

EAGLE'S VISTA SUBDIVISION

LOCATED IN THE SW1/4 SW1/4 OF SECTION 22,
TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING 2.61 ACRES, MORE OR LESS



VICINITY MAP
1" = 500'

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ZETTER, INC., A COLORADO CORPORATION, BEING THE OWNER OF THAT PARCEL OF LAND BEING A PORTION OF THOSE PARCELS OF LAND DESCRIBED IN BOOK 681 AT PAGE 588, BOOK 681 AT PAGE 624, AND RECEPTION NO. 776383 IN THE ROUTT COUNTY RECORDS, LOCATED IN THE SW1/4 SW1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHWEST CORNER OF SAID SW1/4 SW1/4 OF SECTION 22; THENCE N87°30'07"E, ALONG THE NORTH LINE OF SAID SW1/4 SW1/4 OF SECTION 22, A DISTANCE OF 0.99 FEET TO THE POINT OF BEGINNING;
- THENCE ALONG THE BOUNDARY OF SAID PARCELS OF LAND DESCRIBED IN BOOK 681 AT PAGE 588, BOOK 681 AT PAGE 624, AND RECEPTION NO. 776383 THE FOLLOWING FIFTEEN (15) COURSES:
1. N87°30'07"E, ALONG THE NORTH LINE OF SAID SW1/4 SW1/4 OF SECTION 22, A DISTANCE OF 240.19 FEET;
 2. S85°57'47"E, A DISTANCE OF 44.70 FEET;
 3. S85°57'47"E, A DISTANCE OF 44.70 FEET;
 4. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 64.77 FEET, A CENTRAL ANGLE OF 88°29'00", AND AN ARC LENGTH OF 97.80 FEET, THE CHORD OF WHICH BEARS N85°02'46"W, A DISTANCE OF 88.82 FEET;
 5. N41°52'46"W, A DISTANCE OF 30.00 FEET;
 6. N41°52'46"W, A DISTANCE OF 30.00 FEET;
 7. 172.78 FEET, THE CHORD OF WHICH BEARS S48°07'14"W, A DISTANCE OF 110.00 FEET;
 8. S41°52'29"E, A DISTANCE OF 39.00 FEET;
 9. S85°57'47"E, A DISTANCE OF 73.38 FEET;
 10. S85°57'47"E, A DISTANCE OF 73.38 FEET;
 11. S85°57'47"E, A DISTANCE OF 147.59 FEET;
 12. S80°43'29"E, A DISTANCE OF 111.75 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE BURGESS CREEK ROAD RIGHT-OF-WAY AS DESCRIBED IN BOOK 583 AT PAGE 341 IN THE ROUTT COUNTY RECORDS;
 13. S80°43'29"E, A DISTANCE OF 111.75 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE BURGESS CREEK ROAD RIGHT-OF-WAY, A DISTANCE OF 87.45 FEET;
 14. S80°43'29"E, A DISTANCE OF 111.75 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE BURGESS CREEK ROAD RIGHT-OF-WAY, AND ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 10°04'12", AND AN ARC LENGTH OF 48.21 FEET, THE CHORD OF WHICH BEARS S75°39'59"W, A DISTANCE OF 48.15 FEET, TO A POINT ON THE WEST LINE OF SAID SW1/4 SW1/4 OF SECTION 22;
 15. N01°50'14"E, ALONG SAID WEST LINE OF THE SW1/4 SW1/4 OF SECTION 22, A DISTANCE OF 133.88 FEET;
- THENCE N02°16'55"E, A DISTANCE OF 226.13 FEET;
THENCE N01°50'14"E, A DISTANCE OF 174.80 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 113,681 SQUARE FEET OR 2.61 ACRES, IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF EAGLE'S VISTA SUBDIVISION HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND SHOWN HEREON. THE CITY OF STEAMBOAT SPRINGS, COLORADO, HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL OF THE PLAT AND THE PUBLIC UTILITIES AND FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES FOR THE UNENCUMBERED FLOW OF UPSTREAM AND SITE GENERATED WATERS, RESPECTIVELY, AND FURTHER DOES HEREBY IRREVOCABLY DEDICATE TO THE CITY OF STEAMBOAT SPRINGS THE ADDITIONAL RIVER QUEEN LANE RIGHT-OF-WAY AS SHOWN HEREON. FURTHER, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE TO THE MOUNT WERNER WATER REPAIR AND REPLACEMENT OF WATER AND SEWAGE COLLECTION MAINS AND APPURTENANCES, AND FOR ACCESS OF PERSONS, VEHICLES, AND EQUIPMENT THERETO FOR SUCH PURPOSES, ON, OVER, ACROSS, AND UNDER (i) "OPEN SPACE TRACT A, PUBLIC UTILITY AND DRAINAGE EASEMENT", AS SHOWN HEREON, (ii) "OPEN SPACE TRACT B, WATER LINE, SANITARY SEWER, UTILITY, DRAINAGE, SNOW REMOVAL AND STORAGE EASEMENT" AS SHOWN HEREON (iii) ALL LAND AREAS WITHIN THE "ADDITIONAL RIVER QUEEN R.O.W." DEDICATED BY THIS PLAT, (iv) ALL LAND AREAS SHOWN AND LABELED WITH SNOW REMOVAL AND STORAGE EASEMENT, AS SHOWN HEREON, (v) ALL LAND AREAS LABELED WITH THE WORDS, "15' WIDE UTILITY, SNOW REMOVAL AND STORAGE EASEMENT", AS SHOWN HEREON, THESE DEDICATIONS PRECLUDE THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS, IN THE EASEMENT AREA, WHICH COULD IMPAIR THEIR USE AS PROVIDED IN THIS DEDICATION. FURTHER, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE TO THE MOUNT WERNER WATER REPAIR AND REPLACEMENT OF WATER AND SEWAGE COLLECTION MAINS AND APPURTENANCES, AND FOR ACCESS OF PERSONS, VEHICLES, AND EQUIPMENT THERETO FOR SUCH PURPOSES, ON, OVER, ACROSS, AND UNDER (i) ALL LAND AREA WITHIN THE PROPOSED TRACT A AND TRACT B, (ii) ALL LAND AREA LABELED AS "WATER LINE EASEMENT", (iii) ALL LAND DESIGNATED AS SANITARY SEWER EASEMENT.

IN WITNESS WHEREOF, SAID ZETTER, INC., A COLORADO CORPORATION, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 15th DAY OF November, A.D. 2018.

BY: [Signature]
TYRONE R. LOCKHART AS PRESIDENT OF ZETTER, INC., A COLORADO CORPORATION

STATE OF COLORADO)
COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF November, 2018 BY TYRONE R. LOCKHART AS PRESIDENT OF ZETTER, INC., A COLORADO CORPORATION

MY COMMISSION EXPIRES 11/3/2021

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, JEFFERY A. GUSTAFSSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF EAGLE'S VISTA SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH C.R.S. 38-61-101 ET SEQ. AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS 15TH DAY OF NOVEMBER A.D., 2018

JEFFERY A. GUSTAFSSON, LICENSED LAND SURVEYOR
COLORADO L.S. NO. 28039
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.



ATTORNEY'S CERTIFICATE

I, MELINDA H. SHERMAN, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE REVIEWED THE TITLE COMPANY OF THE ROCKIES COMMITMENT NO. 0601373, EFFECTIVE DATE: NOVEMBER 3, 2018, AND BASED EXCLUSIVELY UPON SAID TITLE COMMITMENT, I HAVE CONCLUDED THAT THE PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I HAVE ALSO REVIEWED ALL EASEMENTS, ENCUMBRANCES, EASEMENTS, RIGHTS, AND INTERESTS OF ALL LANDS AND ENCUMBRANCES EXCEPT FOR (A) THE LENS OF GENERAL EASEMENTS, (B) WATER RIGHTS AND CLAIMS WHICH ARE NOT SUBJECT TO THE LENS OF GENERAL EASEMENTS, (C) EASEMENTS, RIGHTS, AND INTERESTS OF THE DISTRICT AND CITY OF STEAMBOAT SPRINGS, (D) THE EASEMENTS AND OTHER MATTERS SHOWN OR NOTED ON THIS PLAT, AND THOSE MATTERS SET FORTH IN SCHEDULE B TO THE ABOVE REFERENCED TITLE COMMITMENT.

Melinda H. Sherman
MELINDA H. SHERMAN, ATTORNEY AT LAW
EFFECTIVE THE 15th DAY OF November, 2018.

STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF EAGLE'S VISTA SUBDIVISION IS APPROVED FOR FILING THIS 14th DAY OF November, 2018 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 38-60-101.

ATTEST: [Signature]
JULIE FRANKLIN, CITY CLERK



STEAMBOAT SPRINGS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF STEAMBOAT SPRINGS, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION THIS 14th DAY OF November, 2018.

REBECCA D. BEESLEY, ACPD, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: 11/15/2018
BY: [Signature]
FRANK ALTE, GENERAL MANAGER

LANDMARK CONSULTANTS, INC.
141 9th Street - P.O. Box 77493
Steamboat Springs, Colorado 80477
(970) 871-3494
www.LANDMARK-CC.com

NO.	DATE	BY	DESCRIPTION
1528-009	11/29/2018	MA	
		JAG	

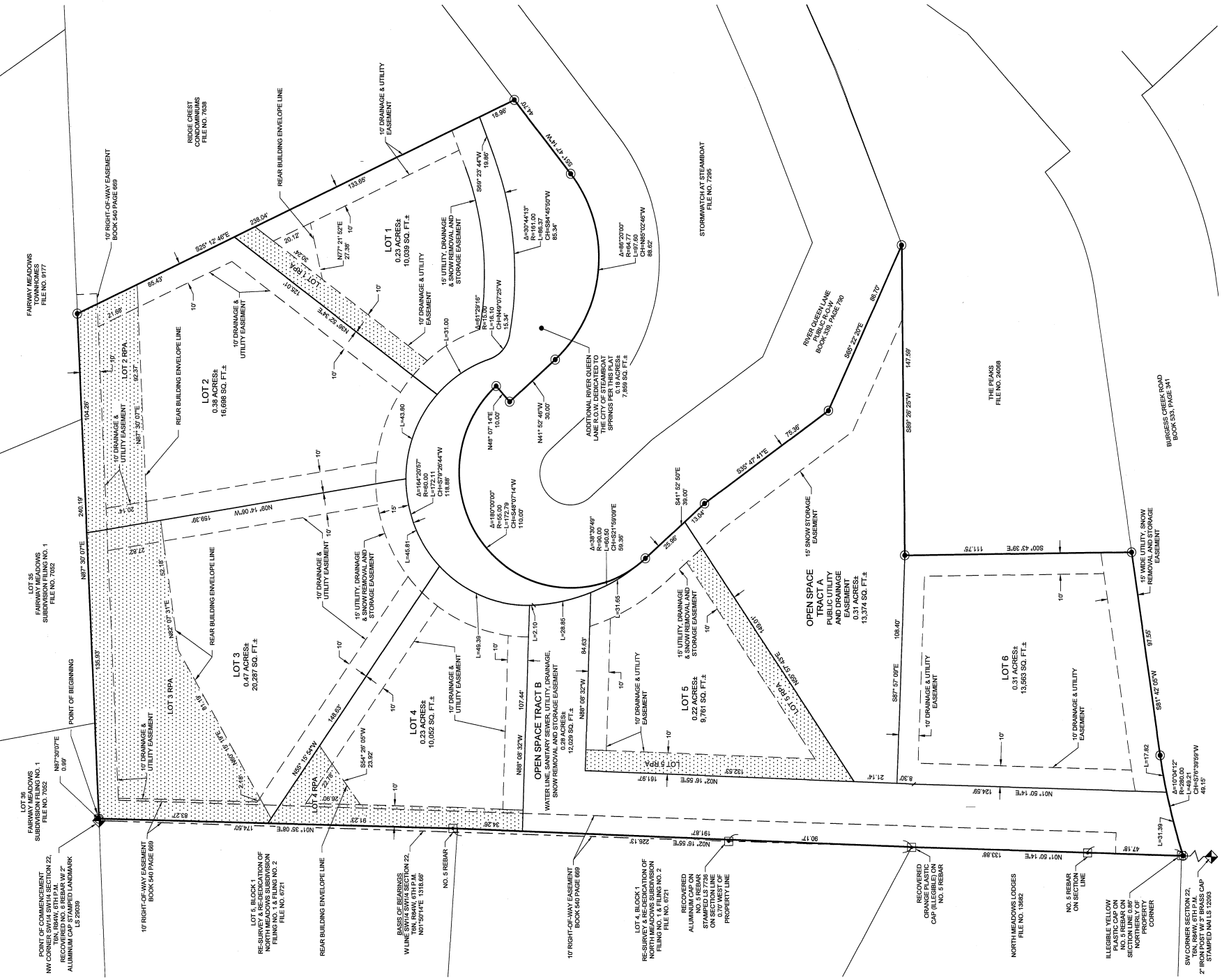
PROJECT: 1528-009
DATE: 11/29/2018
DRAWN BY: MA
CHECKED BY: JAG

FINAL PLAT
EAGLE'S VISTA SUBDIVISION
LOCATED IN THE SW1/4 SW1/4 SECTION 22,
TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.
COUNTY OF ROUTT, STATE OF COLORADO

File No. 14367 SP3124

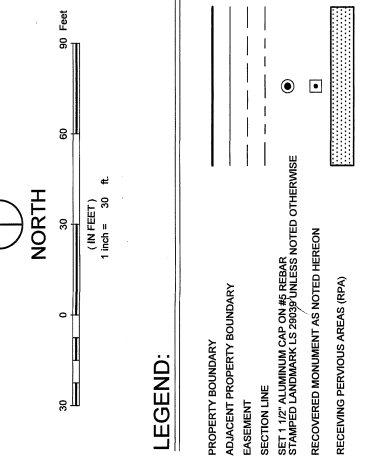
EAGLE'S VISTA SUBDIVISION

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CONTAINING 2.61 ACRES, MORE OR LESS



RECEIVING PERVIOUS AREAS (RPA):
THE RECEIVING PERVIOUS AREAS SHOWN ON THE PLAT ARE PART OF THE STORMWATER MANAGEMENT AND STORMWATER QUALITY PLAN FOR THE EAGLE'S VISTA SUBDIVISION DATED JUNE 21, 2018. ANY STORMWATER RUNOFF FROM CONSTRUCTED IMPROVEMENTS ON THE LOTS WHICH DOES NOT EXCEED THE RPA OF EACH LOT SHALL BE COLLECTED IN A CURB CUT AND FILTERED INTO OPEN SPACES AND FILTERED INTO OPEN SPACES. THE RPA OF EACH LOT SHALL EXHIBIT SHEET FLOW CHARACTERISTICS PRIOR TO ENTERING THE RPA OF EACH LOT. SHEET FLOW IS DEFINED AS STORMWATER THAT DOES NOT HAVE DEFINED CHANNELS.

RECOVERED PERVIOUS AREAS (RPA):
RPA AREAS, SUBWAY, ON EACH LOT SHALL BE USED IN A MANNER THAT MAINTAINS SHEET FLOW RUNOFF CHARACTERISTICS AND REMAIN PERVIOUS.



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CIVIL ENGINEERS | SURVEYORS

NO.	DATE	BY	DESCRIPTION

PROJECT:	1528-009
DATE:	11/9/2018
DRAWN BY:	MG
CHECKED BY:	JAG

FINAL PLAT
EAGLE'S VISTA SUBDIVISION
LOCATED IN THE SW1/4 SW1/4 SECTION 22,
TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.
CITY OF STEAMBOAT SPRINGS
COUNTY OF ROUTT, STATE OF COLORADO

SHEET **2** Of 2 Sheets

RECEPTION#: 795570
R11:52:00 P.M. 05/01/2019
Kim Bonner, Routt County, CO

File No. 14367 SP3124