
Smith Steamboat School Dist Replat

ACTIVITY #: PL20220109

DECISION DATE: Administrative Review - February 27, 2023

PETITIONER: Deborah Leigh Smith

PETITION: Subdivision - Lot Line Adjustment Smith property 251400003 and the portion of Lot 1 Steamboat School district property 316000001 lying south of us hw 40

LEGAL DESCRIPTION: LOT 3 MORE RANCH SUBDIVISION F 3
LOT 1 STEAMBOAT SCHOOLS WEST EXEMPTION

LOCATION: 40115 BUMPY TRL, ROUTT, CO 80487
the intersection of Hwy 40 and CR 42 north of the Yampa River (School District parcel) and south of the Yampa River (Smith parcel)

ZONE DISTRICT: A/F

AREA:

Existing	Proposed
• Lot 1 SSSD – 26.82 acres	21.91 acres
• Lot 3 More Ranch – 40.01 acres	44.92 acres

STAFF CONTACT: Alan Goldich, agoldich@co.routt.co.us

ATTACHMENTS:

- Narrative
- Proposed plat

History:

Lot 3 of More Ranch F3 was created when the 35 acre plat for the subdivision was recorded. It was recorded in February of 2005 at reception no. 614582. Lot 1 Steamboat Schools West Exemption was created through a Subdivision Exemption. The plat for this lot was recorded in August of 2019 at reception no. 802134.

Site Description:

Lot 3 More Ranch F3 is separated by the right of way for the railroad and the railroad tracks must be crossed in order to access the northern portion of the parcel. The southern portion of the parcel contains a residence. The northern portion of the parcel is made up of hayfields, portions of the Yampa River and the associated riparian forest.

Lot 1 Steamboat Schools West Exemption is separated by US Highway 40. County Road 42 borders it to the west, a residential parcel is to the east, and the Yampa Valley Housing Authority's proposed Brown Ranch development is to the north. This portion of the lot contains 21.91 acres and is an open field. The portion of the lot to the south of the highway contains 4.91 acres. From the level of the highway, there is a steep cliff that goes down to the Yampa River.

Project Description:

The applicants have applied for a Lot Line Adjustment to modify the boundary between Lot 3 More Ranch F3 and Lot 1 Steamboat Schools West Exemption. The portion of Lot 1 Steamboat Schools West Exemption that lies south of the US Highway 40 is proposed to be merged with Lot 3 More Ranch F3. The result will be a 21.91 acre parcel owned by the Steamboat Springs School District (SSSD) and a 44.92 acre parcel owned by the Smiths.

Staff Comments:

- These parcels fall within the boundaries of the Steamboat Springs Area Community Plan and the West Steamboat Springs Area Plan. Staff reviewed the policies contained in these plans. None of them directly related to the current application.

*****Issues for Discussion*****

There were no issues identified through the review of this application.

Compliance with the Routt County Master Plan, Sub Area Plans and Subdivision Regulations

The Routt County Master Plan (Master Plan), Sub Area Plans and Subdivision Regulations contain dozens of land use policies and regulations that are intended to reinforce the guiding principals of the Master Plan. This report categorizes subject matter content that is important to consider when reviewing. The categories include:

1. Health, Safety and Nuisances
2. Regulations and Standards
3. Lot Line Adjustment Regulations and Standards
4. Community Character and Visual Issues
5. Roads, Transportation and Site Design
6. Natural Environment

Within each category are applicable policies and regulations. Specific Zoning Regulations sections include:

- **Section 5** of the Zoning Regulations are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties and shall apply in all Zone Districts and to all land uses unless otherwise noted.
- **Section 6** of the Zoning Regulations contains mitigation techniques and applies to all Minor, Administrative, Conditional or Special Uses allowed by permit only, PUD plans, Site plans, and Subdivisions.
- **Section 2** of the Subdivision Regulations applicability criteria and standards for individual application types.
- **Section 3** of the Subdivision Regulations are in place to ensure that a subdivision application is designed in a manner to best serve the public.
- **Section 4** of the Subdivision Regulations are in place to make sure that all of the required infrastructure is accounted for, designed so as to create efficient and buildable lots and to ensure that the required infrastructure is installed.

Interested parties are encouraged to review the Master Plan, Sub Area plans and Subdivision Regulations to determine if there are additional policies and regulations that may be applicable to the review of this petition.

Staff comments are included in bold at the end of each category and highlight questions and/or comments from the general public, referral agencies, and/or Planning Staff.

1. Public Health, Safety and Nuisances

Applicable Zoning Regulations

- 6.1 General Approval Standards
- 7.C Natural Hazards
- 7.H Wildland Fire

Applicable Subdivision Regulations

3.1 General Design Standards

- 3.1.D Steep land greater than a 30% slope, unstable land, land subject to flooding or to inadequate drainage, or otherwise substandard land shall not be platted for occupancy or any use which might endanger health, life, property or which may aggravate flood or erosion hazards. Land not usable for residential purposes may be set aside for open area uses such as parks, conservation areas, farm land, recreational areas.
- 3.1.N The proposed subdivision shall not create fire hazards and shall include wildland fire mitigation measures if necessary.

Staff comments: The resulting parcel owned by the SSSD is primarily mapped as having a moderate wildfire risk. The resulting parcel owned by the Smiths is primarily mapped as having a low risk. No impacts to wildfire is anticipated with this application. None of the land is mapped as having any geological hazards.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

2. Regulations and Standards

Applicable Zoning Regulations

- 5.2 Dimensional Standards
- 5.3 Secondary Dwelling Unit Standards
- 6.1.2 The proposal shall be consistent with applicable Master Plans and sub-area plans.

Applicable Subdivision Regulations

3.1 General Design Standards

- 3.1.O No subdivision of land shall occur on an area of land with commercial mining potential when such subdivision would preclude the extraction of a mineral resource of a commercial value greater than that of the proposed subdivision. This shall not apply in a case where the surface rights and the mineral rights are owned by the same individual.
- 3.1.P Proposed subdivisions shall be in substantial conformance with the Routt County Master Plan and all adopted sub-area plans.
- 3.1.Q Proposed subdivisions shall be in substantial conformance with Section 6 of the Routt County Zoning Regulations.

Staff comments: Since the SSSD parcel was granted a Subdivision Exemption, it is smaller than the minimum lot size for the A/F zone district. This application will not be creating additional residential density above and beyond what is already approved. With that and through the analysis of this application against the Master Plan, the Steamboat Springs Area Community Plan (SSACP), and the West Steamboat Springs Area Plan (WSSAP), this application is in compliance with the Master plan and the SSACP.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

3. Lot Line Adjustment Regulations and Standards

Applicable Subdivision Regulations

- 2.4.1 In order to be considered under this section a lot line adjustment shall meet all of the following standards:
 - 2.4.1.A Only lines common to the lots may be adjusted.
 - 2.4.1.B No new parcels shall be created.
 - 2.4.1.C All parcels must be deemed “Buildable Lots” by the Planning Director. In the case of a Land Preservation Subdivision Exemption, Minor Development Subdivision Exemption, or non-conforming lot, the Lot Line Adjustment shall not reduce the size of any existing non-conforming lot to less than five (5) acres or reduce the size of any existing lot which is less than five (5) acres.
- 2.4.2 **Standards:** A Lot Line Adjustment must meet all the applicable requirements of Sections 2, 3, 4, and 5 of the Routt County Subdivision Regulations and the Routt County Zoning Regulations. However, any new zoning or subdivision regulations adopted since the recordation of the plat under consideration shall not apply to the Lot Line Adjustment plat, unless required by the County.

Staff comments: This application is in compliance with all of the applicable standards for Lot Line Adjustments.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

4. Community Character and Visual Impacts

Applicable Zoning Regulations

- 5.10 Standards for Structures within mapped Skyline Areas
- 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.
- 6.1.7.G Visual Amenities and Scenic Qualities.

Applicable Subdivision Regulations

3.1 General Design Standards

- 3.1.K The proposed subdivision shall not create water, air, noise or visual impacts that cannot be mitigated.
- 3.1.L The proposed subdivision shall include plans for adequate screening from major access roads, including landscaping and other means to preserve privacy and mitigate visual impacts to surrounding areas.

Applicable Routt County Master Plan Policies

- 4.2 Support infill development and redevelopment that is complementary to existing character and consistent with available resources to accommodate evolving community needs within the Future Growth Areas.
- 4.6 Support efforts to maintain Dark Skies and control light pollution.
- 4.9 Discourage development on ridges that result in sky lining.

Staff comments: This area is not mapped as a skylined area. There are requirements that all lighting be downcast and opaquely shielded. No visual impacts are anticipated with this application and it is complimentary to the existing character of the area.

*****Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

5. Roads, Transportation and Site Design

Applicable Zoning Regulations

- 5.5 Addressing Standards
- 5.6 Access to Buildable Lot Standards
- 5.7 Right of Way Access Standards: A Right of Way Access Permit is required prior to construction of any new access point onto a County Road or other Local Public Road or Right of Way.
- 5.8 Road Construction Standards
- 6.1.7.A Public Roads, Services and Infrastructure
- 6.1.7.B Road Capacity, traffic, and traffic safety
- 6.1.7.N Snow Storage

Applicable Subdivision Regulations

3.1 General Design Standards

- 3.1.A The subdivision layout shall result in the creation of lots that are capable of being built upon.
- 3.1.B Street layout shall provide direct access to all lots.
- 3.1.C The roads and trails within the proposed subdivision shall provide for existing and future connectivity to surrounding lands.
- 3.1.G The subdivision layout shall be designed to preserve natural topography and existing vegetation to the greatest extent possible while still meeting all the technical requirements

- of these Regulations (street width, street grade, access etc.). Overlot grading shall not be allowed.
- 3.1.H The proposed subdivision shall not create undue traffic congestion or traffic hazards.
- 3.1.I No subdivision of land shall be approved on land that is accessed by a remote or minimal maintenance County Road unless the land to be subdivided will be rezoned to reduce residential density (downzoning), or there is a substantial public benefit that mitigates the impact to the County Road system.

Applicable Routt County Master Plan Policies

- 4.3 Promote development patterns that correspond with the natural topography and encourage the arrangement of uses and density patterns to support walkable and bikeable communities and neighborhoods.
- 9.4 Preserve open space.
- 11.15 Prohibit all development on slopes of 30% or greater. Development in steep draws or valleys, which tend to channel fire movement, is particularly dangerous and is also strongly discouraged.
- 11.17 Prohibit all construction and excavations on potential hazard areas including landslides, rockfall areas, unstable slopes, mudflows, and steep drainages.

Staff comments: Both lots are buildable and have access to the public road system. No new roads are proposed for construction and since no new density is being added, the existing roads have the capacity to handle the anticipated amount of traffic.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

6. Natural Environment

Applicable Zoning Regulations

- 5.11 Waterbody Setback Standards
- 6.1.7.D Wildlife and Wildlife Habitat
- 6.1.7.E Water Quality and Quantity
- 6.1.7.J Wetlands
- 6.1.7.Q Noxious Weeds

Applicable Subdivision Regulations

3.1 General Design Standards

- 3.1.E Any land subject to flooding or in a natural drainage channel shall not be platted for occupancy. The areas subject to flooding should be left as open space or reserved as conservation easement areas.

- 3.1.F Provisions shall be made to preserve as open space any natural features of the site that would enhance the subdivision, i.e. unusual rock formations, lakes, rivers, streams, trees, or attractive relief features.

Applicable Routt County Master Plan Policies

- 9.12 Noxious weeds must be controlled at the expense of the landowner.
- 9.13 Enforce the weed management program and educate new or unaware landowners or those that refuse to manage weeds.
- 11.5 Encourage land use practices that will minimize conflicts between wildlife and human uses.
- 11.7 Minimize the cumulative impacts of development on wildlife and wildlife habitat.

Staff comments: Since no new density is being added with this application, no impacts to wildlife and wildlife habitat, water quality, or wetlands is anticipated. None of the land that is being platted has any development constraints that need to be shown on the plat.

*****Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

PLANNING DIRECTOR OPTIONS:

1. **Approve the Lot Line Adjustment request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning and Subdivision Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Lot Line Adjustment request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning and Subdivision Regulations and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.
3. **Table the Lot Line Adjustment request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Lot Line Adjustment request with conditions and/or performance standards** if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning and Subdivision Regulations and the Routt County Master Plan.

FINDINGS OF FACT that may be appropriate if the Special Use Permit is approved:

1. The proposal with the following conditions meets with Sections 2, 3, and 6 of the applicable guidelines of the Routt County Zoning Regulations and Section 2 and 3 of the Subdivision Regulations.

CONDITIONS that may be appropriate may include the following:

General Conditions:

1. The plat shall be finalized and recorded within one (1) year unless an extension is granted pursuant to Section 2.1.9, Routt County Subdivision Regulations. Extensions to up to one (1) year may be approved administratively.
2. Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a .DWG format or other format acceptable to the GIS Department.
3. A Certificate of Taxes Due showing a \$0 balance for both lots shall be submitted prior to recording the plat.
4. An Acknowledgement of Merger of Title shall be recorded concurrently with the plat which combines the portion of Lot 1 Steamboat Schools West Exemption south of US Highway 40 with Lot 3 More Ranch F3.
5. The notes on the plat shall include, but are not limited to the following:
 - a. The suitability of these lots for an individual septic disposal system and the availability of permits for individual septic disposal systems have not been established. The issuance of permits for individual septic disposal systems shall be a condition of obtaining a building permit for these lots.
 - b. Existing and new accesses shall meet access standards set forth by the Routt County Road and Bridge Department and Fire Prevention Services.
 - c. The availability of water and permits for wells on the lots or parcels hereon shown has not been established.
 - d. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass mixes.
 - e. Routt County (County) and the Steamboat Springs Rural Fire Protection District (District) shall be held harmless from any injury, damage, or claim that may be made against the County or the District by reason of the County's or the 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.
 - f. Address signage in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
 - g. All external lighting shall be downcast and opaquely shielded.
 - h. 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.

I hereby approve this Smith/SSSD Lot Line Adjustment.



Kristy Winser, Planning Director

2/27/23

Date



January 24, 2023

Landmark Job No. 2012-005

Routt County Planning Department

136 6th Street, Suite 200

Steamboat Springs, CO 80477

**RE: PL20220109 Smith Steamboat School Dist Replat
Steamboat Schools West Exemption, Filing No. 2
Lot Line Adjustment Application Narrative**

Dear Routt County Planning:

This letter provides the Routt County Planning Department with a detailed description of the above referenced Lot Line Adjustment Application (the “application”).

Landmark Consultants, Inc. (Landmark) is the Land Surveyor of record for the application. The property is owned by Steamboat Springs School District RE2.

Project Narrative:

Lot 1, Steamboat Schools West Exemption consists of vacant land lying on both the north and south sides of US Highway 40. The portion of said lot south of the highway is bisected by the Yampa River.

The owner intends to adjust the lot line for Lot 1, Steamboat Schools West Exemption to coincide with the northerly boundary of the US Highway 40 right-of-way.

Per a discussion with Alan Goldich, the draft final plat attached to the application consists of the portion of said Lot 1 north of US Highway 40, and excludes that portion lying south of US Highway 40.

The owner’s intent is to transfer title to the portion of Lot 1, Steamboat Schools West Exemption lying south of US Highway 40 to the owner of Lot 3, More Ranch Subdivision, Filing No. 3. Said Lot 3 is contiguous with said portion of Lot 1 along it’s entire southerly boundary.

This letter was prepared solely to address the requirement for a project narrative for the County Lot Line Adjustment application process.

Sincerely,

Landmark Consultants, Inc.

Jeffry A. Gustafson, L.S.

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

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 ITS 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)) SS.
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

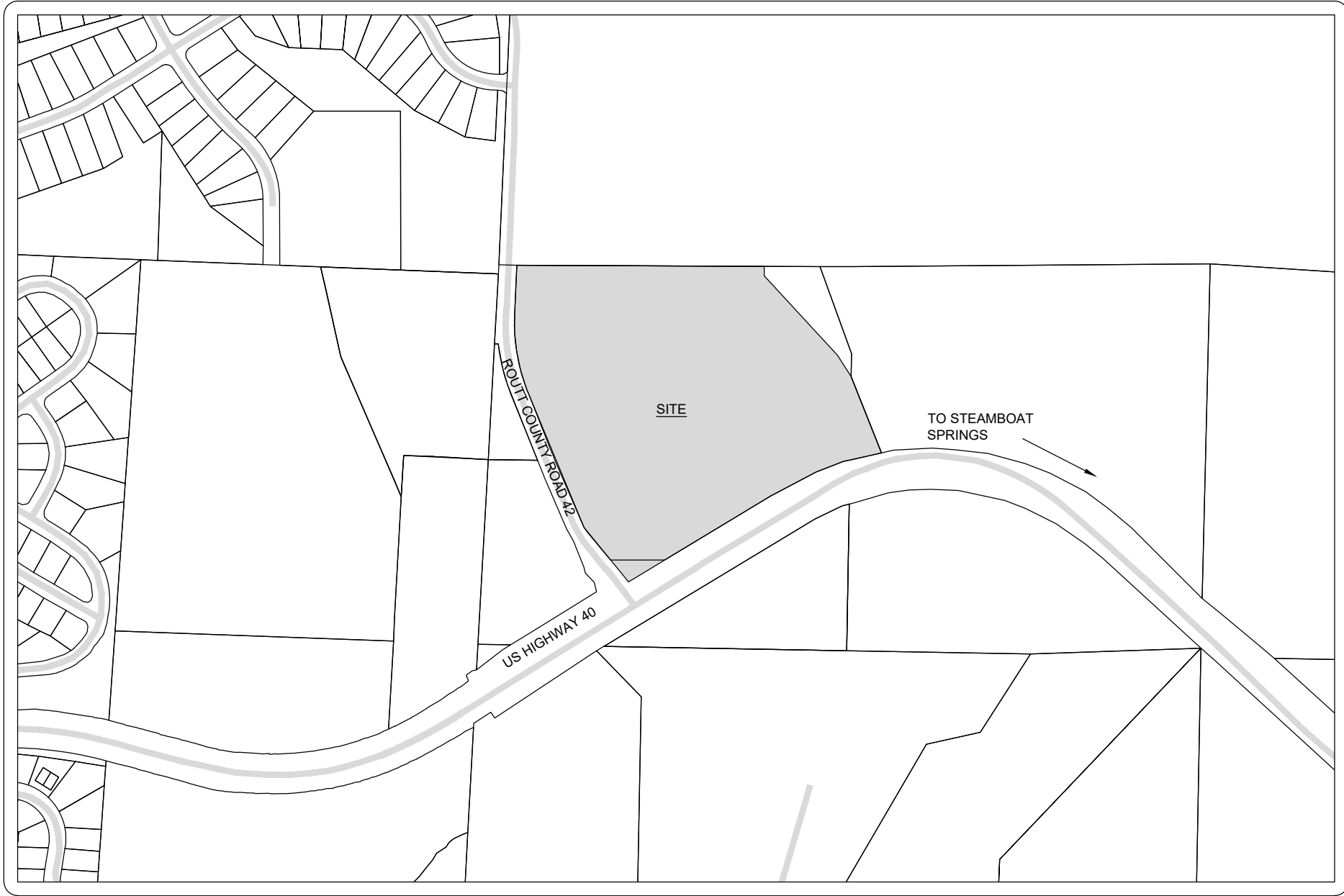
NOTES:

- 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 COUNTY, COLORADO.
- 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 STEAMBOAT SCHOOLS WEST EXEMPTION AS RECORDED UNDER RECEPTION NO. 802134 AND IN FILE NO. 14419 IN THE ROUTT COUNTY RECORDS.
- THE LOCATION OF THE YAMPA RIVER IS SHOWN HEREON BASED ON AERIAL IMAGERY OBTAINED FROM THE CITY OF STEAMBOAT SPRINGS IN 2016.
- 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

I, _____, 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:

- 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 178
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 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.
- 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



VICINITY MAP

SCALE = 1" = 500'

ATTORNEY'S OPINION (CONTINUED)

- 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
- 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
- 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
- UNDIVIDED 8 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
- 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
- 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
- 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
- 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
- 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
- WATER RIGHTS, DITCHES AND DITCH RIGHTS AS CONVEYED IN BARGAIN AND SALE DEED RECORDED AUGUST 20, 2019 AT RECEPTION NO. 802224.
- DEED OF DEDICATION RECORDED OCTOBER 25, 2021 AT RECEPTION NO. 831034.
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT-OF-WAY EASEMENT AND AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: JUNE 17, 2021
RECORDING NO.: 826025

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

_____, ATTORNEY AT LAW

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

ATTEST:

BY:
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

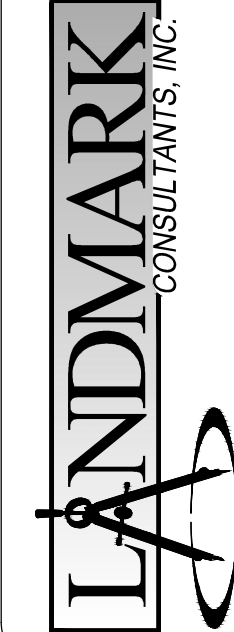
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS ____ DAY OF _____, A.D. 2023.

RECEPTION NUMBER _____ TIME _____

FILE NUMBER _____

JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774943
Steamboat, Colorado 80477
(970) 874-9439
www.LANDMARK-CD.com



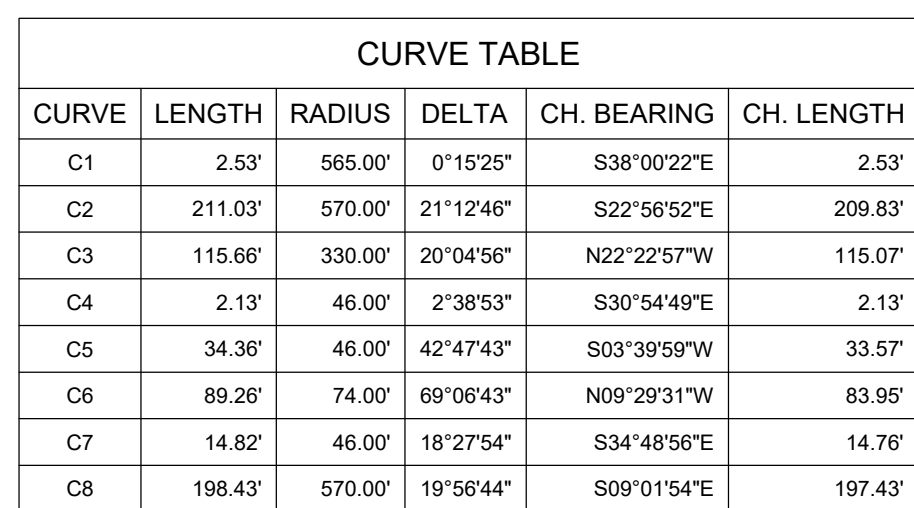
UTILITIES OF ANY KIND, CHARACTER, AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND 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

NO.	DATE	BY	DESCRIPTION
1	12/19/22	JAG	ESMTS
2	1/24/23	BC	LOC. JULIEN

PROJECT:	2012.005
DATE:	12/13/22
DRAWN BY:	JAG
CHECKED BY:	AJS

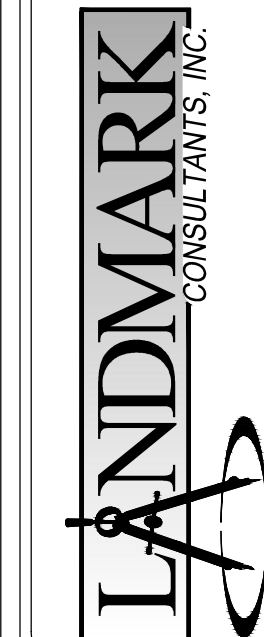
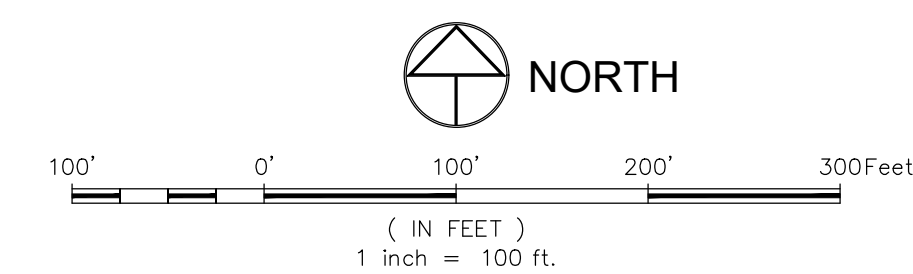
STEAMBOAT SCHOOLS WEST EXEMPTION,
FILING NO. 2
LOCATED IN LOTS 7, 8 & 9, SECTION 2,
TOWNSHIP 6 NORTH, RANGE 85 WEST, 6TH P.M.;
COUNTY OF ROUTT,
STATE OF COLORADO

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



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'

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



LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN TWO (2) YEARS AFTER THE DATE OF THE SURVEY. ANY ACTION BROUGHT AFTER THE EXPIRATION OF THE TWO (2) YEAR PERIOD SHALL BE BARRED. IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION. IN SUCH CASES, THE TWO (2) YEAR PERIOD SHALL BE BROUGHT WITHIN TWO (2) YEARS AFTER THE DATE THE NEGLIGENCE OR DEFECT SHOULD HAVE BEEN DISCOVERED. THIS SECTION DOES NOT APPLY TO ANY ACTION BROUGHT WHICH SUCH ACTION IS BASED. NOTER: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TWO (2) YEARS AFTER THE DATE OF THE SURVEY. IF YOU DO NOT COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TWO (2) YEARS AFTER THE DATE OF THE SURVEY, YOU WILL BE BARRED FROM BRINGING ANY SUCH ACTION.

NO.	DATE:	BY:	DESCRIPTION:
1	12/19/22	JAG	ESMTS
2	1/24/23	BC	100% JUSM-ENR

PROJECT:	2012-005
DATE:	12/13/22
DRAWN BY:	JAG
CHECKED BY:	AIS

STEAMBOAT SCHOOLS WEST EXEMPTION,
FILING NO. 2
LOCATED IN LOTS 7, 8 & 9, SECTION 2,
TOWNSHIP 6 NORTH, RANGE 85 WEST, 6TH P.M.;
COUNTY OF ROUTT,
STATE OF COLORADO.