DOWNHILL PLAZA CONDOMINIUM

A CONDOMINIUM MAP

A REPLAT OF LOT 7, ELK RIVER ROAD BUSINESS PARK,
LOCATED IN THE NW1/4 OF SECTION 6, T6N, R84W, 6TH P.M.,
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 1.56 ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT LES A. LIMAN, BEING THE OWNER OF THE LAND LOCATED IN THE NW1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 7, ELK RIVER ROAD BUSINESS PARK, ACCORDING TO THE P.AT THEREOF RECORDED JANUARY 6, 1982 AT RECEPTION NO. 314171;

COUNTY OF ROUTT, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 1.56 ACRES, IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF DOWNHILL PLAZA CONDOMINIUM 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 A TEN (10) FOOT WIDE NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND PUBLIC UTILITIES, SAID EASEMENT BEING FIVE (5) FEET ON EACH SIDE OF THE UTILITY LINE CENTERLINE LOCATED ON AND UNDER THE COMMON ELEMENTS IN SUCH LANDS LYING OUTSIDE THE PERIMETER WALLS OF THE BUILDING FOUNDATIONS SHOWN HEREON. THIS DEDICATION IS SPECIFIC TO ALL UTILITIES CLASSIFIED AS MAINLINES. SERVICE LINES ARE PRECLUDED FROM THIS DEDICATION. THE UNDERSIGNED FURTHER DOES HEREBY IRREVOCABLY DEDICATE TO THE CITY OF STEAMBOAT SPRINGS THE DRAINAGE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES. SUCH DEDICATED EASEMENTS MAY BE VACATED IN PART OR PARTS BY THE RECORDED ORDINANCE OF THE CITY OF STEAMBOAT SPRINGS, ALONE. 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.

IN WITNESS WHEREOF, SAID LES A. LIMAN HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 18th DAY OF December, A.D. 2020.

BY: Les A. Liman AN INDIVIDUAL
LES A. LIMAN

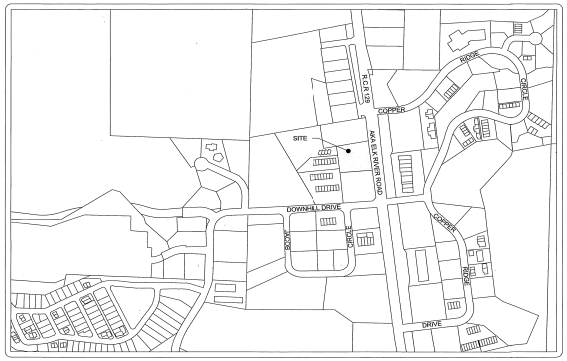
STATE OF COLORADO)) SS.
COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF December, A.D. 2020 BY LES A. LIMAN.

MY COMMISSION EXPIRES 7/30/2024

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

BROOKE MACKENZIE HARRELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204029330
MY COMMISSION EXPIRES 7/30/2024



VICINITY MAP
SCALE = 1" : 500'

SHEET INDEX

SHEET 1 - COVER PAGE
SHEET 2 - BOUNDARY & SITE LAYOUT
SHEET 3 - AIRSPACE DETAILS

NOTES:

1. BASIS OF BEARINGS: THE NORTHERLY BOUNDARY LINE OF LOT 7, ELK RIVER ROAD BUSINESS PARK, BEING MONUMENTED AS SHOWN HEREON AND BEING ASSUMED TO BEAR N80°21'33"E, RECORD BEARINGS PER THE PLAT OF ELK RIVER ROAD BUSINESS PARK, FILING NO. 1, HAVE BEEN ROTATED 01°00'33" CLOCKWISE TO MATCH BASIS OF BEARING.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. ABS30023549, EFFECTIVE DATE: JANUARY, 3, 2020, 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 NUMEERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
5. DOWNHILL PLAZA CONDOMINIUM IS SUBJECT TO ALL UNDERLYING GOVERNING DOCUMENTS AND EASEMENTS FOR ELK RIVER ROAD BUSINESS PARK AS RECORDED UNDER RECEPTION NO. 314171 AND IN FILE MO. 8986 IN THE ROUTT COUNTY RECORDS.
6. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0713D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
8. THAT DOCUMENT RECORDED IN BOOK 554 AT PAGE 518 CONTAINS A SNOW STORAGE EASEMENT THAT IS BLANKET IN NATURE AND AFFECTS THE SUBJECT PROPERTY. SAID DOCUMENT ALSO CONTAINS BUILDING SETSACKS THAT WOULD REQUIRE INTERPRETATION BY THE SURVEYOR AND ARE NOT SHOWN HEREON.
9. THOSE DOCUMENTS RECORDED UNDER RECEPTION NOS. 620174 & 787523 CONTAIN AVIGATION EASEMENTS THAT ARE BLANKET IN NATURE AND AFFECT THE SUBJECT PROPERTY.

CONDOMINIUM DECLARATION

THE CONDOMINIUM DECLARATION FOR THIS DEVELOPMENT ARE LOCATED AT RECEPTION NO. 820937

SURVEYOR'S CERTIFICATE

I, JEFFRY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP OF DOWNHILL PLAZA CONDOMINIUM WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY SUPERVISION AND CHECKING IN ACCORDANCE WITH C.R.S. 38-51-101 ET SEQ. AND IN ACCORDANCE WITH C.R.S 38-33.3-209 AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 16TH DAY OF DECEMBER A.D., 2020.

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

COLORADO REGISTERED JEFFRY A. GUSTAFSON 12-16-20 29039 PROFESSIONAL LAND SURVEYOR

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. ABS30023549, EFFECTIVE DATE: JANUARY, 3, 2020, AT 5:00 P.M., AND BASED EXCLUSIVELY UPON SAID TITLE COMMITMENT, FEE 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, 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 9TH DAY OF NOVEMBER, 2020.

CERTIFICATE OF COMPLETION

THE UNDERSIGNED HEREBY CERTIFIES THAT (I) HE IS AN INDEPENDENT LICENSED OR REGISTERED ENGINEER OR ARCHITECT IN THE STATE OF COLORADO, (II) HE IS FAMILIAR WITH AND HAS OBSERVED THE CONSTRUCTION OF THE BUILDING IDENTIFIED AND SHOWN ON THIS MAP AND PLAT WITHIN THE REAL ESTATE SUBJECTED TO THE CONDOMINIUM DECLARATION FOR ~~DOWNHILL PLAZA~~ AND (III) THE BUILDING SHOWN HEREON CONTAINING OR COMPRISING ANY UNITS CREATED BY SUCH CONDOMINIUM DECLARATION AND THIS MAP AND PLAT ARE SUBSTANTIALLY COMPLETED PURSUANT TO CRS 38-33.3-201(2).

DATE 12-17-20 BY: Steamboat Engineering And Design, Inc.

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 23rd DAY OF December A.D. 2020.

REBECCA BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF DOWNHILL PLAZA CONDOMINIUM, IS APPROVED FOR FILING THIS 22nd DAY OF December A.D. 2020 AND THE DEDICATION OF THE UNDERGROUND PUBLIC UTILITY AND DRAINAGE EASEMENTS TO THE CITY OF STEAMBOAT SPRINGS AS SHOWN OR NOTED HEREOM IS HEREBY ACCEPTED FOR THE PURPOSES NOTED.

BY _____
JASON LACY, CITY COUNCIL PRESIDENT

ATTEST _____
JULIE FRANKLIN, CITY CLERK

SEAL OF THE CITY OF STEAMBOAT SPRINGS INCORPORATED 1900 COLORADO

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP 3451 ON February 19th 2021 AT 1:04 pm 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 38-5a-101.

ROUTT COUNTY SURVEYOR

THOMAS R. 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 CUNTY, COLORADO, ON THIS 19th DAY OF February, A.D. 2021

RECEPTION NUMBER 820936 TIME 1:04 pm

FILE NUMBER 14487

Kim Bonner By Bathrice Deputy
KIM BONNER - ROUTT COUNTY CLERK AND RECORDER

ROUTT COUNTY CLERK SEAL 1877 COLORADO

SP 3451 File # 14487

CIVIL ENGINEERS | SURVEYORS
LANDMARK CONSULTANTS, INC.
141 5th Street - P.O. Box 774943
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(970) 871-9494
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NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	1419-003
DATE:	DRT COMMENTS
DRAWN BY:	AJB
CHECKED BY:	JAG

CONDOMINIUM MAP
DOWNHILL PLAZA CONDOMINIUM
LOCATED IN THE NW1/4 OF 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

RECEPTION#: 820936, 02/19/2021 at 01:04:20 PM, 1 of 3, R: $33.00, D: $0.00, Kim Bonner, Routt County, CO

RECEPTION#: 820936, 02/19/2021 at 01:04:20 PM, 2 of 3, Kim Bonner, Routt County, CO

DOWNHILL PLAZA CONDOMINIUM

A CONDOMINIUM MAP

A REPLAT OF LOT 7, ELK RIVER ROAD BUSINESS PARK, FILING NO. 1
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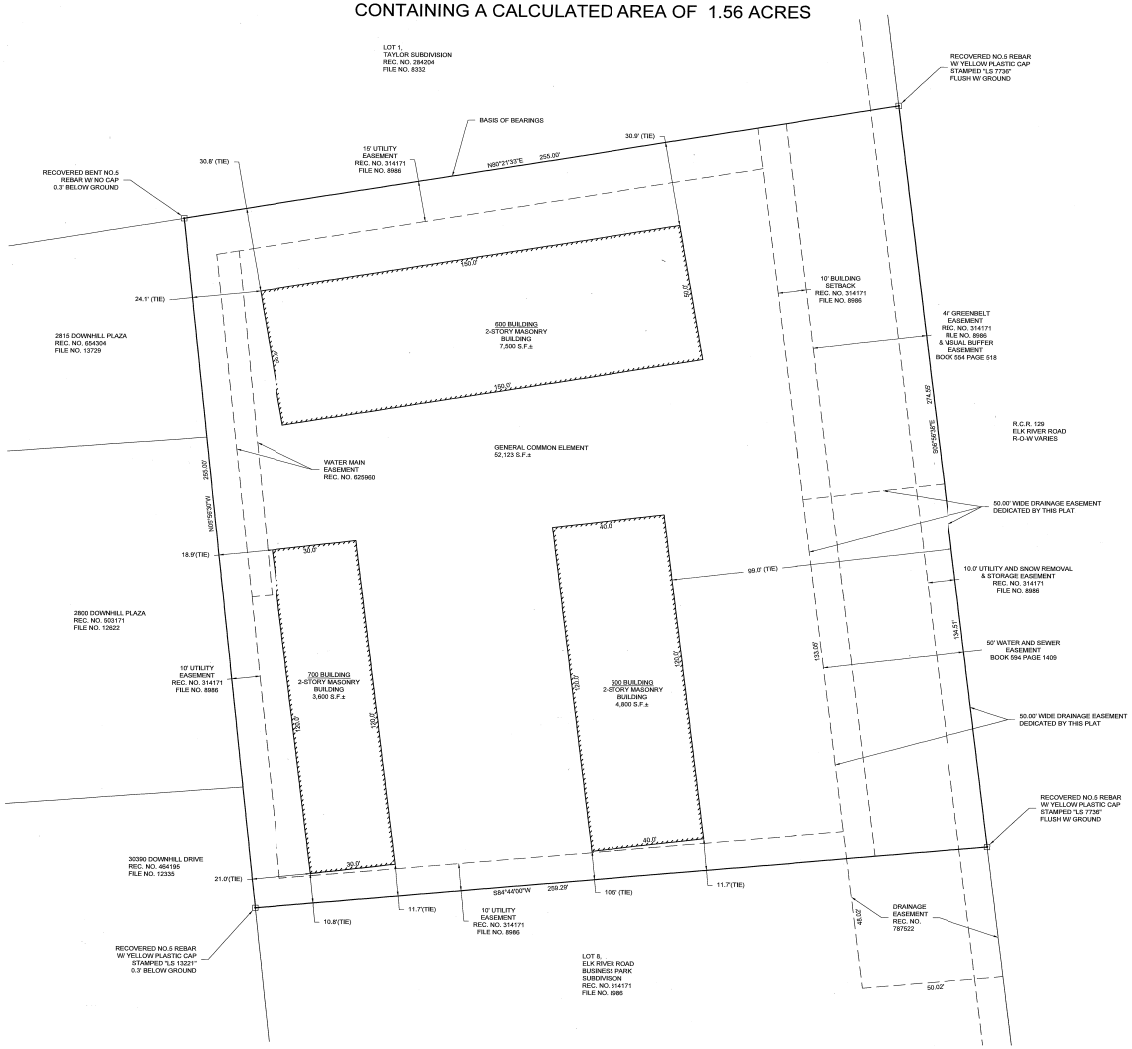
CONTAINING A CALCULATED AREA OF 1.56 ACRES



NORTH

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

LEGEND:

BOUNDARY
PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDRY
EASEMENT
RECOVERED PROPERTY MONIMENT AS NOTED

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Steamboat Springs, Colorado 80477
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CERTIFICATE OF SURVEYOR: I, ALAN J. GRAGG, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRUELY AND ACCURATELY REPRESENTS THE FACTORS FOUND DURING A MONUMENTED LAND SURVEY COMPLETED ON THE 15TH DAY OF JANUARY, 2021 AND ALL MONUMENTS ADJACENT PERIMETER SITE IN NO CASE IS THIS SURVEY INTENDED TO BE A GUARANTEE OR OPINION OF TITLE OR OWNERSHIP REGARDING REAL PROPERTY. FOR ACCURATE DATA, NOTICE AGGRIEVED TO OTHERS CAN YOU MEET THE ATTORNEY OF RECORD. THIS CERTIFICATION IS NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT DOES NOT SHOW ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. THIS PLAT IS NOT A LEGAL DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE LICENSED PROFESSIONAL LAND SURVEYOR.

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1418-033
DATE: DRT COMMENTS
DRAWN BY: AJS
CHECKED BY: JAG

CONDOMINIUM MAP
DOWNHILL PLAZA CONDOMINIUM
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CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,
STATE OF COLORADO

SHEET 2 Of 3 Sheets

SP 3451 File # 14487

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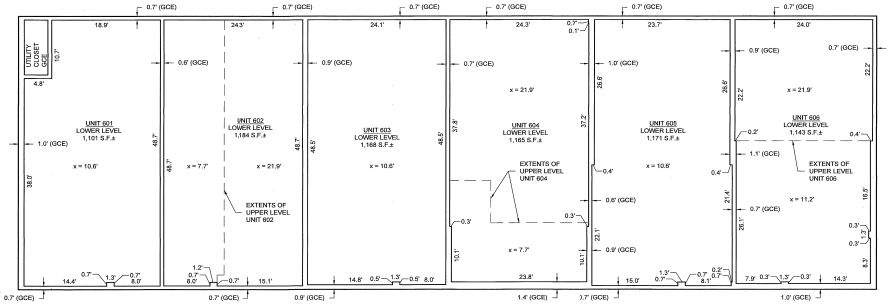
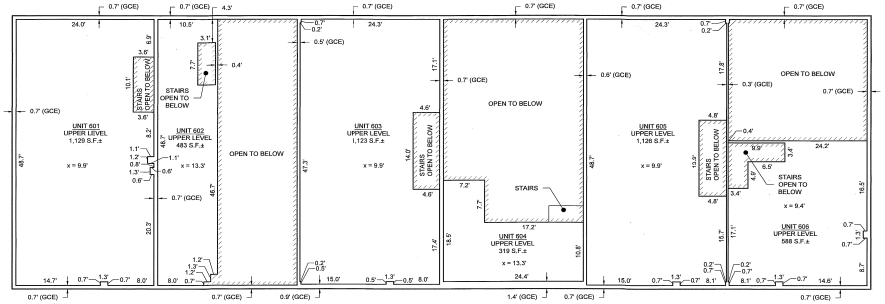


600 BUILDING
LOWER LEVEL
NORTH

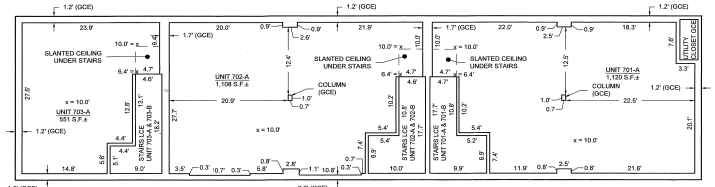


600 BUILDING
UPPER LEVEL
NORTH

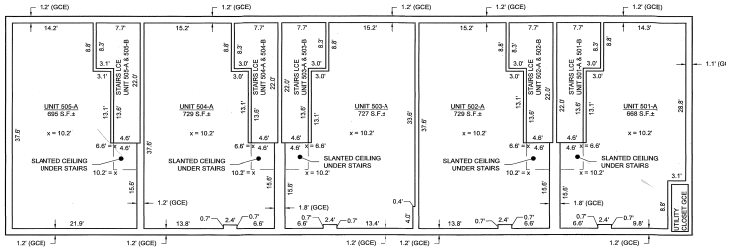
10 0 10 20 30 Feet
(IN FEET)
1 inch = 10 ft.

LEGEND

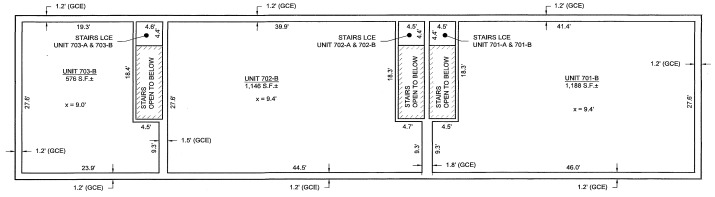
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
x = 10.0'	FLOOR TO CEILING HEIGHT
FFE	FINISH FLOOR ELEVATION
	EXTERIOR BUILDING WALL
	DECK / LCE AREA
	UNIT BOUNDARY
	CEILING HEIGHT CHANGE



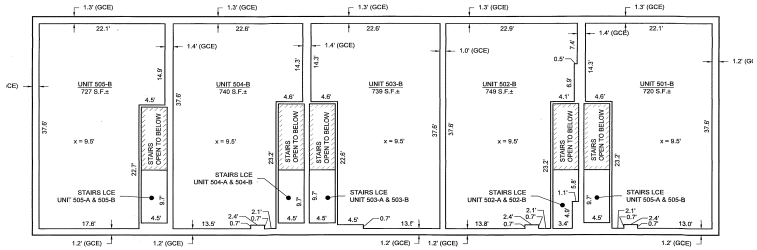
700 BUILDING
LOWER LEVEL
NORTH



500 BUILDING
LOWER LEVEL
NORTH



700 BUILDING
UPPER LEVEL
NORTH



500 BUILDING
UPPER LEVEL
NORTH

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NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1418-003
DATE: DRT COMMENTS
DRAWN BY: AJS
CHECKED BY: JAG

CONDOMINIUM MAP
DOWNHILL PLAZA CONDOMINIUM
LOCATED IN THE NW1/4 OF SECTION 6,
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SHEET
3
Of 3 Sheets

JP 3451 File # 14487

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