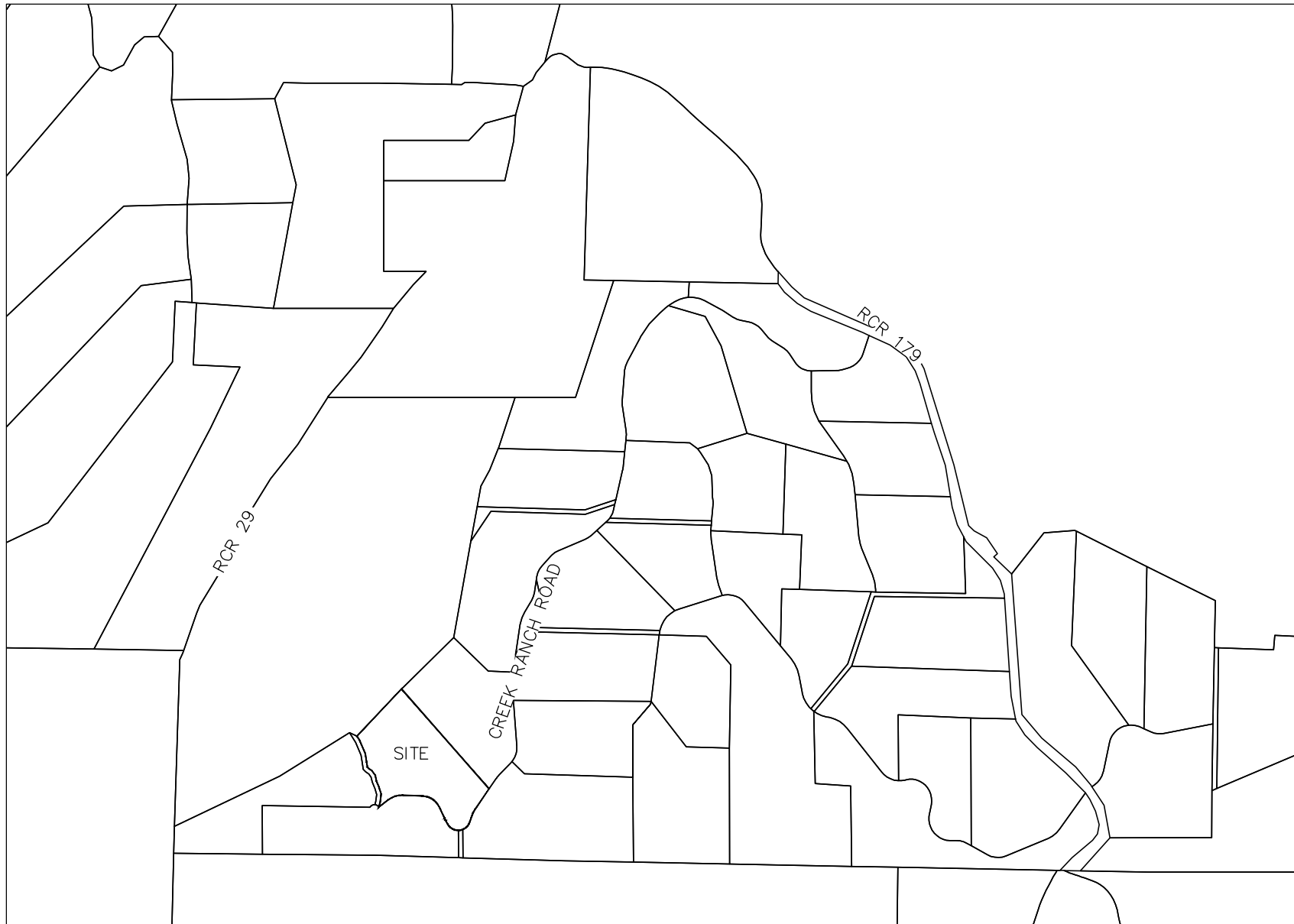


CREEK RANCH - LOT 6
A LAND PRESERVATION SUBDIVISION EXEMPTION
BUILDING ENVELOPE
LOCATED IN THE NORTH ¹/₂ SECTION 19, TOWNSHIP 5
NORTH, RANGE 85 WEST OF THE 6TH P.M., ROUTT
COUNTY, COLORADO



VICINITY MAP
1" = 1000'

ATTORNEY'S OPINION

I, SHERRI SWEERS, 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 THE REAL PROPERTY DESCRIBED HEREON BY REVIEW OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 202-F03364-23 EFFECTIVE DATE AUGUST 24, 2023, AND, BASED SOLELY UPON SUCH REVIEW, THAT TITLE TO SUCH LANDS IS VESTED IN MATTHEW T. SHANLEY AND CONNIE JO W. SHANLEY AS LISTED IN THE ABOVE CERTIFICATE OF DEDICATION AND OWNERSHIP, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR THE DEED(S) OF TRUST SUBORDINATED TO HEREIN; THE LIEN OF GENERAL REAL PROPERTY TAXES AND ASSESSMENTS; PATENT RESERVATIONS; UNPATENTED MINING CLAIMS; WATER RIGHTS, CLAIMS OR TITLE TO WATER; THE TRAVERSE AND RIGHT-OF-WAY OF DITCHES, PONDS AND SPRINGS; RIGHTS-OF-WAY, EASEMENTS AND ENCROACHMENTS OF RECORD OR APPARENT; RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS, BOTH OF RECORD AND NOT OF RECORD; LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS, AND ALL SCHEDULE B EXCEPTIONS LISTED ON SAID TITLE COMMITMENTS INCLUDING WITHOUT LIMITATION THOSE SET FORTH BELOW:

- RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA, RECORDING DATE: OCTOBER 10, 1921
- RECORDING NO: BOOK 124 AT PAGE 113 AT RECEPTION NO. 053759. WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
THE RIGHT TO PROSPECT FOR, MINE AND REMOVE COAL.
RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA, RECORDING DATE: OCTOBER 6, 1898
RECORDING NO: BOOK 21 AT PAGE 450 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
THE RIGHT TO PROSPECT FOR, MINE AND REMOVE ALL OIL, GAS AND OTHER MINERAL DEPOSITS.
A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS
TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS.
- RESERVATIONS OF (1) RIGHT OF PROPRIETOR OF ANY PENETRATING VEIN OR LODGE TO EXTRACT HIS ORE; AND (2) RIGHT OF WAY FOR ANY DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES, IN U.S. PATENT RECORDED IN BOOK 49 AT PAGE 27 AT RECEPTION NO. 006053.
- RESERVATIONS MADE BY JOHN DANIEL THAMS ET.AL., AS DESCRIBED IN DEED RECORDED IN BOOK 267 AT PAGE 170, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
- RESERVATION OF AN OVERRIDING ROYALTY OF FOUR PERCENT OF THE VALUE OF COAL REMOVED FROM LANDS CONVEYED HEREBY BY CONFIRMATION DEED RECORDED MARCH 25, 1985 IN BOOK 604 AT PAGE 1750 AT RECEPTION NO. 341919.
- RESERVATIONS AND CONDITIONS AS CONTAINED IN GENERAL WARRANTY DEED RECORDED JULY 2, 1996 IN BOOK 722 AT PAGE 297 AND IN CORRECTION GENERAL WARRANTY DEED RECORDED AUGUST 8, 1997 IN BOOK 736 AT PAGE 99, CYPRUS WESTERN COAL COMPANY ET. AL., GRANTORS, TO LOG CREEK, INC., GRANTEE AS FOLLOWS: RESERVING, HOWEVER, UNTO GRANTOR A NON-EXCLUSIVE PERPETUAL RIGHT-OF-WAY OVER AND ACROSS ALL CURRENTLY EXISTING ROADS CROSSING PORTION OF THE REAL PROPERTY FOR INGRESS TO AND EGRESS FROM OTHER ADJOINING LANDS OWNED OR CONTROLLED BY GRANITOR FOR THE PURPOSES OF TRANSPORTING PEOPLE, EQUIPMENT AND SUPPLIES TO AND FROM SAID ADJOINING LANDS IN ORDER TO MAINTAIN AND MONITOR CYPRUS' ADJOINING LANDS, DITCHES AND WELL SITE(S).
- NOTES, PROVISIONS, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF CREEK RANCH, A LAND PRESERVATION SUBDIVISION RECORDED SEPTEMBER 14, 1999 AT FILE NO. 12787.
- TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, STIPULATIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 14, 1999 AT RECEPTION NO. 516642 IN BOOK 762 AT PAGE 582.
- TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, STIPULATIONS AND OBLIGATIONS AS CONTAINED IN WATER SYSTEM EASEMENT AGREEMENT RECORDED SEPTEMBER 14, 1999 AT RECEPTION NO. 516643 IN BOOK 762 AT PAGE 583.
- TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, STIPULATIONS AND OBLIGATIONS AS CONTAINED IN BARGAIN AND SALE DEED RECORDED SEPTEMBER 14, 1999 AT RECEPTION NO. 516644 IN BOOK 762 AT PAGE 584.
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS (INCLUDING COMMON EXPENSES, FEES AND COSTS UNDER THE COMMON INTEREST OWNERSHIP ACT) AND RESTRICTIONS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, AS CONTAINED IN THE DECLARATION FOR CREEK RANCH RECORDED SEPTEMBER 14, 1999 AT RECEPTION NO. 516645 IN BOOK 762 AT PAGE 585, AND THE SUPPLEMENTAL DECLARATION RECORDED MARCH 27, 2002 AT RECEPTION NO. 561683 AND AMENDMENT RECORDED FEBRUARY 7, 2017 AT RECEPTION NO. 776842 AND ANY AND ALL AMENDMENTS AND SUPPLEMENTS THERETO.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT-OF-WAY EASEMENT AS SET FORTH BELOW: RECORDING DATE: AUGUST 15, 2014, RECORDING NO.: 750848.
- A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$90,000.00, TRUSTOR/GRANTOR MATTHEW T. SHANLEY AND CONNIE JO W. SHANLEY, TRUSTEE: PUBLIC TRUSTEE OF ROUTT COUNTY, BENEFICIARY: YAMPA VALLEY BANK, LOAN NO.: UNKNOWN, RECORDING DATE: SEPTEMBER 24, 2020, RECORDING NO: 814279

SHERRI SWEERS, ESQ.
DATED THIS ____ DAY OF _____ 2023.

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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT CONNIE JO W. SHANLEY AND MATTHEW T. SHANLEY, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

LOT 6, CREEK RANCH, LAND PRESERVATION SUBDIVISION EXEMPTION, ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF CREEK RANCH – LOT 6 – BUILDING ENVELOPE HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HERON, AND DOES HEREBY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC BY AND THROUGH THE COUNTY OF ROUTT, STATE OF COLORADO, LOT 6 CREEK RANCH, LPSE, AS SHOWN HEREON, AND ALSO DOES HEREBY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE, SNOW REMOVAL AND STORAGE, ETC., AS SHOWN HERON.

IN WITNESS WHEREOF, THE SAID CONNIE JO W. SHANLEY HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 2023.

BY _____
CONNIE JO W. SHANLEY

IN WITNESS WHEREOF, THE SAID MATTHEW T. SHANLEY HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 2023.

BY _____
MATTHEW T. SHANLEY

STATE OF COLORADO }
COUNTY OF ROUTT } ss.

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2023, BY CONNIE JO W. SHANLEY.

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2023, BY MATTHEW T. SHANLEY.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (NOTARY PUBLIC) MY COMMISSION EXPIRES: _____

CONSENT AND SUBORDINATION BY DEED OF TRUST BENEFICIARY

THE UNDERSIGNED, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED HEREON AS SUCH IS RECORDED AT RECEPTION NO. 814279, OF THE OFFICIAL RECORDS OF THE ROUTT COUNTY CLERK AND RECORDER (THE "DEED(S) OF TRUST"), HEREBY CONSENTS TO AND JOINS IN THE PLATTING OF THE SUBDIVISION HEREIN SHOWN AND HEREBY AGREES THAT ANY AND ALL OF ITS RIGHTS AND INTERESTS UNDER THE DEED OF TRUST SHALL BE AND ARE HEREBY DECLARED TO BE JUNIOR AND SUBORDINATE TO THE SUBDIVISION, CONVEYANCES, AND DEDICATIONS SHOWN HEREON.

BY: _____
PRINTED NAME:

STATE OF COLORADO }
COUNTY OF ROUTT } ss.

THE FOREGOING CONSENT AND SUBORDINATION BY DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023,

BY _____ AS _____
OF YAMPA VALLEY BANK

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

SIGNATURE (NOTARY PUBLIC)

PLAT NOTES FROM CREEK RANCH SUBDIVISION

- THE ROADS SHOWN AND LABELED AS "CENTERLINE OF HEADQUARTERS ROAD," "CENTERLINE OF BARN LANE," "CENTERLINE OF MACK LANE," "CENTERLINE OF BENCH LANE," "CENTERLINE OF JUDGE'S VIEW," "CENTERLINE OF CREEK RANCH ROAD," "CENTERLINE OF RAINBOW RIDGE" AND "CENTERLINE OF WHETSTONE LANE" AND THE CIRCULAR CUL-DE-SAC AREAS SHOWN HEREON ARE EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UNDERGROUND UTILITY PURPOSES. THE CENTERLINE EASEMENTS ARE 100 FEET WIDE UNLESS OTHERWISE NOTED HEREON. SUCH EASEMENTS ARE FOR THE BENEFIT OF THE CREEK RANCH OWNERS ASSOCIATION, CREEK RANCH, LLP AND DEERWOOD SERVICE COMPANY, LLC.
- THE LINE INDICATED IS THE CENTERLINE OF A 30 FOOT WIDE PEDESTRIAN, EQUESTRIAN AND RECREATIONAL ACCESS EASEMENT LOCATED ON THE BOUNDARY BETWEEN LOT 37 AND 39 WHICH IS APPURTENANT TO LOTS 21, 38, 39 AND 37, AND THE CENTERLINE OF A 30 FOOT WIDE UNDERGROUND UTILITY EASEMENT (AND ACCESS EASEMENT FOR SUCH PURPOSES) FOR THE BENEFIT OF THE CREEK RANCH OWNERS ASSOCIATION, CREEK RANCH, LLP AND DEERWOOD SERVICE COMPANY, LLC.
- A 15 FOOT WIDE PEDESTRIAN, EQUESTRIAN AND RECREATIONAL ACCESS EASEMENT IS LOCATED WESTERLY OF THE EAST BOUNDARY OF LOT 14 WHICH IS APPURTENANT TO LOT 15. THE BOUNDARY BETWEEN LOT 14 AND LOT 16 IS THE CENTERLINE OF A 30 FOOT WIDE UNDERGROUND UTILITY EASEMENT (AND ACCESS FOR SUCH PURPOSES) FOR THE BENEFIT OF THE CREEK RANCH OWNERS ASSOCIATION, CREEK RANCH, LLP AND DEERWOOD SERVICE COMPANY, LLC.
- REMAINDER PARCELS A THROUGH D AND OPEN SPACE AREAS A THROUGH G ARE ALSO ACCESS AND UNDERGROUND UTILITY EASEMENT AREAS FOR THE BENEFIT OF THE CREEK RANCH OWNERS ASSOCIATION, CREEK RANCH, LLP AND DEERWOOD SERVICE COMPANY, LLC.
- UTILITY EASEMENTS ARE RESERVED FOR THE BENEFIT OF CREEK RANCH OWNERS ASSOCIATION, CREEK RANCH, LLP AND DEERWOOD SERVICE COMPANY, LLC INSIDE OF ALL LOTS. UNLESS OTHERWISE SHOWN OR NOTED HEREON:
- A 15 FOOT WIDE EASEMENT FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES (AND ACCESS FOR SUCH PURPOSES) IS RESERVED ON ALL BOUNDARY LINES BETWEEN LOTS, BOUNDARY LINES BETWEEN LOTS AND REMAINDER PARCELS, AND BOUNDARY LINES BETWEEN LOTS AND OPEN SPACE AREAS.
- A 20 FOOT WIDE EASEMENT FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES (AND ACCESS FOR SUCH PURPOSES) IS RESERVED ON ALL BOUNDARY LINES BETWEEN LOTS, REMAINDER PARCELS, OR OPEN SPACE AREAS AND LANDS NOT INCLUDED WITHIN THE SUBDIVISION.
- THAT PORTION OF THE ROAD EASEMENTS REFERENCED IN NOTE A ABOVE LOCATED WITHIN REMAINDER PARCEL B, REMAINDER PARCEL C, AND LOTS 1, 18, 21, 30, 32, 33, AND 36 ARE ALSO ENTRY FEATURE EASEMENT AREAS AND EASEMENTS ARE RESERVED FOR THE BENEFIT OF CREEK RANCH OWNERS ASSOCIATION AND CREEK RANCH, LLP FOR PURPOSES OF THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ENTRY FEATURES AND ANCILLARY STRUCTURES AND ACCESS FOR SUCH PURPOSES.
- THE ROADS REFERENCED IN NOTE A ABOVE ARE ALSO RESERVED AS EMERGENCY SERVICE VEHICLE ACCESS EASEMENTS FOR THE USE AND BENEFIT OF ROUTT COUNTY.
- A 30 FOOT WIDE VEHICULAR, PEDESTRIAN, EQUESTRIAN AND RECREATIONAL ACCESS EASEMENT IS LOCATED EASTERLY OF THE WEST BOUNDARY OF LOT 36 FOR THE BENEFIT OF THE CREEK RANCH OWNERS ASSOCIATION AND CREEK RANCH, LLC.
- THE LINE INDICATED IS THE CENTERLINE OF A 30 FOOT EASEMENT FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES (AND ACCESS FOR SUCH PURPOSES) FOR THE BENEFIT OF THE CREEK RANCH OWNERS ASSOCIATION, CREEK RANCH, LLP AND DEERWOOD SERVICE COMPANY, LLC.
- REMAINDER PARCELS MAY BE SUBJECT TO EASEMENTS FOR DITCHES AND ACCESS FOR MAINTENANCE OF DITCHES AND DITCH STRUCTURES.
- THE DECLARATION OF PROTECTIVE COVENANTS FOR CREEK RANCH PROVIDES FOR OR REFERS TO ADDITIONAL EASEMENTS. THE LOTS AND REMAINDER PARCEL B SHOWN HEREON HAVE BEEN APPROVED FOR A TOTAL OF 40 PRIMARY DWELLING UNITS AND 40 SECONDARY DWELLING UNITS.
- ROUTT COUNTY, THE STEAMBOAT SPRINGS RURAL FIRE PROTECTION DISTRICT AND THE OAK CREEK FIRE PROTECTION DISTRICT SHALL BE HELD HARMLESS FOR ANY INJURY, DAMAGE OR CLAIM THAT MAY BE MADE AGAINST ROUTT COUNTY, THE STEAMBOAT SPRINGS RURAL FIRE PROTECTION DISTRICT AND THE OAK CREEK FIRE PROTECTION DISTRICT BY REASON OF THEIR FAILURE TO PROVIDE AMBULANCE, FIRE, RESCUE OR POLICE PROTECTION TO THE SUBDIVISION, PROVIDED THAT THE FAILURE TO PROVIDE SUCH SERVICES IS DUE TO INACCESSIBILITY TO THE PROPERTY BY REASON OF INTERNAL ROADS BEING IMPASSABLE. THIS CONDITION SHALL NOT RELIEVE ROUTT COUNTY, THE STEAMBOAT SPRINGS RURAL FIRE PROTECTION DISTRICT AND THE OAK CREEK FIRE PROTECTION DISTRICT OF THEIR RESPONSIBILITY TO MAKE A BONA FIDE EFFORT TO PROVIDE EMERGENCY SERVICES SHOULD THE NEED ARISE.
- UNSTABLE SLOPES MAY EXIST ON LOTS AND SPECIAL STUDIES MAY BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL LOTS SHOWN HEREON ARE ELIGIBLE FOR A SECONDARY DWELLING UNIT.

PLAT NOTES BUILDING ENVELOPE

- THE PURPOSE OF THIS PLAT IS TO ADJUST THE BUILDING ENVELOPE ON LOT 6, CREEK RANCH LPSE AS SHOWN AND DEFINED ON THE FINAL PLAT OF CREEK RANCH RECORDED AT RECEPTION NO. 516641 AND FILE NO. 12787. THE DESIGN REVIEW BOARD MAY IMPOSE A MORE LIMITED BUILDING ENVELOPE PURSUANT TO ITS COVENANTS OR DESIGN REVIEW REGULATIONS.
- NO ADDITIONAL LOTS OR BUILDING ENVELOPES ARE BEING MODIFIED BY THE RECORDING OF THIS PLAT.
- BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING S 40°36'27"E, 906.97 FEET ALONG THE WEST LINE OF LOT 6, CREEK RANCH AS INDICATED HEREON.
- THE SUITABILITY OF THESE LOTS FOR AN INDIVIDUAL SEPTIC DISPOSAL SYSTEM AND THE AVAILABILITY OF PERMITS FOR INDIVIDUAL SEPTIC DISPOSAL SYSTEMS HAVE NOT BEEN ESTABLISHED AND SUCH SHALL BE A CONDITION OF OBTAINING A BUILDING PERMIT FOR THESE LOTS.
- EXISTING AND NEW ACCESSES SHALL MEET ACCESS STANDARDS SET FORTH BY THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT AND FIRE PREVENTION SERVICES.
- REVEGETATION OF DISTURBED AREA SHALL OCCUR WITHIN ONE GROWING SEASON WITH A SEED MIX THAT AVOIDS THE USE OF AGGRESSIVE GRASSES. SEE THE COLORADO STATE UNIVERSITY EXTENSION OFFICE FOR APPROPRIATE GRASS MIXES.
- ADDRESS SIGNAGE IN CONFORMANCE WITH THE ROUTT COUNTY ROAD ADDRESSING, NAMING, AND SIGNING POLICY SHALL BE LOCATED AT THE ENTRANCE OF THE DRIVEWAY.
- A CURRENT SOILS TEST SHOWING THE SUFFICIENT STABLE NATURE TO SUPPORT DEVELOPMENT WILL BE REQUIRED BEFORE OBTAINING A BUILDING PERMIT.
- THIS PARCEL IS ZONED AF – AGRICULTURE AND FORESTRY. PER ROUTT COUNTY ZONING REGULATIONS, THIS PARCEL IS SUBJECT TO STRUCTURE SETBACKS OF MIN. 50' FROM PROPERTY LINES. THIS PLAT IS REFLECTIVE OF THE ZONING REGULATIONS.

BOARD OF COUNTY COMMISSIONERS' APPROVAL

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY ROUTT COUNTY PURSUANT TO SECTION 2.11 OF THE ROUTT COUNTY SUBDIVISION REGULATIONS. ROUTT COUNTY HEREBY ACCEPTS THE CREEK RANCH – LOT 6 BUILDING ENVELOPE, AS SHOWN ON THIS PLAT, THE MAINTENANCE OF ANY ROAD, RIGHT-OF-WAY, OR EASEMENT SHOWN ON THIS PLAT IS SUBJECT TO THE DISCRETION OF THE BOARD OF COUNTY COMMISSIONERS AND THE BOARD, BY THE APPROVAL OF THIS PLAT, MAKES NO COMMITMENT EITHER EXPRESS OR IMPLIED REGARDING ANY LEVEL OF SERVICE OR MAINTENANCE OF SUCH ROAD, RIGHT-OF-WAY, OR EASEMENT AS DEDICATED AND ACCEPTED HEREIN.

DATED THIS _____ DAY OF _____, 2023.

TIMOTHY REDMOND, CHAIR
BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

ATTEST:

BY: _____
JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

PLANNING DIRECTOR APPROVAL

THE PLANNING DIRECTOR OF ROUTT COUNTY, COLORADO DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS _____ DAY OF _____, 2023.

KRISTY WINSER, ROUTT COUNTY PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, PLS NO. 38024, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF THE CREEK RANCH LOT 6 BUILDING ENVELOPE ADJUSTMENT (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. SURVEY PINS, MARKERS AND/OR MONUMENTS WERE SET AS REQUIRED AND SHOWN HEREON.
















DATED THIS _____ DAY OF _____ 2023.

BY: _____
WALTER N. MAGILL, PLS 38024

CREEK RANCH LOT 6			
0 50' 100' SCALE: 1" = 50'			
24660 Creek Ranch Road Steamboat Springs, CO 80487			
NO.	DATE	REVISIONS	INT.
1	5-8-23	REDLINE REVIEW	RS
2	9-20-23	2ND REDLINE REVIEW	RWB
DATE: 9-20-2023		DESIGN: WNM	
JOB NO. 1926-001		DRAFTED: WNM	
DWG. NAME		REVIEW: WNM	
Four Points Surveying and Engineering			
440 S. Lincoln Ave. Suite 4B P.O. Box 775966, Steamboat Springs, CO 80487 (970)-871-6772 wnmpepls@gmail.com			
SHEET NO. 1 OF 2			

18" CMH

LOT 6
CREEK RANCH LPS
9.63 AC.

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING WOOD FENCE
	EXISTING METAL FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS
	NO BUILD AREA

NO.	DATE	REVISIONS	INT
1	5-8-23	REDLINE REVIEW	RS
2	9-20-23	2ND REDLINE REVIEW	RWB

Four Points Surveying and Engineering

SHEET NO.

2
OF 2

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.