



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: ASPEN HEIGHTS SUBDIVISION FILING 9

NARRATIVE TO VACATE EASEMENTS

August 4, 2022

BOLA ENTERPRISE, INC., and James "Bear" Ackerman (acting representative) are requesting your approval creation of ASPEN HEIGHTS SUBDIVISION FILING 9, and also to vacate the 10 foot wide public utility and drainage easements located on each side of the common interior lot lines.

The plan is to take the existing platted A Replat of Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 124, 125, 159, 169, 168, 203, 204, 205, 207 and 208 Steamboat Lake Subdivision, Filing No. 7,

and East Parcel 'G', Aspen Heights Subdivision Filing No. 2 and Outlot 'A' and Outlot 'F', Aspen Heights Subdivision Filing No. 6

Located in portions of Sections 28 & 29, Township 10 North, Range 85 West of the 6th P.M., Routt County, Colorado, to a two lots of ASPEN HEIGHTS SUBDIVISION FILING 9 (see attached map)

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

A Replot of Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 124, 125, 159, 169, 168, 203, 204, 205, 207 and 208 Steamboat Lake Subdivision, Filing No. 7,
and East Parcel 'C', Aspen Heights Subdivision Filing No. 2 and Outlot 'A' and

Outlot 7th, Aspen Heights Subdivision Filing No. 6
Located in portions of Sections 28 & 29,
Township 10 North, Range 85 West of the 6th P.M.,
Routt County, Colorado

PART OF
LOT 13

~~Private~~

(Faint handwritten notes)

EASEMENTS ON ALL NEW LOTS
15' PUBLIC UTILITY, DRAINAGE, SNOW REMOVAL
AND SNOW STORAGE EASEMENT
FRONTING ON ROADS (TYP)
10' PUBLIC UTILITY EASEMENTS
ON ALL BACK AND SIDE LOT LINES



BEARINGS ARE BASED UPON THE NORTH LINE OF THIS LOT & 45 SHOWN HEREIN - ASSUMED

DATE 2024

[illegible]

Aspen Heights Subdivision, Filing No. 9

Shaded of Lake 23, 24, 26, 26, 27, 28, 29, 31, 32, 33, 37, 38, 39, 40, 174, 175, 186, 187, 201, 204, 205, 207, and 208 Shaded Lake Subdivisions, Flg No. 1 and East Parcel V, Agnes Naylor Subdivision (Flg No. 2 and Chalk 'N' and Chalk 'V', Agnes Naylor Subdivision (Flg No. 4
Located in portions of Sections 20 & 26,
Township 18 N., Range 95 West of the 10th P.M.

EMERALD
MOUNTAIN SURVEYS, INC.
380 BEARVIEW CT
STEAMBOAT SPRINGS, COLORADO 80487

970-879-8998
www.emeraldmtn.net

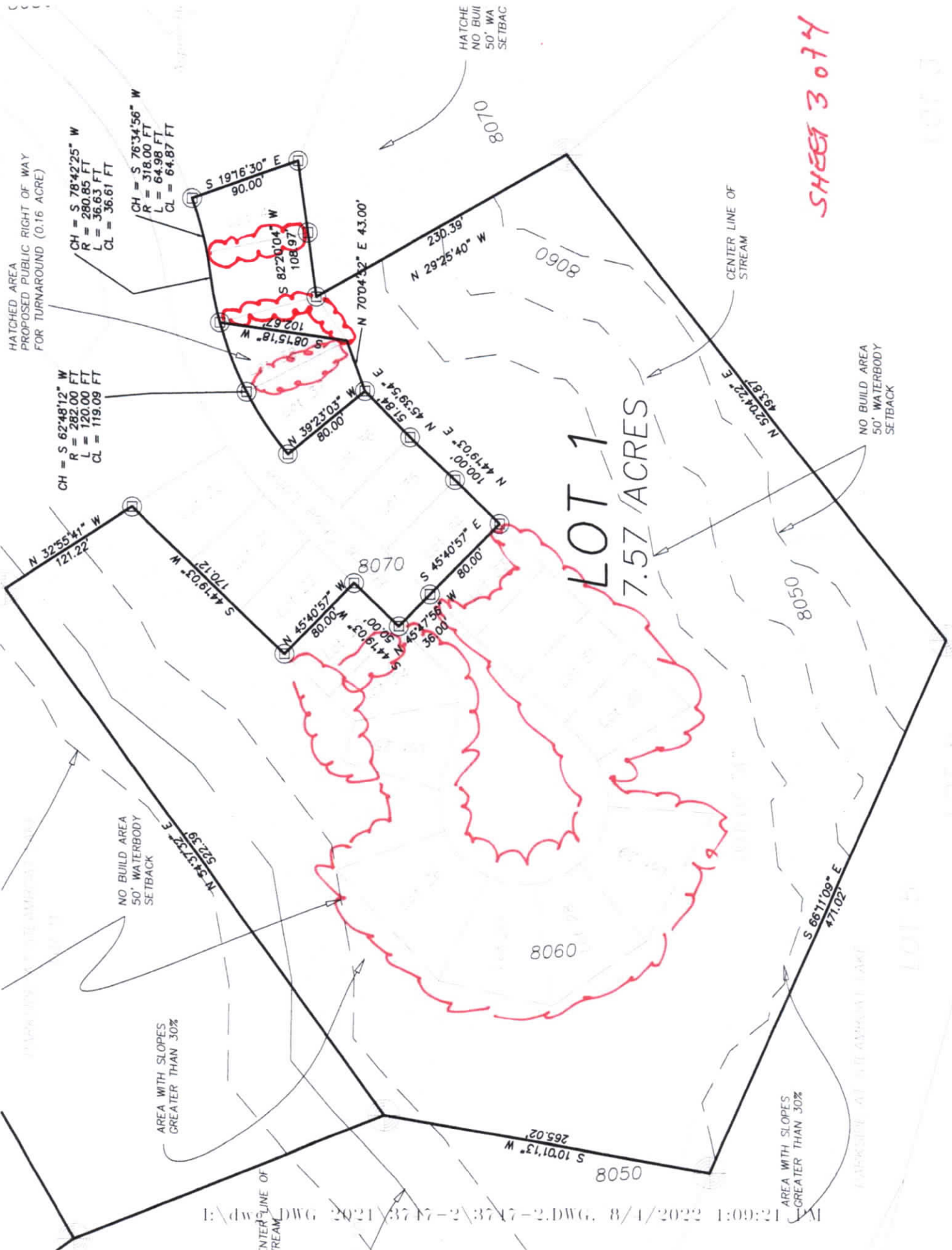
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MADE FOR: BOA ENTERPRISE, INC.

P.O. Box 773030
Steamboat Springs,
CO 80487

Colorado
80477

Mo Score	DATE: JULY 6, 2022
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SHEET 3074

SHADE 4074

60 FEET
Public Acce:
(Antelope w



29.30' PLAT ASPEN HEIGHTS FLING 6
ADJUSTED TO FIT FIELD OLD MOUNTMENTS

N 23°47'34" W 32.71'

55' X 90' PUBLIC RIGHT OF WAY
FOR TURNAROUND

337.96' PLAT ASPEN HEIGHTS FLING 6
ADJUSTED TO FIT FIELD OLD MOUNTMENTS

235.00' PLAT ASPEN HEIGHTS FLING 6
ADJUSTED TO FIT FIELD OLD MOUNTMENTS

ARC LENGTH	CHORD LENGTH
68.23	68.97
58.23	56.09
65.13	64.65
243.70	225.51
97.40	97.13
32.89	32.67

ED AREA
ILD AREA
TERBODY
CK PER ASPEN HEIGHTS