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THE HINKLE/GEORGE EXEMPTION

A MINOR DEVELOPMENT SUBDIVISION EXEMPTION LOCATED IN SECTION 14, T2N, R85W of the 6th P.M., ROUTT COUNTY, COLORADO

SCALE: 1"=100'

100 50 0 100 200 300

LEGEND

- DENOTES A 2.5" ALUMINUM CAP ON A 3/4" REBAR (PLS#24318) FOUND
- DENOTES A #4 REBAR & PLASTIC CAP (PLS#13901) SET
- DENOTES A EXISTING FENCE
- PARCEL "B" RESTRICTED BY DEVELOPEMENT AGREEMENT RECORDED AT RECEPTION NO. 569516

Notes and Restrictions

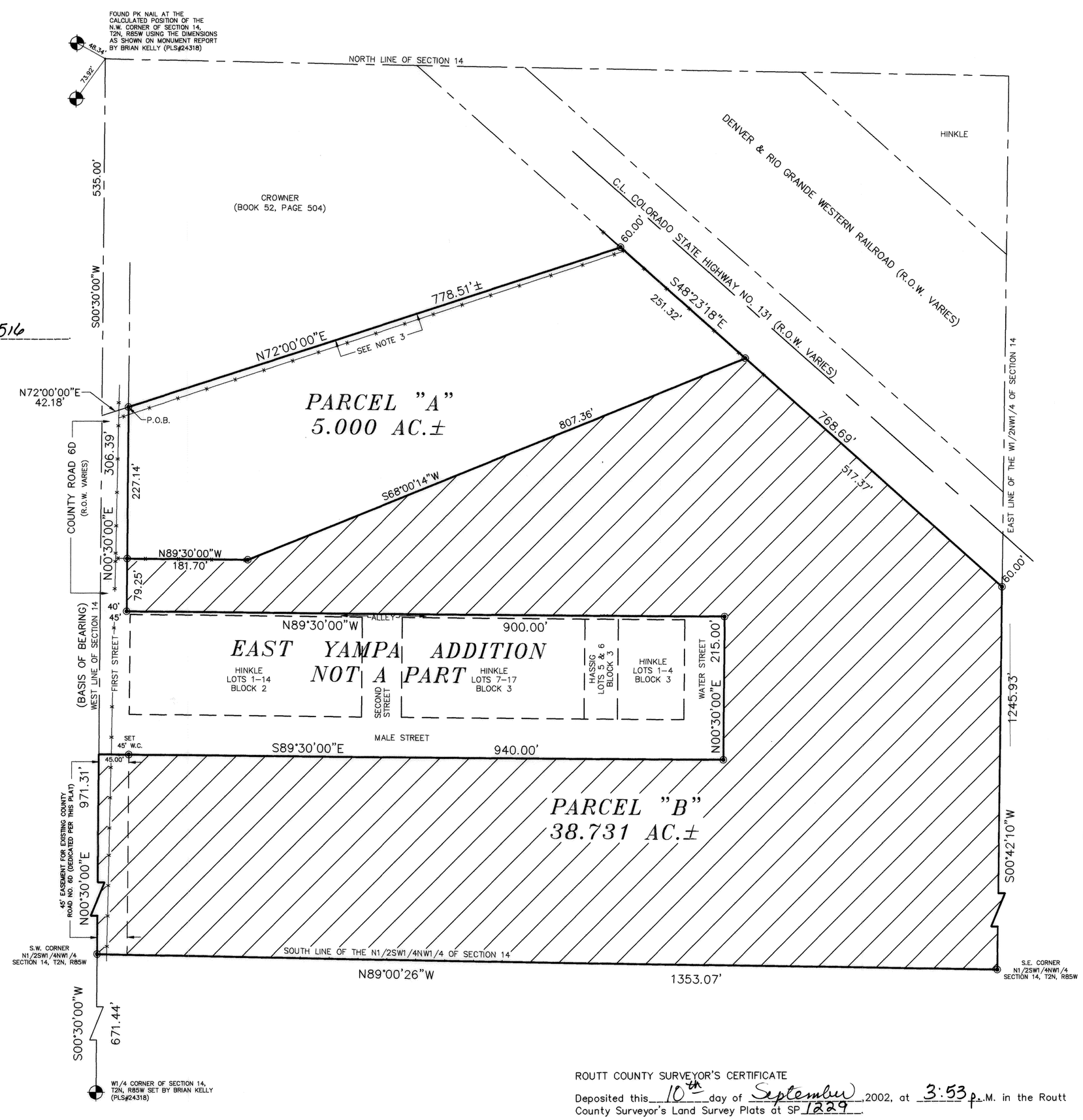
1. BASIS OF BEARING – S00°30'00"W BETWEEN THE N.W. CORNER & THE W1/4 CORNER OF SECTION 14, T2N, R85W OF THE 6TH P.M. (BOTH ARE MONUMENTED AS SHOWN).

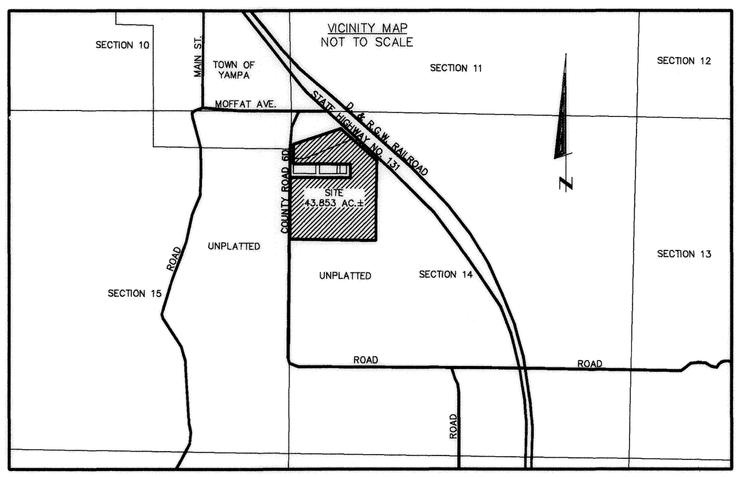
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BAKER & ASSOCIATES, FOR OWNERSHIP & EASEMENTS OF RECORD BAKER & ASSOCIATES RELIED UPON THE CLIENT.

3. THE LEGAL DESCRIPTION FOR THE NORTH LINE OF THIS EXEMPTION WAS TAKEN FROM A LEGAL DESCRIPTION DESCRIBED IN BOOK 52 AT PAGE 504 IN THE RECORDS OF ROUTT COUNTY, SAID NORTH LINE DOES NOT FIT THE EXISTING FENCE LINE.

4. THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HAS NOT BEEN ESTABLISHED,

5. THE USE AND DEVELOPEMENT OF PARCELS SHOWN HEREON ARE SUBJECT TO THE CONDITIONS, PROVISIONS, AND RESTRICTIONS CONTAINED IN THE DEVELOPEMENT AGREEMENT RECORDED AT RECEPTION NO. 569516.





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.

Land Surveyor's Certificate

I, Lloyd W. Powers, being a Professional Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of THE HINKLE/GEORGE EXEMPTION was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins w/plastic caps were set at all boundary corners.

Dated this 25th day of July, AD, 2002.

Colorado Registration Number 13901

COLORADO REGISTERED LLOYD W. POWERS 13901 7/25/02 PROFESSIONAL LAND SURVEYOR

ROUTT COUNTY SURVEYOR'S CERTIFICATE

Deposited this 10th day of September, 2002, at 3:53 p.M. in the Routt County Surveyor's Land Survey Plats at SP 1229.

Attest:

ROUTT COUNTY SURVEYOR

Ridgeway C. Moon, LS 13221

SEAL 1877 ROUTT COUNTY COLORADO

569515
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09/10/2002 03:53
Kay Weinland Routt County, CO PLAT R 11.00 D 0.00

Dedication

Know all men by these presents: That P.I.A. Partnership, with Donald L. Hinkle, Dorothy G. Hinkle and Robert G. George, JR., as Partners being the owner of the land described as follows:

A parcel of land located in the W1/2NW1/4 of Section 14, T2N, R85W of the 6th P.M., Routt County, Colorado recorded in Book 740 at Page 803 in the records of Routt County being more particularly described as follows:

Beginning at a point on the east right-of-way line of Routt County Road No.6D lying S00°30'00"W, 535.00 feet and N72°00'00"E, 42.18 feet from the N.W. Corner of said Section 14; thence along the south line of a parcel of land described in Book 52 at Page 504 in the records of Routt County, N72°00'00"E, 778.51 feet more or less to the westerly right-of-way line of Colorado Sate Highwoy No. 131; thence along said right-of-way line, S48°23'18"E, 768.69 feet to a point on the east line of the W1/2NW1/4 of said Section 14; thence along said east line, S00°42'10"W, 1245.93 feet to the S.E. Corner of the N1/2SW1/4NW1/4; thence along the south line of said N1/2SW1/4NW1/4, N89°00'26"W, 1353.07 feet to the S.W. Corner of the N1/2SW1/4NW1/4; thence along the west line of said Section 14, N00°30'00"E, 971.31 feet to the S.W. Corner of the East Addition to the Town of Yampa; thence along the boundary line of said East Addition to the Town of Yampa the following three (3) courses 1) S89°30'00"E, 940.00 feet; 2) N00°30'00"E, 215.00 feet; 3) N89°30'00"W, 900.00 feet to a point on the east right-of-way line of said Routt County Road No.6D; thence along said right-of-way line, N00°30'00"E, 306.39 feet to the point of beginning. The west line of the NW1/4 of Section 14 is considered to bear S00°30'00"W.

Containing 43.731 acres more or less under the name and style of THE HINKLE/GEORGE EXEMPTION, has laid out, platted and subdivided the same as shown on this plat and by these presents, do hereby dedicate to Routt County for use by the public a perpetual easement for the purpose of a County Road and appurtenances as shown hereon.

in witness whereof, the said P.I.A. Partnership, with Donald L. Hinkle, Dorothy G. Hinkle and Robert G. George JR., as Partners have caused their names to be hereunto subscribed this 23rd day of August, AD, 2002.

P.I.A. PARTNERSHIP

By: Donald L. Hinkle
Donald L. Hinkle, Partner

By: Dorothy G. Hinkle
Dorothy G. Hinkle, Partner

By: Robert G. George Jr.
Robert G. George, JR., Partner

NOTARIAL CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF ROUTT)

The above and foregoing instrument was acknowledged before me this 23rd day of August A.D., 2002, By the P.I.A. Partnership with Donald L. Hinkle, Dorothy G. Hinkle, & Robert G. George JR. as Partners.

My commission expires 11.2.2005

Witness my hand and seal

NOTARY PUBLIC

Printed Name: Debbie Belleville

Address: 101 W Victory Way, Craig Co 81625

NOTARY PUBLIC DEBBIE BELLEVILLE STATE OF COLORADO

Attorney's Opinion

I, James D. Osborne, 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 Owner and Encumbrance report prepared by Alpine Title of Moffat and Routt Counties with an effective date of April 2, 2002 at 4:00 p.m. and title to all lands herein dedicated and shown upon this plat and that title to such lands is free and clear of all liens, taxes, and encumbrances, except as follows: NONE

Dated this 23d day of August, AD, 2002.

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 10th day of September, AD, 2002.

File No. 13149

Reception Number 569515 Time 3:53 p.m.

BOARD OF COUNTY COMMISSIONERS APPROVAL, NOTICE AND ACCEPTANCE OF DEDICATION

This Plat has been approved for recording by the Board of County Commissioners of Routt County pursuant to Section 11.2.1(A) of the Routt County Subdivision Regulations and has not been reviewed under any other provision of the Routt County Zoning or Subdivision regulations. The Board of County Commissioners of Routt County accepts on behalf of the public the perpetual easement for the purposes of a county road and appurtenances as shown hereon and dedicated for public use. The availability of water and permits for wells on the lots or parcels shown hereon has not been established.

Dated this 10th day of SEPTEMBER, 2002.

Attest:

ROUTT COUNTY
BOARD OF COUNTY COMMISSIONERS

Kay Weinland, Routt County Clerk Chief Deputy Daniel R. Ellison, Chairman

SEAL 1877 ROUTT COUNTY COLORADO

BAKER & ASSOCIATES
1790 W. VICTORY WAY
CRAIG, CO 81625
02021

FILE NO: 13149 SP 1229

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