

GREEN BIRD REPLAT

A LOT LINE ADJUSTMENT OF LOTS 2 AND 3, BUCKHEAD RANCH,
LOCATED IN S_{1/2} SECTION 9, T9N, R85W, 6TH P.M., ROUTT COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

BE IT HEREBY MADE KNOWN BY THESE PRESENTS THAT JIM INGVERSEN AND MICHELE CHILDS, AS OWNERS OF LOT 3, BUCKHEAD RANCH AND ARTHUR JAMES CALLAHAN AND FRANCES ARLENE CALLAHAN, AS OWNERS OF LOT 2, BUCKHEAD RANCH, ROUTT COUNTY, COLORADO, HAVE LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF GREEN BIRD REPLAT, A LOT LINE ADJUSTMENT OF LOTS 2 AND 3, BUCKHEAD RANCH AND DO HEREBY IRREVOCABLY DEDICATE AND GIVE UP CLAIM 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 AND GREEN BIRD PLACE.

IN WITNESS WHEREOF, THE SAID JIM INGVERSEN, MICHELE CHILDS, ARTHUR JAMES CALLAHAN AND FRANCES ARLENE CALLAHAN AS OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, A.D. 2022.

JIM INGVERSEN MICHELE CHILDS ARTHUR JAMES CALLAHAN FRANCES ARLENE CALLAHAN
STATE OF _____) SS STATE OF _____) SS
COUNTY OF _____) COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2022 BY JIM INGVERSEN. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2022 BY MICHELE CHILDS.

MY COMMISSION EXPIRES _____ MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL. WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC NOTARY PUBLIC

STATE OF _____) SS STATE OF _____) SS
COUNTY OF _____) COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2022 BY ARTHUR JAMES CALLAHAN. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2022 BY FRANCES ARLENE CALLAHAN.

MY COMMISSION EXPIRES _____ MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL. WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC NOTARY PUBLIC

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 UTILITY AND DRAINAGE EASEMENTS AND GREEN BIRD PLACE AS SHOWN ON THIS PLAT AND APPROVES THE VACATION OF UTILITY EASEMENTS AS SHOWN HEREON. THE MAINTENANCE OF ANY RIGHT-OF-WAY OR EASEMENT SHOWN ON THIS PLAT IS SUBJECT TO THE DISCRETION OF THE BOARD OF COUNTY COMMISSIONERS AND THE BOARD, BY 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 HEREON.

BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

BY: M. ELIZABETH MELTON, CHAIR
JENNY L. THOMAS, ROUTT COUNTY CLERK

ATTORNEY'S OPINION

I, MELINDA SHERMAN, BEING AN ATTORNEY-OF-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 LAND TITLE COMMITMENT NO. ABS302813-2, DATED 8/4/22, ISSUED BY LAND TITLE GUARANTEE COMPANY (TITLE COMMITMENT) AND, BASED SOLELY ON THE TITLE COMMITMENT, TITLE TO SUCH LANDS IS IN JIM INGVERSEN AND MICHELE CHILDS (THE "OWNER"), FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

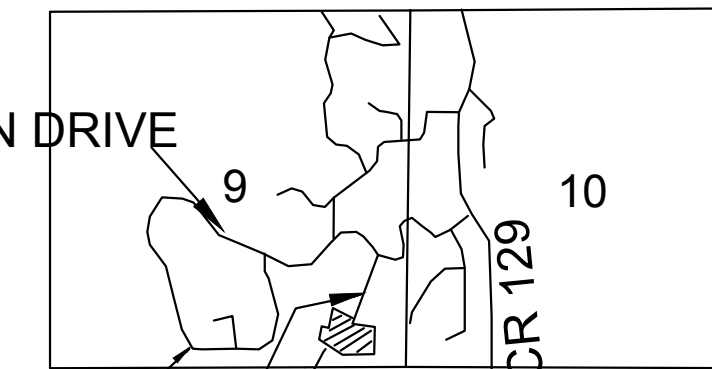
- 1) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- 2) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- 3) ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE INCURRED 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 PUBLIC RECORDS.
- 5) DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTER, 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 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 LIEVES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY ANY PUBLIC RECORDS; (b) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICE OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OR SUCH AGENCY OR BY THE PUBLIC RECORDS;
- 7) (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.
- 8) EXISTING LEASES AND TENANCIES, IF ANY.
- 9) RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 23, 1916 IN BOOK 77 AT PAGE 243.
- 10) RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND ALL COAL AND OTHER MINERALS TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME AS RESERVED IN THE UNITED STATES PATENT RECORDED DECEMBER 22, 1941 IN BOOK 160 AT PAGE 546.
- 11) RESERVATION TO THE COW CREEK SHEEP COMPANY AND THE PIONEER SHEEP COMPANY OF AN UNDIVIDED 1/2 OF ALL OIL, GAS AND OTHER MINERALS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, DRILLING, EXPLORING, OPERATION AND DEVELOPMENT, AS CONTAINED IN WARRANTY DEED RECORDED SEPTEMBER 24, 1968 IN BOOK 287 AT PAGE 132.
- 12) 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, 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 MARCH 6, 1972, IN BOOK 369 AT PAGE 639.
- 13) 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, 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 AUGUST 1, 1972, IN BOOK 364 AT PAGE 59 AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 16, 2001 UNDER RECEPTION NO. 554723.
- 14) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF STEAMBOAT LAKES, FILING NO. 2, RECORDED DECEMBER 10, 1971 UNDER RECEPTION NO. 229830 AT FILE NO. 7076.
- 15) GRANT TO THE V.M.J. CORPORATION OF ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, DRILLING, EXPLORING, OPERATING OR DEVELOPING THE PROPERTY AS CONTAINED IN OIL CLAIM DEED RECORDED NOVEMBER 3, 1981 IN BOOK 549 AT PAGE 635.
- 16) TERMS, CONDITIONS, AND PROVISIONS OF RESOLUTION #95-P-084 RECORDED NOVEMBER 21, 1995 IN BOOK 714 AT PAGE 839.
- 17) TERMS, CONDITIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION #95-P-084 RECORDED NOVEMBER 21, 1995 UNDER RECEPTION NO. 455381.
- 18) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF RESOLUTION RECORDED DECEMBER 05, 2000 AT RECEPTION NO. 537551.
- 19) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF BUCKHEAD RANCH RECORDED DECEMBER 5, 2000 UNDER RECEPTION NO. 537552.
- 20) ANY INCREASE OR DECREASE IN THE AREA OF THE LAND AND ANY ADVERSE CLAIM TO ANY PORTION OF THE LAND WHICH HAS BEEN CREATED BY OR CAUSED BY ACCRETION OR RELICTION, WHETHER NATURAL OR ARTIFICIAL, AND THE EFFECT OF THE GAIN OR LOSS OF AREA BY ACCRETION OR RELICTION UPON THE MARKETABILITY OF THE TITLE OF THE LAND FROM POND AS SHOWN ON THE ROUTT COUNTY GIS MAP STORED IN LAND TITLE SYSTEM AS IMAGE 33942610.
- 21) TERMS, CONDITIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT RECORDED OCTOBER 17, 2001 UNDER RECEPTION NO. 553282 AT RECEPTION NO. 564723.
- 22) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF AGREEMENT CONCERNING WATER RIGHTS RECORDED APRIL 8, 2002 AT RECEPTION NO. 562226.
- 23) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF ORDER, RECORDED OCTOBER 19, 2017, UNDER RECEPTION NO. 784283.

COUNTY SURVEYOR'S ACCEPTANCE
THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____ DAY OF _____, 2022 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 F. EFFINGER, LS 17661

MELINDA SHERMAN, ATTORNEY AT LAW
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 _____, A.D. 2022.
FILE NUMBER _____
RECEPTION NUMBER _____ TIME _____
JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

LOCATED IN THE S_{1/2} OF SECTION 9, T9N, R85W, 6TH P.M.

Vicinity Map



PLANNING COMMISSION APPROVAL

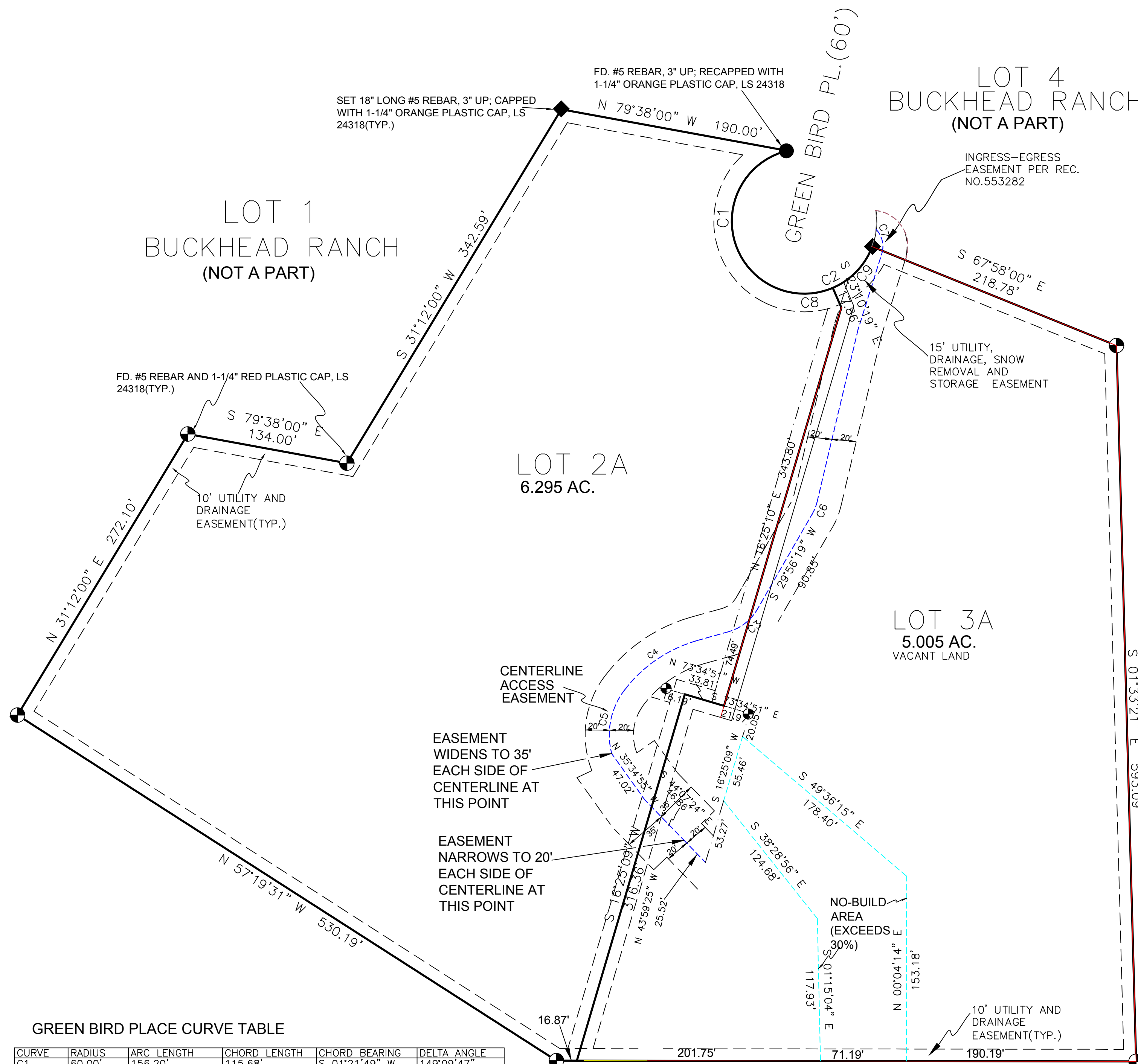
THE PLANNING COMMISSION OF ROUTT COUNTY, COLORADO DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT THE MEETING OF SAID COMMISSION HELD ON THIS _____ DAY OF _____, A.D. 2022.

STEVEN WARNKE, ROUTT COUNTY PLANNING COMMISSION

ADDITIONAL PLAT NOTES:

- 1) ROUTT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING SUBDIVISION ROADS. THE ROAD SHOWN HEREON HAS NOT BEEN DEDICATED NOR ACCEPTED BY THE COUNTY.
- 2) 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.
- 3) EXISTING AND NEW ACCESSSES SHALL MEET ACCESS STANDARDS SET FORTH BY THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT AND FIRE PREVENTION SERVICES.
- 4) THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.
- 5) 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.
- 6) 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. THESE 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.
- 7) ADDRESS SIGNAGE IN CONFORMANCE WITH ROUTT COUNTY ROAD ADDRESSING, NAMING AND SIGNING POLICY SHALL BE LOCATED AT THE ENTRANCE TO THE DRIVEWAY.
- 8) 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.
- 9) THE DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS FOR STEAMBOAT LAKES SUBDIVISION UNIT NUMBERS ONE, TWO, THREE AND FOUR ARE RECORDED AT BOOK 366 AT PAGE 184 AND BOOK 364 AT PAGE 58 IN THE OFFICIAL RECORDS OF ROUTT COUNTY, COLORADO, ARE APPLICABLE TO THIS REPLAT SUBDIVISION.
- 10) ALL LOTS HAVE BEEN SHOWN TO BE WITHIN MAPPED AREAS OF UNSTABLE SLOPES. IF SITE DEVELOPMENT REVEALS EVIDENCE OF FAULTING IN SOILS, THEN ADDITIONAL INVESTIGATION WILL BE NEEDED TO ENSURE THAT INDIVIDUAL STRUCTURES ARE NOT LOCATED WITHIN ACTIVE RUPTURE ZONES.

OUTLOT B
WILLOW POINT SUB.
(NOT A PART)



GREEN BIRD PLACE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	156.20'	115.68'	S 01°21'49" W	149°09'47"
C2	60.00'	89.97'	81.78'	S 6°26'39" W	85°55'07"

ACCESS EASEMENT CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	40.00'	30.97'	30.21'	S 52°07'21" W	44°22'03"
C4	115.00'	74.92'	73.61'	N 55°38'30" E	37°19'45"
C5	61.00'	54.97'	53.12'	N 11°09'47" E	51°37'41"
C6	40.00'	11.57'	11.53'	S 21°39'10" W	16°34'18"
C7	20.94'	19.85'	19.11'	N 15°06'20" W	54°17'45"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C8	60.00'	41.84'	41.00'	N 86°48'18" E	39°57'15"
C9	60.00'	48.49'	47.18'	N 43°40'28" E	46°18'26"

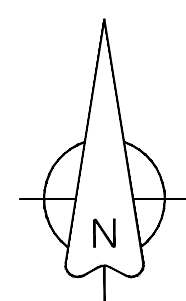
SURVEYOR'S CERTIFICATE

I, BRIAN T. KELLY, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF GREEN BIRD REPLAT WAS MADE BY ME OR UNDER MY RESPONSIBILITY, SUPERVISION AND CHECKING, AND FURTHER STATE THAT SAID PLAT AND SURVEY ARE ACCURATE 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. 2022.

BRIAN T. KELLY, RLS 24318

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



NOTES: 1) ALL TITLE AND EASEMENT RESEARCH PER LAND TITLE GUARANTEE COMPANY COMMIT. NO. ABS302813-2 AND NOT THE PERSONAL RESEARCH OF BRIAN T. KELLY, PLS OR BTK SURVEYS, INC.
2) BASIS OF BEARING: BUCKHEAD RANCH PLAT BEARING OF N89°55'46"W BETWEEN THE SE CORNER OF LOT 3 AND THE ANGLE POINT OF LOT 2, BOTH FOUND MONUMENTS AS INDICATED HEREON.
3) NO UNDERGROUND UTILITIES WERE LOCATED.
4) ALWAYS CHECK WITH THE LOCAL ARCHITECTURAL REVIEW COMMITTEE AND ROUTT COUNTY PLANNING DEPARTMENT FOR BUILDING SETBACKS BEFORE COMMENCING ANY TYPE OF HOUSE DESIGN.

BTK SURVEYS, INC.
Post Office Box 770967
Steamboat Springs, Colorado 80477-0967
970.879.0045

GREEN BIRD REPLAT

A LOT LINE ADJUSTMENT OF LOTS 2 AND 3, BUCKHEAD RANCH, ROUTT COUNTY, COLO.

SCALE: 1" = 60' DATE: 1/15/22
JOB NO. 21035REPLATR4 REV. DATE: 1/25-2/3;6/13;8/25-31;9/2-7/22