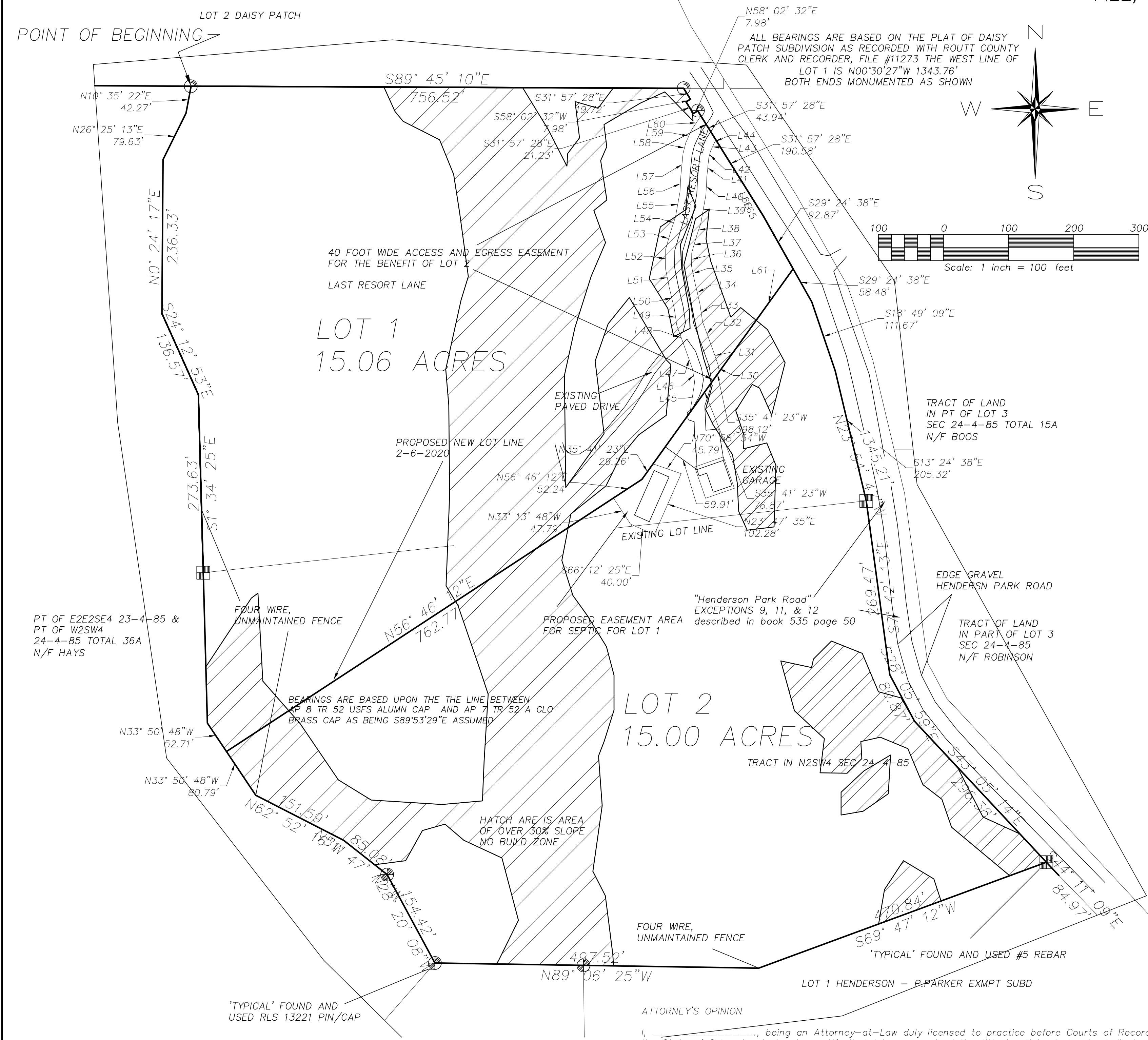
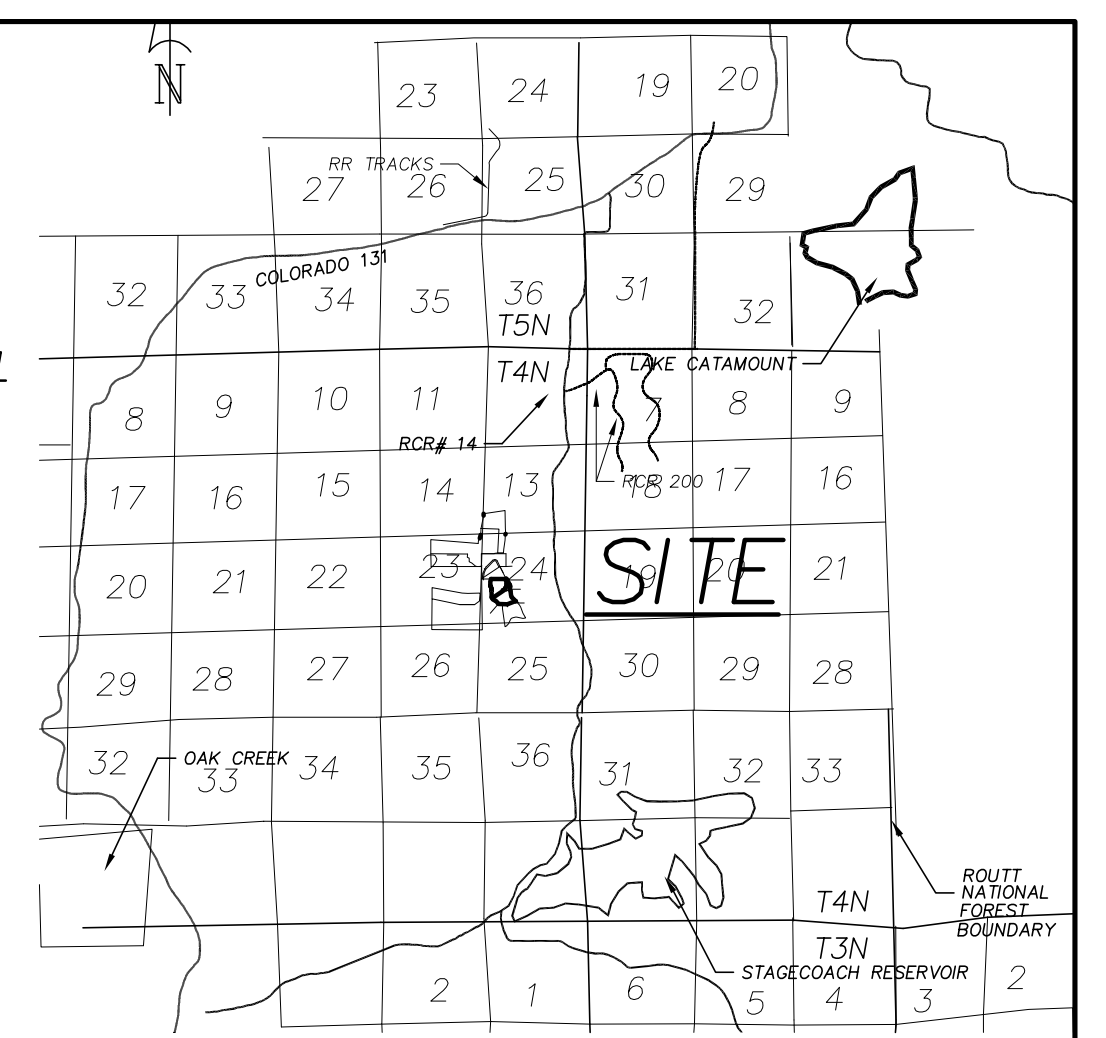


# HENSERSON PARK SUBDIVISION

LOT LINE ADJUSTMENT OF A PARCELS OF LAND  
PART OF NW¼ SW¼ SECTION 24 AND TRACT IN N½ SW¼ SECTION 24  
ALL, TOWNSHIP 4 NORTH, RANGE 85 WEST, 6TH, P.M.,  
ROUTT COUNTY, COLORADO



CERTIFICATE OF DEDICATION AND OWNERSHIP  
KNOW ALL MEN BY THESE PRESENTS: That Intellicom Wireless Management, Inc. being the owner of the land described as follows:

A parcel of land as recorded with the Routt County Clerks and Recorders Record's at Reception Numbers 806329 and 797081, located in the NW¼ SW¼ and Lot 3 NW¼ SW¼ Section 24, Township 4 North, Range 85 West of the 6th Principal Meridian, County of Routt, State of Colorado, and being particularly described as follows:  
Beginning at the northwest corner of said Reception Number 797081, a point on the north line of the NW¼ SW¼ of said Section 24 from which the west ¼ corner bears North 89° 45'10" East a distance of 504.72 feet;  
thence South 89° 45'10" East a distance of 756.52 feet along said north line to its point on intersection with westerly Right of Way of an access road;  
thence along said Right of Way the following 12 courses;  
thence South 31° 57'28" East a distance of 19.72 feet;  
thence South 58° 02'32" West a distance of 7.98 feet;  
thence South 31° 57'28" East a distance of 21.23 feet;  
thence North 58° 02'32" East a distance of 7.98 feet;  
thence South 31° 57'28" East a distance of 190.58 feet;  
thence South 29° 24'38" East a distance of 92.87 feet;  
thence South 29° 24'38" East a distance of 58.48 feet;  
thence South 18° 49'09" East a distance of 111.67 feet;  
thence South 13° 24'55" East a distance of 205.32 feet;  
thence South 07° 42'13" East a distance of 269.47 feet to a fence corner;  
thence along a fence line South 28° 05'59" East a distance of 80.87 feet;  
thence continuing along a fence line South 43° 05'14" East a distance of 296.38 feet;  
thence continuing along a fence line South 69° 47'12" West a distance of 470.84 feet;  
thence continuing along a fence line North 89° 06'25" West a distance of 497.52 feet;  
thence continuing along a fence line North 28° 20'08" West a distance of 154.42 feet;  
thence continuing along a fence line North 51° 47'12" West a distance of 85.08 feet;  
thence continuing along a fence line North 62° 52'16" West a distance of 151.59 feet;  
thence continuing along a fence line North 33° 50'48" West a distance of 80.79 feet;  
thence continuing along a fence line North 33° 50'48" West a distance of 52.71 feet;  
thence continuing along a fence line North 01° 34'25" West a distance of 231.00 feet;  
thence continuing along a fence line North 24° 12'53" West a distance of 136.57 feet;  
thence continuing along a fence line North 00° 24'17" East a distance of 236.33 feet;  
thence continuing along a fence line North 26° 25'13" East a distance of 79.63 feet;  
thence continuing along a fence line North 10° 35'25" East a distance of 42.27 feet to the Point of Beginning.

Containing 30.06 acres, more or less, in the County of Routt, State of Colorado, under the name and style of HENSERSON PARK SUBDIVISION has laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced herein.

IN WITNESS WHEREOF, the said Intellicom Wireless Management, Inc., have caused their names to be hereunto subscribed this \_\_\_\_ day of \_\_\_\_\_, 2020

Intellicom Wireless Management, Inc.

State of Colorado  
County of Routt

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020, by Intellicom Wireless Management, Inc.

My commission expires on \_\_\_\_\_  
Witness my hand and official seal.

Notary Public

(Seal)

PLANNING DIRECTOR APPROVAL  
The Routt County Planning Director did hereby authorize and approve this plat of the above subdivision on this \_\_\_\_ day of \_\_\_\_\_, AD, 2020.

Chad Phillips, Routt County Planning Director

LAND SURVEYOR'S CERTIFICATE  
I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this survey and plat prepared from said survey were performed by me or under my direct responsibility, supervision, and checking and further state that said survey and plat are accurate and true to the best of my knowledge and belief. Survey pins, markers, and/or monuments were set as required and shown hereon.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D., 2020.

James B. Ackerman R. L. S. #16394

ROUTT COUNTY SURVEYOR'S ACCEPTANCE  
This plat was indexed as File SP \_\_\_\_\_ in index of Land Survey Plats maintained in the Office of the Routt County Clerk pursuant to C. R. S. 38-50-101 and Recorder on \_\_\_\_\_, 2020 at \_\_\_\_\_ m.

COUNTY SURVEYOR for ROUTT COUNTY

Thomas H Effinger PLS 17651

ROUTT COUNTY 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 \_\_\_\_\_, AD, 2020.

Reception No. \_\_\_\_\_ Time \_\_\_\_\_

File Number \_\_\_\_\_

Signed: \_\_\_\_\_  
Kim Bonner, Routt County Clerk and Recorder

Line #	Length	Direction
L61	398.12	S35° 41' 23.40"W
L30	10.18	S9° 15' 37.67"E
L31	30.84	S19° 29' 22.27"E
L32	39.97	S20° 09' 53.56"E
L33	27.54	S8° 30' 38.55"E
L34	35.70	S13° 11' 54.73"E
L35	24.36	S11° 10' 11.21"E
L36	19.69	S0° 36' 50.07"W
L37	27.24	S16° 10' 23.52"W
L38	19.74	S18° 29' 54.25"W
L39	45.14	S10° 16' 54.13"W
L40	26.63	S2° 51' 01.24"W
L41	30.06	S5° 46' 21.86"W
L42	10.72	S14° 09' 15.01"W
L43	14.98	S24° 50' 26.30"W
L44	4.09	S33° 35' 12.52"W
L45	46.75	S8° 33' 50.42"W
L46	20.60	S9° 15' 37.67"E
L47	30.84	S19° 29' 22.27"E
L48	39.97	S20° 09' 53.56"E

Line #	Length	Direction
L49	25.90	S8° 30' 38.55"E
L50	34.77	S13° 11' 54.73"E
L51	29.19	S11° 10' 11.21"E
L52	29.28	S0° 36' 50.07"W
L53	33.52	S16° 10' 23.52"W
L54	17.68	S18° 29' 54.25"W
L55	39.67	S10° 16' 54.13"W
L56	25.05	S2° 51' 01.24"W
L57	34.01	S5° 46' 21.86"W
L58	17.39	S14° 09' 15.01"W
L59	21.78	S24° 50' 26.30"W
L60	25.34	S33° 35' 12.52"W

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."

NO.	REVISION	DATE	BY:

TITLE:  
**HENDERSON PARK SUBDIVISION**  
LOT LINE ADJUSTMENT OF A PARCELS OF LAND  
PART OF NW¼ SW¼ SECTION 24 AND TRACT IN N½ SW¼ SECTION 24  
ALL, TOWNSHIP 4 NORTH, RANGE 85 WEST, 6TH, P.M.,  
ROUTT COUNTY, COLORADO

PREPARED BY:  
**EMERALD MOUNTAIN SURVEYS, INC.**  
P. O. BOX 774812  
STEAMBOAT SPRINGS, COLORADO 80477  
970-879-8998  
www.emeraldmtn.net

COPYRIGHT 2022, EMERALD MOUNTAIN SURVEYS, INC.

PREPARED FOR: INTELICOM WIRELESS MANAGEMENT, INC.  
1900 TEE DRIVE  
BRASELTON  
GA  
30517

SCALE:	1" = 100'	DATE:	8-30-2022
PROJECT NO.	3626-2	SHEET NO.	1 OF 1

Plat Notes

- 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. The issuance of permits for individual septic disposal systems 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.
- Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass mixes.
- Routt County (County) and the Steamboat Rural 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.
- Address signage in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
- A current soils test showing that the soil is of a sufficient stable nature to support development will be required before obtaining a building permit.

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.

Dated: May \_\_\_\_\_, 2020  
(Signature) \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS APPROVAL  
This Plat has been reviewed and is hereby approved for recording by the Board of County Commissioners pursuant to Section 2 of the Routt County Subdivision Regulations.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2020.

M. Elizabeth Melton, Chair  
BOARD OF COUNTY COMMISSIONERS  
ROUTT COUNTY, COLORADO  
Attest:

By: \_\_\_\_\_  
Kim Bonner, Routt County Clerk