BASECAMP ROW TOWNHOMES

A REPLAT OF A PORTION OF LOT 3, STEAMBOAT BASECAMP; LOCATED IN THE SW1/4 SECTION 6, T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO CONTAINING A CALCULATED AREA OF 0.32 ACRES

| CERTIFICATE OF OWNERSHI | P AND DEDICATION |
|--------------------------------|------------------|

KNOW ALL MEN BY THESE PRESENTS: THAT FV BASECAMP TOWNHOMES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PARCEL OF LAND LOCATED IN THE SW 1/4 SECTION 6, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 3;

THENCE N61°21'35"E, ALONG THE NORTHERLY BOUNDARY OF SAID LOT 3, A DISTANCE OF 149.73 FEET; THENCE S28°40'08"E, A DISTANCE OF 64.58 FEET;

THENCE S61°19'52"W, A DISTANCE OF 7.38 FEET;

THENCE S28°40'08"E, A DISTANCE OF 29.48 FEET;

THENCE S61°19'52"W, A DISTANCE OF 142.99 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 3; THENCE ALONG SAID WESTERLY BOUNDARY OF LOT 3, AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 04°22'49", AND AN ARC LENGTH OF 24.85 FEET, THE CHORD OF WHICH BEARS N26°40'20"W, A DISTANCE OF 24.84 FEET; THENCE N28°51'45"W, CONTINUING ALONG SAID WESTERLY BOUNDARY OF LOT 3, A DISTANCE OF 69.29 FEET TO THE POINT OF BEGINNING:

CONTAINING A CALCULATED AREA OF 0.32 ACRES, IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF BASECAMP ROW TOWNHOMES HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT CONSISTING OF SEVEN UNITS AND A COMMON AREA.

IN WITNESS WHEREOF, SAID FV BASECAMP TOWNHOMES LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS ______ DAY OF _______, A.D. 2025.

FV BASECAMP TOWNHOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: BASECAMP MANAGER LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGING MEMBEF

KEVIN RIEGLER, MANAGER

STATE OF COLORADO)

COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ AD 2025 BY KEVIN RIEGLER, AS MANAGER OF BASECAMP MANAGER LLC, A COLORADO LIMITED LIABILITY COMPANY THE MANAGING MEMBER OF FV BASECAMP TOWNHOMES LLC, A COLORADO LIMITED LIABILITY

MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

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. 838178 IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON, CONSENTS TO AND JOINS IN THE DEDICATION OF THE EASEMENTS SHOWN OR NOTED HEREON AND HEREBY SUBORDINATES THE INTERESTS OF THE UNDERSIGNED EXISTING BY VIRTUE OF SAID DEED OF TRUST TO THE PLATTING AND SUBDIVISION SHOWN HEREON AND TO THE AFORESAID DEDICATION.

FIRST WESTERN TRUST BANK

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , A.D. 2025 BY OF FIRST WESTERN TRUST BANK WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:_____

CONSENT OF DEED OF TRUST BENEFICIARY

NOTARY PUBLIC

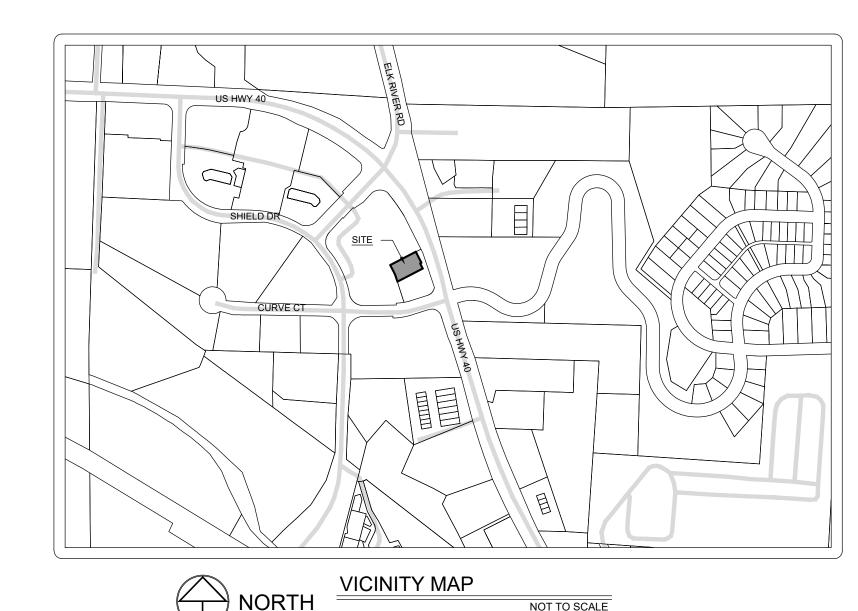
THE UNDERSIGNED, BEING THE BENEFICIARY, UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. 848697 IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON, CONSENTS TO AND JOINS IN THE DEDICATION OF THE EASEMENTS SHOWN OR NOTED HEREON AND HEREBY SUBORDINATES THE INTERESTS OF THE UNDERSIGNED EXISTING BY VIRTUE OF SAID DEED OF TRUST TO THE PLATTING AND SUBDIVISION SHOWN HEREON AND TO THE AFORESAID DEDICATION.

YAMPA VALLEY BANK

, A.D. 2025 BY _____ THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ ____ OF YAMPA VALLEY BANK

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

NOTARY PUBLIC



SHEET 2:

CONTENTS:

OVERALL LAYOUT TOWNHOME UNIT AND LIMITED COMMON ELEMENT DETAIL

- 1. BASIS OF BEARINGS: THE NORTHERLY BOUNDARY LINE OF LOT 3, STEAMBOAT BASECAMP, AS RECORDED UNDER RECEPTION NO. 847173 IN THE ROUTT COUNTY RECORDS, BEARING N61°21'35"E PER THE PLAT OF SAID STEAMBOAT
- 2. THIS FINAL PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. _______, EFFECTIVE DATE: __/_/2025 AT _:00 P.M., PREPARED BY ______ 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 COUNTY, COLORADO.
- 5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6. BASECAMP ROW TOWNHOMES IS SUBJECT TO ALL NOTES, EASEMENTS AND OTHER RESTRICTIONS FOR STEAMBOAT BASECAMP AS RECORDED UNDER RECEPTION NO. 847173 IN THE ROUTT COUNTY RECORDS.
- 7. STREET NAMES ARE SHOWN HEREON PER THE ROUTT COUNTY GIS WEBSITE.
- 8. A PORTION OF THE 34.34' WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT PER RECEPTION NO. 669520, FILE NO. 13807, AND A PORTION OF THE 34.34' WIDE LANDSCAPING, DRAINAGE AND UNDERGROUND UTILITY EASEMENT PER RECEPTION NO. 427111, FILE NO. 11878 HAVE BEEN VACATED PER CITY OF STEAMBOAT SPRINGS ORDINANCE NO. 2863, RECORDED UNDER RECEPTION NO. 846678 IN THE ROUTT COUNTY RECORDS. THE CONFIGURATION OF SAID EASEMENTS SHOWN HEREON REFLECTS THE LOCATION OF SAID EASEMENTS AFTER SAID VACATION.

RECORDATION OF PROTECTIVE COVENANTS:

THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BASECAMP ROW TOWNHOMES ARE RECORDED AT RECEPTION NO. _____ OF THE ROUTT COUNTY RECORDS.

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 BASECAMP ROW TOWNHOMES 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 __

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

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. 2025.

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

STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF BASECAMP ROW TOWNHOMES IS APPROVED FOR FILING THIS _____ DAY OF ____

GAIL GAREY, CITY COUNCIL PRESIDENT

JULIE FRANKLIN, CITY CLERK

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. 2025. RECEPTION NUMBER _____ TIME _____

JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

SHEET

Of 3 Sheets