

# AGENDA ITEM #11.

## CITY COUNCIL COMMUNICATION FORM

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**FROM:** Toby Stauffer, AICP, Senior Planner  
Tyler Gibbs, AIA, Director of Planning & Community Development

**THROUGH:** Gary Suiter, City Manager

**DATE:** January 23, 2018

**ITEM:** Hinsdale Subdivision, Lot 3, Easement Vacation Ordinance, UEV-17-01.

**MOTION:** Motion to approve the easement vacation ordinance for Hinsdale Subdivision, Lot 3, on second reading at public hearing and to adopt the staff findings as set forth in the staff report.

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DIRECTION  
 INFORMATION  
 ORDINANCE  
 MOTION  
 RESOLUTION

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### **I. REQUEST/ISSUE & BACKGROUND INFORMATION:**

**Request:** A request to vacate a 10-foot utility easement as described and depicted in Ordinance Exhibit A.

**Location:** 769 Anglers Pond

**Applicant:** David Gedeon, Red Dog Management

**PC Action:** n/a

**Background:** The property is a vacant lot located off Anglers Drive and Angler's Pond roads.

#### **Project Description:**

The applicant is requesting a vacation of an unused 10-foot utility easement on Lot 3, Hinsdale Subdivision. The applicant will dedicate a new easement to YVEA to cover an existing line on the property and an irrigation easement will also be dedicated to the adjacent property owner. The easement vacation is proceeding concurrently with a final plat that will be recorded to show the history of vacations and dedications. Please see Ordinance Exhibit A depicting the request. Utility providers have reviewed and approved the request.

**Planning Commission Recommendation:**

n/a

**Public Comment:**

No objections have been received, though several neighbors have requested information about the project. Neighbors requested information about the project to determine if it was related to a civil matter that is being discussed between this property and those surrounding it. It was determined that the civil matter is separate from this project and this project does not impact or affect the other matter. The project was heard at first reading with no comment from City Council and no comment from the public.

**II. ALTERNATIVES:**

This is the second reading of the ordinance, a public hearing where a decision on the ordinance is made. The alternatives are to approve, approve with changes or conditions, deny or remand to Planning Commission for discussion, analysis, and recommendation.

**III. STAFF RECOMMENDATION:**

Staff recommends approval of the request finding that the easement vacation for the 10-foot utility easement on Lot 3, Hinsdale Subdivision, is consistent with the Community Development Code criteria for approval for a final plat/easement vacation.

**IV. FISCAL IMPACTS:**

Proposed Expenditure: n/a

Funding Source: n/a

Risk Assessment: n/a

**V. LEGAL ISSUES:**

There are no apparent legal issues.

**VI. CONFLICTS OR ENVIRONMENTAL ISSUES:**

There are no apparent conflicts or environmental issues.

**VII. CONSISTENCY WITH COUNCIL GOALS AND POLICIES:**

**Relevant Council Policies:**

- Make decisions and recommendations based on research, facts, and careful listening, taking into consideration short-term and long-term goals, competing community interest, and using measureable evaluation criteria whenever possible.
- Integrate the Steamboat Springs Area Community Plan in all aspects of community development.
- Facilitate economic opportunities while protecting the natural environment, culture, community character, and heritage.

**CITY OF STEAMBOAT SPRINGS, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE VACATING A 10-FOOT UTILITY EASEMENT LOCATED ON LOT 3, HINSDALE SUBDIVISION, AND PROVIDING AN EFFECTIVE DATE AND SETTING A HEARING DATE.**

**WHEREAS**, in accordance with Chapter 20, Art. I, Div. 3 of the Steamboat Springs Revised Municipal Code, the owner of Lot 3, Hinsdale Subdivision, proposes to vacate a 10-foot utility easement on Lot 3, Hinsdale Subdivision, (the "Property") as described and depicted in Exhibit A; and

**WHEREAS**, the Director of Public Works has reviewed the request and determined that the 10-foot utility easement may be vacated; and

**WHEREAS**, utility providers have reviewed the request and determined that the 10-foot utility easement may be vacated; and

**WHEREAS**, the City Council finds that vacating the 10-foot utility easement will protect the public interest by continuing land use, utility access and utility service in a more efficient manner.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO:**

Section 1. That the 10-foot utility easement within Lots 3, Hinsdale Subdivision, as described and depicted in Exhibit A are hereby vacated.

Section 2. That pursuant to Section 7-11 of the Charter of the City of Steamboat Springs, Colorado, the second publication of this ordinance may be by reference, utilizing the ordinance title.

Section 3. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance.

Section 4. The City Council hereby finds, determines and declares that this ordinance is necessary for the immediate preservation of the public peace, health, and safety.

Section 5. This Ordinance shall take effect upon the later of the expiration of thirty (30) days from and after its publication following final passage or the recording of the final plat approved as UEV-17-01, as provided in Section 13.6 of the Steamboat Springs Home Rule Charter.

Section 6. A public hearing on this ordinance shall be held on January 23, 2018 at 5:00 P.M. in the Citizens' Hall meeting room, Centennial Hall, Steamboat Springs, Colorado.

**INTRODUCED, READ AND ORDERED** published, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 9<sup>th</sup> day of January, 2018.

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**Jason Lacy, President  
Steamboat Springs City Council**

**ATTEST:**

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**Julie Franklin, CMC  
City Clerk**

**FINALLY READ, PASSED AND APPROVED** this 23<sup>rd</sup> day of January, 2018.

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**Jason Lacy, President  
Steamboat Springs City Council**

**ATTEST:**

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**Julie Franklin, CMC  
City Clerk**

# Exhibit A

## PROPERTY DESCRIPTION

### EASEMENT VACATION

A 10.00 FOOT WIDE EASEMENT TO BE VACATED, BEING THAT WATER, ELECTRIC, & TELEPHONE EASEMENT DEDICATED BY THE PLAT OF HINSDALE SUBDIVISION AS RECORDED UNDER RECEPTION NO. 262521 AND IN FILE NO. 7943 IN THE ROUTT COUNTY RECORDS, OVER AND ACROSS A PORTION OF LOT 3 OF SAID HINSDALE SUBDIVISION;  
LOCATED IN THE NE 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN;  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO;

CONTAINING A CALCULATED AREA OF 4,148 SQUARE FEET.

#### SURVEYORS STATEMENT

I, JEFFRY A. GUSTAFSON, A LICENSED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE AND BELIEF, ARE CORRECT.

JEFFRY A GUSTAFSON, LICENSED LAND SURVEYOR  
COLORADO LS NO. 29039  
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.  
STEAMBOAT SPRINGS, CO 80477



11.5



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PROJECT: 2366-001

DATE: 12-22-17

DRAWN BY: JAG

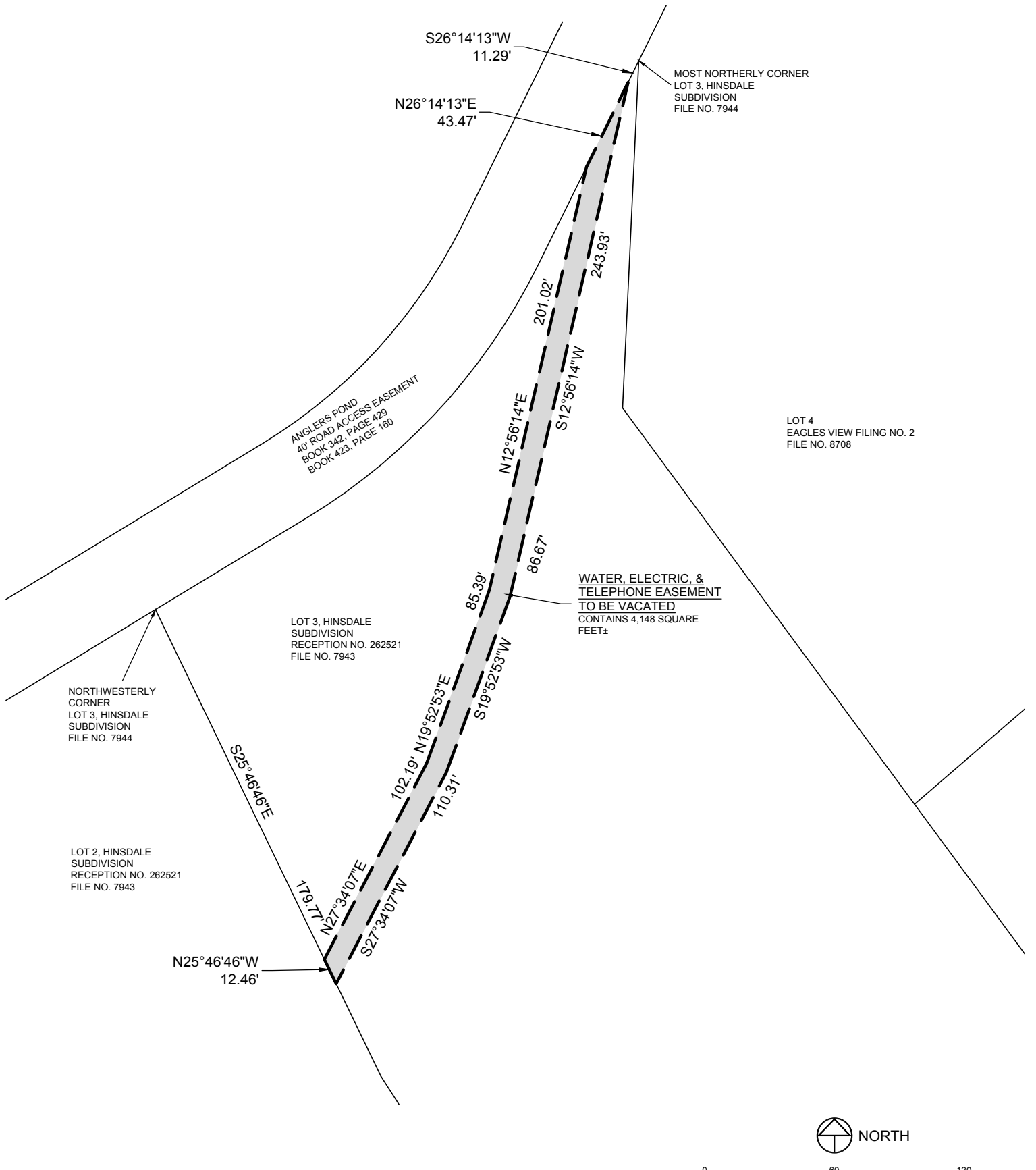
CHECKED BY:

**EXHIBIT**  
EASEMENT VACATION  
LOCATED IN LOT 3, HINSDALE SUBDIVISION,  
LOCATED IN THE NE1/4 SEC. 21, T6N, R84W, 6TH P.M.  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,  
STATE OF COLORADO

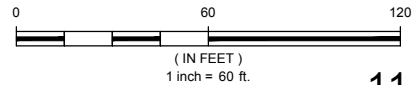
SHEET

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Of 2 Sheets



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



11.6



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PROJECT:	2366-001
DATE:	12-22-17
DRAWN BY:	JAG
CHECKED BY:	

**EXHIBIT**  
**EASEMENT VACATION**  
 LOCATED IN LOT 3, HINSDALE SUBDIVISION,  
 LOCATED IN THE NE1/4 SEC. 21, T6N, R84W, 6TH P.M.  
 CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,  
 STATE OF COLORADO

SHEET  
**2**  
 Of 2 Sheets

PROPERTY DESCRIPTION

EASEMENT VACATION

AN EASEMENT TO BE VACATED, BEING THAT ELECTRIC EASEMENT DEDICATED BY THE PLAT OF HINSDALE SUBDIVISION AS RECORDED UNDER RECEPTION NO. 262521 AND IN FILE NO. 7943 IN THE ROUTT COUNTY RECORDS, OVER AND ACROSS A PORTION OF LOT 3 OF SAID HINSDALE SUBDIVISION;  
LOCATED IN THE NE 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN;  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO.

SURVEYORS STATEMENT

I, JEFFRY A. GUSTAFSON, A LICENSED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE AND BELIEF, ARE CORRECT.

JEFFRY A GUSTAFSON, LICENSED LAND SURVEYOR  
COLORADO LS NO. 29039  
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.  
STEAMBOAT SPRINGS, CO 80477



11.7



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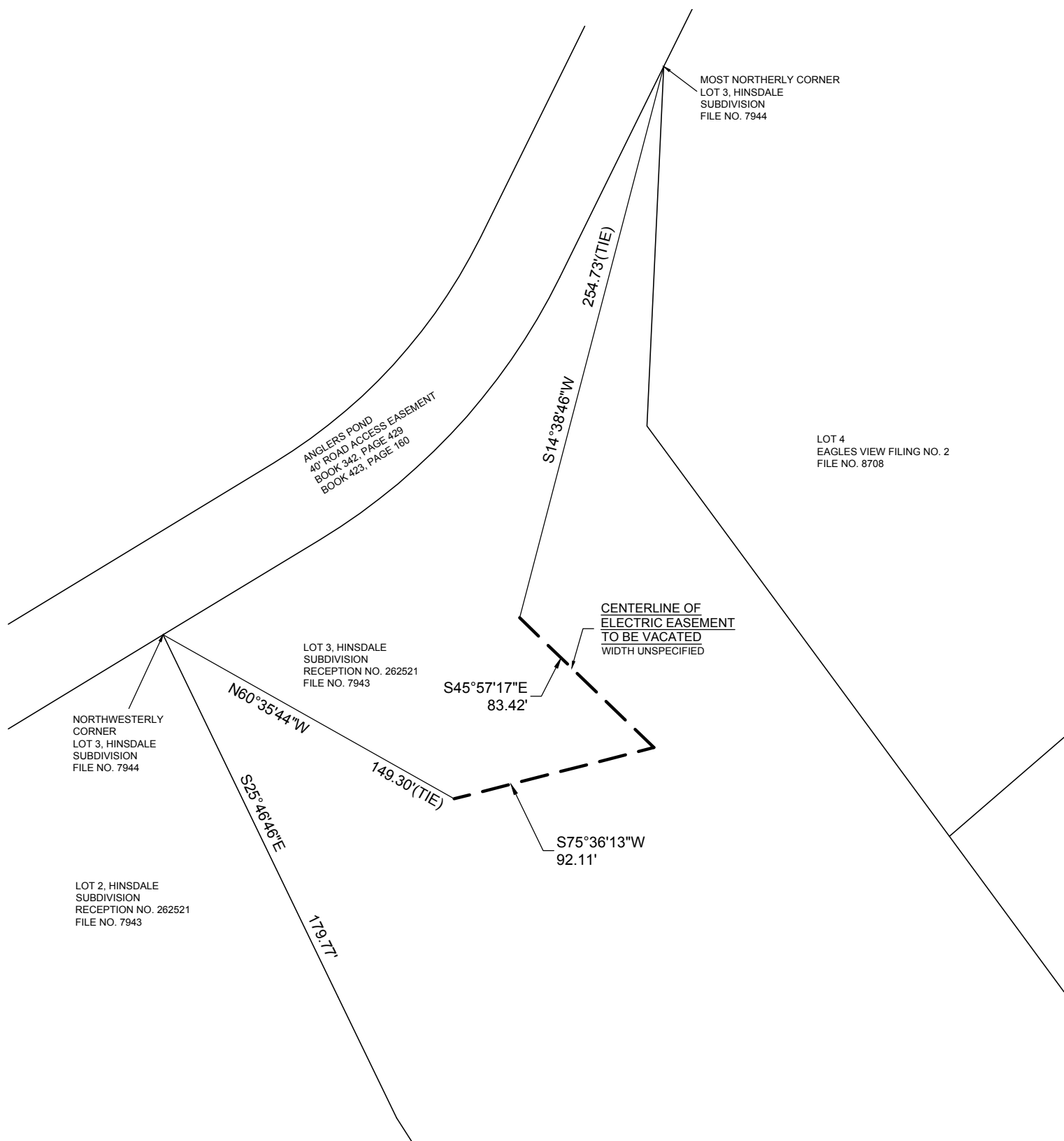
PROJECT:	2366-001
DATE:	12-22-17
DRAWN BY:	JAG
CHECKED BY:	

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LOCATED IN THE NE1/4 SEC. 21, T6N, R84W, 6TH P.M.  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,  
STATE OF COLORADO

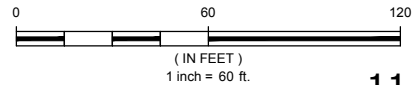
SHEET

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Of 2 Sheets



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11.8



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DATE:	12-22-17
DRAWN BY:	JAG
CHECKED BY:	

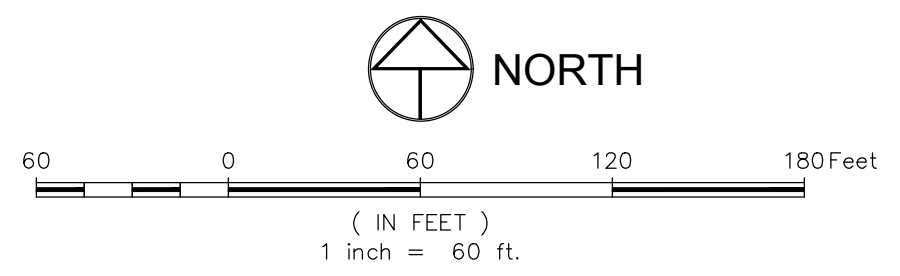
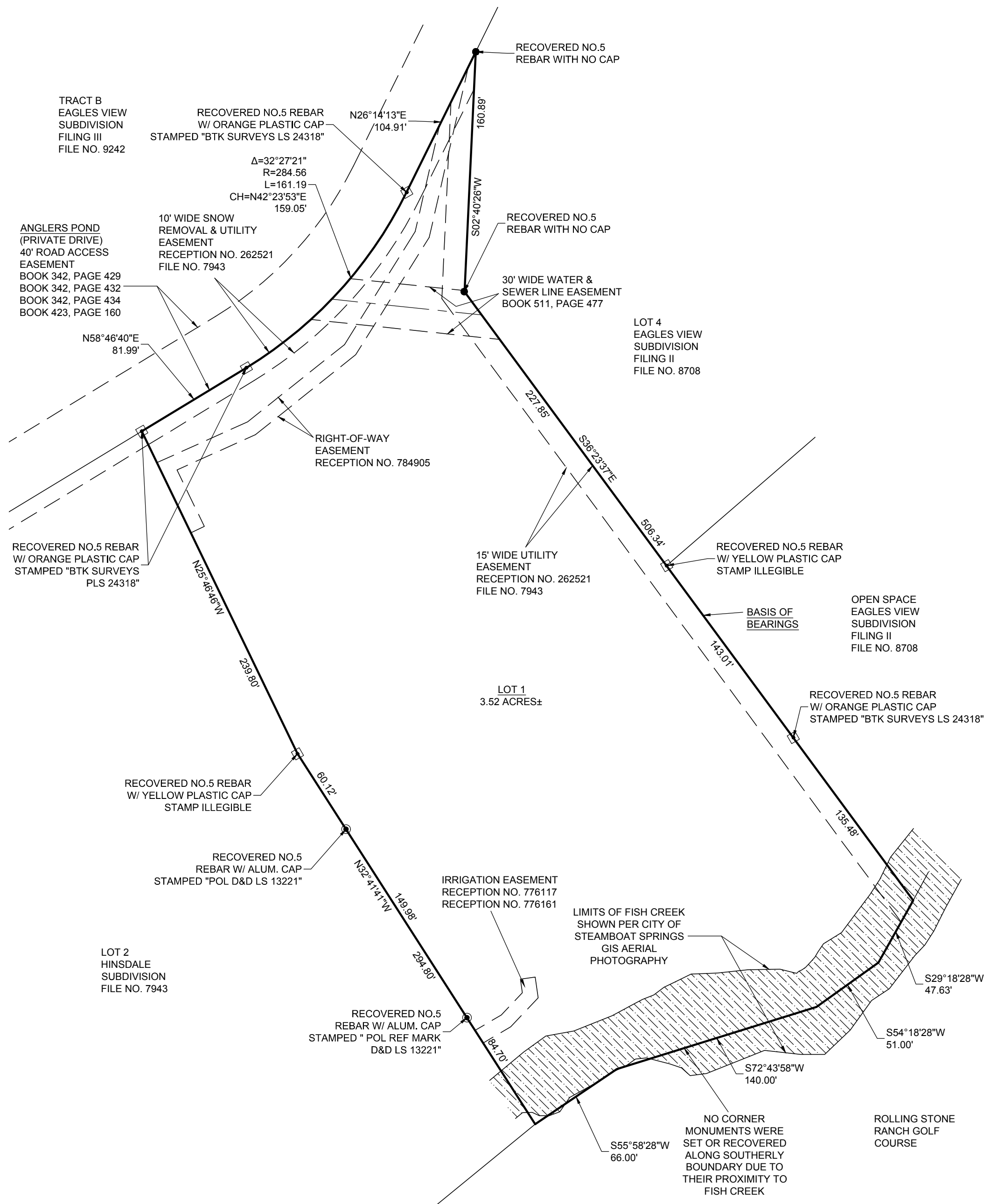
**EXHIBIT**  
EASEMENT VACATION  
LOCATED IN LOT 3, HINSDALE SUBDIVISION,  
LOCATED IN THE NE1/4 SEC. 21, T6N, R84W, 6TH P.M.  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,  
STATE OF COLORADO

SHEET  
**2**  
Of 2 Sheets



# HINSDALE SUBDIVISION, REPLAT OF LOT 3

LOCATED IN THE NE1/4 SECTION 21, T6N, R84W, 6TH P.M.,  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO  
CONTAINING A CALCULATED AREA OF 3.52 ACRES



### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT RED DOG MANAGEMENT LLC, BEING THE OWNER OF THE LAND LOCATED IN THE NE1/4 SECTION 21, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3, HINSDALE SUBDIVISION  
CONTAINING A CALCULATED AREA OF 3.52 ACRES, IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF HINSDALE SUBDIVISION, REPLAT OF LOT 3 HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT.  
IN WITNESS WHEREOF, SAID RED DOG MANAGEMENT LLC HAS CAUSED ITS NAME TO BE HERETO SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

RED DOG MANAGEMENT LLC  
BY: DAVID GEDEON AS MANAGER OF RED DOG MANAGEMENT LLC

STATE OF COLORADO )  
                                  ) SS.  
COUNTY OF ROUTT    )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017 BY DAVID GEDEON AS MANAGER OF RED DOG MANAGEMENT LLC.

MY COMMISSION EXPIRES \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC

### NOTES:

- BASIS OF BEARINGS: THE EASTERLY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON AND BEARING S36°23'37"E PER THE CITY OF STEAMBOAT SPRINGS GIS CONTROL NETWORK.
- BEARINGS SHOWN ON THE PLAT OF HINSDALE SUBDIVISION HAVE BEEN ROTATED TO MATCH THE CITY OF STEAMBOAT SPRINGS GIS CONTROL NETWORK AND TO REFLECT MEASURED COURSES BETWEEN RECOVERED MONUMENTS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE INSURANCE POLICY NO. CO-FFAH-IMP-81306-1-17-H0485373, DATE OF POLICY: JANUARY 19, 2017, AT 01:25:58 P.M., ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.

PER SCHEDULE B OF SAID TITLE INSURANCE POLICY THE FOLLOWING ITEMS AFFECT THE SUBJECT PROPERTY:

- WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- ALL TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS, A LIEN BUT NOT YET DUE OR PAYABLE.
- RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA  
RECORDING DATE: FEBRUARY 10, 1904  
RECORDING NO: BOOK 28 AT PAGE 448 AND  
RECORDING DATE: JULY 29, 1907  
RECORDING NO: BOOK 49 AT PAGE 53  
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 ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
- TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS AND EASEMENTS AS DISCLOSED ON THE PLAT OF HINSDALE SUBDIVISION  
RECORDING DATE: AUGUST 04, 1976  
RECORDING NO: FILE NO. 7843
- COVENANTS, CONDITIONS, RESTRICTIONS 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 IN THE DOCUMENT  
RECORDING DATE: AUGUST 04, 1976  
RECORDING NO: BOOK 420 AT PAGE 387  
AMENDMENT  
RECORDING DATE: JANUARY 05, 2017  
RECORDING NO: RECEPTION NO. 775949
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: FISH CREEK WATER AND SANITATION DISTRICT  
PURPOSE: WATER AND SEWER LINES  
RECORDING DATE: AUGUST 22, 1980  
RECORDING NO: BOOK 511 AT PAGE 477

### NOTES (CONTINUED):

- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ACKNOWLEDGMENT AS SET FORTH BELOW:  
RECORDING DATE: JANUARY 19, 2017  
RECORDING NO: 776303  
NOTE: THE ABOVE EXCEPTION IS IN CONNECTION WITH THE 10' WIDE FOOT PATH AS DISCLOSED BY THE IMPROVEMENT SURVEY PLAT PREPARED BY LANDMARK CONSULTANTS, INC. AND DATED OCTOBER 31, 2016 AT JOB NO. 2366-001
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:  
RESERVED BY: MAC R. AND HELEN I. RENFRO REVOCABLE TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986  
PURPOSE: IRRIGATION SYSTEM  
RECORDING DATE: JANUARY 12, 2017  
RECORDING NO: RECEPTION NO. 776117 AND  
RECORDING DATE: JANUARY 13, 2017  
RECORDING NO: RECEPTION NO. 776161
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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 SUBJECT PROPERTY HAS ACCESS TO ANGLERS DRIVE, A PUBLIC RIGHT-OF-WAY, VIA THE PRIVATE DRIVE SHOWN HEREON AND LABELED ANGLERS POND.
- THE PURPOSE OF THIS HINSDALE SUBDIVISION, REPLAT OF LOT 3, IS TO VACATE THE 10 FOOT WIDE WATER, ELECTRIC, AND TELEPHONE EASEMENT AND THE ELECTRIC EASEMENT DEDICATED BY THE PLAT OF HINSDALE SUBDIVISION AND LOCATED IN LOT 3. SAID HINSDALE SUBDIVISION, SAID EASEMENTS HAVE BEEN VACATED BY CITY OF STEAMBOAT SPRINGS ORDINANCE NO. \_\_\_\_\_ RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE ROUTT COUNTY RECORDS.
- HINSDALE SUBDIVISION, REPLAT OF LOT 3 IS SUBJECT TO ALL UNDERLYING GOVERNING DOCUMENTS AND EASEMENTS FOR HINSDALE SUBDIVISION AS RECORDED UNDER RECEPTION NO. 262521 AND IN FILE NO. 7943 IN THE ROUTT COUNTY RECORDS.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

### SURVEYOR'S CERTIFICATE

I, JEFFERY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF HINSDALE SUBDIVISION, REPLAT OF LOT 3 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 \_\_\_\_\_, A.D., 2017

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

### 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 \_\_\_\_\_, A.D. 2017.

\_\_\_\_\_  
TYLER GIBBS, AIA, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

### STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF HINSDALE SUBDIVISION, REPLAT OF LOT 3 IS APPROVED FOR FILING THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017. ALL OF THAT 10 FOOT WIDE WATER, ELECTRIC, & TELEPHONE EASEMENT AND ALL OF THAT ELECTRIC EASEMENT LOCATED IN LOT 3, HINSDALE SUBDIVISION AND DEDICATED BY THE PLAT OF HINSDALE SUBDIVISION IS HEREBY VACATED.

BY:  
JASON LACY, CITY COUNCIL PRESIDENT

ATTEST  
JULIE FRANKLIN, CITY CLERK

### ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP \_\_\_\_\_ ON \_\_\_\_\_, 2017 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

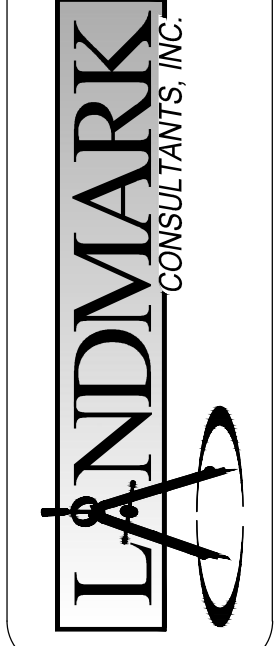
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

RECEPTION NUMBER \_\_\_\_\_ TIME \_\_\_\_\_

FILE NUMBER \_\_\_\_\_

\_\_\_\_\_  
KIM BONNER - ROUTT COUNTY CLERK AND RECORDER

CIVIL ENGINEERS | SURVEYORS  
141 9th Street - P.O. Box 774943  
Steamboat Springs, Colorado 80477  
(970) 871-9434  
www.LANDMARK-CO.com



IN WITNESS WHEREOF, I, JEFFERY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF HINSDALE SUBDIVISION, REPLAT OF LOT 3 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.

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2366-001
DATE:	11-20-17
DRAWN BY:	JAG
CHECKED BY:	

HINSDALE SUBDIVISION, REPLAT OF LOT 3  
FINAL PLAT  
LOCATED IN THE NE1/4 SECTION 21, T6N, R84W, 6TH P.M.,  
CITY OF STEAMBOAT SPRINGS,  
COUNTY OF ROUTT,  
STATE OF COLORADO