VANTAGE AT VILLAGE DRIVE TOWNHOMES

A REPLAT LOT 1, VILLAGE DRIVE SUBDIVISION

LOCATED IN THE SW ¼ OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

City of Steamboat Springs
Planning Department
Approved Plan Set
09/23/2025 tstauffer

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT VILLAGE DRIVE TOWNHOMES, LLC. A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LOT 1 (0.62 ACRES), VILLAGE DRIVE SUBDIVISION ACCORDING TO THE FINAL PLAT THERE RECORDED DECEMBER 1, 2022 AT RECEPTION NO. 842530 OF ROUTT COUNTY RECORDS, UNDER THE NAME AND STYLE OF VANTAGE AT VILLAGE DRIVE TOWNHOMES HAS LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT. FURTHER THE UNDERSIGNED OWNER DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE CITY OF STEAMBOAT SPRINGS, STATE OF COLORADO AND MOUNT WERNER WATER AND SANITATION DISTRICT THE PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN, LABELED AND DESCRIBED HEREON FOR THE PURPOSES STATED. THIS DEDICATION PRECLUDES THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS, IN THE EASEMENT AREA, WHICH COULD IMPAIR THE USE AS PROVIDED IN THIS DEDICATION.

IN WITNESS WHEREOF, THE SAID VILLAGE DRIVE TOWNHOMES, LLC. A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 2025.

BY: _____,

_____ _____ AS _____ OF VILLAGE DRIVE TOWNHOMES, LLC. A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO }
}SS
COUNTY OF ROUTT }

WITNESS MY HAND AND OFFICIAL SEAL.

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY VILLAGE DRIVE TOWNHOMES, LLC. A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
(NOTARY PUBLIC)

SURVEY NOTES

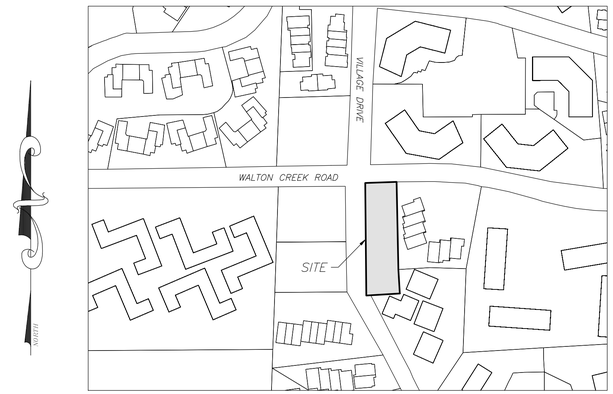
NOTICE OF RESEARCH: THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING RELIED UPON THE FINAL PLAT OF VILLAGE DRIVE TOWNHOMES. FOUR POINTS SURVEYING AND ENGINEERING REVIEWED _____ TITLE COMMITMENT NO. _____, DATED_____ IN COMPLETION OF THE FINAL PLAT.

1. UNITS SHOWN HEREON ARE IN US SURVEY FEET.
2. BASIS OF BEARING: N 01°42'52" W ALONG THE EAST LINE OF THE PROPERTY AS SHOWN HEREON.
3.

EASEMENT VACATION RECORDED AT RECEPTION NO. _____.

RECORDATION OF TOWNHOME DECLARATION

THE RECORDATION OF THE TOWNHOME DECLARATION FOR THE VANTAGE TOWNHOMES, A TOWNHOME COMMON INTEREST COMMUNITY IS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE ROUTT COUNTY CLERK AND RECORDER.



VICINITY MAP - SCALE 1":200'

ATTORNEY'S OPINION

I, JASON M. LACY 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 UPON THIS PLAT BY REVIEW OF THE TITLE COMMITMENT NO. _____ DATED _____, ISSUED FOR _____ ("TITLE COMPANY"), BASE SOLEY UPON SUCH TITLE COMMITMENT, AND THAT TITLE TO SUCH LANDS IS IN VILLAGE DRIVE TOWNHOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY ("THIS OWNER") FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS FOLLOWS: FOR THE DEED(S) OF TRUST SUBORDINATED TO HEREIN; THE LIEN OF GENERAL REAL PROPERTY TAXES AND ASSESSMENTS; PATENT RESERVATIONS; UNPATENTED MINING CLAIMS; WATER RIGHTS, CLAIMS OR TITLE TO WATER; THE TRAVERSE AND RIGHT-OF-WAY OF DITCHES, PONDS AND SPRINGS; RIGHTS-OF-WAY, EASEMENTS AND ENCROACHMENTS OF RECORD OR APPARENT; RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS, BOTH OF RECORD AND NOT OF RECORD; LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS, AND ALL SCHEDULE B EXCEPTIONS LISTED ON SAID TITLE REPORT INCLUDING WITHOUT LIMITATION THOSE SET FORTH BELOW:

8.

DATED THIS ___ DAY OF _____, 2025.

_____
JASON M. LACY (ATTORNEY AT LAW).

CITY COUNCIL APPROVAL

THE WITHIN PLAT OF VANTAGE AT VILLAGE DRIVE TOWNHOMES IS APPROVED FOR FILING THIS _____ DAY OF _____, A.D. 2025. THE DEDICATION OF THE PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR THE PURPOSES NOTED. THE CITY DOES NOT ACCEPT ANY PRIVATE IMPROVEMENTS FOR MAINTENANCE PURPOSES.

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 VANTAGE TOWNHOMES THIS _____ DAY OF _____, A.D. 2025.

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

MOUNT WERNER WATER AND SANITATION DISTRICT ACCEPTANCE OF DEDICATION

THE MOUNT WERNER WATER AND SANITATION DISTRICT DOES HEREBY ACCEPT THE DEDICATION OF THE UTILITY EASEMENTS, AS GRANTED BY THE OWNER OF THE PROPERTY SUBDIVIDED HEREBY, FOR THE PURPOSES MADE, PROVIDED THAT THE DISTRICT SHALL HAVE NO OBLIGATION OR LIABILITY TO CONSTRUCT, REPAIR, MAINTAIN, IMPROVE, OR RECONSTRUCT ANY WATER OR SEWER LINE OR APPURTENANCE WITHIN ANY SUCH EASEMENT UNTIL AND UNLESS SUCH LINE OR APPURTENANCE HAS FIRST BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RULES OF THE DISTRICT AND THE DISTRICT HAS FINALLY ACCEPTED SUCH LINE OR APPURTENANCE BY A RESOLUTION OF ITS BOARD OF DIRECTORS. THESE DEDICATIONS PRECLUDE THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS, IN THE EASEMENT AREAS WHICH COULD IMPAIR THEIR USE AS PROVIDED IN THIS DEDICATION.

MOUNT WERNER WATER AND SANITATION DISTRICT

DATE: _____ _____, 2025 BY: _____
FRANK ALFONE, GENERAL MANAGER

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 VANTAGE AT VILLAGE DRIVE TOWNHOMES, (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 RECORDER OF ROUTT COUNTY, COLORADO THIS _____ DAY OF _____ A.D., 2025 AT RECEPTION NUMBER _____ TIME: _____ _.M.

_____
JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

VANTAGE AT VILLAGE DRIVE TOWNHOMES
2936 VILLAGE DRIVE
STEAMBOAT SPRINGS, CO

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

Contour Interval = 2 ft

DATE: 6-5-2025
JOB #: 1849-012
DRAWN BY: WNM
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: FINAL PLAT

SHEET #
1