

# YUREVITCH SUBDIVISION

## A Lot Line Adjustment of Lots 5 and 6, Deer Mountain Estates, Filing No. 2, in the N1/2 Section 26, T.7 N., R.85 W. of the 6th P.M., Routt County, Colorado.

CERTIFICATE OF DEDICATION AND OWNERSHIP

BE IT HEREBY MADE KNOWN: That Isabelle M. Yurevitch, being the owner of Lots 5 & 6, Deer Mountain Estates, Filing No. 2, Routt County, Colorado, containing 6.11 acres, more or less in Routt County, Colorado, under the name and style of YUREVITCH SUBDIVISION, have laid out, platted and subdivided 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, public road, utility, drainage and snow removal and storage easements as shown or noted 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, drainage, snow removal and storage, etc. as shown hereon.

In witness whereof, the said Isabelle M. Yurevitch has caused her name to be hereunto subscribed this \_\_\_\_ day of \_\_\_\_\_ A.D. 2022.

By: \_\_\_\_\_  
Isabelle Yurevitch

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_ day of \_\_\_\_ A.D. 2022, by Isabelle M. Yurevitch.

My commission expires: \_\_\_\_\_  
Witness my hand and official seal. \_\_\_\_\_  
Notary Public

ATTORNEY'S CERTIFICATE

I, \_\_\_\_\_, 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 by review of the Title Commitment No. \_\_\_\_\_ dated \_\_\_\_\_ issued by Land Title Guarantee Company and that title to such lands is in the owners listed in the Certificate of Ownership and Dedication 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 commitments including without limitation those set forth below.

8. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 17, 1915 IN BOOK 77 AT PAGE \_\_\_\_\_

9. UNDIVIDED 1/4 INTEREST IN ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER SUBJECT PROPERTY AS CONVEYED IN INSTRUMENT RECORDED FEBRUARY 17, 1947 IN BOOK 228 AT PAGE 62.

10. UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER SUBJECT PROPERTY AS CONVEYED IN INSTRUMENT RECORDED FEBRUARY 19, 1947 IN BOOK 228 AT PAGE 76.

11. UNDIVIDED 1/8 INTEREST IN ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER SUBJECT PROPERTY AS CONVEYED IN INSTRUMENT RECORDED JULY 15, 1947 IN BOOK 229 AT PAGE 129.

12. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 26, 1971, IN BOOK 346 AT PAGE 501.

13. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, DITCHES AND NOTES ON THE PLAT OF DEER MOUNTAIN ESTATES FILING NO. 2 RECORDED FEBRUARY 26, 1971 UNDER RECEPTION NO. 226845.

14. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE STEAMBOAT SPRINGS AREA FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 30, 2014, UNDER RECEPTION NO. 754593.

Dated this \_\_\_\_ day of \_\_\_\_\_ AD, 2022.

SURVEYORS CERTIFICATE

I, Thomas H. Effinger Jr., being a registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of YUREVITCH SUBDIVISION was made by me and under my direct responsibility, supervision and checking, and further state that said plat and survey are accurate to the best of my knowledge. Survey pins, markers, and/or monuments were set as required and shown hereon.

Pursuant to C.R.S. S 38-51-106(1)(b)(i), research regarding the Rights-of-Way and Easements shown hereon was obtained from the final Plat of Deer Mountain Estates, Filing No. 2, recorded at file No. 7243, Routt County Records and not from a personal search done by me.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

Thomas H. Effinger Jr.  
Colorado Professional Land Surveyor  
Reg. No. 17651

PLANNING DIRECTOR APPROVAL

The Routt County Planning Director did hereby authorize and approve this plat of the above subdivision on this \_\_\_\_ day of \_\_\_\_\_, AD, 2022.

Kristy Winsor, Routt County Planning Director

BOARD OF COUNTY COMMISSIONERS APPROVAL

This Plat has been reviewed and is hereby approved for filing by Routt County pursuant to Section 2.4 of the Routt County Subdivision Regulations. Routt County hereby accepts the public road, utility, drainage and snow removal and storage easements as shown on this plat. 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  
Chairman, Board of County Commissioners  
ROUTT COUNTY, COLORADO

Attest: \_\_\_\_\_  
Jenny L. Thomas, Routt County Clerk

CLERK AND RECORDERS 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. 2022.  
Reception No. \_\_\_\_\_ Time \_\_\_\_\_  
File No. \_\_\_\_\_

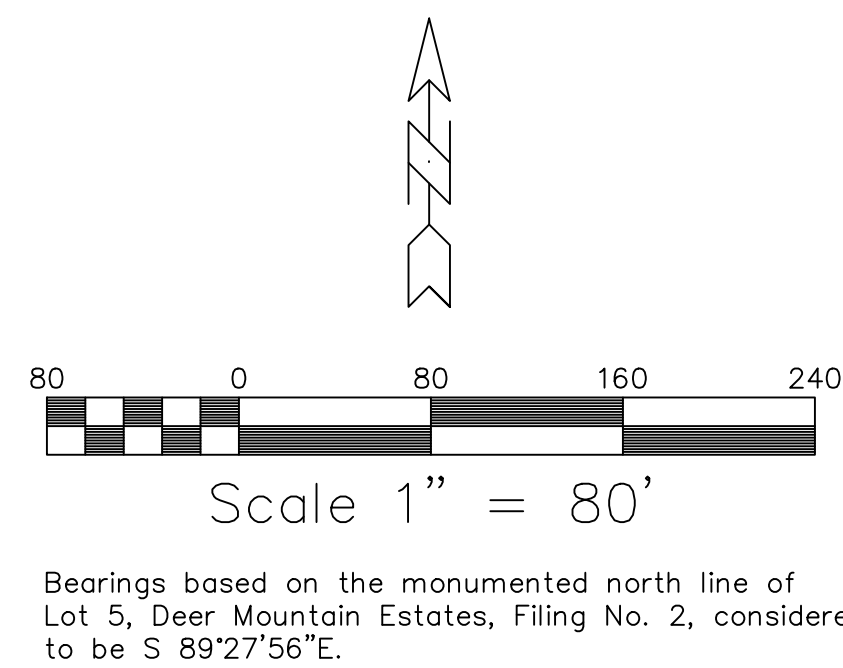
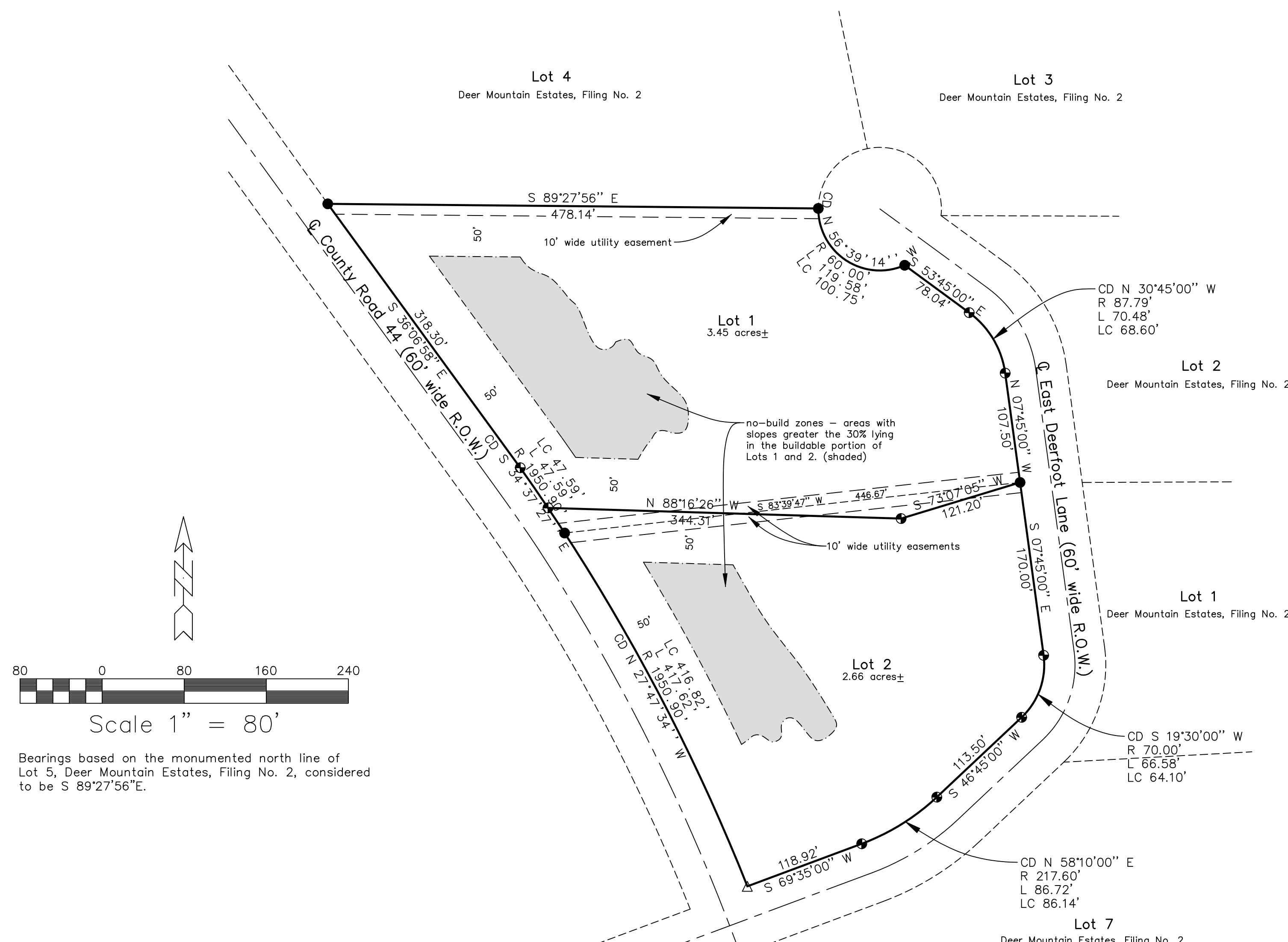
Jenny L. Thomas  
Routt County Clerk and Recorder

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This Plat was (filed and) indexed as File No. SP \_\_\_\_\_ on \_\_\_\_\_, 2022, 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. 38-50-101.

Routt County Surveyor

Thomas H. Effinger Jr. LS 17651

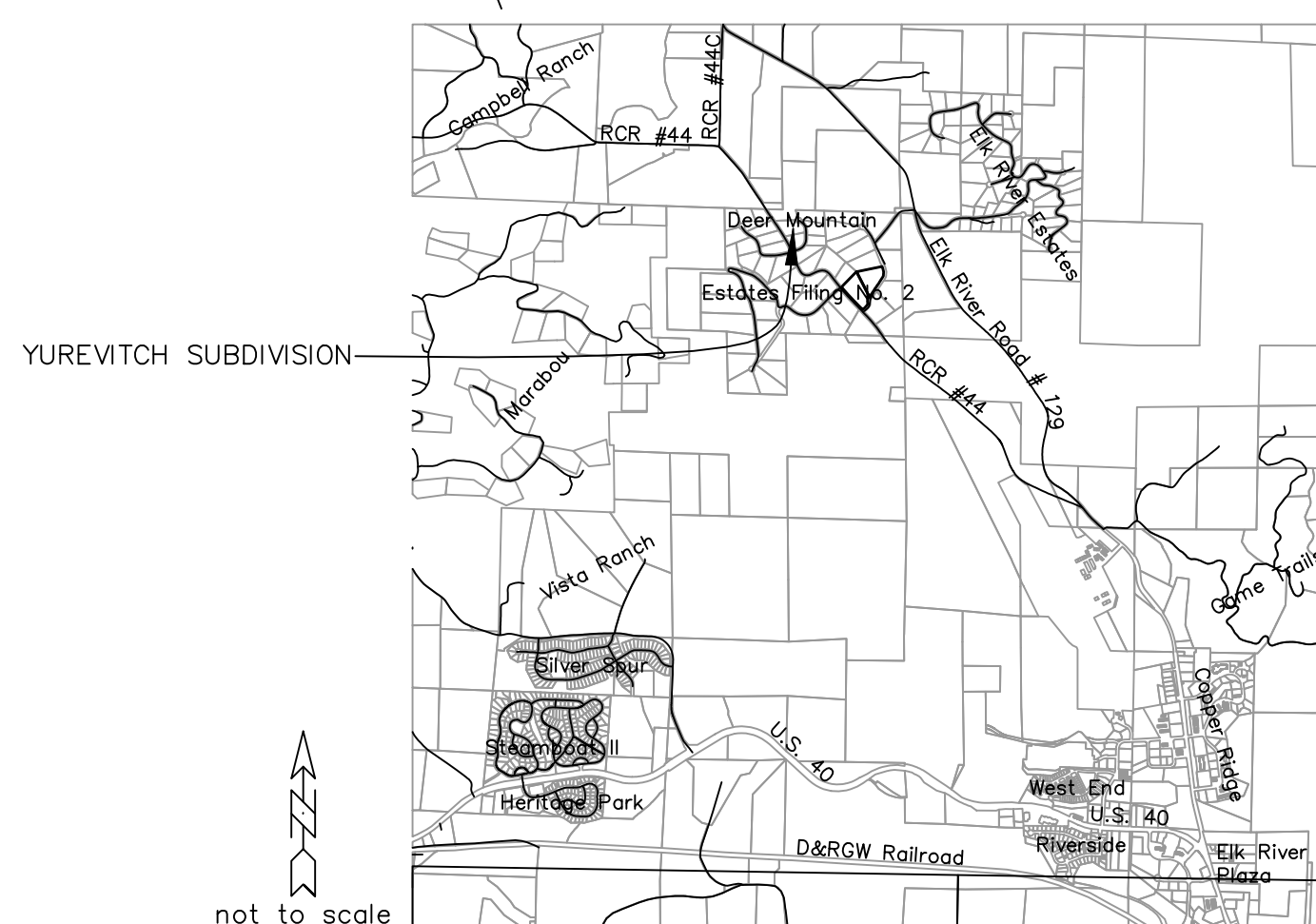


Bearings based on the monumented north line of Lot 5, Deer Mountain Estates, Filing No. 2, considered to be S 89°27'56" E.

**PLAT NOTES**

- The suitability of these lots for an individual septic disposal system and the availability of permits for individual septic disposal systems have not been established. The issuance of permits for individual septic disposal systems shall be a condition of obtaining a building permit for these lots.
- New accesses shall meet access standards set forth by the Routt County Road and Bridge Department and Fire Prevention Services.
- The availability of water and permits for wells on the lots or parcels hereon shown has not been established.
- Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass mixes.
- Routt County (County) and the Steamboat Springs Fire Protection 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 conditions shall not relieve the County or the District of their responsibility to make a bona fide effort to provide emergency services should the need arise.
- Address signage in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
- All lots on this plat are subject to the current Skyline Zone Regulations at the time of any new development.
- The Declaration of Covenants and Restrictions for Deer Mountain Estates, Filing No. 2 lots are recorded at Rec. No. 336845 in the official records of Routt County, Colorado, are applicable to the replat subdivision.

VICINITY MAP



LEGEND

- Indicates a capped #5 rebar marked LS 7735 found flush to the ground and accepted, unless otherwise noted.
  - △ Indicates an uncapped #5 rebar monument found flush to the ground and accepted, unless otherwise noted.
  - ⦿ Indicates a capped #5 rebar marked LS 17651 set flush to the ground, unless otherwise noted.
  - Indicates an angle point, no monument found or set.
- S 89°58'00" E  
487.56'

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 TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

<b>E&amp;F Associates</b>	
P.O. Box 771965 Steamboat Springs, CO 90477 Surveyors	
<b>YUREVITCH SUBDIVISION</b>	
Client: Isabelle Yurevitch	
Drawing name: Yurevitch	
Drawn by: TE Date: 1-05-22 Revised: 3-27-22	
1/1	