## Paul Sachs Attorney at Law Registration #20971 DA TED I, Paul Sachs, being an attorney at law duly licensed to practice before courts of record in the State of Colorado, do hereby certify that I have reviewed Stewart Title of Steamboat Springs, Inc., Title Commitment No. \_\_\_\_\_ and based exclusively on said title committment, it is my opinion that title to the lands is vested in the Owner, free and clear of all liens, taxes and encumbrances, except for: those matters reflected in Schedule B, Section 2 of said title commitment; all easements and ditches of record or apparent; prior reservations or grants of minerals, including gas and oil, and mineral interests; restrictions, limitations, conditions, covanants and encumbrances of record; the lien for current taxes; rights or claimsof parties in possession not shown by the public records; encroachments (if any) of boundary fences; and easements or claims of easements, not shown by the public records. State of Colorado County of Routt has laid out, platted and subdivided same as shown on this plat containing 5.88 acres, more or less, in the County of Routt, Colorado, under the name and style of Elkhorn Subdivision, Filing No. 7, and hereby dedicates to the County of Routt for the use of the public, the Antelope Way public access easement and the utility, snow removal and storage, the overhead electric line and drainage easements as shown hereon. In witness whereof, the said BOLA ENTERPRISES, INC, has caused its name to be hereunto subscribed this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2022. KNOW ALL MEN BY THESE PRESENTS: That BOLA ENTERPRISES, INC, being the owner of the land described as follows: EFFECTIVE this commission expires A Replat of Lots 47, 48, 49, 50, 51, 102, 103, 106, Steamboat Lake Subdivision, Filing No. 5, and Outlot 'E', Elkhorn Subdivision Fuling No. 2 Located in portions of Section 33, Township 10 North, Range 85 West of the 6th P.M., Routt County, Colorado CERTIFICATE 9 Witness day of ATTORNEY'S CERTIFICATE my hand OWNERSHIT BOLA ENTERPRISES, INC ROBERT HAGERTY BOLA ENTERPRISES, and AND official DEDICA HON 2022. PRESIDENT Parcel and AD, 13. 10. ò .7 ė 5 Domestic predators shall be kept under their owner's control at all times and shall not be allowed to run at large. Routt County (County) and the North Routt 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 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 their responsibility to make a bona fide effort to provide emergency services, should the need arise. Any The suitability of these lots for an individual septic disposal system and the availability of permits for individual septic disposal systems has not been established and such shall be a condition of obtaining a building permit for these lots. Declaration of Covenants, Conditions and Restrictions, for Steamboat Lake Filing No. 5 recorded SEPTEMBER 11, 1972, at Reception No. 236273 in the official records of Routt County, Colorado are applicable to this replat subdivision. The owner shall prevent the spread of noxious weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and the Routt County noxious weed management plan Address signage in conformance with the Routt County Road Addressing, naming and Signing Policy shall be located at the entrance each driveway. Rou All trash containers shall be bear-proof and rodent-resistant. tt County is not responsible for maintaining or improving the subdivision's roads. fencing constructed on the site shall meet the Colorado Division of Wildlife recommendations. This plat of Elkhorn Subdivision, Filing No. 7, is approved for ing this \_\_\_\_ day of \_\_\_\_\_, A.D., 2022. The dedication of the Antelope ay public access easement and the utility, snow removal and storage, the verhead electric line and drainage easements as shown or noted hereon are ereby accepted for the purposes noted, without accepting any obligation or sponsibility for maintenance thereof. APPROVAL BY BOARD OF COUNTY COMMISSIONERS BOARD of ROUTT COUNTY COLORADO COMMISSIONERS M. Elizabeth Melton, CHAIRMAN Deposited this in Book No. \_\_\_surveys at SP\_ This plat was accepted for filing in the office of the Clerk Recorder of Routt County, Colorado, on this \_\_\_\_ day of \_\_\_\_ AD, 2022. JENNY L THOMAS COUNTY CLERK for File Number Reception No. ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE COUNTY SURVEYOR for ROUTT C The Routt County Regional Planning Commission does authorized and and approved this plat of Elkhorn Subdivision, Filing No. 7 on this 6th day of April, A.D., 2022. ROUTT COUNTY Thomas H Effinger Colorado L.S. 17651 I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that the within plat of Elkhorn Subdivision, Filing No. 7, was made by me or under my direct responsibility, supervision, and checking, in accordance with C.R.S. 38—51—105 et seq. and any statute succeeding such statute and it is accurate to the best of my knowledge. Dated this PLANNING COMMISSION APPROVAL ROUTT COUNTY of the Count JAMES B. ACKERMAN day of YTNUO CER TIFICA TE CLERK'S Routt Surveyor's Land 72 CERTIFICATE Ś AD, 2022. #16394

## R 86 R 85 W STEAMBOAT 31 9 32 $\mathcal{O}$ $\infty$ 34

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REPL

PLAT NOTES (GENERAL NOTES FROM OTHER PLATS) 1. Any proposed improvements shall comply with all applicable requirements of the Environmental Health and Building Departments.

Replat of Lots 47,

ots 47, 48, 49, 50, 51, 102, 103, 106, Parcel 'C', a Steamboat Lake Subdivision, Filing No. 5, and Outlot 'E', Elkhorn Subdivision Fuling No. 2 Located in portions of Section 33, Township 10 North, Range 85 West of the 6th P.M.,

Elkhorn

Subdivision,

Filing

No.

'C', and

Revegetation of areas exposed by site grading or road cuts shall be completed within one growing season with a native grass seed mixture.

Lot owners shall comply with the requirements and guidelines of the Colorado State Forest Service and other applicable agencies with regard to wildland fire mitigation measures.

4.

All external lighting shall be downcast and opaquely shielded.

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R 86 W R 85 W

BCR 62

VICINITY

MAP

NOT

70

SCALE

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 ten years from the date of the certification shown SURVEYED BY: DRAWN CALC'D E.M.S.I. JBA JBA

Elkhorn Subdivision, Filing No. /
A Replat of Lots 47, 48, 49, 50, 51, 102, 103, 106, Parcel 'C', and Parcel Steamboat Lake Subdivision, Filing No. 5, and Outlot 'E', Elkhorn Subdivision Fuling No. 2
Located in portions of Section 33.
Township 10 North, Range 85 West of the 6th P.M.,
Routt County, Colorado

MOUNTAIN SURVEYS, II

STEAMBOAT SPRINGS, COLORADO 8

970-879-8998

www.emeraldmtn.net STEAMBOAT INC. 80487

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Colorado 80477

No Scale DATE: 11-15-2022

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SHEET NO.