



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

ITEM DATE: April 26, 2022	ITEM TIME: 9:30 am

FROM:	Alan Goldich
TODAY'S DATE:	4/18/22
AGENDA TITLE:	Scott Consolidation and Easement Vacation; PL20-190 and PL-21-191

CHECK ONE THAT APPLIES TO YOUR ITEM:

ACTION ITEM

DIRECTION

INFORMATION

I. DESCRIBE THE REQUEST OR ISSUE:

Authorize the Chair to sign the utility easement vacation resolution and final plat following all other signatures.

II. RECOMMENDED ACTION (*motion*):

I move to authorize the Chair to sign the utility easement vacation resolution and final plat following all other signatures.

III. BACKGROUND INFORMATION:

This application was approved by the Board on April 12, 2021. The final plat has been reviewed by the Attorneys. If the signature is authorized, the final plat will not be presented for signature until all other signatures have been obtained.

IV. LIST OF ATTACHMENTS:

- Plat
- Resolution

STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)

RESOLUTION #2022-P-

**Vacation of Utility Easement
Planning Activity No. PL-20-190**

Recitals

A. Rose Lynn Scott (“Petitioner”) is the owner of a tract of land described as Lots 331 332 and 333 Steamboat Lake Filing 2, hereto (the “Land”);

B. The Board of County Commissioners for the County of Routt, State of Colorado, (the "Board"), has duly received a petition concerning the Land from Petitioners for vacation of utility easements described in Exhibit A;

C. All necessary data has been submitted and all required fees have been paid on behalf of the Petitioners;

D. The Routt County Planning Commission reviewed the petition on March 18, 2021, and submitted an advisory report to the Board, prior to the public hearing, recommending approval with conditions;

E. The Board held a public hearing on the matter on April 13, 2021, notice of said hearing having been advertised in the Steamboat Pilot, a local newspaper of general circulation;

F. Input was taken from Routt County Planning Staff, and Planning Commission's recommendation was considered;

G. There was no public input provided;

H. Commissioner Redmond moved to approve the vacation of the utility easements;

I. Commissioner Melton seconded; motion passed by a 3-0 vote of the Board.

NOW THEREFORE BE IT RESOLVED, that

1. That utility easements being those easements on the prior interior lot lines and described in Exhibit A, attached hereto (the "Vacated Easements"), are hereby vacated.

2. This approval is based upon the record presented at the public hearing and the findings made by the Routt County Planning Commission and Board of County Commissioners

**ADOPTED AND EFFECTIVE THIS ____ DAY OF _____,
2022, BY THE BOARD OF COUNTY COMMISSIONERS OF ROUTT COUNTY,
STATE OF COLORADO.**

ATTEST:

BY THE BOARD OF COUNTY COMMISSIONERS

Jenny Thomas, County Clerk

M. Elizabeth Melton, Chair

RESOLUTION VOTE:

Timothy V. Corrigan	Yes	No	Abstain	Absent
M. Elizabeth Melton	Yes	No	Abstain	Absent
Tim Redmond	Yes	No	Abstain	Absent

SCOTT SUBDIVISION
A CONSOLIDATION OF LOTS 331 THROUGH 333,
STEAMBOAT LAKE FILING NO. 2

LOCATED IN THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 9
NORTH, RANGE 85 WEST, 6TH P.M., ROUTT COUNTY,
COLORADO



VICINITY MAP
1" = 500'

SURVEY NOTES

BASIS OF BEARING: N40°44'23"E, 93.89 FEET ALONG THE NORTH LINE OF LOT 331, STEAMBOAT LAKE FILING NO. 2 BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

NOTICE OF RESEARCH: THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING RELIED UPON THE FINAL PLAT OF STEAMBOAT LAKE FILING NO. 2 SUBDIVISION AND TITLE COMPANY OF THE ROCKIES TITLE COMMITMENT NO. 0502907 EFFECTIVE DATE JANUARY 29, 2022.

PLAT NOTES

THE FOLLOWING NOTES ARE REQUIRED OF THE PROPERTIES WITHIN THIS FINAL PLAT.

- ROUTT COUNTY (COUNTY) AND NORTH ROUTT FIRE 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 THE RESPONSIBILITY TO MAKE A BONA FIDE EFFORT TO PROVIDE EMERGENCY SERVICES SHOULD THE NEED ARISE.
- EASEMENT VACATION RESOLUTION RECORDED AT RECEPTION NO. _____

THE LOT SHOWN ON THE SCOTT SUBDIVISION IS SUBJECT TO THE FOLLOWING NOTES FROM THE PLAT OF STEAMBOAT LAKE FILING NO. 2, FILED DECEMBER 10, 1971 AT FILE NO. 7076

- A TEN FOOT UTILITY AND DRAINAGE EASEMENT IS PROVIDED PARALLEL TO AND ADJACENT WITH EACH LOT LINE INSIDE THE ENTIRE PERIMETER OF EACH LOT.
- ROAD RIGHT-OF-WAY WIDTHS ARE 60 FEET EXCEPT AS NOTED.
- ROAD CUL-DE-SAC RIGHTS-OF-WAY ARE 120 FEET IN DIAMETER.

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT ROSE LYNN SCOTT, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: LOT 331, LOT 332, AND LOT 333, STEAMBOAT LAKE SUBDIVISION FILING NO. 2, ACCORDING TO THE FINAL PLAT OF STEAMBOAT LAKE FILING NO. 2 RECORDED AT FILE NO. 7076 OF ROUTT COUNTY RECORDS CONTAINING 1.90 ACRES IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF SCOTT SUBDIVISION, HAS LAID OUT AND PLATTED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON AND DO HEREBY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC BY AND THROUGH THE COUNTY OF ROUTT, STATE OF COLORADO THE RIGHT OF WAY FOR BEAVER CANYON DRIVE AS SHOWN HEREON AND ALSO DO HEREBY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ROSE LYNN SCOTT HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 2022.

BY: _____
 ROSE LYNN SCOTT, OWNER

STATE OF COLORADO)
)SS.
 COUNTY OF ROUTT)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY ROSE LYNN SCOTT

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

ATTORNEY'S OPINION

I, GEORGE M. ECK III, 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 THE REAL PROPERTY DESCRIBED HEREON BY REVIEW BASED SOLELY ON SUCH REVIEW OF TITLE COMPANY OF THE ROCKIES TITLE COMMITMENT NO. 0502907, EFFECTIVE DATE JANUARY 29, 2022, AND THAT TITLE TO SUCH LANDS IS VESTED IN ROSE LYNN SCOTT, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR THE DEED(S) OF TRUST SUBORDINATED TO HEREIN; THE LIEN OF GENERAL REAL PROPERTY TAXES AND ASSESSMENTS; PATENT RESERVATIONS; UNPATENTED MINING CLAIMS; WATER RIGHTS, CLAIMS OR TITLE TO WATER; THE TRAVERSE AND RIGHT-OF-WAY OF DITCHES, PONDS AND SPRINGS; RIGHTS-OF-WAY, EASEMENTS AND ENCROACHMENTS OF RECORD OR APPARENT; RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS, BOTH OF RECORD AND NOT OF RECORD; LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS, AND ALL SCHEDULE B EXCEPTIONS LISTED ON SAID TITLE REPORT INCLUDING WITHOUT LIMITATION THOSE SET FORTH BELOW:

- EASEMENTS, RIGHTS OF WAY AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF STEAMBOAT LAKES SUBDIVISION, FILING NO. 2, FILED ON DECEMBER 10, 1971 AT FILE NO. 7076 AND AS RECEPTION NO. 229830.
- DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED MARCH 6, 1972 IN BOOK 356 AT PAGE 164.
- BYLAWS FOR STEAMBOAT LAKE ASSOCIATION, INC. RECORDED MARCH 6, 1972 IN BOOK 356 AT PAGE 183, AND ANY AND ALL ASSESSMENTS LEVIED PURSUANT THERETO.
- DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED AUGUST 1, 1972 IN BOOK 364 AT PAGE 58, AND FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED NOVEMBER 15, 2001 AS RECEPTION NO. 554723.

 GEORGE M. ECK III, ESQ.

DATED THIS _____ DAY OF _____, 2022.

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY ROUTT COUNTY PURSUANT TO SECTION 2.5 OF THE ROUTT COUNTY SUBDIVISION REGULATIONS. ROUTT COUNTY HEREBY ACCEPTS THE RIGHT OF WAY FOR BEAVER CANYON DRIVE AND THE EASEMENTS AS SHOWN HEREON. THE MAINTENANCE OF ANY ROAD, RIGHT-OF-WAY, OR EASEMENT SHOWN ON THIS PLAT IS SUBJECT TO THE DISCRETION OF THE BOARD OF COUNTY COMMISSIONERS AND THE BOARD, BY THE APPROVAL OF THIS PLAT, MAKES NO COMMITMENT EITHER EXPRESS OR IMPLIED REGARDING ANY LEVEL OF SERVICE OR MAINTENANCE OF SUCH ROAD, RIGHT-OF-WAY, OR EASEMENT AS DEDICATED AND ACCEPTED HEREIN.
 DATED THIS _____ DAY OF _____, 2022.

 M. ELIZABETH MELTON, CHAIR

BOARD OF COUNTY COMMISSIONERS
 ROUTT COUNTY, COLORADO

ATTEST:

BY: _____
 JENNY L. THOMAS, ROUTT COUNTY CLERK

PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF ROUTT COUNTY, COLORADO DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT THE MEETING OF SAID COMMISSION HELD ON THE 18TH DAY OF MARCH 2021, AD.

 STEVE WARNKE, CHAIRMAN, ROUTT COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, PLS NO. 38024, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF THE SCOTT SUBDIVISION (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE. SURVEY PINS, MARKERS AND/OR MONUMENTS WERE SET AS REQUIRED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____ 2022.

BY: _____
 WALTER N. MAGILL, PLS 38024

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDED OF ROUTT COUNTY, COLORADO THIS _____ DAY OF _____ A.D., 2022

RECEPTION NUMBER _____ TIME: _____ .M. AND FILE NO. _____

 JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

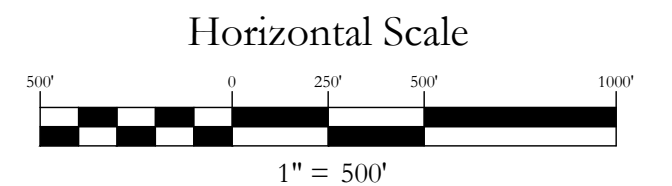
ROUTT COUNTY SURVEYOR CERTIFICATE

THIS MAP WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____ DAY OF _____ 2022, AT _____ .M. IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

ROUTT COUNTY SURVEYOR

BY: _____
 THOMAS H. EFFINGER, JR. PLS 17651

SCOTT SUBDIVISION
A CONSOLIDATION OF LOTS
331-333, STEAMBOAT LAKE
FILING NO. 2



NO.	DATE	REVISIONS	INT

DATE: 3-20-2022 DESIGN: JNM
 JOB NO. 1881-001 DRAFTED: JTK
 DWG. NAME REVIEW: JNM

Four Points
Surveying and Engineering

440 S. Lincoln Ave, Suite 4B
 P.O. Box 775966,
 Steamboat Springs, CO 80487
 (970)-871-6772
 wnmppls@gmail.com



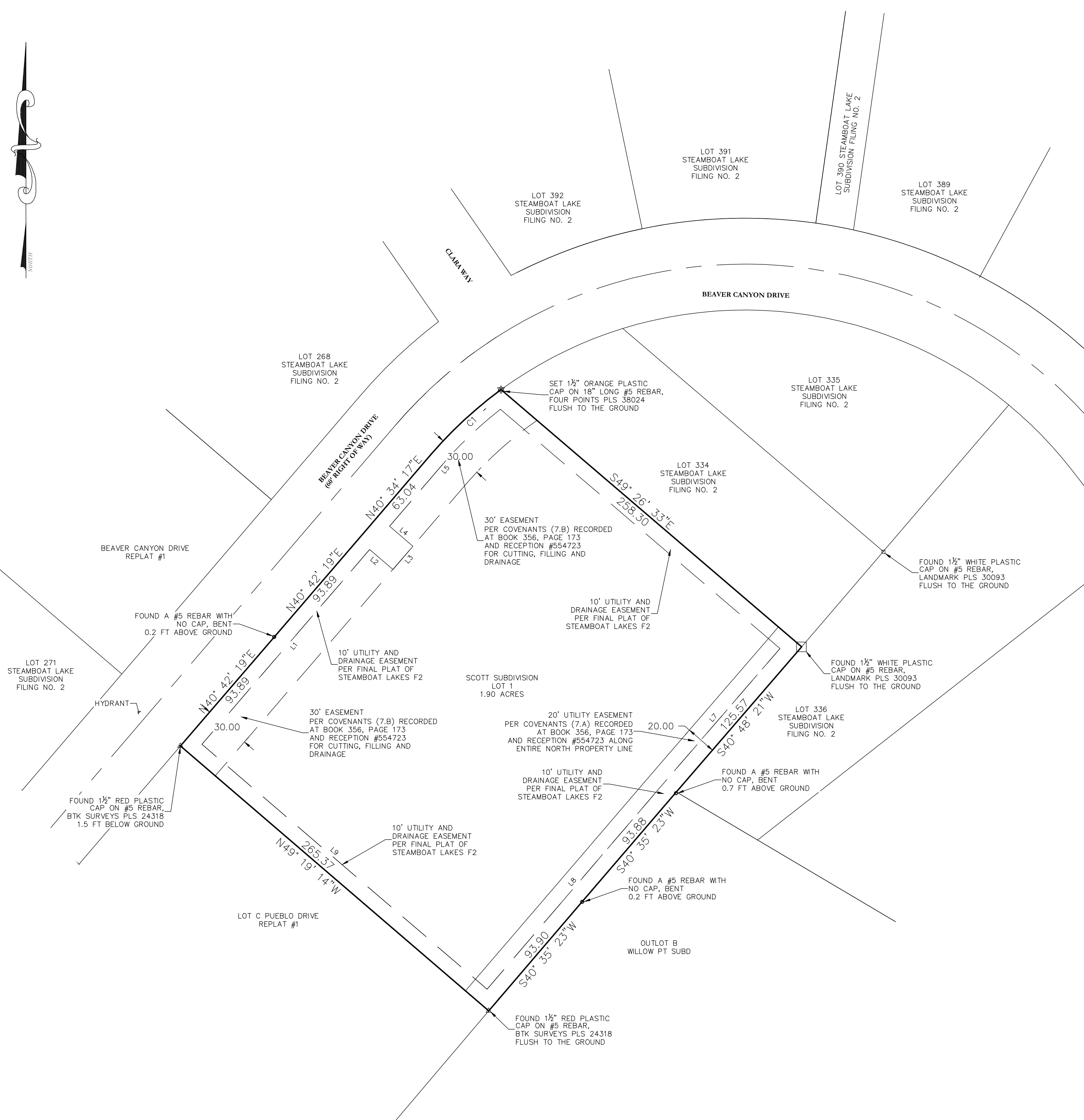
SHEET NO.
 1
 OF 2

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SCOTT SUBDIVISION

A CONSOLIDATION OF LOTS 331, 332, AND 333, STEAMBOAT LAKES FILING NO. 2

LOCATED IN THE SE 1/4 OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO

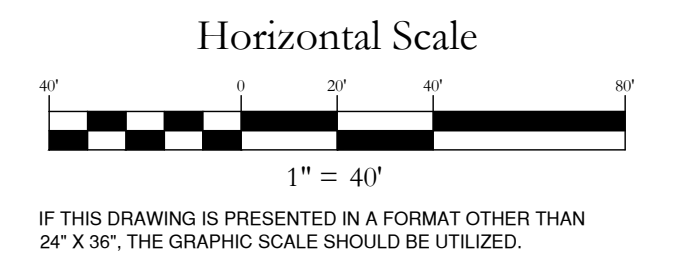


LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS

Line Table		
Line #	Length	Direction
L1	167.78	N40° 42' 19"E
L2	20.04	S49° 19' 11"E
L3	20.00	N40° 30' 50"E
L4	20.00	N49° 19' 11"W
L5	53.06	N40° 34' 17"E
L7	125.55	S40° 48' 21"W
L8	93.88	S40° 35' 23"W
L9	245.35	N49° 19' 14"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	62.52	270.00	13.27	S47° 12' 18"W	62.38

SCOTT SUBDIVISION A CONSOLIDATION OF LOTS 331-333 STEAMBOAT LAKE FILING NO. 2



NO.	DATE	REVISIONS	INT

DATE: 3-21-2022 DESIGN: WNM
 JOB NO. 1881-001 DRAFTED: JFK
 DWG. NAME: REVIEW: WNM

Four Points Surveying and Engineering

440 S. Lincoln Ave, Suite 4B
 P.O. Box 775966,
 Steamboat Springs, CO 80487
 (970)-871-6772
 wnmpepls@gmail.com



SHEET NO.
2
OF 2