

# SKY HITCH REED SUBDIVISION

A CONSOLIDATION OF LOTS 59, 60 & 65,

SKY HITCH AT STAGECOACH

LOCATED IN THE NW  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 3  
NORTH, RANGE 84 WEST, 6TH P.M., ROUTT COUNTY,  
COLORADO



VICINITY MAP  
1" = 500'

## CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT KEELIN K. REGAN-REED AND CHRISTOPHER S. REED, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS: LOTS 59, 60 AND 65, SKY HITCH AT STAGECOACH, ACCORDING TO THE FINAL PLAT OF SKY HITCH AT STAGECOACH RECORDED AT FILE NO. 7072 OF ROUTT COUNTY RECORDS CONTAINING 5.21 ACRES IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF SKY HITCH REED SUBDIVISION, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THE 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, THE RIGHT OF WAY FOR STIRRUP WAY AND WIFFLE TREE TRAIL AS SHOWN HEREON, AND ALSO DO 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 AS SHOWN HEREON.

FURTHER, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAT HEREBY DEDICATE TO THE MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT, A COLORADO SPECIAL DISTRICT, PERPETUAL AND NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER AND SEWAGE COLLECTION LINES AND APPURTENANCES, AND FOR ACCESS OF PERSONS, VEHICLES, AND EQUIPMENT THERETO FOR SUCH PURPOSES, ON, OVER, ACROSS, AND UNDER A 20-FOOT-WIDE STRIP OF LAND ADJOINING EACH LOT LINE OF THE CONSOLIDATED LOT SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID KEELIN K. REGAN-REED AND CHRISTOPHER S. REED HAVE CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
KEELIN K. REGAN-REED, OWNER

BY: \_\_\_\_\_  
CHRISTOPHER S. REED, OWNER

STATE OF COLORADO )  
)SS.  
COUNTY OF ROUTT )

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY KEELIN K. REGAN-REED AND CHRISTOPHER S. REED.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

\_\_\_\_\_  
NOTARY PUBLIC

## ATTORNEY'S OPINION

I, \_\_\_\_\_, BEING AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DESCRIBED HEREON BY REVIEW BASED SOLELY ON SUCH REVIEW OF HERITAGE TITLE COMPANY TITLE COMMITMENT NO. 598-H0613132-328-ID1, DATED JULY 30, 2020, AND THAT TITLE TO SUCH LANDS IS VESTED IN CHRISTOPHER S. REED AND KEELIN K. REGAN-REED, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR THE DEED(S) OF TRUST SUBORDINATED TO HEREIN; THE LIEN OF GENERAL REAL PROPERTY TAXES AND ASSESSMENTS; PATENT RESERVATIONS; UNPATENTED MINING CLAIMS; WATER RIGHTS; CLAIMS OR TITLE TO WATER; THE TRAVERSE AND RIGHT-OF-WAY OF DITCHES, PONDS AND SPRINGS; RIGHTS-OF-WAY, EASEMENTS AND ENCROACHMENTS OF RECORD OR APPARENT; RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS, BOTH OF RECORD AND NOT OF RECORD; LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS, AND ALL SCHEDULE B EXCEPTIONS LISTED ON SAID TITLE REPORT INCLUDING WITHOUT LIMITATION THOSE SET FORTH BELOW:

8. RESERVATION OF RIGHT OF WAY FOR ANY DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES, IN U.S. PATENT RECORDED SEPTEMBER 17, 1912 IN BOOK 77 AT PAGE 463.

9. ONE HALF GRANTORS INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY LOUIE MYERSON IN THE DEED TO GERTRUDE ROBY RECORDED DECEMBER 22, 1924 IN BOOK 140 AT PAGE 102, AND ANY INTEREST THEREIN OR RIGHTS THEREUNDER.

10. ALL NOTES, EASEMENTS AND PROVISIONS AS SHOWN ON THE PLAT OF SKY HITCH AT STAGECOACH FILED DECEMBER 7, 1971 AT FILE NO. 7072.

11. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, (INCLUDING COMMON EXPENSES, FEES AND COSTS UNDER THE COMMON INTEREST OWNERSHIP ACT) EASEMENTS AND RESTRICTIONS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN THE DECLARATION FOR STAGECOACH RECORDED DECEMBER 7, 1971 AT FILE NO. 7073, AND ANY AND ALL AMENDMENTS AND SUPPLEMENTS THERETO.

12. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE MINUTES OF RESOLUTION RECORDED JULY 24, 1975 IN BOOK 407 AT PAGE 194.

\_\_\_\_\_  
ESO.

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.

## SURVEY NOTES

BASIS OF BEARING: N44°04'46"W, 163.64 FEET ALONG THE WEST LINE OF LOT 59, SKY HITCH AT STAGECOACH BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

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

THE FOLLOWING NOTES ARE REQUIRED OF THE PROPERTIES WITHIN THIS FINAL PLAT.

a. 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.

THE LOT SHOWN ON THE SKY HITCH REED SUBDIVISION IS SUBJECT TO THE FOLLOWING NOTES FROM THE PLAT OF SKY HITCH AT STAGECOACH, ACCORDING TO THE FINAL PLAT AS RECORDED AT FILE NO. 7072

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.

## MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT ACCEPTANCE OF DEDICATION

THE MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT DOES HEREBY ACCEPT THE DEDICATION OF THE EASEMENTS AS GRANTED BY THE OWNERS OF THE PROPERTY SHOWN HEREON, FOR THE PURPOSES MADE IN SUCH DEDICATION, PROVIDED THAT THE DISTRICT SHALL HAVE NO OBLIGATION OR LIABILITY TO CONSTRUCT, REPAIR, MAINTAIN, IMPROVE, OR RECONSTRUCT ANY WATER OR SEWER LINE OR APPURTENANCE WITHIN ANY SUCH EASEMENT UNTIL AND UNLESS A TRUNKLINE OR SEWER APPURTENANCE HAS FIRST BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RULES OF THE DISTRICT AND THE DISTRICT HAS FINALLY ACCEPTED SUCH TRUNKLINE OR APPURTENANCE BY A RESOLUTION OF ITS BOARD OF DIRECTORS.

MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT

DATE: \_\_\_\_\_, 2021

BY: \_\_\_\_\_

GENERAL MANAGER

## 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. ROUTT COUNTY HEREBY ACCEPTS THE RIGHT OF WAY FOR WIFFLE TREE TRAIL AND EASEMENTS AS SHOWN ON THIS PLAT. THE MAINTENANCE OF ANY ROAD, RIGHT-OF-WAY, OR EASEMENT SHOWN ON THIS PLAT IS SUBJECT TO THE DISCRETION OF THE BOARD OF COUNTY COMMISSIONERS AND THE BOARD, BY THE APPROVAL OF THIS PLAT, MAKES NO COMMITMENT EITHER EXPRESS OR IMPLIED REGARDING ANY LEVEL OF SERVICE OR MAINTENANCE OF SUCH ROAD, RIGHT-OF-WAY, OR EASEMENT AS DEDICATED AND ACCEPTED HEREIN.

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

\_\_\_\_\_, CHAIR

BOARD OF COUNTY COMMISSIONERS  
ROUTT COUNTY, COLORADO

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

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 MARSH SUBDIVISION (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 \_\_\_\_\_, 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.

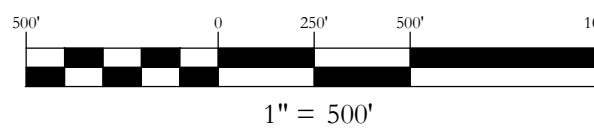
ROUTT COUNTY SURVEYOR

BY: \_\_\_\_\_

THOMAS H. EFFINGER, JR., PLS 17651

## SKY HITCH REED SUB. A CONSOLIDATION OF LOTS 59, 60 & 65 SKY HITCH AT STAGECOACH

### 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.
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DATE:	8-11-2021	DESIGN:	WNM
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JOB NO.:	1095-104	DRAFTED:	WNM
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DWG. NAME:		REVIEW:	WNM
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## Four Points Surveying and Engineering

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SHEET NO.

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OF 2