COPPER RIDGE SPUR CONDOMINIUMS

A CONDOMINIUM COMMON INTEREST COMMUNITY
A REPLAT OF LOT 3, COPPER RIDGE BUSINESS PARK FILING NO. 4
LOCATED IN THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SECTION 6, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOWN ALL MEN BY THESE PRESENTS: THAT RICHEY PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: LOT 3, COPPER RIDGE BUSINESS PARK, FILING NO. 4 ACCORDING TO THE FINAL PLAT OF THE COPPER RIDGE BUSINESS PARK, FILING NO. 4 RECORDED AT FILE NO. 13237 AND RECEPTION NO. 576854 ON JANUARY 29, 2002 CONTAINING 0.32 ACRES, CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF COPPER RIDGE SPUR CONDOMINIUMS, A CONDOMINIUM COMMON INTEREST COMMUNITY HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT.

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

BY _____
ADAM RICHEY AS MANAGER OF RICHEY PROPERTIES, LLC, A COLORADO LIMITED LIABILITY

STATE OF COLORADO}

COUNTY OF ROUTT}

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY ADAM RICHEY AS MANAGER OF RICHEY PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL.

_____ _____
SIGNATURE (SEAL) NOTARY PUBLIC

CONSENT OF DEEDS OF TRUST BENEFICIARY

THE UNDERSIGNED BEING THE BENEFICIARY UNDER THAT CERTAIN DEEDS OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. ----- AS MODIFIED BY THAT MODIFICATION AGREEMENT DATED ------ 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 _____
LORE MARVIN AS _____ OF YAMPA VALLEY BANK

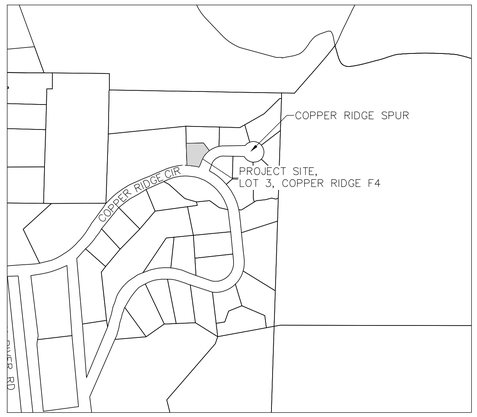
THE FOREGOING CONSENT OF DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY LORE MARVIN AS _____ OF YAMPA VALLEY BANK

STATE OF COLORADO }
}SS
COUNTY OF ROUTT }

WITNESS MY HAND AND OFFICIAL SEAL.

_____ _____ MY COMMISSION EXPIRES:
_____
SIGNATURE (NOTARY PUBLIC)

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



VICINITY MAP

0 300' 600' FEET

SHEET INDEX
1. COVER PAGE
2. SITE PLAN
3. PLAN VIEWS AND ELEVATION VIEWS

PLAT NOTES

1. BASIS OF BEARING: N 88°46'37" E, 99.30 FEET ALONG THE EAST LINE OF LOT 3, COPPER RIDGE BUSINESS PARK FILING NO. 4 SUBDIVISION BETWEEN FOUND PROPERTY CORNERS AS INDICATED HEREON.
2. PROJECT AND BUILDING DATUM: FIRST FLOOR OF UNIT C1: FINISH FLOOR ELEVATION = 6776.5 NAVD88 DATUM

RECORDATION OF CONDOMINIUM DECLARATION

THE RECORDATION OF THE CONDOMINIUM DECLARATION FOR COPPER RIDGE SPUR CONDOMINIUMS, A CONDOMINIUM COMMON INTEREST COMMUNITY IS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE ROUTT COUNTY CLERK AND RECORDER.

CITY COUNCIL APPROVAL

THE WITHIN PLAT OF COPPER RIDGE SPUR CONDOMINIUMS, A CONDOMINIUM COMMON INTEREST COMMUNITY IS APPROVED FOR FILING THIS _____ DAY OF _____, A.D. 2024 AND THE DEDICATION OF THE DRAINAGE EASEMENT IS HEREBY ACCEPTED FOR DRAINAGE OF STORMWATER.

BY: _____
GAIL GAREY, 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 COPPER RIDGE SPUR CONDOMINIUMS, A CONDOMINIUM COMMON INTEREST COMMUNITY THIS _____ DAY OF _____, A.D. 2024.

_____
REBECCA BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF COMPLETION

THE UNDERSIGNED HEREBY CERTIFIES THAT (I) HE/SHE IS AN INDEPENDENT LICENSED OR REGISTERED ENGINEER, SURVEYOR OR ARCHITECT IN THE STATE OF COLORADO (II) HE/SHE IS FAMILIAR WITH AND HAS OBSERVED THE CONSTRUCTION OF THE BUILDING IDENTIFIED AND SHOWN ON THIS MAP AND PLAT WITHIN THE REAL ESTATE SUBJECTED TO THE CONDOMINIUM DECLARATION FOR COPPER RIDGE SPUR CONDOMINIUMS AND (III) THE BUILDING SHOWN HEREON CONTAINING OR COMPRISING ANY UNITS CREATED BY SUCH CONDOMINIUM DECLARATION AND THIS MAP AND PLAT ARE SUBSTANTIALLY COMPLETED PURSUANT TO CRS-38-33.3-201(2).

_____
DATE

BY: _____

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 COPPER RIDGE SPUR CONDOMINIUMS, A CONDOMINIUM COMMON INTEREST COMMUNITY, (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

City of Steamboat Springs
Planning Department
Approved Plan Set
10/31/2024 tstauffer

FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

COPPER RIDGE SPUR CONDOMINIUMS
FINAL PLAT

Horizontal Scale
20' 0 10' 20'
1" = 20'

Contour Interval = N/A

DATE: 10-30-2024
JOB #: 1647-007
DRAWN BY: WNM
DESIGN BY:
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: FINAL PLAT

SHEET #
1