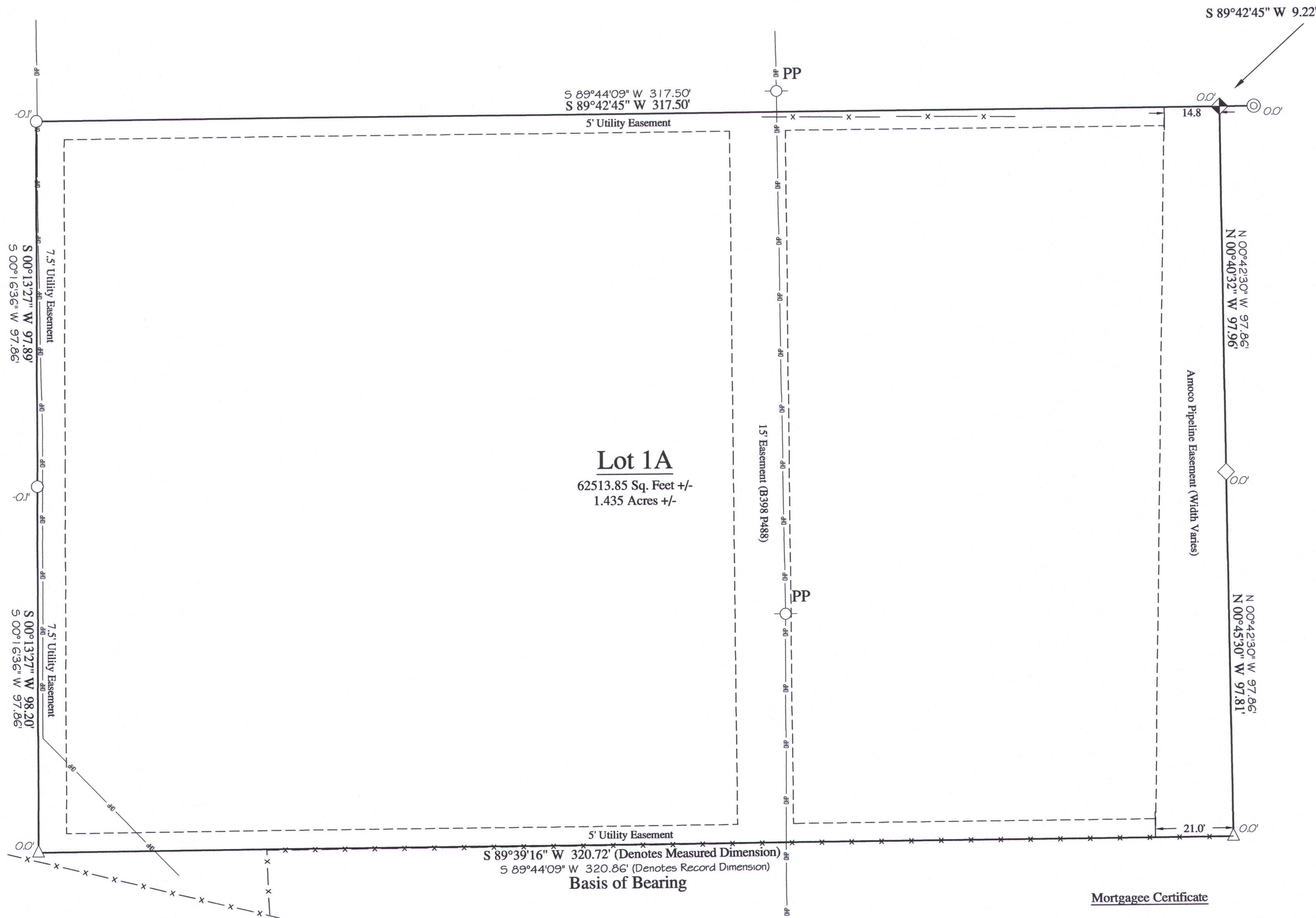


Final Plat of **MON-KIM REPLAT #3**, located in Section 2, Township 6 North,
Range 91 West of the 6th P.M., City of Craig, Moffat County, Colorado



Surveyor's Certificate

I, Michael Fraher, a duly registered Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented by this drawing was done by me or under my direct supervision and is in accordance with the applicable standards of practice and is accurate based upon my knowledge, information and belief.

Michael Fraher Colorado P.L.S. No. 38494

Dated this _____ day of _____, 2023.

NOTE

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 certification shown hereon.

Notes

- This survey was performed with the benefit of a current Title Policy from Land Title Guarantee Company, Order Number ABS30029414. The record information which is referenced hereon is the result of research performed by this surveyor and is not necessarily complete or conclusive.
- This survey does not constitute a Title Search by this surveyor of the property shown and described hereon to determine:
 - Ownership of the tract of land.
 - Compatibility of this description with those of adjacent.
 - Rights of way, easements and encumbrances of record affecting this tract of land.
- Bearings are based on the designated line as shown on this drawing which is considered to bear South 89°39'16" West. Monumentation at the points of termination of said line are as shown on this plat.
- This Land Survey Plat and the information shown hereon may not be used for any additional or extended purpose beyond that for which it was intended and may not be used by any parties other than those to which it is certified.
- The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief. As such, it does not constitute a guarantee, nor a warranty, expressed or implied.

Mortgage Certificate

Yampa Valley Bank
435 Mack Lane
Craig, Colorado 81625

By: _____

as: _____

Notarial Certificate

State of Colorado)
County of Moffat)

The above and foregoing instrument was acknowledged before me

this _____ day of _____, A.D., 2023

by _____

Witness my hand and official seal

Notary Public: _____

My Commission expires: _____

Clerk & Recorder's Certificate

State of Colorado)
County of Moffat)

I hereby certify that this instrument was filed in my office at _____ o'clock ____ M. this _____ day

of _____, 2023, and is duly recorded as Reception No. _____

By: _____ Stacy Morgan County Clerk and Recorder

Owner Certificate

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owners thereof, have laid out, replatted and subdivided as shown on this Plat the land described as follows:

A parcel of land located in Lot 1 of Section 2, Township 6 North, Range 91 West of the 6th P.M., City of Craig, Moffat County, Colorado, more particularly described as follows:

LOTS 1 AND 2, MON-KIM BUSINESS PARK, ACCORDING TO THE FINAL PLAT THEREOF, FILED JANUARY 14, 1981 UNDER RECEPTION NO. 263026,

LESS AND EXCEPTING THEREFROM THE EAST 18.00 FEET OF LOTS NUMBERED 1 AND 2 OF THE MON KIM BUSINESS PARK, ACCORDING TO THE RECORDED PLAT THEREOF, FILED JANUARY 14, 1981 UNDER RECEPTION NO. 263026 OF THE RECORDS OF MOFFAT COUNTY, COLORADO, AS CONVEYED BY SIDNEY H. SATHER TO THE CITY OF CRAIG IN THE DEED DATED JUNE 30, 1991 AND RECORDED JULY 10, 1991 IN BOOK 641 AT PAGE 306,

ALSO LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2020 AS RECEPTION NO. 20203388, COUNTY OF MOFFAT, STATE OF COLORADO.

containing 1.435 acres more or less.

Under the name and style of **MON-KIM REPLAT #3**, and by these presents, do hereby dedicate to the public all streets, easements, and other public places shown hereon and not already otherwise dedicated for public use.

By: _____

Owner
Address
Craig, CO 81625

Notarial Certificate

State of Colorado)
County of Moffat)

The above and foregoing instrument was acknowledged before me

this _____ day of _____, A.D., 2023

by _____

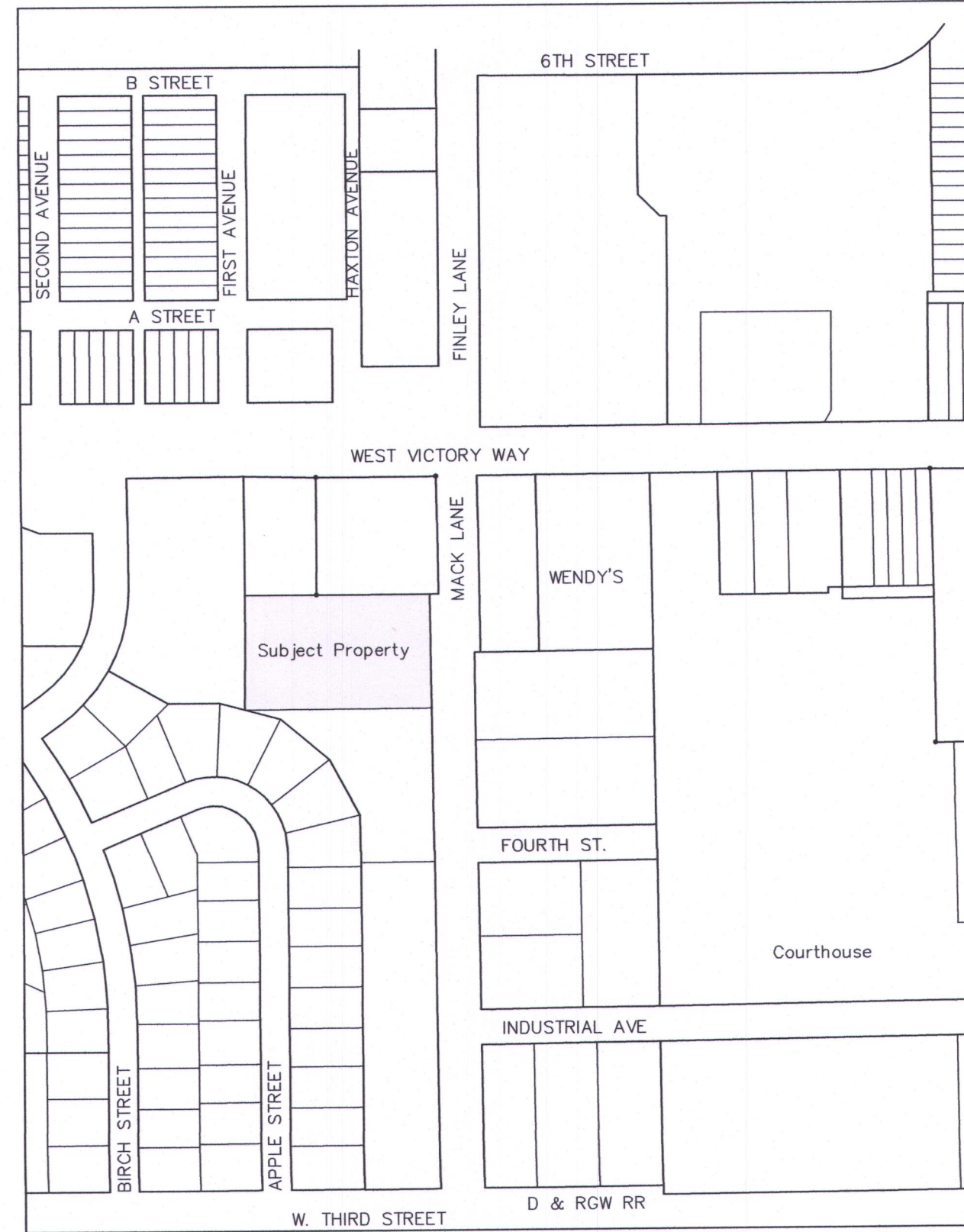
Witness my hand and official seal

Notary Public: _____

My Commission expires: _____

Vicinity Map

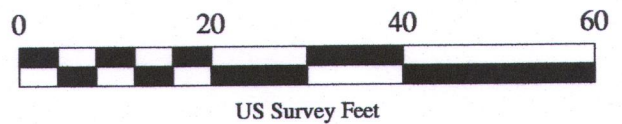
Not to Scale



EPP & ASSOCIATES
PROFESSIONAL LAND SURVEYORS



433 4th Avenue West
P.O. Box 1444 Phone (970) 824-8236
Craig, CO 81626 Fax (970) 824-5227



Explanation

- Found No. 4 rebar
- Found No. 4 rebar and orange plastic cap by PLS 13901
- Found No. 5 rebar and pink plastic cap by PLS 38494
- Set 18" No. 5 rebar and pink plastic cap by PLS 38494
- PP Power Pole
- x Approximate Fence
- OP Approximate center of overhead powerline
- +/- 0.2' Distance of monument above (+) or below (-) ground level

**Mon-Kim
Replat #3**

Final Plat

Section:	2
Township:	6
Range:	91
Principal Meridian:	6th
County:	Moffat

Scale:	1" = 20'	Sheet:	1
Job No:	2023.109-01		
Drawn By:	MF		
Date:	8may23	Of:	1