
JENNINGS SUBDIVISION

Lot Line Adjustment

Planning Director's Findings

ACTIVITY #: PL20250027

DIRECTOR DECISION: 4/17/2025

PETITIONER: Four Points (Walter Magill)
PETITION: Lot Line Adjustment
LEGAL: LOT 1 UBEHEBE SUBD REPLAT TOTAL 15ACS (PI 168800001) AND S2SW4SE4 28-7-84 TOTAL 20A TOTAL: 20 ACS (PI 933284002)
LOCATION: 41850 Double Buck Trail and 933284002
ZONE DISTRICT: Agriculture and Forestry (AF)
AREA:

<u>Existing</u>	<u>Proposed</u>
• Lot 1 – 16.27 acres	25.27 acres
• Lot 2 – 20.49 acres	11.49 acres

STAFF CONTACT: Greg Jaeger - gjaeger@co.routt.co.us
ATTACHMENTS:

- Applicant Narrative
- Existing Plat
- Site Plan
- Proposed Plat
- General Warranty Deed
- Acknowledgement of Merger of Title
- Site Photos

History:

On 4/21/1993 the original Ubehebe Subdivision was platted and recorded which included Lot 1 of this subdivision, PIN 168800001.

In 2016 the Jennings purchased Lot 1 and a northern unplatted parcel (PIN 933284002). They then replatted Lot 1's building envelope later the same year.

Site Description:

The subject parcels are located up County Road 38 (Buffalo Pass Road) about 1.29 from the intersection of County Road 36 and 38. They are located off a private road, Double Buck Trail. This is on a hilly section of Butcherknife surrounded by evergreens, aspen groves, and other high alpine vegetation.

Project Description:

The owners are requesting a lot line adjustment between two lots to increase the 16.27-acre parcel to 25.27-acres in the Agriculture Forestry (A/F) zone district. This would reduce the nonconformity of the lot. The remainder would shrink from 20.49 acres to 11.49 acres. This 11.49-acre remainder lot then would be combined with Parcel 933284001 (currently at 33.61 acres). The combined acreage for 933284001 would go to 45.1 acres, which is conforming in the A/F zone district. Since

this parcel's acreage will be over 35 acres and the lot is not platted, it will not need to go through the subdivision platting process to be combined; a merger of title and deed is all that is required. A condition of approval for this application requires this merger to be recorded to ensure a non-buildable lot is not created with this lot line adjustment application. No building proposal has been submitted for either lot.

Staff Comments:

Only common parcel lines are being adjusted. Lot density will initially remain the same but will subsequently be reduced by one lot, resulting in one larger legal nonconforming lot and one conforming unplatted parcel. This adjustment will not change any zoning and all affected parcels will remain in the A/F zone district. No new density is being created and no additional negative impacts to the site and surrounding area are expected as a result of this application.

*****Issues for Discussion*****

Staff has not identified any issues for discussion.

Compliance with the Routt County Master Plan, Sub Area Plans and Unified Development Code

The Routt County Master Plan (Master Plan), Sub Area Plans and Unified Development Code contain dozens of land use policies and regulations that are intended to reinforce the guiding principles of the Master Plan. This report categorizes subject matter content that is important to consider when reviewing. The categories include:

1. Health, Safety and Nuisances
2. Regulations and Standards
3. Lot Line Adjustment Regulations and Standards
4. Community Character and Visual Issues
5. Roads, Transportation and Site Design
6. Natural Environment
7. Mitigation

Within each category are applicable policies and regulations. Specific UDC sections include:

- **Chapter 3** of the UDC is designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties and shall apply in all Zone Districts and to all land uses unless otherwise noted. It also contains mitigation techniques that apply to use permits, PUD plans, site plans, and subdivisions.
- **Chapter 4 Section 5** of the UDC contains applicability criteria, standards, and procedures for different types of subdivisions. When applicable, it also requires dedications, fees-in-lieu, and infrastructure installation to ensure subdivisions are designed to best serve the public and contain all the required infrastructure necessary to develop lots.

Interested parties are encouraged to review the Master Plan, Sub Area plans and Unified Development Code to determine if there are additional policies and regulations that may be applicable to the review of this petition.

Staff comments are included in bold at the end of each category and highlight questions and/or comments from the general public, referral agencies, and/or Planning Staff.

1. Public Health, Safety and Nuisances

Applicable UDC Regulations

- 3.2 Lighting
- 3.3 Signage

Applicable Routt County Master Plan Policies

- 11.11 In addition to the HMP, the Master Plan also recognizes strategies in the Community Wildfire Protection Plan (CWPP) in reference to wildfire hazards and acknowledges associated implementation measures including partnering on fuels treatment projects designed to reduce overall wildfire risk.
- 11.12 Discourage land uses that increase the potential for wildfires in high risk wildfire hazard areas.

Staff comments: No new land uses or structures are being proposed with this application. These parcels are in high to moderate fire risk areas. The Lot Line Adjustment is not creating any new buildable lots and so even though there is a high fire danger, the risk will remain unchanged.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

2. Regulations and Standards

Applicable UDC Regulations

- 3.1 General Provisions
- 3.20 Development in Tier 2/3 Growth Areas

Staff comments: The proposed Lot Line Adjustment complies with all applicable general provisions in the UDC. The subject lots are not in a tiered growth area and the proposal will not increase density.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

3. Lot Line Adjustment Regulations and Standards

Applicable UDC Regulations

4.52.E.1 Standards. A Lot Line Adjustment shall comply with the following standards:

- a. Only lot/parcel lines that are common to the subject lots/parcels may be adjusted.
- b. The adjustment results in the same number of lots or parcels. No new lots or parcels may be created through the Lot Line Adjustment.
- c. The existing subject lots/parcels have been deemed buildable lots by the Planning Director.
- d. In the case of an LPS, Minor Development Subdivision Exemption, a lot/parcel not serviced by a Combined Sewer Collection System, or non-conforming lot/parcel, the Lot Line Adjustment shall not reduce the size of any existing non- conforming lot/parcel to less than five acres or reduce the size of any existing lot/parcel which is less than five acres.
- e. The adjustment does not result in a parcel lying in more than one zone district.
- f. If a subject lot has a legal non-conforming structure that does not conform to a zone district setback, the Lot Line Adjustment shall not increase the non-conformity

Applicable Policies – Routt County Master Plan

- 4.2 Support infill development and redevelopment that is complementary to existing character and consistent with available resources to accommodate evolving community needs within the Future Growth Areas.

Staff comments: Only common parcel lines are being adjusted. All lots included in this application were determined to be legally buildable lots and all lots are located in the same zone district, A/F.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

4. Community Character and Visual Impacts**Applicable UDC Regulations**

- 3.2 Lighting
3.30 Development within Visually Sensitive Viewsheds

Applicable Routt County Master Plan Policies

- 4.6 Support efforts to maintain Dark Skies and control light pollution.
4.9 Discourage development on ridges that result in sky lining.
9.3 Discourage development that changes the rural character or historic agricultural uses and/or practices.
9.5 Discourage rural residential developments in areas of prime agricultural production.
9.16 Protect unique view corridors with high aesthetic value, including the south valley floor and the Hwy 40 and CR 129 corridors.

Staff comments: The building envelope on this parcel will remain the same and has already been built on. Any additions will need to follow lighting and skylined regulations through a building permit review to ensure compliance with the UDC.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

5. Roads, Transportation and Site Design**Applicable UDC Regulations**

- 2.1-2.21 Zoning and Land Uses
3.4 Utilities
3.5 Stormwater Management
3.6 Access Management
3.7 Common Roads
3.8 Parking & Loading
3.9 Landscaping
3.10 Snow Storage
3.23 Transportation

Applicable Routt County Master Plan Policies

- 7.15 Ensure that future development occurs where roads can accommodate projected traffic volumes and patterns.
9.4 Preserve open space.
11.15 Prohibit all development on slopes of 30% or greater. Development in steep draws or valleys, which tend to channel fire movement, is particularly dangerous and is also strongly discouraged.

- 11.17 Prohibit all construction and excavations on potential hazard areas including landslides, rockfall areas, unstable slopes, mudflows, and steep drainages.

Staff comments: As a Lot Line Adjustment, the proposal is not required to adhere to UDC regulations that apply to new subdivisions. Parking, landscaping, skyline requirements, and snow storage will be considered under the review of any future building permit applications. A building envelope area has been established and will remain the same with this adjustment. This will serve to prevent development on 30% or steeper slopes, and in hazardous areas. The proposed lot already has access from an existing private roadway and established easements will remain the same.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

6. Natural Environment

Applicable UDC Regulations

- 3.31 Development Adjacent to Waterbodies
- 3.32 Development within Floodplains
- 3.33 Development within a Natural Hazard Area
- 3.34 Development within a Sensitive Wildlife Area

Applicable Routt County Master Plan Policies

- 9.12 Noxious weeds must be controlled at the expense of the landowner.
- 9.13 Enforce the weed management program and educate new or unaware landowners or those that refuse to manage weeds.
- 11.6 Consider impacts on wildlife before approving new recreational uses, residential developments, and other developments and permits.
- 11.7 Minimize the cumulative impacts of development on wildlife and wildlife habitat.

Staff comments: Impacts on wildlife will remain the same since density is not changing with this proposal and the building envelope will remain. Compliance with weed regulations and other applicable codes are required by the UDC. This property is in a critical wildlife winter range. The Colorado Division of Wildlife requires an eight-foot high fence around corrals or feeding areas to prevent wildlife from jumping said fences to reach livestock feed. Major areas of fencing shall be of the lay-down type or other non-impeding wildlife fence so animals may use migratory routes in winter. This will be noted on the plat.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

PLANNING DIRECTOR OPTIONS:

1. **Approve the Lot Line Adjustment request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Unified Development Code and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Lot Line Adjustment request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Unified Development Code and/or the Routt County

Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Unified Development Code.

3. **Table the Lot Line Adjustment request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Lot Line Adjustment request with conditions and/or performance standards** if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Unified Development Code and the Routt County Master Plan.

FINDINGS OF FACT that may be appropriate if the **Lot Line Adjustment** is approved:

1. The proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and the and is in compliance with Chapters 3 and 4 of the Routt County Unified Development Code.

CONDITIONS that may be appropriate may include the following:

1. The Final Plat shall be finalized and recorded within three years per Section 4.9.B of the UDC
2. All property taxes must be paid prior to the recording of the plat. A certificate of taxes due shall be submitted showing a \$0 balance prior to recording the plat.
3. The acknowledgement of merger of title and general warranty deed to 33650 County Road 38 will get recorded upon recording of the plat
4. The notes on the plat shall include, but are not limited to the following:
 - a. Routt County is not responsible for maintaining or improving subdivision roads. The roads shown hereon have not been dedicated nor accepted by the County.
 - 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. The issuance of permits for individual septic disposal systems 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 Steamboat Springs Area Fire Protection 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 plat, provided that the failure to provide such services is due to inaccessibility of the property by reason of internal roads being 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.
 - e. The Declaration of Protective Covenants are recoded at Reception No 264969, Routt County Records.
 - f. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
5. Lot owners are encouraged to comply with the requirements and guidelines of the Colorado State Forest Service and other applicable agencies with regard to wildland fire mitigation measures.
6. Any fencing constructed on the site is recommended to meet the Colorado Parks and Wildlife standards.
7. It is recommended that all trash shall be stored either inside a garage or inside Interagency Grizzly Bear Committee (IGBC) certified receptacles.

I hereby approve/disapprove this Jennings Subdivision Lot Line Adjustment.

Kristy Winser, Planning Director

Date



Ph: 970-871-6772 • Fax: 970-879-8023 • P.O. Box 775966 • Steamboat Springs, Colorado 80477

March 7, 2025

Routt County Planning
136 6th Street, 2nd Floor
Steamboat Springs, CO 80477

RE: Lot 1, Ubehebe Subdivision Replat and 20 acre unplatted tract
41850 Double Buck Trail
Steamboat Springs
Lot Line Adjustment

Dear Routt County Planning;

Four Points Surveying and Engineering and Michael and Stephanie Jennings are submitting a Lot Line Adjustment application for Lot 1, Ubehebe Subdivision (Parcel 168800001) and a portion of an unplatted 20 acre parcel (Parcel 933284002) which the Jennings own. The Jennings are requesting to combine the south 10 acres of the unplatted parcel with Lot 1, Ubehebe Subdivision as shown on the submitted plat, for a total acreage of 25.27 acres. The north half of the twenty acre parcel is going to be sold to the north neighbor and merged with the existing 35 acre parcel.

Description of zoning: The property is currently zoned Agriculture and Forestry (AF) and will remain zoned AF after the lot line adjustment.

The Routt County Unified Development Code (UDC) permits lot line adjustments under Section 4.52 of the code. The UDC states, “A Lot Line Adjustment allows the transfer of a part of one lot/parcel to an adjacent lot/parcel for the purposes of enlarging a lot, altering a lot line, or correcting a legal description.”

1. Standards. A Lot Line Adjustment shall comply with the following standards:

- a) Only lot/parcel lines that are common to the subject lots/parcels may be adjusted. **The parcels involved are adjacent and share a common property line.**
 - b) The adjustment results in the same number of lots or parcels. No new lots or parcels may be created through the Lot Line Adjustment. **The adjustment does not create any new lots.**
 - c) The existing subject lots/parcels have been deemed buildable lots by the Planning Director. **Both lots are buildable since the parcels have individual tax accounts.**
 - d) In the case of an LPS, Minor Development Subdivision Exemption, a lot/parcel not serviced by a Combined Sewer Collection System, or non-conforming lot/parcel, the Lot Line Adjustment shall not reduce the size of any existing non-conforming lot/parcel to less than five acres or reduce the size of any existing lot parcel which is less than five acres. **Non-applicable.**
 - e) The adjustment does not result in a parcel lying in more than one zone district. **No zone district change is proposed.**
 - f) If a subject lot has a legal non-conforming structure that does not conform to a zone district setback, the Lot Line Adjustment shall not increase the non-conformity. **Non-applicable.**
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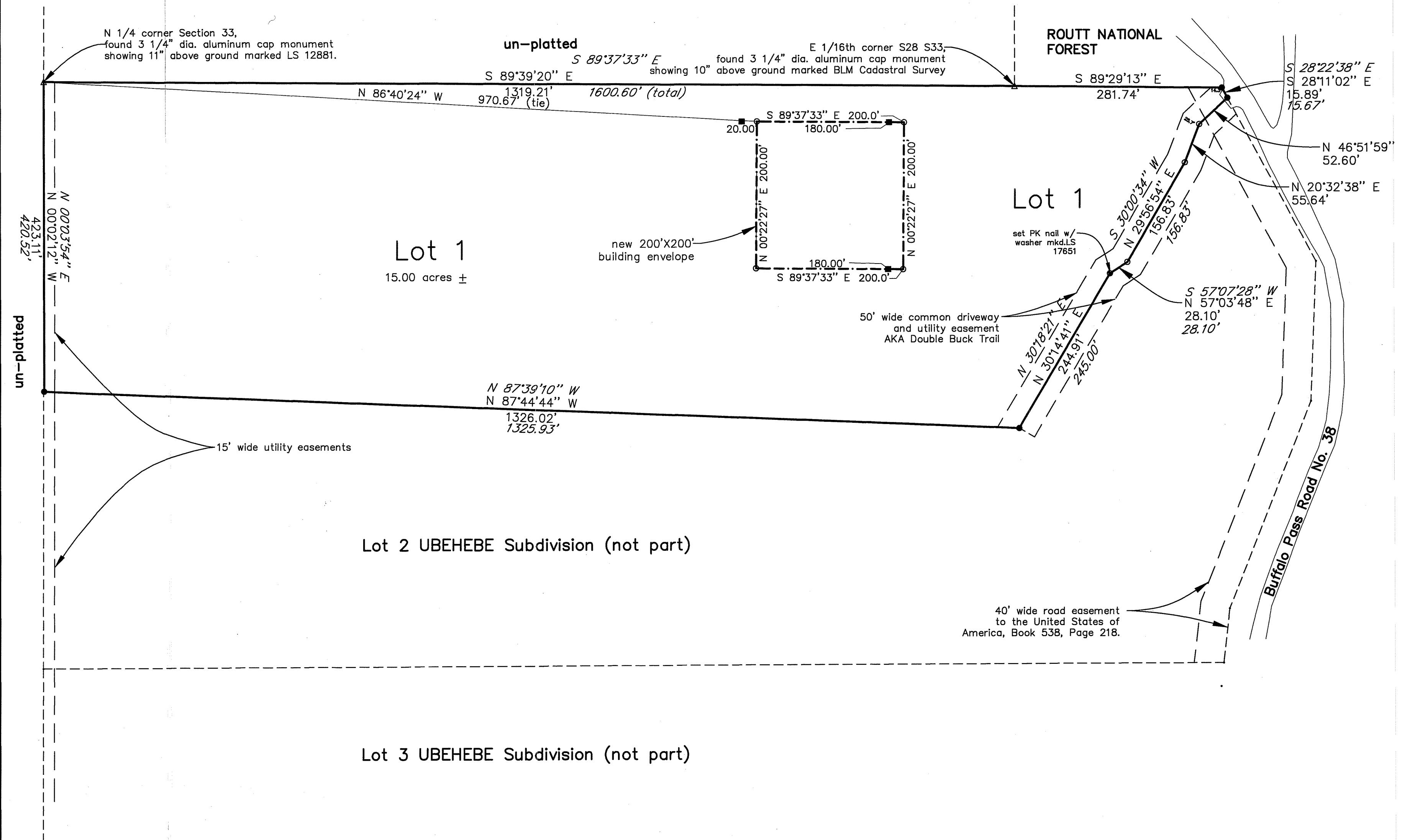
We look forward to the planning department review and we are available to meet or speak about the project anytime.

Sincerely;

Walter N. Magill, PE-PLS
Four Points Surveying and Engineering

UBEHEBE SUBDIVISION, LOT 1 REPLAT

A Building Envelope Adjustment of Lot 1, Ubehebe Subdivision,
in the NE1/4 Section 33, T.7 N., R.84 W. of the 6th P.M.,
Routt County, Colorado.



LEGEND

- Indicates a capped #5 rebar marked LS 7736 or LS 16394 found and accepted, unless otherwise noted.
- △ Indicates an appropriately marked 3 1/4" dia. aluminum cap monument found and accepted, unless otherwise noted.
- Indicates an uncapped #5 rebar found and accepted, unless otherwise noted.
- Indicates a capped #5 rebar marked LS 17651 found and accepted, unless otherwise noted.
- Indicates a capped #5 rebar marked LS 17651 set, unless otherwise noted.

S 89°58'00" E Indicates measured bearings and distances in U.S. Survey feet.
N 89°47'16" W Indicates bearings and distances per the plat of UBEHEBE Subdivision.

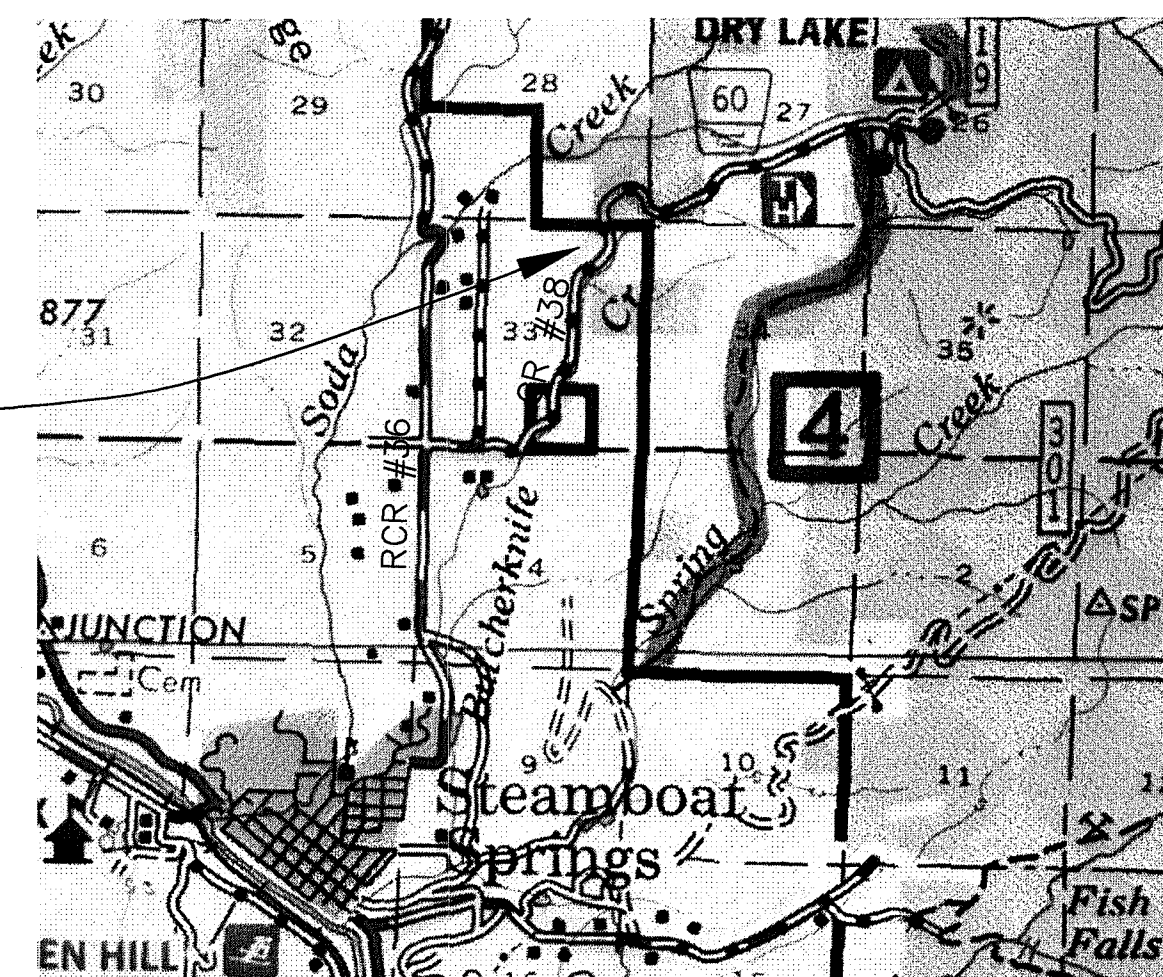
ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This Plat was (filed and) indexed as File No. SP2822 on November 22, 2016, at 12:13 p.m. in the land survey plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. 38-50-101.

ROUTT COUNTY SURVEYOR
Thomas H. Effinger Jr., LS 17651

UBEHEBE LOT 1 REPLAT

VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: That Michael C. Jennings and Stephanie L.K. Jennings, being the owners of the land described as follows: Lot 1, Ubehebe Subdivision containing 15.00 acres in Routt County, Colorado, under the name and style of UBEHEBE SUBDIVISION LOT 1 REPLAT have laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced hereon, and do hereby irrevocably dedicate to and for the perpetual use of the public by and through the County of Routt, State of Colorado, road, utility and drainage easements, etc. as shown or noted 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 and drainage, etc., as shown hereon.

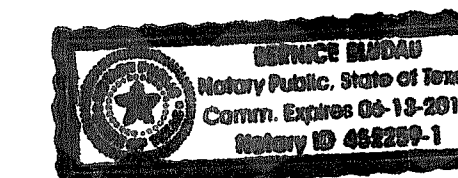
In witness whereof, the said Michael C. Jennings and Stephanie L.K. Jennings have caused their names to be hereunto subscribed this 10th day of November, 2016.

By: Michael C. Jennings
By: Stephanie L.K. Jennings

State of Texas } ss.
County of Dallas }

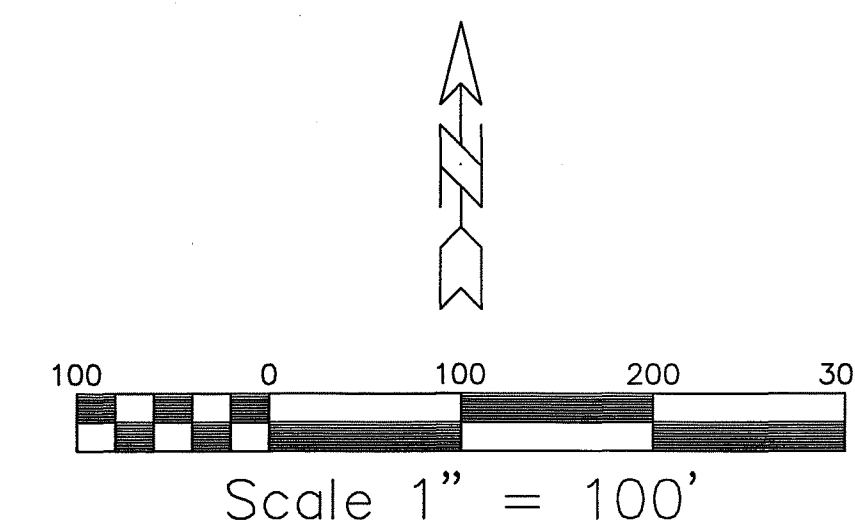
The foregoing Certificate of Ownership and Dedication was acknowledged before me this 10th day of November, 2016, by Michael C. Jennings and Stephanie L.K. Jennings.

Witness my hand and official seal
My Commission expires 01/01/2018
Bonne Placer
Notary Public



PLAT NOTES

- It shall be the responsibility of each lot owner to control noxious weeds within the boundaries of their lot.
- This property is in a critical wildlife winter range. The Colorado Division of Wildlife requires an eight-foot high fence around corrals or feeding areas to prevent wildlife from jumping said fences to reach livestock feed. Major areas of fencing shall be of the lay-down type or other non-impeding wildlife fence so animals may use migratory routes in winter.
- The boundaries of building envelopes for Lots 1 and 2 are identified on this plat.
- Routt County is not responsible for maintaining or improving subdivision roads.
- The availability of water and permits for wells on the lots or parcels hereon shown has not been established.
- 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 the 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 is due to inaccessibility of the property by reason of internal roads being 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.
- Address signage in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
- Protective Covenants are recorded at Reception No. 264769, Routt County records.



LAND SURVEYOR'S CERTIFICATE

I, Thomas H. Effinger Jr., being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of UBEHEBE SUBDIVISION LOT 1 REPLAT 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 10th day of November AD, 2016.

Thomas H. Effinger Jr.
Colorado Professional Land Surveyor
Colorado Reg. No. 17651



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 22nd day of November, AD, 2016.

Ray Brookshire Vice Chair
Steven Wamke, Chairman, Routt County Planning Commission
Troy Brookshire Vice Chair

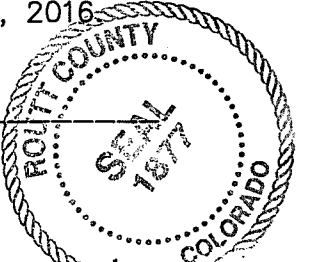
BOARD OF COUNTY COMMISSIONERS APPROVAL

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.

Dated this 22nd day of November, 2016.

Cari Hermachinski
BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Attest: Kim Bonner by Kimberly Chaf Deputy
Kim Bonner, Routt County Clerk



ATTORNEY'S CERTIFICATE

I, Jonathan Melvin, 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 public records of Routt County and by review of Owner's Policy of Title Insurance No. CO-FFAH-IMP-81306-1-16-H0476355, dated 09/21/2016, issued by Commonwealth Land Title Insurance Company, and that title to such lands is vested in Michael C. Jennings and Stephanie L.K. Jennings, free and clear of all liens, taxes, and encumbrances, and title is subject to the following matters disclosed in the county records: patent reservation in Book 77-Pg 95; easements or right of ways, as recorded in the county records in Book 393-Pg 284, Book 393-Pg 286, Book 426-Pg 477, Book 538-Pg 218; covenants in Book 426-Pg 461, Book 484-Pg 359, Book 684-Pg 1282, Book 689-Pg 1121; and plat at File 11777 as revised in Book 688-Pg 190.

Dated this 14th day of November, AD 2016

Jonathan Melvin
Colorado Attorney #10048

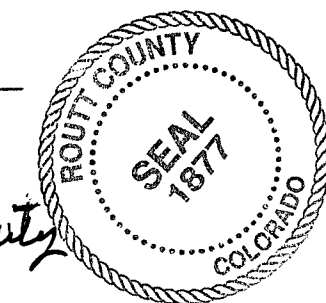
ROUTT COUNTY CLERK AND RECORDERS ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this 22nd day of November, 2016.

Reception No. 774590 Time 12:13 pm

File No. 14259

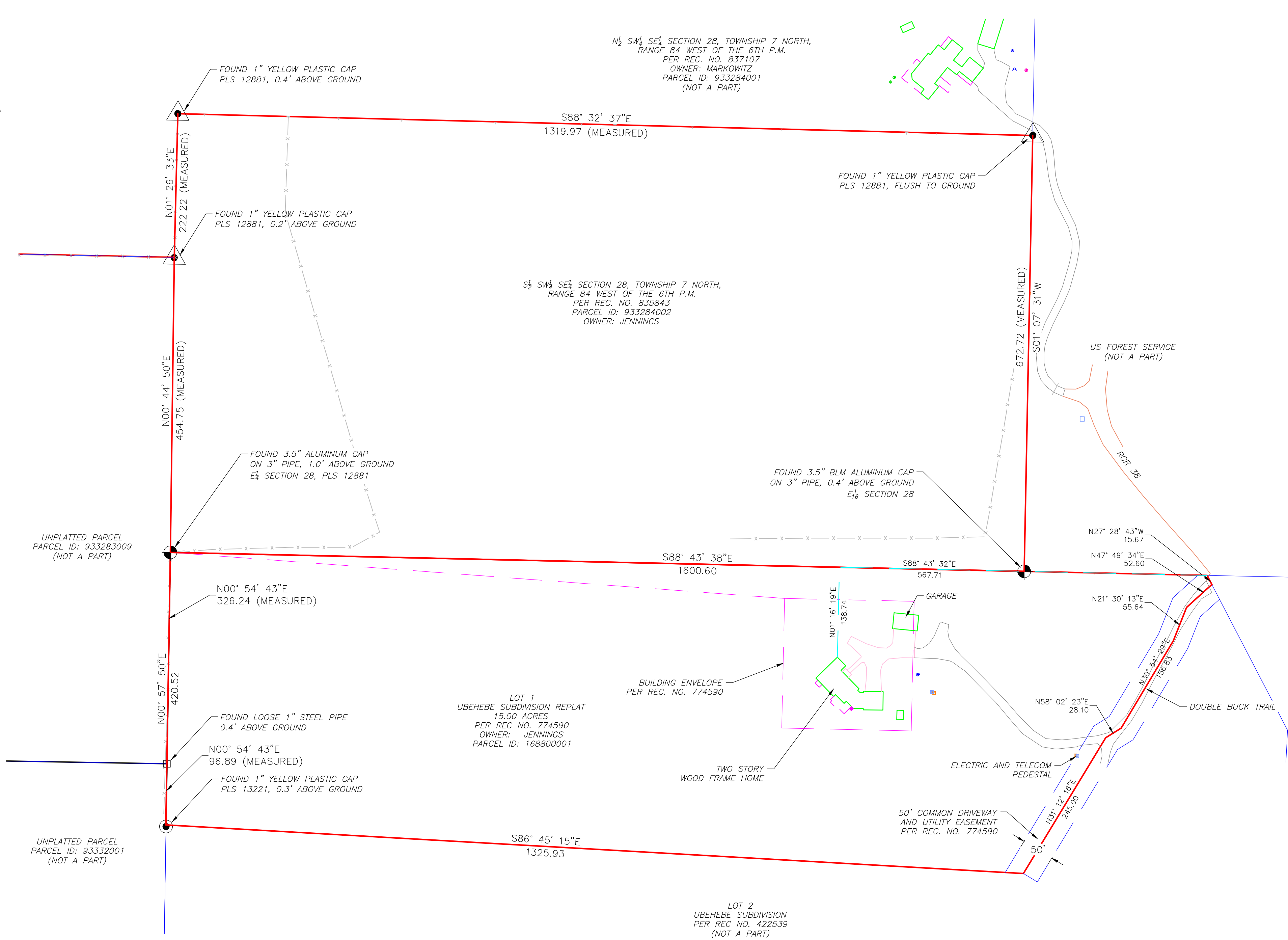
Kim Bonner by Kimberly Chaf Deputy
Kim Bonner, Routt County Clerk and Recorder



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.











This Land Survey does not constitute a title search by E&F Associates to determine ownership or easements of record. For all information regarding easements, rights-of-way or title of record, E&F Associates relied upon Title Commitment No. 598-H0476355-328-PSP.

E&F Associates		
P.O. Box 771965 Steamboat Springs, CO 90477 Surveyors		
UBEHEBE Subdivision Lot 1 Replat Routt County, Colorado		
Client: Jennings Knox		
Drawing name: L1Replat		
Drawn by: TE Date: 8-29-16	Revised: 10-27-16	1/1
	11-7-16	



Line Table		
Line #	Length	Direction
L12	5.37	N89° 18' 14"W
L13	5.21	N44° 08' 54"W
L14	3.00	N45° 51' 06"E
L15	39.85	N44° 08' 54"W
L16	10.10	N45° 51' 06"E
L17	18.50	N44° 08' 54"W
L18	10.00	S88° 53' 21"E
L19	14.00	S1° 06' 39"W
L20	38.30	N84° 22' 15"W
L21	24.30	N5° 37' 45"E
L22	1.89	S0° 41' 46"W

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING BUILDING ENVELOPE
	BUILDING TIE
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF GRAVEL
	EXISTING WIRE FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS

**IMPROVEMENT SURVEY PLAT
OF LOT 1, UBEHEBE SUBDIVISION REPLAT
AND A TRACT OF LAND LOCATED IN THE
S ½ SW ¼ SE ¼ OF SECTION 28, TOWNSHIP 7 NORTH,
RANGE 84 WEST, 6TH P.M., ROUTT COUNTY,
COLORADO**

NOTES:

- 1) IMPROVEMENT SURVEY PLAT OF A TRACT OF LAND IN THE SE $\frac{1}{4}$ SECTION 28, T7N, R84W OF THE 6TH P.M., SEE LEGAL DESCRIPTION HEREON.
- 2) FIELD SURVEYING COMPLETED DECEMBER 27, 2024. AT TIME OF SURVEY 2.0 \pm FEET OF SNOW COVERED THE GROUND AND SOME IMPROVEMENTS MAY HAVE BEEN OBSCURED
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD. FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT OF LOT 1, UBEHEBE SUBDIVISION REPLAT AND WARRANTY DEED AT RECEPTION NO. 835843
- 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSORS OFFICE.
- 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONNECTION WITH THIS SURVEY - UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- 6) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.

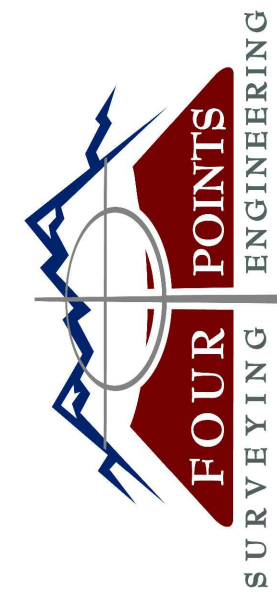
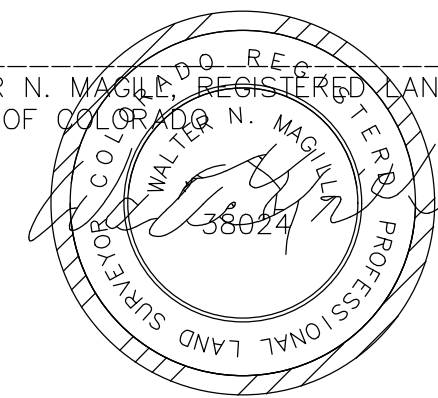
LEGAL DESCRIPTION:

PARCEL: TRACT OF LAND BEING THE N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, SECTION
28, TOWNSHIP 7 NORTH, RANGE 84 WEST OF THE 6TH P.M.
COUNTY OF ROUTT, STATE OF COLORADO ACCORDING TO
WARRANTY DEED AT RECEPTION NO. 835843

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. MAGLE, REGISTERED LAND SURVEYOR, PLS 38024
STATE OF COLORADO N. MAGLE



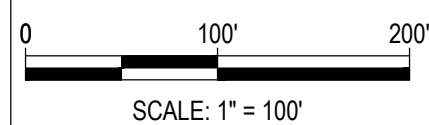
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

[illegible]

JENNINGS RESIDENCE AND PROPERTY

**41850 DOUBLE BUCK TRAIL
STEAMBOAT SPRINGS, CO**

Horizontal Scale



SCALE: 1" = 100'

Contour Interval = 2 ft

DATE: 1-2-25

JOB #: 1538-003

DRAWN BY: WNM

DESIGN BY:

REVIEW BY: FPSE

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

DRAWING:

SHEET #

1

BE IT HEREBY MADE KNOWN: THAT MICHAEL C. JENNINGS AND STEPHANIE L.K. JENNINGS, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE S1/4 & S1/4 SECTION 28, TOWNSHIP 7 NORTH, RANGE 84 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO, AND LOT 1, UBEHEBE SUBDIVISION LOT 1 REPLAT ACCORDING TO THE FINAL PLAT OF UBEHEBE SUBDIVISION REPLAT AS RECORDED AT RECEPTION NO. 774590, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME UNDER THE NAME AND STYLE OF JENNINGS-MARKOWITZ REPLAT 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 AND DRIVEWAY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY DEDICATED AS EMERGENCY VEHICLE AND PERSONNEL EASEMENTS TO ROUTT COUNTY ON BEHALF OF THE PUBLIC.

IN WITNESS WHEREOF, THE SAID MICHAEL C. JENNINGS AND STEPHANIE L.K. JENNINGS HAVE CAUSED THEIR NAMES TO BE
HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 2024.

BY _____
MICHAEL C. JENNINGS

BY _____
STEPHANIE L.K. JENNINGS

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY MICHAEL C. JENNINGS AND STEPHANIE L.K. JENNINGS

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

(NOTARY PUBLIC)

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 UBEHEBE SUBDIVISION, LOT 1 REPLAT. FOUR POINTS SURVEYING AND ENGINEERING REVIEWED {title company} TITLE COMMITMENT NO. _____, DATED _____ IN COMPLETION OF THE FINAL PLAT.

PLAT NOTES

1. UNITS SHOWN HEREON ARE IN US SURVEY FEET.
2. BASIS OF BEARING: N 00°57'50" W, 420.52 FT ALONG WEST LINE OF LOT 1.

1. JILL BRABEC, ESQ., 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 _____, ISSUED BY _____, AND THAT TITLE TO SUCH LANDS IS IN MICHAEL J. JENNINGS AND STEPHANIE L. JENNINGS, OWNERS OF THE LAND DESCRIBED IN SAID COMMITMENT, FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS FOLLOWS: FOR THE DEED(S) OF TRUST SUBORDINATED TO HEREIN; THE LIEN OF GENERAL REAL PROPERTY TAXES AND ASSESSMENTS; PASTED 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, COVENANTS, CONDITIONS OR BURDENS OF RECORD OR APPARENT; LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS, AND ALL SCHEDULE B EXCEPTIONS LISTED ON SAID TITLE REPORT INCLUDING WITHOUT LIMITATION THOSE SET FORTH BELOW:

8.

DATED THIS ____ DAY OF _____, 2025.

JILL BRABEC, ESQ. (ATTORNEY AT LAW).

- 1) THIS PLAT IS APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO THE LAND PRESERVATION SUBDIVISION EXEMPTION REGULATIONS. THIS PLAT HAS NOT BEEN REVIEWED UNDER ANY OTHER PROVISION OF THE ROUTT COUNTY ZONING OR SUBDIVISION REGULATIONS.
- 2) THE ROADS SHOWN HEREON HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE COUNTY.
- 3) THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.
- 4) EASEMENTS AS DEDICATED TO AND FOR PUBLIC USE ARE HEREBY ACCEPTED.

DATED THIS _____ DAY OF _____, 2024.

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

ATTEST:

BY: _____
JENNY L. THOMAS, ROUTT COUNTY CLERK

THE ROUTT COUNTY PLANNING DIRECTOR DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS ____TH DAY OF _____, 2024.

KRISTY WINSER, ROUTT COUNTY PLANNING DIRECTOR

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 ALPINE MOUNTAIN RANCH LPSE LOT 30, BUILDING ENVELOPE REMOVAL (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.

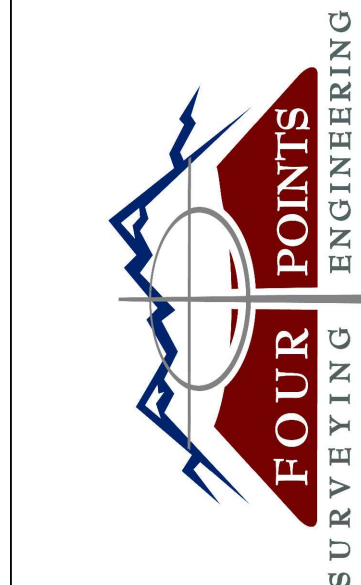
DATED THIS _____ DAY OF _____ 2024.

BY: _____
WALTER N. MAGILL, PLS 38024

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY
COLORADO THIS DAY OF A.D., 2024.

RECEPTION NUMBER _____ TIME: _____ .M. AND FILE NO. _____

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

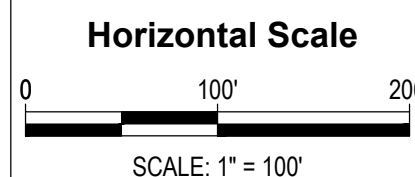


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[illegible]

JENNINGS REPLAT

SEC 28, T7N, R84W



Contour Interval = 5 ft

DATE: 2-24-25

JOB #: 1538-00

DRAWN BY: WNM

DESIGN BY:

REVIEW BY: FPSE

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

DRAWING:

FINAL PLAT

SHEET #

1

GENERAL WARRANTY DEED

THIS DEED, made this ____ day of _____, 2025, between Michael C. Jennings and Stephanie L.K. Jennings, whose address is 4506 Harrys Lane, Dallas, Texas 75229, hereinafter referred to as "Grantor," and Lance B. Markowitz and Julie B. Markowitz, whose address is 33650 County Road 38, Steamboat Springs, Colorado 80487 and P.O. Box 776089, Steamboat Springs, Colorado, hereinafter referred to as "Grantee,"

WITNESSETH, that the Grantor, for and in consideration of the sum of (\$_____) Dollars, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and warrant unto the Grantee, their heirs, successors, and assigns forever, all the real property, together with improvements, if any, situate in the County of Routt, State of Colorado, described as follows:

A tract of land located in the South 1/2 of the Southeast 1/4 of Section 28, Township 7 North, Range 84 West of the 6th Principal Meridian, Routt County, Colorado. (See Exhibit A)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-bargained premises, with the hereditaments and appurtenances.

AND the Grantor does hereby covenant and agree that, at the time of the execution and delivery of these presents, the Grantor is lawfully seized in fee simple of the above-described premises, has full right and authority to convey the same, and that the same are free and clear from all liens and encumbrances, except for those specifically noted herein.

AND the Grantor does hereby warrant the title to said premises against all and every person lawfully claiming or to claim the whole or any part thereof and shall defend the same against any and all claims.

EXCEPTIONS TO TITLE:

TO HAVE AND TO HOLD the said premises, with all the rights, privileges, and appurtenances thereunto belonging, unto the Grantee, their heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed as of the day and year first above written.

GRANTOR SIGNATURES

Michael C. Jennings

STATE OF COLORADO

COUNTY OF ROUTT

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Michael C. Jennings.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

GRANTOR:

Stephanie L.K. Jennings

STATE OF COLORADO

COUNTY OF ROUTT

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Stephanie L.K. Jennings.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

GRANTEE ACCEPTANCE

GRANTEE:

Lance B. Markowitz

STATE OF COLORADO

COUNTY OF ROUTT

The foregoing instrument was acknowledged before me this ____ day of _____, 20, by Lance B. Markowitz.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

GRANTEE:

Julie B. Markowitz

STATE OF COLORADO

COUNTY OF ROUTT

The foregoing instrument was acknowledged before me this ____ day of _____, 20, by Julie B. Markowitz.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

Exhibit A

A tract of land located in the North $\frac{1}{2}$ South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 7 North, Range 84 West of the 6th P.M., Routt County, Colorado

A tract of land located in the North $\frac{1}{2}$ South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 7 North, Range 84 West of the 6th P.M., Routt County, Colorado also known as the North $\frac{1}{2}$ of Legal Description per Reception No. 835843 of the records of the Routt County Clerk and Recorder more particularly described as follows;

Beginning at the monumented 3.5" BLM Aluminum Cap, set on the NE corner of SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 28, thence, S 00° 18' 53" W for a distance of 682.22 feet to a yellow plastic cap on #5 rebar, PLS 12881, the true point of beginning;

Thence, S 89° 40' 00" E for a distance of 1319.97 feet to a point of intersection with the East $\frac{1}{16}$ th line of Section 28;

Thence, S 00° 00' 08" W for a distance of 333.37 feet along the east $\frac{1}{16}$ th line of Section 28 to a point on a line;

Thence, S 89° 59' 40" W for a distance of 1320.39 feet to a point of intersection with the west line of the Southeast $\frac{1}{4}$ of Section 28;

Thence, N 00° 22' 34" W for a distance of 118.96 feet along the west line of the Southeast $\frac{1}{4}$ of Section 28 to a found 1 $\frac{1}{2}$ " yellow plastic cap on #5 rebar, PLS 12881;

Thence, continuing along the west line of the Southeast $\frac{1}{4}$ of Section 28, N 00° 19' 10" E for a distance of 222.22 feet to the true point of beginning;

Said tract contains 10.23 acres.

Legal description by Walter N. Magill, Colorado Professional Land Surveyor PLS 38024 for and on behalf of Four Points Surveying and Engineering

ACKNOWLEDGEMENT OF MERGER OF TITLE

THIS ACKNOWLEDGEMENT OF MERGER OF TITLE (the “Agreement”) is made this ____ day of _____, 2025, by Lance B. Markowitz and Julie B. Markowitz, whose street address is 33650 County Road 38, Steamboat Springs, Colorado 80487 and P.O. Box 776089, Steamboat Springs, Colorado

RECITALS:

A. Lance B. Markowitz and Julie B. Markowitz are the owners of the real property described in general warranty deed recorded at reception no. 837107 on May 6, 2022, and as shown (see Exhibit A attached hereto), in the County of Routt, State of Colorado (the “Property”).

B. Lance B. Markowitz and Julie B. Markowitz have acquired certain additional real property located in Routt County, Colorado, and described as (see Exhibit B attached hereto) (the “Acquired Parcel”).

C. Lance B. Markowitz and Julie B. Markowitz desire to acknowledge their intentions that the Acquired Parcel be combined and merged with the Property, and become one parcel.

NOW, THEREFORE, for the above reasons and in consideration of the promises contained herein, Mark H. Nathanson and Ilene C. Nathanson agree as follows:

TERMS AND CONDITIONS:

1. Lance B. Markowitz and Julie B. Markowitz acknowledge and agree that the Acquired Parcel shall be and hereby is merged with the Property, and the Acquired Parcel and the Property shall be considered a single parcel of land.

2. This Agreement shall inure to the benefit of and be binding upon Lance B. Markowitz and Julie B. Markowitz and their heirs, personal representatives, agents, successors and assigns.

IN WITNESS WHEREOF, Lance B. Markowitz and Julie B. Markowitz have executed this Agreement as of the day and year first above written.

Lance B. Markowitz

Julie B. Markowitz

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Lance B. Markowitz and Julie B. Markowitz.

WITNESS my hand and official seal.
Notary Public
My Commission Expires: _____

Exhibit A

Legal Description per Reception No. 837107 of the records of the Routt County Clerk and Recorder

A tract of land located in the SE ¼ SW ¼ and SW ¼ SE ¼ of Section 28, Township 7 North, Range 84 West of the 6th P.M., Routt County, Colorado

Parcel A:

A tract of land being the N ½ SW ¼ SE ¼, Section 28, Township 7 North, Range 84 West of the 6th P.M., County of Routt, State of Colorado;
Said tract contains 20.54 acres.

Parcel B:

A tract of land being the SE ¼ SW ¼, Section 28, Township 7 North, Range 84 West of the 6th P.M., County of Routt, State of Colorado.
Beginning at the monumented 3.5" BLM Aluminum Cap, set on the NE corner of SE ¼ SW ¼ Section 28,
Thence, S 00° 17' 22" W for a distance of 899.61 feet to a point on a line;
Thence, N 89° 49' 42" W for a distance of 1118.70 feet to a point on a line;
Thence, N 47° 32' 04" E for a distance of 345.88 feet to a point on a line;
Thence, N 44° 01' 42" E for a distance of 482.97 feet to a point on a line;
Thence, N 52° 03' 09" E for a distance of 338.90 feet to a point on a line;
Thence, N 68° 00' 44" E for a distance of 285.97 feet to the point of beginning;
Said tract contains 13.15 acres.

Exhibit B
Acquired Parcel

**A tract of land located in the North ½ South ½ of the Southeast ¼ of Section 28, Township 7 North,
Range 84 West of the 6th P.M., Routt County, Colorado**

A tract of land located in the North ½ South ½ of the Southeast ¼ of Section 28, Township 7 North, Range 84 West of the 6th P.M., Routt County, Colorado also known as the North ½ of Legal Description per Reception No. 835843 of the records of the Routt County Clerk and Recorder more particularly described as follows;

Beginning at the monumented 3.5" BLM Aluminum Cap, set on the NE corner of SE ¼ SW ¼ Section 28, thence, S 00° 18' 53" W for a distance of 682.22 feet to a yellow plastic cap on #5 rebar, PLS 12881, the true point of beginning;

Thence, S 89° 40' 00" E for a distance of 1319.97 feet to a point of intersection with the East 1/16th line of Section 28;

Thence, S 00° 00' 08" W for a distance of 333.37 feet along the east 1/16th line of Section 28 to a point on a line;

Thence, S 89° 59' 40" W for a distance of 1320.39 feet to a point of intersection with the west line of the Southeast ¼ of Section 28;

Thence, N 00° 22' 34" W for a distance of 118.96 feet along the west line of the Southeast ¼ of Section 28 to a found 1 ½" yellow plastic cap on #5 rebar, PLS 12881;

Thence, continuing along the west line of the Southeast ¼ of Section 28, N 00° 19' 10" E for a distance of 222.22 feet to the true point of beginning;

Said tract contains 10.23 acres.

Legal description by Walter N. Magill, Colorado Professional Land Surveyor PLS 38024 for and on behalf of Four Points Surveying and Engineering



43°F



500 ft
41850 Double Buck Trl



41850







