

# GREEN HORN RANCH

LOCATED IN THE SE1/4 SW1/4 AND IN THE SE1/4 SECTION 22 AND IN  
THE NE1/4 NW1/4 AND IN THE NE1/4 SECTION 27, T6N, R84W, 6TH P.M;  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO  
CONTAINING A CALCULATED AREA OF 173.88 ACRES

## CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION, BEING THE OWNER OF THAT PARCEL OF LAND LOCATED IN THE SE1/4 SW1/4 AND IN THE SE1/4 SECTION 22 AND IN THE NE1/4 NW1/4 AND IN THE NE1/4 SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL XV AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN BOOK 646 AT PAGE 476 IN THE ROUTT COUNTY RECORDS;

EXCEPTING THEREFROM THE NORTHERLY 10 ACRES OF THE SE1/4 OF THE NE1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.;

COUNTY OF ROUTT, STATE OF COLORADO

CONTAINING A CALCULATED AREA OF 173.88 ACRES; IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; UNDER THE NAME AND STYLE OF GREEN HORN RANCH HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE CITY OF STEAMBOAT SPRINGS, STATE OF COLORADO, THE SIDEWALK, UTILITY AND SNOW REMOVAL & STORAGE EASEMENT SHOWN HEREON.

IN WITNESS WHEREOF, SAID STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION  
BY  
JIM SCHNEIDER AS VICE PRESIDENT OF STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION

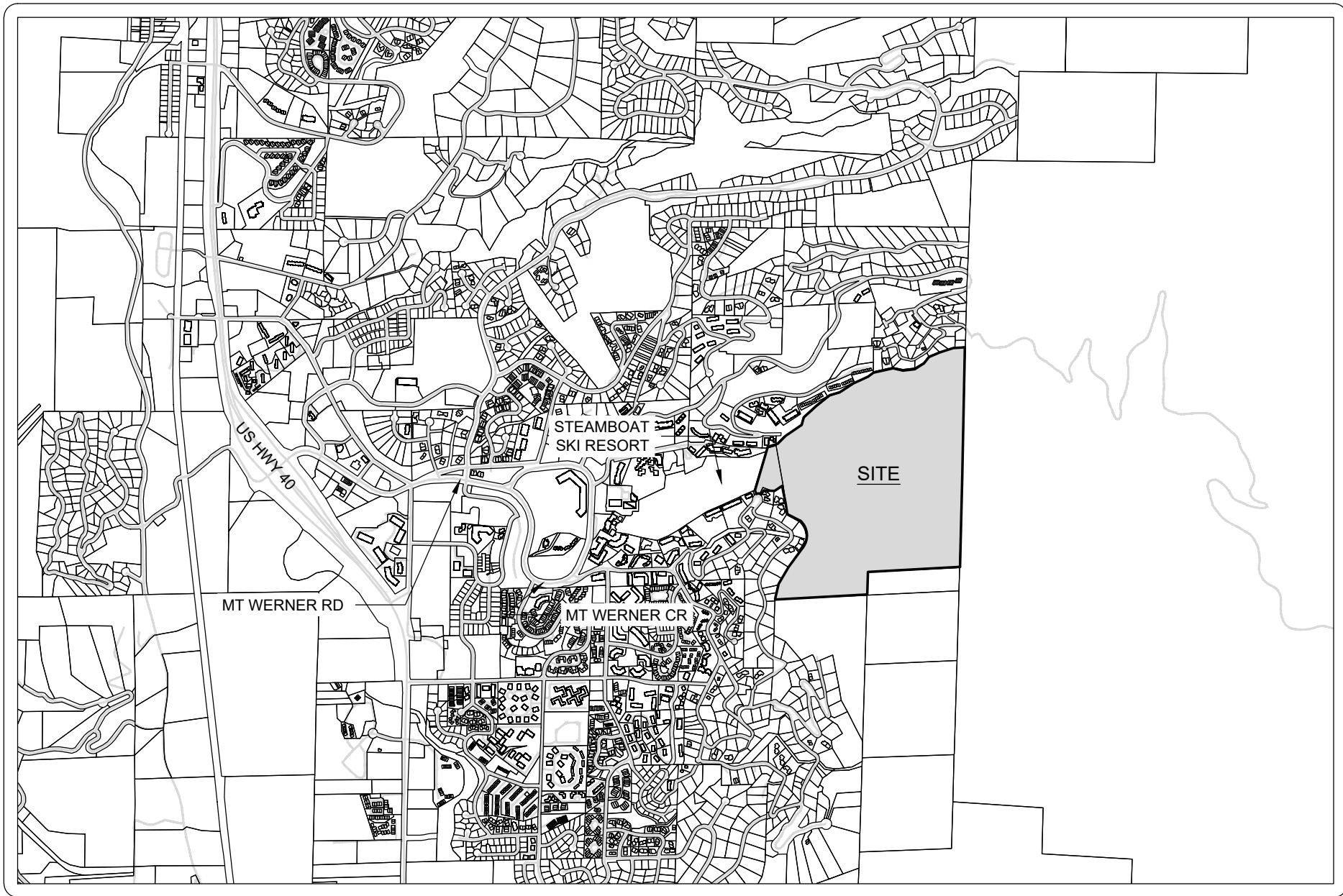
STATE OF COLORADO )  
 ) SS.  
COUNTY OF ROUTT )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021 BY JIM SCHNEIDER AS VICE PRESIDENT OF STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION.

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

WITNESS MY HAND AND OFFICIAL SEAL.

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



VICINITY MAP

SCALE = 1" = 2000'

## NOTES:

- BASIS OF BEARINGS: THE NORTH LINE OF SECTION 27, T6N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEING ASSUMED TO BEAR N86°54'01"E. BEARINGS SHOWN HEREON HAVE BEEN ROTATED FROM RECORD BEARINGS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. H0632932-329-STO-SC3, EFFECTIVE: JANUARY 14, 2021, PREPARED BY HERITAGE TITLE 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.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED JULY 16, 2021 AND RECORDED AT RECEPTION NO. 827248 OF THE ROUTT COUNTY REAL PROPERTY RECORDS, AS AMENDED.

## 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. 785473 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.

JP MORGAN CHASE BANK, N.A.

JEFFREY MILLER, EXECUTIVE DIRECTOR

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021 BY JEFFREY MILLER AS EXECUTIVE DIRECTOR OF JP MORGAN CHASE BANK, N.A.

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

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

## SURVEYOR'S CERTIFICATE

I, JEFFREY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF GREEN HORN RANCH 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., 2021

JEFFREY 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 HERITAGE TITLE COMPANY TITLE COMMITMENT ORDER NO. H0632932-329-STO-SC3, EFFECTIVE: JANUARY 14, 2021, AND BASED EXCLUSIVELY UPON SAID TITLE COMMITMENT, I HAVE GIVEN SIMPLE TITLE TO ALL THE LANDS SUBDIVIDED BY THIS PLAT IS VESTED IN STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, EASEMENTS AND ENCROACHMENTS OF RECORD OR APPARENT, RESTRICTIONS, RESERVATIONS, AGREEMENTS, COVENANTS OF RECORD AND THE EASEMENTS AND OTHER MATTERS SHOWN OR NOTED ON THIS PLAT.

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

EFFECTIVE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

## 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. 2021.

\_\_\_\_\_  
REBECCA BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

## STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF GREEN HORN RANCH, IS APPROVED FOR FILING THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021 AND THE DEDICATION OF THE SIDEWALK, UTILITY AND SNOW REMOVAL & STORAGE EASEMENT TO THE CITY OF STEAMBOAT SPRINGS AS SHOWN OR NOTED HEREON IS HEREBY ACCEPTED FOR THE PURPOSES NOTED.

BY  
JASON LACY, CITY COUNCIL PRESIDENT

ATTEST  
JULIE FRANKLIN, CITY CLERK

## ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP \_\_\_\_\_ ON \_\_\_\_\_, 2021 AT \_\_\_\_\_ 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

\_\_\_\_\_  
THOMAS H. EFFINGER, JR. COLO REG NO. 17651

## CLERK AND RECORDER'S ACCEPTANCE

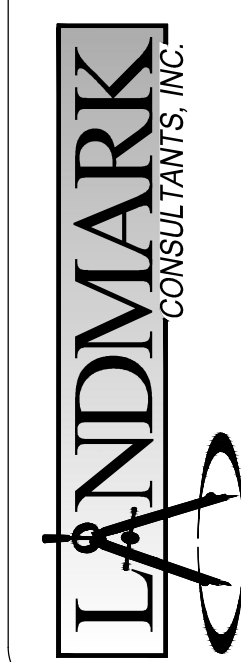
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

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

FILE NUMBER \_\_\_\_\_

\_\_\_\_\_  
KIM BONNER - ROUTT COUNTY CLERK AND RECORDER

CIVIL ENGINEERS | SURVEYORS  
141 9th Street - P.O. Box 774943  
Steamboat Springs, Colorado 80477  
(970) 874-9449  
www.LANDMARK-CO.com



LITIGATION BY ANY PARTY AGAINST LAND SURVEYORS, ATTORNEYS, ENGINEERS, ARCHITECTS, OR OTHER PROFESSIONALS FOR NEGLIGENCE OR OTHER PROFESSIONAL MALPRACTICE SHALL BE THE SOLE RESPONSIBILITY OF THE PROFESSIONAL PERSON BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY SUCH ACTION. THERE IS NO ACTION AFTER THE PERSON BRINGS THE ACTION EITHER DISCOVERED OR SHOULD HAVE DISCOVERED THE NEGLIGENCE OR OTHER PROFESSIONAL MALPRACTICE. IN NO CASE SHALL SUCH AN ACTION BE BROUGHT AND NOT THEREAFTER. BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT AND NOT THEREAFTER. NOTICE: ACCORDING TO COLORADO LAW YOU MUST BRING SUCH ACTION WITHIN THREE YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NO.		DATE:	BY:	DESCRIPTION:
1	02/26/21	JAG	SIDEWALK, UTILITY & SNOW EASEMENT	
2	08/03/21	JAG	GAS LINE EASEMENT	
3	08/18/21	JAG	ATTORNEY COMMENTS	
4	08/24/21	JAG	ATTORNEY COMMENTS	

PROJECT:	1012-048
DATE:	01-28-21
DRAWN BY:	JAG
CHECKED BY:	BC

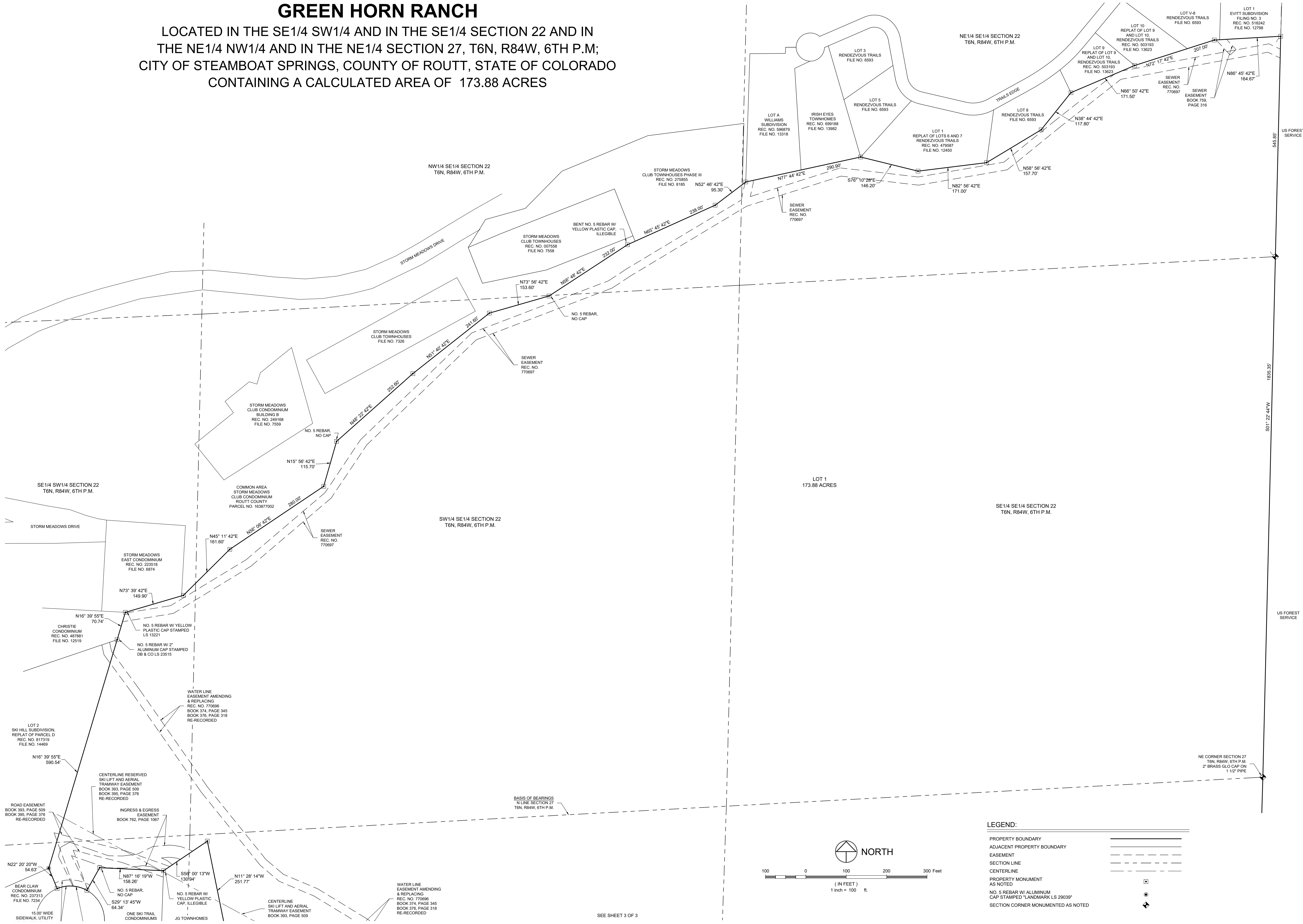
FINAL PLAT  
GREEN HORN RANCH  
LOCATED IN THE SE1/4 SW1/4 AND IN THE SE1/4 SECTION 22,  
AND IN THE NE1/4 NW1/4 AND IN THE NE1/4 SECTION 27,  
T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS,  
COUNTY OF ROUTT, STATE OF COLORADO

SHEET  
1  
Of 3 Sheets



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870.874.9434  
www.LANDMARK-CONSTRUCTANTS.CO

LANDMARK

CONSULTANTS, INC.

NOTATIONS OF RECORD: ANY AND ALL SURVEY DATA, RECORDS, OR ANY OTHER INFORMATION BROUGHT TO THE ATTENTION OF THE SURVEYOR SHALL BE THE PROPERTY OF THE SURVEYOR AND NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACTS OF THE SURVEYOR AND NOT TO THE ACTS OF OTHERS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACTS OF THE SURVEYOR AND NOT TO THE ACTS OF OTHERS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACTS OF THE SURVEYOR AND NOT TO THE ACTS OF OTHERS.

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PROJECT:

1012.048

DATE:

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DRAWN BY:

JAG

CHECKED BY:

BC

FINAL PLAT

GREEN HORN RANCH

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SHEET

2

Of 3 Sheets



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[illegible]

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