

ECHO VALLEY RANCH LOT 1

A ELIMINATION OF THE BUILDING ENVELOPE ON LOT 1, ECHO VALLEY RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION
LOCATED IN SE ¼ SECTION 10 TOWNSHIP 5 NORTH, RANGE 85 WEST OF THE 6th P.M., ROUTT COUNTY, COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: That PHILIP L DENNISTON and ASHLEY LAURETTA DENNISTON, being the owners of the land described as follows:

LOT 1, ECHO VALLEY MINOR DEVELOPMENT SUBDIVISION EXEMPTION,
Routt County, Colorado

containing 10.00 acres, in Routt County, Colorado, under the name and style of ASPEN COURT, Filing No. 3, has laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced hereon,

In witness whereof, the said PHILIP L DENNISTON and ASHLEY LAURETTA DENNISTON, has caused its name to be hereunto subscribed this _____ day of _____, 2025.

by _____
PHILIP L DENNISTON

by _____
ASHLEY LAURETTA DENNISTON

State of Colorado)
}SS.
County of Routt)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, AD, 2024, by PHILIP L DENNISTON and ASHLEY LAURETTA DENNISTON.

Witness my hand and official seal.
My Commission expires: _____

(Seal)

Notary Public

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 _____, 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:

Dated this ____ day of _____, 2024

APPROVAL BY BOARD OF COUNTY COMMISSIONERS

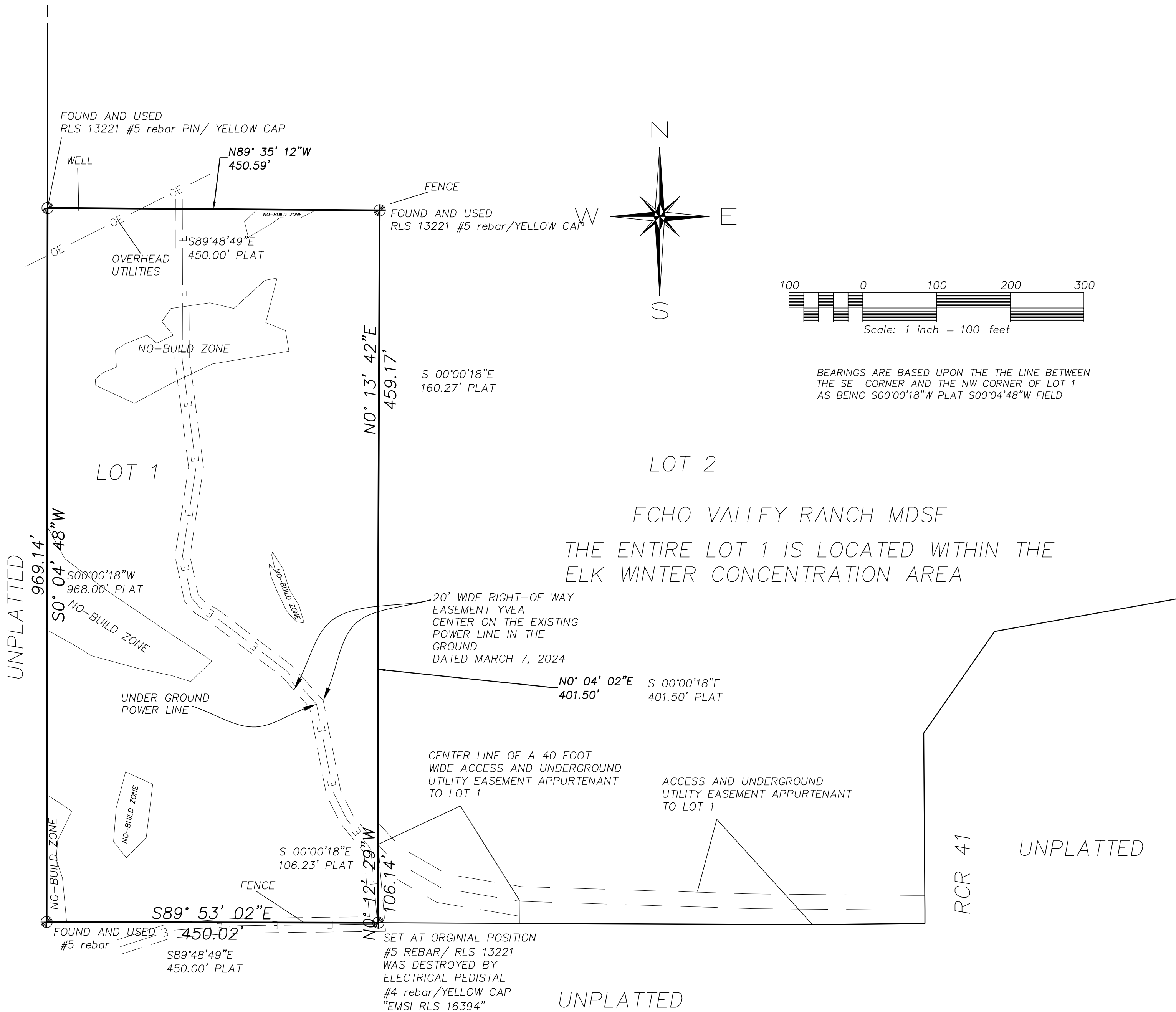
This Plat has been reviewed and is hereby approved for filing by Routt County pursuant to Section 4.53 of the Routt County Unified Development Code. Dated this _____ day of _____, 2025.

CHAIR

BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Attest:

Jenny L. Thomas, County Clerk and Recorder



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 the ____ day of _____, AD, 2025.

_____, Chair, Routt County Planning Commission

ECHO VALLEY RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION

PLAT NOTES

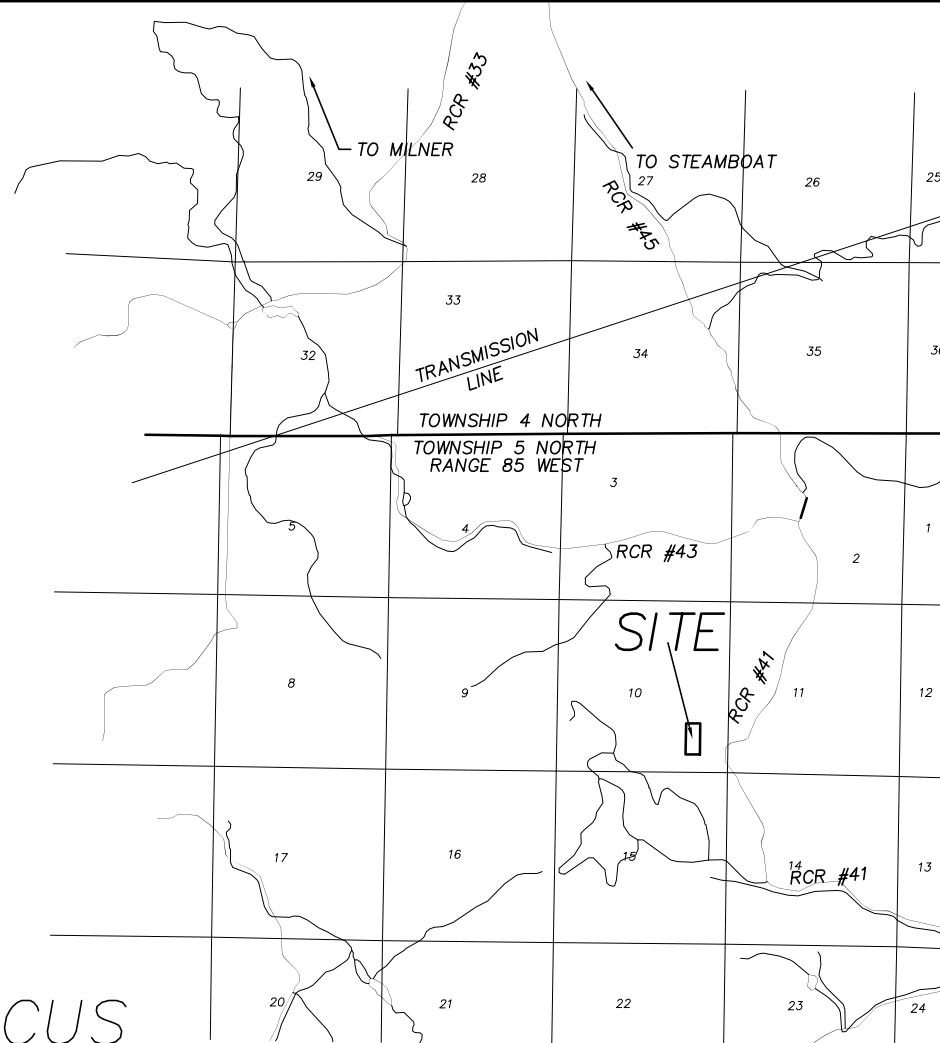
- 1) THERE MAY BE UNSTABLE SLOPES EXISTING ON THE BUILDABLE LOTS WHICH MAY REQUIRE SPECIAL STUDIES PRIOR TO CONSTRUCTION.
- 2) IF LOTS ARE IN A SEVERE WILDFIRE AREA, THE OWNERS OF THOSE LOTS MAY HAVE TO COMPLY WITH THE RECOMMENDATIONS MADE BY THE COLORADO STATE FORESTER AND THE WILDFIRE PROTECTION IN THE WILDLAND URBAN INTERFACE (PAMPHLET #143691).
- 3) THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THESE LOTS OR PARCELS HAS NOT BEEN ESTABLISHED.
- 4) THE COUNTY AND STEAMBOAT SPRINGS RURAL FIRE PROTECTION DISTRICT (SSRPD) SHALL BE HELD HARMLESS FROM ANY INJURY, DAMAGE OR CLAIM THAT MAY BE MADE AGAINST THE COUNTY OR SSRPD, BY REASON OF THE COUNTY'S OR SSRPD'S FAILURE TO PROVIDE AMBULANCE, FIRE, RESCUE OR POLICE PROTECTION TO THE PROPERTY DESCRIBED ON THIS FINAL PLAT, PROVIDED THAT THE FAILURE TO PROVIDE SUCH SERVICE IS DUE TO INACCESSIBILITY TO THE PROPERTY BY REASON OF INTERNAL ROADS BEING IMPASSABLE. THIS CONDITION SHALL NOT RELIEVE THE COUNTY OR SSRPD OF THEIR RESPONSIBILITY TO MAKE A BONA FIDE EFFORT TO PROVIDE EMERGENCY SERVICES SHOULD THE NEED ARISE.
- 5) USE AND DEVELOPMENT OF THE LOTS PLATTED HEREON SHALL BE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 748 AT PAGE 1418.
- 6) THE ENTIRE LOT 1 IS LOCATED WITHIN THE ELK WINTER CONCENTRATION AREA

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, on this _____ day of _____, AD, 2025.

Reception No. _____, Time _____

JENNY L. THOMAS, ROUTT COUNTY CLERK and Recorder



LAND SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of ECHO VALLEY RANCH LOT 1, 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 _____, 2025.

(Seal)

JAMES B. ACKERMAN R. L. S. #16394

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 ten years from the date of the certification shown hereon."

			CALC'D	JBA
			DRAWN	JBA
			SURVEYED BY:	KK LS
NO.	REVISION	DATE		

TITLE: ECHO VALLEY RANCH LOT 1

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PREPARED BY:
EMERALD MOUNTAIN SURVEYS, INC.
P. O. BOX 774812
STEAMBOAT SPRINGS, COLORADO 80477
970-879-8998
www.emeraldmtn.net

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PREPARED FOR:
PHIL & ASHLEY DENNISTON
27925 ECHO VALLEY LANE
STEAMBOAT SPRINGS
COLORADO
80487

SCALE: VARIES	DATE: 2-14-2025
PROJECT NO. 4350-1	SHEET NO. 1 of 1