FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM

A RESUBDIVISION OF LOT 1, THE KNOLL;

LOCATED IN THE SE1/4 SECTION 21 AND IN THE NE1/4 SECTION 28, T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO CONTAINING A CALCULATED AREA OF 19.96 ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION (SRDC), BEING THE OWNER OF THE REAL PROPERTY LOCATED IN THE NE1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER LINES AND APPURTENANCES, AND FOR ACCESS OF PERSONS, VEHICLES, AND EQUIPMENT

IN WITNESS WHEREOF,	SAID STEAMBOAT	RESORT DEVELOPMENT	Γ COMPANY, A DELAWARE	CORPORATION HAS CAUS	ED ITS NAME TO BE H	EREUN 1
SUBSCRIBED THIS	DAY OF	, A.D. 2023.	•			
CTEAMBOAT DECODE D	EVEL ODMENT COL	ADANY A DELAMADE CO	ADDODATION.			

OF STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION

STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION	
BY	

STATE OF COLORADO)	
) SS	

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF __ _, A.D. 2023 BY _ STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION.

MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL.

IN WITNESS WHEREOF, SAID STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF ___

STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION

OF STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION

STATE OF COLORADO)

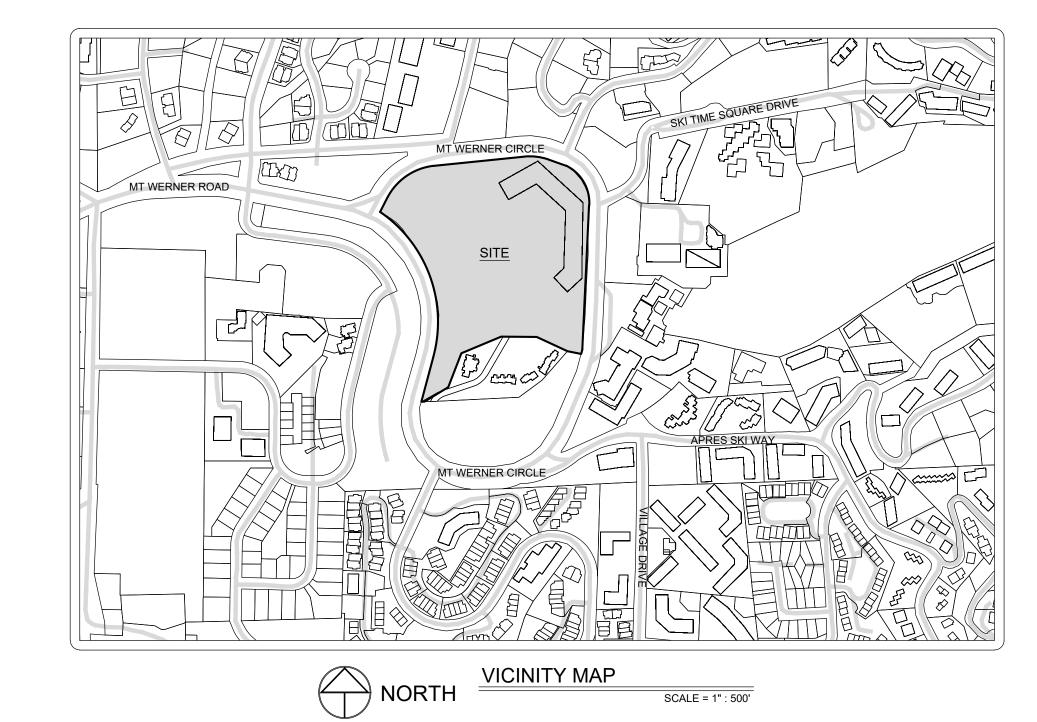
COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , A.D. 2023 BY STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

MY COMMISSION EXPIRES _

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC



- BASIS OF BEARINGS: THE NORTH LINE OF THE NE1/4 SECTION 28, BEING MONUMENTED AS SHOWN HEREON AND BEARING S88°02'29"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
- 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. ABC30028459-7, EFFECTIVE DATE: 01/06/2023, 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 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 ROUTT
- WITH THE EXCEPTION OF LOT 1 AND THE TRAM LOT SHOWN HEREON, THE PROPERTY SHOWN ON THIS FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM IS SUBJECT TO ALL UNDERLYING GOVERNING DOCUMENTS AND EASEMENTS ACCORDING TO THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM DECLARATION, RECORDED SEPTEMBER 20, 2000 AT RECEPTION NO. 533317, AS AMENDED AND SUPPLEMENTED, AND THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM MAP. RECORDED SEPTEMBER 20, 2000 AT RECEPTION NO. 533318 AND IN FILE NO. 12907, AS AMENDED AND SUPPLEMENTED.
- 6. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 7. BEARINGS SHOWN HEREON ARE ROTATED 01°01'53" COUNTERCLOCKWISE FROM RECORD BEARINGS.
- 8. THE TRAM LOT SHOWN ON THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED __, 2023 AND RECORDED AT RECEPTION NO.______ OF THE ROUTT COUNTY REAL PROPERTY RECORDS, AS AMENDED.
- 9. THE PROPERTY HEREIN PLATTED MAY BE SUBJECT TO CERTAIN SPECIAL DECLARANT RIGHTS UNDER THE DECLARATION.
- 10. UNITS CREATED UNDER THE DECLARATION ARE "NOT A PART" AND EXCLUDED FROM THIS PLAT.
- 11. CERTAIN AREAS WITHIN THIS PLAT WERE RELEASED FROM FUTURE DEVELOPMENT RIGHTS PURSUANT TO "SURRENDER OF DEVELOPMENT RIGHTS" RECORDED AT RECEPTION NO. 621251.
- 12. THE AREA SHOWN ON THIS PLAT OUTSIDE THE TRAM LOT AND LOT 1 IS SUBJECT TO REVISED MAJOR DEVELOPMENT PERMIT AND PUD FOR THE GRAND SUMMIT HOTEL AND CONFERENCE AT STEAMBOAT APPROVED BY THE STEAMBOAT SPRINGS CITY COUNCIL ON MAY 12, 1998, AS
- 13. CONSTRUCTION OF PRINCIPAL AND ACCESSORY BUILDINGS NOT PERMITTED WITHIN AREA LABELED NO-BUILD AREAS ON THIS PLAT BUT BUILDING CANTILEVERS, ROOF OVERHANGS, DECKS AND SIMILAR ABOVE GROUND STRUCTURES AND TRAILS, LANDSCAPING, PATIOS, SIDEWALKS, UTILITIES, DRAINAGE STRUCTURES, RETAINING WALLS AND SIMILAR STRUCTURES ARE ALLOWED.

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 FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS DAY OF

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

ATTORNEY'S CERTIFICAT

BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE REVIEWED TITLE COMMITMENT ORDER NO. ABC30028459-7, EFFECTIVE DATE: 01/06/2023, PREPARED BY LAND TITLE GUARANTEE COMPANY AND BASED EXCLUSIVELY COMPANY, A DELAWARE CORPORATION FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, EASEMENTS, ENCROACHMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, COVENANTS OF RECORD OR APPARENT AND THE EASEMENTS AND OTHER MATTERS SHOWN OR NOTED ON THIS PLAT.

, ATTORNEY AT LAW EFFECTIVE THE ____ DAY OF _____, 2023.

MOUNT WERNER WATER AND SANITATION DISTRICT ACCEPTANCE OF DEDICATIO

THE MOUNT WERNER WATER AND SANITATION DISTRICT DOES HEREBY ACCEPT THE DEDICATION OF THE EASEMENTS AS GRANTED BY THE OWNER OF 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 FINAL ACCEPTANCE HAS BEEN GRANTED IN WRITING BY THE DISTRICT.

MOUNT WERNER WATER AND SANITATION DISTRICT

FRANK ALFONE, GENERAL MANAGER

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 _____

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

STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM IS APPROVED FOR FILING THIS _____ DAY OF _ A.D. 2023. THE DEDICATION OF THE DRAINAGE, UTILITY AND NON-MOTORIZED SIDEWALK EASEMENTS AS NOTED OR SHOWN HEREON IS HEREBY ACCEPTED.

ROBIN CROSSAN, CITY COUNCIL PRESIDENT

JULIE FRANKLIN, CITY CLERK

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 ______, A.D. 2023.

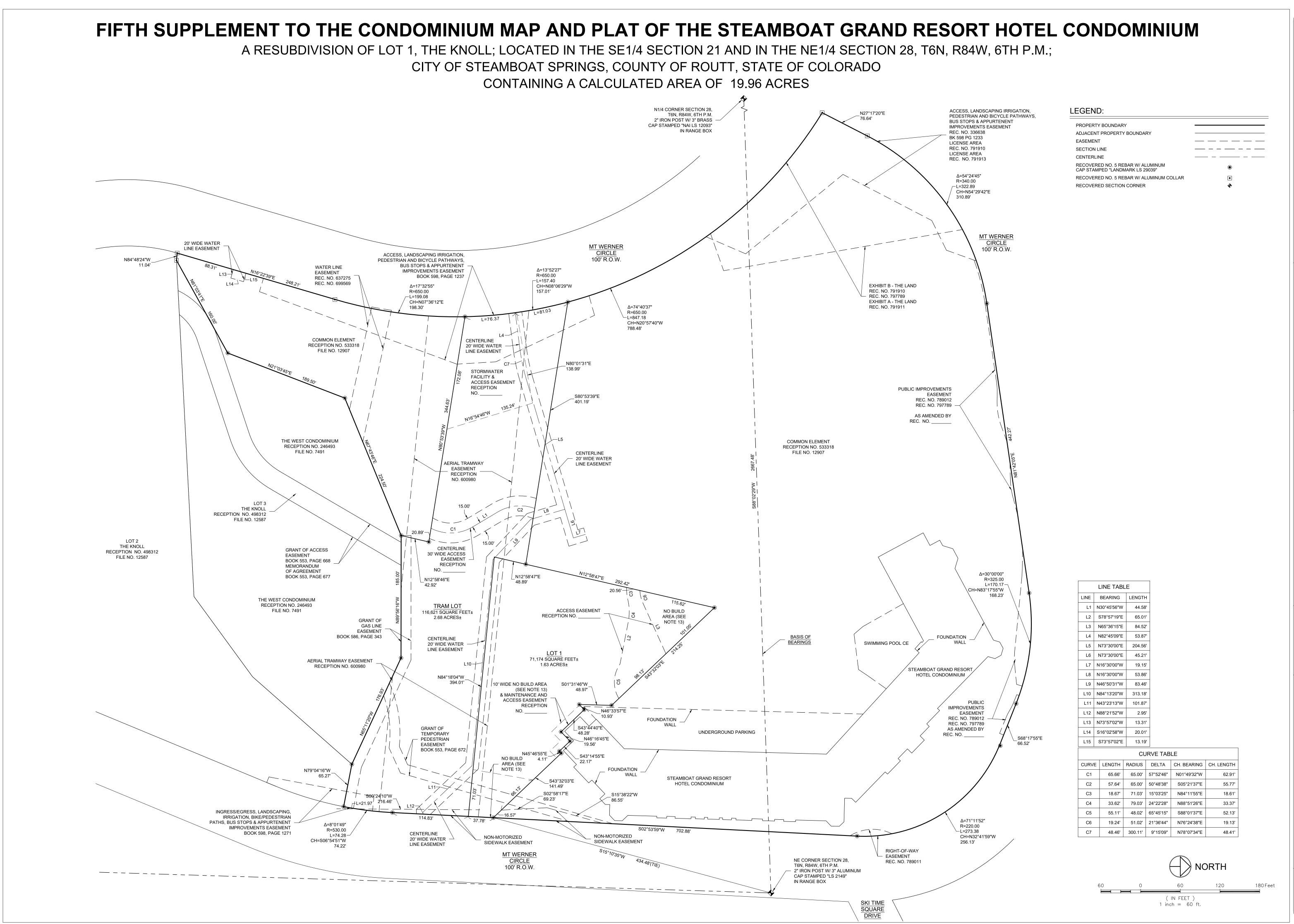
RECEPTION NUMBER _____ TIME ____

FILE NUMBER _____

JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

SHEET

Of 2 Sheets



SHEET

Of 2 Sheets