

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT STEAMBOAT SPRINGS SCHOOL DISTRICT RE2, BEING THE OWNER OF THAT PARCEL OF LAND LOCATED IN LOTS 7, 8 & 9, SECTION 2, TOWNSHIP6 NORTH, RANGE 85 WEST OF THE 6TH P.M.; DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1, STEAMBOAT SCHOOLS WEST EXEMPTION, ACCORDING TO THE PLAT RECORDED AUGUST 16, 2019 AT RECEPTION NO. 802134 AND FILED AT FILE NO. 14419, LYING NORTHERLY OF THE US HIGHWAY 40 RIGHT-OF-WAY;

CONTAINING A CALCULATED AREA OF 21.91 ACRES;

IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF STEAMBOAT SCHOOLS WEST EXEMPTION, FILING NO. 2, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON.

IN WITNESS WHEREOF, SAID STEAMBOAT SPRINGS SCHOOL DISTRICT RE2 HAS CAUSED IT'S NAME TO BE HEREUNTO SUBSCRIBED THIS DAY OF A.D. 2023.

STEAMBOAT SPRINGS SCHOOL DISTRICT RE2

BY: DR. BRAD MEEKS, IT'S SUPERINTENDENT

STATE OF COLORADO)

COUNTY OF ROUTT

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2023 BY DR. BRAD MEEKS AS SUPERINTENDENT OF STEAMBOAT SPRINGS SCHOOL DISTRICT RE2.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

NOTES

- BASIS OF BEARINGS: THE WEST LINE OF LOT 8, SECTION 2, T6N, R85W, 6TH P.M., BEING MONUMENTED AT THE NORTH END BY A 2 1/2" ALUMINUM CAP STAMPED LS 24318 AND ON THE SOUTH END BY A 2 1/2" BRASS CAP STAMPED GENERAL LAND OFFICE 1913, AND BEARING N02°55'21"E BASED ON THE COLORADO COORDINATE SYSTEM, NORTH ZONE.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE REPORT NO. 202-F20399-22, EFFECTIVE DATE: NOVEMBER 30, 2022, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT 4. COUNTY, COLORADO.
- 5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET
- STEAMBOAT SCHOOLS WEST EXEMPTION. FILING NO. 2 IS SUBJECT TO ALL UNDERLYING GOVERNING DOCUMENTS AND EASEMENTS FOR 6. STEAMBOAT SCHOOLS WEST EXEMPTION AS RECORDED UNDER RECEPTION NO. 802134 AND IN FILE NO. 14419 IN THE ROUTT COUNTY RECORDS
- 7. THE LOCATION OF THE YAMPA RIVER IS SHOWN HEREON BASED ON AERIAL IMAGERY OBTAINED FROM THE CITY OF STEAMBOAT SPRINGS IN 2016.
- 8. THE RIGHT-OF-WAY EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 826025 IN THE ROUTT COUNTY RECORDS IS SHOWN HEREON BASED ON THE BEARINGS AND DISTANCES CONTAINED IN SAID DOCUMENT, PER SAID DOCUMENT "UTILITIES AS INSTALLED TO BECOME CENTERLINE OF SAID EASEMENT." SAID DOCUMENT ALSO CONTAINS PROVISIONS REGARDING FUTURE EXTENSION OF THE LINE COMPLETELY ACROSS ALL OF LOT 1, STEAMBOAT SCHOOLS WEST EXEMPTION. LANDMARK CONSULTANTS, INC. DID NOT ATTEMPT TO LOCATE INSTALLED UTILITIES IN THE FIELD. THE LOCATION OF THE REFERENCED EASEMENT IS SHOWN APPROXIMATELY AND FOR INFORMATION ONLY.

ATTORNEY'S OPINION

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 THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT BY REVIEW OF TITLE REPORT NO. 202-F20399-22, EFFECTIVE DATE: NOVEMBER 30, 2022, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ("TITLE REPORT") AND, BASED SOLELY ON THE TITLE REPORT, TITLE TO SUCH LANDS IS IN STEAMBOAT SPRINGS SCHOOL DISTRICT RE2, (THE "OWNER"), FREE AND CLEAR OF ALL LIENS. TAXES AND ENCUMBRANCES. EXCEPT AS FOLLOWS:

- 1. RESERVATIONS CONTAINED IN THE PATENT
- FROM: THE UNITED STATES OF AMERICA TO: GEORGE A. BLUE
- RECORDING DATE: OCTOBER 13, 1906
- RECORDING NO: BOOK 49 AT PAGE 176 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. RESERVATIONS CONTAINED IN THE PATENT

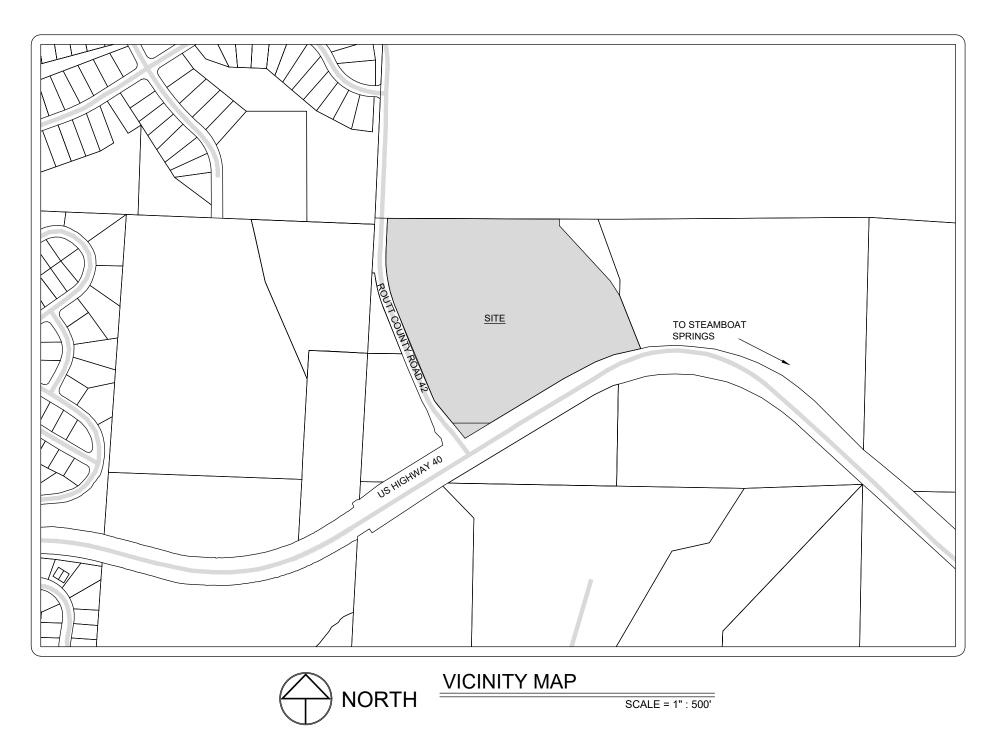
- 2 FROM: THE UNITED STATES OF AMERICA
- TO: ISAAC FINCH
- RECORDING DATE: APRIL 9, 1917 RECORDING NO: BOOK 77 AT PAGE 297
- WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED. A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. 3. UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS AS EVIDENCED BY THE INSTRUMENT SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN:

- RECORDING DATE: MARCH 14, 1924
- RECORDING NO.: BOOK 137 AT PAGE 419 UNDIVIDED ONE-THIRTY-SECOND PART OR PORTION IN ALL OIL, GAS AND OTHER MINERAL RIGHTS AS EVIDENCED BY THE INSTRUMENT SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN:
- RECORDING DATE: OCTOBER 15, 1924 RECORDING NO.: BOOK 140 AT PAGE 54
- RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, AS SET FORTH BELOW:
- PURPOSE: COUNTY ROAD OR PUBLIC HIGHWAY PURPOSES RECORDING DATE: MAY 21, 1925
- RECORDING NO.: BOOK 148 PAGE 97 UNDIVIDED SIX AND ONE QUARTER (6 1/4) PER CENT INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS AS EVIDENCED BY THE INSTRUMENT SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN:
- RECORDING DATE: MARCH 9, 1928 RECORDING NO.: BOOK 154 AT PAGE 237
- UNDIVIDED 1% INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS AS EVIDENCED BY THE INSTRUMENT SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN: RECORDING DATE: NOVEMBER 5, 1928
- RECORDING NO .: BOOK 142 AT PAGE 347
- RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, AS SET FORTH BELOW: PURPOSE: COUNTY ROAD OR PUBLIC HIGHWAY PURPOSES
- **RECORDING DATE: JANUARY 12, 1943** RECORDING NO.: BOOK 209 PAGE 573

STEAMBOAT SCHOOLS WEST EXEMPTION, FILING NO. 2

LOCATED IN LOTS 7, 8 & 9, SECTION 2, T6N, R85W, 6TH P.M.; COUNTY OF ROUTT, STATE OF COLORADO CONTAINING A CALCULATED AREA OF 21.91 ACRES



ATTORNEY'S OPINION (CONTINUED)

9. ALL RIGHTS TO ANY AND ALL MINERALS, ORE AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN THE PATENT FROM: STATE OF COLORADO RECORDING DATE: SEPTEMBER 7, 1956 RECORDING NO.: BOOK 276 AT PAGE 417 10. UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS AS EVIDENCED BY THE INSTRUMENT SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN: RECORDING DATE: JUNE 12, 1961 RECORDING NO.: BOOK 302 AT PAGE 307 11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY PURPOSE: UTILITIES RECORDING DATE: OCTOBER 22, 1979 RECORDING NO: BOOK 486 AT PAGE 515 12. UNDIVIDED 6 1/4% INTEREST OF ALL MINERAL RIGHTS AS EVIDENCED BY THE INSTRUMENT SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN: RECORDING DATE: MARCH 3, 1981 RECORDING NO.: BOOK 528 AT PAGE 137 13. UNDIVIDED ONE HALF OF ONE PER CENT INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS AS EVIDENCED BY THE INSTRUMENT SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN: **RECORDING DATE: SEPTEMBER 17, 1988** RECORDING NO.: BOOK 158 AT PAGE 247 14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: YAMPA VALLEY ELECTRIC ASSOCIATION, INC. PURPOSE: UTILITIES RECORDING DATE: AUGUST 31, 1994 RECORDING NO: BOOK 700 AT PAGE 1272 15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: US WEST COMMUNICATIONS, INC. PURPOSE: UTILITIES RECORDING DATE: SEPTEMBER 26, 1994 RECORDING NO: BOOK 701 AT PAGE 717 16. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: MAY 13, 1996 RECORDING NO.: BOOK 720 AT PAGE 534 17. TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION SET FORTH BELOW: RECORDING DATE: AUGUST 16, 2019 RECORDING NO: 802134 18. WATER RIGHTS, DITCHES AND DITCH RIGHTS AS CONVEYED IN BARGAIN AND SALE DEED RECORDED AUGUST 20, 2019 AT RECEPTION NO. 802224 19. DEED OF DEDICATION RECORDED OCTOBER 25, 2021 AT RECEPTION NO. 831034. 20. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT-OF-WAY EASEMENT AND AGREEMENT AS SET FORTH BELOW:

DATED THIS _____ DAY OF _____ , A.D. 2023.

RECORDING DATE: JUNE 17, 2021

RECORDING NO: 826025

ATTORNEY AT LAW

ATTEST:

FILE NUMBER

SURVEYOR'S CERTIFICATE

I, JEFFRY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF STEAMBOAT SCHOOLS WEST EXEMPTION, FILING NO. 2 WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND FURTHER STATE THAT SAID PLAT AND SURVEY ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. SURVEY MONUMENTS WERE SET OR RECOVERED AS REQUIRED AND SHOWN HEREON.

DATED THIS ____ DAY OF _____, A.D. 2023

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR COLORADO L.S. NO. 29039 FOR AND ON BEHALF OF LANDMARK CONSULTANTS. INC.

PLANNING DIRECTOR APPROVAL

THE ROUTT COUNTY PLANNING DIRECTOR DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS _____ DAY OF _____, AD, 2023.

KRISTY WINSER, ROUTT COUNTY PLANNING DIRECTOR

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY ROUTT COUNTY PURSUANT TO THE ROUTT COUNTY SUBDIVISION REGULATIONS.

DATED THIS _____ DAY OF _____, 2023.

M. ELIZABETH MELTON, CHAIR BOARD OF COUNTY COMMISSIONERS ROUTT COUNTY, COLORADO

JENNY L. THOMAS, ROUTT COUNTY CLERK

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP ON , 2023 AT ______. M IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. SEC 38-50-101. ROUTT COUNTY SURVEYOR

THOMAS H. EFFINGER, JR. COLO REG NO. 17651

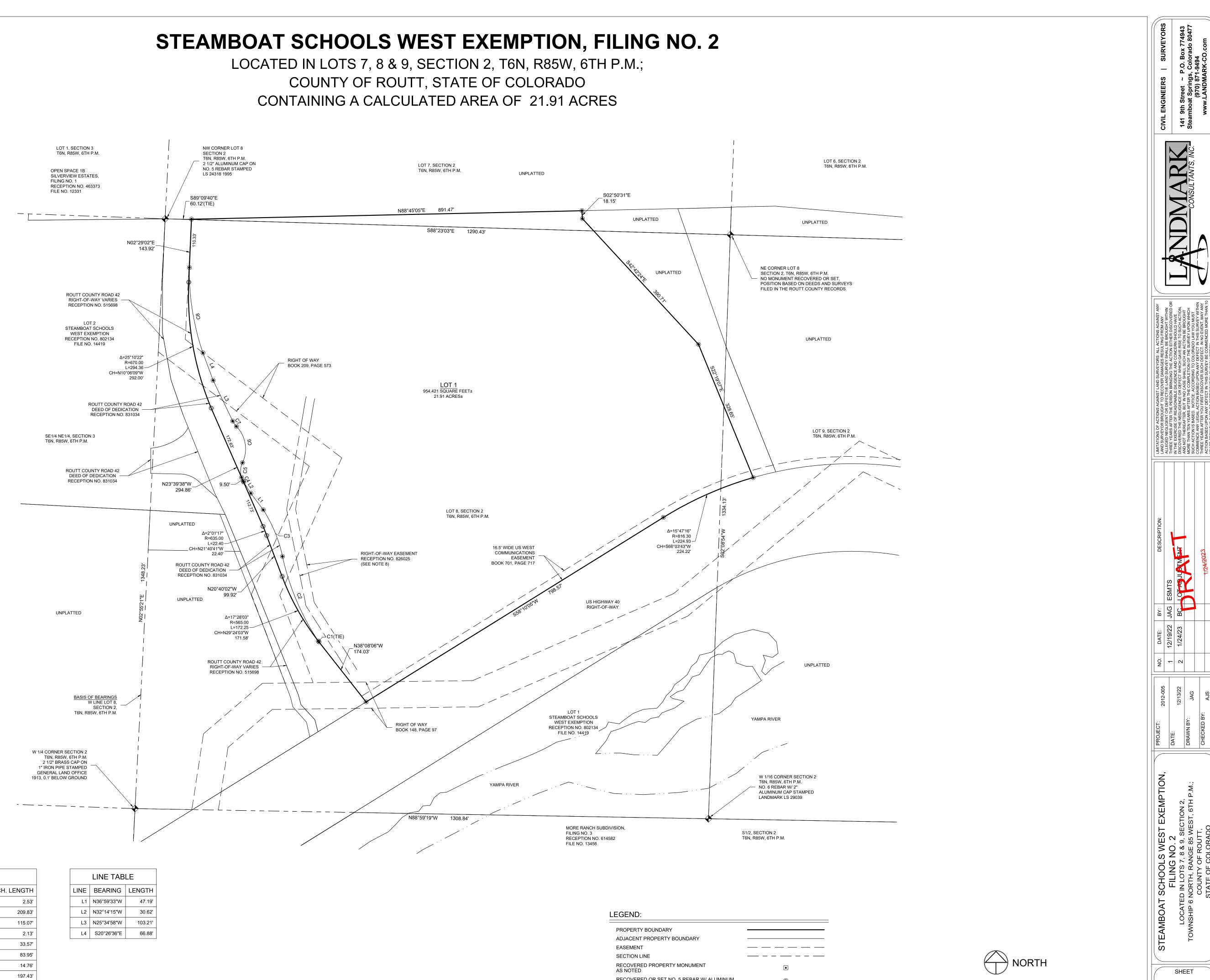
CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS _____ DAY OF _____, A.D. 2023.

RECEPTION NUMBER _____ TIME _____

JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

| | | [| | | | | |
|--|-------------------|----|-----------|--------------------------------------|---|-------------------|-----------------------------------|
| STEAMBOAT SCHOOLS WEST EXEMPTION | PROJECT: 2012-005 | ON | DATE: | BY: DESCRIPTION: | LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY | _ | CIVIL ENGINEERS SURVEYORS |
| | | | | | ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN | | - |
| | DATE: | _ | 121 19122 | | THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR | | |
| LOCATED IN LOTS 7. 8 & 9. SECTION 2. | 12/13/22 | 2 | 1/24/23 | 1/24/23 BC LOT ANJUST MENT | | AN UVAKK | 141 9th Street ~ P.O. Box 774943 |
| FOWNSHIP 6 NORTH, RANGE 85 WEST, 6TH P.M.; | DRAWN BY: JAG | | | | | CONSULTANTS. INC. | Steamboat Springs, Colorado 80477 |
| COUNTY OF ROUTT, | | | | R C C C C C C C | COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SUBVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY | 4 | (970) 871-9494 |
| STATE OF COLORADO | AJS AJS | | | 1/2415050 | ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 | | WWW.LANDMAKK-CO.com |



| | LINE TABLE | | | | | | |
|------|-------------|---------|--|--|--|--|--|
| LINE | BEARING | LENGTH | | | | | |
| L1 | N36°59'33"W | 47.19' | | | | | |
| L2 | N32°14'15"W | 30.62' | | | | | |
| L3 | N25°34'58"W | 103.21' | | | | | |
| L4 | S20°26'36"E | 66.88' | | | | | |
| | | | | | | | |

| CURVE TABLE | | | | | | | |
|-------------|---------|---------|-----------|-------------|------------|--|--|
| CURVE | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LENGTH | | |
| C1 | 2.53' | 565.00' | 0°15'25" | S38°00'22"E | 2.53' | | |
| C2 | 211.03' | 570.00' | 21°12'46" | S22°56'52"E | 209.83' | | |
| C3 | 115.66' | 330.00' | 20°04'56" | N22°22'57"W | 115.07' | | |
| C4 | 2.13' | 46.00' | 2°38'53" | S30°54'49"E | 2.13' | | |
| C5 | 34.36' | 46.00' | 42°47'43" | S03°39'59"W | 33.57' | | |
| C6 | 89.26' | 74.00' | 69°06'43" | N09°29'31"W | 83.95' | | |
| C7 | 14.82' | 46.00' | 18°27'54" | S34°48'56"E | 14.76' | | |
| C8 | 198.43' | 570.00' | 19°56'44" | S09°01'54"E | 197.43' | | |

RECOVERED OR SET NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039" NO MONUMENT RECOVERED OR SET RECOVERED SECTION CORNER AS NOTED

O 4

100'

100

(IN FEET)

1 inch = 100 ft.

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Of 2 Sheets

300Feet