

STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1

A REPLAT OF LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT

LOCATED IN THE N $\frac{1}{2}$ SECTION 1, TOWNSHIP 6 NORTH AND S $\frac{1}{2}$ SECTION 36, TOWNSHIP 7 NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOWN ALL MEN BY THESE PRESENTS: THAT STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 2008 AT RECEPTION NO. 671936 AND FILE NO. 13835, COUNTY OF ROUTT, STATE OF COLORADO, CONTAINING 133.92 ACRES IN THE CITY OF STEAMBOAT SPRINGS UNDER THE NAME AND STYLE OF STEAMBOAT AIRPARK SUBDIVISION, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT IN THE CITY OF STEAMBOAT SPRINGS, STATE OF COLORADO AND BY THESE PRESENT DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE CITY OF STEAMBOAT SPRINGS, STATE OF COLORADO THE PUBLIC RIGHT OF WAY, UTILITY EASEMENTS, AND OTHER PUBLIC EASEMENTS AS SHOWN, LABELED AND DESCRIBED HEREON FOR THE PURPOSES STATED. THESE DEDICATIONS PRECLUDE THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS, IN THE EASEMENT AND RIGHT OF WAY AREAS, WHICH COULD IMPAIR THEIR USE AS PROVIDED IN THIS DEDICATION.

BY _____ AS _____ OF STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, THE SAID STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 2024

BY _____ AS MANAGER OF STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF _____ }

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2024, BY _____ AS STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (NOTARY PUBLIC)
(SEAL)

CONSENT OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED BEING THE BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. _____ IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON AND HEREBY SUBORDINATES THE INTERESTS OF THE UNDERSIGNED EXISTING BY VIRTUE OF SAID DEED OF TRUST TO THE SUBDIVISION AND CONVEYANCE SHOWN HEREON.

BY _____ A COLORADO CORPORATION

BY: _____
NAME: _____
TITLE: _____

STATE OF COLORADO) SS.

COUNTY OF ROUTT)

THE FOREGOING CONSENT OF DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS ____ OF _____ 2024 BY _____ AS _____ OF _____ WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

SIGNATURE (NOTARY PUBLIC)



VICINITY MAP



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PLAT NOTES

- 1) BASIS OF BEARING: S85°05'00"E, 1271.20 FEET ALONG THE NORTH LINE OF LOT 1, WEST ACRES RANCH SUBDIVISION FINAL PLAT 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.

ATTORNEY'S OPINION

I, GEORGE ECK, 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. _____ EFFECTIVE DATE _____ SUCH LANDS IS VESTED IN STEAMBOAT SPRINGS AIRPARK, 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 COMMITMENT.

GEORGE ECK, ATTORNEY-AT-LAW

EFFECTIVE THE _____ DAY OF _____, 2024

CITY COUNCIL APPROVAL

THE WITHIN PLAT OF CAPTAIN JACK HEIGHTS, IS APPROVED FOR FILING THIS _____ DAY OF _____, 2024 AND THE DEDICATION OF DRAINAGE AND UTILITY EASEMENTS AS SHOWN, LABELED AND DESCRIBED HEREON FOR THE PURPOSES STATED AS SHOWN HEREON ARE HEREBY ACCEPTED FOR THE PURPOSES NOTED.

BY: _____
ROBIN CROSSAN, 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 CAPTAIN JACK HEIGHT THIS _____ DAY OF _____, A.D. 2024.

REBECCA BESSEY AICP, 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 PLAT AND SURVEY OF CAPTAIN JACK HEIGHTS, (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., 2024 AT RECEPTION NUMBER _____ TIME: _____ .M. AND FILE NO. _____

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

	No.	DATE	REVISIONS	INT		SHEET #
DATE: 11-30-2023						Four Points Surveying & Engineering 440 S. Lincoln Ave, Suite 4B P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 matthew@fourpointsse.com
JOB #: 1670-001						
DRAWN BY: WNM/MDM						
DESIGN BY: WNM/MDM						
REVIEW BY: FPSE						
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.						1