#### CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT MAGDALENA C. POPESCO BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LOT 2 (5.00 ACRES), SKI VIEW ESTATES IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF SKI VIEW ESTATES, LOT 2, A PLAT CORRECTION OF FRAYSHER LANE HAS LAID OUT AND PLATTED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON, AND HEREBY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF SKI VIEW ESTATES OWNERS ASSOCIATION, A COLORADO UNINCORPORATED NONPROFIT ASSOCIATION, THE ROAD, UTILITY, DRAINAGE AND SNOW REMOVAL AND STORAGE EASEMENT KNOWN AS FRAYSHER LANE, AS SHOWN OR NOTED HEREON, AND ALSO DO HERE BY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE COUNTY OF ROUTT, STATE OF COLORADO THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR INSTALLATION AND MAINTENANCE OF THE PUBLIC UTILITIES AND DRAINAGE EASEMENTS, AND THE EMERGENCY VEHICLE & ROAD MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID MAGDALENA C. POPESCO HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_\_, 2024.

BY: \_\_\_\_\_ MAGDALENA C. POPESCO

STATE OF COLORADO }

COUNTY OF ROUTT }

WITNESS MY HAND AND OFFICIAL SEAL.

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

WITNESS MY HAND AND OFFICIAL SEAL.

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

(NOTARY PUBLIC)

SURVEY NOTES

BASIS OF BEARING: BEARINGS BASED ON THE SOUTH LINE OF LOT 2, S 85°35'55" W, 494.43 FT.

NOTICE OF RESEARCH: THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING RELIED UPON THE FINAL PLAT OF SKI VIEW ESTATES. FOUR POINTS SURVEYING AND ENGINEERING REVIEWED LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. XXXXXXX, DATED XXXXXXX IN COMPLETION OF THE FINAL PLAT.

PLAT NOTES

- 1. BUILDING ENVELOPES: A. ALL BUILDINGS PERMITTED TO BE CONSTRUCTED ON ANY LOT SHALL BE CONSTRUCTED ONLY WITHIN THE BUILDING ENVELOPE FOR SUCH LOT AS DESIGNATED HERON.
- 2. ALL AREAS DISTURBED BY ANY CONSTRUCTION ON ANY LOT, INCLUDING ROADS AND DRIVEWAY CUTS, SHALL BE REVEGETATED WITH PLANT MATERIALS OF ADEQUATE QUANTITY AND QUALITY NO LATER THAN ONE GROWING SEASON AFTER COMPLETION OF SUCH CONSTRUCTION. THE OWNERS OF ANY LOT SHALL FOLLOW THE GUIDELINES CONTAINED IN THE ROUTT COUNTY GUIDE TO WATER QUALITY AND EROSION CONTROL.
- 3. BEARINGS ARE BASED ON THE PLAT OF WITTEMYER-FRAYSHER SUBDIVISION PLAT BETWEEN MONUMENTS AS SHOWN

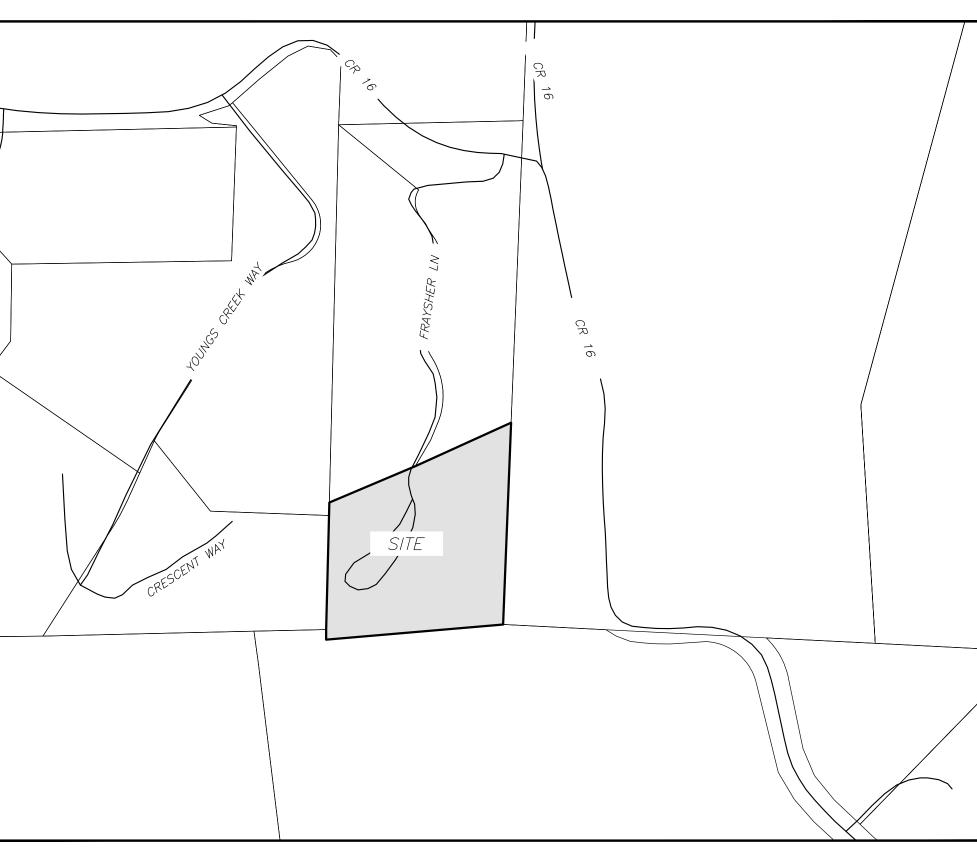
4. ALL EXTERIOR LIGHTING WILL BE DOWNCAST & OPAQUELY SHIELDED.

EASEMENT VACATION RECORDED AT RECEPTION NO. \_\_\_\_\_\_.

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.

# SKI VIEW ESTATES, LOT 2 **A PLAT CORRECTION OF FRAYSHER LANE**

LOCATED IN THE SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST OF THE 6TH P.M., OAK CREEK, ROUTT COUNTY, COLORADO



## VICINITY MAP - SCALE 1":250'

### ATTORNEY'S OPINION

8.

I, {laywer name}, 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 TITLE COMMITMENT NO. \_\_\_\_\_ DATED \_\_\_\_\_, 2024, ISSUED BY {title company name} ("TITLE COMPANY") AND THAT TITLE TO SUCH LANDS IS IN MAGDALENA C. POPESCO ("THIS OWNER"). FREE AND CLEAR OF ALL LIENS. TAXES, AND ENCUMBRANCES EXCEPT AS FOLLOWS: FOR THE DEED(S) OF TRUST SUBORDINATED TO HEREIN AND THE TITLE COMMITMENT EXCEPTIONS SET FORTH BELOW:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

{name} (ATTORNEY AT LAW).

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY ROUTT COUNTY PURSUANT TO SECTION 2.3 OF THE ROUTT COUNTY SUBDIVISION REGULATIONS. ROUTT COUNTY HEREBY ACCEPTS FRAYSHER LANE AND EASEMENTS FOR THE PRIVATED DRIVEWAY, UTILITY & EMERGENCY VEHICLE & ROAD MAINTENANCE ACCESS EASEMENT 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 \_\_\_\_\_, 2024.

TIMOTHY V. CORRIGAN, CHAIR BOARD OF COUNTY COMMISSIONERS ROUTT COUNTY, COLORADO

ATTEST:

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

ROUTT COUNTY PLANNING COMMISSION APPROVAL

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 SKI VIEW ESTATES LOT 2, A PLAT CORRECTION OF FRAYSHER LANE (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.

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDED OF ROUTT COUNTY, COLORADO THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 2024 RECEPTION NUMBER \_\_\_\_\_ TIME: \_\_\_\_\_

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

### BOARD OF COUNTY COMMISSIONERS APPROVAL

THE PLANNING COMMISSION OF ROUTT COUNTY, COLORADO DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF SKI VIEW ESTATES LOT 2, A PLAT CORRECTION OF FRAYSHER LANE AT THE MEETING OF SAID COMMISSION HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_.

STEVE WARNKE, CHAIR, ROUTT COUNTY PLANNING COMMISSION

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

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P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 www.fourpointsse.com										
INT										
TE REVISIONS										
No. DATE										
LOT 2, SKI VIEW ESTATES 23620 FRAYSHER LANE OAK CREEK, CO 80467										
Horizontal Scale										
DRAWING: PLAT CORRECTION										
	HE	ET	<sup>-</sup> #							