

SKY HITCH REED SUBDIVISION
A CONSOLIDATION OF LOTS 59, 60 & 65,
SKY HITCH AT STAGECOACH
LOCATED IN THE NW 1/4 OF SECTION 23, TOWNSHIP 3
NORTH, RANGE 84 WEST, 6TH P.M., ROUTT COUNTY,
COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT KEELIN K. REGAN-REED AND CHRISTOPHER S. REED, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS: LOTS 59, 60 AND 65, SKY HITCH AT STAGECOACH, ACCORDING TO THE FINAL PLAT OF SKY HITCH AT STAGECOACH RECORDED AT FILE NO. 7072 OF ROUTT COUNTY RECORDS CONTAINING 5.21 ACRES IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF SKY HITCH REED SUBDIVISION, HAS 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, THE RIGHT OF WAY FOR STIRRUP WAY AND WIFFLE TREE TRAIL 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.

FURTHER, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAT HEREBY DEDICATE TO THE MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT, A COLORADO SPECIAL DISTRICT, PERPETUAL AND NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER AND SEWAGE COLLECTION LINES AND APPURTENANCES, AND FOR ACCESS OF PERSONS, VEHICLES, AND EQUIPMENT THERETO FOR SUCH PURPOSES, ON, OVER, ACROSS, AND UNDER A 20-FOOT-WIDE STRIP OF LAND ADJOINING EACH LOT LINE OF THE CONSOLIDATED LOT SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID KEELIN K. REGAN-REED AND CHRISTOPHER S. REED HAVE CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS 23 DAY OF MAY, 2022.

BY: Keelin K. Regan-Reed
 KEELIN K. REGAN-REED, OWNER

BY: Christopher S. Reed
 CHRISTOPHER S. REED, OWNER

STATE OF COLORADO)
)SS.
 COUNTY OF ROUTT)

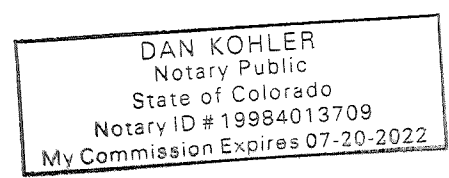
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF May, 2022, BY KEELIN K. REGAN-REED AND CHRISTOPHER S. REED.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

Dan Kohler

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 FIDELITY NATIONAL TITLE COMPANY TITLE COMMITMENT NO. 202-F04369-22, DATED MARCH 10, 2022 AND THAT TITLE TO SUCH LANDS IS VESTED IN CHRISTOPHER S. REED AND KEELIN K. REGAN-REED, 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:

- RESERVATION OF RIGHT OF WAY FOR ANY DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES, IN U.S. PATENT RECORDED SEPTEMBER 17, 1912 IN BOOK 77 AT PAGE 463.
- ONE HALF GRANTOR'S INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY LOUIE MYERSON IN THE DEED TO GERTRUDE ROBY RECORDED DECEMBER 22, 1924 IN BOOK 140 AT PAGE 102, AND ANY INTEREST THEREIN OR RIGHTS THEREUNDER.
- ALL NOTES, EASEMENTS AND PROVISIONS AS SHOWN ON THE PLAT OF SKY HITCH AT STAGECOACH FILED DECEMBER 7, 1971 AT FILE NO. 7072.
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, (INCLUDING COMMON EXPENSES, FEES AND COSTS UNDER THE COMMON INTEREST OWNERSHIP ACT) EASEMENTS AND RESTRICTIONS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN THE DECLARATION FOR STAGECOACH RECORDED DECEMBER 7, 1971 AT FILE NO. 7073, AND ANY AND ALL AMENDMENTS AND SUPPLEMENTS THERETO.
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE MINUTES OF RESOLUTION RECORDED JULY 24, 1975 IN BOOK 407 AT PAGE 194.

George M. Eck III
 GEORGE M. ECK III, ESQ.

DATED THIS 17 DAY OF MAY, 2022.

MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT ACCEPTANCE OF DEDICATION

THE MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT DOES HEREBY ACCEPT THE DEDICATION OF THE EASEMENTS AS GRANTED BY THE OWNERS OF THE PROPERTY SHOWN HEREON, FOR THE PURPOSES MADE IN SUCH DEDICATION, PROVIDED THAT THE DISTRICT SHALL HAVE NO OBLIGATION OR LIABILITY TO CONSTRUCT, REPAIR, MAINTAIN, IMPROVE, OR RECONSTRUCT ANY WATER OR SEWER LINE OR APPURTENANCE WITHIN ANY SUCH EASEMENT UNTIL AND UNLESS A TRUNKLINE OR APPURTENANCE HAS FIRST BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RULES OF THE DISTRICT AND THE DISTRICT HAS FINALLY ACCEPTED SUCH TRUNKLINE OR APPURTENANCE BY A RESOLUTION OF ITS BOARD OF DIRECTORS.

MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT

DATE: 3 June, 2022

BY: Geovanny Romero
 GEOVANNY ROMERO, GENERAL MANAGER



VICINITY MAP
1" = 500'

SURVEY NOTES

BASIS OF BEARING: N44°04'46"W, 163.64 FEET ALONG THE WEST LINE OF LOT 59, SKY HITCH AT STAGECOACH 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 SKY HITCH AT STAGECOACH SUBDIVISION. FOUR POINTS SURVEYING AND ENGINEERING REVIEWED FIDELITY NATIONAL TITLE COMPANY TITLE COMMITMENT NO. 202-F04369-22, DATED MARCH 10, 2022 IN COMPLETION OF THE FINAL PLAT.

PLAT NOTES

- THE RIGHT OF WAYS SHOWN HEREON HAVE BEEN ACCEPTED BY ROUTT COUNTY, HOWEVER THE COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING SUBDIVISION ROADS. IT WILL BE THE HOME OWNERS RESPONSIBILITY TO UPGRADE AND MAINTAIN THE ROAD TO ITS ACCESS. THE ROAD UPGRADES WILL NEED TO MEET OAK CREEK FIRE PROTECTION DISTRICT STANDARDS.
- 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 AND SUCH SHALL BE A CONDITION OF OBTAINING A BUILDING PERMIT FOR THESE LOTS.
- EXISTING AND NEW ACCESSES SHALL MEET ACCESS STANDARDS SET FORTH BY THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT AND FIRE PREVENTION SERVICES. THE OWNER WILL BE RESPONSIBLE FOR OBTAINING AN ACCESS PERMIT FROM THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT. ONLY ONE ACCESS WILL BE ALLOWED FOR THE CONSOLIDATED LOT.
- THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.
- ROUTT COUNTY (COUNTY) AND THE SOUTH 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 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.
- A SITE-SPECIFIC GEOTECHNICAL INVESTIGATION IS RECOMMENDED TO CHARACTERIZE SITE-SPECIFIC SOIL AND BEDROCK ENGINEERING PROPERTIES AND GROUNDWATER CONDITIONS, AND FOR USE IN DESIGN OF THE PROPOSED HOME'S FOUNDATION, FLOOR SYSTEM, SUBSURFACE DRAINAGE, ONSITE WASTEWATER TREATMENT SYSTEM (OWTS), PAVEMENTS, ETC.

THE LOT SHOWN ON THE SKY HITCH REED SUBDIVISION IS SUBJECT TO THE FOLLOWING NOTES FROM THE PLAT OF SKY HITCH AT STAGECOACH, ACCORDING TO THE FINAL PLAT AS RECORDED AT FILE NO. 7072

- ALL LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT
- ALL SIDE LOT LINES ARE SUBJECT TO 10' TRAIL EASEMENTS
- ALL REAR LOT LINES ARE SUBJECT TO 20' TRAIL EASEMENT.
- ROAD RIGHT-OF-WAY WIDTHS ARE 60 FEET EXCEPT AS NOTED.

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 WIFFLE TREE TRAIL, STIRRUP WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE 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, CHAIR
 BOARD OF COUNTY COMMISSIONERS
 ROUTT COUNTY, COLORADO

ATTEST:

BY: _____
 JENNY L. THOMAS, ROUTT COUNTY CLERK
 ROUTT COUNTY PLANNING COMMISSION APPROVAL

THE ROUTT COUNTY PLANNING COMMISSION DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF SKY HITCH REED SUBDIVISION AT THE MEETING OF SAID COMMISSION HELD ON THE 3rd DAY OF February, A.D. 2022.

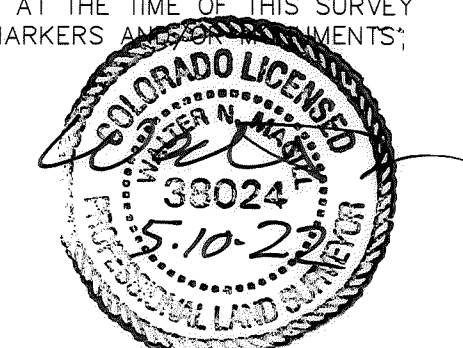
Steve Wanneke
 STEVE WANNEKE, CHAIR

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 SKY HITCH REED 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 MONUMENTS WERE SET AS REQUIRED AND SHOWN HEREON.

DATED THIS 10th DAY OF May, 2022.

BY: Walter N. Magill
 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: _____ A.M. AND FILE NO. _____

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

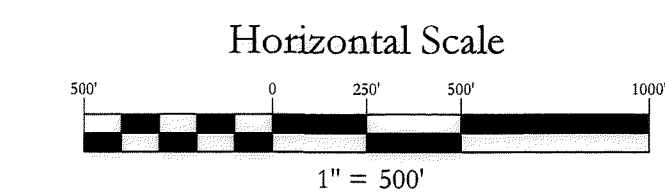
ROUTT COUNTY SURVEYOR CERTIFICATE

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.
 THOMAS H. EFFINGER, JR., PLS 17651

SKY HITCH REED SUB.
A CONSOLIDATION OF LOTS
59, 60 & 65 SKY HITCH AT
STAGECOACH

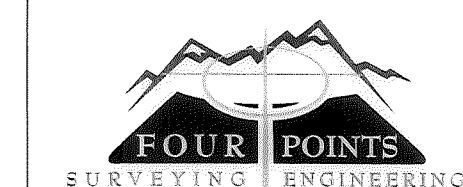


NO.	DATE	REVISIONS	INT

DATE: 5-5-2022 DESIGN: WNM
 JOB NO. 1095-104 DRAFTED: WNM
 DWG. NAME _____ REVIEW: WNM

Four Points
Surveying and Engineering

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 P.O. Box 775966,
 Steamboat Springs, CO 80487
 (970)-871-6772
 wnmpepls@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.