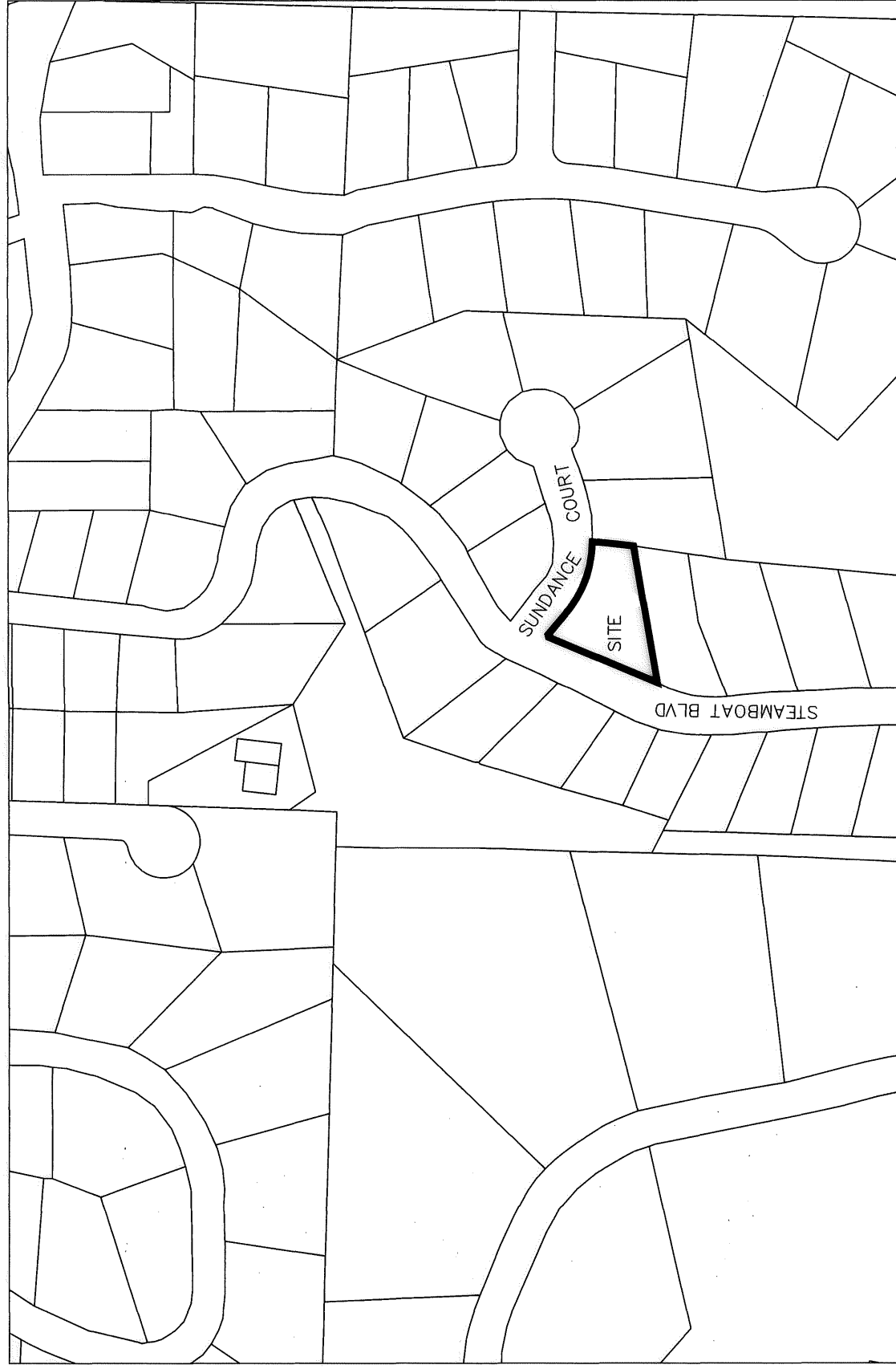
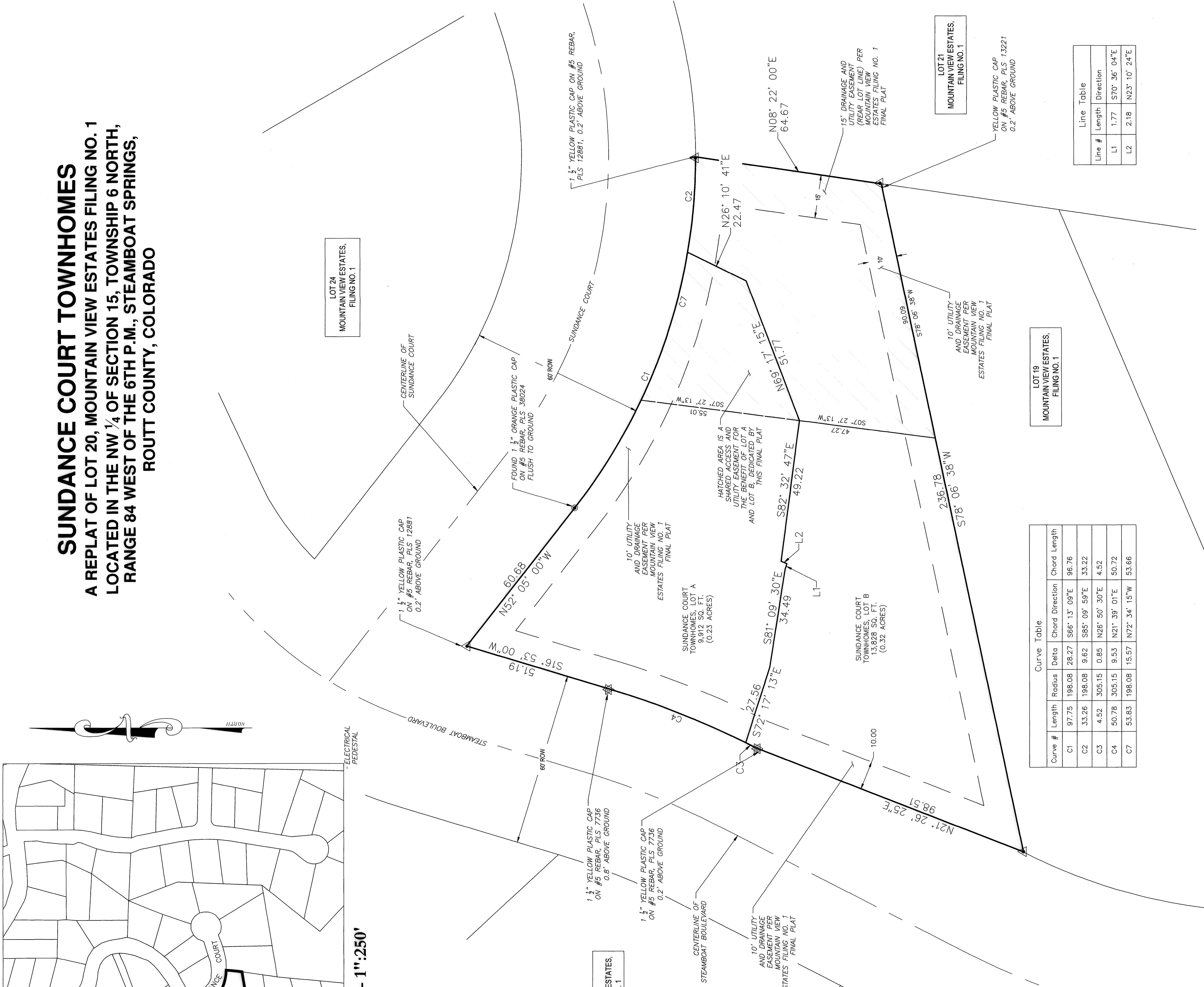




SUNDANCE COURT TOWNHOMES
A REPLAT OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO. 1
LOCATED IN THE NW 1/4 OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS,
ROUTT COUNTY, COLORADO

VICINITY MAP - 1"=250'



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

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	97.75	198.08	28.27	S86° 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
C7	53.83	198.08	15.57	N72° 34' 15"W 53.66

LOT 19
MOUNTAIN VIEW ESTATES,
FILING NO. 1

Line Table		
Line #	Length	Direction
L1	1.77	S70° 36' 04"E
L2	2.18	N23° 10' 24"E

LOT 21
MOUNTAIN VIEW ESTATES,
FILING NO. 1

CERTIFICATE OF DEDICATION AND OWNERSHIP.

KNOWN ALL MEN BY THESE PRESENTS: THAT MCENTEE GROUP LLC, A UTAH 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 UTAH LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE HERELY SUBSCRIBED THIS 5th DAY OF October, 2025

BY [Signature] MANAGER OF MCENTEE GROUP LLC, A UTAH LIMITED LIABILITY COMPANY

STATE OF COLORADO)

COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF October, 2025, BY DAN MCENTEE AS MANAGER OF MCENTEE GROUP LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 5.18.29

WITNESS MY HAND AND OFFICIAL SEAL

[Signature] 5-18-29
SIGNATURE (NOTARY PUBLIC)

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: 9-25-2025

DRAWN BY: JMM

DESIGN BY:

REVIEW BY: FSE

IF THIS DRAWING IS PRESENTED IN A COURT OF LAW, THE SCALE SHOWN HEREON SHALL BE USED.

DRAWING: TOWNHOME PLAT

SHEET # 1

CITY COUNCIL APPROVAL

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

BY: [Signature] GAL BREY, CITY COUNCIL PRESIDENT

ATTEST: [Signature] 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 5th DAY OF October, A.D. 2025.

[Signature] 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. 584533 OF ROUTT COUNTY CLERK AND RECORDERS RECORDS.

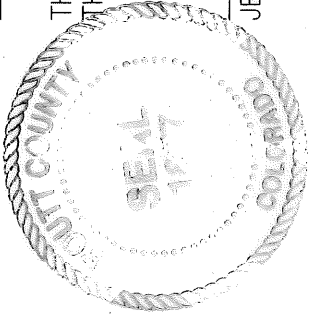
SURVEYOR'S CERTIFICATE

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 WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (I) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (II) IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND (IV) CONTAINS ALL OF THE INFORMATION REQUIRED BY C.R.S. 38-51-101.

BY: [Signature] 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 28th DAY OF October, A.D., 2025 AT RECEPTION NUMBER 584533 TIME: 3:41 P.M.



JENNY THOMAS, ROUTT COUNTY CLERK AND RECORDER
By [Signature] Jenny Thomas