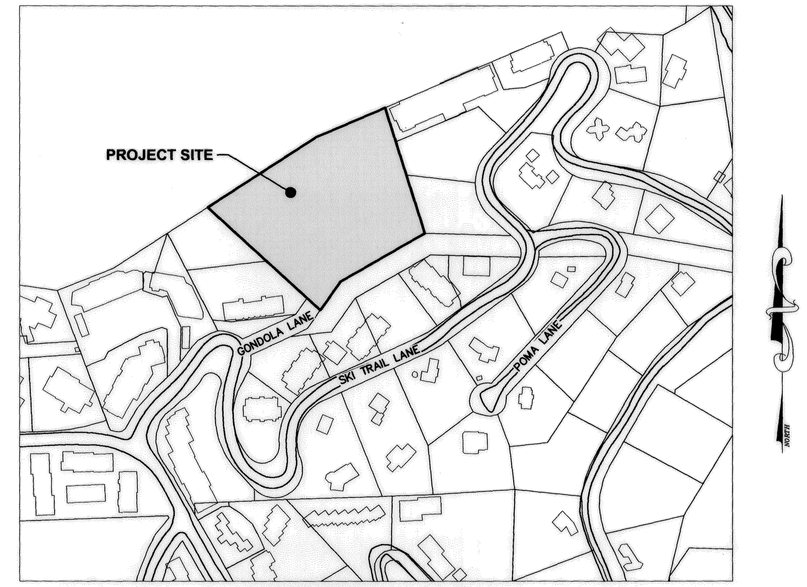
BEAR CLAW III SUBDIVISION

A REPLAT OF LOTS 9 AND 10, BLOCK 2, AND A PORTION OF GONDOLA LANE RIGHT-OF-WAY, SKI TRAIL SUBDIVISION FILING NO. 3
LOCATED IN THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING 4.09 ACRES, MORE OR LESS



VICINITY MAP
Scale: 1" = 300'

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT DB BEAR PAW, LLC, A DELAWARE LIMITED LIABILITY CORPORATION BEING THE OWNER OF A PARCEL OF LAND LOCATED IN SKI TRAIL SUBDIVISION FILING NO. 3, AS RECORDED IN RECEPTION NO. 249229 AND AT FILE NO. 6718 IN THE ROUTT COUNTY RECORDS; IN THE NORTHWEST QUARTER OF SECTION 27, 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:

LOT 9, BLOCK 2, SAID SKI TRAIL SUBDIVISION FILING NO. 3;

TOGETHER WITH

LOT 10, BLOCK 2, SAID SKI TRAIL SUBDIVISION FILING NO. 3;

TOGETHER WITH

THAT PORTION OF GONDOLA LANE RIGHT-OF-WAY VACATED PER CITY OF STEAMBOAT SPRINGS ORDINANCE NO. 2163, AS RECORDED IN RECEPTION NO. 675270, ROUTT COUNTY RECORDS.

CONTAINING A CALCULATED AREA OF 4.09 ACRES,

HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF BEAR CLAW III SUBDIVISION.

IN WITNESS WHEREOF, THE SAID DB BEAR PAW, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, HAS CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS 3 DAY OF April, A.D. 2008 BY Lance Badger AS Authorized Representative OF DB BEAR PAW, LLC, A DELAWARE LIMITED LIABILITY CORPORATION.

DB BEAR PAW, LLC, A DELAWARE LIMITED LIABILITY CORPORATION

STATE OF COLORADO)
COUNTY OF ~~ROUTT~~ Eagle)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF April, A.D. 2008 BY Lance Badger AS Authorized Representative OF DB BEAR PAW, LLC, A DELAWARE LIMITED LIABILITY CORPORATION

MY COMMISSION EXPIRES 12/23/09 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

HOLLY W. BOUCHARD
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/23/09

CONSENT OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED, BEING THE BENEFICIARY AND THE PUBLIC TRUSTEE OF ROUTT COUNTY, COLORADO, UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. 663923 ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON AND HEREBY SUBORDINATES THE INTERESTS OF THE UNDERSIGNED EXISTING BY VIRTUE OF SAID DEED OF TRUST TO THE PLATTING AND SUBDIVISION SHOWN HEREON.

COMPASS BANK
BY: Letitia Tucker
TITLE: VICE PRESIDENT

ROUTT COUNTY PUBLIC TRUSTEE
JEANNE WHIDDON
BY:
TITLE: Routt County Public Trustee

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF March, A.D. 2008 BY Letitia Tucker AS Vice President OF COMPASS BANK

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 09-27-2009

NOTARY PUBLIC

DIANE CLARK
NOTARY
PUBLIC
STATE OF COLORADO

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF June, A.D. 2008 BY JEANNE WHIDDON AS PUBLIC TRUSTEE OF ROUTT COUNTY

ATTEST: Kay Weinland By Jenia Fry Deputy Clerk
KAY WEINLAND, ROUTT COUNTY CLERK AND RECORDER

ROUTT COUNTY SEAL 1877 COLORADO

FINAL PLAT NOTES

1. THE COMMON LOT LINES BETWEEN LOTS 9 AND 10 AS DEPICTED IN THE FINAL PLAT OF SKI TRAILS SUBDIVISION FILING NO. 3 ARE HEREBY VACATED PER THIS PLAT AS SHOWN HEREON.

2. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 9, 10, AND THAT PORTION OF GONDOLA LANE RIGHT-OF-WAY VACATED BY CITY OF STEAMBOAT SPRINGS ORDINANCE NO. 2163 INTO LOT 1, BEAR CLAW III SUBDIVISION AS SHOWN HEREON.

3. BASIS OF BEARINGS: THE EAST LINE OF LOT 10, SKI TRAILS SUBDIVISION FILING NO. 3 AS RECORDED AT FILE NO. 6718 IN THE ROUTT COUNTY RECORDS, BEING MONUMENTED AS SHOWN HEREON, BEARING S17°38'08"E PER THE PLAT OF SAID SKI TRAILS SUBDIVISION FILING NO. 3.

4. THE EASEMENT AGREEMENT RECORDED IN RECEPTION NO. 644674 GRANTS UTILITY AND ACCESS EASEMENTS OVER CERTAIN ROADS, STREETS AND DRIVES TO BE CONSTRUCTED ON THE SUBJECT PROPERTY. THE LOCATION OF THIS EASEMENT IS CURRENTLY INDETERMINATE AS THESE ROADS, STREETS AND DRIVES HAVE YET TO BE CONSTRUCTED.

5. LANDMARK CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NO. RC30010163, ISSUED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 14, 2007 AT 5:00 P.M. FOR ALL INFORMATION REGARDING THE PROPERTY DESCRIPTION, EASEMENTS OF RECORD AND RIGHTS-OF-WAYS OF RECORD.

6. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.

7. THE SUBJECT PROPERTY IS SUBJECT TO NOTES, COVENANTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF SKI TRAIL SUBDIVISION FILING NO. 3.

8. 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.

9. THE LAST FIELD INSPECTION OF THE SITE WAS ON MARCH 14, 2007.

SURVEYOR'S CERTIFICATE

I, JEFFRY A. GUSTAFSON, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF BEAR CLAW III SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH C.R.S. 38-51-101 AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS 26th DAY OF March A.D., 2008.

JEFFRY A. GUSTAFSON
COLORADO PLS NO. 29039

COLORADO REGISTERED JEFFRY A. GUSTAFSON 29039 PROFESSIONAL LAND SURVEYOR 3-26-08

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 COMMITMENT NO. RC30010163 AND BASED EXCLUSIVELY UPON SAID TITLE COMMITMENT, IT IS MY OPINION THAT TITLE TO ALL THE LANDS SHOWN HEREON IS VESTED IN DB BEAR PAW, LLC FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, EASEMENTS AND ENCROACHMENTS OF RECORD AND APPARENT, RESTRICTIONS, RESERVATIONS, AGREEMENTS, COVENANTS AND THE DEEDS OF TRUST SUBORDINATED HEREIN.

ROBERT G. WEISS, ATTORNEY AT LAW

EFFECTIVE THE ~~14th~~ 12th DAY OF ~~DECEMBER~~ MARCH, 2008 AT 5:00 PM

STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN PLAT OF BEAR CLAW III SUBDIVISION IS APPROVED FOR FILING THIS 11 DAY OF April, 2008 AND THE VACATION OF THE EASEMENTS AS SHOWN OR NOTED HEREON IS HEREBY ACCEPTED.

BY
PAUL ANTONUCCI, CITY COUNCIL PRESIDENT

ATTEST
JULIE JORDAN, CITY CLERK

CITY OF STEAMBOAT SPRINGS INCORPORATED 1908 COLORADO

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 9th DAY OF April, A.D. 2008.

TOM LEESON, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

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 10th DAY OF June, 2008.

RECEPTION NUMBER 675272 TIME 2:37 pm
FILE NUMBER 13859

Kay Weinland By Jenia Fry Deputy Clerk
Routt County Clerk & Recorder

ROUTT COUNTY SEAL 1877 COLORADO

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.

(C) COPYRIGHT 2008, LANDMARK CONSULTANTS, INC.

DB Bear Paw, LLC
Steamboat Springs, CO

Bear Claw III Subdivision

DATE: 03-26-08	DWN. BY: JMB
JOB NO. 1994-003	CHK. BY: JAG
DWG. NO. 1994-003 FP	SURV. BY: LCI

LANDMARK CONSULTANTS, INC.
141 9th Street, P.O. Box 774943
Steamboat Springs, Colorado 80477
Phone (970) 871-9494 Fax (970) 871-9299
www.LANDMARK-CO.com

RECEPTION#: 675272, 06/10/2008 at 02:37:01 PM, 1 OF 2, Doc Code:PLAT
Kay Weinland, Routt County, CO

File No 13859 SP2037

RECEPTION#: 675272, 06/10/2008 at 02:37:01 PM, 1 OF 2, Doc Code:PLAT Kay Weinland, Routt County, CO

BEAR CLAW III SUBDIVISION

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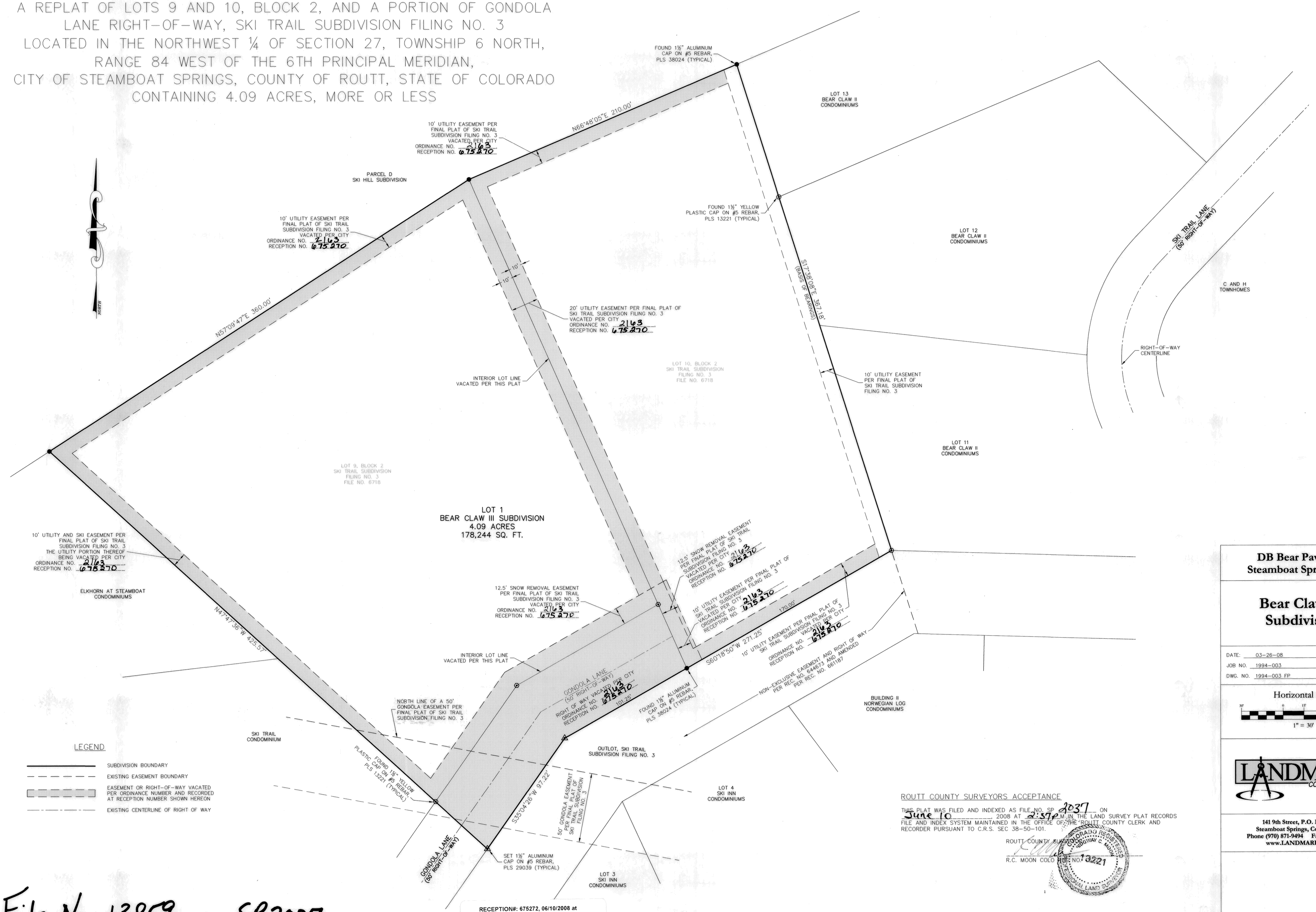
LOCATED IN THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING 4.09 ACRES, MORE OR LESS



LEGEND

- SUBDIVISION BOUNDARY
- EXISTING EASEMENT BOUNDARY
- EASEMENT OR RIGHT-OF-WAY VACATED PER ORDINANCE NUMBER AND RECORDED AT RECEPTION NUMBER SHOWN HEREON
- EXISTING CENTERLINE OF RIGHT OF WAY

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP 2037 ON June 10, 2008 AT 2:37 P.M. 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 38-50-101.

ROUTT COUNTY SURVEYOR

R.C. MOON COLO REG. NO. 13221

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR RONALD C. MOON 13221

DB Bear Paw, LLC
Steamboat Springs, CO

Bear Claw III Subdivision

DATE:	03-26-08	DWN. BY:	JMB
JOB NO.	1994-003	CHK. BY:	JAG
DWG. NO.	1994-003 FP	SURV. BY:	LCI

Horizontal Scale

30' 0 15' 30' 60'

1" = 30'

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SHEET NO. 2 OF 2

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File No 13859 SP2037

RECEPTION#: 675272, 06/10/2008 at 02:37:01 PM, 2 OF 2, Doc Code:PLAT
Kay Weinland, Routt County, CO

RECEPTION#: 675272, 06/10/2008 at 02:37:01 PM, 2 OF 2 Doc Code:PLAT, Kay Weinland, Routt County, CO