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 OWNERSHIP AND DEDICATION

KNOW A-L MEN BY THESE PRESENTS: THAT FV BASECAMP TOWNHOMES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PARCEL OF LAND BEING A PORTION OF LOT 3, STEAMBOAT BASECAMP, RECORDED JULY 28, 2023 UNDER RECEPTION NO. 847173; LOCATED IN THE SW1/4 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 N81°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 84.58 FEET;
THENCE S61°19'52"W, A DISTANCE OF 7.38 FEET;
THENCE S28°40'08"E, A DISTANCE OF 29.46 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°22'48", AND AN ARC LENGTH OF 24.85 FEET, THE CHORD OF WHICH BEARS N28°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 6th DAY OF June, A.D. 2025.

FV BASECAMP TOWNHOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

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

BY: _____
KEVIN RIEGLER, MANAGER

STATE OF COLORADO)
) SS.
COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF June 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 COMPANY.

MY COMMISSION EXPIRES 09-25-2028

WITNESS MY HAND AND OFFICIAL SEAL

Karen M Kehoe
NOTARY PUBLIC

KAREN M KEHOE
Notary Public
State of Colorado
Notary ID # 20044032255
My Commission Expires 09-25-2028

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. 846897 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

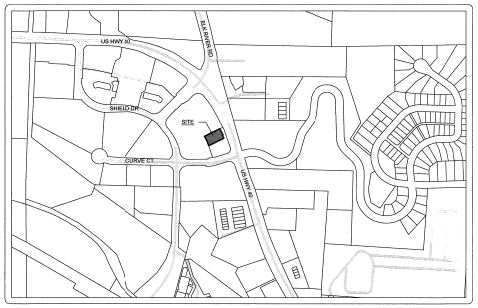
BY: _____
TITLE Sr. Vice President

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF June, A.D. 2025 BY Ryan Von Nagas
Sr. Vice Pres OF YAMPA VALLEY BANK

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 09-25-2028

Karen M Kehoe
NOTARY PUBLIC

KAREN M KEHOE
Notary Public
State of Colorado
Notary ID # 20044032255
My Commission Expires 09-25-2028



NORTH

VICINITY MAP
NOT TO SCALE

CONTENTS:

SHEET 1: COVER SHEET
SHEET 2: OVERALL LAYOUT
SHEET 3: TOWNHOME UNIT AND LIMITED COMMON ELEMENT DETAIL

NOTES:

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 N81°21'35"E PER THE PLAT OF SAID STEAMBOAT BASECAMP.
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. ABS30032218-8, EFFECTIVE DATE: 04/25/2025 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.
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, FLE NO. 11878 HAVE BEEN VACATED PER CITY OF STEAMBOAT SPRINGS ORDINANCE NO. 2863, RECORDED UNDER RECEPTION NO. 846878 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. 861285 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 N ACCORDANCE WITH C.R.S. 38-51-101 ET SEQ. AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AID BELIEF.

DATED THIS 5TH DAY OF JUNEA.D., 2025

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

COLORADO REGISTERED JEFFREY A. GUSTAFSON 06/05/25 29039 LAND SURVEYOR

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 THS PLAT OF THE ABOVE SUBDIVISION THIS 11th DAY OF June, 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 10th DAY OF June A.D. 2025.

BY _____
GAE GAREY, 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 16th DAY OF June, A.D. 2025.

RECEPTION NUMBER 861286 TIME 9:55 AM

JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
141 5th Street - P.O. Box 774243, Steamboat Springs, CO 80477
(970) 871-9494 - www.LANDMARK-CO.com

NO	DATE:	BY:	DESCRIPTION

PROJECT: 23IC-005
DATE: 3/5/2025
CONTACT: JEFF GUSTAFSON
EMAIL: JAG@LANDMARK-CO.COM
DRAWN BY: BC
CHECKED BY: JAG

BASECAMP ROW TOWNHOMES
A REPLAT OF A PORTION OF LOT 3, STEAMBOAT BASECAMP
LOCATED IN THE SW1/4 SECTION 6,
TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.,
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,
STATE OF COLORADO

SHEET
1
Of 3 Sheets

4022

RECEPTION#: 861286, 06/16/2025 at 09:55:18 AM, 1 of 3, R: $33.00, D: $0.00, Jenny Thomas, Routt County, CO

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°19'52"E	12.19'
L2	S28°40'08"E	1.00'
L3	N61°19'52"E	7.81'
L4	N61°19'52"E	9.92'
L5	S28°40'08"E	1.00'
L6	N61°19'52"E	6.08'
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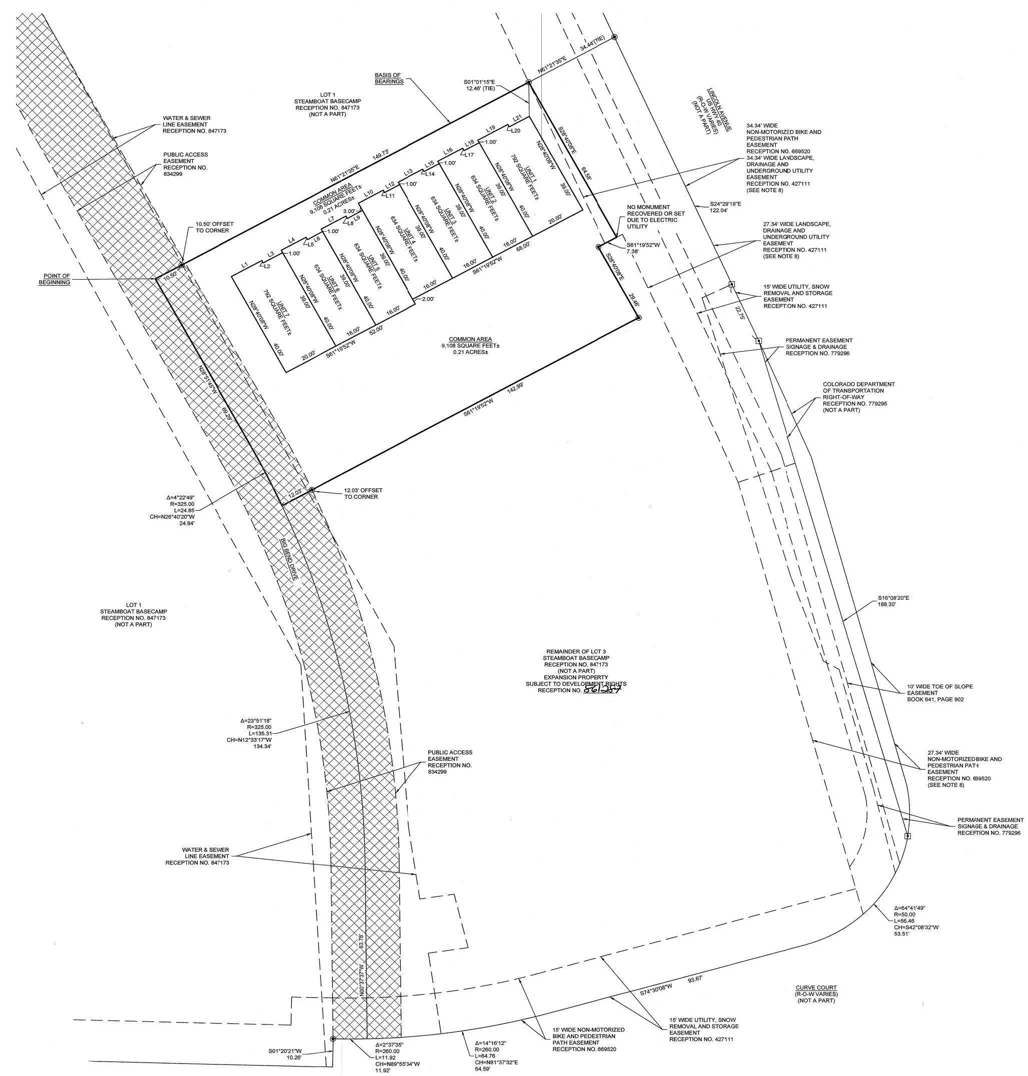
L19	N61°19'52"E	11.96'
L20	S28°40'08"E	1.00'
L21	N61°19'52"E	8.04'



NORTH

20 0 20 40 60 Feet
(IN FEET)
1 inch = 20ft.

LEGEND:

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- RECOVERED 3" ALUMINUM CAP OR NAIL & BRASS DISC STAMPED COLORADO DEPARTMENT OF TRANSPORTATION PLS 38277
- SET OR RECOVERED NO. 5 REBAR W/ ALUMINUM CAP OR NAIL & BRASS DISC STAMPED "LANDMARK LS 29039"
- PUBLIC ACCESS EASEMENT RECEPTION NO. 834299

4022

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STATE OF COLORADO

PROJECT:	2387-009
DATE:	3/5/2025
CONTACT:	JEFF GUSTAFSON
EMAIL:	JeffG@Landmark-co.com
DRAWN BY:	BC
CHECKED BY:	JAG

NO.	DATE:	BY:	DESCRIPTION:

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS:
ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943, Steamboat Springs, CO 80477
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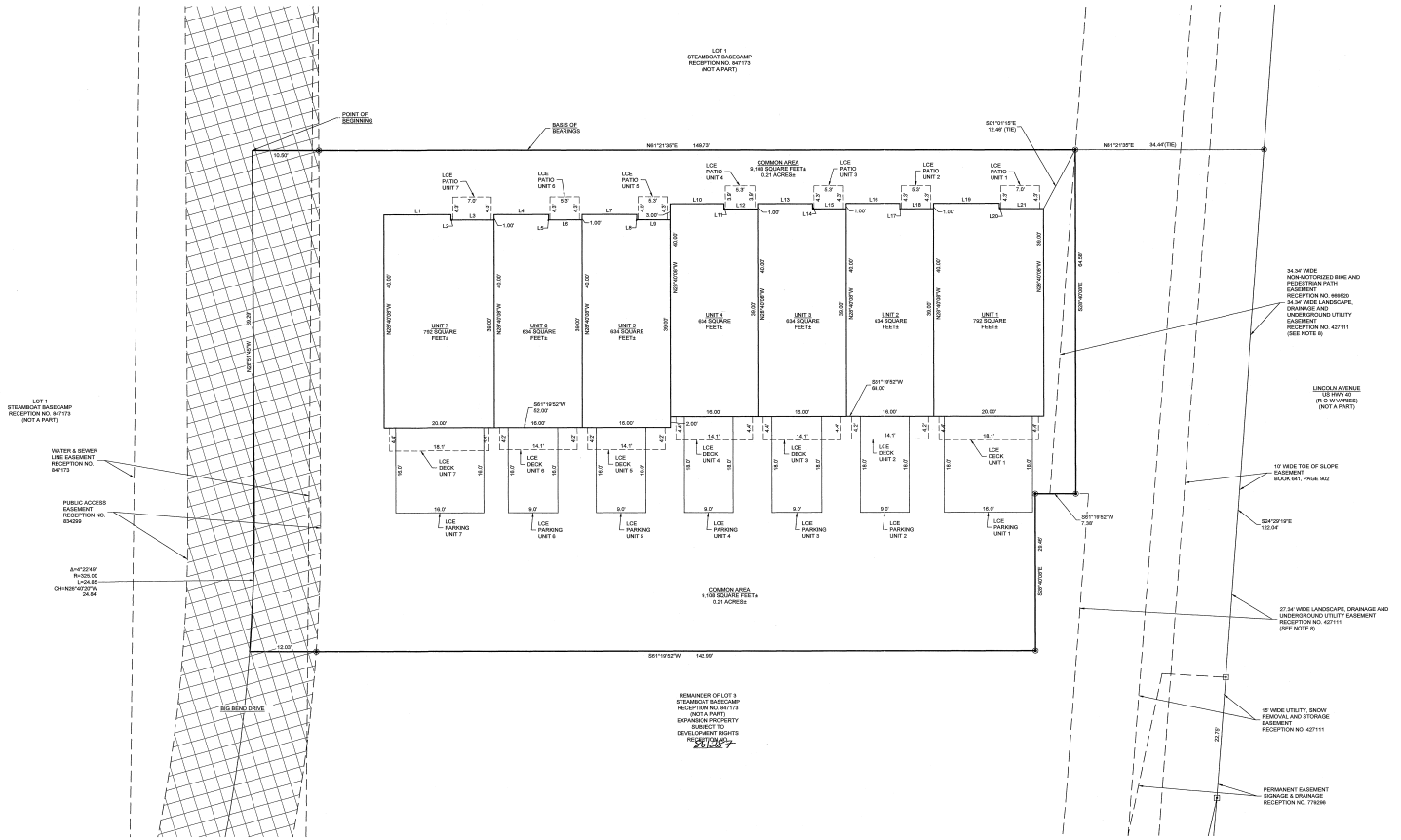

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- PUBLIC ACCESS EASEMENT RECEPTION NO. 834299

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LANDOWNER'S ACKNOWLEDGEMENT AND DEDICATION
ALL OWNERS OF LAND INCLUDED IN THIS SUBDIVISION AND ALL MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND OTHERS HAVING A LIEN OR INTEREST IN THE LAND INCLUDED IN THIS SUBDIVISION, EXCEPT PUBLIC UTILITIES AND GOVERNMENTAL AGENCIES, HAVE EXECUTED THE DEDICATION AND RATIFICATION SHOWN HEREON. ALL OWNERS OF LAND INCLUDED IN THIS SUBDIVISION AND ALL MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND OTHERS HAVING A LIEN OR INTEREST IN THE LAND INCLUDED IN THIS SUBDIVISION, EXCEPT PUBLIC UTILITIES AND GOVERNMENTAL AGENCIES, HAVE EXECUTED THE DEDICATION AND RATIFICATION SHOWN HEREON.

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NO.	DATE:	BY:	DESCRIPTION

PROJECT:	23R1.009
DATE:	3/5/2025
CONTACT:	JEFF GUSTAFSON
EMAIL:	JAR@LANDMARK-CO.COM
DRAWN BY:	BC
CHECKED BY:	JAG

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RECEPTION#: 861286, 06/16/2025 at 09:55:18 AM, 3 of 3, Jenny Thomas, Routt County, CO