LUPITA'S SUBDIVISION

A RESUBDIVISION OF LOTS 2-6, BLOCK 6, TOWN OF OAK CREEK, ROUTT COUNTY, COLORADO.

0 20 40 60

NOTES: 1) BASIS OF BEARING- ASSUMED N01°12'23"E BETWEEN THE SW OF LOT 6 AND THE NE OF LOT 7, BOTH FOUND MONUMENTS AS INDICATED HEREON.
2) NO TITLE OR EASEMENT RESEARCH WAS PERFORMED BY BTK SURVEYS, INC. OR BRIAN T. KELLY, PLS.
3) NO UNDERGROUND UTILITIES WERE LOCATED.
4) ALL MEASUREMENTS IN U.S. SURVEY FEET.
5) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAKING ALL NECESSARY UTILITY CONNECTIONS TO UTILITY PROVIDER MAIN LINES.

DEED OF TRUST BENEFICIARY

THE UNDERSIGNED, BEING THE BENEFICIARY OF THOSE DEEDS OF TRUST AS RECORDED AT RECEPTION NO._____ OF THE ROUTT COUNTY RECORDS DO HEREBY CONSENT AND SUBORDINATE TO THE PLATTING OF THE SUBDIVISION AND DEDICATIONS AS SHOWN OR NOTED HEREON.

_____
NAME OF BANK

ATTORNEYS 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 ON THIS PLAT SOLELY BY REVIEW OF TITLE COMMITMENT NO.H04320046-328-HD7, EFFECTIVE 5/12/2015, PREPARED BY _____ AND THAT TITLE TO SUCH LANDS IS IN L3&P, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBERANCES, EXCEPT FOR THE LIEN OF GENERAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, EASEMENTS, ENCROACHMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, COVENANTS OF RECORD OR APPARENT AND OTHER MATTERS SHOWN OR NOTED ON THIS PLAT, AND THOSE ITEMS SET FORTH IN THE TITLE COMMITMENT.

DATED THIS _____DAY OF _____,A.D. 2023.

_____
ATTORNEY AT LAW

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT L3&P, LLC,PAULA JO JOCONETTA AND LAWRENCE JACONETTA, MANAGING MEMBERS, BEING THE OWNER OF LOT 2, EXCEPT THE NORTH 65 FEET; LOT 3, EXCEPT THE NORTH 50 FEET; LOT 4, EXCEPT THE NORTH 35 FEET; LOT 5, EXCEPT THE NORTH 25 FEET; ALL OF LOT 6, BLOCK 6, TOWN OF OAK CREEK, COLORADO, CONTAINING 0.258 ACRES, MORE OR LESS, UNDER THE NAME AND STYLE OF LUPITA'S SUBDIVISION,HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT.

_____
L3&P, LLC, PAULA JO JACONETTA, MEMBER

_____
L3&P, LLC, LAWRENCE JACONETTA, MEMBER

STATE OF COLORADO
COUNTY OF _____

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF_____, AD. 2023.
BY L3&P, LLC,PAULA JO JACONETTA, OWNER.

MY COMMISSION EXPIRES:_____ .

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

STATE OF COLORADO
COUNTY OF _____

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF_____, AD. 2023.
BY L3&P, LLC, LAWRENCE JACONETTA, OWNER.

MY COMMISSION EXPIRES:_____ .

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

TOWN OF OAK CREEK BOARD OF TRUSTEES

THE WITHIN PLAT OF THE LUPITA'S SUBDIVISION IS APPROVED FOR FILING THIS _____DAY OF _____, A.D. 2023.

BY_____
NIKKI KNOEBEL, MAYOR

ATTEST:

_____
DAVID TORGLER, TOWN ADMINISTRATOR/CLERK

TOWN OF OAK CREEK PLANNING COMMISSION

THE TOWN OF OAK CREEK PLANNING COMMISSION DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION THIS _____DAY OF _____, A.D. 2023.

BY_____
ANDY BENJAMIN, CHAIR

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. 2023.

RECEPTION NUMBER:_____ FILE:_____
TIME:_____

_____
ROUTT COUNTY CLERK
AND RECORDER

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.

SURVEYOR'S CERTIFICATE

I, BRIAN T. KELLY, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO AND THE TOWN OF OAK CREEK THAT THE SURVEY SHOWN HEREON WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

B.T.K._____
BRIAN T. KELLY,
REGISTERED LAND SURVEYOR
NO. 24318

ROUTT COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP_____ON _____DAY OF _____, 2023 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 17651

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

LUPITA'S SUBDIVISION

A RESUBDIVISON OF PORTIONS OF LOTS 2-6, BLOCK 6, TOWN OF OAK CREEK, ROUTT COUNTY, COLO.

SCALE:1"=20'	DATE:12/15/22
JOB NO.800022PLAT	REV. DATE:12/16-17/22