

# Routt County

Planning Department  
PO Box 773749  
Steamboat Springs, CO 80477-19  
(970) 879-2704  
fax (970) 879-3992  
www.co.routt.co.us

## APPLICATION FORM: SUBDIVISION

Activity No. \_\_\_\_\_ OFFICE USE  
Base Fee \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Received By \_\_\_\_\_ Date \_\_\_\_\_  
Deemed Complete By \_\_\_\_\_ Date \_\_\_\_\_

### I. PROJECT NAME Lot 59, 60, and 65, Sky Hitch at Stagecoach

### II. TYPE OF REVIEW

This application form must be accompanied by the applicable submittal checklist.

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Sketch Plan                      | <input type="checkbox"/> Minor Land Preservation Sub  | <input type="checkbox"/> Pre-Application Conf.               | <input type="checkbox"/> Consolidation Plat |
| <input type="checkbox"/> Preliminary Plan                 | <input type="checkbox"/> Major Land Preservation Sub  | <input type="checkbox"/> Division of Land for Public Purpose | <input type="checkbox"/> Plat Correction    |
| <input type="checkbox"/> Final Plat                       | <input type="checkbox"/> LPS Administrative Amendment | <input type="checkbox"/> Lot Line Adjustment                 | <input type="checkbox"/> Vacation           |
| <input type="checkbox"/> Road Review (Exempt Subdivision) |   |  |   |

### III. APPLICANT

Name Christopher S. Reed and Keelin K. Regan-Reed

Mailing 1807 Dorothy Circle

City Longmont

State Colorado

Zip 80503

Phone 603-731-2743

Email reed.chriss@gmail.com

Representative / Primary Contact: Four Points Surveying and Engineering: Walter Magill

Mailing Address P.O. Box 775966 City: Steamboat Springs

State: Colorado; Zip 80477

Phone: 970-819-1161

Email

wnmpepls@gmail.com

### IV. PROPERTY OWNER

V. Name SAME AS APPLICANT

Mailing Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

### VI. PROPERTY INFORMATION

Property Address 34130 Whittle Tree, 20640 and 20680 Stirrup Way General Location Whittle Tree, Stagecoach

Legal Description(may be attached) Address Lots 59, 60 and 65 Sky Hitch at Stagecoach

Parcel Identification No. (PIN) 157000059, 157000060, 157000065 Property Size (acres) 5.02 Current Use: Residential Zoning LR

Proposed Use Residential

### VII. SIGNATURES

This application form must be signed by both the applicant and legal owner of the property. Attach additional pages if necessary.

By signing below, the applicant acknowledges that all information contained on this application form and within accompanying submittals are true and correct and agrees to pay all required fees associated with this application. The base fee is indented to cover the estimated minimum staff hours to process the application. Any additional staff hours will be assessed at \$120 per hour. The applicant signing below is responsible for all additional hourly fees. Failure to pay fees may result in revocation of a permit/approval.

Chris S Reed Keelin Regan-Reed  
Applicant's Signature

CHRISTOPHER S REED Keelin Regan-Reed  
Print/type name of applicant

By signing below, the property owner authorizes the applicant to petition Routt County for approval of the submitted application.

Chris S Reed Keelin Regan-Reed  
Property Owner's Signature

CHRISTOPHER S REED Keelin Regan-Reed  
Print/type name of property owner

After Recording Return to:  
Doc Fee: \$7.90

## GENERAL WARRANTY DEED

This Deed, made September 18, 2020

Between Keith M. Kramer and Stacey L. Kramer of the County Routt, State of Colorado, grantor(s) and Christopher S. Reed and Keelin K. Regan-Reed, as Joint Tenants whose legal address is \_\_\_\_\_

1807 Dorothy Circle, Longmont CO 80503 County of Boulder, and  
State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **SEVENTY-NINE THOUSAND DOLLARS AND NO/100'S (\$79,000.00 )** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Routt, State of Colorado described as follows:

Lots 59, 60 and 65, Sky Hitch at Stagecoach,  
County of Routt, State of Colorado.

also known by street and number as 20680 Stirrup Way, 20640 Stirrup Way and 34130 Whiffle Tree Trail, Oak Creek, CO 80467

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise 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.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLERS:

  
Keith M. Kramer

  
Stacey L. Kramer

HTC

Warranty Deed - General

Last Saved: 9/16/2020 3:46 PM by ID1

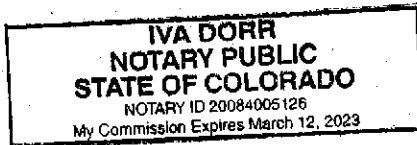
STATE OF COLORADO  
COUNTY OF Routt

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me **September 18, 2020** by **Keith M. Kramer and Stacey L. Kramer.**

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public  
My Commission expires:





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

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March 30, 2021

Routt County Planning  
136 6<sup>th</sup> Street, 2<sup>nd</sup> Floor  
Steamboat Springs, CO 80477

RE: Lots 59, 60 and 65 Sky Hitch at Stagecoach  
20640 Stirrup Way, 20680 Stirrup Way and 34130 Whiffle Tree Trail, Oak Creek, CO  
Lot Consolidation Final Plat

Dear Routt County Planning;

Four Points Surveying and Engineering is pleased to submit the Lot Consolidation application on behalf of Christopher S. Reed and Keelin K. Regan-Reed, the owners of Lots 59, 60 and 65 Sky Hitch at Stagecoach also known as 20640 Stirrup Way, 20680 Stirrup Way and 34130 Whiffle Tree Trail Oak Creek, Colorado.

The Reeds purchased the three lots in the fall of 2020 in hopes of completing the consolidation and building a home on the lot. The Reeds desire to consolidate the three lots into a single taxed parcel of 5.00 acres to allow for a single family home with an individual septic system to be constructed on the property. The lots are currently zoned Low Density Residential (LDR). The final plat depicts a lot line elimination along the common lot lines to create a single parcel. The existing ten (10) foot utility and drainage easement parallel to and adjacent to the common property lines are to be vacated by a utility easement vacation.

The lots meet the Routt County Zoning regulations Section 8.2.1 based on the following facts.

1. The proposed consolidation is consistent with the goals and policies of the of the Stagecoach Community Plan, Section 5.4 Infill and Replats (Lot Consolidations) and the Routt County Master Plan Section 4.2.B to encourage sensitive development and uses that preserve the rural character, wildlife habitat and agricultural uses.
2. Lots 59, 60 and 65, Sky Hitch at Stagecoach possess geological, physical and environmental conditions compatible with the characteristics of the zone district for Stagecoach south subdivisions.
3. The advantages of the consolidation permits the development of three lots that if not consolidated would require individual septic tanks, reduces traffic by limiting the number of lots and meets the goals of the Stagecoach community plan. No disadvantages to the consolidation were found.
4. The applicable provisions of LDR will be upheld for front, side and rear setbacks during building permitting.

The application and petition for consolidation of the lots within the Sky Hitch Subdivision meet Routt County Zoning regulations Section 8.2.2. as the consolidation is aligned with Stagecoach Sub area master plan of 2017. Currently, consolidation of lots in the south Stagecoach subdivisions is in the public interest to reduce the use of sanitary vaults, limit development and preserve the rural character of the area.

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We look forward to the planning department review and we are available to meet or speak 970-871-6772 about the project anytime.

Sincerely;

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



## A CONSOLIDATION OF LOTS 59, 60 & 65,

**LOCATED IN A PART OF THE EAST  $\frac{1}{2}$  OF SECTION 22 AND A**

# SURVEY NOTES

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 SKY HITCH AT STAGECOACH SUBDIVISION. FOUR POINTS SURVEYING AND ENGINEERING REVIEWED HERITAGE TITLE COMPANY TITLE COMMITMENT NO. 598-H0613132-328-ID1, DATED JULY 30, 2020 IN COMPLETION OF THE FINAL PLAT.

## PLAT NOTES

ROUTT COUNTY (COUNTY) AND 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 PLAT, PROVIDED THAT THE FAILURE TO PROVIDE SUCH SERVICES IS DUE TO INACCESSIBILITY OF THE PROPERTY BY REASON OF INTERNAL ROADS BEING IMPASSABLE. THIS CONDITION SHALL NOT RELIEVE THE COUNTY OR THE DISTRICT OF THE RESPONSIBILITY TO MAKE A BONA FIDE EFFORT TO PROVIDE EMERGENCY SERVICES SHOULD THE NEED ARISE.

1. ALL LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT
2. ALL SIDE LOT LINES ARE SUBJECT TO 10' TRAIL EASEMENTS
3. ALL REAR LOT LINES ARE SUBJECT TO 20' TRAIL EASEMENT.
4. ROAD RIGHT-OF-WAY WIDTHS ARE 60 FEET EXCEPT AS NOTED.

NOTARY PUBLIC

ATTORNEY'S OPINION

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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.

BOARD OF COUNTY COMMISSIONERS APPROVAL

CHAIR

ATTEST:

BY: \_\_\_\_\_  
KIM BONNER, ROUTT COUNTY CLERK

PLANNING DIRECTOR APPROVAL

THE ROUTT COUNTY PLANNING DIRECTOR DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD, 2021.

-----  
KRISTY WINSER, ROUTT COUNTY PLANNING DIRECTOR

# SURVEYOR'S CERTIFICATE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

BY: \_\_\_\_\_  
WALTER N. MAGILL, PLS 38024

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDED OF ROUTT COUNTY COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2021

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

-----  
KIM BONNER, ROUTT COUNTY CLERK AND RECORDER

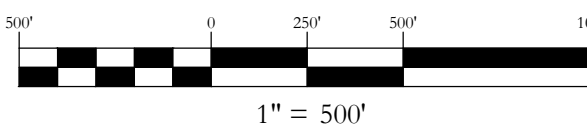
## ROUTT COUNTY SURVEYOR CERTIFICATE

THIS MAP WAS FILED AND INDEXED AS FILE NO. SP \_\_\_\_\_ ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_, \_\_\_\_\_ M. IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

ROUTT COUNTY SURVEYOR

BY: THOMAS H. EFFINGER, JR. PLS 17651

## Horizontal Scale



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

NO.	DATE	REVISIONS	INT

DATE:	2-8-2021	DESIGN:	WNM
JOB NO.	1095-104	DRAFTED:	WNM
DWG. NAME		REVIEW:	WNM

**440 S. Lincoln Ave, Suite 4B  
P.O. Box 775966,  
Steamboat Springs, CO 8048  
(970)-871-6772  
wnmpepls@gmail.com**



SHEET NO

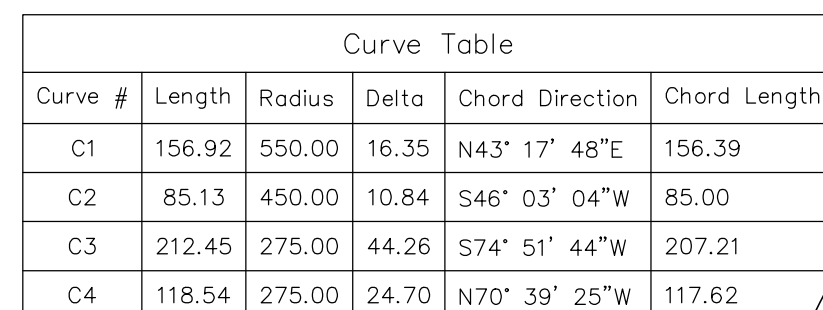
1

OF 2



**A CONSOLIDATION OF LOTS 59, 60 & 65,  
SKY HITCH AT STAGECOACH**

HALLOW



**Horizontal Scale**

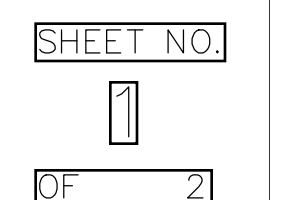
500' 0 250' 500' 1000'

1" = 500'

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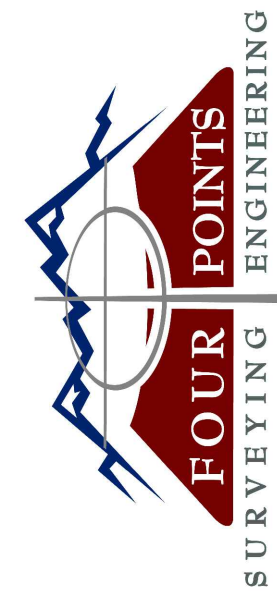
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IMPROVEMENT SURVEY PLAT  
OF LOT 59, 60 & 65 SKY HITCH AT STAGECOACH  
LOCATED IN THE NW 1/4 OF SECTION 23, TOWNSHIP 3 NORTH,  
RANGE 84 WEST OF THE 6TH P.M., OAK CREEK, ROUTT  
COUNTY, COLORADO



440 S. Lincoln Ave, Suite 4A  
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Steamboat Springs, CO 80487  
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www.fourpointse.com

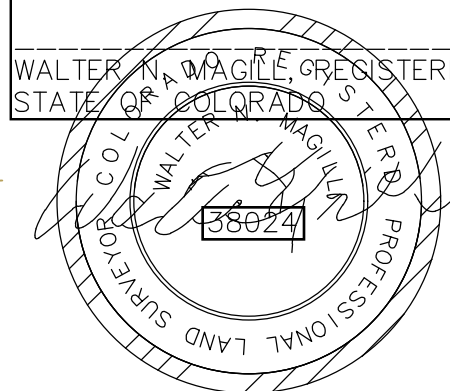
INT	REVISIONS	DATE	No.

- NOTES:
- 1) IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC SURVEY OF LOTS 59, 60 & 65 SKY HITCH AT STAGECOACH LOCATED IN OAK CREEK ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 7072, COUNTY OF ROUTT, STATE OF COLORADO.
  - 2) FIELD SURVEYING COMPLETED AUGUST 25, 2020.
  - 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 TITLE INFORMATION FOUR POINTS SURVEYING AND ENGINEERING RELIED ON HERITAGE TITLE COMPANY TITLE COMMITMENT NO. 598-H06131320328-ID1 DATED JULY 30, 2020 AND THE FINAL PLAT OF SKY HITCH AT STEAMBOAT
  - 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
  - 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
  - 6) STREET ADDRESS: 20680 STIRRUP WAY, 20640 STIRRUP WAY AND 34130 WHIFFLE TREE TRAIL, OAK CREEK.
  - 7) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.
  - 8) ALL LOT LINES ARE SUBJECT TO 10' UTILITY, DRAINAGE AND TRAIL EASEMENTS PER THE FINAL PLAT OF SKY HITCH AT STAGECOACH

SURVEYOR'S CERTIFICATE

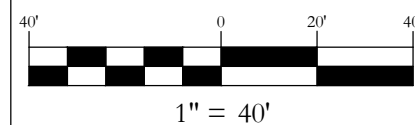
I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY HERITAGE TITLE COMPANY, CHRISTOPHER S. REED, KEELIN K. REGAN-REED, STACEY L. KRAMER AND KEITH M. KRAMER THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED 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



LOT 59, LOT 60, AND  
LOT 65, SKY HITCH AT STAGECOACH  
20640 STIRRUP WAY, 20680 STIRRUP WAY  
AND 34130 WHIFFLE TREE TRAIL,  
OAK CREEK, CO 80467

Horizontal Scale



1" = 40'

Contour Interval = 2 ft

DATE: 8-25-2020  
JOB #: 1095-104  
DRAWN BY: RS  
DESIGN BY:  
REVIEW BY:

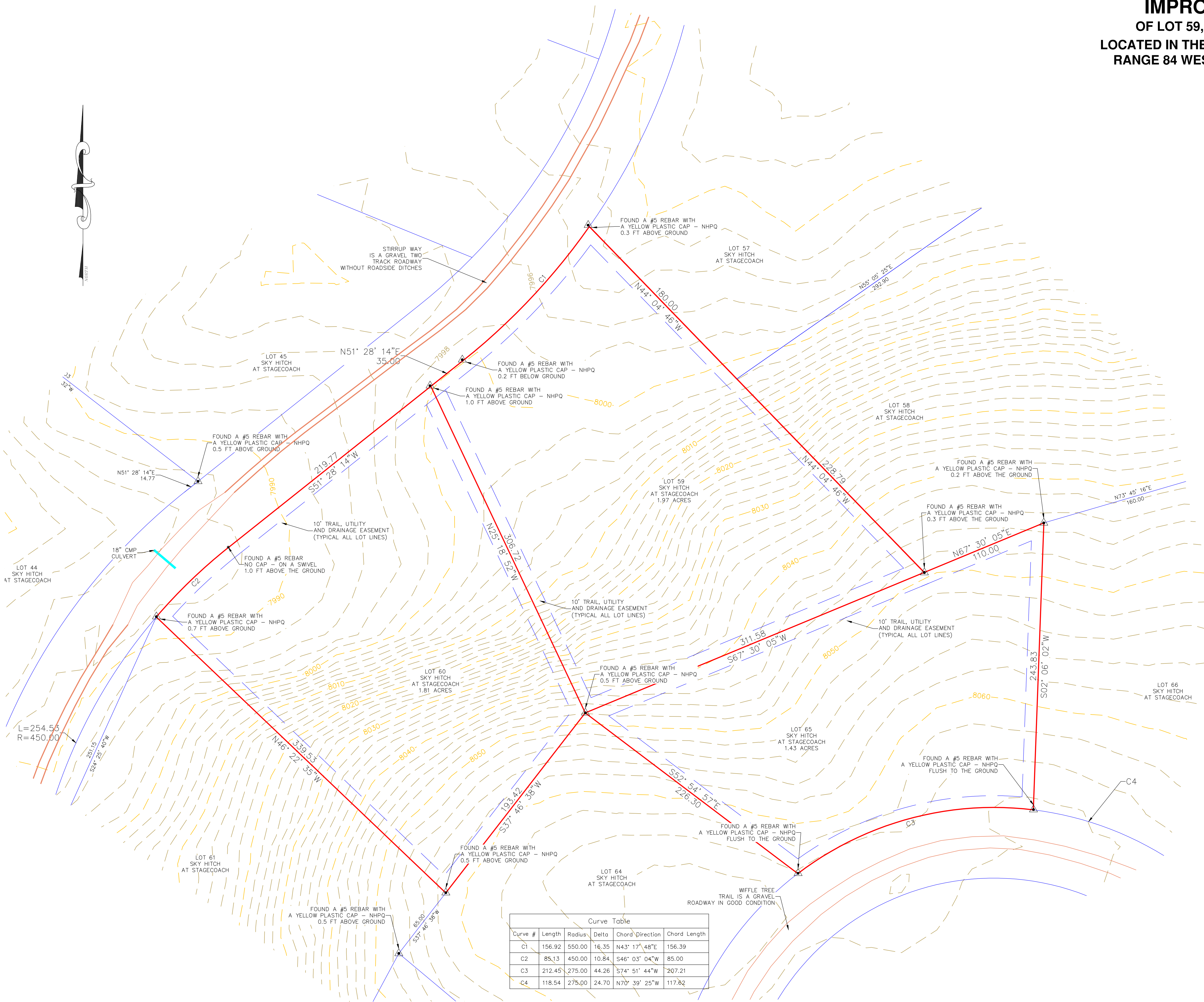
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IMPROVEMENT  
SURVEY PLAT

DRAWING:

SHEET #

1

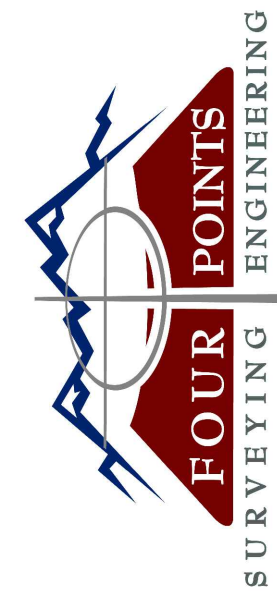


Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	156.92	550.00	16.35	N43° 17' 48" E	156.39
C2	85.13	450.00	10.84	S46° 03' 04" W	85.00
C3	212.45	275.00	44.26	S74° 51' 44" W	207.21
C4	118.54	275.00	24.70	N70° 39' 25" W	117.82

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.11%	15.00%	1612776.69	Green
2	15.01%	29.99%	322487.73	Yellow
3	30.00%	56.38%	53099.73	Orange



IMPROVEMENT SURVEY PLAT  
OF LOT 59, 60 & 65 SKY HITCH AT STAGECOACH  
LOCATED IN THE NW ¼ OF SECTION 23, TOWNSHIP 3 NORTH,  
RANGE 84 WEST OF THE 6TH P.M., OAK CREEK, ROUTT  
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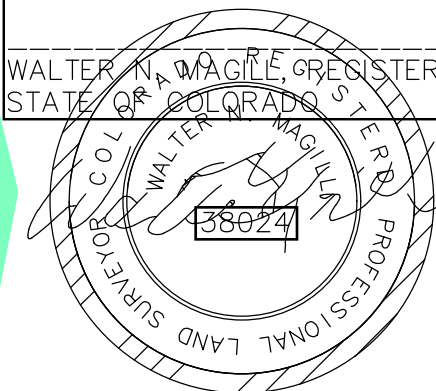
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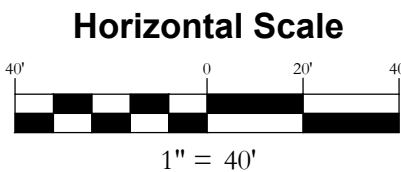
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WALTER N. MAGILL, REGISTERED LAND SURVEYOR, PLS 38024



LOT 59, LOT 60, AND  
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SURVEY PLAT

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SHEET #



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

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**A Legal Description of ten (10') foot wide trail, utility and drainage easements to be vacated on the common Lot line of Lot 59 and Lot 60, Sky Hitch at Stagecoach Subdivision, located in the NW ¼ of Section 23, Township 3 North, Range 84 West of the 6<sup>th</sup> P.M., Routt County, Colorado**

A Legal Description of ten (10') foot wide trail, utility and drainage easements to be vacated on the common Lot line of Lot 59 and Lot 60, Sky Hitch at Stagecoach Subdivision as recorded at File No. 7072 in the records of the Routt County Clerk and Recorder.

Beginning at a point on the existing ten (10) foot wide trail, utility and drainage easement on the south line of Lot 60, Sky Hitch at Stagecoach, from which the southeast corner of Lot 60, bears S 83°46'07" W, 11.73 feet;  
Thence N 25°18'52" W, 287.96 feet to a point of intersection with the existing ten (10) foot wide trail, utility and drainage easement parallel to the north line of Lot 60,  
Thence N 51°28'14" E, 20.54 feet along said north easement line;  
Thence S 25°18'52" E, 282.51 feet;  
Thence S 37°46'38" W, 22.43 feet to the point of beginning, said vacated easement contains 5,705 square feet more or less;

Basis of Bearing: N 44°04'46" W, 163.64 feet along the west line of Lot 59, Sky Hitch at Stagecoach between found monuments.

**A Legal Description of ten (10') foot wide trail, utility and drainage easements to be vacated on the common Lot line of Lot 59 and Lot 65, Sky Hitch at Stagecoach Subdivision, located in the NW ¼ of Section 23, Township 3 North, Range 84 West of the 6<sup>th</sup> P.M., Routt County, Colorado**

A Legal Description of ten (10') foot wide trail, utility and drainage easements to be vacated on the common Lot line of Lot 59 and Lot 65, Sky Hitch at Stagecoach Subdivision as recorded at File No. 7072 in the records of the Routt County Clerk and Recorder.

Beginning at a point on the existing ten (10) foot wide trail, utility and drainage easement on the west line of Lot 65, Sky Hitch at Stagecoach, from which the northwest corner of Lot 65, bears N 82°42'26" W, 20.13 feet;  
Thence N 52°54'57" W, 15.01 feet;  
Thence N 25°18'52" W, 7.06 feet to a point of intersection with the north line of the existing ten (10) foot wide trail, utility and drainage easement parallel to the south line of Lot 59;  
Thence N 67°30'05" E, 287.35 feet along the north line of said easement on Lot 59 to a point of intersection with the east property line easement;  
Thence S 44°04'46" E, 21.51 feet along said east easement line of Lot 59;  
Thence S 67°30'05" W, 287.31 feet along the south line of the said easement to the point of beginning, said vacated easement contains 5,771 square feet more or less;

Basis of Bearing: N 44°04'46" W, 163.64 feet along the west line of Lot 59, Sky Hitch at Stagecoach between found monuments.

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11

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### Horizontal Scale



Contour Interval = 2 ft

Contour Interval = 2 ft

E: 8-25-2020

3 #: 1095-104

AWN BY: RS

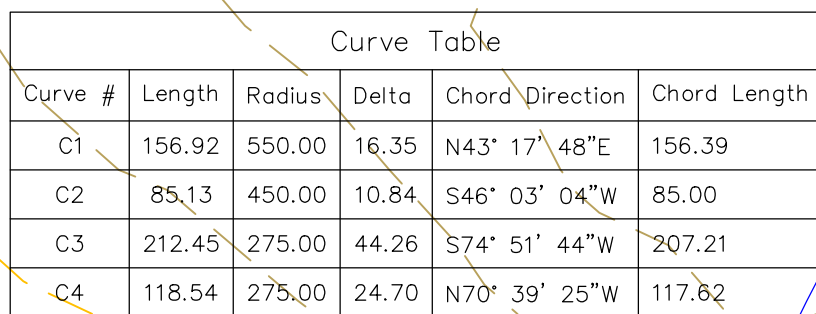
VIEW BY:

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

## REPLAT

SHEET #

# 1





1/19/2021

Christopher Reed & Regan Reed  
c/o Four Points Surveying and Engineering  
440 S. Lincoln Ave, Suite 4A  
Steamboat Springs, CO 80477



No Reservations/No Objection

**SUBJECT: Lot 59 and Lot 60 and Lot 65 and Lot 60 Sky Hitch at Stagecoach  
Situs Address: 20680 Stirrup Way, 20640 Stirrup Way and 34130 Whiffle Tree,  
Oak Creek, Colorado - Routt County**

**Parcels - 157000065, 157000059, 157000060 in the NW ¼ of S23, T3N, R84W of the 6<sup>th</sup> PM**

To whom it may concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined there are no CenturyLink facilities within the easement area as described and recorded on the plat Sky Hitch At Stagecoach, under file number 007072, recorded December 07, 1971, in the County of Routt, State of Colorado, and that it has no objections with respect to the proposed vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

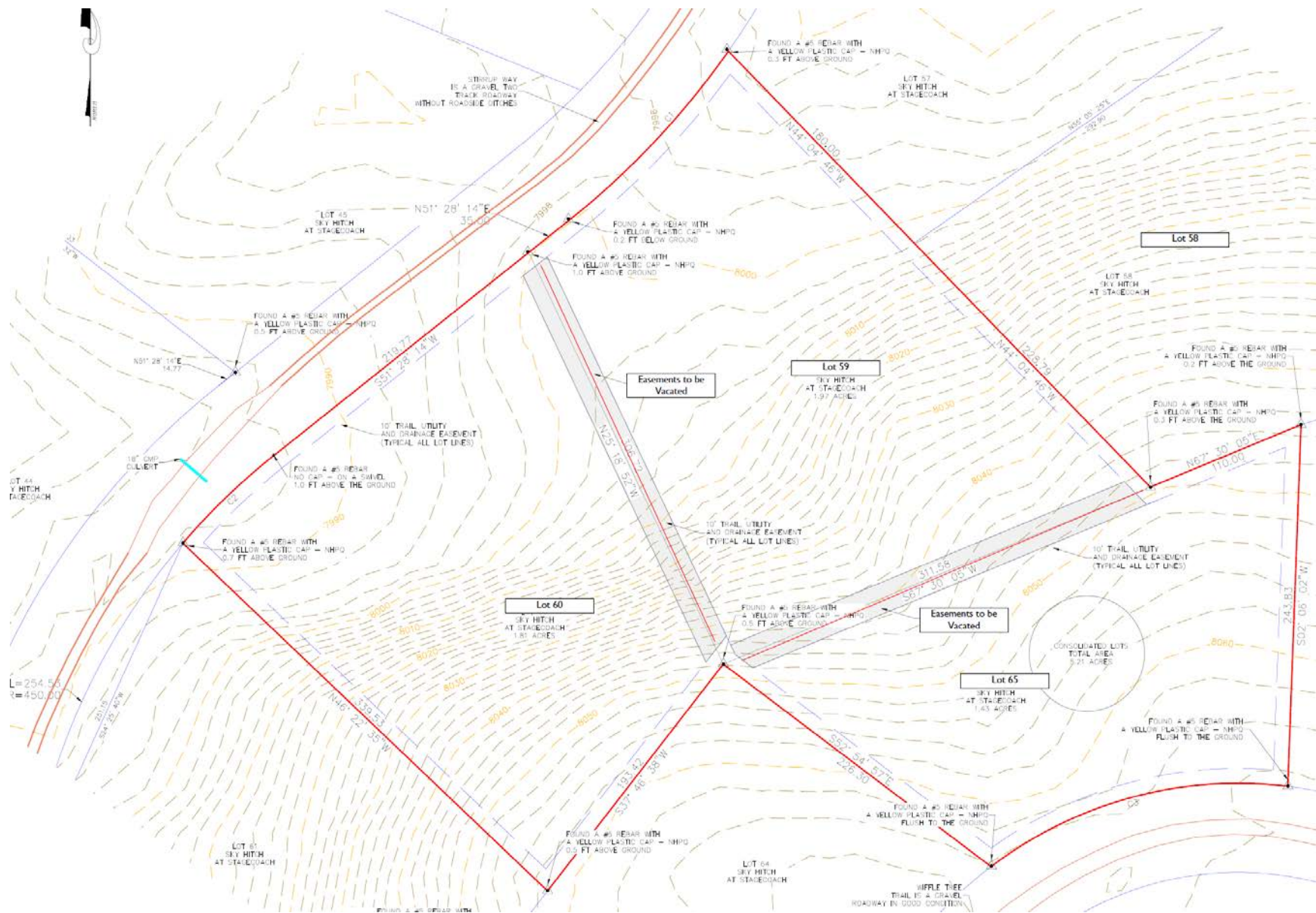
It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area.

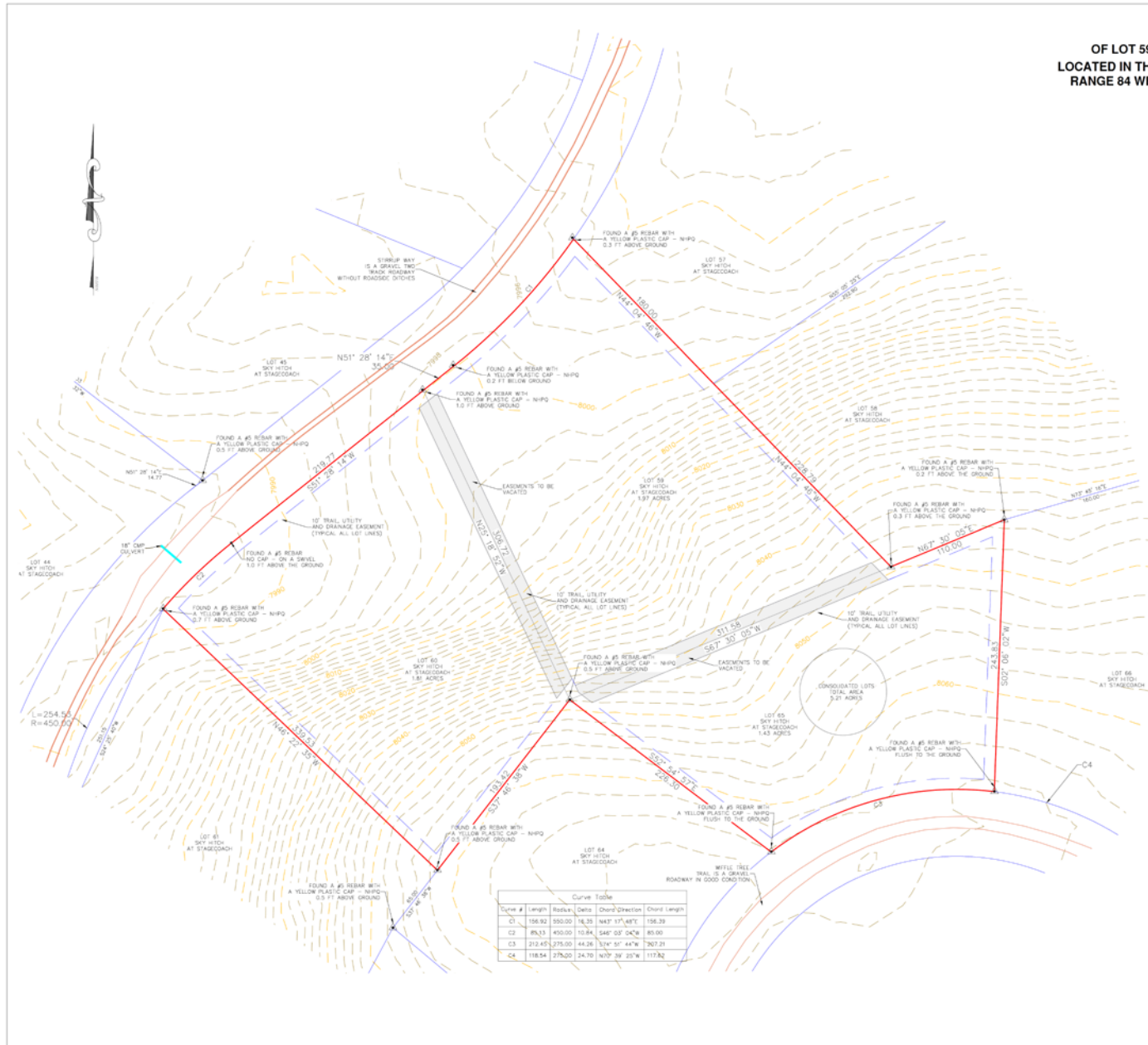
This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are found and/or damaged within the easement area as described, the Applicant will bear the cost of relocation and repair of said facilities.

POC - VeShon Sheridan  
NIS| Right-of-Way Agent II | Contractor - Faulk & Foster  
Millwheel Way, Henrico, VA / USA 23228  
804-234-6825  
[VeShon.Sheridan@Lumen.com](mailto:VeShon.Sheridan@Lumen.com)

Sincerely yours,

Diane Willato  
[Diane.Willato@Lumen.com](mailto:Diane.Willato@Lumen.com)  
Network Infrastructure Services  
CenturyLink  
P834607





# **REPLAT** **OF LOT 59, 60 & 65 SKY HITCH AT STAGECOACH** **LOCATED IN THE NW 1/4 OF SECTION 23, TOWNSHIP 3 NORTH,** **RANGE 84 WEST OF THE 6TH P.M., OAK CREEK, ROUTT** **COUNTY, COLORADO**

- NOTES:
- 1) IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC SURVEY OF LOTS 59, 60 & 65 SKY HITCH AT STAGECOACH LOCATED IN OAK CREEK ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 7072, COUNTY OF ROUTT, STATE OF COLORADO.
  - 2) FIELD SURVEYING COMPLETED AUGUST 25, 2020.
  - 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 TITLE INFORMATION FOUR POINTS SURVEYING AND ENGINEERING RELIED ON HERITAGE TITLE COMPANY'S TITLE COMMITMENT NO. 598-10613120328-01 DATED JULY 30, 2020 AND THE FINAL PLAT OF SKY HITCH AT STAGEBOAT.
  - 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
  - 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
  - 6) STREET ADDRESS: 20680 STIRRUP WAY, 20640 STIRRUP WAY AND 34130 WHIFFLE TREE TRAIL, OAK CREEK.
  - 7) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.
  - 8) ALL LOT LINES ARE SUBJECT TO 10' UTILITY, DRAINAGE AND TRAIL EASEMENTS PER THE FINAL PLAT OF SKY HITCH AT STAGECOACH.

440 S. Lincoln Ave, Suite 4A  
P.O. Box 77996  
Steamboat Springs, CO 80487  
(970) 671-4772  
www.fourpointssurvey.com

NO.	DATE	REVISIONS

**LOT 59, LOT 60, AND  
LOT 65, SKY HITCH AT STAGECOACH**  
**20640 STIRRUP WAY, 20680 STIRRUP WAY  
AND 34130 WHIFFLE TREE TRAIL,  
OAK CREEK, CO 80467**

**Horizontal Scale**  
  
Contour Interval = 2 ft

DATE: 8-25-2020  
JOB #: 1095-104  
DRAWN BY: RS  
DESIGN BY:  
REVIEW BY:  
IF ANY CHANGES ARE MADE TO THIS DRAWING, THEY SHALL BE INDICATED BY A RED LINE.

**REPLAT**

DRAWING:  
SHEET #  
**1**





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

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January 15, 2021

Dear Utility Provider;

Four Points Surveying and Engineering, Christopher Reed and Regan Reed are requesting approval to vacate the utility, trail, and drainage easements on the interior lot lines between Lot 59 and Lot 60 and Lot 65 and Lot 60 Sky Hitch at Stagecoach, aka 20680 Stirrup Way, 20640 Stirrup Way and 34130 Whiffle Tree, Oak Creek, Colorado (Routt County Parcel Nos. 157000065, 157000059, 157000060). The owners, Christopher and Regan Reed are seeking to vacate the easements as part of the application to consolidate the three lots into a single parcel. No additional easement vacations are being requested.

Four Points Surveying and Engineering completed an Improvement Survey Plat for the lots in the summer of 2020 and underground locates were completed and surveyed. Based on field surveying no electrical, cable or telephone utilities are located on the lot.

We feel that the future utility and trail needs of the property and surrounding neighborhoods can be met by use of the remaining utility easements shown on the final plat.

The attachments depict the subject easements requested to be vacated and the proposed replat. Please review the above and acknowledge your approval by executing the appropriate line below.

Sincerely,

Walter Magill;  
Four Points Surveying and Engineering

**Yampa Valley Electric Association**

Accepted: \_\_\_\_\_  
Date: \_\_\_\_\_  
Representative: \_\_\_\_\_

**Atmos Energy**

Don Crane  
Accepted: \_\_\_\_\_ N/A \_\_\_\_\_  
Date: \_\_\_\_\_  
Representative: \_\_\_\_\_

**Comcast Cable Company**

Accepted: \_\_\_\_\_  
Date: \_\_\_\_\_  
Representative: \_\_\_\_\_

**Stagecoach Property Owners Association**

Accepted: \_\_\_\_\_  
Date: \_\_\_\_\_  
Representative: \_\_\_\_\_

**Century Link**

Accepted: \_\_\_\_\_  
Date: \_\_\_\_\_  
Representative: \_\_\_\_\_

**VeShon Sheridan**  
Digitally signed by VeShon Sheridan  
DN: cn=VeShon Sheridan, o=Lumen, ou=IT - Network Infrastructure Services, email=veshon.sheridan@lumen.c  
Additional Documentation  
Attached  
Date: 2021.01.25 09:45:21 -05'00'

**TERMINATION AND VACATION OF**  
**PART OF WATER AND SEWER UTILITY EASEMENTS**  
**WITHIN LOTS 59, 60, & 65. SKY HITCH AT STAGECOACH**

The Morrison Creek Metropolitan Water and Sanitation District, a Colorado special district (the "District"), is the owner of water and sewer easements described as perpetual and non-exclusive easements for the installation, maintenance, repair, and replacement of water and sewer collection services lines and appurtenances and for the access of persons, vehicles, and equipment thereto for such purposes within Lots 59, 60, & 65, in Sky Hitch at Stagecoach subdivision (the "Dedicated Water/Sewer Easements"), the plat of such Sky Hitch at Stagecoach subdivision being filed for record at File No. 7072, Routt County Clerk and Recorder's office, such subdivision being located in Sections 22 and 23, T3N, R84W of the 6<sup>th</sup> PM (such 3 lots as originally platted being hereinafter referred to as "Sky Hitch Original 3 Lots"). The owners of such Sky Hitch Original 3 Lots are Christopher S. Reed and Keelin K. Regan-Reed (the "Owners"). The Owners have caused to be prepared and have executed a replat of such Sky Hitch Original 3 Lots as a single consolidated lot, such replat being named and described as the Reed Replat, and filed for record as File No. \_\_\_\_\_, Reception No. \_\_\_\_\_, in the office of the Routt County Clerk and Recorder (the "Reed Replat"), such single consolidated lot being described as Lot 1, Reed Replat ("Lot 1"). In the Reed Replat, the Owners have dedicated to the District water and sewer easements, 20-feet wide, adjoining and along all of the boundaries of Lot 1 (the "New Water/Sewer Easements").

The Dedicated Water/Sewer Easements within the Sky Hitch Original 3 Lots consist of strips of utility easements abutting and along the entirety of the boundaries of each of the Sky Hitch Original 3 Lots. As a result of the Reed Replat, some of such Dedicated Water/Sewer Easements now lie along the entire boundaries of Lot 1, and are within the New Water/Sewer Easements dedicated by the Owners to the District on the Reed Replat, and some lie within the interior of Lot 1 and outside of such New Water/Sewer Easements. The parts of the Dedicated Water/Sewer Easements which lie within the interior of Lot 1 and outside of such New Water/Sewer Easements are determined by the District to be no longer usable in the future by the District for District owned facilities or for water or sewage collection trunk line purposes, and there are no District owned trunk lines or facilities now located within such parts.

The District hereby vacates, terminates, and releases the Dedicated Water/Sewer Easements which lie within the interior of Lot 1 and outside of and excluding such New Water/Sewer Easements 20-feet wide along the boundaries of said Lot 1 and dedicated on the Reed Replat to the District (such interior utility easements so vacated being hereinafter referred to as the "Vacated Water/Sewer Easements"). The Vacated Water/Sewer Easements shall be of no further force and effect, and the District hereby further grants and quit claims unto the Owners, their heirs, representatives, successors and assigns, all of the District's right, title and interest in and to the Vacated Water/Sewer Easements, without warranty. The land on, under, and above such Vacated Water/Sewer Easements may hereafter be used by the Owners and their successors free and clear of any claim or encumbrance or property interest of the District, but

subject to and reserving in the District any license rights of the District granted and contained in the separate Lot Consolidation Agreement executed by the Owners and the District contemporaneously herewith and also recorded in the office of the Routt County Clerk and Recorder. The provisions of the preceding three sentences do not apply to the New Water/Sewer Easements or the parts of such Dedicated Water/Sewer Easements which are within the New Water/Sewer Easements, being the continuous utility easements around and abutting the external boundaries of Lot 1 as shown and described on the Reed Replat, all of which shall continue to be owned or co-owned by the District.

The undersigned Owners accept and consent to the above and foregoing provisions of this Termination and Vacation of Part of Water and Sewer Utility Easements Within Lots 59, 60, & 65, Sky Hitch at Stagecoach, and accepts the grant and quit claim of the Vacated Water/Sewer Easements, "as is" and "where is" and "with all faults."

IN WITNESS WHEREOF, the parties have executed this document on the respective dates set forth below.

MORRISON CREEK METROPOLITAN WATER  
AND SANITATION DISTRICT, a Colorado  
special district

	By: _____
	Anthony Borean, President
STATE OF COLORADO	)
	) ss.
COUNTY OF ROUTT	)

The foregoing Termination and Vacation of Part of Water and Sewer Utility Easements Within Lots 59, 60, & 65, Sky Hitch at Stagecoach, was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by Anthony Borean, as President of the Morrison Creek Metropolitan Water and Sanitation District, a Colorado special district.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission expires:\_\_\_\_\_



## ACCEPTANCE:

The undersigned owners of Lot 1, Reed Replat, accept and consent to the above and foregoing provisions of this Termination and Vacation of Water and Sewer Utility Easements Within Lots 59, 60, & 65, Sky Hitch at Stageoach, and accept the grant and quit claim of the Vacated Water/Sewer Easements “as is” and “where is” and “with all faults.”

## OWNERS:

Date: \_\_\_\_\_, 2021      By: \_\_\_\_\_  
Christopher S. Reed (Signature)

Date: \_\_\_\_\_, 2020

\_\_\_\_\_  
Keelin K. Regan-Reed (Signature)

STATE OF COLORADO )  
 ) ss.  
COUNTY OF )

THE FOREGOING Termination and Vacation of Water and Sewer Utility Easements Within Lots 59, 60, & 65, Sky Hitch at Stagecoach, was executed and acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by Christopher S. Reed and Keelin K. Regan-Reed.

Witness my hand and official seal.

Notary Public

My commission expires:

## **LOT CONSOLIDATION AGREEMENT**

**THIS LOT CONSOLIDATION AGREEMENT** (the "Agreement") is made and entered into by and between Christopher S. Reed and Keelin K. Regan-Reed, whose address is 1801 Dorothy Circle, Longmont, CO 80503 (collectively herein referred to as "Owner"), and the Morrison Creek Metropolitan Water and Sanitation District, a Colorado special district located in Routt County, Colorado (the "District").

### **RECITALS**

**WHEREAS**, Owner is the owner of the platted lots at Stagecoach, all of which are within the boundaries of the District, consisting of approximately \_\_\_\_\_ acres, as more particularly described as follows:

Lots 59, 60, and 65, Sky Hitch at Stagecoach Subdivision at Stagecoach (hereinafter referred to as the "Consolidated Parcel"),

and such Consolidated Parcel is or will be the subject of a replatting by which the platted lots are or will be all consolidated into a single Consolidated Parcel as shown on such plat, which has been or will be filed for record with the Routt County Clerk and Recorder (the "Plat"); and

**WHEREAS**, the Owner or the successors in ownership of the Consolidated Parcel intends to construct an engineered septic system for such Consolidated Parcel when a residence is constructed thereon, and may apply for an exempt water well permit in the name of the Owner, and construct and use an exempt water well within the Consolidated Parcel, to provide domestic water service to such residence and Consolidated Parcel, in accordance with this agreement; and

**WHEREAS**, Owner acknowledges that there is no central distribution water main line or central sewage collection main line serving the Consolidated Parcel ; and

**WHEREAS**, in the future, extensions of the District's sewage collection trunk lines and/or water supply trunk lines or appurtenances may become situated within a distance of 400 feet or less from the boundary of the Consolidated Parcel (such District-owned water and sewage collection trunk lines are hereinafter referred to as "main lines"); and

**WHEREAS**, the Owner or the successors in ownership of the Consolidated Parcel desires to construct a single-family dwelling on the Consolidated Parcel; and

**WHEREAS**, The District requires that the Owner enter into this Lot Consolidation Agreement as a condition to any consent from the District for such consolidation and any consent by the District to vacate any internal utility easements within the Consolidated Parcel.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, the Owner and the District hereby agree as follows:

1. Every water well permit of any kind for a water well on the Consolidated Parcel, if obtained, shall be obtained by Owner and not by the District from the office of the State Engineer, at the expense of the Owner. The Owner is responsible for obtaining the well permit application form, completing the same, and delivering the permit application with the application fee to the State Engineer's Office ("SEO"). The District does not represent or warrant that the State Engineer will issue the well permit. The Owner will promptly provide such additional information, if any that the State Engineer's Office requests in connection with review of such permit application. The Owner will promptly notify the District Manager of the action taken by the State Engineer on such application. Any exempt well permit on the Consolidated Parcel, if issued, will be limited to in-house use only for one residence. The Owner may choose, in such Owner's sole discretion, to obtain a water augmentation contract with the Upper Yampa Water Conservancy District (the "UYWCD") to augment such exempt well. The Owner is solely responsible at Owner's cost to negotiate and obtain such water augmentation contract from the UYWCD in the name of the Owner, and at all times and at Owner's expense to comply with and perform all terms and provisions thereof. The District has no responsibility to locate, construct, operate, maintain, repair, or replace any such water well on the Consolidated Parcel. The District does not represent or warrant that a water augmentation contract from the UYWCD is required or advantageous to Owner, and does not represent or warrant that any such contract can be obtained or will be helpful or useful for Owner. The District has no control over or influence upon the terms or conditions or fees in any such UYWCD water augmentation contract, all of which must be paid on a timely basis by Owner.
2. If there exists any water well of the District within 600 feet of the proposed exempt well location on the Consolidated Parcel, the District may take such actions as are prudent and protective of the District's municipal water supply.
3. After a well permit is obtained, the drilling, completing and installing of any water well of any kind, and any improvements to treat, store, transport, or pump any water from such well, shall be the sole responsibility of Owner, and the District has no responsibility to accomplish any of the foregoing or to pay for any costs of doing so. Promptly after completion of any such well, the Owner shall complete and sign and deliver to the SEO such well driller's reports and forms and such completion and beneficial use statements and other forms as are required by the SEO in order to complete the application process and the vesting of the rights in the well in the name of the Owner.
4. If, subsequent to the initial filing for the well permit by the Owner, the SEO or the Division Engineer requires any other action, form, filing, or cost in order to perfect or permit or retain or complete the well, then such action, form, filing, or cost shall be the sole responsibility of the Owner and not the District. The Owner acknowledges that there are deadlines imposed by the SEO for completion of a well after issuance of a well permit, and it is the responsibility of the Owner to know and comply with such deadlines. Owner will fully and timely comply at all times and at the Owner's sole cost with all of the conditions of the well permit.

5. All water court applications for conditional and absolute water rights for water produced or to be produced by any such water well on the Consolidated Parcel shall be applied and prosecuted to completion by and at the cost of the Owner, and shall be in the name of the Owner, and the District may through its counsel appear in such case and defend its interests.
6. The Owner shall be solely responsible and liable for the costs and expenses of complying with well regulations of the State Engineer and any Wellhead Protection Plan regulations of the District applicable to such well and the Consolidated Parcel. The District disclaims any representation or responsibility for quality, quantity or duration of water flow from any such well, or for the issuance of any well permit by the State Engineer's Office.
7. The Owner shall be solely responsible for installation, maintenance and testing of any chlorination or treatment system necessary to provide potable water from the well and for payment of the costs thereof. The Routt County Department of Environmental Health may from time to time test the potability of water from any well, but the District has no liability or obligation to Owner or any other person in the event water from any well is unsafe or not potable at any time. The Owner acknowledges that the well permit may require that the return flow from the use of such well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located, and if such requirement is included in such permit, the Owner, and not the District, will comply with such condition.
8. The Owner and the District agree that if either a water main line or sewer main line of the District is constructed and installed in the future, either by the District or by any other party, which is located within the boundaries of the Consolidated Parcel or within 400 feet of the boundary of such Parcel, then the Owner shall at Owner's sole cost promptly construct appropriate main line(s) and facilities to complete the District's trunk line(s) serving the Consolidated Parcel in conformance with an extension layout from the District Manager and rules and regulations and technical standards of the District, shall convey by deed and turn over to the District all such main lines upon their final acceptance by the District, and shall also construct appropriate service line(s) and facilities and interconnect the water and/or sewage disposal facilities in any dwelling(s) on said Consolidated Parcel to such applicable main line(s) of the District, in accordance with the Rules and Regulations of the District.
9. At the time of any main line(s) construction performed to serve said Consolidated Parcel as agreed to by the Owner per the above Paragraph 8, the Owner agrees to pay to the District a special line extension charge calculated on the same general basis as any prevailing special line extension charges or assessments levied on lots in the same general vicinity as the Consolidated Parcel, regardless of whether such charges or assessments on said lots in the same general vicinity are/were levied by the District, by any other duly constituted entity, or via a line extension agreement between the District



and a private party. Said special line extension charge may be reduced from the prevailing rate by the amount of properly documented main line extension costs incurred directly by the Owner while originally completing the well.

10. The Owner will pay, at the time of interconnection of any dwelling(s) on the Consolidated Parcel to the District's main line(s), water and/or sewage disposal tap-on fees to the District at the District's then existing rates, inclusive of any special tap-on fees prevalent in the general area of the Consolidated Parcel (unless the Owner is then entitled to any tap-on or special tap-on fee credits pursuant to policies and procedures of the District), shall pay for all costs of all service line(s), appurtenances, inspections, and connections(s), and hereby agrees to comply with the Rules and Regulations of the District in making such interconnections. Owner will thereafter promptly pay all municipal water and wastewater service charges and assessments of the District in accordance with its Rules and Regulations.
11. Owner understands that the District will require Owner to perform all necessary engineering, work, and inspections both to extend District main line(s) immediately and to install service line(s) whenever a dwelling exists in the event that a central system water main line or central system sewage collection main line of the District is constructed within the Consolidated Parcel or within 400 feet of the boundary of the Consolidated Parcel, regardless of the time or source of construction or payment for construction of such main line(s).
12. After connection of the potable water system of the dwelling on the Consolidated Parcel to a water main line of the District, the potable water system of the dwelling shall be disconnected from any water well constructed on such Parcel, any back-flow prevention device required by the District Manager shall be installed at Owner's cost, use of the exempt water well to provide potable water to and within any dwelling on the Consolidated Parcel shall automatically and wholly cease and terminate, such exempt water well shall be sealed, and the well permit for such exempt well shall be surrendered up to the SEO and cancelled and terminated. In the event Owner shall fail or refuse to connect to such District water main line, then the District may, within sixty days after written notice by the Board of Directors to do so, cause such connection to be made and the costs and expenses incurred in making such connection shall be promptly reimbursed by Owner or such successor owner of the Consolidated Parcel to the District. Such costs and expenses, and interest on the same at the rate of 12% per annum until paid, and attorney's fees incurred by the District by reason of such failure and to collect such reimbursable expenses, shall all be a perpetual lien on and against the Consolidated Parcel and may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics' liens.
13. Notwithstanding the foregoing, the District reserves the right, in its discretion, to construct and install water and sewage collection main lines and appurtenances and facilities on the Consolidated Parcel within easements and rights-of-way which the District now has or may become vested of record and entitled to use ("District

Easements”), and to access such main lines and appurtenances and facilities on, over and across such District Easements within the Consolidated Parcel, in the sole discretion of the District. The District may, in its sole discretion, choose to vacate and release any public utility or District easements located within the Consolidated Parcel at any time or times, but the Owner is not entitled to any such vacation or release unless specifically approved by favorable vote of the Board of Directors of the District.

14. In addition, Owner hereby conveys to the District a non-exclusive access license, coupled with an interest, 12 feet wide, on and over and across the Consolidated Parcel for vehicular ingress and egress from the nearest County-maintained County Road to any District main lines and appurtenances and facilities which may hereafter be installed within such District Easements on such Consolidated Parcel, provided that the District will use to the maximum extent practicable existing driveways and roads within the Consolidated Parcel, and will repair at its cost damages to the Consolidated Parcel by reason of use of such license outside of such District Easements. Upon request of Owner after installation of any District main lines and appurtenances within the District Easements, such access license may be limited by written agreement to a specific driveway location mutually agreed to.
15. Nothing herein shall obligate the District, directly or indirectly, to construct or finance or acquire any water or sanitary sewer main lines or facilities to or near the Consolidated Parcel.
16. The Owner and the heirs, representatives, successors and assigns of the Owner, agree to the inclusion of the Consolidated Parcel in any County Public Improvement District or Local Improvement District or District-created Special Improvement District hereafter formed or proposed to be formed for the purpose of constructing or extending underground utility services including water and/or sanitary sewer main lines within an area which includes the Consolidated Parcel, and do further agree to execute any lawful petition for the formation of any such District when requested to do so.
17. If any provision of this Agreement shall be held by any court to be illegal, invalid, or unenforceable, the remainder of this Agreement shall not be affected thereby, and in lieu of each provision of this Agreement that is held to be illegal, invalid, or unenforceable, a provision shall be added as a part of this Agreement as similar in terms to such illegal, invalid, or unenforceable provision as may be possible but containing the minimal language change necessary to make such substitute provision legal, valid and enforceable.
18. This Agreement shall be binding upon the Owner, the heirs, representatives, successors and assigns of the Owner to the Consolidated Parcel, shall run with the Consolidated Parcel to the successive owners thereof, and shall inure to the benefit of the District. This Agreement shall be construed under Colorado Law. References to any pronoun or to the singular or plural herein shall include any other pronoun and the plural or singular as necessary for a reasonable understanding of this instrument. This Agreement is

irrevocable and binding upon Owner after Owner's execution hereof and issuance of a building permit for a dwelling on the Consolidated Parcel, regardless of the time of execution hereof by the District. This Agreement may be executed by the General Manager or any director or attorney-in-fact for the District.

**EXECUTED** on the respective dates set forth below.

OWNER(S):

_____ (Signature)	_____ Date	_____ (Signature)	_____ Date
_____ Christopher S. Reed		_____ Keelin K. Regan-Reed	
_____ Email Address		_____ Email Address	

STATE OF COLORADO                    )  
  ) ss.  
COUNTY OF                            )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Christopher S. Reed and Keelin K. Regan-Reed, each as an Owner of the Consolidated Parcel.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_

MORRISON CREEK METROPOLITAN  
WATER AND SANITATION DISTRICT

Date: \_\_\_\_\_, 2021

By: \_\_\_\_\_  
District Manager

STATE OF COLORADO                    )  
  ) ss.  
COUNTY OF ROUTT                    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Geovanny Romero, as District Manager of the Morrison Creek Metropolitan Water and Sanitation District, a Colorado special district.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public



**MORRISON CREEK METROPOLITAN WATER & SANITATION DISTRICT**

24490 Uncompahgre Road, Oak Creek, Colorado 80467

Telephone (970) 736-8250 / Fax (970) 736-0177

Email: [info@mcwater.org](mailto:info@mcwater.org)

February 26, 2021

Mr. Walter Magill

re: Invoice for the Regan-Reed replat legal fees

Dear Walter,

Following is an itemized breakdown for expenses incurred by the District as of the date of this letter in the review and approval of the Neighborhoods at Young's Peak project:

2/19/2021	Sharp/Legal 2 hours	\$720.00
-----------	---------------------	----------

TOTAL	\$720.00
-------	----------

Please remit this amount to the Morrison Creek District.

Do not hesitate to contact me should you have any questions

Best regards,

Geovanny Romero  
District Manager