

Aspen Heights Subdivision, Filing No. 9

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

PLAT NOTES (GENERAL NOTES FROM OTHER PLATS)

1. All 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 Filing No. 7, recorded August 29, 1973, at Reception No. 245723 in Book 381 at Page 719 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 permits for individual septic disposal systems has not been established 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. No building permits shall be issued for any structure on Outlot A in its current configuration.
12. Any fencing constructed on the site shall meet the Colorado Division of Wildlife recommendations.
13. All trash containers shall be bear-proof and rodent-resistant.
14. Address signage in conformance with the Routt County Road Addressing, naming and Signing Policy shall be located at the entrance each driveway.

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 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 124, 125, 159, 168, 169, 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

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 ASPEN HEIGHTS SUBDIVISION, FILING No. 9, and hereby dedicates to the County of Routt for the use of the public, the Antelope Way easement, including gas and oil, and mineral interests; restrictions, limitations, conditions, covenants 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.

caused its name to be hereunto subscribed this _____ day of _____, 2022.

BOLA ENTERPRISES, INC

by _____
ROBERT HAGERTY, as PRESIDENT OF
BOLA ENTERPRISES, INC

State of Colorado
County of Routt

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 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 examined 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, and I am satisfied that 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, covenants 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.

DATED EFFECTIVE this _____ day of _____, 2022.

Paul Sachs
Attorney at Law
Registration #20971

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

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 ASPEN HEIGHTS SUBDIVISION, FILING No. 9, was made by me or under my direct supervision, responsibility, supervision, and checking, in accordance with the provisions of the Colorado Land Surveyor's Code of Ethics, 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 _____, A.D. 2022.

JAMES B. ACKERMAN R. L. S. #16394

ROUTT COUNTY PLANNING COMMISSION APPROVAL

The Routt County Regional Planning Commission does authorize and approved this plat of ASPEN HEIGHTS SUBDIVISION, FILING No.9 on this 6th day of April, A.D., 2022.

Steve Wanke, Chairman

ROUTT COUNTY SURVEYOR'S and CLERK'S CERTIFICATE

Deposited this _____ day of _____, A.D. 2022, at _____ M., in Book No. _____ of the County Routt Surveyor's Land Survey Plots surveys at SP _____.

COUNTY SURVEYOR for ROUTT COUNTY

Thomas H Effinger
Colorado L.S. 17651

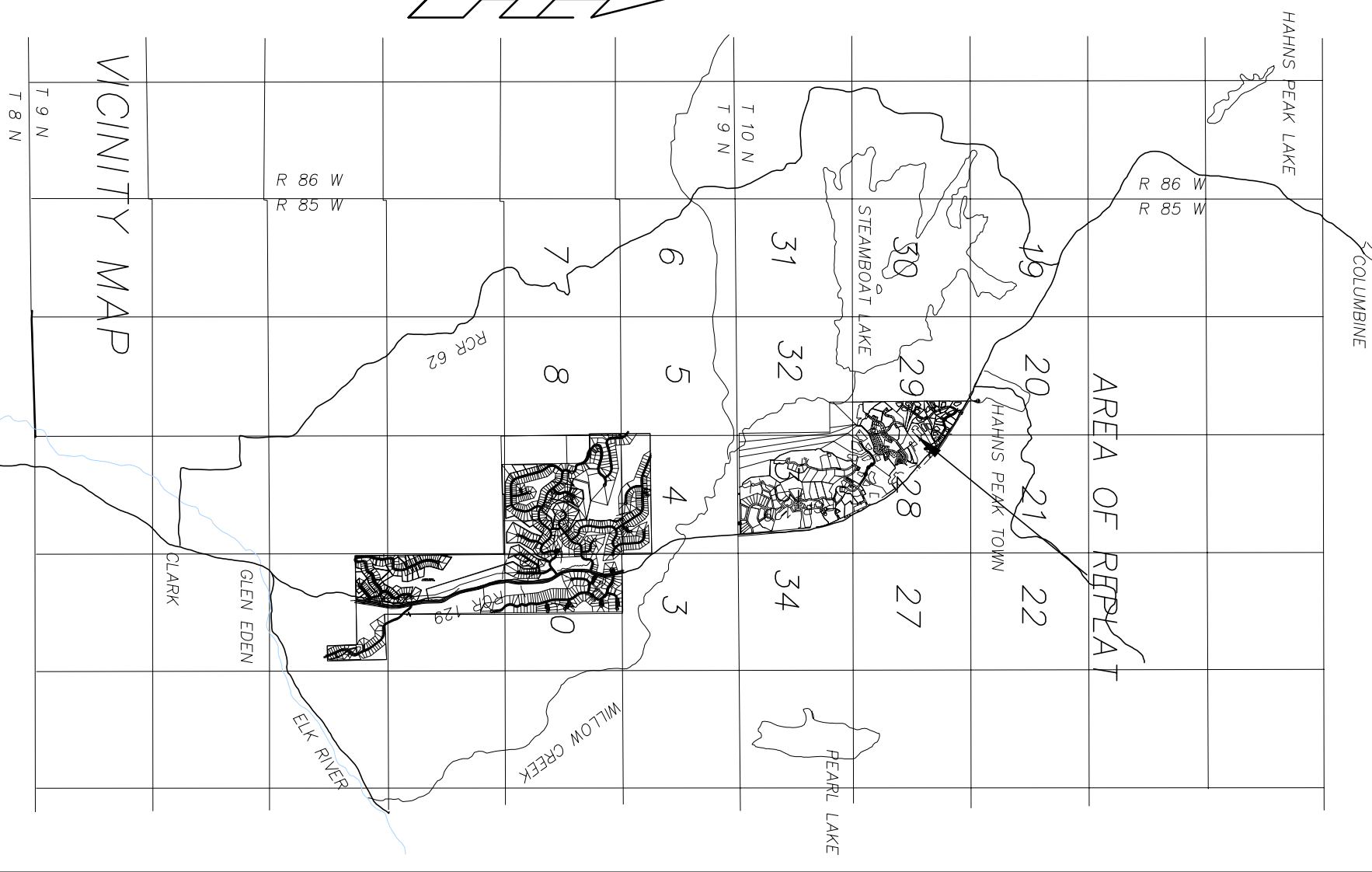
ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this _____ day of _____, A.D. 2022.

File Number _____ Time _____

COUNTY CLERK for ROUTT COUNTY

JENNY L THOMAS



NOT TO SCALE

NOTICE: "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 hereon."		CALC'D JBA
		DRAWN JBA
		SURVEYED E.M.S.L.
NO.	REVISION	DATE
TITLE: Aspen Heights Subdivision, Filing No. 9		
PREPARED BY: EMERALD MOUNTAIN SURVEYS, INC. 360 BEARVIEW CT STEAMBOAT SPRINGS, COLORADO 80487 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	