

CERTIFICATE OF OWNERSHIP

BE IT HEREBY MADE KNOWN: THAT JANE W. H. BLANDFORD AND DAVID M. BLANDFORD BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

HOMESTEAD B8, MARABOU FILING 1, LAND PRESERVATION SUBDIVISION EXEMPTION, COUNTY OF ROUTT, STATE OF COLORADO RECORDED JUNE 2, 2006 UNDER RECEPTION NO. 638975 CONTAINING 6.76 ACRES TOTAL IN THE COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF MARABOU FILING 1, HOMESTEAD B8 — BUILDING ENVELOPE ADJUSTMENT HAS LAID OUT AND PLATTED SAME AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE SAID JANE W. H. BLANDFORD HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY \_\_\_\_\_  
JANE W. H. BLANDFORD

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY JANE W. H. BLANDFORD.

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
SIGNATURE (NOTARY PUBLIC)

IN WITNESS WHEREOF, THE SAID DAVID M. BLANDFORD HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY \_\_\_\_\_  
DAVID M. BLANDFORD

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY DAVID M. BLANDFORD.

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
SIGNATURE (NOTARY PUBLIC)

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

CONSENT OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED HEREON, AS SUCH IS RECORDED AT RECEPTION NO. 816638, OF THE OFFICIAL RECORDS OF THE OFFICIAL RECORDS OF THE ROUTT COUNTY CLERK AND RECORDER (THE "DEED OF TRUST"), HEREBY CONSENTS TO AND JOINS IN THE PLATTING OF THE SUBDIVISION HEREIN SHOWN AND HEREBY AGREES THAT ANY AND ALL OF ITS RIGHTS AND INTERESTS UNDER THE DEED OF TRUST SHALL BE AND ARE HEREBY DECLARED TO BE JUNIOR AND SUBORDINATE TO THE SUBDIVISION, CONVEYANCES, AND DEDICATIONS SHOWN HEREON.

BY \_\_\_\_\_ AS \_\_\_\_\_ OF BANK OF COLORADO,

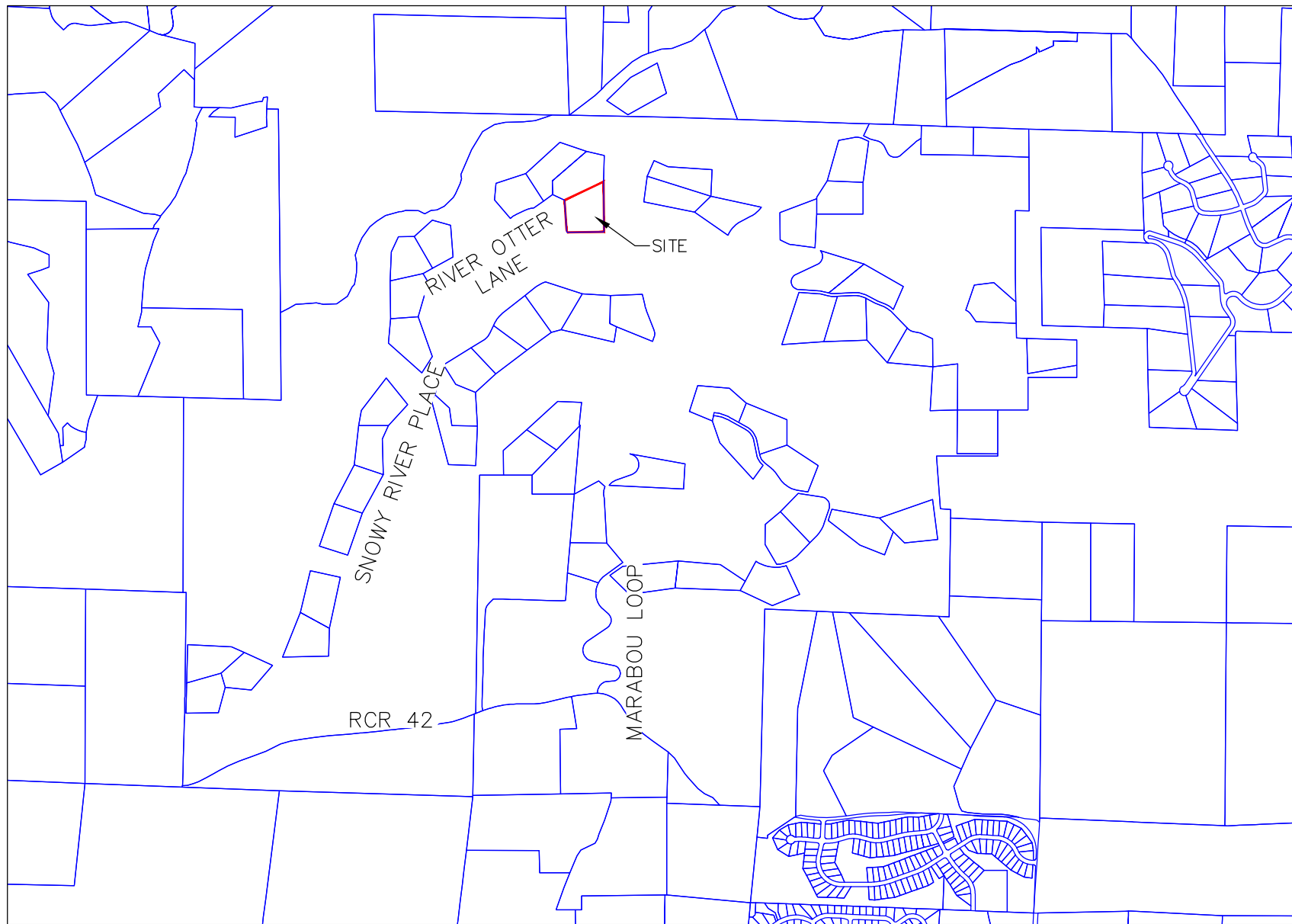
THE FOREGOING CONSENT OF DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ AS \_\_\_\_\_ OF BANK OF COLORADO.

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
SIGNATURE (NOTARY PUBLIC)

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



VICINITY MAP  
1" = 2000'

ATTORNEY'S OPINION

I, \_\_\_\_\_, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED \_\_\_\_\_ COMPANY TITLE COMMITMENT NO. \_\_\_\_\_, EFFECTIVE DATE \_\_\_\_\_, AND BASED UPON SAID TITLE COMMITMENT, IT IS MY OPINION THAT TITLE TO HOMESTEAD B8, MARABOU FILING NO. 1 LAND PRESERVATION SUBDIVISION EXEMPTION IS IN JANE W. H. BLANDFORD AND DAVID M. BLANDFORD, FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT THE LIEN OF GENERAL REAL PROPERTY TAXES, PATENT RESERVATIONS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD, AND THE DEEDS OF TRUST SUBORDINATED HEREIN, AND THE TITLE COMMITMENT EXCEPTIONS SET FORTH BELOW

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_, ATTORNEY AT LAW

MARABOU FILING NO. 1  
HOMESTEAD B8 - BUILDING ENVELOPE ADJUSTMENT  
LOCATED IN THE NE  $\frac{1}{4}$  SECTION 28, TOWNSHIP 7  
NORTH, RANGE 85 WEST OF THE 6TH P.M., ROUTT  
COUNTY, COLORADO

- PLAT NOTES
1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE BUILDING ENVELOPE ON HOMESTEAD B8, MARABOU FILING 1 AS SHOWN AND DEFINED ON THE FINAL PLAT OF MARABOU FILING 1 SUBDIVISION EXEMPTION RECORDED AT RECEPTION NO. 638975. THE DESIGN REVIEW BOARD MAY IMPOSE A MORE LIMITED BUILDING ENVELOPE PURSUANT TO ITS COVENANTS OR DESIGN REVIEW REGULATIONS.

2. NO ADDITIONAL LOTS OR BUILDING ENVELOPES ARE BEING MODIFIED BY THE RECORDING OF THIS PLAT.

3. BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING S 00°38'26"E, 685.64 FEET ALONG THE WEST LINE OF HOMESTEAD B8 AS INDICATED HEREON.

4. ROUTT COUNTY (COUNTY) AND THE STEAMBOAT SPRINGS RURAL FIRE PROTECTION DISTRICT (DISTRICT) SHALL BE HELD HARMLESS FROM ANY INJURY, DAMAGE OR CLAIM THAT MAY BE MADE AGAINST THE COUNTY OR DISTRICT BY REASON OF THE COUNTY'S OR DISTRICT'S FAILURE TO PROVIDE AMBULANCE, FIRE, RESCUE OR POLICE PROTECTION TO THE PROPERTY DESCRIBED ON THE FINAL PLAT, PROVIDE 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 THEIR RESPONSIBILITY TO MAKE A BONA FIDE EFFORT TO PROVIDE EMERGENCY SERVICES, SHOULD THE NEED ARISE.

5. ROUTT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING THE SUBDIVISION'S ROADS.

6. ALL BUILDINGS OTHER THAN BUILDINGS LOCATED WITHIN THE REMAINDER PARCELS SHALL BE LOCATED WITHIN THE DESIGNATED BUILDING ENVELOPES SHOWN HEREON. HOWEVER, MINOR MODIFICATIONS TO THE BUILDING ENVELOPES ARE NOT IN VIOLATION OF THE LPS DESIGN CRITERIA MAY BE APPROVED ADMINISTRATIVELY.

7. THE NUMBER OF SECONDARY DWELLING UNITS SHALL NOT EXCEED 22. NO SECONDARY DWELLING UNIT SHALL BE CONSTRUCTED ON ANY HOMESTEAD UNLESS THE RIGHT TO DO SO IS SPECIFICALLY ALLOCATED TO SUCH HOMESTEAD IN A RECORDED INSTRUMENT SIGNED BY OWNER.

8. THE CONVEYANCE OR TRANSFER OF TITLE TO, OR INTEREST IN ANY LOT, LOTS, TRACT OR TRACTS OF LAND, AND THE ISSUANCE OF BUILDING PERMITS WITHIN THE SUBDIVISION EXEMPTION SHALL BE SUBJECT TO THE TERMS, PROVISIONS, STIPULATIONS, CONDITIONS AND REQUIREMENTS OF THE FOLLOWING DOCUMENTS.  
8.1. COMMUNITY CHARTER FOR MARABOU RECORDED AT RECEPTION NO. 638976.  
8.2. DEVELOPMENT AGREEMENT RECORDED AT RECEPTION NO. 638977, AS SUCH MAY BE AMENDED ("DEVELOPMENT AGREEMENT"). THE DEVELOPMENT AGREEMENT SHALL BE RELEASED ONLY UPON A RECORDED STATEMENT TO THAT EFFECT EXECUTED BY THE BOARD OF COUNTY COMMISSIONER AFTER COMPLIANCE BY THE SUBDIVIDER WITH PROVISIONS THEREOF.  
8.3. SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT RECEPTION NO. 638978, AS SUCH MAY BE AMENDED ("SUBDIVISION IMPROVEMENTS AGREEMENT"). THE SUBDIVISION IMPROVEMENTS AGREEMENT SHALL BE RELEASED ONLY UPON A RECORDED STATEMENT TO THAT EFFECT EXECUTED BY THE BOARD OF COUNTY COMMISSIONER AFTER COMPLIANCE BY THE SUBDIVIDER WITH PROVISIONS THEREOF.

8.4. MARABOU WILDLIFE MITIGATION PLAN RECORDED AT RECEPTION NO. 638979.

8.5. THE TRAIL EASEMENTS, AND OTHER PROPERTY INTERESTS ARE TRANSFERRED TO MARABOU OWNERS ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION, BY DEED RECORDED AT RECEPTION NO. 638980.

BOARD OF COUNTY COMMISSIONERS APPROVAL

BOARD OF COUNTY COMMISSIONERS APPROVAL

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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
ELIZABETH MELTON, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
ROUTT COUNTY, COLORADO

ATTEST:

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

PLANNING DIRECTOR APPROVAL

THE PLANNING DIRECTOR OF ROUTT COUNTY, COLORADO DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION PURSUANT TO SECTION 2.11 OF THE ROUTT COUNTY SUBDIVISION REGULATIONS.

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 MARABOU FILING 1 HOMESTEAD B8 BUILDING ENVELOPE ADJUSTMENT (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 \_\_\_\_\_, 2022.

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 RECORDER OF ROUTT COUNTY, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022.

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

\_\_\_\_\_  
JENNY L. THOMAS  
ROUTT COUNTY CLERK AND RECORDER

ROUTT COUNTY SURVEYOR CERTIFICATE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP \_\_\_\_\_ ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, 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

MARABOU FILING 1  
HOMESTEAD B8  
BUILDING ENVELOPE  
ADJUSTMENT

42375 River Drum Trail  
Steamboat Springs, CO 80487

NO.	DATE	REVISIONS	INT

DATE: 2-21-2022 DESIGN: WNM

JOB NO: 1941-001 DRAFTED: WNM

DWG. NAME: REVIEW: WNM

Four Points  
Surveying and Engineering

440 S. Lincoln Ave, Suite 4B  
P.O. Box 775966,  
Steamboat Springs, CO 80487  
(970)-871-6772  
wnmpepls@gmail.com

SHEET NO.

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OF 2

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.