SHEET

Of 2 Sheets

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT RIVERVIEW-YAMPA DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY

A PARCEL OF LAND BEING ALL OF THAT RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS, AS RECORDED IN FILE NO. 6765 IN THE ROUTT COUNTY RECORDS. TOGETHER WITH ALL OF THOSE PORTIONS OF YAMPA STREET, 3RD STREET AND 4TH STREET VACATED BY CITY OF STEAMBOAT SPRINGS ORDINANCE NO. 2061 AS RECORDED UNDER RECEPTION NO. 651592 IN THE ROUTT COUNTY RECORDS. TOGETHER WITH ALL OF THAT LAND CONTAINED IN THE PLAT OF ANCHOR PROFESSIONAL OFFICES, RECORDED IN FILE NO. 9940 AND UNDER RECEPTION NO. 349459 IN THE ROUTT COUNTY RECORDS, TOGETHER WITH LOTS 4, 5 AND 6, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS; LOCATED IN THE NE 1/4 SECTION 17, 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:

BASIS OF BEARINGS: THE NORTHEASTERLY LINE OF LOTS 4, 5 AND 6, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS, BEING ASSUMED TO BEAR

BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 4, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS; THENCE S38°43'34"W, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 4, A DISTANCE OF 139.88 FEET TO THE MOST EASTERLY CORNER OF SAID RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS AS RECORDED IN FILE NO. 6765;

THENCE ALONG THE BOUNDARY OF SAID RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS AS RECORDED IN FILE NO. 6765 THE FOLLOWING NINE (9) COURSES:

- 1. S38°36'20"W, A DISTANCE OF 218.26 FEET;
- N61°29'24"W, A DISTANCE OF 152.36 FEET;
- N61°07'51"W, A DISTANCE OF 81.11 FEET:
- N60°10'50"W, A DISTANCE OF 157.67 FEET N48°00'53"W, A DISTANCE OF 144.43 FEET
- N37°47'38"W, A DISTANCE OF 82.31 FEET;
- N32°03'12"W, A DISTANCE OF 105.23 FEET 8. N51°23'56"W. A DISTANCE OF 45.42 FEET:
- 9. N33°31'37"E, A DISTANCE OF 60.24 FEET TO THE SOUTHERLY MOST CORNER OF SAID ANCHOR PROFESSIONAL OFFICE CONDOMINIUMS;

THENCE ALONG THE BOUNDARY OF SAID ANCHOR PROFESSIONAL OFFICE CONDOMINIUMS THE FOLLOWING FOUR (4) COURSES:

- N51°24'09"W A DISTANCE OF 149.60 FEET
- N38°35'51"E A DISTANCE OF 140.00 FEET; S51°24'09"E A DISTANCE OF 149.60 FEET:
- 4. \$38°35'51"W A DISTANCE OF 70.03 FEET TO A CORNER OF SAID RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS AS

THENCE ALONG THE BOUNDARY OF SAID RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS AS RECORDED IN FILE NO. 6765

- S51°24'42"E, A DISTANCE OF 150.00 FEET:
- S51°23'40"E, A DISTANCE OF 80.00 FEET; N38°36'21"E, A DISTANCE OF 69.98 FEET;
- 4. S51°24'05"E, A DISTANCE OF 300.00 FEET;
- 5. S51°23'40"E, A DISTANCE OF 80.00 FEET;
- 6. N38°35'31"E, A DISTANCE OF 20.00 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 6, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS;

THENCE N38°36'20"E, ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 6, BLOCK 24, A DISTANCE OF 139.88 FEET TO THE MOST NORTHERLY CORNER

THENCE S51°23'56"E, ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOTS 4, 5 AND 6, BLOCK 24, A DISTANCE OF 150.29 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4.74 ACRES, IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF DOWNTOWN RIVERVIEW, HAS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE CITY OF STEAMBOAT SPRINGS, STATE OF COLORADO, AND THE RIVERVIEW METROPOLITAN DISTRICT NON-EXCLUSIVE UTILITY EASEMENTS WITHIN TRACT A, TRACT B AND TRACT C, AND AS OTHERWISE SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND PUBLIC UTILITIES AND APPURTENANT SURFACE FACILITIES, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE CITY OF STEAMBOAT SPRINGS, STATE OF COLORADO THE SNOW STORAGE EASEMENT WITHIN TRACT A SHOWN HEREON FOR SNOW STORAGE. THESE DEDICATIONS PRECLUDE THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS IN THE EASEMENT AREAS WHICH COULD IMPAIR THEIR USE AS PROVIDED IN THIS DEDICATION. RIVERVIEW-YAMPA DEVELOPMENT, LLC HEREBY DEDICATES TO THE CITY OF STEAMBOAT SPRINGS, STATE OF COLORADO, A PERPETUAL AND NON-EXCLUSIVE EASEMENT OVER AND ACROSS ALL ROADS, DRIVES AND PARKING AREAS NOW OR HEREAFTER LOCATED WITHIN THE PROPERTY HEREBY PLATTED FOR THE PURPOSE OF EMERGENCY VEHICLE ACCESS. WHICH EASEMENT SHALL BE LIMITED TO ROADS, DRIVES AND PARKING AREAS FROM TIME TO TIME IMPROVED AND SURFACED SO AS TO BE SUITABLE FOR USE BY

IN WITNESS WHEREOF, SAID RIVERVIEW-YAMPA DEVELOPMENT, LLC HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, A.D. 2018.

RIVERVIEW-YAMPA DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

COUNTY OF ____

. A.D. 2018 BY _____ THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF OF RIVERVIEW-YAMPA DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

{SEAL}

NOTARY PUBLIC

SUBJECT

- 1. BASIS OF BEARINGS: THE NORTHEASTERLY LINE OF LOTS 4, 5 AND 6, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS, BEING MONUMENTED AS SHOWN HEREON AND BEING ASSUMED TO BEAR \$51°23'56"E.
- 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF DATED , 2018, AT : .M. PREPARED BY LAND TITLE GUARANTEE 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.
- 4. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- 5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6. THE PROPERTY HEREBY PLATTED IS SUBJECT TO THE DECLARATION OF COVENANTS FOR DOWNTOWN RIVERVIEW MASTER ASSOCIATION RECORDED AT RECEPTION NO. ______.
- 7. RESIDENTIAL UNITS ARE SUBJECT TO THE RESIDENTIAL TRANSFER FEE COVENANT RECORDED AT RECEPTION NO.

RESTRICTIONS AND COVENANTS BY DEED OF DEDICATION AND AGREEMENT RECORDED AT RECEPTION NO.

- 8. TRACT A. TRACT B AND TRACT C ARE DEDICATED TO THE RIVERVIEW METROPOLITAN DISTRICT AND SUBJECTED TO CERTAIN USE
- 9. EAST PUBLIC ACCESS EASEMENT SHOWN HEREON IS AN EASEMENT GRANTED TO THE RIVERVIEW METROPOLITAN DISTRICT BY EASEMENT AGREEMENT (EAST PUBLIC ACCESS) RECORDED AT RECEPTION NO.
- 10. RIPARIAN AREA PROTECTION EASEMENT SHOWN HEREON IS AN EASEMENT GRANTED TO THE CITY OF STEAMBOAT SPRINGS BY EASEMENT AGREEMENT (RIPARIAN AREA PROTECTION) RECORDED AT RECEPTION NO. _____
- 11. SOFT SURFACE TRAIL EASEMENT SHOWN HEREON IS AN EASEMENT GRANTED TO THE RIVERVIEW METROPOLITAN DISTRICT BY EASEMENT AGREEMENT (SOFT SURFACE TRAIL) RECORDED AT RECEPTION NO.
- 12. SHARED RIGHT OF WAY EASEMENT SHOWN HEREON IS AN EASEMENT GRANTED TO THE RIVERVIEW METROPOLITAN DISTRICT BY EASEMENT AGREEMENT (SHARED RIGHT OF WAY) RECORDED AT RECEPTION NO. _
- 13. PRIOR TO APPROVAL OF A FINAL PLAT OR FINAL DEVELOPMENT PLAN FOR LOT D, THE APPLICANT/OWNER SHALL GRANT A SIDEWALK EASEMENT ADJACENT TO LINCOLN AVENUE FOR A SIDEWALK THAT MEETS THE CITY OF STEAMBOAT SPRINGS DOWNTOWN DESIGN GUIDELINES AND TRANSIT SHELTER REQUIREMENTS. THE DIMENSIONS AND CONDITIONS OF THE EASEMENT SHALL BE FINALIZED AT THE

PROTECTIVE COVENANTS

RIVERVIEW MASTER ASSOCIATION COVENANTS FOR THIS DEVELOPMENT ARE LOCATED AT RECEPTION NO.

SURVEYOR'S CERTIFICATE

I, JEFFRY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF DOWNTOWN RIVERVIEW WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH C.R.S. 38-51-101 ET SEQ. AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE. INFORMATION AND BELIEF

DATED THIS _____ DAY OF _____

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR

FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.

ATTORNEY'S CERTIFICATE

COLORADO L.S. NO. 29039

I, ROBERT G. WEISS, 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 SOLELY BY REVIEW OF TITLE COMMITMENT , 2017, PREPARED BY LAND TITLE GUARANTEE COMPANY (TITLE COMMITMENT) AND THAT TITLE TO SUCH LANDS IS IN RIVERVIEW-YAMPA DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT FOR THE LIEN OF GENERAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, EASEMENTS, ENCROACHMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, COVENANTS OF RECORD OR APPARENT AND OTHER MATTERS SHOWN OR NOTED ON THIS PLAT, AND THOSE ITEMS SET FORTH IN THE TITLE COMMITMENT.

DAY OF

ROBERT G. WEISS. ATTORNEY AT LAW

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 _____ DAY OF ____

TYLER GIBBS, AIA, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF DOWNTOWN RIVERVIEW IS APPROVED FOR FILING THIS AND THE DEDICATIONS OF THE UTILITY, SNOW STORAGE AND EMERGENCY VEHICLE ACCESS EASEMENTS TO THE CITY OF STEAMBOAT SPRINGS AS SHOWN OR NOTED HEREON ARE HEREBY ACCEPTED FOR THE PURPOSES NOTED. THE EASEMENTS AND EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 642335 ARE HEREBY RELEASED, VACATED AND TERMINATED IN THEIR ENTIRETY. THE EASEMENT FOR FISHING GRANTED ON THE PLAT RECORDED AT FILE NO. 6765 IS HEREBY RELEASED, VACATED AND TERMINATED.

JASON LACY, CITY COUNCIL PRESIDENT

JULIE FRANKLIN, CITY CLERK

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP __ , 2018 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

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 ______, A.D. 2018.

RECEPTION NUMBER _____ TIME _____

FILE NUMBER

KIM BONNER - ROUTT COUNTY CLERK AND RECORDER

DOWNTOWN RIVERVIEW LOCATED IN THE NE1/4 SECTION 17, T6N, R84W, 6TH P.M., CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO CONTAINING A CALCULATED AREA OF 4.74 ACRES LINCOLN AVENUE BASIS OF BEARINGS (US HWY 40) LOTS 1, 2, 3 & THE LOT 3, THE EAST HALF OF LOT 4, & THE NORTH HALF WEST HALF OF LOT 4, LOTS 5 & 6, BLOCK 26, EAST HALF OF LOT 4, LOTS 1 & 2, BLOCK 26, CHIEFTAIN CONDOMINIUMS BLOCK 25, OF LOTS 10, 11, & 12, ORIG TOWN OF SS ORIGINAL TOWN OF SUBDIVISION ORIG TOWN OF SS STEAMBOAT SPRINGS ORIG TOWN OF SS N38°35'31"E LOT D 37,723 SQ. FT.± ALLEY 20' RIGHT-OF-WAY S38°36'01"W LOT 3, EAST HALF OF LOT 4 & THE NORTH HALF OF LOTS 10, 11 & 12, UTILITY EASEMENT RECEPTION NO. 654118 BLOCK 26, ORIGINAL TOWN OF STEAMBOAT SPRINGS S33°20'44"W _ 15.57' 38,585 SQ. FT.± S38°36'01"W_ EAST PUBLIC ACCESS EASEMENT RECEPTION NO. N38°36'01"E _____1.15' \$38°36'01"W 1.15' \\ 16.09' \\ \S51°23'40"E SNOW STORAGE LOT A 20,944 SQ. FT.± S51°15'48"E __ 19.60' N52°44'14"W __/ S38°36'01"W _N38°00'48"E S51°12'59"E 5.00' __N60°30'48"E 15.77' 16,313 SQ. FT± S38°32'23"W 22,125 SQ. FT.± 10,068 SQ. FT.± S51°27'37"E_/ 9,229 SQ. FT.± SOFT SURFACE TRAIL EASEMENT OVER AND S10°31'40"W __/ 12.72' PROTECTION EASEMENT RIVERVIEW PLAZA PROTECTION EASEMENT RECEPTION NO. RECEPTION NO. RECEPTION NO. S51°21'48"E__/ YAMPA STREET 80' RIGHT-OF-WAY 6,860 SQ. FT± 9,940 SQ. FT.± 9,805 SQ. FT.± 8,831 SQ. FT.± 9,984 SQ. FT.± SOFT SURFACE TRAIL EASEMENT OVER AND (SEE NOTE 8) ACROSS LOTS C1-C6 RECEPTION NO. RIPARIAN AREA PROTECTION EASEMENT RECEPTION NO. **CURVE TABLE** CURVE | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LENGTH CURVE LENGTH RADIUS DELTA CH. BEARING CH. LENGTH (IN FEET) 1 inch = 30 ft. 25.00' 109°20'48" S86°43'35"E C13 10.00' 037°14'28" LEGEND: 44.10' 67.00' 037°43'00" S19°44'31"W 10.41' 54.00' 011°02'37" S33°04'42"W 10.39' YAMPA RIVER C15 25.46' 30.00' 090°00'00" S06°23'59"E 25.70' 54.00' 027°16'15" S65°02'06"E PROPERTY BOUNDARY C16 75.00' 013°24'49" 47.12' 30.00' 090°00'00" N83°36'01"E 42.43' 17.56' S58°06'24"E LOT LINES 51.00' 005°15'17" 54.00' 037°40'12" ADJACENT PROPERTY BOUNDARY C18 34.13' 3.03' 33.00' 005°15'17" N35°58'22"E 34.51' 67.00' 029°30'27" S36°38'46"E 5.26' 10.00' 030°07'19" 30.00' 027°59'10" N52°35'36"E SET MONUMENT (1-1/2" ALUMINUM CAP ON NO. 5 REBAR STAMPED "LS 29039") 19.62' 150°14'39" 30.00' 062°00'50" 30.91' RECOVERED ILLEGIBLE SHINER 10.00' 030°07'19" 67.00' 022°46'33" 26.46' RECOVERED YELLOW PLASTIC CAP ON NO. 5 REBAR STAMPED "D&D 13221" RECOVERED RED PLASTIC CAP ON NO. 5 REBAR STAMPED "BTK 24318" RECOVERED ALUMINUM CAP ON NO. 5 REBAR STAMPED "LCI 38024" RECOVERED YELLOW PLASTIC CAP ON NO. 5 REBAR STAMPED "LCI 30093" UTILITY EASEMENT SHEET SHARED RIGHT-OF-WAY EASEMENT, RECEPTION NO. EAST PUBLIC ACCESS EASEMENT, RECEPTION NO.

Of 2 Sheets