

DOWNHILL PLAZA CONDOMINIUM

A CONDOMINIUM MAP

A REPLAT OF LOT 7, ELK RIVER ROAD BUSINESS PARK,
LOCATED IN THE NW1/4 OF SECTION 6, T6N, R84W, 6TH P.M.,
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 1.56 ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT LES A. LIMAN, BEING THE OWNER OF THE LAND LOCATED IN THE NW1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 7, ELK RIVER ROAD BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1982 AT RECEPTION NO. 314171;

COUNTY OF ROUTT, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 1.56 ACRES, IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF DOWNHILL PLAZA CONDOMINIUM HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE CITY OF STEAMBOAT SPRINGS A TEN (10) FOOT WIDE NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND PUBLIC UTILITIES, SAID EASEMENT BEING FIVE (5) FEET ON EACH SIDE OF THE UTILITY LINE CENTERLINE LOCATED ON AND UNDER THE COMMON ELEMENTS IN SUCH LANDS LYING OUTSIDE THE PERIMETER WALLS OF THE BUILDING FOUNDATIONS SHOWN HEREON. THIS DEDICATION IS SPECIFIC TO ALL UTILITIES CLASSIFIED AS MAINLINES. SERVICE LINES ARE PRECLUDED FROM THIS DEDICATION. THE UNDERSIGNED FURTHER DOES HEREBY IRREVOCABLY DEDICATE TO THE CITY OF STEAMBOAT SPRINGS THE DRAINAGE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES. SUCH DEDICATED EASEMENTS MAY BE VACATED IN PART OR PARTS BY THE RECORDED ORDINANCE OF THE CITY OF STEAMBOAT SPRINGS, ALONE. THESE DEDICATIONS PRECLUDE THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS, IN THE EASEMENT AREA, WHICH COULD IMPAIR THEIR USE AS PROVIDED IN THIS DEDICATION.

IN WITNESS WHEREOF, SAID LES A. LIMAN HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____, A.D. 2020.

BY: _____, AN INDIVIDUAL
LES A. LIMAN

STATE OF COLORADO)
) SS.
COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2020 BY LES A. LIMAN.

MY COMMISSION EXPIRES _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC



SHEET INDEX

- SHEET 1 - COVER PAGE
- SHEET 2 - BOUNDARY & SITE LAYOUT
- SHEET 3 - AIRSPACE DETAILS

NOTES:

1. BASIS OF BEARINGS: THE NORTHERLY BOUNDARY LINE OF LOT 7, ELK RIVER ROAD BUSINESS PARK, BEING MONUMENTED AS SHOWN HEREON AND BEING ASSUMED TO BEAR N80°21'33"E, RECORD BEARINGS PER THE PLAT OF ELK RIVER ROAD BUSINESS PARK, FILING NO. 1, HAVE BEEN ROTATED 01°00'33" CLOCKWISE TO MATCH BASIS OF BEARING.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. ABS3023549, EFFECTIVE DATE: JANUARY 3, 2020, AT 5:00 P.M., PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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 ROUTT COUNTY, COLORADO.
5. DOWNHILL PLAZA CONDOMINIUM IS SUBJECT TO ALL UNDERLYING GOVERNING DOCUMENTS AND EASEMENTS FOR ELK RIVER ROAD BUSINESS PARK AS RECORDED UNDER RECEPTION NO. 314171 AND IN FILE NO. 8986 IN THE ROUTT COUNTY RECORDS.
6. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANGE FLOODPLAIN" AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0713D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
8. THAT DOCUMENT RECORDED IN BOOK 554 AT PAGE 518 CONTAINS A SNOW STORAGE EASEMENT THAT IS BLANKET IN NATURE AND AFFECTS THE SUBJECT PROPERTY. SAID DOCUMENT ALSO CONTAINS BUILDING SETBACKS THAT WOULD REQUIRE INTERPRETATION BY THE SURVEYOR AND ARE NOT SHOWN HEREON.
9. THOSE DOCUMENTS RECORDED UNDER RECEPTION NOS. 620174 & 787523 CONTAIN AVIGATION EASEMENTS THAT ARE BLANKET IN NATURE AND AFFECT THE SUBJECT PROPERTY.

CONDOMINIUM DECLARATION

THE CONDOMINIUM DECLARATION FOR THIS DEVELOPMENT ARE LOCATED AT RECEPTION NO. _____.

SURVEYOR'S CERTIFICATE

I, JEFFRY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP OF DOWNHILL PLAZA CONDOMINIUM WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH C.R.S. 38-51-101 ET SEQ. AND IN ACCORDANCE WITH C.R.S. 38-33-3-209 AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS ____ DAY OF _____, A.D., 2020.

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

CERTIFICATE OF COMPLETION

THE UNDERSIGNED HEREBY CERTIFIES THAT (I) HE IS AN INDEPENDENT LICENSED OR REGISTERED ENGINEER OR ARCHITECT IN THE STATE OF COLORADO; (II) HE IS FAMILIAR WITH AND HAS OBSERVED THE CONSTRUCTION OF THE BUILDING IDENTIFIED AND SHOWN ON THIS MAP AND PLAT WITHIN THE REAL ESTATE SUBJECTED TO THE CONDOMINIUM DECLARATION FOR _____ AND (III) THE BUILDING SHOWN HEREON CONTAINING OR COMPRISING ANY UNITS CREATED BY SUCH CONDOMINIUM DECLARATION AND THIS MAP AND PLAT ARE SUBSTANTIALLY COMPLETED PURSUANT TO CRS 38-33-3-201(2).

DATE _____ BY: _____

STEAMBOAT SPRINGS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF STEAMBOAT SPRINGS, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION THIS ____ DAY OF _____, A.D. 2020.

REBECCA BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF DOWNHILL PLAZA CONDOMINIUM, IS APPROVED FOR FILING THIS ____ DAY OF _____, A.D. 2020, AND THE DEDICATION OF THE UNDERGROUND PUBLIC UTILITY AND DRAINAGE EASEMENTS TO THE CITY OF STEAMBOAT SPRINGS AS SHOWN OR NOTED HEREON IS HEREBY ACCEPTED FOR THE PURPOSES NOTED.

BY _____
JASON LACY, CITY COUNCIL PRESIDENT

ATTEST
JULIE FRANKLIN, CITY CLERK

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____, 2020 AT _____ 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 38-50-101.

ROUTT COUNTY SURVEYOR

THOMAS H. EFFINGER, JR. COLO REG NO. 17651

CLERK AND RECORDER'S ACCEPTANCE

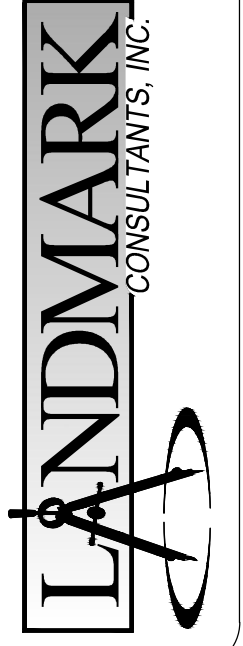
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS ____ DAY OF _____, A.D. 2020.

RECEPTION NUMBER _____ TIME _____

FILE NUMBER _____

KIM BONNER - ROUTT COUNTY CLERK AND RECORDER

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141 9th Street - P.O. Box 774943
Steamboat Springs, Colorado 80477
970.874.9439
www.LANDMARK.CO.com



NOTARIES OF PUBLIC MUST USE THESE SEALS TO VERIFY ANY LAND SURVEYOR BROUGHT TO RECORD DAMAGES RESULTING FROM ANY OF THESE ACTIONS AFTER THE PERSON BRINGS THE ACTION EITHER DISCOVERED OR KNEW OF THE DEFECTIVE INSTRUMENT AND CONCERN TO OLD MORTGAGES AND NOT THEREAFTER. BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN THREE YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON. SUCH ACTIONS BASED ON NOTICE ACCORDING TO COLORADO LAW YOU MUST FILE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY MORE THAN THREE YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NO.	DATE:	BY:	DESCRIPTION:
1	11-25-20	JAG	DRT COMMENTS
2	12-03-20	JAG	DRT COMMENTS

PROJECT:	DATE:	BY:	DESCRIPTION:
1418-003		JAG	DRT COMMENTS
		AJS	
		JAG	

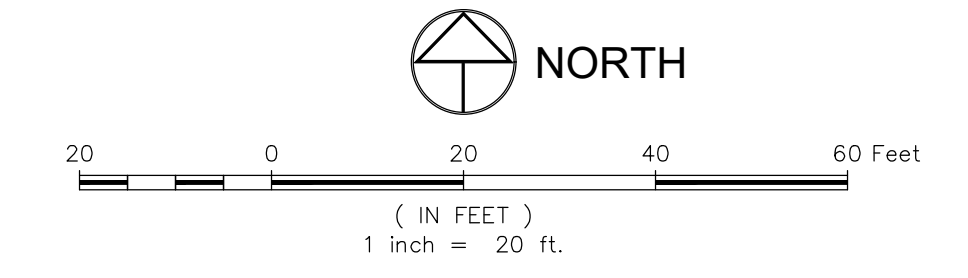
CONDOMINIUM MAP
DOWNHILL PLAZA CONDOMINIUM
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TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.,
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,
STATE OF COLORADO

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DOWNHILL PLAZA CONDOMINIUM

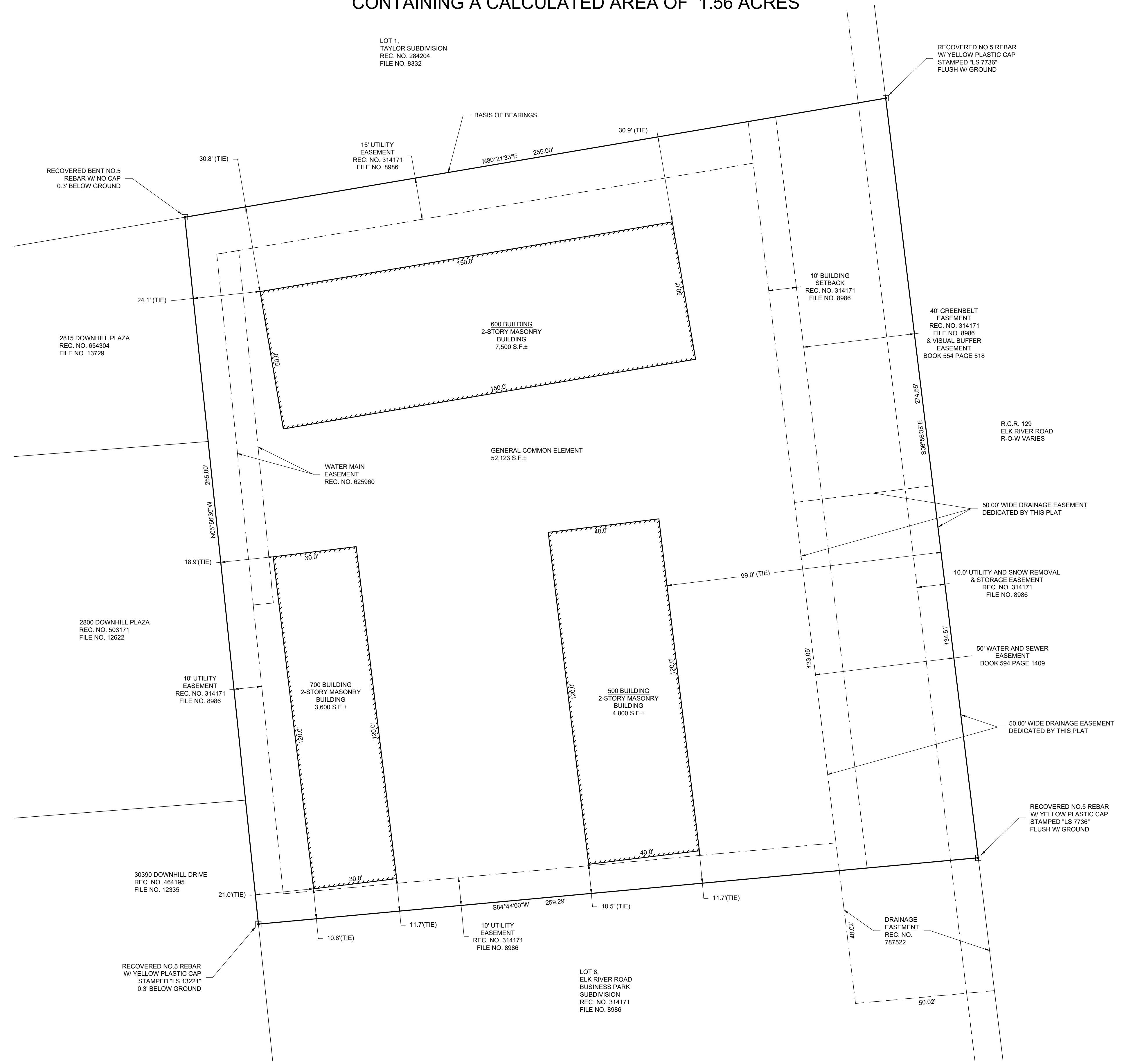
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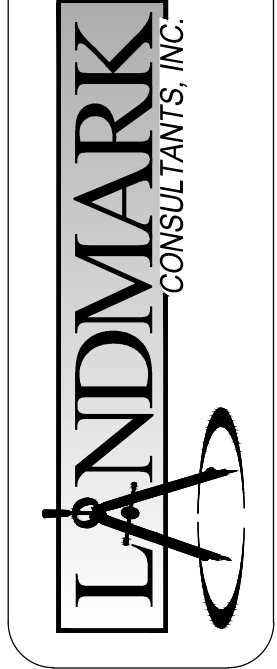


LEGEND:

BOUNDARY	=====
PROPERTY BOUNDARY	=====
ADJACENT PROPERTY BOUNDARY	-----
EASEMENT	-----
RECOVERED PROPERTY MONUMENT	□
AS NOTED	



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NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREON, THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE LANDS SHOWN OR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY OF THESE EASEMENTS OR EASEMENTS SUBJECT TO THIS PLAT. THEREFORE, THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THESE EASEMENTS OR EASEMENTS SUBJECT TO THIS PLAT. AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT AGAINST THE SURVEYOR OR HIS EMPLOYERS, SUCCESSORS, AGENTS, OR ASSOCIATES. SUCH ACTION IS BASED UPON THE RECORD AS SHOWN ON THIS PLAT. THREE YEARS AFTER THE DATE OF RECORDATION OF THIS PLAT, THE SURVEYOR SHALL BE DEEMED TO HAVE CONDUCTED A VISUAL INSPECTION OF THE LANDS SHOWN HEREON.

NO.	DATE	BY:	DESCRIPTION:
1	11-25-20	JAG	DRT COMMENTS
2	12-03-20	JAG	DRAFT

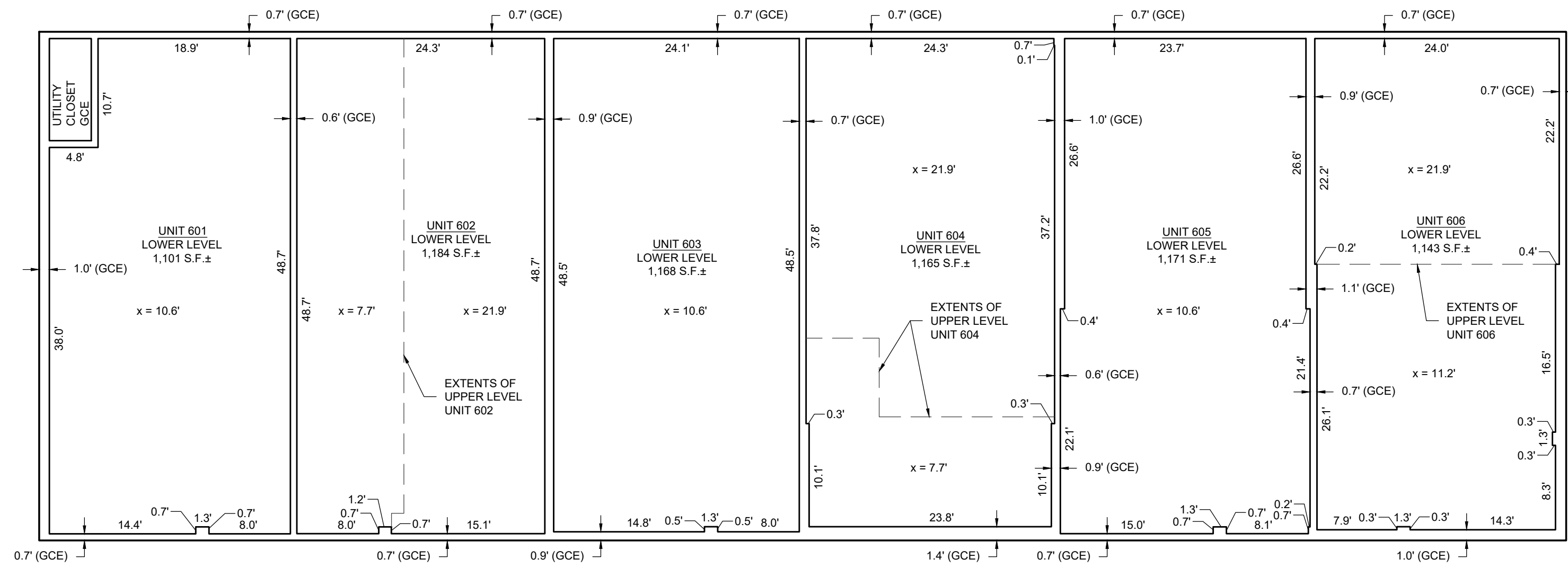
PROJECT:	DATE:	DRAWN BY:	CHECKED BY:
1418-003		JAG	JAG

CONDOMINIUM MAP
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 LOCATED IN THE NW1/4 OF SECTION 6,
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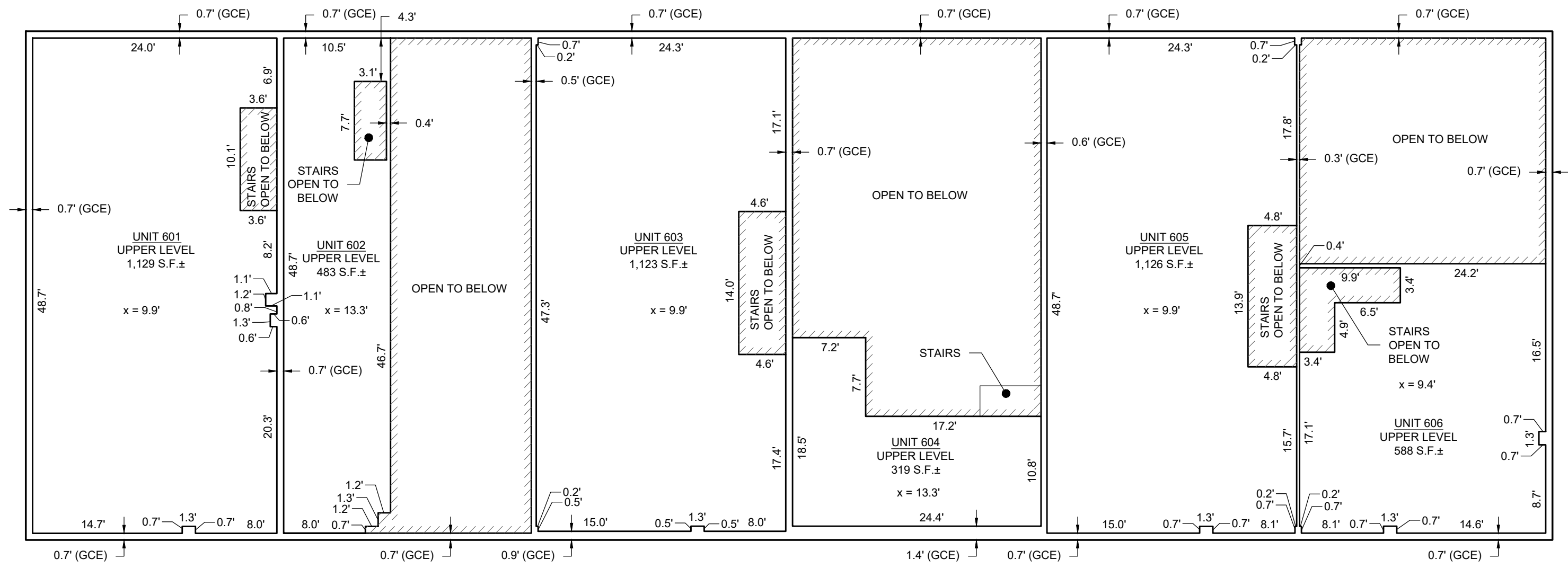
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DOWNHILL PLAZA CONDOMINIUM A CONDOMINIUM MAP

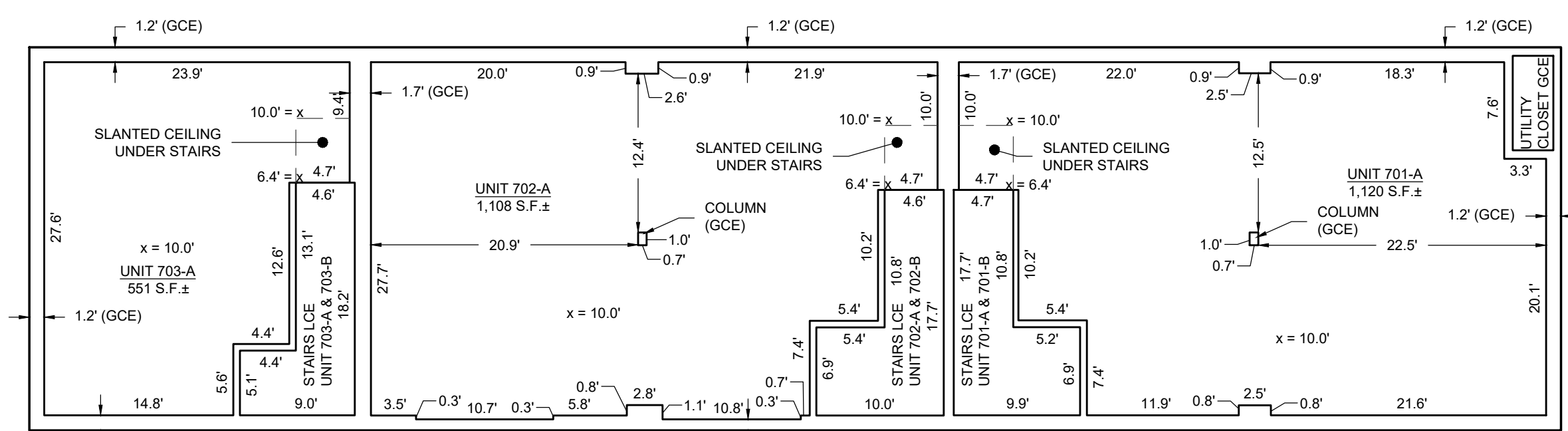
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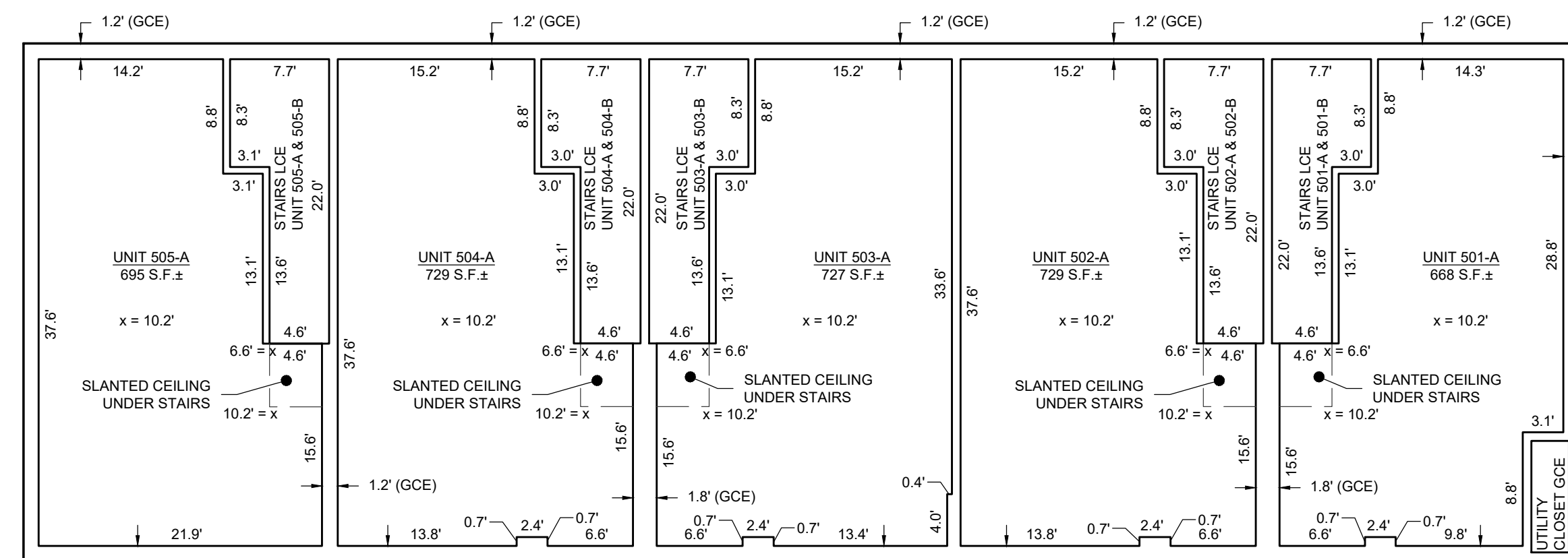
600 BUILDING NORTH
LOWER LEVEL



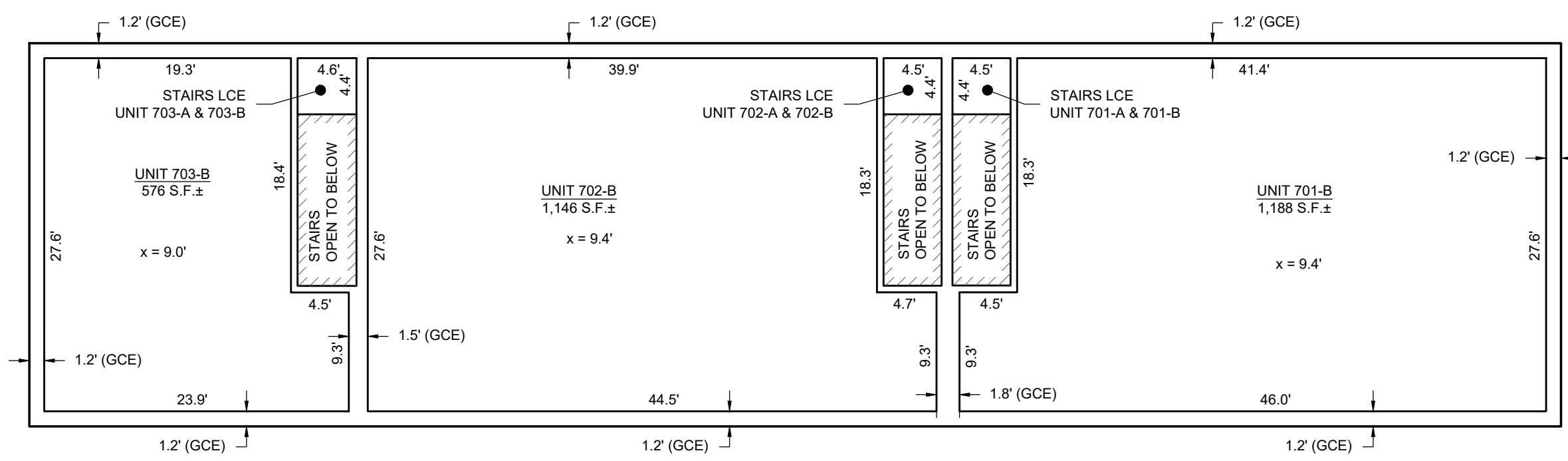
600 BUILDING NORTH
UPPER LEVEL



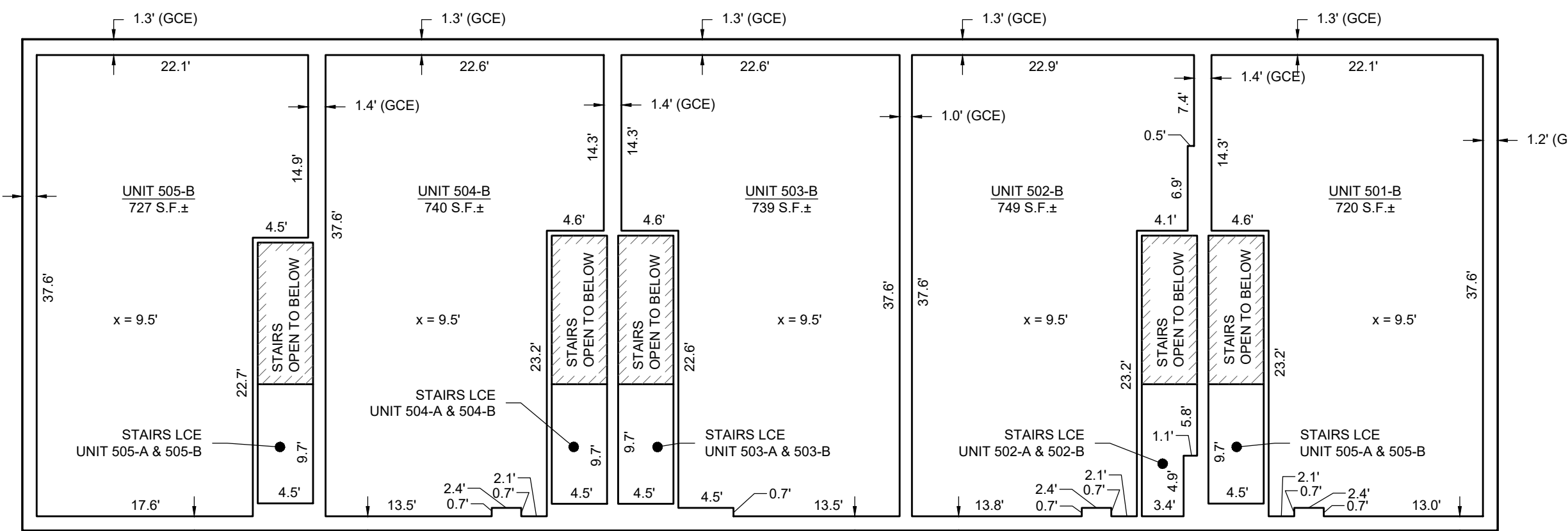
700 BUILDING NORTH
LOWER LEVEL



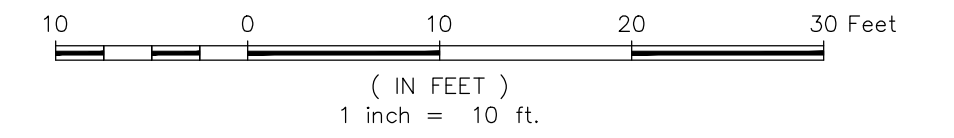
500 BUILDING NORTH
LOWER LEVEL



700 BUILDING NORTH
UPPER LEVEL



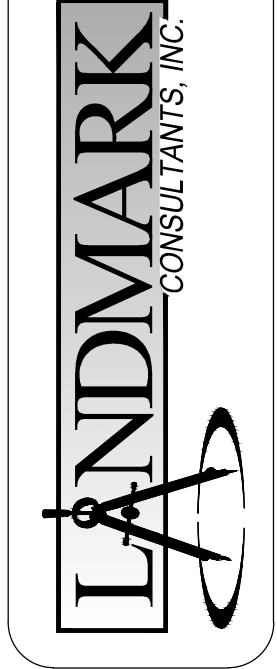
500 BUILDING NORTH
UPPER LEVEL



LEGEND

GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
x = 10.0'	FLOOR TO CEILING HEIGHT
FFE	FINISH FLOOR ELEVATION
---	EXTERIOR BUILDING WALL
---	DECK / LCE AREA
---	UNIT BOUNDARY
---	CEILING HEIGHT CHANGE

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ILLUSTRATIONS OF THIS CONDOMINIUM MAP ARE BASED UPON THE SURVEY AND RECORD PLAT FOR THE CONDOMINIUM MAP. ANY
 LAND SURVEYOR BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE THE DATE OF THE CONDOMINIUM MAP
 THESE ILLUSTRATIONS ARE THE PROPERTY OF LANDMARK CONSULTANTS, INC. AND ARE NOT TO BE REPRODUCED OR
 COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LANDMARK CONSULTANTS, INC. THE ARCHITECT AND
 ENGINEER HAVE BEEN ADVISED OF THE ABOVE AND HAVE CONSENTED TO THE ISSUANCE OF THIS CONDOMINIUM MAP.
 AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH ACTION BE BROUGHT AGAINST LANDMARK CONSULTANTS, INC. OR
 ANY OF ITS OFFICERS, EMPLOYEES, OR AGENTS. SUCH ACTION IS LIMITED TO THE CONDOMINIUM MAP YOU BUY.
 SUCH ACTION IS LIMITED TO THE CONDOMINIUM MAP YOU BUY. SUCH ACTION IS LIMITED TO THE CONDOMINIUM MAP YOU BUY.
 THREE YEARS AFTER THE DATE OF FIRST DISCOVERY OF SUCH DEFECT, IN NO EVENT SHALL ANY
 RECOVERY BE LIMITED TO THE DATE OF CERTIFICATION SHOWN HEREON.

NO.	DATE	BY	DESCRIPTION
1	11-25-20	JAG	DRT COMMENTS
2	12-03-20	JAG	DRT COMMENTS

PROJECT:	1418-003
DATE:	DRT COMMENTS
DRAWN BY:	AJS
CHECKED BY:	JAG

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 DOWNHILL PLAZA CONDOMINIUM
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