

CERTIFICATE OF OWNERSHIP

BE IT HEREBY MADE KNOWN: THAT TODD J. PEDERSEN AND KATHRYN J. PEDERSEN BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

LOT 1, PIELSTICK-FRIESELL EXEMPTION, COUNTY OF ROUTT, STATE OF COLORADO RECORDED JANUARY 25, 1993 AT FILE NO. 11718 CONTAINING 0.70 ACRES TOTAL IN THE COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF LOT 1, PIELSTICK-FRIESELL EXEMPTION HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON, FURTHER, THE PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON ARE HEREBY DEDICATED TO ROUTT COUNTY, COLORADO ON BEHALF OF THE PUBLIC. FURTHER, THE ACCESS, SNOW STORAGE AND UTILITY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY DEDICATED TO ROUTT COUNTY, COLORADO ON BEHALF OF THE PUBLIC.

IN WITNESS WHEREOF, THE SAID KATHRYN J. PEDERSEN HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY \_\_\_\_\_  
KATHRYN J. PEDERSEN

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY KATHRYN J. PEDERSEN.

STATE OF COLORADO }  
COUNTY OF ROUTT }SS

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
SIGNATURE (NOTARY PUBLIC)

IN WITNESS WHEREOF, THE SAID TODD J. PEDERSEN HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY \_\_\_\_\_  
TODD J. PEDERSEN

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY TODD J. PEDERSEN.

STATE OF COLORADO }  
COUNTY OF ROUTT }SS

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
SIGNATURE (NOTARY PUBLIC)

ATTORNEY'S OPINION

I, JOHN VANDERBLOEMEN, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED TITLE COMMITMENT NO. 0503250-03, EFFECTIVE AUGUST 21, 2023, AND BASED UPON SAID TITLE COMMITMENT, IT IS MY OPINION THAT TITLE TO LOT 1, PIELSTICK-FRIESELL EXEMPTION IS IN TODD J. PEDERSEN AND KATHRYN J. PEDERSEN, FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT THE LIEN OF GENERAL REAL PROPERTY TAXES, PATENT RESERVATIONS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD, AND THE TITLE COMMITMENT EXCEPTIONS SET FORTH HEREOF.

7. EASEMENTS, RIGHTS OF WAY AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF ALPINE ACRES SUBDIVISION, FILED FEBRUARY 20, 1969 AT RECEPTION NO. 006784;  
8. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AGREEMENT BETWEEN ALPINE ACRES UTILITY GROUP AND THE CITY OF STEAMBOAT SPRINGS RECORDED AUGUST 8, 1994 AT RECEPTION NO. 438951;  
9. DEED OF TRUST FROM DOUGLAS K. STARKEY AND CATHLEEN M. STARKEY TO THE PUBLIC TRUSTEE OF ROUTT COUNTY FOR THE USE OF FIRST CALIFORNIA MORTGAGE COMPANY, TO SECURE \$293,800.00, DATED JANUARY 15, 2013, AND RECORDED JANUARY 22, 2013 AT RECEPTION NO. 733863.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

JOHN VANDERBLOEMEN, ATTORNEY AT LAW

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS FINAL PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TOT THE ROUTT COUNTY SUBDIVISION REGULATIONS. ROUTT COUNT HEREBY ACCEPTS THE ACCESS, SNOW STORAGE, AND UTILITY EASEMENTS 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 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.

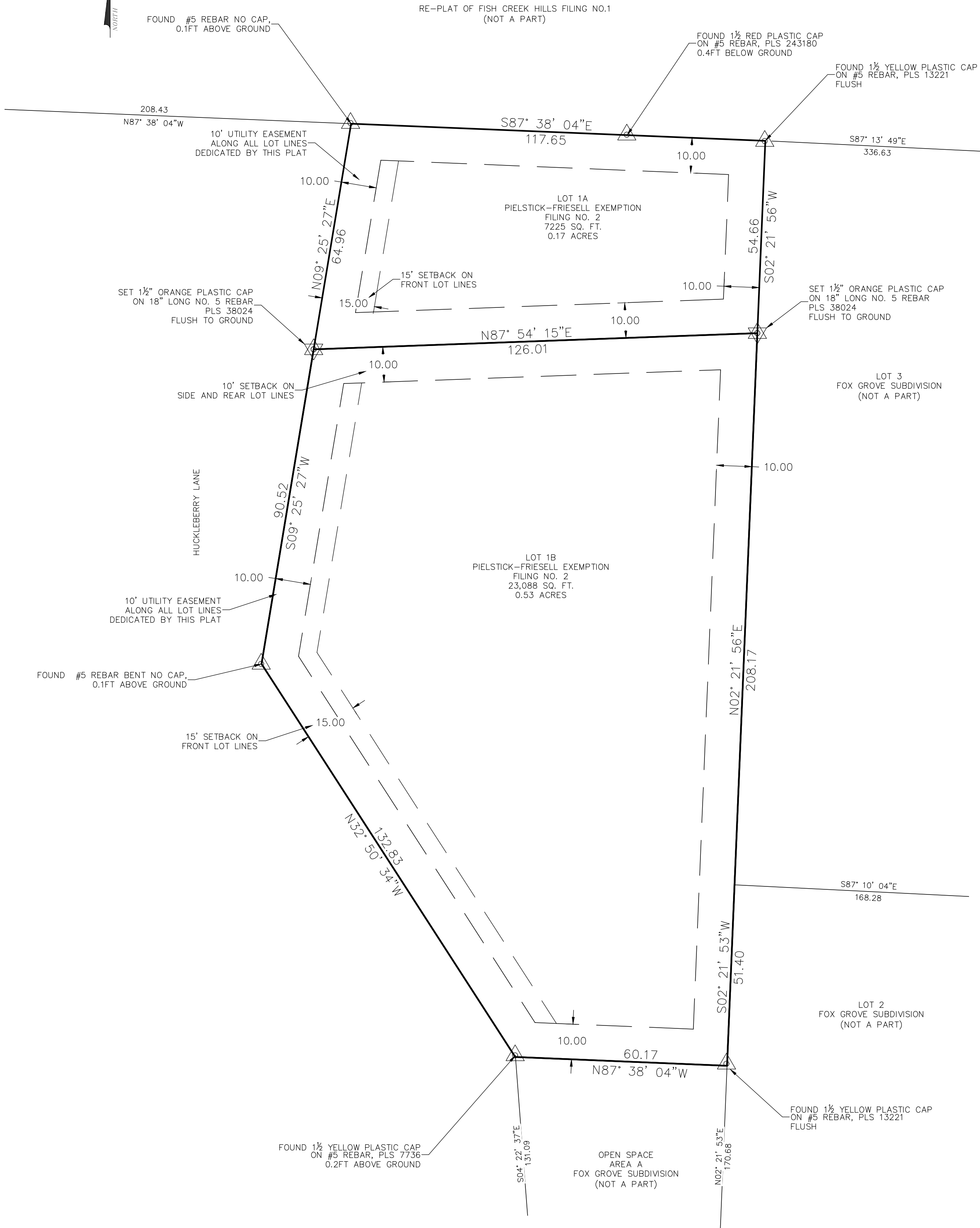
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
TIM REDMOND, CHAIR  
BOARD OF COUNTY COMMISSIONERS  
ROUTT COUNTY, COLORADO

ATTEST:

BY: \_\_\_\_\_  
JENNY L. THOMAS, ROUTT COUNTY CLERK

PIELSTICK-FRIESELL EXEMPTION,  
FILING NO. 2  
A REPLAT OF LOT 1  
LOCATED IN THE NW ¼ OF SECTION 15, TOWNSHIP 6 NORTH,  
RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS,  
ROUTT COUNTY, COLORADO



FINAL PLAT NOTES

- 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 AREAS 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.
- ROUTT COUNTY (COUNTY) AND THE STEAMBOAT SPRINGS FIRE DISTRICT SHALL BE HELD HARMLESS FROM ANY INJURY, DAMAGE, OR CLAIM THAT MAY BE MADE AGAINST THE COUNTY OR THE DISTRICT BY REASON OF THE COUNTY'S OR DISTRICT'S FAILURE TO PROVIDE AMBULANCE, FIRE, RESCUE, OR POLICE PROTECTION TO THE PROPERTY DESCRIBED ON THIS PLAT, PROVIDED THAT THE FAILURE TO PROVIDE SUCH SERVICES DIS DUE TO IN ACCESSIBILITY OF THE PROPERTY BY REASON OF INTERNAL ROADS BE IMPASSABLE. THIS CONDITIONS SHALL NOT RELIEVE THE COUNTY OR THE DISTRICT OF THEIR RESPONSIBILITY TO MAKE A BONA FIDE EFFORT TO PROVIDE EMERGENCY SERVICES SHOULD THE NEED ARISE.
- BASIS OF BEARING: S 87°38'04" E, 117.65 FT, ALONG THE NORTH LINE OF LOT 1, PIELSTICK-FRIESELL EXEMPTION BETWEEN FOUND MONUMENTS.

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. 812145, OF THE OFFICIAL RECORDS OF THE ROUTT COUNTY CLERK AND RECORDER (THE "DEED 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 \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST CALIFORNIA MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

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

BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST CALIFORNIA MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE (NOTARY PUBLIC)  
(SEAL)

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 2023.

RECEPTION NUMBER \_\_\_\_\_ TIME: \_\_\_\_\_ .M. AND FILE NO. \_\_\_\_\_

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

PLANNING DIRECTOR APPROVAL

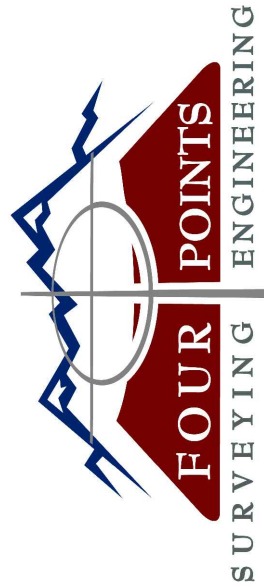
THE PLANNING DIRECTOR OF ROUTT COUNTY, COLORADO DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF PIELSTICK-FRIESELL EXEMPTION, FILING NO. 2 THE ABOVE SUBDIVISION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

KRISTY WINSER, ROUTT COUNTY PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
WALTER N. MAGILL, REGISTERED LAND SURVEYOR, PLS 38024  
STATE OF COLORADO

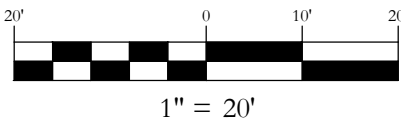


440 S. Lincoln Ave, Suite 4A  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
www.fourpointssse.com

INT									
REVISIONS									
DATE									
No.									

PIELSTICK-FRIESELL EXEMPTION  
FILING NO. 2  
100 HUCKLEBERRY LANE  
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale



Contour Interval = 2 ft

DATE: 10-17-2023

JOB #: 1717-003

DRAWN BY: RWB

DESIGN BY:

REVIEW BY:

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

FINAL PLAT

DRAWING:

SHEET #

1

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.