

HIDDEN SPRINGS RANCH REMAINDER PARCEL NO. 2 REPLAT

A LOT LINE ADJUSTMENT OF HIDDEN SPRINGS RANCH LPSE REMAINDER PARCEL 2 AND UNPLATTED LAND

PORTIONS OF SECTIONS 17, 19 & 20, T6N R88W, 6th P.M.,
ROUTT COUNTY, COLORADO

ATTORNEY'S OPINION
IAN K. LONDON, ESQ., 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 Commitments No. 0501495 dated August 29, 2022 and No. 0503114 dated August 30, 2022, issued by TITLE COMPANY OF THE ROCKIES and that title to such lands is in HIDDEN SPRINGS RANCH OWNERS' ASSOCIATION, AND J QUARTER CIRCLE CO. A COLORADO CORPORATION, free and clear of all liens, taxes, and encumbrances, except as follows: (See Below)

Dated this _____ day of _____, AD 2022

IAN K. LONDON, ESQ.

AS TO COMMITMENT NO. 0501495 (HIDDEN SPRINGS RANCH OWNERS' ASSOCIATION)

- Any facts, right, 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.
- Easements or claims of easements, 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.
- 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.
- All rights to any and all minerals, ore and metals of any kind and character, and all coal, asphaltum, oil, gas and other like substances in or under said land, the rights of ingress and egress for the purpose of mining, together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances, as reserved in Patent from the State of Colorado, recorded May 3, 1926, in Book 149 at Page 116, June 25, 1932, in Book 176 at Page 99 and December 23, 1936, in Book 189 at Page 425.
- Terms, agreements, provisions, conditions and obligations as contained in Easement for ingress, egress and utility purposes, between Jack M. Horner aka Jack Horner and Virginia R. Brock, Trustee recorded December 31, 1998, in Book 753 at Page 1471, at Reception No. 504332.
- Terms, agreements, provisions, conditions and obligations as contained in Easement for ingress, egress and utility purposes, between Virginia R. Brock, Trustee and Jack M. Horner recorded December 31, 1998, in Book 753 at Page 1473, at Reception No. 504334.
- Easement for ingress and egress purposes as granted by Vernee Horner Thompson to Patrick R. Whacker recorded February 23, 1999, in Book 755 at Page 966, at Reception No. 506473.
- Terms, agreements, provisions, conditions and obligations as contained in Warranty Deed (Utility, Water Line and Water Tank Easements) between 4S Development, LTD., LLLP and WEROCO, LLC recorded March 24, 2004, at Reception No. 599473.
- Easements as granted by 4S Development, Ltd, LLLP, et al. to Hidden Springs Ranch Owners' Association, Inc., a Colorado corporation by Bargain and Sale Deed recorded May 22, 2014, at Reception No. 748633.
- Terms, agreements, provisions, conditions and obligations as contained in Final Judgment, Decree and Order in Civil Action No. 2012CV110, District Court in and for Routt County, Colorado, a certified copy of which was recorded June 4, 2014, at Reception No. 749001.

AS TO COMMITMENT NO. 0503114 (J. QUARTER CIRCLE CO., A COLORADO CORPORATION)

- Any facts, right, 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.
- Easements or claims of easements, 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.
- 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.
- Easements, rights of way and all other matters as shown on the Plat of HIDDEN SPRINGS RANCH, filed March 24, 2004 at File No. 13343 as Reception No. 599467.
- Those covenants, conditions, obligations, easements and restrictions which are a burden to the subdivision lot described in Schedule A, and set forth in the Declaration of Protective Covenants for Hidden Springs Ranch recorded March 24, 2004 as Reception No. 599468, as amended by instrument recorded September 16, 2010 as Reception No. 703478, and by the Stipulation Regarding Covenants recorded May 7, 2015 as Reception No. 757195, December 22, 2017 at Reception No. 786224.
- Terms, agreements, provisions, conditions and obligations as contained in the Development Agreement recorded March 24, 2004 as Reception No. 599469, as amended by the First Amendment recorded April 14, 2015 as Reception No. 757167.
- Terms, agreements, provisions, conditions and obligations as contained in the Subdivision Improvements Agreement recorded March 24, 2004 as Reception No. 599470.
- Notice of Commencement of Action recorded July 5, 2013 as Reception No. 738818, and the Final Judgment, Decree and Order thereto recorded June 4, 2014 as Reception No. 749001.
- Terms, agreements, provisions, conditions and obligations as contained in the Bargain and Sale Deed recorded May 22, 2014 as Reception No. 748633.
- Terms, agreements, provisions, conditions and obligations as contained in the Special Use Permit recorded September 17, 2014 as Reception No. 751749.
- Resolution No. 2015-P-013 by the Board of County Commissioners of Routt County, recorded April 14, 2015 as Reception No. 757166.
- Settlement Agreement recorded February 25, 2020 at Reception No. 807627.
- Vacation Agreement recorded November 18, 2021 at Reception No. 832004.

LAND SURVEYOR'S CERTIFICATE

I, Gordon R. Dowling, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of HIDDEN SPRING RANCH REMAINDER PARCEL NO. 2 REPLAT 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 pins, markers, and/or monuments were set as required and shown hereon.

Dated this _____ day of _____, 2022.

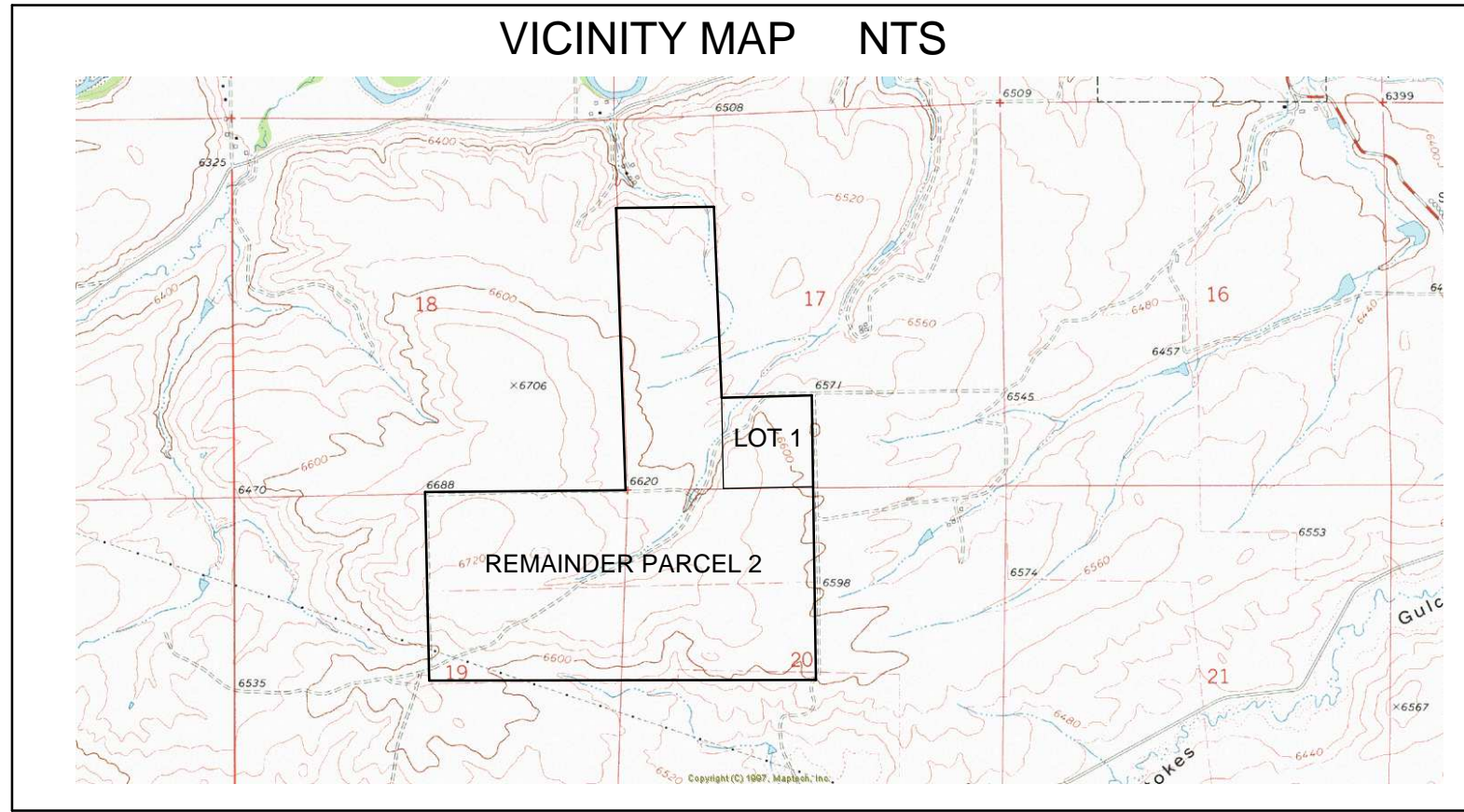
Gordon R. Dowling, PLS #30090

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This plat was (filed and) indexed as File No. SP _____ on _____, 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. 38-50-101.

Routt County Surveyor

By: Thomas H. Effinger, Jr., PLS #17651



CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY BE MADE KNOWN: That the HIDDEN SPRINGS RANCH OWNERS' ASSOCIATION, and J QUARTER CIRCLE CO., A COLORADO CORPORATION being the owners of the land described as follows:

HIDDEN SPRINGS RANCH OWNERS' ASSOCIATION

A tract of land located in the S 1/2SW 1/4 of Section 17 and in the N1/2NW1/4 of Section 20, Township 6

North, Range 88 West of the 6th P.M., described as follows:

Commencing at the South 1/4 Corner of Section 17;

thence S 02°15'07" W along the East line of said N1/2NW1/4 Section 20, a distance of 142.00 feet;

thence N 89°52'16" W a distance of 1794.42 feet;

thence N 20°55'05" E a distance of 1407.90 feet;

thence N 89°37'27" E a distance of 1401.62 feet, to a point on the East line of said S1/2SW1/4

Section 17; thence S 00°0'36" E along said East line, a distance of 906.19 feet, to the point of beginning,

containing 38.26 acres, more or less.

J QUARTER CIRCLE

REMAINDER PARCEL 2, HIDDEN SPRINGS RANCH, FILE NO. 13343, County of Routt, State of Colorado, containing 439.77 Acres, more or less.

Under the Name and Style of HIDDEN SPRING RANCH REMAINDER PARCEL NO. 2 REPLAT have laid out platted and subdivided same as shown on this plat.

In witness whereof, the said HIDDEN SPRINGS RANCH OWNERS' ASSOCIATION, and J QUARTER CIRCLE CO., A COLORADO CORPORATION have caused their names to be hereunto subscribed this _____ day of _____, 2022.

By: KARL C. KOEHLER, PRESIDENT
HIDDEN SPRINGS RANCH OWNERS' ASSOCIATION

By: A. BRUCE JOHNSON, PRESIDENT
J QUARTER CIRCLE CO., A COLORADO CORPORATION

State of Colorado))ss.
County of Routt)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 2022,

by KARL C. KOEHLER as President HIDDEN SPRINGS RANCH OWNERS' ASSOCIATION, AND A BRUCE JOHNSON as PRESIDENT

J QUARTER CIRCLE CO., A COLORADO CORPORATION.

Witness my hand and official seal.
My Commission expires:

Notary Public

APPLICABLE PLAT NOTES FROM HIDDEN SPRINGS RANCH LPSE

- This plat is subject to the terms and conditions as shown in the Development Agreement between 4S Development, Ltd. and Routt County, Colorado acting through its Board of County Commissioners. Said Development Agreement is recorded at Reception No. 599469 in the official records of the Clerk/Recorder, Routt County, Colorado.
- The conveyance or transfer of title to or interests in any lot, lots, tract, or tracts of land, and the issuance of building permits, within this Subdivision shall be subject to the conditions and requirements of the Subdivision Improvements Agreement recorded at Reception No. 599470, as such may be amended (the "Subdivision Improvements Agreement"). This Plat Restriction shall be released only upon a recorded statement by the Board of County Commissioners after compliance by the Subdivider with the provisions of said Subdivision Improvements Agreement.
- All lighting on individual lots shall be downcast and opaquely shielded.
- All areas and facilities used for the feeding of, or housing of feed for, livestock shall be protected from wildlife.

PLAT NOTES:

- Routt County is not responsible for maintaining or improving subdivision roads. The roads shown hereon have not been dedicated nor accepted by Routt County.
- 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 West Routt Fire District (District) shall be held harmless for 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 District of their responsibility to make a bona fide effort to provide emergency services should the need arise.
- The Declaration of Covenants and Conditions and Restrictions for Hidden Springs Ranch LPS as recorded at Reception No. 786224 in the official records of Routt County, Colorado, are applicable to this replat subdivision.

NOTICE OF RESEARCH
Pursuant to C.R.S. S 38-51-106 (1) (b) (i), research regarding the Rights-of-Way and easements as shown hereon was obtained by Title Company of the Rockies No. 0501495 and 0503114, as prepared by TITLE COMPANY OF THE ROCKIES as of August 29 and August 30, 2022, and not from the personal search of Gordon R. Dowling, a Professional Land Surveyor in the State of Colorado.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

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...
Dated this _____ day of _____, 2022.

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

Attest:

By: Jerry L. Thomas, Routt County Clerk

PLANNING DIRECTOR APPROVAL
The Routt County Planning Director did hereby authorize and approve this plat of the above subdivision on this 23rd day of June, AD, 2021.

Kristy Winsler, Routt County Planning Director

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

This Plat was accepted for filing in the Office of the Routt Clerk and Recorder of Routt County, Colorado on this _____ day of _____, 2022, A.D.

File No. _____ Reception No. _____ Time _____ m.

JENNY L. THOMAS, ROUTT COUNTY CLERK & RECORDER

SHEET 1 OF 3

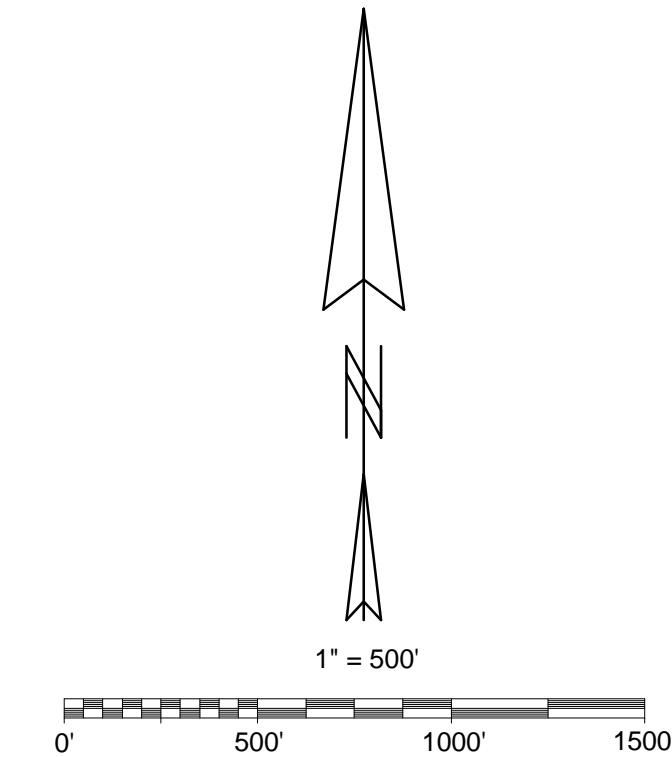
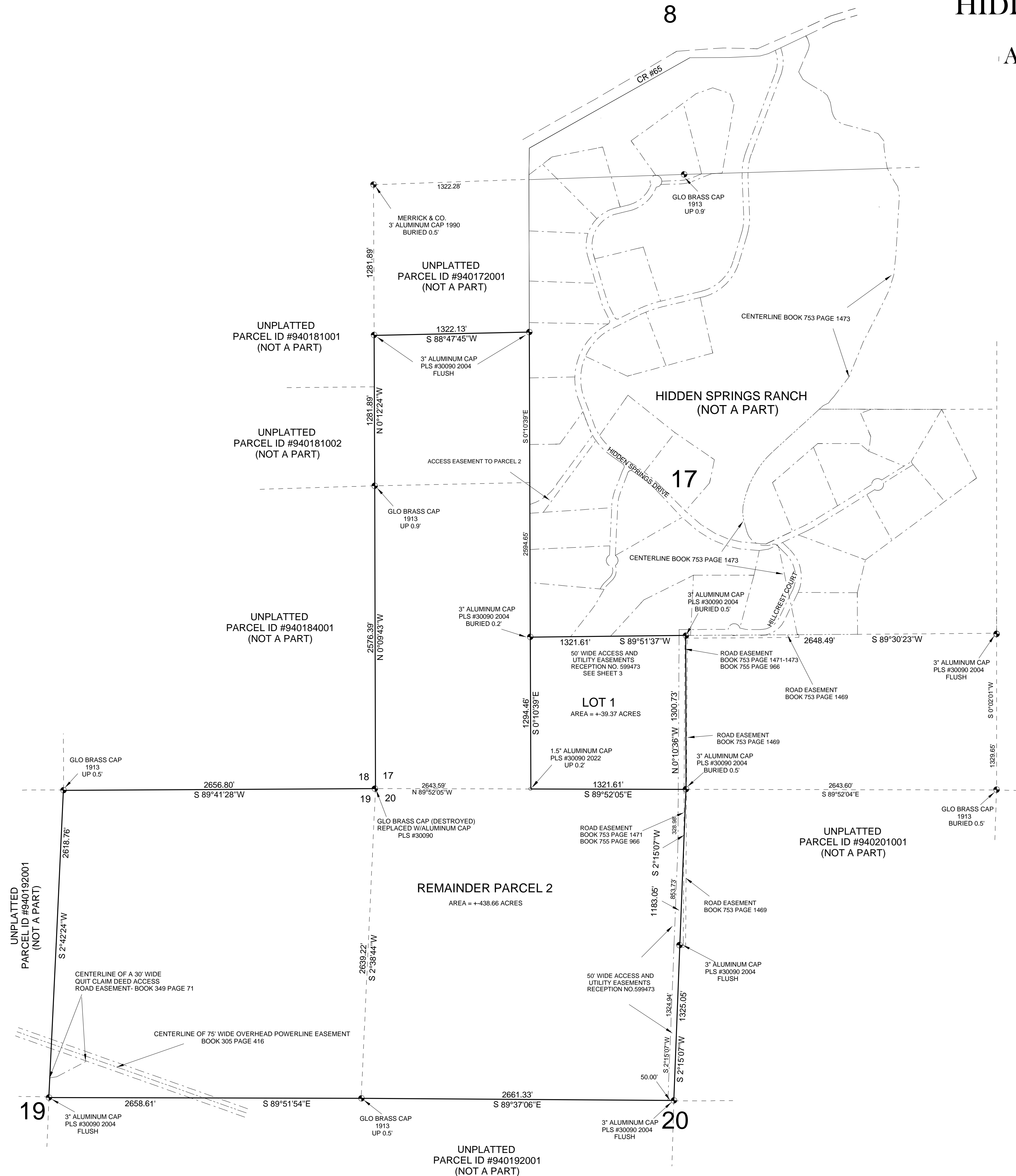
REV. 1 9/28/22 REVISE PER COUNTY PLANNING COMMENTS
REV. 2 10/8/22 REVISE PER COUNTY PLANNING COMMENTS
REV. 3 10/24/22 REVISE PER COUNTY PLANNING COMMENTS

HIDDEN SPRINGS RANCH OWNERS' ASSOCIATION J QUARTER CIRCLE CO.		HIDDEN SPRINGS RANCH REMAINDER PARCEL NO. 2 REPLAT		
SECTIONS 17, 19 & 20 T6N R88W, 6th P.M.				
ROUTT COUNTY, COLORADO		DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 FAX 276-4595		
SCALE	DWG	DATE	REV	FILE
1" = 200'	GRD	9/8/22	10/6/22 10/24/22	HSR#0228

HIDDEN SPRINGS RANCH REMAINDER PARCEL NO. 2 REPLAT

A LOT LINE ADJUSTMENT OF HIDDEN SPRINGS RANCH LPSE REMAINDER PARCEL 2 AND UNPLATTED LAND

PORTIONS OF SECTIONS 17, 19 & 20, T6N R88W, 6th P.M. ROUTT COUNTY, COLORADO



* INDICATES MONUMENT FOUND AS NOTED
 ○ INDICATES MONUMENT SET AS NOTED
 BEARINGS BASED ON THE TOWN OF HAYDEN HORIZONTAL DATUM
 ALL MEASUREMENTS ARE U.S. SURVEY FEET

NOTES:
 1. THAT EASEMENT IN BOOK 753 AT PAGE 1469, DOES AFFECT THE SUBJECT PROPERTY, BEING THE EASTERLY PORTION OF THOSE EASEMENT DESCRIPTIONS APPEARING IN BOOK 753 AT PAGE 147 AND IN BOOK 755 AT PAGE 966.
 2. THAT EASEMENT IN BOOK 753 AT PAGE 1473 DOES AFFECT THE PROPERTY, BEING AN EXTENSION OF THE FIRST PORTION OF 'PARCEL C' AS DESCRIBED IN BOOK 753 AT PAGE 1469.

SHEET 2 OF 3 REV. 1 9/28/22 REVISE PER COUNTY PLANNING COMMENTS

HIDDEN SPRINGS RANCH OWNERS' ASSOCIATION J QUARTER CIRCLE CO.		HIDDEN SPRINGS RANCH REMAINDER PARCEL NO. 2 REPLAT	
SECTIONS 17, 19 & 20, T6N R88W, 6th P.M.			
COUNTY OF ROUTT, STATE OF COLORADO		DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 FAX 276-4595	
SCALE	DWG	DATE	REV
1" = 500'	GRD	9/8/22	9/28/22
			NSRHW0224

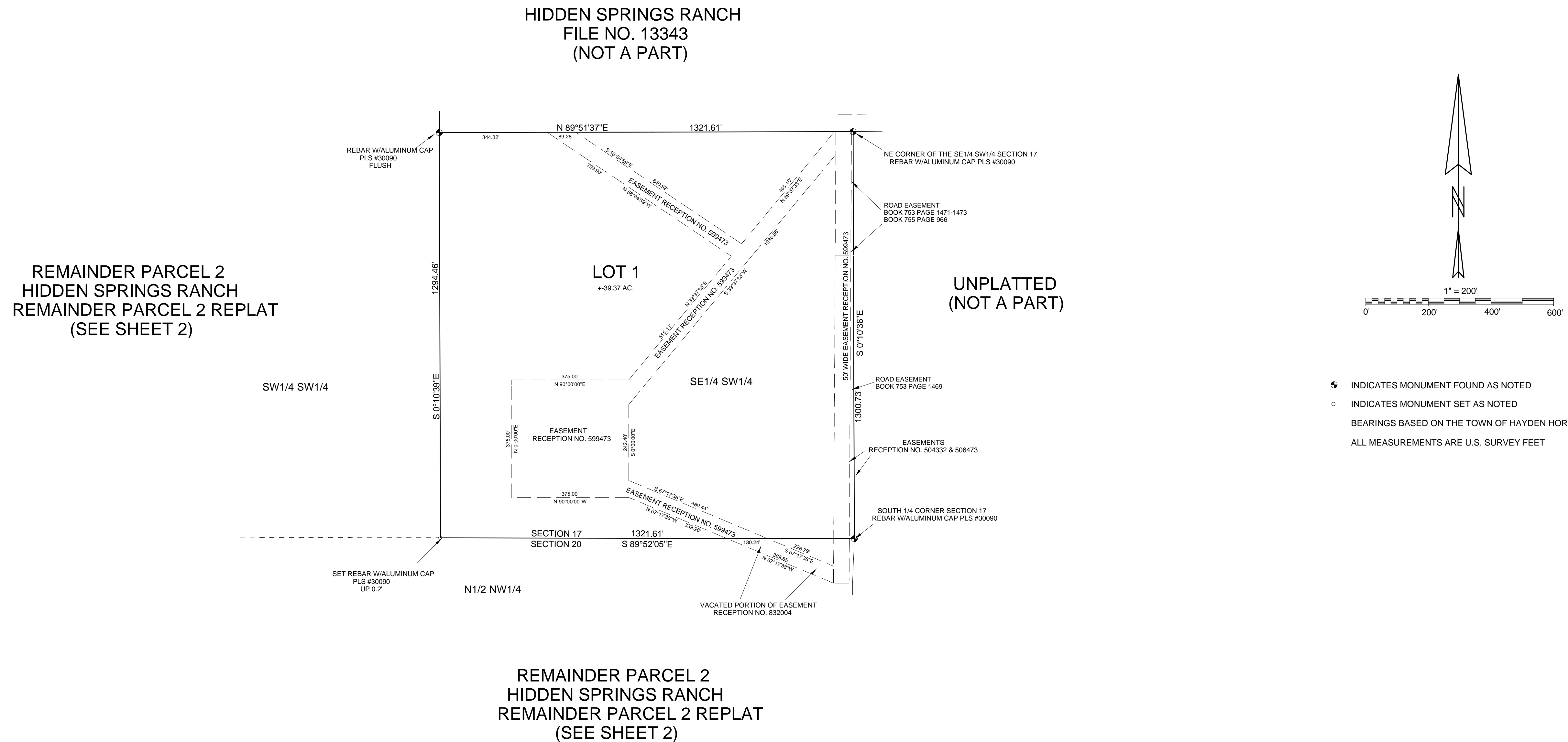
NOTICE OF RESEARCH
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HIDDEN SPRINGS RANCH REMAINDER PARCEL NO. 2 REPLAT

A LOT LINE ADJUSTMENT OF HIDDEN SPRINGS RANCH LPSE REMAINDER PARCEL 2 AND UNPLATTED LAND LOT 1 DETAIL

PORTIONS OF THE S1/2 SW1/4 SECTION 17 AND OF THE N1/2 NW1/4 OF SECTION 20
ALL T6N R88W, 6th P.M., ROUTT COUNTY, COLORADO



NOTICE OF RESEARCH
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SHEET 3 OF 3 REV. 1 9/28/22 REVISE PER COUNTY PLANNING COMMENTS

HIDDEN SPRINGS RANCH OWNERS ASSOCIATION 1 QUARTER CIRCLE CO.		HIDDEN SPRINGS RANCH REMAINDER PARCEL NO. 2 REPLAT	
LOT 1 DETAIL			
ROUTT COUNTY, COLORADO		DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 FAX 276-4595	
SCALE	DWG	DATE	REV
1" = 200'	GRD	9/6/22	9/28/22
			HSRH022C