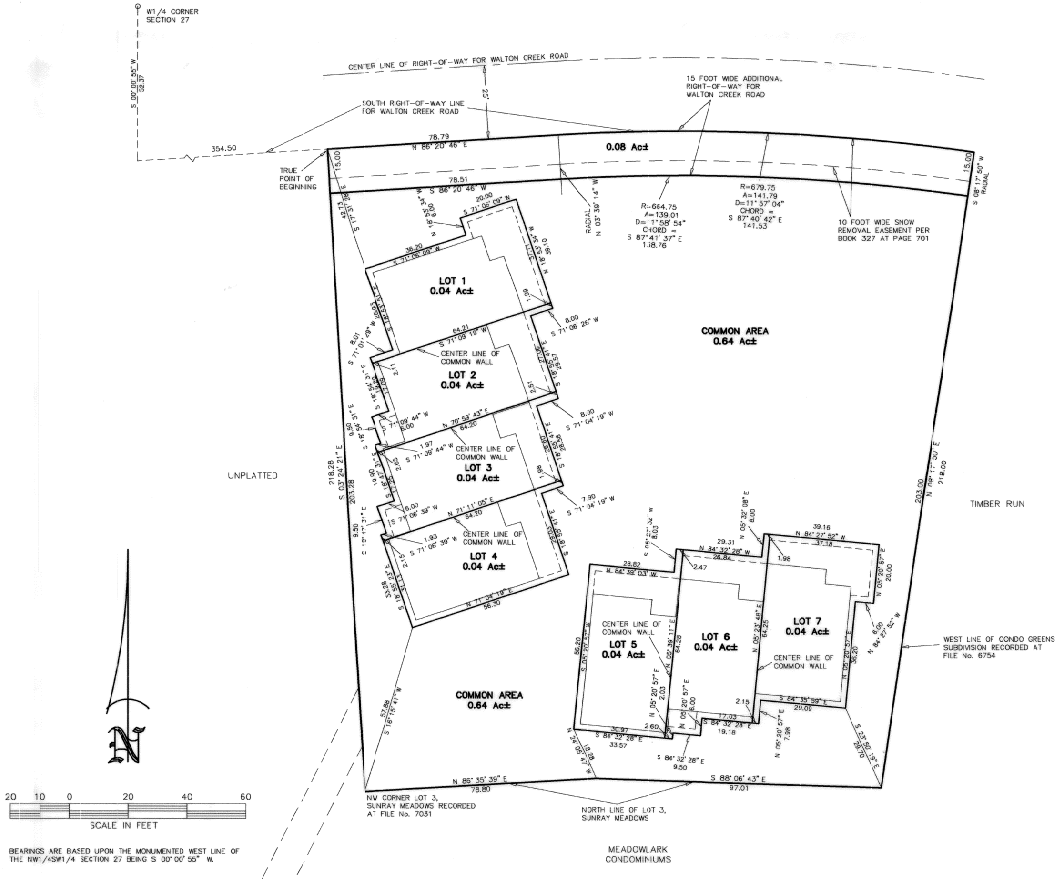
12321
1 of 1

PINE RIDGE TOWNHOMES

LOCATED IN THE NW1/4SW1/4 SECTION 27, T6N, R84W, OF THE 6TH P.M., CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



NOTES

1. EXCEPT AS OTHERWISE AGREED BY THE CITY OF STEAMBOAT SPRINGS, THE PINE RIDGE TOWNHOMES PROPERTY OWNERS ASSOCIATION, INC., SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALK FRONTING WALTON CREEK ROAD ON A YEAR-ROUND BASIS, INCLUDING SNOW REMOVAL.
2. NO LANDSCAPING EXCEPT TURF AND ACCOMPANYING IRRIGATION SYSTEMS, SHALL BE INSTALLED WITHIN THE CITY RIGHT-OF-WAY, UNLESS OTHERWISE AGREED BY THE CITY OF STEAMBOAT SPRINGS.
3. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT HEREIN DEDICATED SHALL BURDEN A PORTION OF THE COMMON AREA LYING NORTHERLY OF LOTS 5, 6 AND 7 AND EASTERLY OF LOTS 1, 2, 3 AND 4 FROM TIME TO TIME PAVED FOR AN ACCESS DRIVE AND PARKING.
4. A DRAINAGE EASEMENT CREATED FOR THE BENEFIT OF THE PROPERTY SHOWN ON THIS PLAT IS RECORDED AT BOOK 711, PAGE 87 OF THE ROUTT COUNTY RECORDS.

LEGEND

DECK

FOUNDATION LINE

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:
That THOMAS DIVINE, TRUSTEE, being the owner of the real property described as follows:

A tract of land located in the NW1/4SW1/4, Section 27 T6N R84W, of the 6th P.M., Routt County, Colorado, bounded by a line described as follows:

Commencing at the W1/4 corner of Section 27,
thence S00°00'55" W 52.37 feet along thv West line o' the NW /4SW1/4 to the South Right-Of-Way of Walton Creek Road as shown on the Map or Plat and Boundary Agreement as filed by plat with the Clerk and Recorder appearing at File No. 9406,
thence N86°20'46" E 354.50 feet along said South Right-Of-Way to the True Point of Beginning,
thence S 03°24'21" E 218.29 feet to the NW corner o' Lot 3, Sunray Meadows, a subdivision as filed by plat with the County Clerk and Recorder appearing at File No. 7031 and as corrected by that certain Letter of Correction appearing in Book 470 at Page 232;
thence N 86°35'39" E 78.80 feet along a North line of Lot 3;
thence S 88°06'43" E 17.01 feet along a North line of Lot 3 to the West line of Condo Greens Subdivision;
thence N 08°17'50" E 218.00 feet along said West line to the above said South Right-Of-Way o' Walton Creek Road. Said point being on a curve from which the radius point bears S 08°17'50" W 679.75 feet;
thence along said South Right-Of-Way on a curve to the left a distance of 141.79 feet, with a central angle of 11°57'04", and whose chord bears N 37°40'42" W 141.53 feet;
thence S 86°20'46" W 78.79 feet along said South Right-Of-Way; to the True Point of Beginning.

Containing 1.00 acres more or less, has by these presents laid out, platted, and subdivided the same into 7 townhome units under the name and style of PINE RIDGE TOWNHOMES, and by these presents does hereby dedicate to the City of Steamboat Springs the 15 foot wide additional right-of-way for Walton Creek Road, the emergency service vehicle access easement as noted hereon and a 10 foot wide non exclusive easement for installation and maintenance of underground public utilities, said easement being 5.0 feet on each side of the existing main utility line centerline, located on and under the Common Area in such lands lying outside the boundary lines of Lots 1 thru 7 as shown hereon. This dedication is specific to all utilities classified as mainlines. Service lines are precluded from this dedication. Such dedicated easements may be vacated in part or parts by the recorded ordinance of the City of Steamboat Springs, alone or as otherwise provided by ordinance.

The above described property and improvements thereon are hereby submitted to townhome ownership under and pursuant to the Townhome Declaration recorded in Book 719 at Page 1054 Routt County Records.

In witness whereof the said THOMAS DIVINE, TRUSTEE has caused his name to be hereunto subscribed this 24th day of April, A.D. 1996.

by: DAN KARZEN, attorney in fact for THOMAS DIVINE, TRUSTEE

State of COLORADO)
) ss
County of ROUTT)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 24th day of April, A.D., 1996, by DAN KARZEN, attorney in fact for THOMAS DIVINE, TRUSTEE.

My commission expires: 5-16-99

Witness my hand and official seal.
Paula Hays
Notary Public

PAULA HAYS
STATE OF COLORADO

SURVEYORS CERTIFICATE

I, R.C. Moon, being a registered Land Surveyor in the State of Colorado, do hereby state that this plat and survey of PINE RIDGE TOWNHOMES was made and performed by me or under my direct supervision, responsibility, and checking, that this this map or plat contains all the information required by C.R.S. 38-33.3-209 where applicable and further state that said map or plat is accurate and true to the best of my knowledge and belief. Utility lines and drainages are not shown hereon.

Dated: 10-31-95

R.C. Moon, Colo Reg. No. 3221

CITY OF STEAMBOAT SPRINGS PLANNING COMMISSION

" The Director of Planning Services for the City of Steamboat Springs, Colorado, does hereby authorize and approve this plat of the above townhome this 25th day of April, A.D., 1996.

ANNE M.W. MUHME, DIRECTOR OF PLANNING SERVICES

CITY OF STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

The within plat of PINE RIDGE TOWNHOMES is approved for filing this 29 day of April, 1996.
The dedication of the utility easements, this 15 foot wide additional right-of-way for Walton Creek Road and the emergency service vehicle access easement as shown or noted hereon are hereby accepted for the purposes noted.

By: PAULA COOPER BLACK
CITY COUNCIL PRESIDENT PRO TEM

ATTEST: JULIE ROBERTSON-STRUBLE
CITY CLERK

COUNTY SURVEYOR LAND SURVEY PLAT CERTIFICATE

DEPOSITED THIS 30 DAY OF April, 1996, AT 11:25 O'CLOCK A.M. IN BOOK 1 OF THE COUNTY SURVEYORS LAND SURVEY PLAT/RIGHT-OF-WAY SURVEYS AT PAGE —, RECEPTION NUMBER SP455 RECORDS OF ROUT COUNTY.

Kay Weinland for Joan E. Deane-Duerig
Routt County Clerk & Recorder
COUNTY SURVEYOR

LAWRENCE E. PETERSON COLO REC NO. 12881

RECORDATION OF TOWNHOME DECLARATIONS

Townhome Declarations are recorded in Book No. 719 at Page No. 1054 Routt County Records.

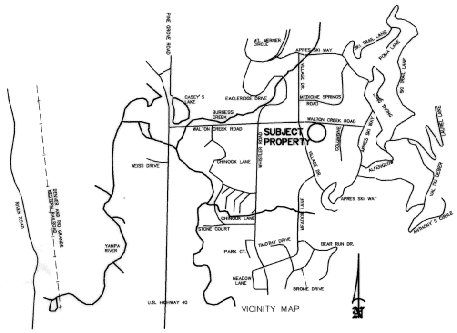
CLERK AND RECORDERS CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado this 30 day of April, A.D., 1996, at File Number 12321 and Reception Number #622693 time 11:25 A.M.
Book 719
Page 1053

Kay Weinland for Joan E. Deane-Duerig
Routt County Clerk and Recorder

NOTICE OF RESEARCH

PURSUANT TO C.R.S. § 38-51-106(1)(b)(I), RESEARCH REGARDING THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON WAS OBTAINED BY TITLE COMMITMENT NO. 7819873 AS PREPARED BY TRANSAMERICA TITLE INSURANCE COMPANY AS OF 9-27-95 AND NOT BY THE PERSONAL SEARCH OF OF R.C. MOON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.



D & D, Inc.
A PROFESSIONAL LAND SURVEYING & PLANNING CO.
P.O. Box 770008 Steamboat Springs, Co. 80477
(303) 879-2715

DRAWN: ISTRAZIC/JOI
DRAWING NAME: PINERIDGE.DWG
PROJECT: 1ST PLAT, 20-TC
PROJECT No. 2005-1
C:\PRIDGE\PINERIDGE 04/10/96 13:22

LS PLAT - #SP455

File #12321

1 page