HARD of COUNTY, COLORADO test: Thomas, County Channy L. Thomas, County Channy	APPROVAL BY BOARD OF COUNTY COMMISSIONERS This Plat has been reviewed and is hereby approved for filing by Routt County pursuant to Section 2.5 of the Routt County Subdivision Regulations. Routt County hereby accepts the easements, County Road 129, and Aspen Ct 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 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	Routt County is not responsible for maintaining or improving subdivision roads. The right of ways shown hereon have been accepted by Routt County, however the County is not responsible for maintaining or improving subdivision roads. b. 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. c. The availability of water and permits for wells on the lots or parcels hereon shown has not been established. d. Routt County (County, and the North Routt Fire District (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 the District's failure to provide ambulance, fire rescue or police protection to the property described on this jail, provided with the failure to provide being impossable. 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. e. All exterior lighting shall be downcast and opaquely shielded. f. The Declaration of Covenants for the Steamboot Lake Subdivision Filing 1, recorded at Reception No. ———————————————————————————————————		by DAWN V. FINCH, Owner by KENNETH JAMES FINCH, State of Colorado) County of Routt) The foregoing Certificate of Ownership and Dedication was acknowledged before me thisday of AD, 2024, by DAWN V. FINCH, KENNETH JAMES FINCH, Owners. Witness my hand and official seal. Wy Commission expires: (Seal) Notary Public	CERTIFICATE OF OWNERSHIP AND DEDICATION BE IT HEREBY MADE KNOWN: That DAWN V. FINCH, KENNETH JAMES FINCH, being the owners of the land described as follows: LOTS 1, 2, 3, AND 4 Steamboat Lake Filing No. 1, and Outlot 7, Bench Warmer Subdivision, located in Section 10, township 9 North, Range 85 West of the 6th, PM, Routt County, Colorado, under the name and style of containing 5.14 acres, in Routt County, Colorado, under the name and style of GOLDEN VIEW SUBDIVISION, has laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced hereon, and also does hereby irrevacably dedicate to and for the perpetual use of the public those portions of lond labeled as essements for the installation and maintenance of public County Road 129, and Aspen Ct. by and through the County of Routt, State of Colorado, utilities, drainage, snow removal and storage, as shown hereon. In witness whereof, the said DAWN V. FINCH, KENNETH JAMES FINCH, has caused their names to be hereunto	A Consolidation of Lots and Located in Section
			Attorney at Law Registration No.	ATTORNEY'S CERTIFICATE I,, 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 and, based solely upon such review, that title to such lands is vested in the owner 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, essements and encroachments of record or spanent; 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 commitment, including without limitation those set forth below:		N VIEW SUBDIVISION 1, 2, 3, and 4 Steamboat Lake Subdivision, Filing No. 1, OUTLOT 7, BENCH WARMER SUBDIVISION 10, Township 9 North, Range 85 West of the 6th P.M., Routt County, Colorado
his plat was accepted for filing in the office der of Routt County, Colorado, on this 223. tion No, Time, L. THOMAS, ROUTT COUNTY CLERK and Rec	the State of Colorado, do hereby certify that this plat and survey of GOLDEN VIEW SUBDIVISION, was made by me or under my direct responsibility, supervision, and checking, and further state that said plat and survey are accurate to the best of my knowledge. Survey pins, markers, and/or monuments were set as required and shown hereon. Dated this day of, 2024.	LAND SURVEYOR'S CERTIFICATE		PLANNING COMMISSION APPROVAL The Planning Commission of Routt County, Colorado did hereby authorize and approve this plat of the above subdivision at the meeting of said Commission held on this day of, AD, 20 Steven Warnke, Chair, Routt County Planning Commission		
PREPARED FOR: KEN FINCH BOX 775744 STEAMBOAT SPRINGS COLORADO 80487 SCALE: DATE: 11-20-2024 PROJECT NO. 4252-2 SHEET NO. 1 of 2	NO. REVISION DATE SURVEYED KK & JBA BY: GOLDEN VIEW SUBDIVISION A LOT CONSOLIDTION OF LOT 1, 2, 3, & 4, STEAMBOAT LAKE FLG 1, and Outlot 7, Bench Warmer Subdivision, ROUTT COUNTY, COLORADO PREPARED BY: MOUNTAIN SURVEYS, INC. P. O. BOX 774812 970-879-8998 www.emeraldmtn.net COPYRIGHT 2024, EMERALD MOUNTAIN SURVEYS, INC.	nmence his sur er sucl sed up re than shown		T 8 N NOT TO SCALE CLARK R 86 W R 85 W CLARK		R 86 W R 85 W