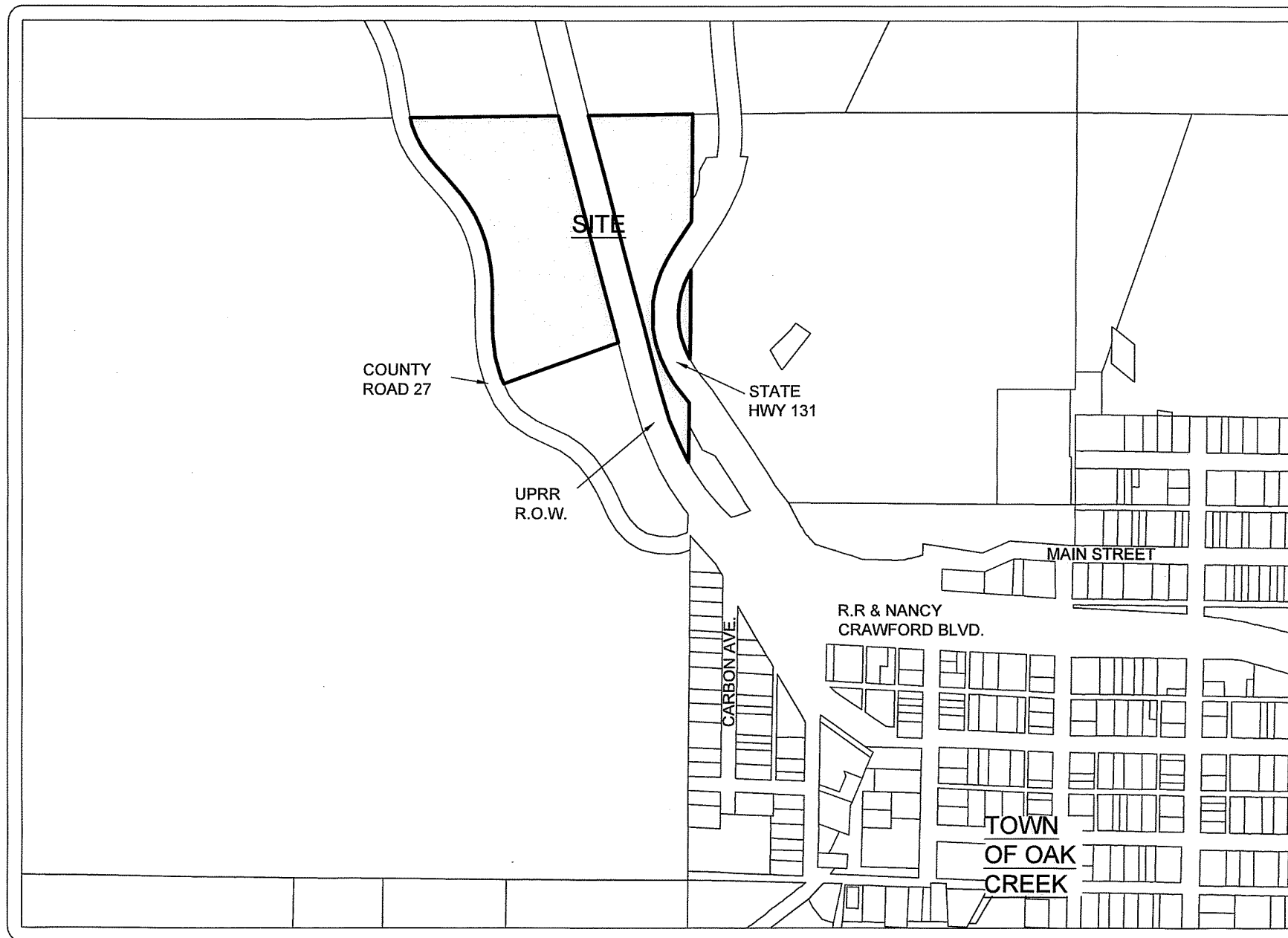
STATE OF COLORADO)
COUNTY OF ROUTT) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF November, A.D. 2019 BY G. RUSSELL GARRITY AND E. CLAY GARRITY

MY COMMISSION EXPIRES Oct 28 2023

WITNESS MY HAND AND OFFICIAL SEAL.

Alison Moore
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20164223
MY COMMISSION EXPIRES October 28, 2023



NORTH VICINITY MAP SCALE = 1" = 500'

NOTES:

1. BASIS OF BEARINGS: THE NORTH LINE OF THE SW1/4 NE1/4 SECTION 31, T4N, R85W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEING ASSUMED TO BEAR N89°06'51"E.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT NO. H0579381-329-STO-SC3, COMMITMENT DATE: November 27 2019, PREPARED BY HERITAGE TITLE COMPANY, WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. LOTS 1, 2, AND 3 ARE NOT APPROVED FOR RESIDENTIAL USE.

ATTORNEY'S OPINION

ATTORNEY'S OPINION

I, ROBERT G. WEISS, 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 NO. H0579381-329-STO-SC3, COMMITMENT DATE: November 27 2019, PREPARED BY HERITAGE TITLE COMPANY ("TITLE COMMITMENT") AND, BASED SOLELY ON THE TITLE COMMITMENT, TITLE TO SUCH LANDS IS IN THE TOWN OF OAK CREEK, (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 THAT 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 PUBLIC RECORDS.
4. 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.
5. 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 THE PROPOSED INSURED ACQUIRES OF RECORD FOR THE VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
6. WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
7. ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE.
8. RESERVATIONS OF (1) RIGHT OF PROPRIETOR OF ANY PENETRATING VEIN OR LODE TO EXTRACT HIS ORE; AND (2) RIGHT OF WAY FOR ANY DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF UNITED STATES, IN U.S. PATENT 59435.
9. ALL COAL, OIL, GAS AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY, TOGETHER WITH ANY AND ALL RIGHTS AND INTERESTS THEREIN.
NOTE: THE EXAMINER MAKES NO AFFIRMATIVE STATEMENT AS TO OWNERSHIP OF THE MINERALS UNDERLYING SUBJECT PROPERTY, ALTHOUGH MOST MINERALS APPEAR TO BE SEVERED FROM THE SURFACE OWNERSHIP, SOME INTERESTS MAY IN FACT REMAIN WITH THE FEE.
10. RIGHT OF WAY FOR COUNTY ROAD AS IT EXISTS.
11. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS RECORDED MAY 13, 2003 AT RECEPTION NO. 582889.
12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF CONTRACT AS SET FORTH BELOW:
RECORDING DATE: FEBRUARY 26, 2018 RECORDING NO.: RECEPTION NO. 787882

DATED THIS 30th DAY OF November, A.D. 2019.

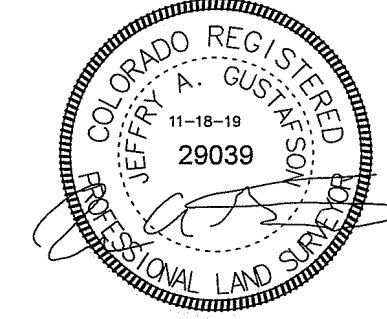
Robert G. Weiss
ROBERT G. WEISS, ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

I, JEFFRY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF OAK CREEK TOWN & COUNTY SUBDIVISION EXEMPTION PLAT WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH C.R.S. 38-51-101 ET SEQ. AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS 18TH DAY OF NOVEMBER, A.D. 2019

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 15th DAY OF June, A.D. 2019.

Chad Phillips
CHAD PHILLIPS, ROUTT COUNTY PLANNING DIRECTOR

BOARD OF COUNTY COMMISSIONERS APPROVAL

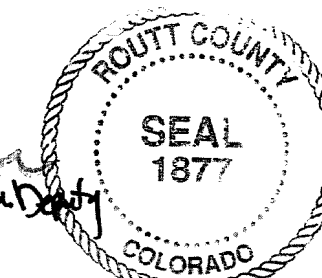
THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY ROUTT COUNTY PURSUANT TO SECTION 2.7 OF THE ROUTT COUNTY SUBDIVISION REGULATIONS. THE MAINTENANCE OF ANY ROAD, RIGHT-OF-WAY, OR EASEMENT SHOWN ON THIS PLAT IS SUBJECT TO THE DISCRETION OF THE BOARD OF COUNTY COMMISSIONERS AND THE BOARD, 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 29th DAY OF November, 2019.

M. Elizabeth Melton

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

ATTEST:

Kim Bonner
BY Kim Bonner
KIM BONNER, ROUTT COUNTY CLERK



ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP 3298 ON November 27, 2019 AT 3:57 PM 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.
THOMAS H. EFFINGER, JR. COLO REG NO. 17651

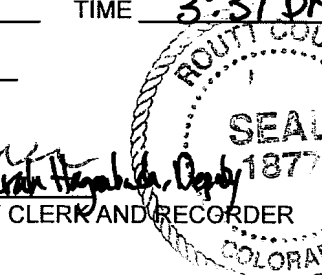
CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS 27th DAY OF November, A.D. 2019.

RECEPTION NUMBER 805371 TIME 3:57 PM

FILE NUMBER 14427

Kim Bonner
KIM BONNER - ROUTT COUNTY CLERK AND RECORDER



RECEPTION #: 805371, 11/27/2019 at 03:37:57 PM, 1 of 2, R: \$23.00, D: \$0.00, Kim Bonner, Routt County, CO

CIVIL ENGINEERS | SURVEYORS
141 8th Street - P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CC.com

LANDMARK CONSULTANTS, INC.
LAND SURVEYORS AND REGISTERED PROFESSIONAL LAND SURVEYORS. ALL LICENSES ARE CURRENT AND VALID. ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY LAND SURVEY OR INSTRUMENT PREPARED BY LANDMARK CONSULTANTS, INC. MUST FILE WITHIN THREE YEARS AFTER THE PERSON BRINGS THE ACTION. THE RECOVERY OF DAMAGES OR COSTS SHALL BE LIMITED TO THE REASONABLE AND PROPORTIONATE FEE WHICH WOULD BE REASONABLY INCURRED BY THE SURVEYOR IN THE PERFORMANCE OF HIS OR HER DUTY AS A SURVEYOR. LANDMARK CONSULTANTS, INC. SHALL NOT BE LIABLE FOR DAMAGES OR COSTS INCURRED BY A CLIENT OR THIRD PARTY AS A RESULT OF THE NEGLIGENCE OF A SURVEYOR OR INSTRUMENT PREPARED BY LANDMARK CONSULTANTS, INC. IN THE PERFORMANCE OF HIS OR HER DUTY AS A SURVEYOR.

NO.	DATE	BY	DESCRIPTION
1524-012	09-06-19	JAG	

PROJECT	DATE	DRAWN BY	CHECKED BY
1524-012	09-06-19	JAG	

OAK CREEK TOWN & COUNTY
SUBDIVISION EXEMPTION PLAT
A DIVISION OF LAND FOR PUBLIC PURPOSES PLAT
LOCATED IN THE SW1/4 NE1/4 SECTION 31,
TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH P.M.
COUNTY OF ROUTT, STATE OF COLORADO

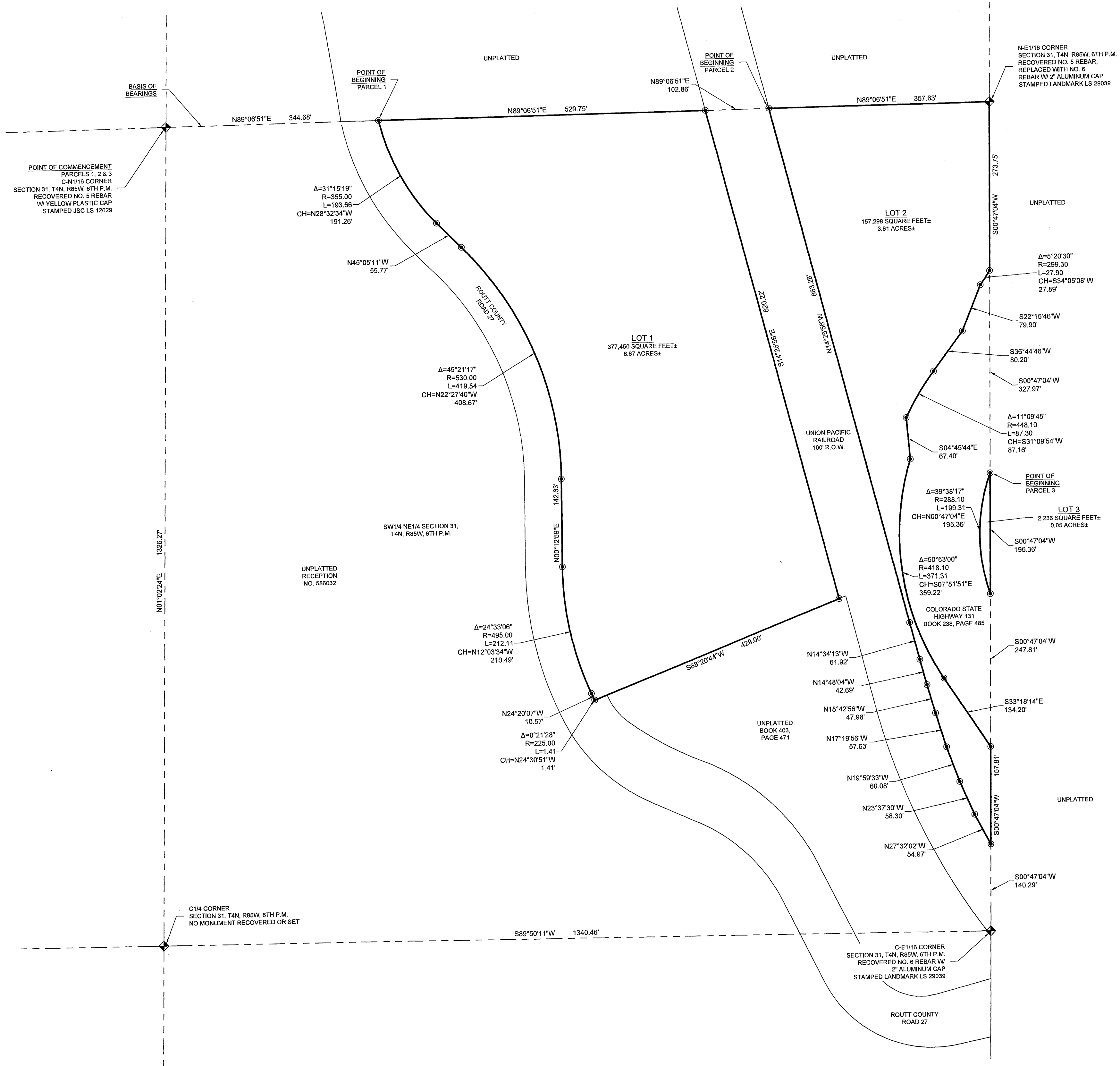
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Of 2 Sheets

FILE # 14427

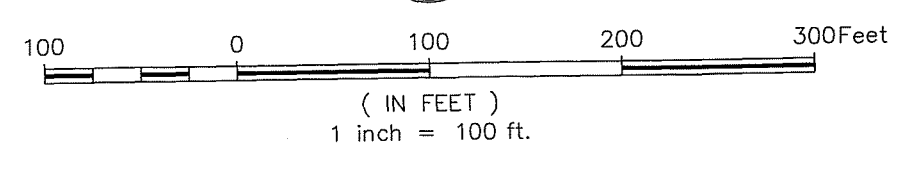
OAK CREEK TOWN & COUNTY SUBDIVISION EXEMPTION PLAT

A DIVISION OF LAND FOR PUBLIC PURPOSES PLAT
 LOCATED IN THE SW1/4 NE1/4 SECTION 31, T4N, R85W, 6TH P.M.,
 COUNTY OF ROUTT, STATE OF COLORADO



POINT OF COMMENCEMENT
 PARCELS 1, 2 & 3
 C-1/16 CORNER
 SECTION 31, T4N, R85W, 6TH P.M.
 RECOVERED NO. 5 REBAR
 W YELLOW PLASTIC CAP
 STAMPED JSC LS 12029

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 77645
 Steamboat Springs, CO 80487
 www.LANDMARK-CON.COM



LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BRINGING TO RECOVER DAMAGES SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PRIOR BRINGING THE ACTION OR THE DATE OF DISCOVERY OF THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION. MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH COMMENCE AN ACTION AGAINST ANY DEFECT IN THE SURVEY WITHIN ACTUAL REASONABLE CARE AND DILIGENCE. THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NO.	DATE	BY	DESCRIPTION

PROJECT: 1524-012
 DATE: 09-06-19
 DRAWN BY: JAG
 CHECKED BY:

OAK CREEK TOWN & COUNTY
 SUBDIVISION EXEMPTION PLAT
 A DIVISION OF LAND FOR PUBLIC PURPOSES PLAT
 LOCATED IN THE SW1/4 NE1/4 SECTION 31,
 TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH P.M.,
 COUNTY OF ROUTT, STATE OF COLORADO

RECEPTION#: 805371, 11/27/2019 at 03:37:57 PM, 2 of 2, Kim Bonner, Routt County, CO

FILE # 14427

DRAWING FILENAME: P:\14427\14427.dwg DATE: Nov 18, 2019 1:40:00 PM USER: jacob@landmark-consultants.com