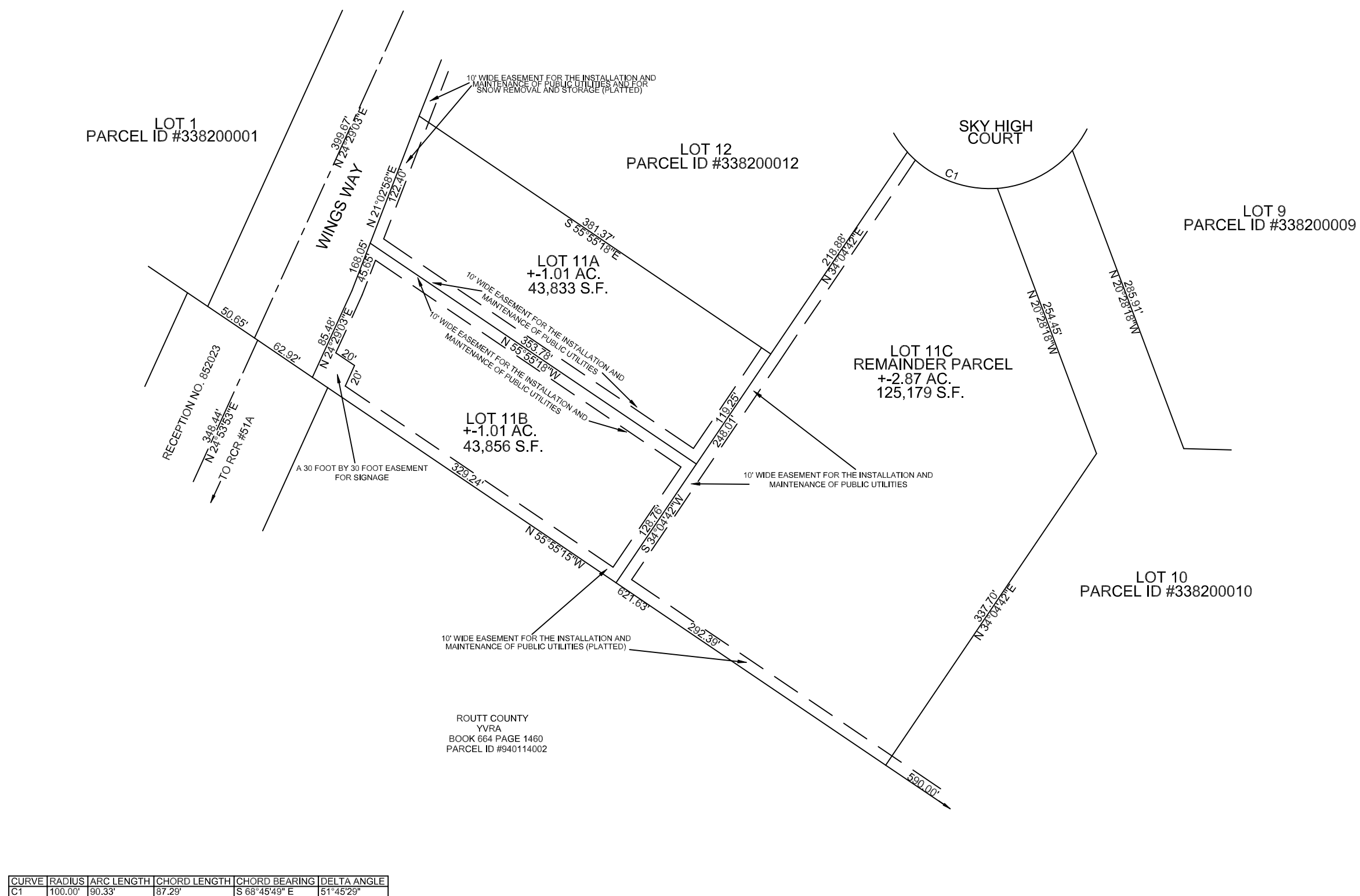


NORTHWEST COLORADO BUSINESS PARK SUBDIVISION, FILING NO. 4

A REPLAT OF LOT 11, NORTHWEST COLORADO BUSINESS PARK, FILING NO. 3, PORTIONS OF THE W¹/₂ SW¹/₄ SECTION 12, T6N R88W, 6TH P.M., TOWN OF HAYDEN, ROUTT COUNTY, COLORADO



CERTIFICATE OF OWNERSHIP AND DEDICATION
BE ADHERE BY MADE KNOWN: THAT That Northwest Colorado General Improvement District, being the owner of the land described as follows: LOT 11, NORTHWEST COLORADO BUSINESS PARK, FILING NO.2 (NO. 1-2022), containing 4.89 acres more or less, in the Town of Hayden, Routt County, Colorado, under the name and style of NORTHWEST COLORADO BUSINESS PARK SUBDIVISION FILING NO.4, has laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced herein, and do hereby irrevocably dedicate to and for the perpetual use of the public by and through the Town of Hayden, State of Colorado, the public areas as shown hereon, and also do hereby irrevocably dedicate to and for the perpetual use of the public those portions of land labeled as easements for the installation and maintenance of public utilities, as shown hereon.

In witness whereof, the said Ryan Banks, Chair of the Northwest Colorado General Improvement District (NO. 1-2022) has caused his name to be here unto subscribed this _____ day of _____, 2025.

By _____
Ryan Banks, Chair

STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)
The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 2025
by Ryan Banks as Chair of the Northwest Colorado General Improvement District

WITNESS my hand and official seal

My commission expires: _____

- _____
Notary Public

CONSENT AND SUBORDINATION BY DEED OF TRUST BENEFICIARY

The undersigned, as Beneficiary under that certain Deed of Trust and Assignment of Rents encumbering the property described as Lot 11, Northwest Colorado Business Park Filing 3, County of Routt, State of Colorado, as such is recorded at Reception No. 856550, of the official records of the Routt County Clerk and Recorder (the "Deed of Trust"), hereby consents to and joins in the platting of the subdivision herein shown and hereby agrees that any and all of its rights and interests under the Deed of Trust shall be and are hereby declared to be junior and subordinate to the subdivision, conveyances, and dedications shown hereon.

By: _____, YAMPA VALLEY BANK

The foregoing consent was acknowledged before me this _____ day of _____, 2025 by _____ as _____ of YAMPA VALLEY BANK.

WITNESS my hand and official seal.
My commission expires: _____

- _____
Notary Public

TOWN MANAGER CERTIFICATE

This plat has been vetted by staff and is accepted and approved on this day of 2025 for filing with the Routt County Clerk and Recorders office in accordance with the Hayden Development Code.

Mr. Mathew Mendisco, Hayden Town Manager

ATTORNEYS OPINION

i, Thad W. Renaud, being an attorney-at-law duly licensed to practice in the State of Colorado, do hereby certify that I have reviewed the Commitment for Title Insurance Issued by Land Title Guarantee Company under Commitment Number ABS30033286, dated May 22, 2025 (the "Title Commitment"), and, based solely upon the Title Commitment and without independent investigation of any sort, it is my opinion that, as of said date, title to all the lands shown hereon was vested in the Northwest Colorado General Improvement District (NO. 1-2022), a public or quasi-municipal subdivision of the State of Colorado and a body corporate, free and clear of all liens, taxes and encumbrances except for the following:

- Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, 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 and not shown by the Public Records.
- 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.
- (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.
- EXISTING LEASES AND TENANCIES
- ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND; THE RIGHT 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 FEBRUARY 23, 1927 IN BOOK 155 AT PAGE 182.
- TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION ORDINANCE NO. 718 RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841338.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF NORTHWEST COLORADO BUSINESS PARK ANNEXATION RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841338.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF NORTHWEST COLORADO BUSINESS PARK ANNEXATION RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841338.
- TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841340.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF NORTHWEST COLORADO BUSINESS PARK SUBDIVISION RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841341.
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 719 RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841342.
- TERMS, CONDITIONS AND PROVISIONS OF PETITION RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841343.
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 720 RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841344.
- TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO 2022-14 RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841344.
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 727 RECORDED MARCH 31, 2023 UNDER RECEPTION NO. 844680.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF NORTHWEST COLORADO BUSINESS PARK SUBDIVISION FILING NO 2 RECORDED FEBRUARY 14, 2024 UNDER RECEPTION NO. 851035.
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED APRIL 10, 2024 UNDER RECEPTION NO. 852353.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF NORTHWEST COLORADO BUSINESS PARK SUBDIVISION, FILING NO. 3 RECORDED DECEMBER 17, 2024 UNDER RECEPTION NO. 857862.
- DEED OF TRUST DATED OCTOBER 16, 2024 FROM NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (NO. 1-2022) TO THE PUBLIC TRUSTEE OF ROUTT COUNTY FOR THE USE OF YAMPA VALLEY BANK TO SECURE THE SUM OF \$1,800,000.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED OCTOBER 16, 2024, UNDER RECEPTION NO. 856550.
- Said DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED OCTOBER 16, 2024, UNDER RECEPTION NO. 856550.

To be updated to
current title
commitment name
and date

SURVEYOR'S CERTIFICATE

I, GORDON R. DOWLING, PLS #30090, a duly registered land surveyor in the State of Colorado, do hereby certify that this Plat of NORTHWEST COLORADO BUSINESS PARK SUBDIVISION, FILING NO.4 was performed by me or under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the State of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge, information and belief.

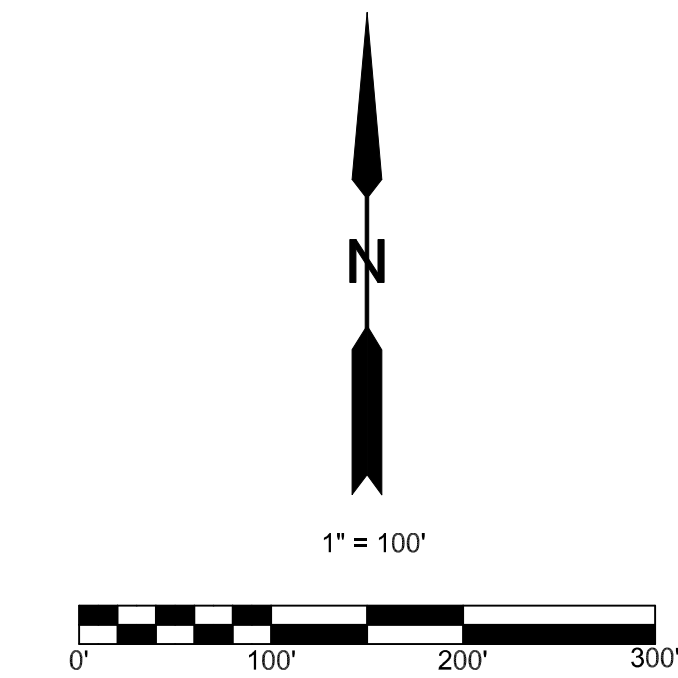
GORDON R. DOWLING
PLS #30090

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This plat was (filed and) indexed as File No. SP _____ on _____, 2025, 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. 38-60-101.

Routt County Surveyor

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



- INDICATES MONUMENT FOUND AS NOTED
- INDICATES SET 18" NO. 5 REBAR WITH 11/4" ORANGE PLASTIC CAP, PLS #24318

ALL DISTANCES U.S. SURVEY FEET (GROUND DISTANCES).

BEARINGS BASED ON THE LINE BETWEEN THE NE AND SE CORNERS OF THE NORTHWEST COLORADO BUSINESS PARK SUBDIVISION, FILING NO.3, THE NORTHEAST CORNER BEING AN ALUMINUM CAP PLS #30090 AND THE SOUTHEAST CORNER BEING ALUMINUM CAP PLS #13901 - S 01°39'07" W

PLAT NOTES

- THE PURPOSE OF THIS REPLAT IS TO CREATE THREE NEW PARCELS
- Review of Flood Map 08107C0805D shows the subject property to be located in Zone X

NOTICE OF RESEARCH
Pursuant to C.R.S. § 38-51-106 (1) (b) (i), research regarding the Rights-of-Way and easements as shown hereon was obtained by Title Commitment No. ABS30033286, as prepared by LAND TITLE GUARANTEE COMPANY as of May 22, 2025, 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.

NTS VICINITY MAP



ROUTT COUNTY CLERK AND RECORDERS' ACCEPTANCE

This Plat was accepted for filing in the Office of the Routt Clerk and Recorder on this day of _____, 2025, A.D.

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

JENNY L. THOMAS, ROUTT COUNTY CLERK & RECORDER

TOWN OF HAYDEN					NORTHWEST COLORADO BUSINESS PARK SUBDIVISION FILING NO.4 (PRELIMINARY)	
LOT 11, NORTHWEST COLORADO BUSINESS PARK FILING NO. 3						
TOWN OF HAYDEN, ROUTT COUNTY COLORADO					DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 dowling@plotz.biz	
SCALE	DRG	DATE	REV	FILE		
1" = 100'	SCJ	7/15/25		LSNWCD012		