KFMU REDEVELOPMENT - PRELIMINARY PLAT

LOCATED IN THE SW1/4 SECTION 27, T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO CONTAINING A CALCULATED AREA OF 1.29 ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION		SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS: THAT SUNSCOPE, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PARCEL OF LAND LOCATED IN THE SW1/4 SECTION 27 TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:		I, JEFFRY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF
LOTS A & B, MOUNTAIN OFFICE PARK SUBDIVISION;		DATED THIS DAY OF A.D., 2021
CONTAINING A CALCULATED AREA OF 1.29 ACRES, IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; UNDER THE NAME AND STYLE OF 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 STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND FURTHER DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE CITY OF		JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR
STEAMBOAT SPRINGS, STATE OF COLORADO, THE UTILITY AND SNOW STORAGE EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF THE PUBLIC UTILITIES AND FOR SNOW STORAGE, RESPECTIVELY. THESE DEDICATIONS PRECLUDE THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS, IN THE EASEMENT AREA, WHICH COULD IMPAIR THEIR USE AS PROVIDED IN THIS DEDICATION.		COLORADO L.S. NO. 29039 FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.
IN WITNESS WHEREOF, SAID SUNSCOPE, LLC, A TEXAS LIMITED LIABILITY COMPANYHAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS	WALTON CREEK RD.	
DAY OF, A.D. 2021.		ATTORNEY'S CERTIFICATE
SUNSCOPE, LLC, A TEXAS LIMITED LIABILITY COMPANY		I,, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE REVIEWED COMPANY COMMITMENT NO. EFFECTIVE , 2021 AND BASED EXCLUSIVELY UPON SAID TITLE COMMITMENT,
AS OF SUNSCOPE, LLC, A TEXAS LIMITED LIABILITY COMPANY		COMPANY COMMITMENT NO EFFECTIVE, 2021 AND BASED EXCLUSIVELY UPON SAID TITLE COMMITMENT, FEE SIMPLE TITLE TO ALL THE LANDS SUBDIVIDED BY THIS PLAT IS VESTED IN SUNSCOPE, LLC, A TEXAS LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, EASEMENTS,
STATE OF COLORADO)) SS. COUNTY OF ROUTT)		ENCROACHMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, COVENANTS OF RECORD OR APPARENT AND THE EASEMENTS AND OTHER MATTERS SHOWN OR NOTED ON THIS PLAT.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 2021 BY AS OF		
SUNSCOPE, LLC, A TEXAS LIMITED LIABILITY COMPANY. MY COMMISSION EXPIRES .		, ATTORNEY AT LAW
WITNESS MY HAND AND OFFICIAL SEAL.		EFFECTIVE THE DAY OF, 2021.
NOTARY PUBLIC	VICINITY MAP Project across the street will be connecting a sewer	
NOTART FUBLIC	NORTH VICINITY MAP SCALE = 1": 500' SCALE = 1": 500' Project across the street will be connecting a sewer main in this area, construction will need to be coordinated with future sidewalks in this area to	
	avoid conflicts.	STEAMBOAT SPRINGS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
	N01°46'00"E	THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF STEAMBOAT SPRINGS, COLORADO DOES HEREBY
CONSENT OF DEED OF TRUST BENEFICIARY	N01°46'00"E 40.25' WITNESS CORNER RECOVERED 2" BRASS CAP STAMPED LS 13221 N01°46'00"E 40.25' WITNESS CORNER RECEPTION NO. 287711	AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION THIS DAY OF, A.D. 2021.
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 IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE	ON SECTION LINE EXTENDED NORTHERLY	REBECCA D. BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
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.	CALCULATED POSITION OF THE W1/4 OF SECTION 27, THE W1/	
	Ton, R84W of the 6th P.M. wx — wx	STEAMBOAT SPRINGS CITY COUNCIL APPROVAL
A FEDERAL SAVING BANK BY	SX—SX—SX—SX—SX—SX—SX—SX—SX—SX—SX—SX—SX—S	THE WITHIN FINAL PLAT OF, IS APPROVED FOR FILING THIS DAY OF A.D. 2021 AND
TITLE:	RECOVERED NO. 5 REBAR W/ YELLOW PLASTIC CAP	THE DEDICATION OF THE EASEMENTS TO THE CITY OF STEAMBOAT SPRINGS AS SHOWN OR NOTED HEREON IS HEREBY ACCEPTED FOR THE PURPOSES NOTED.
THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, A.D. 2021 BY AS, A.D. 2021 BY AS, A FEDERAL SAVINGS BANK	STAMPED "DISMUKE LS 7736" 0.8' BELOW GROUND 17.49' (TIE) xE——————————————————————————————————	JASON LACY, CITY COUNCIL PRESIDENT Update council
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:		Dresident name JULIE FRANKLIN, CITY CLERK
NOTARY PUBLIC	if these are setback GREENBELT EASEMENT RECEPTION NO. 298528	
	10' GREENBELT Ines, remove from FILE NO. 8628	Preliminary Plat:
	EASEMENT RECEPTION Fellifillary plat NO. 298528 FILE NO. 8628	remove existing site features from plat
utility easement needed		
PROTECTIVE COVENANTS for existing utilities	N88°16'39"W * 70,00"	DOLITE COLINEY CURVEYORS ACCEPTANCE
THE PROTECTIVE COVENANTS FOR THIS DEVELOPMENT ARE LOCATED AT RECEPTION NO		ROUTT COUNTY SURVEYORS ACCEPTANCE THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP ON
	BASIS OF BEARINGS	, 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. if these are setback ROUTT COUNTY SURVEYOR
		lines, remove from
NOTES:		preliminary plat THOMAS H. EFFINGER, JR. COLO REG NO. 17651
 BASIS OF BEARINGS: THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON AND BEARING N01°43'21"E BASED ON THE COLORADO COORDINATE SYSTEM, NORTH ZONE, NAD83(2011). 	1	these are setback nes, remove from
RECORD. TITLE COMMITMENT ORDER NO DATED, 2021, AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE lines, ren	re setback ()	reliminary plat
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	ry plat	CLERK AND RECORDER'S ACCEPTANCE
ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.		THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY,
 ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO. 	SHABOW RUN CONDOMINIUMS	COLORADO, ON THIS DAY OF, A.D. 2021. RECEPTION NUMBER TIME
5 IS SUBJECT TO ALL UNDERLYING GOVERNING DOCUMENTS AND EASEMENTS FOR MOUNTAIN OFFICE PARK SUBDIVISION AS RECORDED UNDER RECEPTION NO. 298528 AND IN FILE NO. 8628 IN THE ROUTT COUNTY RECORDS.	BUILDING C RECEPTION NO. 302353 FILE NO. 8703	RECEPTION NUMBER TIME FILE NUMBER Sidewalk along one or both frontages may need to
6. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.		be included as a ciritical improement.
		KIM BONNER - ROUTT COUNTY CLERK AND RECORDER
		601.E.1: Sidewalk Master Plan shows sidewalks needed both frontages. Doesn't appear that this project
	RECOVERED NO.	meets the exemption for a replat since it's being processed as a preliminary plat with a variance.
		LEGEND: Sidewalks will need to be provided both frontages to comply with this section and CDC 414.
NORTH	16' GREENBELT EASEMENT RECEPTION NO. 298528	PROPERTY BOUNDARY ADJACENT PROPERTY BOUNDARY
	FILE NO. 8628	EASEMENT — — — — — — —
30 0 30 60 90 Feet	\$3880446WL \$03.80'LL XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	RECOVERED NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039" RECOVERED NO. 5 REBAR W/ RED PLASTIC
[(IN FEET)] 1 inch = 30 ft.	REPLAT OF BOAT TOWNHOMES AT SUNRAY MEADOWS REPLAT OF BOAT TOWNHOMES 59.38' (TIE)	CAP STAMPED "BTK LS 24318" FLUSH W/ GROUND RECOVERED CORNER MONUMENT AS NOTED
	RECEPTION NO. 490694 FILE NO. 12307	SECTION CORNER CALCULATED POSITION

141 9th Street ~ P.O. Box 774943 steamboat Springs, Colorado 80477 (970) 871-9494 www.LANDMARK-CO.com

LANDIMARK
CONSULTANTS, IN

SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY EED NEGLIGENT OR DEFECTIVE LAND SURYEY SHALL BE BROUGHT WITHIN EYEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE WERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION. THE REAFTER, BUT IN O CASE SHALL SUCH AN ACTION BE BROUGHT THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH ACTION IS BASED. NOTICE: ACCORDING TO COLORADO LAW YOU MUST EVERS AFTER YOU FIRST DISCOVER SUCH DEFECT IN THIS SURVEY WITHIN BY SEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY IN BASED UPON ANY DEFECT IN NO EVENT, MAY ANY IN BASED UPON ANY DEFECT. IN NO EVENT, MAY ANY IN BASED UPON ANY DEFECT. IN THIS SURVEY BE COMMENCED MORE THAN 10 STROM THE DATE OF CERTIFICATION SHOWN HEREON.

DATE: 08/03/21

DRAWN BY: JAG

CHECKED BY: 0.00

EDEVELOPMENT - PRELIMINARY PLA
LOCATED IN THE SW1/4 SECTION 27,
NSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS,
COUNTY OF ROUTT,

SHEET 1

Of 1 Sheets