

# SKI HILL SUBDIVISION, FILING NO. 2

A REPLAT OF LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D TOGETHER WITH A PARCEL OF LAND  
LOCATED IN THE SW1/4 SECTION 22 AND IN THE NW1/4 SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.;  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO  
CONTAINING A CALCULATED AREA OF 30.43 ACRES

## CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STOCKMAN DEV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL 1, AND STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION, AS TO PARCEL 2, BEING THE OWNERS OF THOSE PARCELS OF LAND LOCATED IN THE SW1/4 SECTION 22 AND THE NW1/4 SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE NORTHWEST CORNER OF SECTION 22 BEARS N01°00'10"E, 3159.25 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;  
THENCE N58°29'20"E, 1172.73 FEET TO THE NORTHEAST CORNER OF TORIAN PLUM CONDOMINIUMS, PHASE I BEING RECORDED FEBRUARY 16, 1984 AT FILE NO. 9561 AND AT RECEPTION NO. 333249 AND PHASE II BEING RECORDED JANUARY 12, 2000 AT RECEPTION NO. 522146 OF ROUTT COUNTY RECORDS, ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF THAT PORTION OF MT. WERNER ROAD BEING VACATED BY ORDINANCE NO. 730, AND BEING ON THE SOUTHERLY RIGHT OF WAY OF SKI TIME SQUARE DRIVE, FORMERLY KNOWN AS MT. WERNER ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, ALSO BEING SAID NORTHERLY BOUNDARY OF THAT PORTION OF VACATED MT. WERNER ROAD N79°37'35"E, 278.11 FEET TO THE NORTHWEST CORNER OF PARCEL B, SKI HILL SUBDIVISION AS RECORDED APRIL 24, 1981 AT FILE NO. 8823 AND AT RECEPTION NO. 307130 OF ROUTT COUNTY RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL B S10°45'35"E, 1.43 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PORTION OF SAID VACATED MT. WERNER ROAD; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY S05°17'37"E, 316.11 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARCEL D OF SAID SKI HILL SUBDIVISION; THENCE ALONG SAID NORTHERLY BOUNDARY S75°06'56"W, 284.69 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TORIAN PLUM CONDOMINIUMS; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

- N26°37'57"W, 69.43 FEET;
- THENCE N05°01'24"W, 136.73 FEET;
- THENCE N06°21'03"E, 140.33 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PORTION OF SAID VACATED MT. WERNER ROAD;
- THENCE N10°39'54"W, 1.52 FEET TO THE POINT OF BEGINNING, COUNTY OF ROUTT, STATE OF COLORADO.

FORMERLY KNOWN AS:

TRACT D (THUNDERHEAD PARKING LOT)

A TRACT OF LAND IN THE SW1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SW CORNER OF SECTION 22 BEARS S 60°56'22" W, 1282.94 FEET;  
THENCE N80°07'00"E, 160.00 FEET;  
THENCE S04°52'00"E, 316.11 FEET;  
THENCE N27°42'06"W, 75.00 FEET;  
THENCE S75°29'39"W, 85.00 FEET;  
THENCE N01°51'25"E, 169.21 FEET;  
THENCE N44°41'55"W, 103.10 FEET TO THE POINT OF BEGINNING.

AND

TRACT D-1 (VACATED MT. WERNER ROAD TO THUNDERHEAD PARKING LOT)

A TRACT OF LAND LOCATED IN THAT PORTION OF VACATED MT. WERNER ROAD VACATED BY ORDINANCE NO. 730, RECORDED APRIL 23, 1981 IN BOOK 532 AT PAGE 636 UNDER RECEPTION NO. 307080, AND RE-RECORDED APRIL 24, 1981 IN BOOK 532 AT PAGE 670 UNDER RECEPTION NO. 307100 IN THE RECORDS OF ROUTT COUNTY, COLORADO, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NW1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., BEING MONUMENTED ON THE SOUTH END BY A 3 1/4" BRASS CAP SET AT A 40 FOOT OFFSET TO THE NORTH, STAMPED "LS 13221" AN ON THE NORTH END BY A 2" IRON POST WITH A 3" BRASS CAP STAMPED "LS 12093", AND BEING ASSUMED TO BEAR S01°47'53"W.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N60°26'57"E, 1282.94 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 427 AT PAGE 3 OF THE RECORDS OF ROUTT COUNTY, COLORADO, SAID CORNER BEING A POINT ON THE SOUTHERLY BOUNDARY OF THAT PORTION OF MT. WERNER ROAD VACATED BY SAID ORDINANCE NO. 730, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE N10°22'25"W, 1.42 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SKI TIME SQUARE DRIVE, FORMERLY KNOWN AS MT. WERNER ROAD, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF THAT PORTION OF MT. WERNER ROAD VACATED BY SAID ORDINANCE NO. 730; THENCE N79°37'35"E, 160.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SKI TIME SQUARE DRIVE, FORMERLY KNOWN AS MT. WERNER ROAD, AND ALONG THE NORTHERLY BOUNDARY OF THAT PORTION OF MT. WERNER ROAD VACATED BY SAID ORDINANCE NO. 730 TO THE NORTHWESTERLY CORNER OF PARCEL B SKI HILL SUBDIVISION AS RECORDED IN FILE NO. 8823 IN THE RECORDS OF ROUTT COUNTY, COLORADO; THENCE S10°22'25"E, 1.42 FEET ALONG THE WESTERLY BOUNDARY OF SAID PARCEL B, SKI HILL SUBDIVISION TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PORTION OF MT. WERNER ROAD VACATED BY SAID ORDINANCE NO. 730, SAID POINT BEING THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK 427 AT PAGE 3; THENCE S79°37'35"W, 160.00 FEET ALONG THE SOUTHERLY BOUNDARY OF THAT PORTION MT. WERNER ROAD VACATED BY SAID ORDINANCE NO. 730, AND ALONG THE NORTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED DECEMBER 14, 1976 IN BOOK 427 AT PAGE 3 TO THE TRUE POINT OF BEGINNING.

AND

TRACT E (THUNDERHEAD CONDOMINIUMS)

CONDOMINIUM UNIT NOS. 1 THROUGH AND INCLUDING 75, INN AT THUNDERHEAD CONDOMINIUMS, ACCORDING TO THE RECORDED LOCATING MAPS RECORDED FEBRUARY 14, 1991 AT FILE NO. 7552, AND AS DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED DECEMBER 31, 1975 IN BOOK 412 AT PAGE 387, AS AMENDED BY INSTRUMENT RECORDED MAY 30, 1978 IN BOOK 452 AT PAGE 410, AND ASSIGNMENT RECORDED MAY 30, 1978 IN BOOK 452 AT PAGE 408, AND THE INSTRUMENT RECORDED FEBRUARY 13, 1991 IN BOOK 661 AT PAGE 343, SUBJECT TO THE TERMS, PROVISIONS AND OBLIGATIONS OF SAID CONDOMINIUM DECLARATION

AND

TRACT F (THUNDERHEAD LODGE)

A TRACT OF LAND IN THE SW1/4SW1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH ROW LINE OF MT. WERNER ROAD, FROM WHICH POINT THE SW CORNER OF SAID SECTION 22 BEARS S60°56'22"W, 1282.94 FEET;  
THENCE S44°41'55"E, 103.10 FEET;  
THENCE S01°51'25"W, 99.98 FEET;  
THENCE S75°29'39"W, 65.64 FEET;  
THENCE S29°51'09"W, 92.90 FEET;  
THENCE S75°29'39"W, 84.89 FEET;  
THENCE N04°32'12"W, 132.26 FEET;  
THENCE N06°54'56"E, 140.41 FEET TO THE SAID SOUTH ROW LINE OF MT. WERNER ROAD;  
THENCE N80°07'00"E ALONG SAID SOUTH ROW LINE 118.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

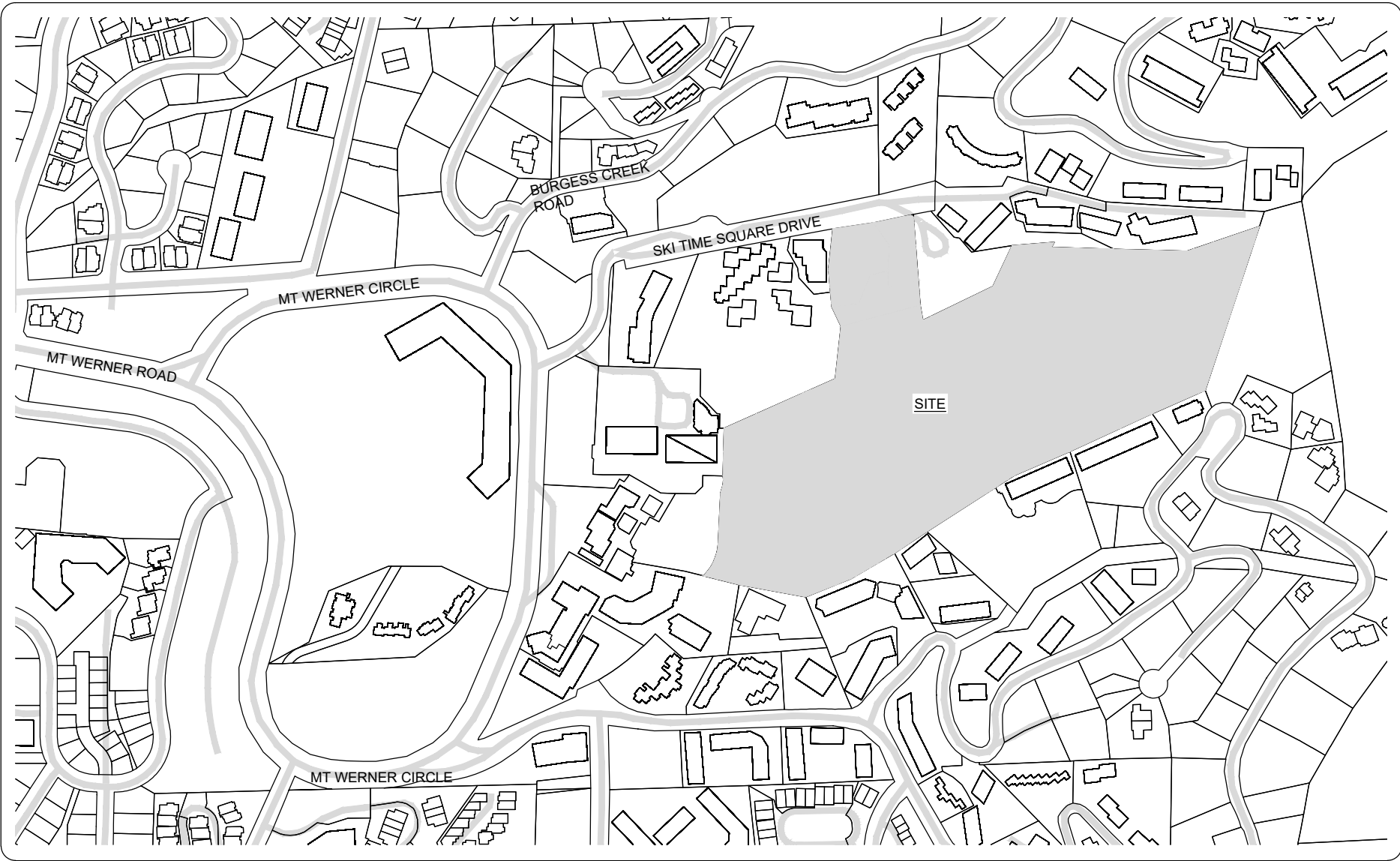
TRACT F-1 (VACATED MT. WERNER TO THUNDERHEAD LODGE)

A TRACT OF LAND LOCATED IN THAT PORTION OF VACATED MT. WERNER ROAD VACATED BY ORDINANCE NO. 730, RECORDED APRIL 23, 1981 IN BOOK 532 AT PAGE 636, UNDER RECEPTION NO. 307080 AND RE-RECORDED APRIL 24, 1981 IN BOOK 532 AT PAGE 670 UNDER RECEPTION NO. 307100 IN THE RECORDS OF ROUTT COUNTY, COLORADO, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NW1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., BEING MONUMENTED ON THE SOUTH END BY A 3 1/4" BRASS CAP SET AT A 40 FOOT OFFSET TO THE NORTH, STAMPED "LS 13221" AND ON THE NORTH END BY A 2" IRON POST WITH A 3" BRASS CAP STAMPED "LS 12093", AND BEING ASSUMED TO BEAR S 01°47'53" W.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22;  
THENCE N58°33'15"E, 1172.12 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED JULY 31, 1975 IN BOOK 407 AT PAGE 420, OF THE RECORDS OF ROUTT COUNTY, COLORADO, SAID CORNER BEING A CORNER ON THE EASTERLY BOUNDARY OF TORIAN PLUM CONDOMINIUMS, PHASE II AS RECORDED IN FILE NO. 12826 IN THE RECORDS OF ROUTT COUNTY, COLORADO, SAID CORNER BEING A POINT ON THE SOUTHERLY BOUNDARY OF THAT PORTION OF MT. WERNER ROAD VACATED BY SAID ORDINANCE NO. 730, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE N10°22'25"W, 1.42 FEET ALONG THE EASTERLY BOUNDARY OF SAID TORIAN PLUM CONDOMINIUMS, PHASE II, TO THE NORTHEASTERLY CORNER OF SAID TORIAN PLUM CONDOMINIUMS, PHASE II, SAID CORNER BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SKI TIME SQUARE DRIVE, FORMERLY KNOWN AS MT. WERNER ROAD, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF THAT PORTION OF MT. WERNER ROAD VACATED BY SAID ORDINANCE NO. 730; THENCE N79°37'35"E, 118.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SKI TIME SQUARE DRIVE, FORMERLY KNOWN AS MT. WERNER ROAD, AND ALONG THE NORTHERLY BOUNDARY OF THAT PORTION OF MT. WERNER ROAD VACATED BY SAID ORDINANCE NO. 730; THENCE S10°22'25"E, 1.42 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PORTION OF MT. WERNER ROAD VACATED BY SAID ORDINANCE NO. 730, SAID POINT BEING THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK 407 AT PAGE 420; THENCE S79°37'35"W, 118.00 FEET ALONG THE SOUTHERLY BOUNDARY OF THAT PORTION OF MT. WERNER ROAD VACATED BY SAID ORDINANCE NO. 730, AND ALONG THE NORTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK 407 AT PAGE 420 TO THE TRUE POINT OF BEGINNING.

COUNTY OF ROUTT, STATE OF COLORADO



VICINITY MAP

SCALE = 1" = 500'

## CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED)

TOGETHER WITH:

PARCEL 2:

LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D,

COUNTY OF ROUTT, STATE OF COLORADO

CONTAINING A CALCULATED AREA OF 30.43 ACRES; IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; UNDER THE NAME AND STYLE OF SKI HILL SUBDIVISION, FILING NO. 2 HAVE LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, SAID STOCKMAN DEV LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

STOCKMAN DEV LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

\_\_\_\_\_, AS \_\_\_\_\_ OF STOCKMAN DEV LLC, A DELAWARE LIMITED LIABILITY COMPANY

(STATE OF COLORADO)

) SS.

COUNTY OF ROUTT )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025 BY \_\_\_\_\_ AS \_\_\_\_\_ OF STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC

IN WITNESS WHEREOF, SAID STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION

BY: \_\_\_\_\_

\_\_\_\_\_, AS \_\_\_\_\_ OF STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION

(STATE OF COLORADO)

) SS.

COUNTY OF ROUTT )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025 BY \_\_\_\_\_ AS \_\_\_\_\_ OF STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION

MY COMMISSION EXPIRES \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC

## CONSENT AND SUBORDINATION BY DEED OF TRUST BENEFICIARY

THE UNDERSIGNED, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED HEREON, AS SUCH IS RECORDED AT RECEPTION NO. 785473, AS MODIFIED BY RECEPTION NO. 794769 AND RECEPTION NO. 813882 OF THE OFFICIAL RECORDS OF THE ROUTT COUNTY CLERK AND RECORDER (THE "DEED OF TRUST"), HEREBY CONSENTS TO AND JOINS IN THE PLATTING OF THE SUBDIVISION HEREIN SHOWN AND HEREBY AGREES THAT ANY AND ALL OF ITS RIGHTS AND INTERESTS UNDER THE DEEDS OF TRUST SHALL BE AND ARE HEREBY DECLARED TO BE JUNIOR AND SUBORDINATE TO THE SUBDIVISION, CONVEYANCES, AND DEDICATIONS SHOWN HEREON.

JP MORGAN CHASE BANK N.A.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

(STATE OF COLORADO)

) SS.

COUNTY OF ROUTT )

THE FOREGOING CONSENT AND SUBORDINATION BY DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY \_\_\_\_\_ AS \_\_\_\_\_ OF JP MORGAN CHASE BANK N.A.

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

\_\_\_\_\_  
NOTARY PUBLIC

## NOTES:

- BASIS OF BEARINGS: THE WEST LINE OF THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEING ASSUMED TO BEAR S01°46'00"W.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. RND30032969, EFFECTIVE DATE: 02/21/2025, AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
- 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.
- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- SKI HILL SUBDIVISION, FILING NO. 2 IS SUBJECT TO ALL UNDERLYING GOVERNING DOCUMENTS AND EASEMENTS FOR SKI HILL SUBDIVISION, REPLAT OF PARCEL D AS RECORDED UNDER RECEPTION NO. 817319 IN THE ROUTT COUNTY RECORDS.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THE AREA DESIGNATED OPEN SPACE HEREON IS SUBJECT TO THE USES AND RESTRICTIONS AS DEFINED IN SECTION 602 L OPEN SPACE, PARKS AND AMENITY SPACE IN THE STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE EFFECTIVE JANUARY 1, 2018 (VERSION 6).
- LOT 2, SKI HILL SUBDIVISION, FILING NO. 2, HAS ACCESS TO PUBLIC RIGHT-OF-WAY VIA THAT EASEMENT DESCRIBED IN BOOK 583 AT PAGE 238.
- PER SAID TITLE COMMITMENT THE FOLLOWING ITEMS AFFECT THE SUBJECT PROPERTY:  
RECEPTION NO. 838309: IMPROVEMENTS AGREEMENT  
RECEPTION NO. S 854202, 854203 AND 854204: STORMWATER FACILITY OWNERSHIP AND MAINTENANCE AGREEMENTS  
RECEPTION NO. S 836293 AND 855907: DEVELOPMENT AGREEMENT  
RECEPTION NO. 771681: FIRST AMENDMENT TO GONDOLA EASEMENT  
RECEPTION NO. 770695: MEMO OF AGREEMENT  
RECEPTION NO. S 768042 AND 854264: CONCEPTUAL PUD PLAN  
RECEPTION NO. 710817: MAINTENANCE AND CONTRIBUTION AGREEMENT  
RECEPTION 705976: COST SHARING AGREEMENT  
RECEPTION NO. S 699297, 702319, 713743, 749729 AND 827536: PUBLIC IMPROVEMENTS EASEMENT AGREEMENT  
RECEPTION NO. 607216: LICENSE AGREEMENT  
RECEPTION NO. 533316: DECLARATION  
BOOK 761, PAGE 43: AGREEMENT  
BOOK 754 AT PAGE 652, BOOK 760 AT PAGE 907, BOOK 756 AT PAGE 1021, BOOK 760 AT PAGE 979, BOOK 760 AT PAGE 861, RECEPTION NO. S 521978 AND 524546: AGREEMENT  
BOOK 532, PAGE 741: SUBDIVISION IMPROVEMENTS AGREEMENT  
BOOK 540, PAGE 66: AGREEMENT

## 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 SKI HILL SUBDIVISION, FILING NO. 2 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 \_\_\_\_\_, A.D., 2025

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

## ATTORNEY'S CERTIFICATE

I, ROBERT G. WEISS, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE REVIEWED LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. RND30032969, EFFECTIVE DATE: 02/21/2025, AND BASED EXCLUSIVELY UPON SAID TITLE COMMITMENT, FEE SIMPLE TITLE TO ALL THE LANDS SUBDIVIDED BY THIS PLAT IS VESTED IN STOCKMAN DEV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL 1, AND STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION, AS TO PARCEL 2, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, EASEMENTS, ENCROACHMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, COVENANTS OF RECORD OR APPARENT AND THE EASEMENTS AND OTHER MATTERS SHOWN OR NOTED ON THIS PLAT.

\_\_\_\_\_  
ROBERT G. WEISS, ATTORNEY AT LAW

EFFECTIVE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

## 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 SKI HILL SUBDIVISION, FILING NO. 2 IS APPROVED FOR FILING THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

BY \_\_\_\_\_  
ROBIN CROSSAN, CITY COUNCIL PRESIDENT

ATTEST  
\_\_\_\_\_  
JULIE FRANKLIN, CITY CLERK

## CLERK AND RECORDER'S ACCEPTANCE

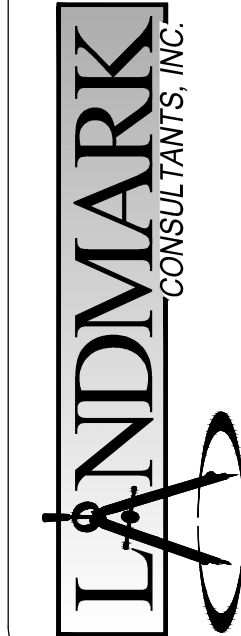
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

RECEPTION NUMBER \_\_\_\_\_ TIME \_\_\_\_\_

\_\_\_\_\_  
JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

CIVIL ENGINEERS | SURVEYORS

141 9th Street - P.O. Box 774943  
Steamboat Springs, Colorado 80477  
(970) 876-8438  
www.LANDMARK-CO.com

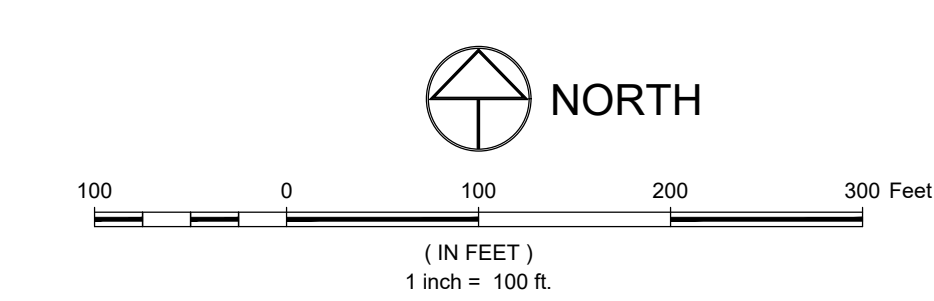
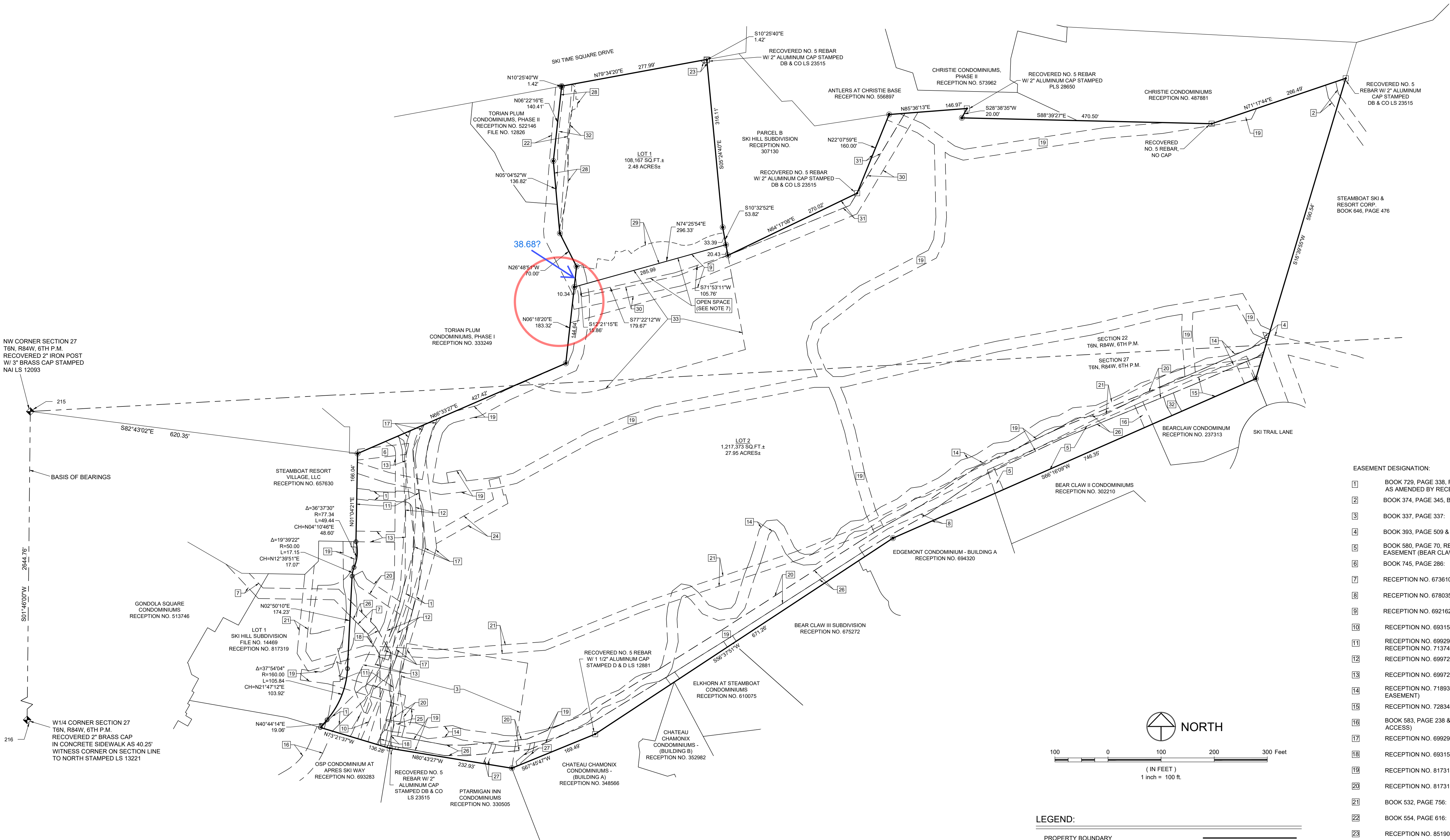










NOTATIONS BY SURVEYOR: SURVEYOR HAS REVIEWED ALL RECORDS AND HAS FOUND NO RECORDS OF ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES BEING THE FROM ANY OTHER SURVEYOR. THERE IS NO ACTION AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE FIELD USE OF REASONABLE DILIGENCE AND CONCERN PROCEEDED WITHIN THE FIELD OF THE SURVEY. THE SURVEYOR HAS REVIEWED ALL RECORDS AND HAS FOUND NO RECORDS OF ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES BEING THE FROM ANY OTHER SURVEYOR. THERE IS NO ACTION AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE FIELD USE OF REASONABLE DILIGENCE AND CONCERN PROCEEDED WITHIN THE FIELD OF THE SURVEY. THE SURVEYOR HAS REVIEWED ALL RECORDS AND HAS FOUND NO RECORDS OF ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES BEING THE FROM ANY OTHER SURVEYOR. THERE IS NO ACTION AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE FIELD USE OF REASONABLE DILIGENCE AND CONCERN PROCEEDED WITHIN THE FIELD OF THE SURVEY. 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# SKI HILL SUBDIVISION, FILING NO. 2

A REPLAT OF LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D TOGETHER WITH A PARCEL OF LAND  
LOCATED IN THE SW1/4 SECTION 22 AND IN THE NW1/4 SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.;  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO  
CONTAINING A CALCULATED AREA OF 30.43 ACRES



LEGEND:	
PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
SECTION LINE	
RECOVERED OR SET NO. 5 REBAR W/ 1 1/2" ALUMINUM COR NAIL W/ BRASS DISC STAMPED "LANDMARK LS 29039"	
RECOVERED PROPERTY MONUMENT AS NOTED	
RECOVERED SECTION CORNER MONUMENT AS NOTED	
NO CORNER MONUMENT RECOVERED OR SET	

EASEMENT DESIGNATION:	
1	BOOK 729, PAGE 338, RECEPTION NO. 687253, RECEPTION NO. 705974: EAST HOTEL ACCESS EASEMENT AS AMENDED BY RECEPTION NO. 817318
2	BOOK 374, PAGE 345, BOOK 376, PAGE 318, RECEPTION NO. 770696: 20' WATER LINE EASEMENT
3	BOOK 337, PAGE 337: PERPETUAL VISUAL EASEMENT
4	BOOK 393, PAGE 509 & BOOK 395, PAGE 376: ROAD EASEMENT
5	BOOK 580, PAGE 70, RECEPTION NO. 727257, RECEPTION NO. 727903: LANDSCAPING AND ACCESS EASEMENT (BEAR CLAW II)
6	BOOK 745, PAGE 286: 20' SEWER EASEMENT
7	RECEPTION NO. 673610, RECEPTION NO. 705975, RECEPTION NO. 789275: SEWER EASEMENT
8	RECEPTION NO. 678035: FIRE SEPARATION EASEMENT
9	RECEPTION NO. 692162: SKI EASEMENT
10	RECEPTION NO. 693153: WATER MAINS EASEMENT
11	RECEPTION NO. 699297, RECEPTION NO. 749729, RECEPTION NO. 702319, RECEPTION NO. 713742, RECEPTION NO. 713743: PUBLIC IMPROVEMENTS EASEMENT
12	RECEPTION NO. 699720: SEWER MAINS EASEMENT
13	RECEPTION NO. 699721: WATER MAINS EASEMENT
14	RECEPTION NO. 718939, RECEPTION NO. 733617: PUBLIC IMPROVEMENTS EASEMENT (LITTLE P EASEMENT)
15	RECEPTION NO. 728342: ACCESS AND LANDSCAPE EASEMENT
16	BOOK 583, PAGE 238 & RECEPTION NO. 693278: ACCESS EASEMENT (1ST AMENDMENT EAST HOTEL ACCESS)
17	RECEPTION NO. 699296: STORM SEWER & ACCESS AND MAINTENANCE EASEMENT
18	RECEPTION NO. 693152: SANITARY SEWER EASEMENT
19	RECEPTION NO. 817314: ELECTRIC EASEMENT
20	RECEPTION NO. 817316: GAS EASEMENT
21	BOOK 532, PAGE 756: TELEPHONE EASEMENT
22	BOOK 554, PAGE 616: MUTUAL GRANT OF EASEMENT
23	RECEPTION NO. 851905: PERMANENT EASEMENT
24	RECEPTION NO. 842263: STORMWATER FACILITIES AND ACCESS EASEMENT
25	RECEPTION NO. 842262: STORMWATER FACILITIES AND ACCESS EASEMENT
26	RECEPTION NO. 820788: TELEPHONE LINE EASEMENT
27	RECEPTION NO. 826867: PUBLIC IMPROVEMENTS EASEMENT
28	RECEPTION NO. ____: PUBLIC IMPROVEMENT EASEMENT
29	RECEPTION NO. ____: PUBLIC IMPROVEMENT EASEMENT
30	RECEPTION NO. ____: DRAINAGE EASEMENT
31	RECEPTION NO. ____: PARCEL B PRIVATE DRAINAGE EASEMENT
32	RECEPTION NO. ____: SEWER LINE EASEMENT
33	RECEPTION NO. 863985: NO BUILD EASEMENT

DRAWING FILENAME: Y:\033\032\030\031\032\033\034\035\036\037\038\039\040\041\042\043\044\045\046\047\048\049\050\051\052\053\054\055\056\057\058\059\060\061\062\063\064\065\066\067\068\069\070\071\072\073\074\075\076\077\078\079\080\081\082\083\084\085\086\087\088\089\090\091\092\093\094\095\096\097\098\099\100\101\102\103\104\105\106\107\108\109\110\111\112\113\114\115\116\117\118\119\120\121\122\123\124\125\126\127\128\129\130\131\132\133\134\135\136\137\138\139\140\141\142\143\144\145\146\147\148\149\150\151\152\153\154\155\156\157\158\159\160\161\162\163\164\165\166\167\168\169\170\171\172\173\174\175\176\177\178\179\180\181\182\183\184\185\186\187\188\189\190\191\192\193\194\195\196\197\198\199\200\201\202\203\204\205\206\207\208\209\210\211\212\213\214\215\216\217\218\219\220\221\222\223\224\225\226\227\228\229\230\231\232\233\234\235\236\237\238\239\240\241\242\243\244\245\246\247\248\249\250\251\252\253\254\255\256\257\258\259\260\261\262\263\264\265\266\267\268\269\270\271\272\273\274\275\276\277\278\279\280\281\282\283\284\285\286\287\288\289\290\291\292\293\294\295\296\297\298\299\300\301\302\303\304\305\306\307\308\309\310\311\312\313\314\315\316\317\318\319\320\321\322\323\324\325\326\327\328\329\330\331\332\333\334\335\336\337\338\339\340\341\342\343\344\345\346\347\348\349\350\351\352\353\354\355\356\357\358\359\360\361\362\363\364\365\366\367\368\369\370\371\372\373\374\375\376\377\378\379\380\381\382\383\384\385\386\387\388\389\390\391\392\393\394\395\396\397\398\399\400\401\402\403\404\405\406\407\408\409\410\411\412\413\414\415\416\417\418\419\420\421\422\423\424\425\426\427\428\429\430\431\432\433\434\435\436\437\438\439\440\441\442\443\444\445\446\447\448\449\450\451\452\453\454\455\456\457\458\459\460\461\462\463\464\465\466\467\468\469\470\471\472\473\474\475\476\477\478\479\480\481\482\483\484\485\486\487\488\489\490\491\492\493\494\495\496\497\498\499\500\501\502\503\504\505\506\507\508\509\510\511\512\513\514\515\516\517\518\519\520\521\522\523\524\525\526\527\528\529\530\531\532\533\534\535\536\537\538\539\540\541\542\543\544\545\546\547\548\549\550\551\552\553\554\555\556\557\558\559\560\561\562\563\564\565\566\567\568\569\570\571\572\573\574\575\576\577\578\579\580\581\582\583\584\585\586\587\588\589\590\591\592\593\594\595\596\597\598\599\600\601\602\603\604\605\606\607\608\609\610\611\612\613\614\615\616\617\618\619\620\621\622\623\624\625\626\627\628\629\630\631\632\633\634\635\636\637\638\639\640\641\642\643\644\645\646\647\648\649\650\651\652\653\654\655\656\657\658\659\660\661\662\663\664\665\666\667\668\669\670\671\672\673\674\675\676\677\678\679\680\681\682\683\684\685\686\687\688\689\690\691\692\693\694\695\696\697\698\699\700\701\702\703\704\705\706\707\708\709\710\711\712\713\714\715\716\717\718\719\720\721\722\723\724\725\726\727\728\729\730\731\732\733\734\735\736\737\738\739\740\741\742\743\744\745\746\747\748\749\750\751\752\753\754\755\756\757\758\759\760\761\762\763\764\765\766\767\768\769\770\771\772\773\774\775\776\777\778\779\780\781\782\783\784\785\786\787\788\789\790\791\792\793\794\795\796\797\798\799\800\801\802\803\804\805\806\807\808\809\810\811\812\813\814\815\816\817\818\819\820\821\822\823\824\825\826\827\828\829\830\831\832\833\834\835\836\837\838\839\840\841\842\843\844\845\846\847\848\849\850\851\852\853\854\855\856\857\858\859\860\861\862\863\864\865\866\867\868\869\870\871\872\873\874\875\876\877\878\879\880\881\882\883\884\885\886\887\888\889\890\891\892\893\894\895\896\897\898\899\900\901\902\903\904\905\906\907\908\909\910\911\912\913\914\915\916\917\918\919\920\921\922\923\924\925\926\927\928\929\930\931\932\933\934\935\936\937\938\939\940\941\942\943\944\945\946\947\948\949\950\951\952\953\954\955\956\957\958\959\960\961\962\963\964\965\966\967\968\969\970\971\972\973\974\975\976\977\978\979\980\981\982\983\984\985\986\987\988\989\990\991\992\993\994\995\996\997\998\999\1000\1001\1002\1003\1004\1005\1006\1007\1008\1009\1010\1011\1012\1013\1014\1015\1016\1017\1018\1019\1020\1021\1022\1023\1024\1025\1026\1027\1028\1029\1030\1031\1032\1033\1034\1035\1036\1037\1038\1039\1040\1041\1042\1043\1044\1045\1046\1047\1048\1049\1050\1051\1052\1053\1054\1055\1056\1057\1058\1059\1060\1061\1062\1063\1064\1065\1066\1067\1068\1069\1070\1071\1072\1073\1074\1075\1076\1077\1078\1079\1080\1081\1082\1083\1084\1085\1086\1087\1088\1089\1090\1091\1092\1093\1094\1095\1096\1097\1098\1099\1100\1101\1102\1103\1104\1105\1106\1107\1108\1109\1110\1111\1112\1113\1114\1115\1116\1117\1118\1119\1120\1121\1122\1123\1124\1125\1126\1127\1128\1129\1130\1131\1132\1133\1134\1135\1136\1137\1138\1139\1140\1141\1142\1143\1144\1145\1146\1147\1148\1149\1150\1151\1152\1153\1154\1155\1156\1157\1158\1159\1160\1161\1162\1163\1164\1165\1166\1167\1168\1169\1170\1171\1172\1173\1174\1175\1176\1177\1178\1179\1180\1181\1182\1183\1184\1185\1186\1187\1188\1189\1190\1191\1192\1193\1194\1195\1196\1197\1198\1199\1200\1201\1202\1203\1204\1205\1206\1207\1208\1209\1210\1211\1212\1213\1214\1215\1216\1217\1218\1219\1220\1221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