SHEET

Of 2 Sheets

# **BEAR CLAW ESTATES**

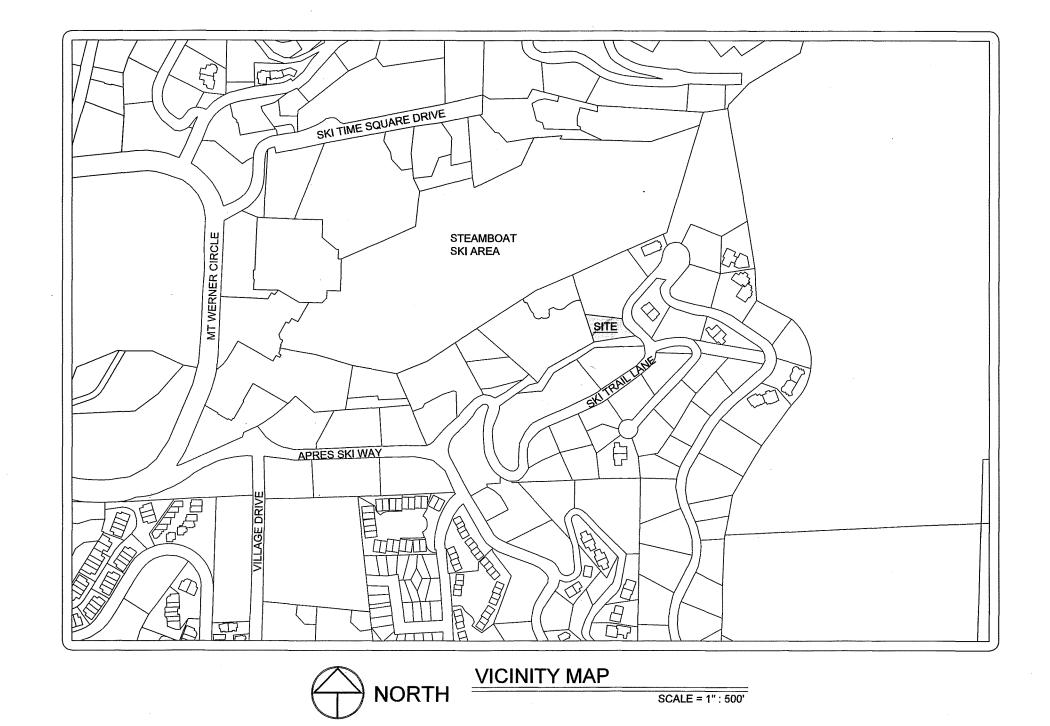
A REPLAT OF LOT 11, BLOCK 2, SKI TRAIL SUBDIVISION, FILING NO. 3 LOCATED IN THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO CONTAINING A CALCULATED AREA OF 0.69 ACRES

### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT BEAR CLAW II CONDOMINIUM ASSOCIATION, BEING THE OWNER OF THAT PARCEL OF LAND LOCATED IN THE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF ACT. A.D. 2020 BY ROYAL HARLAS PLEUT OF BEAR

MY COMMISSION EXPIRES 11/19/22



- BASIS OF BEARINGS: THE WESTERLY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON AND BEARING N17°38'08"W PER THE PLAT OF EDGEMONT CONDOMINIUM - BUILDING A AS RECORDED UNDER RECEPTION NO. 694320 AND IN FILE NO. 13966.
- 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT NO. 0501286-C5, EFFECTIVE DATE: JANUARY 11, 2020, AT 7:00 A.M., PREPARED BY TITLE COMPANY OF THE ROCKIES WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
- 4. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF
- BEAR CLAW ESTATES, A REPLAT OF LOT 11, BLOCK 2, SKI TRAIL SUBDIVISION, FILING NO. 3 IS SUBJECT TO ALL UNDERLYING GOVERNING DOCUMENTS AND EASEMENTS FOR SKI TRAIL SUBDIVISION, FILING NO. 3 AS RECORDED IN FILE NO. 6718, AND FOR BEAR CLAW II CONDOMINIUMS AS RECORDED IN FILE NO. 8698 AND SUPPLEMENTAL MAP RECORDED IN FILE NO. 8705.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- DRAINAGE AND WATER QUALITY INFRASTRUCTURE, WATER AND SEWER SERVICE LINES, AND UNDERGROUND UTILITIES ARE CONSIDERED CRITICAL IMPROVEMENTS. CRITICAL IMPROVEMENTS IN ACCORDANCE WITH THE IMPROVEMENTS AGREEMENT RECORDED AT RECEPTION NO. 808943 MUST BE CONSTRUCTED AND APPROVED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR BUILDINGS
- PRIVATE DETENTION SYSTEMS ARE TO BE INSTALLED IN THE PRIVATE DETENTION SYSTEM AREAS SHOWN HEREON IN ACCORDANCE WITH THE DRAINAGE STUDY (DATED 2-18-19) AND CIVIL CONSTRUCTION DRAWINGS (DATED 5-1-19) PREPARED BY LANDMARK CONSULTANTS, INC. (PROJECT NO. 2199-002). DRAINAGE SYSTEMS FOR IMPERVIOUS AREAS ON EACH LOT SHALL CONNECT TO THE PRIVATE DETENTION SYSTEM FOR THE LOT. THE OWNERS OF LOT 11A AND LOT 11B ARE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DETENTION SYSTEMS.

### SURVEYOR'S CERTIFICATE

I. JEFFRY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF BEAR CLAW ESTATES, A REPLAT OF LOT 11, BLOCK 2, SKI TRAIL SUBDIVISION, FILING NO. 3 WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY.

DATED THIS 9TH DAY OF APRIL A.D., 2020

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR COLORADO L.S. NO. 29039 FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC



FITLE COMPANY OF THE ROCKIES COMMITMENT NO. 0501286-C5, EFFECTIVE DATE: JANUARY 11, 2020, AND BASED EXCLUSIVELY UPON SAID TITLE OF ALL LIENS AND ENCUMBRANCES EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, EASEMENTS,

STEAMBOAT SPRINGS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

# STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

REBECCA D. BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

### ROUTT COUNTY SURVEYORS ACCEPTANCE

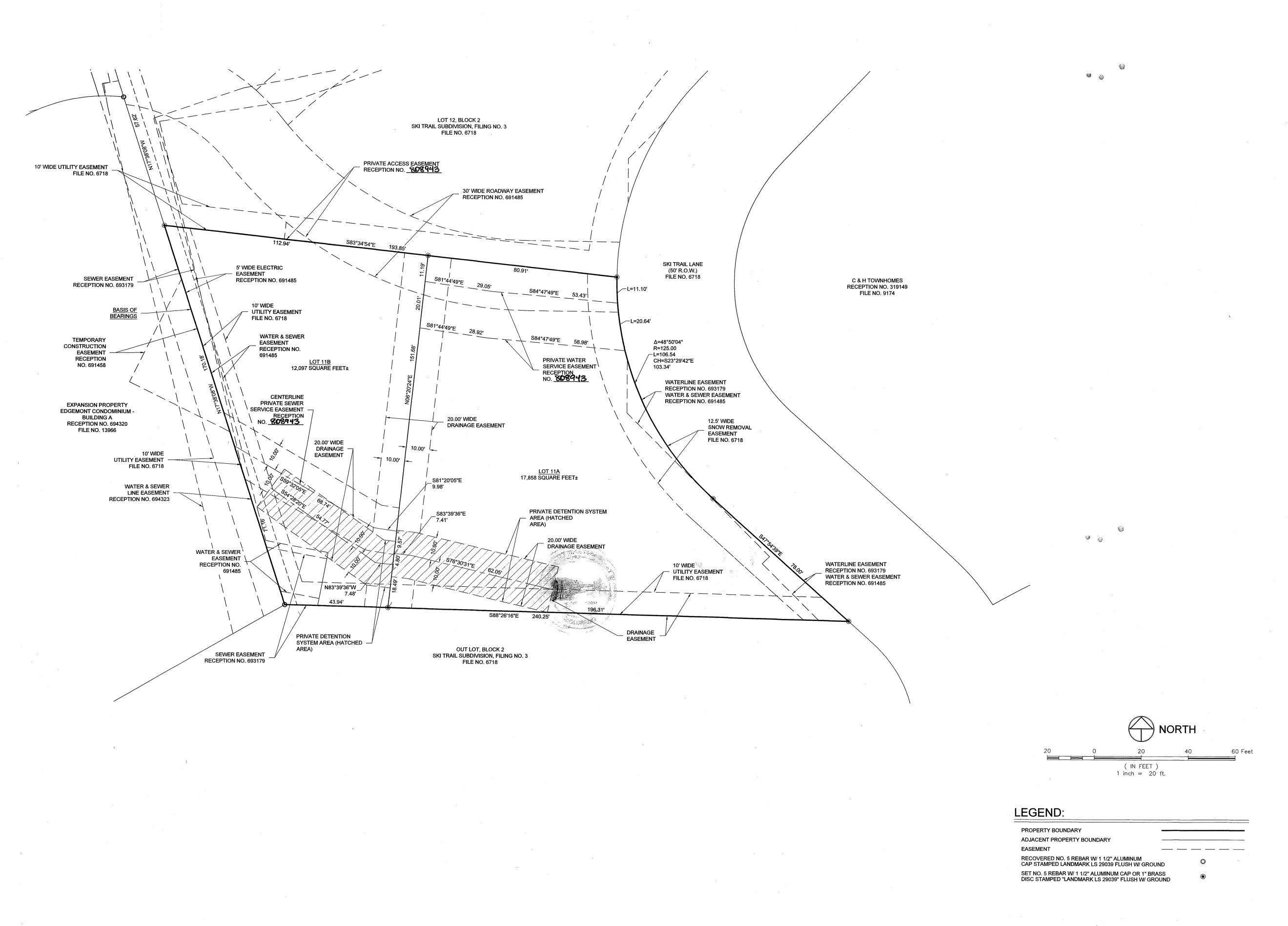
THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP 3334 ON April 2 , 2020 AT 1:59.P M IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. SEC

# 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 2 DAY OF April

RECEPTION NUMBER 808941 FILE NUMBER 14436

A REPLAT OF LOT 11, BLOCK 2, SKI TRAIL SUBDIVISION, FILING NO. 3
LOCATED IN THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M.,
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 0.69 ACRES



141 9th Street ~ P.O. Box 774943 Steamboat Springs, Colorado 80477 (970) 871-9494 www.LANDMARK-CO.com

CONSULTANTS, INC.

RECOTIVE LAND SURVEY SHALL BE BROUGHT WITHIN RISON BRINGING THE ACTION EITHER DISCOVERED OR WABLE DULIGENCE AND CONCERN SHOULD HAVE CE OR DIFFECT WHICH GAVE RISE TO SUCH ACTION, IN NO CASE SHALL SUCH AN ACTION BE BROUGHT RINGE, ACCORDING TO COLORADO LAW YOU MUST ON BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SY DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY STECT IN THIS SURVEY BE COMMENCED MORE THAN 10 FERTIFICATION SHOWN HEREON.

DESCRIPTION:

NO. DATE: BY:

PROJECT: 2199-002

DATE: 01-25-19

DRAWN BY: JAG

CHECKED BY:

FINAL PLAT

ATES, A REPLAT OF LOT 11, BLOCK 2,
IL SUBDIVISION, FILING NO. 3

WW1/4 SECTION 27, T6N, R84W, 6TH P.M.;
OF STEAMBOAT SPRINGS

FINAL PLAT
BEAR CLAW ESTATES, A REPLAT OF
SKI TRAIL SUBDIVISION, FILI
LOCATED IN THE NW1/4 SECTION 27, T
CITY OF STEAMBOAT SPF

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Of 2 Sheets

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