

VILLAGE DRIVE SUBDIVISION

LOCATED IN THE SW1/4 SECTION 27, T6N, R84W, 6TH P.M.,
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 0.62 ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT VILLAGE DRIVE TOWNHOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PARCEL OF LAND LOCATED IN THE SW1/4 SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE COUNTY OF ROUTT AND STATE OF COLORADO, AND BEING A TRACT OF LAND IN THE NW1/4 NW1/4 SW1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW1/4 OF SAID SECTION 27, THENCE S0° 15'24"E ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 27 A DISTANCE OF 340.59 FEET; THENCE N88°20'46"E A DISTANCE OF 238.88 FEET TO THE TRUE POINT OF BEGINNING.

THENCE N88°20'46"E A DISTANCE OF 108.80 FEET; THENCE N03°39'14"W A DISTANCE OF 280.00 FEET; THENCE S00° 15'24"E A DISTANCE OF 91.49 FEET; THENCE S00° 15'24"E A DISTANCE OF 250.51 FEET TO THE TRUE POINT OF BEGINNING.

LESS A TRACT OF LAND CONVEYED ON BOOK 422, PAGE 462, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, SUNRAY MEADOWS FILING NO. 1, AS SHOWN BY LOCATING MAP FILE WITH THE CLERK AND RECORDER OF THE COUNTY OF ROUTT, STATE OF COLORADO, FILE NO. 273, THENCE S03°24'21"E 71.63 FEET ALONG THE WESTERLY LINE OF SAID LOT 3, SAID LINE ALSO BEING THE EAST LINE OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 390, PAGE 463, OF THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ROUTT, STATE OF COLORADO; THENCE S88°20'46"W 46.0 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE N28°32'46"E 92.13 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF SAID PARCEL; THENCE S03°24'21"E 8.0 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 0.62 ACRES, IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF VILLAGE DRIVE SUBDIVISION HAS Laid Out PLatted and SUBDIVIDED SAME AS SHOWN ON THIS PLAT:

IN WITNESS WHEREOF, SAID VILLAGE DRIVE TOWNHOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 18 DAY OF December A.D. 2022.

BY VILLAGE DRIVE TOWNHOMES, LLC

AS MANAGING MEMBER OF SKULL CREEK GREEK, LLC, MANAGING MEMBER OF VILLAGE DRIVE TOWNHOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO) SS.

COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF December A.D. 2022 BY Tari M. Gassaway AS AS MANAGING MEMBER OF SKULL CREEK GREEK, LLC, MANAGING MEMBER OF VILLAGE DRIVE TOWNHOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES 10-10-23

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

TARI M. GASSAWAY

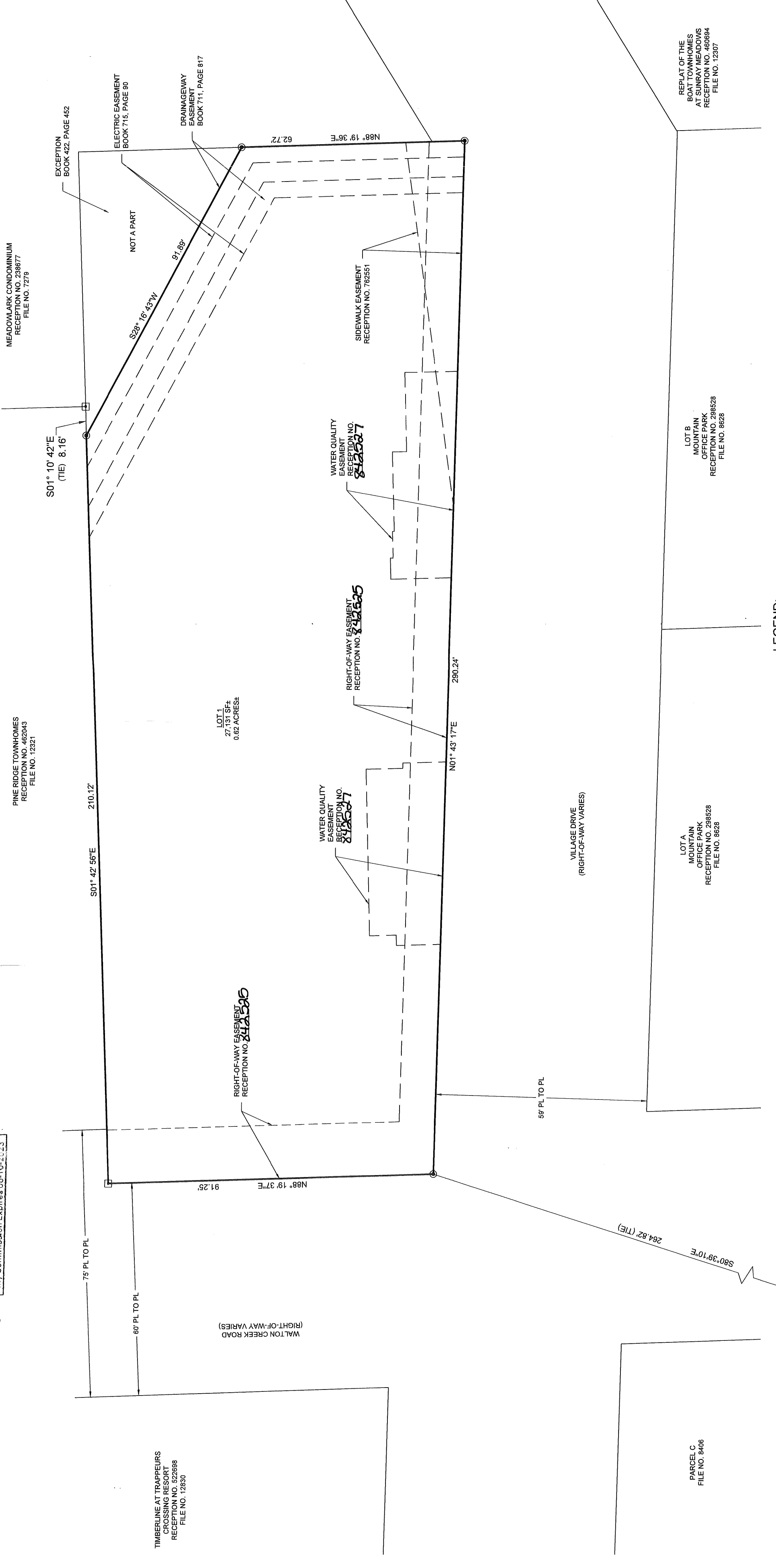
Notary Public for the State of Colorado

My Commission Expires 10-10-23



VICINITY MAP

1" = 500'



LEGEND:

PROPERTY BOUNDARY

ADJACENT PROPERTY BOUNDARY

EASEMENT

SECTION LINE

RECOVERED NO. 5 REBAR W/ ALUMINUM CAP

RECOVERED NO. 5 REBAR W/ YELLOW PLASTIC CAP

STAMPED DISMISAL 13 7735

RECOVERED SECTION CORNER MONUMENT



NORTH

20 0 20 40 60 Feet

1 inch = 20 feet

(IN FEET)

1 inch = 20 feet

(IN FEET)

40.25 WITNESS CORNER

RECOVERED NO. 5 REBAR W/ ALUMINUM CAP

STAMPED DISMISAL 13 7735

RECOVERED SECTION CORNER MONUMENT

W/ 1/4 CORNER SECTION 27

T6N, R84W, 6TH P.M.

FILE NO. 14600

SP 3710

NOTES:

1. BASIS OF BEARINGS: THE WEST LINE OF THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEARING N01°46'00"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SURVEY BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NUMBER: 485302024, EFFECTIVE DATE: 10/31/2024, 600 P. 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. 18-65-506.
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. BEARINGS AND DISTANCES SHOWN HEREON REPRESENT MEASURED COURSES BETWEEN MONUMENTS RECOVERED IN THE FIELD.

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 VILLAGE DRIVE SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH C.R.S. 38-61-101 ET SEQ. AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS 17TH DAY OF NOVEMBER A.D. 2022



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 28th DAY OF November A.D. 2022.

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

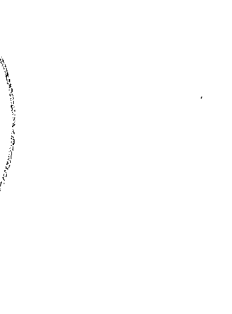
STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE CITY OF STEAMBOAT SPRINGS SUBDIVISION, IS APPROVED FOR FILING THIS 29th DAY OF November A.D. 2022

BY: JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR

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

ATTEST: JULIE FRANKLIN, CITY CLERK



ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP 3710 ON Dec 1st 2022 AT 4:52 PM IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. SEC 38-60-101.

ROUTT COUNTY SURVEYOR

THOMAS H. EFFINGER, JR. COLO REG NO. 17681

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 17th DAY OF December A.D. 2022.

RECEPTION NUMBER 81230

FILE NUMBER 14600

FILED BY Barbara Dwyer

JEWELL COMAS - ROUTT COUNTY CLERK AND RECORDER

