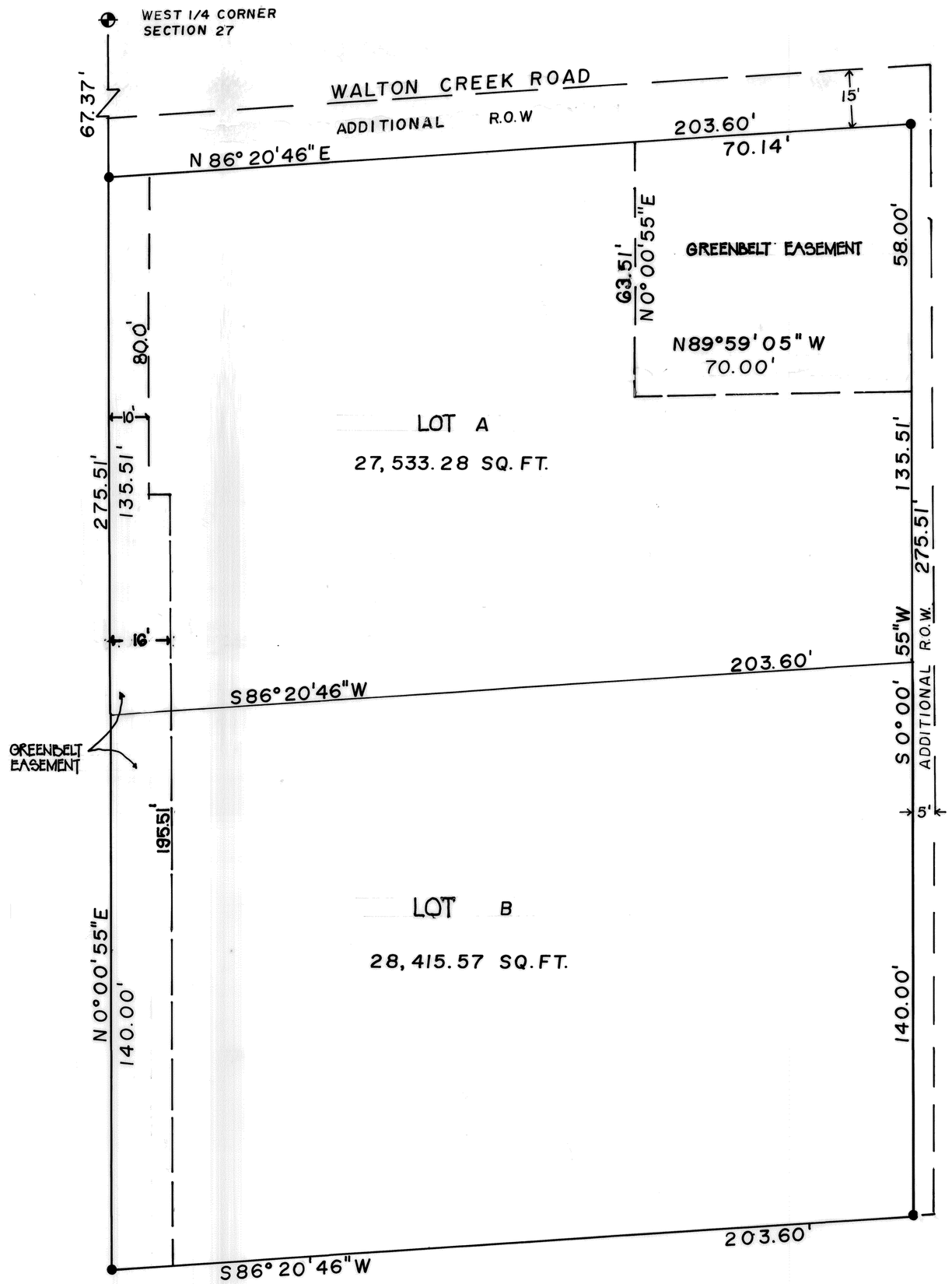
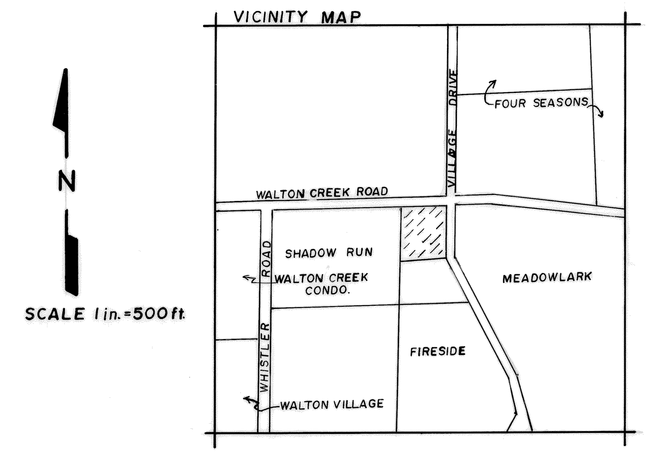
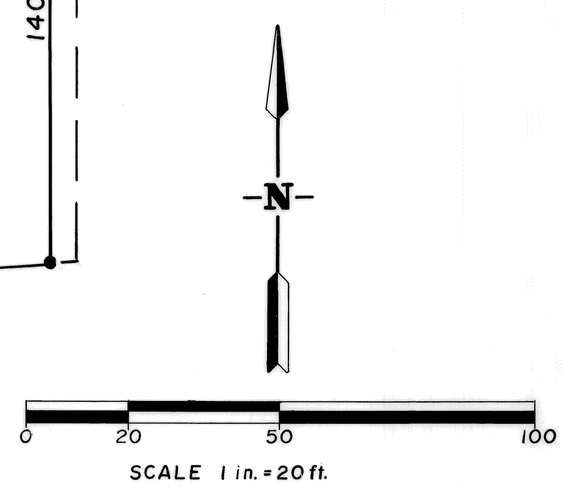
8628
1 of 1

MOUNTAIN OFFICE PARK SUBDIVISION

LOCATED IN THE NW1/4 NW1/4 SW1/4, SECTION 27, T.6N.-R.84W.,
CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.







BASIS OF BEARING

BEING THE WEST BOUNDARY OF THE NW1/4 OF SECTION 27
(N 0°00'55"E)

ATTORNEY'S OPINION

I, THOMAS R. SHARP, BEING AN ATTORNEY-AT-LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE LAND HEREIN SHOWN UPON THIS SUBDIVISION MAP, THAT TITLE TO SUCH LAND IS IN LLOYD G. LOCKHART AND TYRONE RAY LOCKHART TRUSTEES AS TO AN UNDIVIDED ONE-HALF INTEREST, AND LLOYD G. LOCKHART AND ANNABETH LOCKHART TRUSTEES AS TO AN UNDIVIDED ONE-HALF INTEREST, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: U.S. PATENT RESERVATIONS, PROTECTIVE COVENANTS OF RECORD, THE LIEN FOR CURRENT TAXES, EASEMENTS OF RECORD OR APPARENT.
DATED THIS 11TH DAY OF July A.D. 1980

Thomas R. Sharp
ATTORNEY-AT-LAW

SURVEYOR'S CERTIFICATE

I, CHARLES B. SIGNS, DO HEREBY CERTIFY THAT THIS MAP OF "MOUNTAIN OFFICE PARK" WAS MADE BY ME AND ACCURATELY DESCRIBES THE LAYOUT, MEASUREMENTS AND LOCATION OF THE TWO LOTS SITUATED ON THE PROPERTY DESCRIBED IN THE ABOVE OWNER'S CERTIFICATE. STEEL PINS ARE SET.

Charles B. Signs
COLORADO REGISTERED LAND SURVEYOR
NUMBER 16422

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT LLOYD G. LOCKHART AND TYRONE RAY LOCKHART TRUSTEES AS TO AN UNDIVIDED ONE-HALF INTEREST, AND LLOYD G. LOCKHART AND ANNABETH LOCKHART TRUSTEES AS TO AN UNDIVIDED ONE-HALF INTEREST, BEING THE OWNERS OF THE FOLLOWING DESCRIBED LAND:

PARCEL D, ACCORDING TO "MAP OR PLAT AND BOUNDARY AGREEMENT" OF TRACTS IN SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., RECORDED JULY 5, 1979 AT FILE NO. 8363, AND RECORDED AUGUST 27, 1979 AT FILE NO. 8406, ROUTT COUNTY RECORDS, COLORADO,

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME UNDER THE NAME AND STYLE OF "MOUNTAIN OFFICE PARK", AS SHOWN ON THIS PLAT, CONSISTING OF TWO LOTS, AND BY THESE PRESENTS DO HEREBY GRANT, DEDICATE AND CONVEY:

A. THE ADDITIONAL RIGHT-OF-WAY FOR WALTON CREEK ROAD TO THE CITY OF STEAMBOAT SPRINGS AS SHOWN IMMEDIATELY NORTH OF THIS SUBDIVISION, AND ADDITIONAL RIGHT-OF-WAY FOR VILLAGE DRIVE.
B. PERPETUAL EASEMENTS TO THE CITY OF STEAMBOAT SPRINGS ON AND OVER THE LAND DESCRIBED AS "GREENBELT" HEREON, FOR USE AS GREENBELT, OPEN SPACE AND NON-VEHICULAR PATH.

AS WITNESS WHEREOF, THE SAID LLOYD G. LOCKHART AND TYRONE RAY LOCKHART TRUSTEES AS TO AN UNDIVIDED ONE-HALF INTEREST, AND LLOYD G. LOCKHART AND ANNABETH LOCKHART TRUSTEES AS TO AN UNDIVIDED ONE-HALF INTEREST, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 10 DAY OF July, 1980.

LLOYD. G. LOCKHART AND TYRONE RAY LOCKHART, TRUSTEES AS TO AN UNDIVIDED ONE-HALF INTEREST

Lloyd G. Lockhart
LLOYD G. LOCKHART

Tyrone Ray Lockhart
TYRONE RAY LOCKHART

LLOYD G. LOCKHART AND ANNABETH LOCKHART, TRUSTEES AS TO AN UNDIVIDED ONE-HALF INTEREST

Lloyd G. Lockhart
LLOYD G. LOCKHART

Annabeth Lockhart
ANNABETH LOCKHART

STATE OF COLORADO
SS
COUNTY OF ROUTT

THE FOREGOING OWNER"S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF July, 1980 BY LLOYD G. LOCKHART, TYRONE RAY LOCKHART AND ANNABETH LOCKHART, TRUSTEES.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 10-26-82

Dyrone B. Sears

APPROVAL BY CITY COUNCIL CITY OF STEAMBOAT, COLORADO

THE WITHIN PLAT OF "MOUNTAIN OFFICE PARK" IS APPROVED FOR FILING THIS 10TH DAY OF July A.D. 1980. THE DEDICATION OF THE ADDITIONAL RIGHT-OF-WAY FOR WALTON CREEK AND VILLAGE DRIVE ROADS AND THE GREENBELT EASEMENT AREAS IS ACCEPTED; PROVIDED THAT THE CITY OF STEAMBOAT SPRINGS ASSUMES NO OBLIGATION FOR THE MAINTENANCE OF GREENBELT AREAS OR FOR CONSTRUCTION OR MAINTENANCE OF THE BIKE PATH.

Edna F. Sherman
CITY CLERK

John L. Worcester
PRESIDENT

APPROVAL BY STEAMBOAT SPRINGS PLANNING COMMISSION

THE PLANNING COMMISSION OF STEAMBOAT SPRINGS, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF "MOUNTAIN OFFICE PARK" AT A MEETING OF SAID COMMISSION HELD THIS 10TH DAY OF July A.D. 1980.

Stephen S. Elkins
VICE CHAIRMAN

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ROUTT COUNTY AT 3:30 P.M. ON THE 21 DAY OF August A.D. 1980 IN FILE NUMBER _____, RECEPTION NUMBER 425528.

Bernice Dunklee Sherman Recording Dep.
COUNTY CLERK AND RECORDER

DECLARATION OF COVENANTS RECORDED IN BOOK 509, PAGE 112 ROUTT COUNTY RECORDS.

Ordinance No. 685: 5/14/77

File No. 8628