



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA COMMUNICATION FORM

ITEM DATE: April 2, 2019	ITEM TIME: 10:35 am

FROM:	Alan Goldich
TODAY'S DATE:	March 26, 2019
AGENDA TITLE:	Cooper Lot Line Adjustment; PL-19-112

CHECK ONE THAT APPLIES TO YOUR ITEM:

ACTION ITEM

DIRECTION

INFORMATION

I. DESCRIBE THE REQUEST OR ISSUE:

Authorize the Chair to sign the final plat following final approval of the County Attorney.

II. RECOMMENDED ACTION (*motion*):

Authorize the Chair to sign the final plat following final approval of the County Attorney.

III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):

PROPOSED REVENUE (*if applicable*): \$

CURRENT BUDGETED AMOUNT: \$

PROPOSED EXPENDITURE: \$

FUNDING SOURCE:

SUPPLEMENTAL BUDGET NEEDED: YES NO

Explanation:

IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):



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V. BACKGROUND INFORMATION:

This application was administratively approved on March 13, 2019. The final plat has been reviewed by the Attorneys. If the signature is authorized, the final plat will not be presented for signature until all the required changes have been made and other signatures have been obtained.

VI. LEGAL ISSUES:

VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

VIII. SUMMARY AND OTHER OPTIONS:

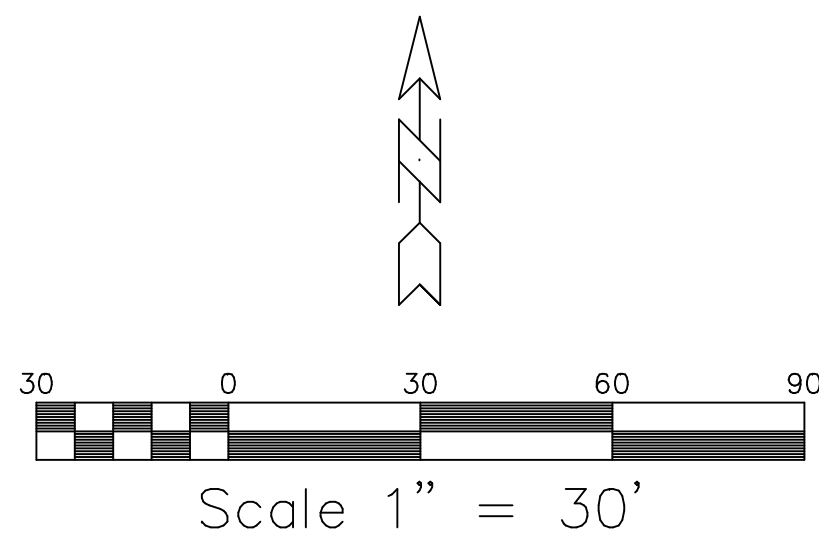
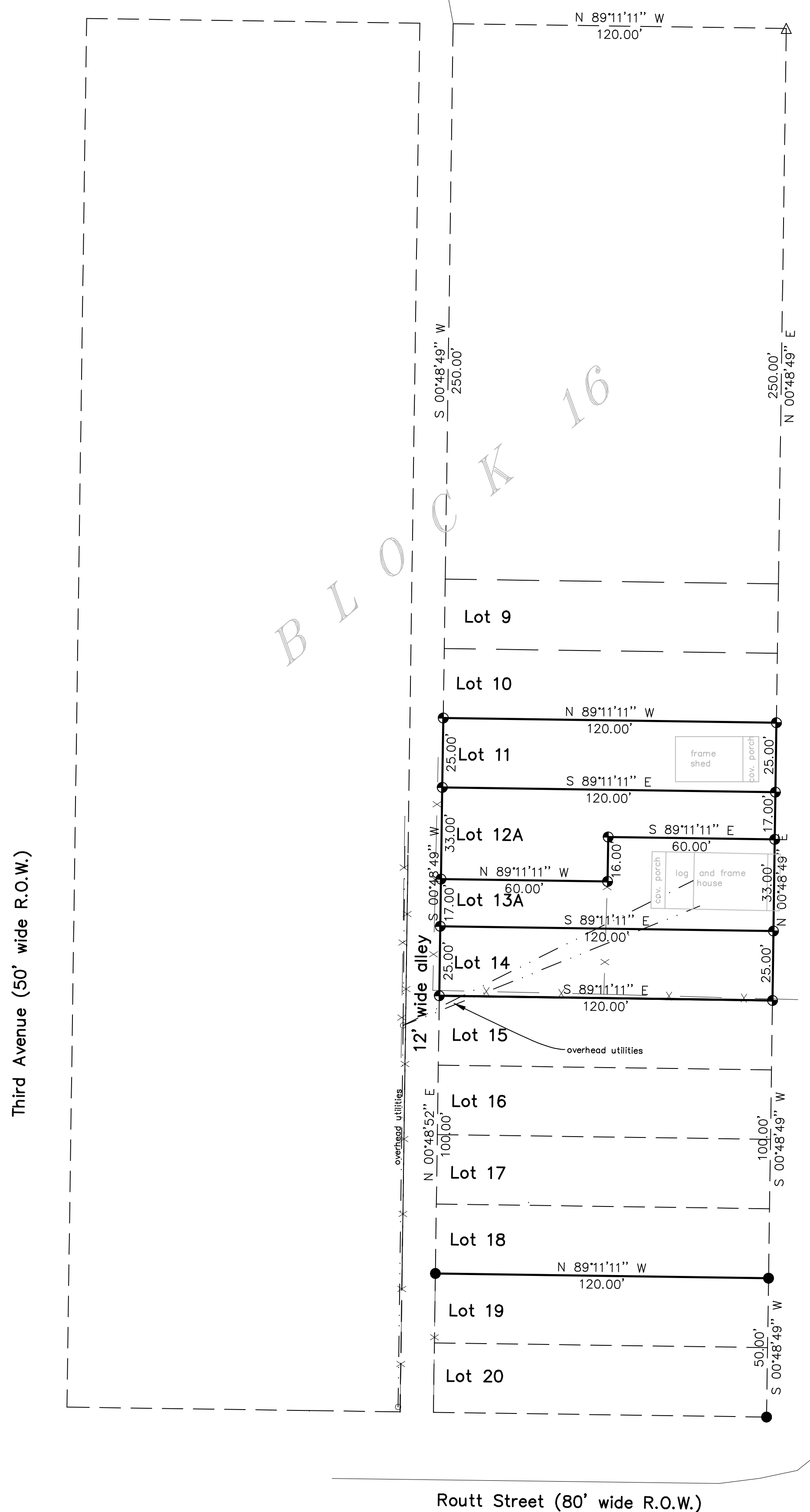
IX. LIST OF ATTACHMENTS:

Draft version of the Plat

B L O C K 7

COOPER SUBDIVISION

A Lot Line Adjustment of Lots 11, 12, 13 and 14, Block 16, Town of Phippsburg, in the E1/2 Section 17, T.3 N.,R.85 W. of the 6th P.M., Routt County, Colorado.

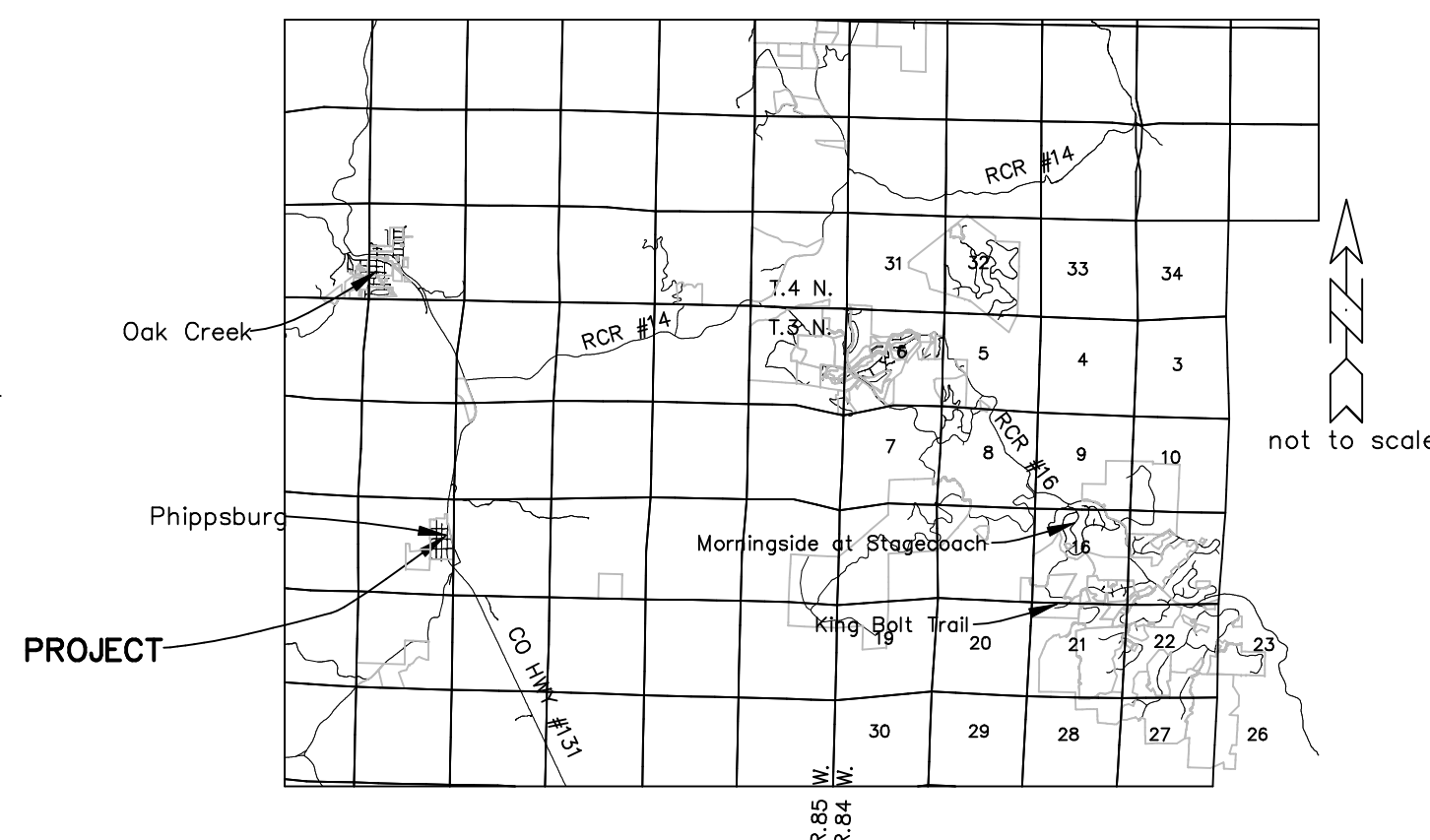


Bearings based on the monumented east line of Block 16, Town of Phippsburg, considered to be N 00°48'49"E.

LEGEND

- Indicates a capped #5 rebar marked LS 24318 found flush to the ground and accepted, unless otherwise noted.
 - △ Indicates an uncapped #5 rebar monument 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 angle point, no monument found or set.
 - S 89°58'00" E 25.00' Indicates measured bearings and ground distances in feet.
- Measured bearings and ground distances are identical to platted bearings and distances.

VICINITY MAP



CERTIFICATE OF DEDICATION AND OWNERSHIP

BE IT HEREBY MADE KNOWN: That Judith Ann Cooper, being the owner of Lots 11, 12, 13 and 14 Block 16, Town of Phippsburg, Routt County, Colorado, containing 0.28 acres, more or less in Routt County, Colorado, under the name and style of COOPER SUBDIVISION, have laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced hereon, and do hereby irrevocably dedicate to and for the perpetual use of the public by and through the County of Routt, State of Colorado, public road, utility, drainage and snow removal and storage easements as shown or noted hereon, and also do 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, etc. as shown hereon.

In witness whereof, the said Judith Ann Cooper has caused her name to be hereunto subscribed this _____ day of _____ A.D. 2019.

By: _____
Judith Ann Cooper

State of _____)
County of _____)ss

The forgoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____ A.D. 2019, by Judith Ann Cooper.

My commission expires: _____
Witness my hand and official seal. _____
Notary Public

ATTORNEY'S CERTIFICATE

I, Jonathan Melvin, 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 Judith Ann Cooper, free and clear of all liens, taxes, and encumbrances, except as follows:
1. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
2. Easements or claims of easements, not shown by the Public Records.
3. 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.
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 of the proposed insured acquires of record for value the estate or interest 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 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.

Dated this _____ day of _____, AD 2019

(Signature) _____
Jonathan Melvin Esq.

PLAT NOTES

SURVEYORS 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 COOPER SUBDIVISION was made by me and 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.

Pursuant to C.R.S. S 38-51-106(1)(b)(i), research regarding the Rights-of-Way and Easements shown hereon was obtained from the final plat of the Town Of Phippsburg recorded at file No. 2618, Routt County Records and not from a personal search done by me.

Dated this _____ day of _____, A.D., 2019.

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

PLANNING DIRECTOR APPROVAL

The Routt County Planning Director did hereby authorize and approve this plat of the above subdivision on this _____ day of _____, AD, 20____.

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 2.4 of the Routt County Subdivision Regulations. Routt County hereby accepts the public road, utility, drainage and snow removal and storage 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 _____, 2019.

Timothy V. Corrigan
Chairman, Board of County Commissioners
ROUTT COUNTY, COLORADO

Attest: _____
Kim Bonner, Routt County Clerk

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 _____, A.D. 2019.
Reception No. _____ Time _____
File No. _____

Kim Bonner
Routt County Clerk and Recorder

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This Plat was (filed and) indexed as File No. SP _____ on _____ at _____ 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

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

**COOPER SUBDIVISION, Lot Line Adjustment
of Lots 11 - 14, Block 16, Phippsburg.**

Client: Judy Cooper
Drawing name: 11-14B16
Drawn by: TE Date: 2-7-19 Revised: _____