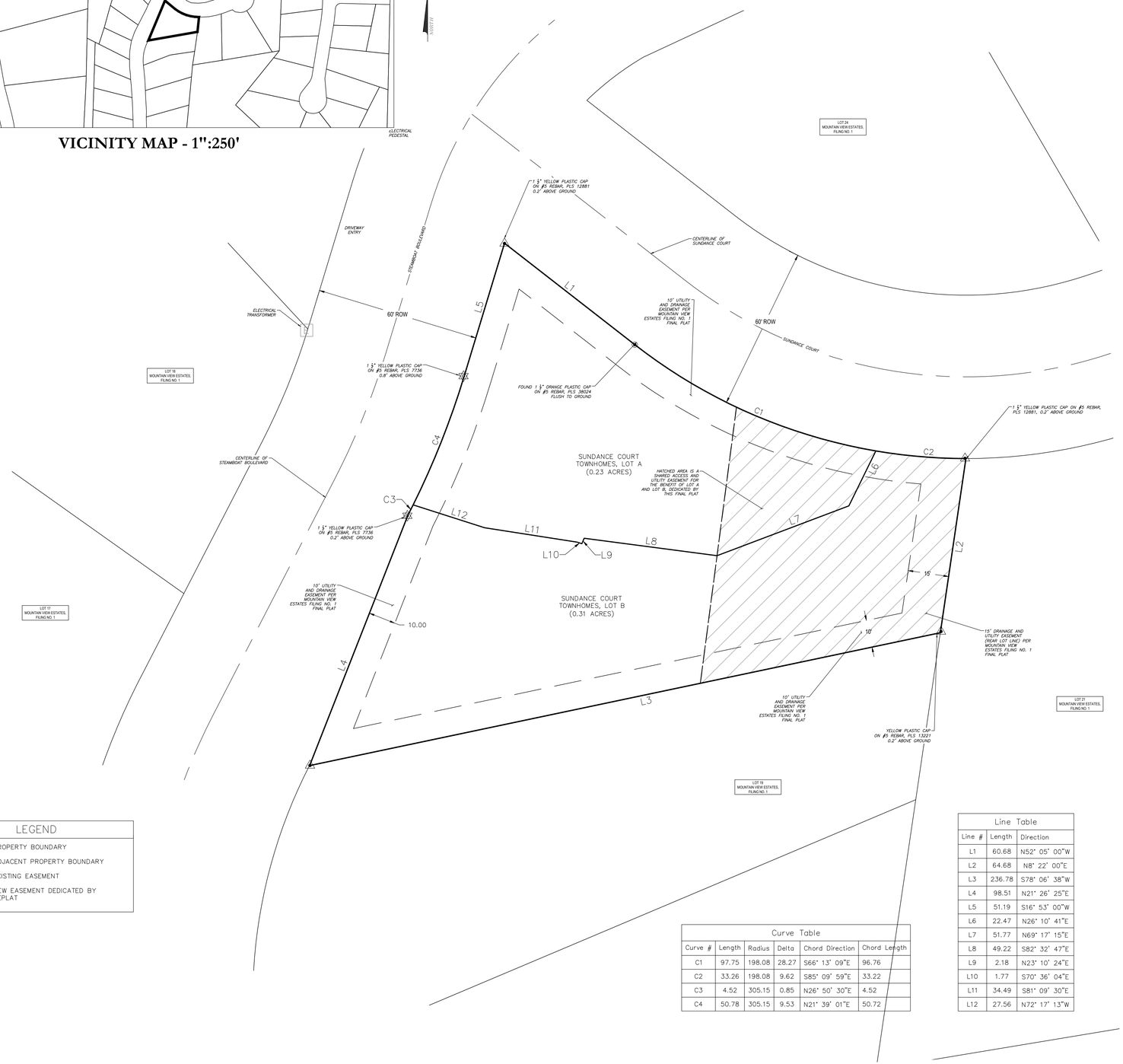
SUNDANCE COURT TOWNHOMES

A REPLAT OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO. 1
LOCATED IN THE NW ¼ OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

VICINITY MAP - 1":250'



LEGEND
PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EXISTING EASEMENT
NEW EASEMENT DEDICATED BY REPLAT

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	97.75	198.08	28.27	S66° 13' 09"E	96.76
C2	33.26	198.08	9.62	S85° 09' 59"E	33.22
C3	4.52	305.15	0.85	N26° 50' 30"E	4.52
C4	50.78	305.15	9.53	N21° 39' 01"E	50.72

Line Table		
Line #	Length	Direction
L1	60.68	N52° 05' 00"W
L2	64.68	N8° 22' 00"E
L3	236.78	S78° 06' 38"W
L4	98.51	N21° 26' 25"E
L5	51.19	S16° 53' 00"W
L6	22.47	N26° 10' 41"E
L7	51.77	N69° 17' 15"E
L8	49.22	S82° 32' 47"E
L9	2.18	N23° 10' 24"E
L10	1.77	S70° 36' 04"E
L11	34.49	S81° 09' 30"E
L12	27.56	N72° 17' 13"W

City of Steamboat Springs Planning Department Approved Plan Set
08/27/2025 kdouglas

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOWN ALL MEN BY THESE PRESENTS: THAT CENTEE GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER (S) OF THE LAND DESCRIBED AS FOLLOWS: LOT 20, MOUNTAIN VIEW ESTATES FILING NO. 1 CONTAINING 0.54 ACRES IN THE CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF SUNDANCE COURT TOWNHOMES HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT,

IN WITNESS WHEREOF, THE SAID MCENTEE GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 2025

BY _____
DAN MCENTEE AS _____ OF MCENTEE GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO}

COUNTY OF ROUTT}

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY DAN MCENTEE AS _____ OF MCENTEE GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
SIGNATURE (NOTARY PUBLIC)
(SEAL)

CITY COUNCIL APPROVAL

THE WITHIN PLAT OF SUNDANCE COURT TOWNHOMES, A REPLAT OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO.1 IS APPROVED.
.

BY; _____
GAIL GAREY, CITY COUNCIL PRESIDENT

ATTEST: _____
JULIE FRANKLIN, CITY CLERK

PLANNING AND COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE

THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF SUNDANCE COURT TOWNHOMES, A REPLAT OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO.1 THIS _____ DAY OF _____, A.D. 2025.

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

PARTY WALL AGREEMENT AND DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS

THE PROTECTIVE COVENANTS FOR SUNDANCE COURT TOWNHOMES, A REPLAT OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO.1 ARE RECORDED AT RECEPTION NO. _____ OF ROUTT COUNTY CLERK AND RECORDERS RECORDS.

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, PLS NO. 38024, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP AND SURVEY OF SUNDANCE COURT TOWNHOMES, A REPLAT OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO.1 (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND (IV) CONTAINS ALL OF THE INFORMATION REQUIRED BY C.R.S. 38-51-101.

BY: _____
WALTER N. MAGILL, PLS 38024

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDED OF ROUTT COUNTY, COLORADO THIS _____ DAY OF _____ A.D., 2025 AT RECEPTION NUMBER _____ TIME: _____ _.M. AND FILE NO. _____

_____
JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

FOUR POINTS SURVEYING ENGINEERING
410 S. Lincoln Ave, Unit 15
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

SUNDANCE COURT TOWNHOMES
A REPLAT OF LOT 20
MOUNTAIN VIEW ESTATES FILING NO.1

Horizontal Scale
0 10' 20'
SCALE: 1" = 10'

Contour Interval = 2 ft
DATE: 7-14-2025
JOB #: 1062-022
DRAWN BY: RWB
DESIGN BY:
REVIEW BY: FPSE
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: TOWNHOME PLAT

SHEET # 1