



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

December 10, 2021

RE: Lot 2, Susla / Goldner Replat – Parcel No. 306500002
36871 Tree Haus Drive
Utility Easement Vacation

Dear Utility Provider;

Four Points Surveying and Engineering and the owners of 36871 Tree Haus Drive are requesting approval to vacate the utility and drainage easement on the west line of Lot 2, Susla / Goldner Replat, aka 36871 Tree Haus Drive, Steamboat Springs, Colorado. The owners are requesting to vacate the west easement due to fact the house is constructed in the utility easement. The vacation of the easement is the first step to permit the house to remove a cloud on the title.

Four Points Surveying and Engineering completed an Improvement Survey Plat for the lots in the fall of 2021 and underground One-Call was completed and surveyed. The westerly easement being requested does not contain any underground utilities. The property abuts an undeveloped 156 acre parcel that is currently undeveloped. (Routt County Pin No. 936203004) on the west line

The attachments depict the subject easement to be vacated and the Improvement Survey Plat completed. Please review the attached documents and acknowledge your approval of the vacation request by executing the appropriate line below. Please return a signed pdf by email to Walter Magill, walterm@fourpointsse.com

Sincerely;

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

Yampa Valley Electric Association

Accepted: WNV
Date: 12/11/21
Representative: BENJ HOFFNER

Atmos Energy

Don Crane
Accepted: _____
Date: _____
Representative: _____

Comcast Cable Company

Accepted: _____
Date: _____
Representative: _____

Tree Haus Owners Association

Accepted: _____
Date: _____
Representative: _____

Century Link

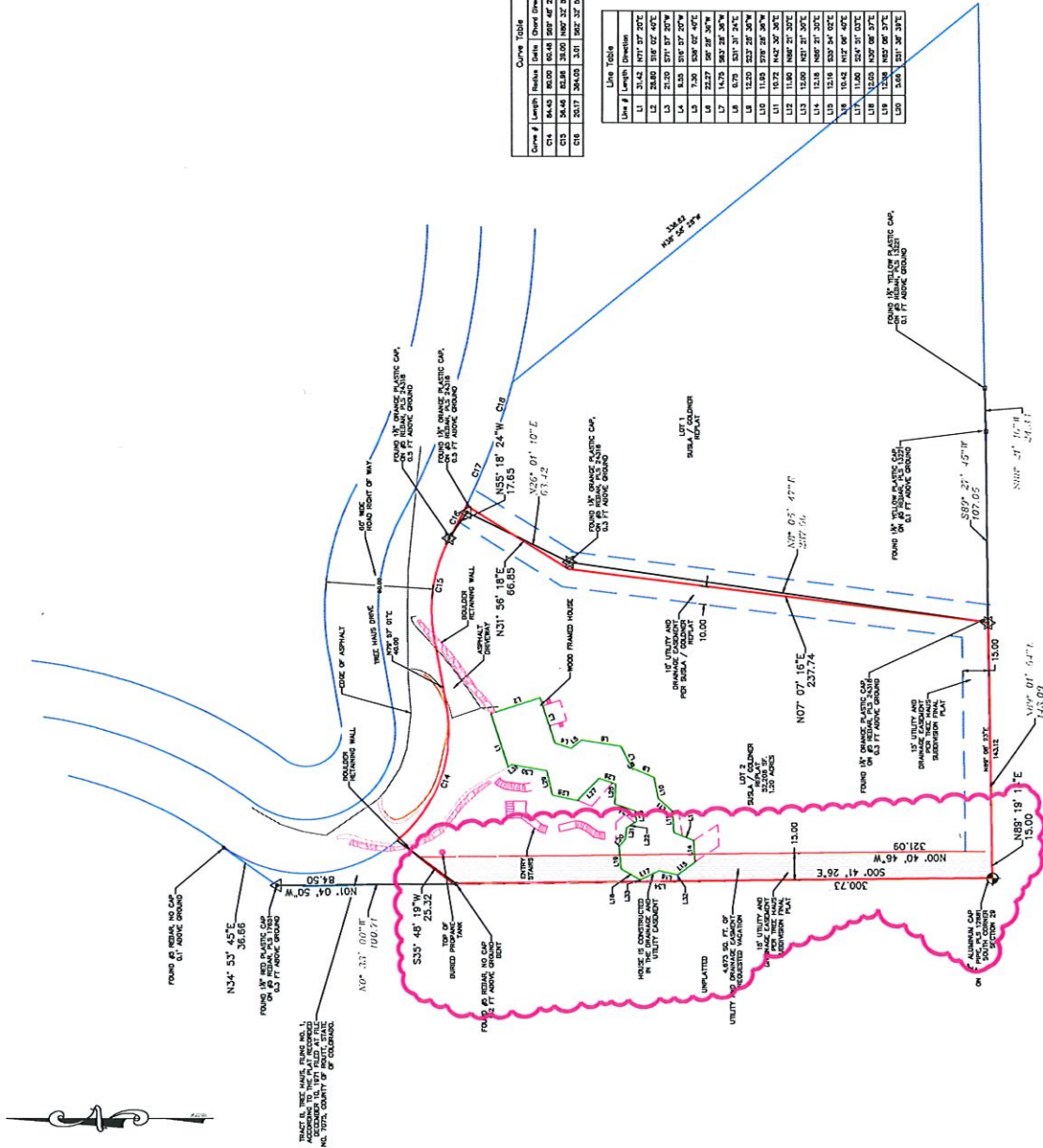
Accepted: _____
Date: _____
Representative: _____

EASEMENT VACATION EXHIBIT

OF LOT 2, SUSLA/GOLDNER REPLAT
 LOCATED IN THE N¹/₂ OF THE NE¹/₄ OF SECTION 28, TOWNSHIP 6
 NORTH, RANGE 84 WEST, 6TH P.M., ROUTT COUNTY, COLORADO

NOTES:

- 1) EASEMENT FOR A DRAINAGE AND UTILITY EASEMENT VACATION OF THE FOLLOWING PARCELS:
 PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.
- 2) LEGAL DESCRIPTION PER ROUTT COUNTY PUBLIC RECORDS, VOLUME 10, PAGE 107, TRACT B, TREE HAUS, PLING NO. 1, ACCORDING TO THE PLAT RECORDED IN THE PUBLIC RECORDS OF ROUTT COUNTY, COLORADO.
- 3) FIELD SURVEYING COMPLETED OCTOBER 14, 2021.
- 4) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONNECTION WITH THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE PROPERTY, THE CLIENT SHOULD CONSULT WITH A TITLE INSURANCE COMPANY OR AN ATTORNEY.
- 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONNECTION WITH THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY UTILITY LOCATES PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- 6) PROPERTY CORNERS WERE FOUND, SET AND MARKED AS INDICATED HEREON.
- 7) THE FINAL PLAT OF THE SUSLA / GOLDNER REPLAT DOES NOT CLOSE THE SECTION. THE EASEMENTS AND ENCUMBRANCES ON THE FINAL PLAT ARE BASED ON THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE ORIGINAL SURVEYING STATUS A SURVEY CONNECTION ADJUTANT WILL BE FILED.



Curve #	Length	Bearing	Start	End	Chord Direction	Chord Length
C1A	84.40	N00° 04' 50" W	84.40	84.40	N00° 04' 50" W	84.40
C1B	24.40	N00° 04' 50" W	24.40	24.40	N00° 04' 50" W	24.40
C1C	20.17	N00° 04' 50" W	20.17	20.17	N00° 04' 50" W	20.17

Line #	Length	Bearing
L1	21.42	N07° 27' 20" E
L2	28.80	N07° 27' 20" E
L3	27.17	N07° 27' 20" E
L4	27.17	N07° 27' 20" E
L5	27.17	N07° 27' 20" E
L6	27.17	N07° 27' 20" E
L7	27.17	N07° 27' 20" E
L8	27.17	N07° 27' 20" E
L9	27.17	N07° 27' 20" E
L10	27.17	N07° 27' 20" E
L11	27.17	N07° 27' 20" E
L12	27.17	N07° 27' 20" E
L13	27.17	N07° 27' 20" E
L14	27.17	N07° 27' 20" E
L15	27.17	N07° 27' 20" E
L16	27.17	N07° 27' 20" E
L17	27.17	N07° 27' 20" E
L18	27.17	N07° 27' 20" E
L19	27.17	N07° 27' 20" E
L20	27.17	N07° 27' 20" E

Line #	Length	Bearing
L21	27.17	N07° 27' 20" E
L22	27.17	N07° 27' 20" E
L23	27.17	N07° 27' 20" E
L24	27.17	N07° 27' 20" E
L25	27.17	N07° 27' 20" E
L26	27.17	N07° 27' 20" E
L27	27.17	N07° 27' 20" E
L28	27.17	N07° 27' 20" E
L29	27.17	N07° 27' 20" E
L30	27.17	N07° 27' 20" E
L31	27.17	N07° 27' 20" E
L32	27.17	N07° 27' 20" E
L33	27.17	N07° 27' 20" E
L34	27.17	N07° 27' 20" E
L35	27.17	N07° 27' 20" E
L36	27.17	N07° 27' 20" E
L37	27.17	N07° 27' 20" E
L38	27.17	N07° 27' 20" E
L39	27.17	N07° 27' 20" E
L40	27.17	N07° 27' 20" E

LEGEND	
—	PROPERTY BOUNDARY
—	MEASURED PROPERTY BOUNDARY
—	ADJACENT PROPERTY BOUNDARY
—	EXISTING EASEMENT
—	EXISTING EASE OF ASPHALT
—	EXISTING EASE OF CONCRETE
—	EXISTING BOLLARD WALL
—	EXISTING WOOD FENCE
—	EXISTING STOPS/PAIR
—	EXISTING BUILDING
—	EXISTING DECK
—	PROPOSED EASEMENT VACATION

VACATION EXHIBIT

DRAWING:

SHEET #

1

LOT 2, SUSLA / GOLDNER REPLAT
 36871 TREE HAUS DRIVE
 STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
 1" = 20'

Vertical Scale
 1" = 20'

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CHECKED: [Signature]

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