FINAL PLAT FOR THE 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 NETHAL SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; DESCRIBED AS THE TRAM LOT AND LOT 1 AS SHOWN HEREON, AND THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION, BEING THE ASSOCIATION OF UNIT OWNERS UNDER THE STEAMBOAT GRAND RESORT HOTEL, CONDOMINIUM DECLARATION, RECORDED SEPTEMBER 20, 2000, AT RECEPTION NO. 533317, AS AMENDED AND SUPPLEMENTED (THE "DECLARATION") SOLELY FOR THE PURPOSE OF ACKNOWLEDING THE RIGHT OF SRDC TO RECORD THIS PLAT AND TO MAKE THE DEDICATIONS HEREON PROVIDED AND ONLY WITH RESPECT TO THE COMMON ELEMENTS OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM, MIDER THE NAME AND STYLE OF FINAL PLAT FOR THE FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM, HAVE LAID OUT, PLATTED AND SUBJECT OF STEAMBOAT SPRINGS A TEN (10) FOOT WIDE NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND DRAINAGE FACILITIES AND FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND PUBLIC UTILITIES, SAID EASEMENT EIGH FIVE (5) FEET ON EACH SUBJECT ON A LUTILITIES CASSIFIED AS MAINLING LOCATED WITHIN THE TRAN LOT AND LOT 1 SHOWN HEREON LYING OUTSIDE THE PERIMETER WALLS OF THE DILLDING FOUNDATIONS OR OTHER STRUCTURES NOW OR HEREAFTER CONSTRUCTED ON SAID TRAM LOT OR LOT 1. THIS DEDICATION IS SPECIFIC TO ALL UTILITIES CLASSIFIED AS MAINLINGLE SCREVICE LINES ARE PRECLUDED FROM THIS DEDICATION. SPECIFIC TO ALL UTILITIES CLASSIFIED AS MAINLINGLE SCREVICE LINES ARE PRECLUDED FROM THIS DEDICATION IS SPECIFIC TO ALL UTILITIES CLASSIFIED AS MAINLINGLE SCREVICE DID AND A COLORADO NONPROFIT CORPORATION DO HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE CITY OF STEAMBOAT SPRINGS. THE RECONDED ORDINANCE OF THE CITY OF STEAMBOAT SPRINGS, ALLONE. THE RECONDED THE DEDICATI

IN WITNESS WHEREOF, SAID STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION HAS CAUSED ITS NAME TO BE HEREUNTO
SUBSCRIBED THIS DAY OF, A.D. 2024.
STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION

STEAMING	EAMBOAT RESORT DEVELOPMENT COMPANT, A DELAWARE CORPORATION			
BY				
	AS	OF STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION		

STATE OF COLORADO)) SS.

COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2024 BY _____ AS ____ OF STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION.

MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

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 _______, A.D. 2024.

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

AS ______OF STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM ASSOCIATION, INC., A COLORADO

STATE OF COLORADO)

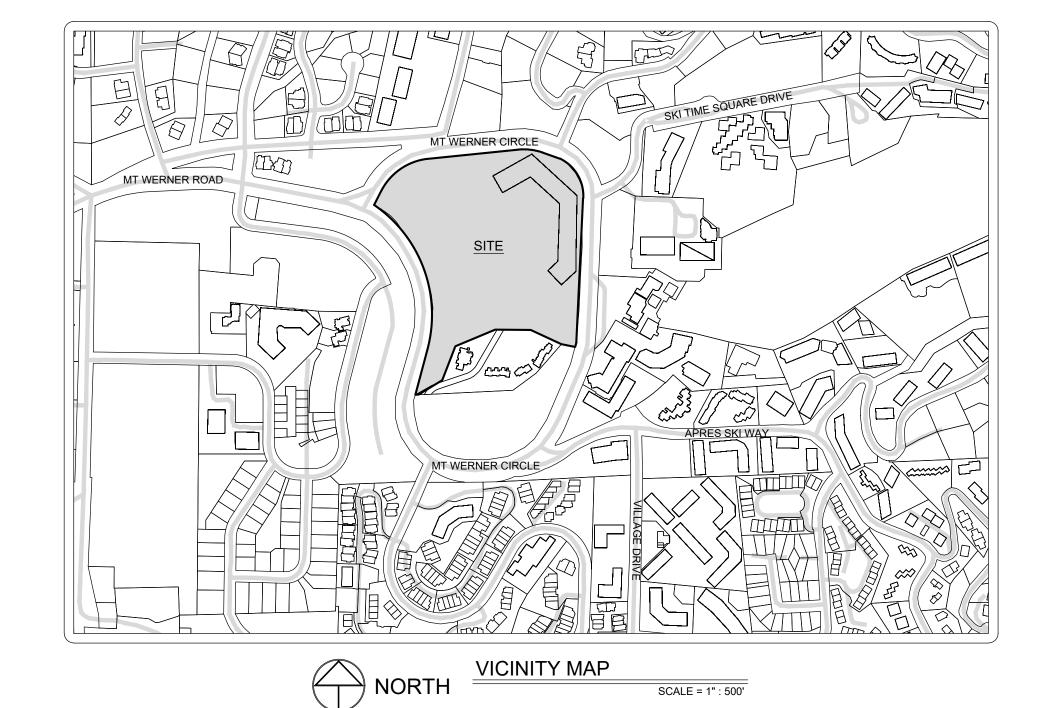
) S COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2024 BY _____ AS STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC



NOTES:

- 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
- 5. WITH THE EXCEPTION OF LOT 1 AND THE TRAM LOT SHOWN HEREON, THE PROPERTY SHOWN ON THIS FINAL PLAT FOR THE 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
 _______, 2024 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 AMENDED.
- 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.
- 14. THE PROPERTY HEREIN PLATTED IS SUBJECT TO THAT ACCESS EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. _____
- 15. THE PROPERTY HEREIN PLATTED IS SUBJECT TO THAT SIDEWALK MAINTENANCE AGREEMENT RECORDED UNDER RECEPTION NO.
- 16. THE PROPERTY HEREIN PLATTED IS SUBJECT TO THAT DOCUMENT RECORDED UNDER RECEPTION NO. 681998.

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 FINAL PLAT FOR THE 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 _____ A.D., 2024

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

ATTORNEY'S CERTIFICAT

I, _______, 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 UPON SAID TITLE COMMITMENT, FEE SIMPLE TITLE TO THE TRAM LOT AND LOT 1 SHOWN HEREON IS VESTED IN STEAMBOAT RESORT DEVELOPMENT 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				
FECTIVE THE	DAY OF	2024		

FRANK ALFONE, GENERAL MANAGER

MOUNT WERNER WATER AND SANITATION DISTRICT ACCEPTANCE OF DEDICATION

THE MOUNT WERNER WATER AND SANITATION DISTRICT DOES HEREBY ACCEPT THE DEDICATION OF THE EASEMENTS AS GRANTED BY THE OWNER OF THE PROPERTY SUBDIVIDED HEREBY, FOR THE PURPOSES MADE, PROVIDED THAT THE DISTRICT SHALL HAVE NO OBLIGATION OR LIABILITY TO 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	
RV:	DATE:

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. 2024.

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

STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF FINAL PLAT FOR THE FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM IS APPROVED FOR FILING THIS _____ DAY OF _____ A.D. 2024. THE DEDICATION OF THE DRAINAGE, UTILITY AND NON-MOTORIZED SIDEWALK EASEMENTS AS NOTED OR SHOWN HEREON IS HEREBY ACCEPTED.

BY	
GAIL GAREY, CITY COUNCIL PRESIDEN	ĪT
ATTEST	
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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. 2024.

RECEPTION NUMBER _____ TIME ____

JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

141 9th Street ~ P.O. Box 774943 Steamboat Springs, Colorado 80477 (970) 871-9494 www.LANDMARK-CO.com

LANDIMARK

ITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST A LEED WEGLOER PROJUCT OF RECOVER DAMAGES RESULTING FROM ANY LEGED NEGLOENT OR BEFORMED SURVEY SHALL BE BROUGHT WITHIN THE PERSON BEINGING THE ACTION EITHER DISCOVERED THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE COVERED THE MEGLIGENCE OR DEFECT WHICH GAVE RES TO SUCH ACTION DO NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT RE TIANN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH ACTION IS BASED. NOTICE: ACCORDING TO COLORADO LAW YOU MUST CHANNED AND THE SURVEY UPON MUST CHANNED AND THE SURVEY WITHIN THE SURVEY WIT

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BY:					
DATE:					
ON					

DATE: 03/04/24

DRAWN BY: JAG

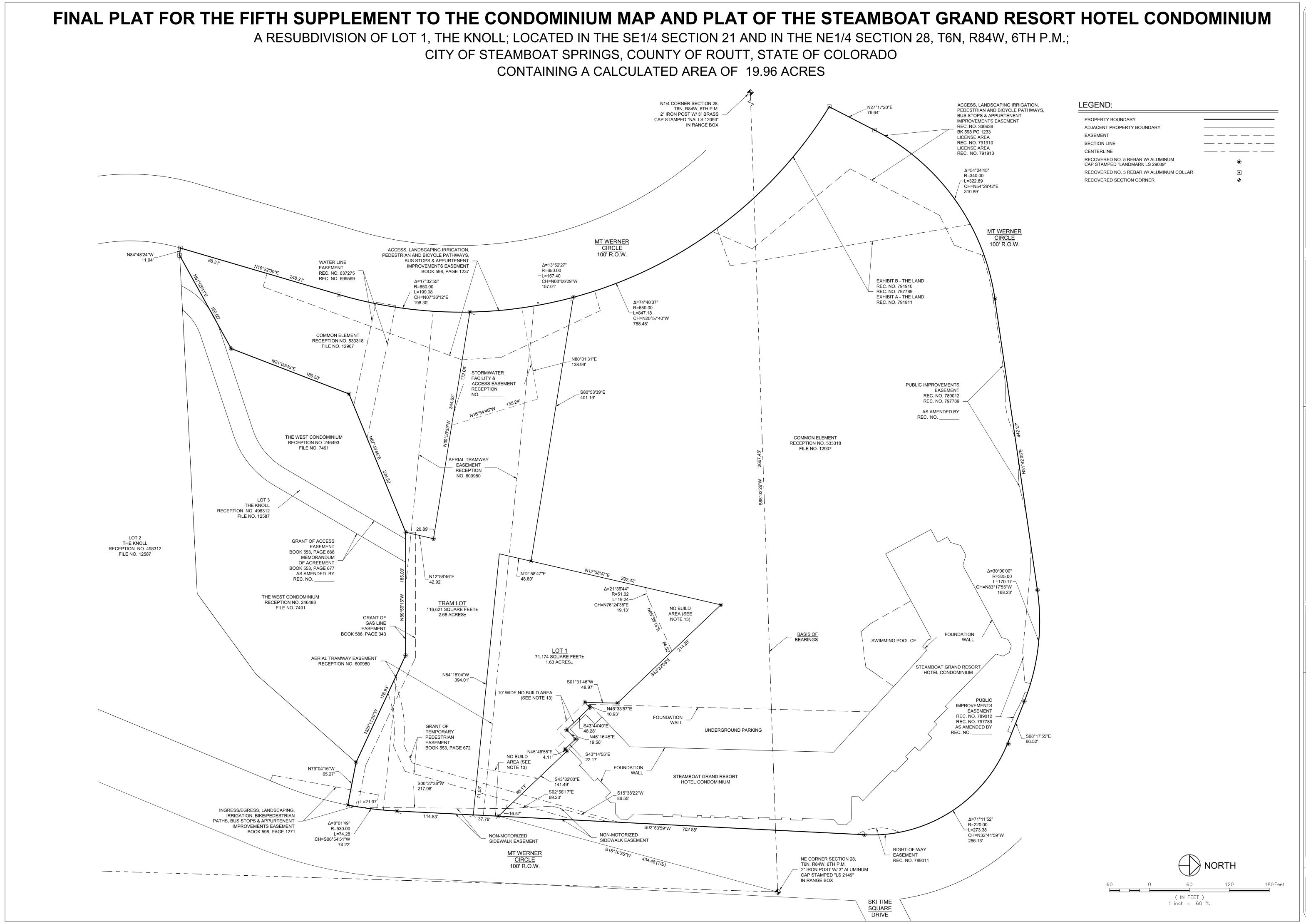
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FINAL PLAT FOR THE
SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT
E STEAMBOAT GRAND RESORT HOTEL CONDOMINIUN
IN THE SE1/4 SECTION 21 AND IN THE NE1/4 SECTION
I, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS,

SHEET

1

Of 2 Sheets



141 9th Street ~ P.O. Box 774943 Steamboat Springs, Colorado 80477 (970) 871-9494 www.LANDMARK-CO.com

ANTS, INC. Steamboat Spri (970)

LANDMAR

'ATTIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY SCED NEGLIGENT OR BEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN EF YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR EE EXERGISE OF REASONABLE DILIGENCE AND CONCERNS SHOULD HAVE OVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT ETHAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH A ACTION IS BASED. NOTICE: ACCORDING TO COLORADO LAW YOU MUST MENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN EYEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ON BASED UPON ANY DEFECT. IN THIS SURVEY WITHIN 10 NO BASED UPON ANY DEFECT. IN THIS SURVEY WITHIN 15 NO BASED UPON ANY DEFECT. IN THIS SURVEY WITHIN 15 NO BASED UPON ANY DEFECT.

BY: DESCRIPTION:

DRAFT

03/04/24

ATE: 03/04/24
AAWN BY: JAG
HECKED BY:

FINAL PLAT FOR THE

FTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT

FTHE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM

TED 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

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Of 2 Sheets