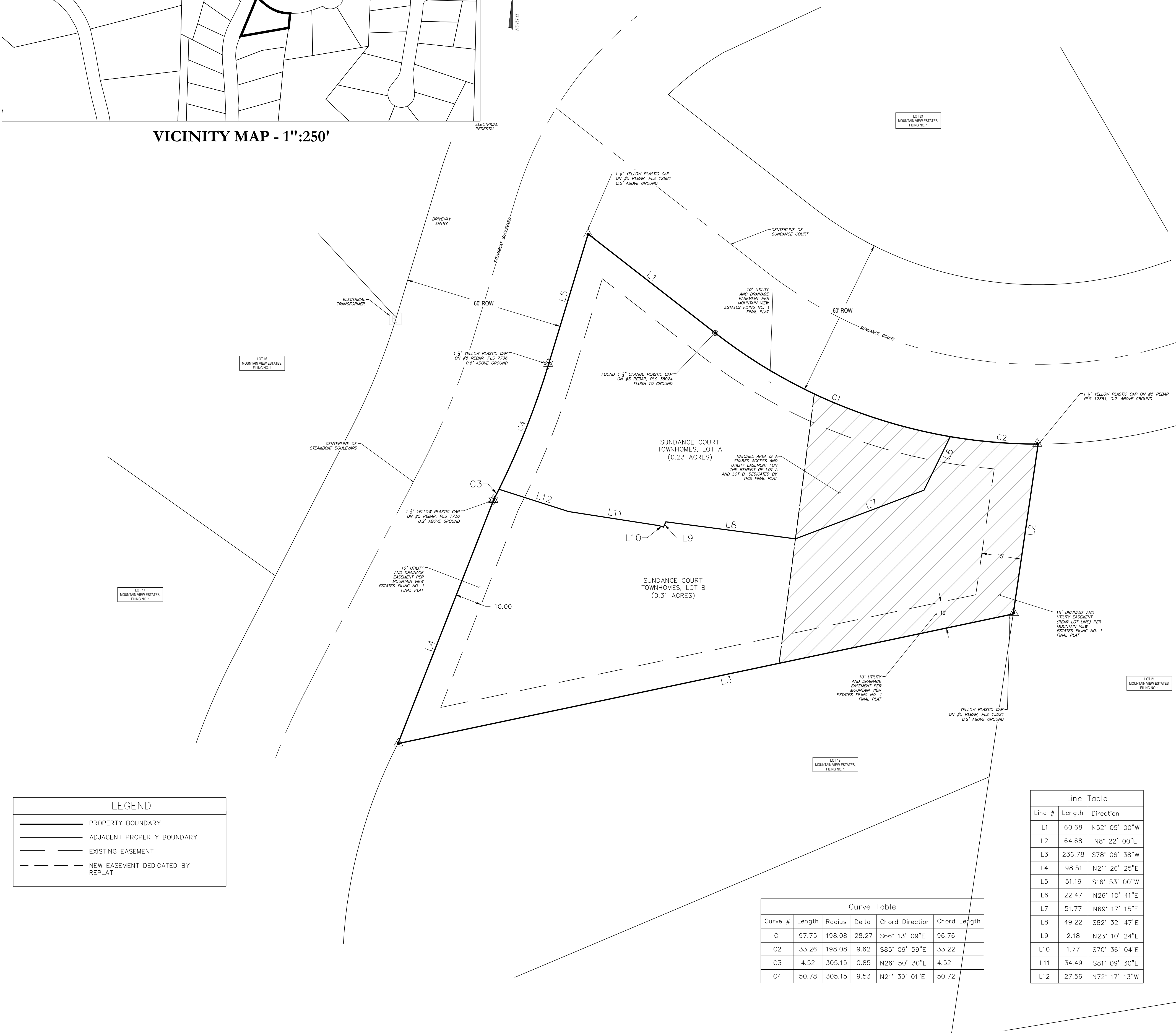


VICINITY MAP - 1":250'

# SUNDANCE COURT TOWNHOMES

A REPLAT OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO. 1  
 LOCATED IN THE NW ¼ OF SECTION 15, TOWNSHIP 6 NORTH,  
 RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS,  
 ROUTT COUNTY, COLORADO



**LEGEND**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - NEW EASEMENT DEDICATED BY REPLAT

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	97.75	198.08	28.27	S66° 13' 09"E	96.76
C2	33.26	198.08	9.62	S85° 09' 59"E	33.22
C3	4.52	305.15	0.85	N26° 50' 30"E	4.52
C4	50.78	305.15	9.53	N21° 39' 01"E	50.72

**Line Table**

Line #	Length	Direction
L1	60.68	N52° 05' 00"W
L2	64.68	N8° 22' 00"E
L3	236.78	S78° 06' 38"W
L4	98.51	N21° 26' 25"E
L5	51.19	S16° 53' 00"W
L6	22.47	N26° 10' 41"E
L7	51.77	N69° 17' 15"E
L8	49.22	S82° 32' 47"E
L9	2.18	N23° 10' 24"E
L10	1.77	S70° 36' 04"E
L11	34.49	S81° 09' 30"E
L12	27.56	N72° 17' 13"W

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOWN ALL MEN BY THESE PRESENTS: THAT MCENTEE GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER (S) OF THE LAND DESCRIBED AS FOLLOWS: LOT 20, MOUNTAIN VIEW ESTATES FILING NO. 1 CONTAINING 0.54 ACRES IN THE CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF SUNDANCE COURT TOWNHOMES HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT,

IN WITNESS WHEREOF, THE SAID MCENTEE GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

BY \_\_\_\_\_ DAN MCENTEE AS \_\_\_\_\_ OF MCENTEE GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO;  
 COUNTY OF ROUTT;

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY DAN MCENTEE AS \_\_\_\_\_ OF MCENTEE GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
 SIGNATURE (NOTARY PUBLIC)  
 (SEAL)

CITY COUNCIL APPROVAL

THE WITHIN PLAT OF SUNDANCE COURT TOWNHOMES, A REPLAT OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO.1 IS APPROVED.

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 SUNDANCE COURT TOWNHOMES, A REPLAT OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO.1 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

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

PARTY WALL AGREEMENT AND DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS

THE PROTECTIVE COVENANTS FOR SUNDANCE COURT TOWNHOMES, A REPLAT OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO.1 ARE RECORDED AT RECEPTION NO. \_\_\_\_\_ OF ROUTT COUNTY CLERK AND RECORDERS RECORDS.

SURVEYOR'S CERTIFICATE

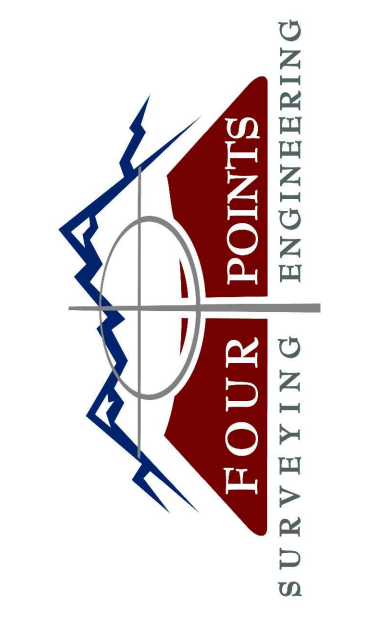
I, WALTER N. MAGILL, PLS NO. 38024, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP AND SURVEY OF SUNDANCE COURT TOWNHOMES, A REPLAT OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO.1 (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN 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 RECORDED OF ROUTT COUNTY, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2025 AT RECEPTION NUMBER \_\_\_\_\_ TIME: \_\_\_\_\_ M. AND FILE NO. \_\_\_\_\_

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER



410 S. Lincoln Ave, Unit 15  
 P.O. Box 775966  
 Steamboat Springs, CO 80487  
 (970)-871-6772  
 www.fourpointse.com

INT	REVISIONS	No.	DATE

**SUNDANCE COURT TOWNHOMES**  
**A REPLAT OF LOT 20**  
**MOUNTAIN VIEW ESTATES FILING NO.1**

**Horizontal Scale**

0 10' 20'

SCALE: 1" = 10'

**Contour Interval = 2 ft**

**DATE: 7-14-2025**

**JOB #: 1062-022**

**DRAWN BY: RWB**

**DESIGN BY:**

**REVIEW BY: FPSE**

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**TOWNHOME PLAT**  
**SHEET #**  
**1**