



Emerald Mountain Surveys, Inc.
Professional Land Surveying
380 BEARVIEW CT
Steamboat Springs, Colorado 80487
(970) 879-8998 bear@emeraldmtn.net

Routt County Planning
136 6th Street, 2nd Floor
Steamboat Springs, Co. 80487

**RE: MULTI-FAMILY TRACTS 15, 30, & 31
SOUTH SHORE at STAGECOACH**

**NARRATIVE FOR DIVISION OF LAND FOR PUBLIC PURPOSE FOR THE
ABOVE PARCELS
October 5, 2022**

**TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC and
James "Bear" Ackerman (acting representative) are requesting your approval for a
Division of Land for Public Purpose and replat for legalization of MULTI-FAMILY
TRACTS 15, 30, & 31 SOUTH SHORE at STAGECOACH.**

History:

**SOUTH SHORE at STAGECOACH was filed January 25, 1973,
Reception 240305, which created MULTI-FAMILY TRACTS 15, 30, & 31.
Colorado Ute Electric deeded land to the Upper Yampa Water Conservancy District
in 1986 at reception #358812 (Book 622 Page 477). This is the parcel commonly
known as the OWEN PARCEL. Attached is a drawing of that deed for the area
surrounding South Shore. Since this changed the boundaries, a Board of County
Commissioner approved the plat without gaining approval from the County, and
therefore these lots are considered illegal.**

**The attached MONUMENT SURVEY PLAT of MULTI-FAMILY TRACTS 15, 30,
& 31 has an overlap parcel as shown on the hatched area of the survey. This
hatched area is all over 30% slope. Therefore, the hatch area, overlap parcel, does
not affect the building of a home on these lots.**

Sincerely,

**James "Bear" Ackerman, Colorado RLS#16394
President Emerald Mountain Surveys, Inc.
380 Bearview Ct
Steamboat Springs, Co. 80487 970-879-8998 emeraldmtn01@gmail.com**