8126

1 of 1

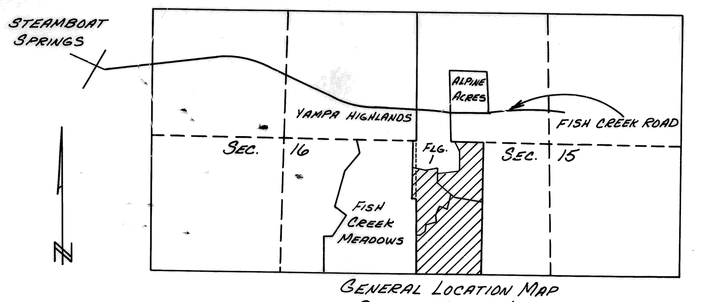
MOUNTAIN VIEW ESTATES, FILING NO. 1

A SUBDIVISION LOCATED IN PORTIONS OF THE

NE 1/4 SE 1/4 SEC. 16, SW 1/4 NW 1/4 and NW 1/4 SW 1/4 SEC. 15

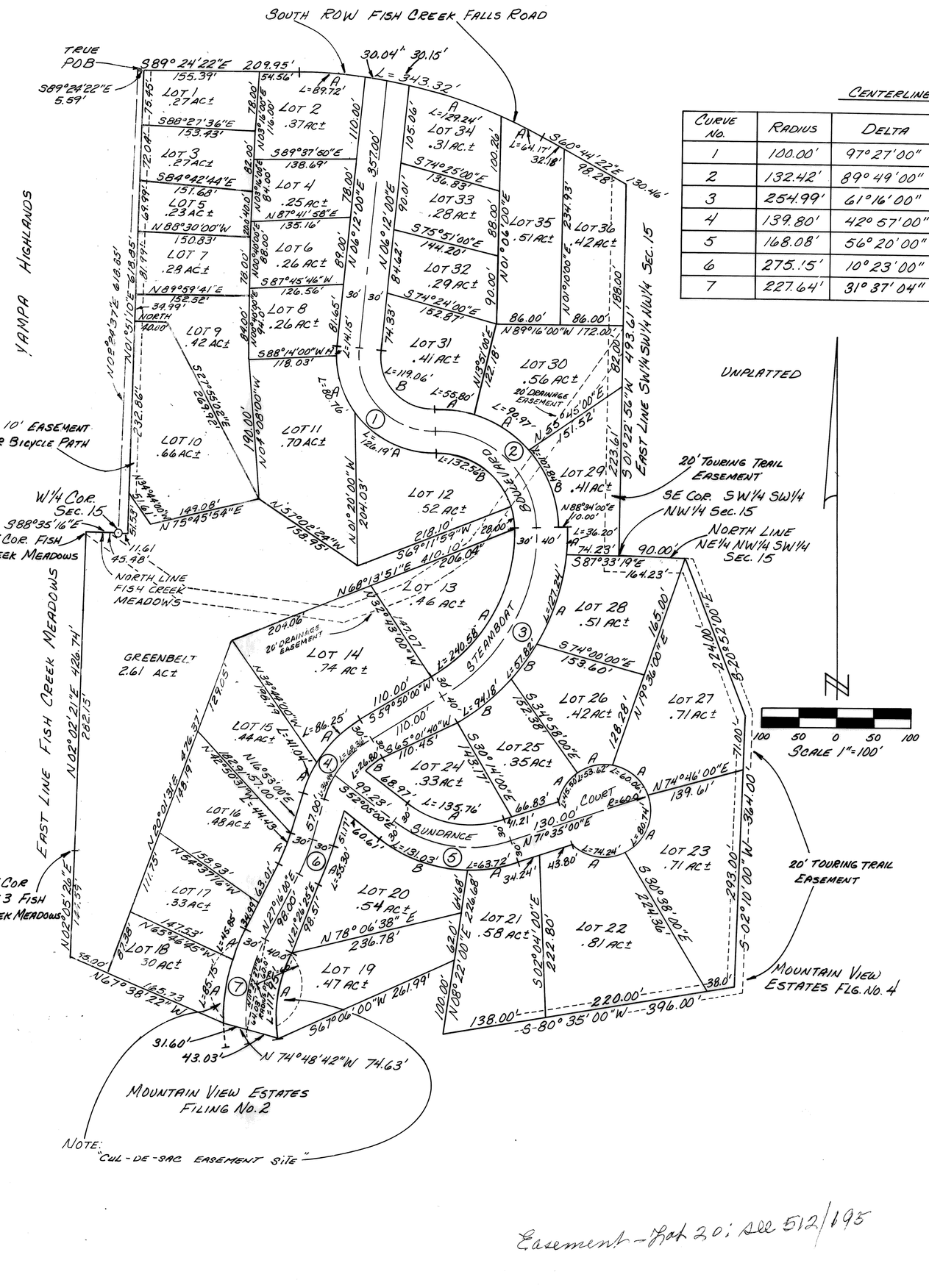
T 6 N. R 84 W, OF THE 6th P.M.

ROUTT COUNTY, COLORADO



GENERAL LOCATION MAP
SCALE 1" = 2000'

NOTE: 36 SINGLE FAMILY LOTS
15' UTILITY EASEMENTS ON ALL BACK LOT LINES AND BOUNDARY LINES;
10' UTILITY EASEMENT ON ALL SIDE LOT LINES AND FRONT LOT LINES.



CENTERLINE CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	100.00'	97°27'00"	170.08'	150.31'	S42°31'30"E
2	132.42'	89°49'00"	207.59'	186.97'	S46°20'30"E
3	254.99'	61°16'00"	272.66'	259.85'	S29°12'00"W
4	139.80'	42°57'00"	104.80'	102.36'	S38°21'30"W
5	168.08'	56°20'00"	165.26'	158.68'	S80°15'00"E
6	275.15'	10°23'00"	49.86'	49.79'	S22°04'30"W
7	227.64'	31°37'04"	125.62'	124.03'	N11°27'27"E

LOT CURVE DATA

LOT CURVE NO.	CHORD LENGTH	CHORD BEARING
2 A	89.65	N85°39'38"W
11 A	79.47'	S17°50'06"E
12 A	121.30'	S63°26'27"E
B	123.50'	S54°10'32"E
13 A	229.28'	N29°12'00"E
14 A	85.33'	S45°16'52"W
15 A	40.94'	N23°48'26"E
16 A	44.37'	N22°04'30"E
17 A	45.79'	N22°10'03"E
18 A	85.36'	N07°32'07"E
19 A	116.02'	S09°15'30"W
20 A	55.22'	S22°04'30"W
B	128.66'	N71°02'02"W
21 A	63.45'	S80°47'58"W
22 A	69.59'	N83°51'47"W
23 A	74.79'	S22°08'21"W
24 A	130.36'	S80°15'00"E
B	26.74'	S52°50'21"W
25 A	44.42'	N33°18'30"E
B	93.78'	S50°41'14"W
26 A	51.85'	N80°38'05"E
B	57.73'	S35°55'34"W
27 A	57.58'	S45°05'17"E
28 A	126.25'	S17°57'15"W
29 A	36.18'	S02°04'58"W
B	105.87'	S20°27'17"E
30 A	89.79'	S55°31'17"E
31 A	55.53'	N81°24'29"W
B	105.22'	S42°31'30"E
34 A	129.05'	N71°29'36"W
35 A	64.15'	N13°25'06"W
GREEN-BELT	27.91'	N09°15'55"W

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT J. HAMILTON, BEING THE OWNER OF CERTAIN LANDS LOCATED IN A PORTION OF THE NE1/4 SE1/4 SECTION 16, SW1/4 NW1/4 AND THE NW1/4 SW1/4 SECTION 15, ALL OF T6N R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 CORNER SECTION 15, THENCE N02°24'37"E 618.85 FEET ALONG THE WEST LINE OF THE SW1/4 NW1/4 SECTION 15 TO THE SOUTH R.O.W. OF FISH CREEK FALLS ROAD, THENCE S89°24'22"E 5.59 FEET ALONG SAID R.O.W. TO THE TRUE POINT OF BEGINNING,

THENCE S89°24'22"E 209.95 FEET ALONG SAID ROW TO A POINT OF CURVATURE,
THENCE ALONG SAID ROW ON A CURVE TO THE RIGHT A DISTANCE OF 343.32 FEET AND WHOSE CHORD BEARS S75°04'22"E 339.75 FEET.
THENCE S60°44'22"E 130.46 FEET ALONG SAID ROW MORE-OR-LESS TO THE EAST LINE OF THE SW1/4 SW1/4 NW1/4 OF SAID SECTION 15.
THENCE S01°22'56"W 493.61 FEET ALONG SAID EAST LINE TO THE S.E. CORNER OF SAID SW1/4 SW1/4 NW1/4.
THENCE S87°33'19"E 90.00 FEET ALONG THE NORTH LINE OF THE NE1/4 NW1/4 SW1/4 SECTION 15.
THENCE S20°52'00"E 224.00 FEET.
THENCE S02°10'00"W 364.00 FEET.
THENCE S80°35'00"W 396.00 FEET.
THENCE N08°22'00"E 100.00 FEET.
THENCE S67°06'00"W 261.99 FEET TO A POINT OF INTERSECTION WITH THE EAST ROW OF STEAMBOAT BOULEVARD
THENCE N74°48'42"W 74.63 FEET TO A POINT OF INTERSECTION WITH THE WEST ROW OF STEAMBOAT BOULEVARD
THENCE N67°38'22"W 220.73 FEET MORE-OR-LESS TO THE EAST LINE OF FISH CREEK MEADOWS, A SUBDIVISION AS FILED WITH THE CLERK AND RECORDER, COUNTY OF ROUTT, STATE OF COLORADO, APPEARING IN FILE No 6625.
THENCE N02°05'26"E 144.59 FEET ALONG SAID EAST LINE TO THE SE CORNER OF LOT 3.
THENCE N02°02'21"E 426.74 FEET ALONG SAID EAST LINE TO THE NE CORNER OF SAID SUBDIVISION.
THENCE S88°35'16"E 57.09 FEET ALONG THE NORTH LINE OF THE NE1/4 SE1/4 SECTION 16 AND IT'S EAST PROJECTION,
THENCE N01°51'10"E 618.85 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 21.39 ACRES MORE-OR-LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MOUNTAIN VIEW ESTATES, FILING No. 1, AND DO HEREBY GRANT TO THE CITY OF STEAMBOAT SPRINGS, COLORADO, FOR THE USE OF THE PUBLIC, THE AVENUES, STREETS, DRIVES, ROADS, AND OTHER PUBLIC AREAS AS SHOWN HEREON, AND DO HEREBY DEDICATE THE EASEMENTS SITUATED IN EACH LOT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND THE DRAINAGE EASEMENTS FOR DRAINAGE PURPOSES. UTILITY EASEMENTS MAY BE RELEASED AND VACATED PURSUANT TO THE PROTECTIVE COVENANTS. IN ADDITION, THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF STEAMBOAT SPRINGS, COLORADO, FOR THE USE OF THE PUBLIC AS A TEMPORARY MOTOR VEHICLE TURN-AROUND, THE EASEMENTS LABELED "CUL-DE-SAC EASEMENT SITE" AS SHOWN HEREIN. ANY SAID "CUL-DE-SAC EASEMENT SITE" MAY BE RELEASED AND VACATED PURSUANT TO THE PROTECTIVE COVENANTS.

OWNER Robert J. Hamilton
ROBERT J. HAMILTON

EXECUTED THIS 1ST DAY OF NOVEMBER A.D. 1977

STATE OF COLORADO
COUNTY OF ROUTT } ss

The foregoing SIGNATURE was acknowledged before me this 1ST day of NOVEMBER, A.D. 1977 by Robert J. Hamilton

Witness my hand and Official Seal.

Rodney C. Moon
Notary Public

My Commission Expires: NOVEMBER 5TH 1980

SURVEYOR'S CERTIFICATE

I, M.S. Dismuke, a registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, utility easements, or other easements in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey. Steel pins were set at all boundary corners.

DATED 3-11-74 M. S. Dismuke
L.S. No. 7736

STEAMBOAT SPRINGS PLANNING COMMISSION APPROVAL

The Planning Commission of STEAMBOAT SPRINGS, Colorado, does hereby authorize and approve this plat of the above subdivision at a meeting of said Commission held on this 13TH day of Oct, A.D. 1977

CHAIRMAN

ATTORNEY'S CERTIFICATE

I, THOMAS R. SHARP an attorney-at-law, duly licensed in the State of Colorado, do hereby certify that I have examined the title of all land herein above platted and shown upon the written plat, and that title to such land is in the dedicators, free and clear of all liens, taxes and encumbrances, except as listed; RESERVATIONS IN PATENTS FROM THE UNITED STATES, AND THE FOLLOWING DITCH WHICH MAY TRAVERSE THE PROPERTY; THE EL RITO DITCH (FILE No. 879); AND THE LIEN FOR THE REAL PROPERTY TAXES OF THE CURRENT YEAR.

DATED THIS 12th DAY OF March, A.D. 1977 Thomas R. Sharp
ATTORNEY-AT-LAW

APPROVAL BY CITY COUNCIL OF STEAMBOAT SPRINGS

The within plat of MOUNTAIN VIEW ESTATES, FLG. No. 1 is approved for filing this 1st day of Nov., A.D. 1977. The dedication of the public roads, streets and drives shown hereon are accepted by the City COUNCIL

Subject to the condition that said City shall undertake the maintenance of said public ways only after construction of said public ways has been satisfactorily completed to the City's specifications by the subdivider and a resolution of the City COUNCIL of the City of STEAMBOAT SPRINGS, COLORADO, ACCEPTING THE SAME HAS BEEN ADOPTED AND PLACED ON RECORD.

CITY COUNCIL OF STEAMBOAT SPRINGS
ROUTT COUNTY, COLORADO
By Ron Ravenscroft
PRESIDENT

ATTEST: Vicki Marcy
Deputy City Clerk

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Routt County, at 10:15 A.M. on the 23 day of January, A.D. 1978, in case _____, Drawer _____, Reception No. 210866

Protective Covenants are recorded in Book, 446, Page 217, Routt County Records

Eunice Marx
by Margaret L. Monger, Deputy
County Clerk and Recorder

Easement - Plat 20: All 512/195

Substitute Agree: 487/394
Subdivision Improvements Agreement: 446/226.
Letter: 520/135
Exemption: 446/239.
Trans. Road Dedn: All 512/195
1st Amendment to Covenants: 475/293.
Deed Dedn, All 512/195 File # 8126