

SNOW COUNTRY SUBDIVISION

A REPLAT OF A TRACT OF LAND LOCATED IN THE NE 1/4 NW 1/4, SECTION 33 AND IN THE SE 1/4 SW 1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO

CERTIFICATE OF OWNERSHIP

BE IT HEREBY MADE KNOWN: THAT SOUTHSORE PLOW, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

PARCEL A

THE NORTH 150 FEET OF THE NE ¼ NW ¼ OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., EXCEPT THE PORTION THEREOF ALONG THE EAST BOUNDARY WHICH IS WITHIN THE RIGHT OF WAY OF U.S. HIGHWAY NO. 40

THE PARCEL CONTAINING 4.32 ACRES TOTAL IN THE COUNTY OF ROUITT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF SNOW COUNTRY SUBDIVISION, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON.

IN WITNESS WHEREOF, THE SAID SOUTHSORE PLOW, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 2022.

BY _____ AS _____ OF SOUTHSORE PLOW, LLC, A COLORADO LIMITED LIABILITY COMPANY

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY _____ AS _____ SOUTHSORE PLOW, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF _____}

COUNTY OF _____}

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (NOTARY PUBLIC) MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

BE IT HEREBY MADE KNOWN: THAT BACKATCHA, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

PARCEL B

A TRACT OF LAND IN THE SE ¼ SW ¼ OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 85 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID SE ¼ SW ¼ OF SECTION 28;
THENCE NORTHERLY 345.21 FEET ALONG THE WEST BOUNDARY OF SAID SE ¼ SW ¼;
THENCE N 87°44'01" E, 630.00 FEET;
THENCE S 00°10'00" W, 345.21 FEET TO THE SOUTH BOUNDARY OF SAID SE ¼ SW ¼;
THENCE S 87°44'00" W, 630.00 FEET ALONG THE SOUTH BOUNDARY OF SAID SE ¼ SW ¼ TO THE POINT OF BEGINNING.
TOGETHER WITH EASEMENT AND RIGHT OF WAY FOR A ROAD CONVEYED BY DEEDS RECORDED OCTOBER 9, 1969 IN BOOK 339 AT PAGE 191, AND IN BOOK 399 AT PAGE 192 OF THE ROUITT COUNTY RECORDS TO WIT:

AN EASEMENT AND RIGHT OF WAY FOR A ROAD, FOR THE COMMON USES OF THE GRANTOR AND THE GRANTEE, LOCATED IN THE SE ¼ SW 1/4, SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., 30 FEET IN WIDTH, THE NORTHERLY BOUNDARY OF WHICH COMMENCES AT THE NORTHEAST CORNER OF TRACT CONVEYED BY DEED RECORDED IN BOOK 335 AT PAGE 631, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID ROUITT COUNTY, AND RUNS THENCE S87°44'01" W ON THE NORTH BOUNDARY LINE OF SAID TRACT TO ITS INTERSECTION WITH THE EASTERLY BANK OF THE YAMPA RIVER, EXCEPTING THEREFROM THAT PORTION OF SAID EASEMENT LYING WITHIN PARCEL B AND EXCEPTING THAT PORTION LYING WITHIN U.S. HIGHWAY NO. 40.

THE PARCELS CONTAINING 5.00 ACRES TOTAL IN THE COUNTY OF ROUITT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF SNO COUNTRY SUBDIVISION, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON.

IN WITNESS WHEREOF, THE SAID BACKATCHA, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 2022.

BY _____ AS _____ OF BACKATCHA, LLC, A COLORADO LIMITED LIABILITY COMPANY

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY _____ AS _____ BACKATCHA, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF _____}

COUNTY OF _____}

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (NOTARY PUBLIC) MY COMMISSION EXPIRES: _____

ATTORNEY'S OPINION

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 _____ COMPANY TITLE REPORT NO. _____ DATED _____, 2022, AND THAT TITLE TO ALL SUCH LANDS IS IN SOUTHSORE PLOW, LLC FREE AND CLEAR OF ALL TAXES AND ENCUMBRANCES, SUBJECT TO THE FOLLOWING: EXCEPTIONS AS NOTED IN SCHEDULE B OF SAID TITLE REPORT:

- 1.
- 2.

ATTORNEY AT LAW

EFFECTIVE THE _____ DAY OF _____, 2022

ATTORNEY'S OPINION

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 _____ COMPANY TITLE REPORT NO. _____ DATED _____, 2022, AND THAT TITLE TO ALL SUCH LANDS IS IN BACKATCHA, LLC FREE AND CLEAR OF ALL TAXES AND ENCUMBRANCES, SUBJECT TO THE FOLLOWING: EXCEPTIONS AS NOTED IN SCHEDULE B OF SAID TITLE REPORT:

- 1.
- 2.

ATTORNEY AT LAW

EFFECTIVE THE _____ DAY OF _____, 2022



VICINITY MAP
1" = 500'

PLAT NOTES

1. ROUITT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING SUBDIVISION ROADS. THE ROADS SHOWN HEREON HAVE NOT BEEN DEDICATED NOR ACCEPTED BY THE COUNTY.
2. 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.
3. EXISTING AND NEW ACCESSES SHALL MEET ACCESS STANDARDS SET FORTH BY THE ROUITT COUNTY ROAD AND BRIDGE DEPARTMENT AND FIRE PREVENTION SERVICES.
4. THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.
5. 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.
6. ROUITT COUNTY (COUNTY) AND THE STEAMBOAT SPRINGS AREA 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.
7. ADDRESS SIGNAGE IN CONFORMANCE WITH ROUITT COUNTY ROAD ADDRESSING, NAMING, AND SIGNING POLICY SHALL BE LOCATED AT THE ENTRANCE TO THE DRIVEWAY.
8. A CURRENT SOILS TEST SHOWING THAT THE SOIL IS OF A SUFFICIENT STABLE NATURE TO SUPPORT DEVELOPMENT WILL BE REQUIRED BEFORE OBTAINING A BUILDING PERMIT.
9. PRIOR TO PLANNING SIGNING OFF ON A BUILDING PERMIT FOR DEVELOPMENT ON LOT 2, A DEVELOPMENT PERMIT FROM THE ARMY CORPS OF ENGINEERS SHALL BE SUBMITTED, IF REQUIRED.

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY ROUITT COUNTY PURSUANT TO SECTION 2.5 OF THE ROUITT COUNTY SUBDIVISION REGULATIONS.

DATED THIS _____ DAY OF _____, 2022.

TIM CORRIGAN, CHAIR,
BOARD OF COUNTY COMMISSIONERS
ROUITT COUNTY, COLORADO

ATTEST:

BY: JENNY L. THOMAS, ROUITT COUNTY CLERK

PLANNING DIRECTOR APPROVAL

THE ROUITT COUNTY PLANNING DIRECTOR DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF SNOW COUNTRY SUBDIVISION ON THIS _____ DAY OF _____, AD, 2022.

KRISTY WINSER, ROUITT COUNTY PLANNING DIRECTOR

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 SNOW COUNTRY 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

ROUITT COUNTY CLERK AND RECORDER'S ACCEPTANCE

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

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

ROUITT COUNTY CLERK AND RECORDER

ROUITT 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 ROUITT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

ROUITT COUNTY SURVEYOR

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

**SNOW COUNTRY
SUBDIVISION
FINAL PLAT**


**35975 U.S. Highway 40
Steamboat Springs, 80487**

NO.	DATE	REVISIONS	INT

DATE: 11-4-2022 DESIGN: JNM
JOB NO. 1530-002 DRAFTED: JNM
DWG. NAME: REVIEW: JNM

**Four Points
Surveying and Engineering**

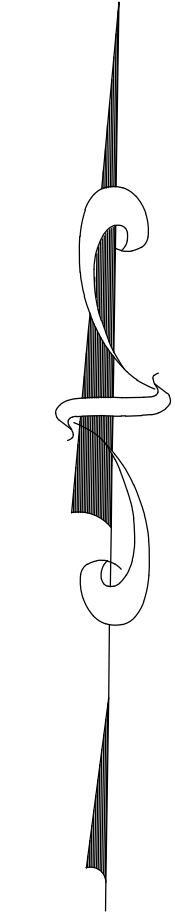
**440 S. Lincoln Ave, Suite 4A
P.O. Box 775966,
Steamboat Springs, CO 80487
(970)-871-6772
wnmpepls@gmail.com**



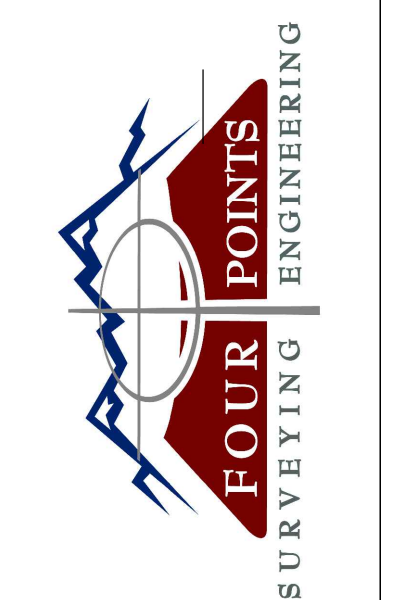
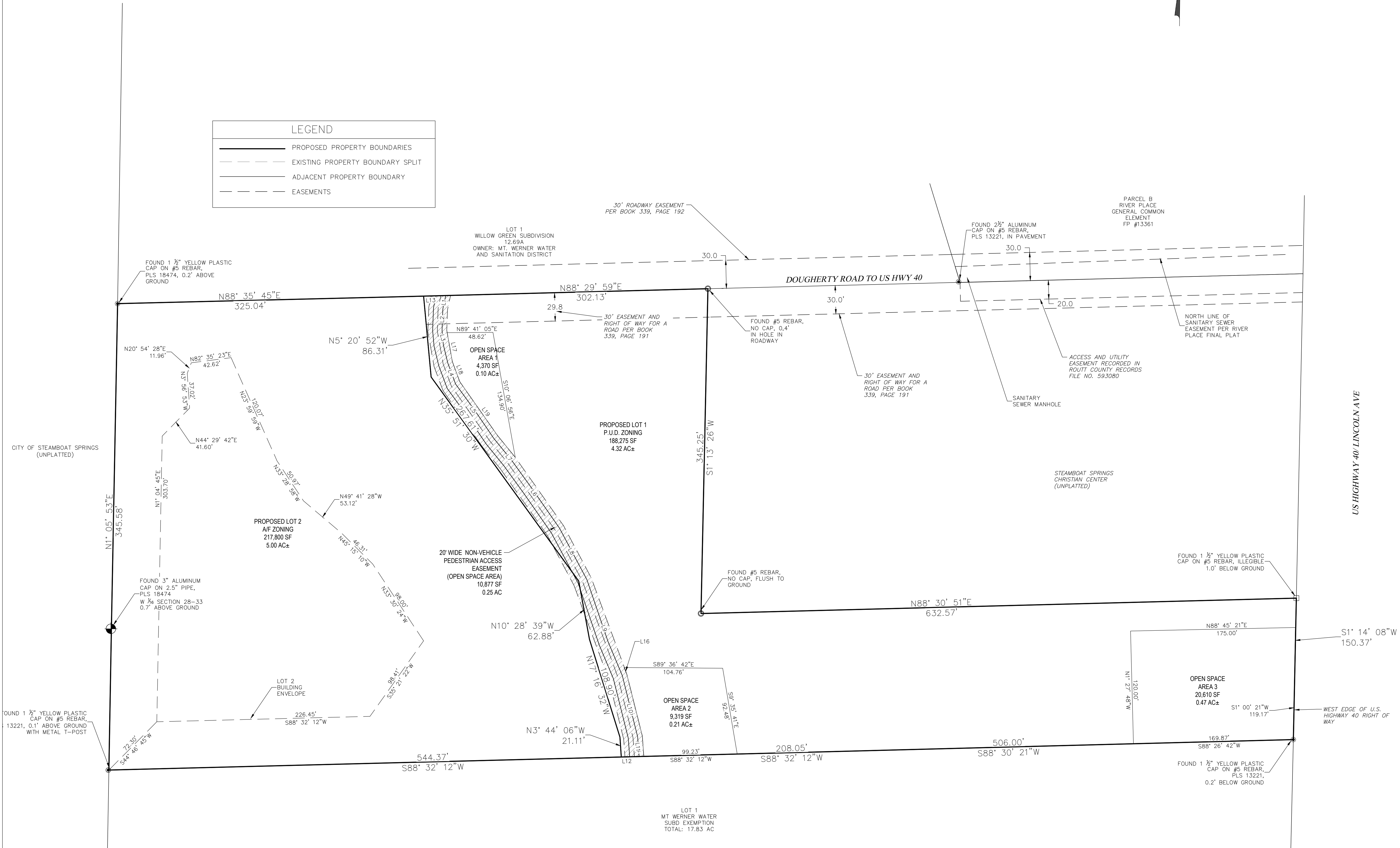
FOUR POINTS
SURVEYING | ENGINEERING

SHEET NO.
1
OF 2

SNOW COUNTRY SUBDIVISION
A REPLAT OF A TRACT OF LAND LOCATED IN THE NE 1/4 NW
1/4, SECTION 33 AND IN THE SE 1/4 SW 1/4 SECTION 28,
TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.,
ROUTT COUNTY, COLORADO



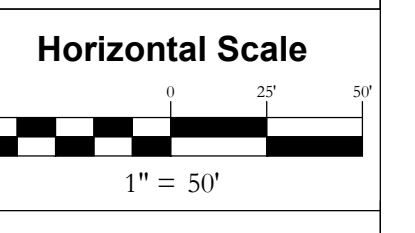
LEGEND	
	PROPOSED PROPERTY BOUNDARIES
	EXISTING PROPERTY BOUNDARY SPLIT
	ADJACENT PROPERTY BOUNDARY
	EASEMENTS



440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970) 871-6772
www.fourpointss.com

No.	DATE	REVISIONS

SNOW COUNTRY NURSERY
35975 U.S. HIGHWAY 40
STEAMBOAT SPRINGS, CO 80487



DATE: 11-4-2022
JOB #: 1530-002
DRAWN BY: WNM
DESIGN BY: CFB
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

FINAL PLAT

DRAWING:

SHEET #
2