

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOWN ALL MEN BY THESE PRESENTS: THAT GRAY STONE, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: OUT PARCEL 6 OF INDIAN MEADOWS FILING NO. 2, CONTAINING 6.81 ACRES ACCORDING TO THE PLAT RECORDED OCTOBER 1, 1997 AT FILE NO. 12476 AND RECEPTION NO. 483655, COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF INDIAN MEADOWS FILING NO. 3, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC THE FOLLOWING EASEMENTS: (I) A TWELVE (12') FOOT WIDE PEDESTRIAN ACCESS EASEMENT ON LOT 2, (II) THIRTY (30') FOOT WIDE PUBLIC ACCESS AND ROAD EASEMENT WITHIN LOT 2, (III) A TWENTY FOUR (24') FOOT AND FORTY FIVE (45') FOOT EMERGENCY ACCESS AND UTILITY EASEMENT, (IV) TWENTY (20') FOOT PUBLIC UTILITY EASEMENT, (V) TEN (10') FOOT WIDE SNOW REMOVAL AND UNDERGROUND UTILITY EASEMENT, (VI) TWENTY (20') FOOT BY TWENTY (20') SIGN EASEMENT, (VII) 50' WIDE PUBLIC ACCESS, UNDERGROUND UTILITY, AND EMERGENCY SERVICE VEHICLE ACCESS EASEMENT (VIII) AND THE OTHER EASEMENTS AS SHOWN HEREON FOR UTILITIES, EMERGENCY SERVICE VEHICLE ACCESS, LANDSCAPE, DRAINAGE BUFFER, SIGNS, ACCESS AND SNOW REMOVAL (IX) THE TEMPORARY ACCESS EASEMENT.

THE STONE LANE RIGHT OF WAY IS HEREBY IRREVOCABLY DEDICATED TO THE CITY OF STEAMBOAT SPRINGS AS SHOWN.

FURTHER, THE UNDERSIGNED OWNER(S) DO HEREBY DEDICATE TO THE MOUNT WERNER WATER AND SANITATION DISTRICT, A COLORADO SPECIAL DISTRICT, PERPETUAL AND NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER AND SEWAGE COLLECTION MAINS AND APPURTENANCES, AND FOR ACCESS OF PERSONS, VEHICLES, AND EQUIPMENT THERETO FOR SUCH PURPOSES, ON, OVER, ACROSS, AND UNDER (I) ALL LAND AREAS LABELED THAT INCLUDE THE WORDS "UTILITY EASEMENT" AS SHOWN HEREON, (II) ALL LAND AREA WITHIN THE STONE LANE PUBLIC RIGHT OF WAY DEDICATED BY THIS PLAT, (III) ALL LAND AREA SHOWN AS "30' ACCESS AND PUBLIC UTILITY EASEMENT", (IV) ALL LAND AREA DESIGNATED AS 50' LANDSCAPE, DRAINAGE BUFFER AND PUBLIC UTILITY EASEMENT, (V) THE LAND AREA DESIGNATED AS "30' WIDE ACCESS, PUBLIC UTILITY AND MWWSD ROAD EASEMENT", (VI) ALL PUBLIC UTILITY EASEMENTS SIMULTANEOUSLY DEDICATED TO MOUNT WERNER WATER AND SANITATION DISTRICT AS SET FORTH BELOW.

IN ADDITION, THE UNDERSIGNED OWNER(S) DO HEREBY DEDICATE TO THE MOUNT WERNER WATER AND SANITATION DISTRICT, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR ACCESS OF PEDESTRIANS, BICYCLES, VEHICLES AND FOR ROAD CONSTRUCTION, REPAIR, MAINTENANCE, AND IMPROVEMENT OF ROADWAY AND ASSOCIATED INFRASTRUCTURE, ON, OVER, AND ACROSS THE LAND AREA SHOWN AND DESIGNATED AS "30' WIDE ACCESS, PUBLIC UTILITY AND MWWSD ROAD EASEMENT". SUCH DEDICATED EASEMENT TO BE APPURTENANT TO AND RUN WITH THE LAND DESCRIBED IN DEED RECORDED ON 12-22-2003 APPEARING AT RECEPTION NO. 595921 WITH THE ROUTT COUNTY CLERK AND RECORDER RECORDS, TO SUCCESSOR OWNER(S) THEREOF AND TO EVERY PART THEREOF AS MAY HEREAFTER BE SEVERED AND CONVEYED.

IN WITNESS WHEREOF, THE SAID GRAY STONE, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 14th DAY OF August, 2017

BY Bhawn Amin AS MANAGER OF GRAY STONE, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF Colorado

COUNTY OF Routt

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF August, 2017, BY Bhawn Amin AS MANAGER OF GRAY STONE, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: 5-18-2021

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE (NOTARY PUBLIC)  
(SEAL)

ATTORNEY'S OPINION

I, JILL A. BRABEC, BEING AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT BY REVIEW OF THE COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE REPORT ISSUED BY THE HERITAGE TITLE COMPANY NO. H0511819-329-STO-SC3, EFFECTIVE DATE JULY 27, 2017 AND BASED SOLELY UPON SUCH REVIEW, THAT TITLE TO SUCH LANDS IS VESTED IN GRAY STONE, LLC FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, THE TRAVERSE AND RIGHT-OF-WAY OF CERTAIN DITCHES, PONDS AND SPRINGS, RIGHTS-OF-WAY, EASEMENTS AND ENCROACHMENTS OF RECORD AND APPARENT RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS AND THOSE SPECIFIC SCHEDULE B EXCEPTIONS LISTED ON SAID TITLE REPORT.

JILL A. BRABEC, ATTORNEY-AT-LAW

EFFECTIVE THE 14 DAY OF August, 2017

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	98.40	500.00	11°16'32"	N85° 29' 21"E	98.24
C2	24.80	19.50	72°52'00"	N37° 22' 58"E	23.16
C3	83.30	500.00	9°32'45"	S84° 37' 28"W	83.21
C4	88.55	540.00	9°23'44"	N84° 32' 57"E	88.45
C5	90.53	460.00	11°16'32"	N85° 29' 21"E	90.38
C6	31.88	27.50	66°24'58"	S40° 36' 30"W	30.12
C7	28.80	27.50	59°59'46"	S22° 35' 52"E	27.50
C8	20.25	20.00	58°01'28"	S28° 03' 44"E	19.40
C9	68.09	35.50	109°53'50"	S18° 52' 03"W	58.12
C10	20.80	25.00	47°40'45"	S22° 17' 52"W	20.21
C11	35.62	85.00	24°00'49"	N9° 34' 31"W	35.36
C12	48.20	115.00	24°00'49"	N9° 34' 31"W	47.85
C13	20.18	540.00	2°08'28"	S89° 56' 37"E	20.18
C14	86.09	540.00	9°08'03"	N84° 25' 07"E	86.00
C15	38.14	460.00	4°45'03"	N82° 13' 37"E	38.13
C16	30.01	460.00	3°44'14"	N86° 28' 15"E	30.00
C17	7.29	460.00	0°54'27"	N88° 47' 36"E	7.29
C18	88.56	450.00	11°16'32"	S85° 29' 21"W	88.41
C19	57.87	550.00	6°01'45"	S82° 51' 58"W	57.85
C20	67.54	43.00	90°00'00"	S43° 54' 25"W	60.81
C21	84.03	43.00	85°19'00"	N48° 26' 05"W	58.28

Parcel Line Table		
Line #	Length	Direction
L1	70.00	S88° 52' 23"E
L2	111.50	S88° 52' 23"E
L3	20.58	S88° 52' 23"E
L4	15.00	S88° 52' 43"E
L5	35.00	S88° 52' 44"E
L6	11.50	S88° 52' 44"E
L7	34.99	S88° 52' 44"E
L8	15.01	S88° 52' 44"E
L11	30.05	N2° 25' 53"E
L12	20.00	S88° 52' 23"E
L13	17.60	S89° 14' 49"W
L14	20.00	S88° 52' 23"E
L15	21.27	S88° 52' 23"E
L16	14.73	S88° 46' 15"E
L17	24.50	S88° 52' 36"E
L18	23.49	S88° 52' 23"E
L19	4.40	S2° 52' 40"W
L20	19.00	N0° 57' 33"E
L21	19.01	N1° 08' 14"E
L22	21.21	N88° 51' 46"W

Parcel Line Table		
Line #	Length	Direction
L23	39.00	N0° 57' 33"E
L24	32.77	N88° 51' 46"W
L25	0.63	S1° 08' 14"W
L26	9.06	S88° 51' 46"E
L27	7.87	N1° 08' 14"E
L28	25.84	N3° 54' 18"W
L29	36.23	N3° 54' 22"W
L30	35.08	S2° 25' 53"W
L31	2.08	N0° 57' 00"E
L32	15.04	S2° 25' 53"W
L33	4.08	N0° 57' 00"E
L34	11.75	N88° 51' 46"W
L35	5.35	N1° 08' 14"E
L36	15.04	S88° 27' 29"W
L37	15.02	S89° 15' 03"W
L38	12.01	S88° 27' 29"W
L39	50.05	S88° 27' 57"W
L40	54.42	N67° 41' 31"E
L41	20.00	S88° 52' 23"E
L42	20.00	N0° 57' 00"E

Parcel Line Table		
Line #	Length	Direction
L43	20.00	N88° 52' 23"W
L44	20.00	S0° 57' 00"W
L45	3.00	N1° 08' 14"E
L46	16.94	N2° 25' 53"E
L47	41.18	S46° 08' 14"W
L48	24.00	S88° 52' 23"E
L49	23.34	S88° 52' 23"E
L50	13.69	N46° 32' 31"W
L51	25.40	S43° 27' 29"W
L52	19.03	N2° 52' 40"E
L53	13.44	S88° 51' 46"E
L54	12.99	N1° 32' 31"W
L55	5.29	S1° 05' 35"E
L56	13.20	N79° 51' 05"E
L57	10.00	S88° 54' 25"W

VICINITY MAP

SCALE: 1" = 300'

DRAWING INDEX

SHEET 1  
SHEET 2

TITLE PAGE  
FINAL PLAT

FINAL PLAT FOR  
INDIAN MEADOWS FILING NO. 3  
A REPLAT OF OUT PARCEL 6  
INDIAN MEADOWS, FILING NO. 2  
LOCATED IN THE SE <sup>1</sup>/<sub>4</sub> OF SECTION 28, TOWNSHIP 6  
NORTH, RANGE 84 WEST OF THE 6TH P.M., CITY OF  
STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE  
OF COLORADO



MOUNT WERNER WATER AND SANITATION DISTRICT ACCEPTANCE OF DEDICATION

THE MOUNT WERNER WATER AND SANITATION DISTRICT DOES HEREBY ACCEPT THE DEDICATION OF THE EASEMENTS, (INCLUDING THE 30' WIDE ACCESS, PUBLIC UTILITY AND MWWSD ROAD EASEMENT) AS GRANTED BY THE OWNER OF THE PROPERTY SUBDIVIDED HEREBY, FOR THE PURPOSES MADE, PROVIDED THAT THE DISTRICT SHALL HAVE NO OBLIGATION OR LIABILITY TO CONSTRUCT, REPAIR, MAINTAIN, IMPROVE, OR RECONSTRUCT ANY WATER OR SEWER LINE OR APPURTENANCE WITHIN ANY SUCH EASEMENT UNTIL AND UNLESS SUCH LINE OR APPURTENANCE HAS FIRST BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RULES OF THE DISTRICT AND THE DISTRICT HAS FINALLY ACCEPTED SUCH LINE OR APPURTENANCE BY A RESOLUTION OF ITS BOARD OF DIRECTORS. THESE DEDICATIONS PRECLUDE THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS, IN THE EASEMENT AREAS WHICH COULD IMPAIR THEIR USE AS PROVIDED IN THIS DEDICATION.

MOUNT WERNER WATER AND SANITATION DISTRICT

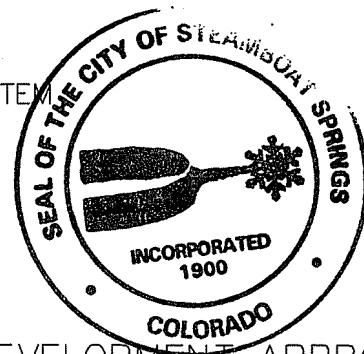
DATE: August 14, 2017 BY: Frank Alfano  
FRANK ALFANO, GENERAL MANAGER

CITY COUNCIL APPROVAL

THE WITHIN PLAT OF INDIAN MEADOWS FILING NO. 3 IS APPROVED FOR FILING THIS 5th DAY OF September, 2017 AND THE DEDICATION OF THE RIGHT OF WAY, PUBLIC ACCESS AND UTILITY EASEMENTS, TEMPORARY ACCESS EASEMENT, SNOW REMOVAL AND UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY ACCEPTED FOR THE PURPOSES NOTED.

BY: Jason Lacy  
JASON LACY, CITY COUNCIL PRO-TEM

ATTEST: Julie Franklin  
JULIE FRANKLIN, CITY CLERK



PLANNING AND COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE

THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF INDIAN MEADOWS FILING NO. 3 THIS 15th DAY OF August, A.D. 2017.

Tyler Gibbs  
TYLER GIBBS, AID, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, PLS NO. 38024, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP AND SURVEY OF INDIAN MEADOWS FILING NO. 3: (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND (IV) CONTAINS ALL OF THE INFORMATION REQUIRED BY C.R.S. 38-51-101.

BY: Walter N. Magill  
WALTER N. MAGILL, PLS 38024

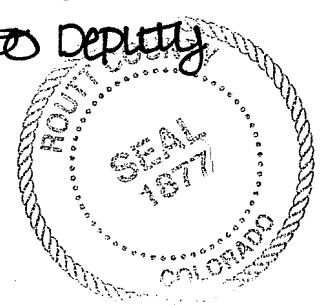


NOTES

- 1) BASIS OF BEARING: S00°57'00"W, ALONG THE EASTERLY LINE OF THE U.S. 40 RIGHT OF WAY, COMMON AS THE WEST LINE OF INDIAN MEADOWS FILING NO. 3 BETWEEN FOUND MONUMENTS AS SHOWN.
- 2) ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS MAP WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDED OF ROUTT COUNTY, COLORADO THIS 14th DAY OF Sept, A.D. 2017 AT RECEPTION NUMBER 783204 TIME: 4:25 P.M. AND FILE NO. 14302  
Kim Bonner by Janet Bonner Deputy  
ROUTT COUNTY CLERK AND RECORDER



ROUTT COUNTY SURVEYOR CERTIFICATE

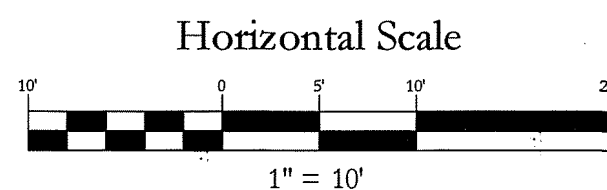
THIS MAP WAS FILED AND INDEXED AS FILE NO. SP 2931 ON 14th DAY OF September 2017, AT 4:25 P.M. IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

ROUTT COUNTY SURVEYOR

BY: Thomas H. Effinger  
THOMAS H. EFFINGER, JR. PLS 17651

GRAY STONE, LLC

FINAL PLAT  
INDIAN MEADOWS  
FILING NO. 3



IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

NO.	DATE	REVISIONS	INT
1	7-26-17	PER CITY TAC COMMENTS	WM
2	8-11-17	PER CITY TAC COMMENTS	WM

DATE: 6-2-2017 DESIGN: WNM  
JOB NO. 1448-001 DRAFTED: WNM  
DWG. NAME: INDIAN MEADOWS FILING NO. 3 REVIEW: WNM

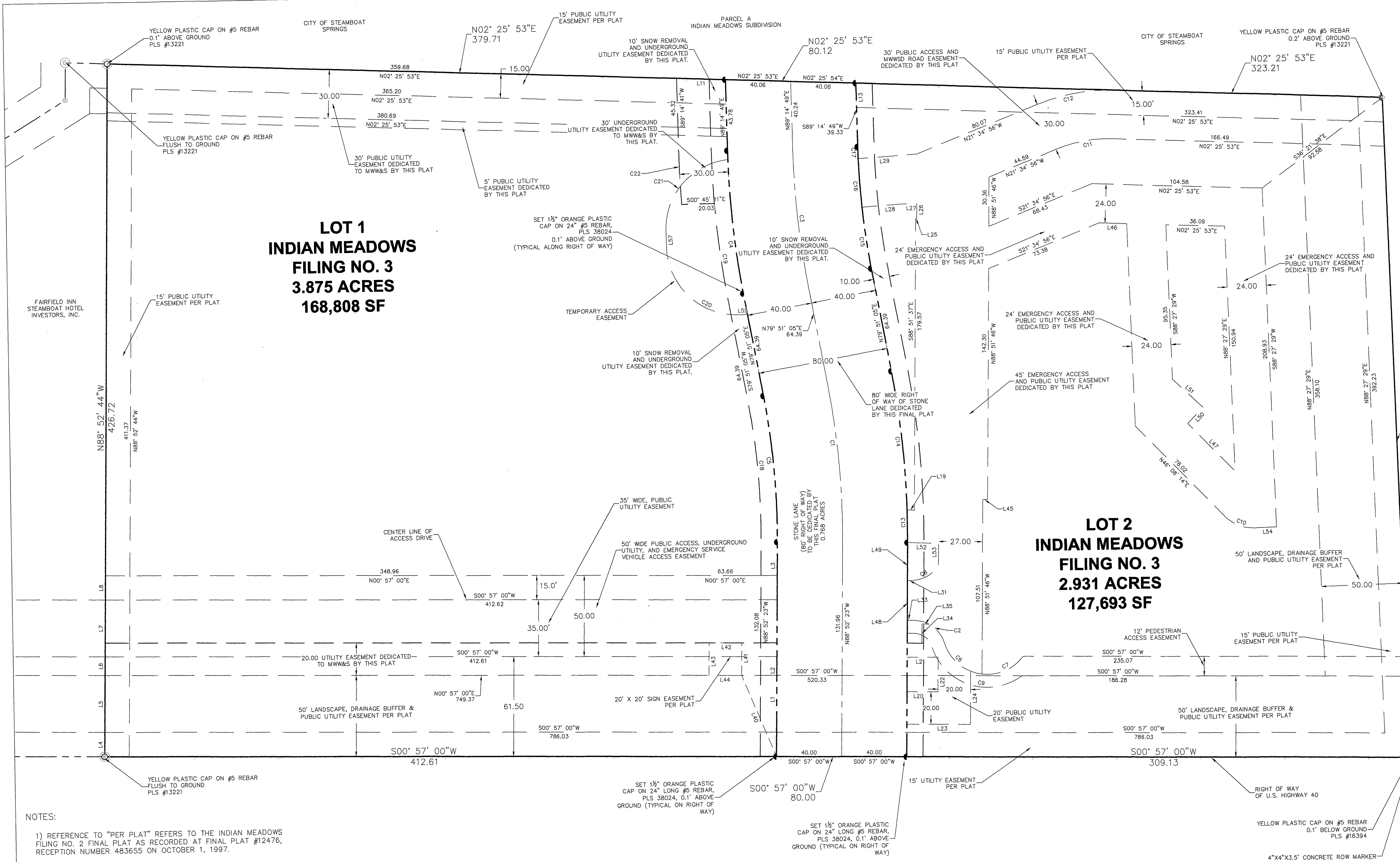
Four Points  
Surveying and Engineering

440 S. Lincoln Ave., Suite 4B  
P.O. Box 775866  
Steamboat Springs, CO 80487  
(970)-671-6772  
wnmpepls@gmail.com

SHEET NO.

1  
OF 2

File # 14302 SP 2931



- NOTES:
- 1) REFERENCE TO "PER PLAT" REFERS TO THE INDIAN MEADOWS FILING NO. 2 FINAL PLAT AS RECORDED AT FINAL PLAT #12476, RECEPTION NUMBER 483655 ON OCTOBER 1, 1997.
  - 2) THE STONE LANE RIGHT OF WAY AND ADJACENT UTILITY EASEMENTS ESTABLISHED BY INDIAN MEADOWS FILING NO. 2 FINAL PLAT ARE VACATED BY ORDINANCE #\_\_\_\_\_ DATED \_\_\_\_\_
  - 3) THE ONLY EASEMENTS BEING VACATED ON THIS FINAL PLAT ARE THE SNOW REMOVAL AND PUBLIC UTILITY EASEMENTS THAT ABUT THE RIGHT OF WAY OF STONE LANE AS ESTABLISHED BY INDIAN MEADOWS FILING NO. 2 FINAL PLAT. THE SNOW REMOVAL AND PUBLIC UTILITY EASEMENTS ARE RELOCATED AND REDEDICATED, ALONG THE REALIGNED STONE LANE RIGHT OF WAY, AS PART OF THIS PLAT.
  - 4) UTILITY EASEMENTS NOTED AS DEDICATED TO MWW&S ARE ALSO PUBLIC UTILITY EASEMENTS FOR ALL PUBLIC UTILITY PROVIDERS.
  - 5) ALL UTILITY EASEMENTS DEDICATED ON THIS PLAT ARE FOR USE AND ACCESS OF ANY PUBLIC UTILITY PROVIDER.

**GRAY STONE, LLC**

**FINAL PLAT**  
**INDIAN MEADOWS**  
**FILING NO. 3**

Horizontal Scale

1" = 30'

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

NO.	DATE	REVISIONS	INT
1	7-26-17	PER CITY TAC COMMENTS	WM
2	8-7-17	PER CITY TAC COMMENTS	WM

DATE: 6-2-2017 DESIGN: WNM

JOB NO. 1448-001 DRAFTED:

DWG. NAME REVIEW:

**Four Points**  
**Surveying and Engineering**

440 S. Lincoln Ave., Suite 4B  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
wnmpele@gmail.com

SHEET NO.  
2  
OF 2

File #14302 SP 2931