

INDIAN MEADOWS FILING NO. 4
A REPLAT OF LOT 1, INDIAN MEADOWS, FILING NO. 3
LOCATED IN THE SE ¼ OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF
THE 6TH P.M., CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF
COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOWN ALL MEN BY THESE PRESENTS: THAT GRAY STONE, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: LOT 1 INDIAN MEADOWS FILING NO. 3, ACCORDING TO THE PLAT RECORDED SEPTEMBER 14, 2017 AT FILE NO. 143026 AND RECEPTION NO. 783204, COUNTY OF ROUTT, STATE OF COLORADO, CONTAINING 3.875 ACRES, UNDER THE NAME AND STYLE OF INDIAN MEADOWS FILING NO. 4, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC THE FOLLOWING EASEMENTS: (i) A TWELVE (12') FOOT WIDE PEDESTRIAN ACCESS EASEMENT ON LOT 2, (ii) THIRTY (30') FOOT WIDE PUBLIC ACCESS AND ROAD EASEMENT WITHIN LOT 2, (iii) A TWENTY FOUR (24') FOOT AND FORTY FIVE (45') FOOT EMERGENCY ACCESS AND UTILITY EASEMENT, (iv) TWENTY (20') FOOT PUBLIC UTILITY EASEMENT, (v) TEN (10') FOOT WIDE SNOW REMOVAL AND UNDERGROUND UTILITY EASEMENT, (vi) TWENTY (20') FOOT BY TWENTY (20') SIGN EASEMENT, (vii) 50' WIDE PUBLIC ACCESS, UNDERGROUND UTILITY, AND EMERGENCY SERVICE VEHICLE ACCESS EASEMENT (viii) AND THE OTHER EASEMENTS AS SHOWN HEREON FOR UTILITIES, EMERGENCY SERVICE VEHICLE ACCESS, LANDSCAPE, DRAINAGE BUFFER, SIGNS, ACCESS AND SNOW REMOVAL (ix) THE TEMPORARY ACCESS EASEMENT.

IN WITNESS WHEREOF, THE SAID GRAY STONE, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 2023

BY _____ AS MANAGER OF GRAY STONE, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF _____}

COUNTY OF _____}

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY _____ AS MANAGER OF GRAY STONE, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (NOTARY PUBLIC)
(SEAL)



VICINITY MAP

SCALE: 1" = 300'

ATTORNEY'S OPINION

I, _____, 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 REPORT ISSUED BY THE _____ NO. _____, EFFECTIVE DATE _____ AND BASED SOLELY UPON SUCH REVIEW, THAT TITLE TO SUCH LANDS IS VESTED IN GRAY STONE, LLC FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, THE TRAVERSE AND RIGHT-OF-WAY OF CERTAIN DITCHES, PONDS AND SPRINGS, RIGHTS-OF-WAY, EASEMENTS AND ENCROACHMENTS OF RECORD AND APPARENT RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS AND THOSE SPECIFIC SCHEDULE B EXCEPTIONS LISTED ON SAID TITLE REPORT.

_____, ATTORNEY-AT-LAW

EFFECTIVE THE _____ DAY OF _____, 2023

DRAWING INDEX

SHEET 1 TITLE PAGE
SHEET 2 FINAL PLAT

CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF INDIAN MEADOWS FILING NO. 4 IS APPROVED FOR FILING THIS _____ DAY OF _____, 2023 AND THE DEDICATION OF THE RIGHT OF WAY, PUBLIC ACCESS AND UTILITY EASEMENTS, TEMPORARY ACCESS EASEMENT, SNOW REMOVAL AND UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY ACCEPTED FOR THE PURPOSES NOTED.

BY: _____, 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 INDIAN MEADOWS FILING NO. 4 THIS _____ DAY OF _____, A.D. 2023.

REBECCA BESSEY, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

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 INDIAN MEADOWS FILING NO. 4: (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

NOTES

- 1) BASIS OF BEARING: S00°57'00"W, ALONG THE EASTERLY LINE OF THE U.S. 40 RIGHT OF WAY, COMMON AS THE WEST LINE OF INDIAN MEADOWS FILING NO. 3 BETWEEN FOUND MONUMENTS AS SHOWN.
- 2) ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS MAP WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDED OF ROUTT COUNTY, COLORADO THIS _____ DAY OF _____ A.D., 2023 AT RECEPTION NUMBER _____ TIME: _____ M. AND FILE NO. _____

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

ROUTT COUNTY SURVEYOR CERTIFICATE

THIS MAP WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____ DAY OF _____, 2023, AT _____ M. IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

ROUTT COUNTY SURVEYOR

BY: _____
THOMAS H. EFFINGER, JR PLS 17651

GRAY STONE, LLC

FINAL PLAT
INDIAN MEADOWS
FILING NO. 4

NO.	DATE	REVISIONS	INT

DATE: 3-10-2023 DESIGN: JNM
JOB NO. 1448-005 DRAFTED: _____
DWG. NAME: _____ REVIEW: _____

Four Points
Surveying and Engineering

440 S. Lincoln Ave., Suite 4B
P.O. Box 775966,
Steamboat Springs, CO 80487
(970)-871-6772
wnmpepls@gmail.com

SHEET NO.