

UPPER BEAVER CANYON DRIVE REPLAT FILING NO. 2

A Replat of Lots 61, 62, 71, 72, 73, 74, 75, and 76  
Steamboat Lake Subdivision, Filing No. 3,  
and Lots 1, 2, 5, and 6  
Steamboat Lake Subdivision, Filing No. 4,  
Located in portions of Section 9,  
Township 9 North, Range 85 West of the 6th P.M.,  
Routt County, Colorado

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That BOLA ENTERPRISES, INC, being the owner of the land described as follows:

A Replat of Lots 61, 62, 71, 72, 73, 74, 75, and 76  
Steamboat Lake Subdivision, Filing No. 3,  
and Lots 1, 2, 5, and 6  
Steamboat Lake Subdivision, Filing No. 4,  
Located in portions of Section 9,  
Township 9 North, Range 85 West of the 6th P.M.,  
Routt County, Colorado

has laid out, platted and subdivided same as shown on this plat containing 7.73 acres, more or less, in the County of Routt, Colorado, under the name and style of UPPER BEAVER CANYON DRIVE REPLAT FILING NO. 2, 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.

BOLA ENTERPRISES, INC

by \_\_\_\_\_  
ROBERT HAGERTY PRESIDENT OF  
BOLA ENTERPRISES, INC.

State of Colorado  
County of Routt

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, AD, 2022, by ROBERT HAGERTY PRESIDENT of BOLA ENTERPRISES, INC.

My commission expires on \_\_\_\_\_

Witness my hand and official seal.

(Seal)

NOTARY PUBLIC

ATTORNEY'S CERTIFICATE

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 commitment, 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, and that the said lands are not subject to any other liens, taxes and encumbrances, including gas and oil, and mineral interests' restrictions, limitations, conditions, covenants and encumbrances of record; the lien for current taxes, rights or claims of 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.

DATED EFFECTIVE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Paul Sachs  
Attorney at Law  
Registration #20971

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

2. 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.

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

4. All external lighting shall be downcast and opaquely shielded.

5. Declaration of Covenants, Conditions and Restrictions for Steamboat Lake Filings No. 3 and 4 Filing No. 3 recorded December 21, 1974, of Reception No. 229925, and Filing No. 4 recorded July 24, 1972, of Reception No. 235087, in the official records of Routt County, Colorado are applicable to this replat subdivision.

6. 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.

7. The suitability of these lots for an individual septic disposal system and the availability of percolation test results for disposal systems shall be determined and such shall be a condition of obtaining a building permit for these lots.

8. 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.

9. Domestic predators shall be kept under their owner's control at all times and shall not be allowed to run at large.

10. Routt County is not responsible for maintaining or improving the subdivision's roads.

11. Any fencing constructed on the site shall meet the Colorado Division of Wildlife recommendations.

12. All trash containers shall be bear-proof and rodent-resistant.

13. Address signage in conformance with the Routt County Road Addressing, naming and Signing Policy shall be located at the entrance each driveway.

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Routt County, Colorado

LAND SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that the within plat of UPPER BEAVER CANYON DRIVE REPLAT FILING NO. 2, 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 \_\_\_\_\_ day of \_\_\_\_\_, AD, 2022.

\_\_\_\_\_  
JAMES B. ACKERMAN R. L. S. #6394

ROUTT COUNTY PLANNING COMMISSION APPROVAL

The Routt County Regional Planning Commission does authorize and approved this plat of UPPER BEAVER CANYON DRIVE REPLAT FILING NO. 2 on this 6th day of April, AD., 2022.

\_\_\_\_\_  
Steve Wankle, Chairman

ROUTT COUNTY SURVEYOR'S and CLERK'S CERTIFICATE

Deposited this \_\_\_\_\_ day of \_\_\_\_\_ AD, 2022, at \_\_\_\_\_ M, in Book No. \_\_\_\_\_ of the County Routt Surveyor's Land Survey Plats surveys at SP \_\_\_\_\_.

COUNTY SURVEYOR for ROUTT COUNTY

\_\_\_\_\_  
Thomas H. Ertzinger  
Colorado L.S. 17651

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, on this \_\_\_\_\_ day of \_\_\_\_\_, AD, 2022.

Reception No. \_\_\_\_\_ Time \_\_\_\_\_

File Number \_\_\_\_\_

COUNTY CLERK for ROUTT COUNTY

\_\_\_\_\_  
JENNY L. THOMAS

PREPARED BY:



EMERALD

MOUNTAIN SURVEYS, INC.

P.O. BOX 774812

STEAMBOAT SPRINGS, COLORADO 80477

970-879-8998

www.emeraldmtn.net

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PREPARED FOR: BOLA ENTERPRISES, INC.

P.O. Box 773630  
Steamboat Springs,  
Colorado  
80477

SCALE:	No Scale	DATE:	11-15-2022
PROJECT NO.	3747-2	SHEET NO.	1 of 2