

EAGLES WATCH HUNTER SUBDIVISION

A CONSOLIDATION OF LOTS 58 & 59, EAGLES WATCH AT STAGECOACH.

LOCATED IN THE NW ¹/₄ OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 84 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO



VICINITY MAP
1" = 200'

CERTIFICATE OF OWNERSHIP AND DEDICATION:

BE IT HEREBY MADE KNOWN: THAT WESLEY B. HUNTER, TRUSTEE OF FIRST TRACKS REVOCABLE LIVING TRUST AND MICKIE HUNTER, TRUSTEE OF ALPENGLOW REVOCABLE LIVING TRUST, EACH BEING A 50% TENANT-IN-COMMON OWNER OF THE LAND DESCRIBED AS FOLLOWS: LOT 58 AND LOT 59 EAGLES WATCH AT STAGECOACH, ACCORDING TO THE FINAL PLAT THEREOF RECORDED JANUARY 4, 1971 AT FILE NO. 7085 OF ROUTT COUNTY RECORDS CONTAINING 2.16 ACRES IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF EAGLES WATCH HUNTER SUBDIVISION, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON, AND ALSO DOES 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, TRAILS, AND DRAINAGE AS SHOWN HEREON. FURTHER THE RIGHT OF WAY OF BROKEN TALON TRAIL IS HEREBY REDEDICATED TO ROUTT COUNTY.

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 AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID WESLEY B. HUNTER, TRUSTEE OF FIRST TRACKS REVOCABLE LIVING TRUST, AND MICKIE HUNTER, TRUSTEE OF ALPENGLOW REVOCABLE LIVING TRUST, HAVE CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 2023.

BY: _____
WESLEY B. HUNTER, TRUSTEE OF FIRST TRACKS REVOCABLE LIVING TRUST

BY: _____
MICKIE HUNTER, TRUSTEE OF ALPENGLOW REVOCABLE LIVING TRUST

STATE OF COLORADO)
)SS.
COUNTY OF ROUTT)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY WESLEY B. HUNTER AND MICKIE HUNTER.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SEAL)

SURVEY NOTES

BASIS OF BEARING: BEARINGS BASED ON EAST LINE OF LOT 59, EAGLES WATCH AT STAGECOACH (N 04° 08' 06" E); NORTHEASTERLY CORNER IS A NO. 5 REBAR WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED PLS 18474; SOUTHEASTERLY CORNER IS A NO. 5 REBAR WITH A 1-1/2' YELLOW PLASTIC CAP STAMPED PLS 2682.

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 EAGLES WATCH AT STAGECOACH. FOUR POINTS SURVEYING AND ENGINEERING REVIEWED TITLE COMPANY OF THE ROCKIES TITLE COMMITMENT NO. C3, DATED JULY 26, 2023 IN COMPLETION OF THE FINAL PLAT.

PLAT NOTES

1. 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.
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 AND SUCH SHALL BE A CONDITION OF OBTAINING A BUILDING PERMIT FOR THESE LOTS.
3. THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.
4. ROUTT COUNTY (COUNTY) AND THE OAK CREEK 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.
5. ALL EXTERIOR LIGHTING SHALL BE DOWNCAST AND OPAQUELY SHIELDED.
6. THE DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS FOR EAGLES WATCH SUBDIVISION AT STAGECOACH ARE RECORDED AT FILE NO. 230196 IN THE OFFICIAL RECORDS OF ROUTT COUNTY, COLORADO, ARE APPLICABLE TO THIS REPLAT SUBDIVISION.

THE LOT SHOWN ON THE EAGLES WATCH HUNTER SUBDIVISION IS SUBJECT TO THE FOLLOWING NOTES FROM THE PLAT OF EAGLES WATCH AT STAGECOACH, ACCORDING TO THE FINAL PLAT AS RECORDED AT FILE NO. 7085

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

UTILITY VACATION RESOLUTION RECORDED AT RECEPTION NO. _____

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 THE REAL PROPERTY DESCRIBED HEREON BY REVIEW BASED SOLELY ON SUCH REVIEW OF TITLE COMPANY OF THE ROCKIES COMMITMENT NO. C3, DATED JULY 26, 2023 AND THAT TITLE TO SUCH LANDS IS VESTED IN ALPENGLOW REVOCABLE LIVING TRUST AND FIRST TRACKS REVOCABLE LIVING TRUST AS 50% TENANT-IN-COMMON OWNERS, 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:

1. ANY FACTS, RIGHT, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
2. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
4. ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THERON COVERED BY THIS COMMITMENT.
6. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
7. THOSE COVENANTS, CONDITIONS, OBLIGATIONS, EASEMENTS AND RESTRICTIONS WHICH ARE A BURDEN TO THE SUBDIVISION DESCRIBED IN SCHEDULE A, AND SET FORTH IN THE SUBDIVISION DECLARATION RECORDED AT RECEPTION NO. 007073, AS AMENDED BY INSTRUMENT(S) RECORDED DECEMBER 7, 1971 AT RECEPTION NO. 230233.
8. EASEMENTS, RIGHTS OF WAY AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF EAGLES WATCH AT STAGECOACH, FILED AT RECEPTION NO. 007085.
9. THOSE COVENANTS, CONDITIONS, OBLIGATIONS, EASEMENTS AND RESTRICTIONS WHICH ARE A BURDEN TO THE SUBDIVISION DESCRIBED IN SCHEDULE A, AND SET FORTH IN THE SUBDIVISION DECLARATION RECORDED DECEMBER 15, 2000 AT RECEPTION NO. 537996.
10. LOT CONSOLIDATION AGREEMENT BETWEEN SPOA AND WESLEY AND MICKIE HUNTER RECORDED NOVEMBER 7, 2022 AT RECEPTION NO. 842048.
11. INTENTIONALLY DELETED
12. ALL DUES AND/OR ASSESSMENTS LEVIED BY THE EAGLES WATCH AT STAGECOACH HOMEOWNERS ASSOCIATION.
13. ALL DUES AND/OR ASSESSMENTS LEVIED BY THE MORRISON WATER AND SANITATION DISTRICT.

_____(ATTORNEY AT LAW).

DATED THIS ____ DAY OF _____, 2023.

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 BROKEN TALON TRAIL 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 _____, 2023.

TIM REDMOND, 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 EAGLES WATCH HUNTER SUBDIVISION AT THE MEETING OF SAID COMMISSION HELD ON THE 18TH DAY OF MAY A.D. 2023.

STEVE WARNKE, 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 EAGLES WATCH HUNTER 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 _____ 2023.

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., 2023

RECEPTION NUMBER _____ TIME: _____ AND FILE NO. _____

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

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. THE DISTRICT SHALL NOT ACCEPT OR MAINTAIN WATER OR SEWER LINES, WHICH ARE THE PROPERTY AND LIABILITY OF THE OWNER OF THE LOT SERVICED BY SUCH SERVICE LINE.

MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT

DATE: _____, 2023

BY: _____

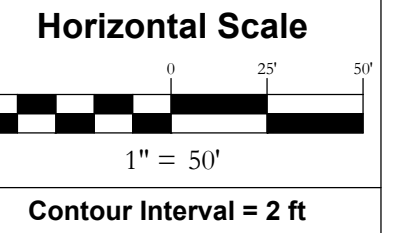
GEOVANNY ROMERO, GENERAL MANAGER



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

INT	REVISIONS	DATE

EAGLES WATCH HUNTER SUBDIVISION
A CONSOLIDATION OF LOTS 58 & 59
31045 & 31065
BROKEN TALON TRAIL



Contour Interval = 2 ft
DATE: 8-25-2023
JOB #: 2234-001
DRAWN BY: AP
DESIGN BY:
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
REPLAT

SHEET #
1

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.

EAGLES WATCH HUNTER SUBDIVISION
A CONSOLIDATION OF LOTS 58 & 59,
EAGLES WATCH AT STAGECOACH.
LOCATED IN THE NW 1/4 OF SECTION 8, TOWNSHIP 3 NORTH,
RANGE 84 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO

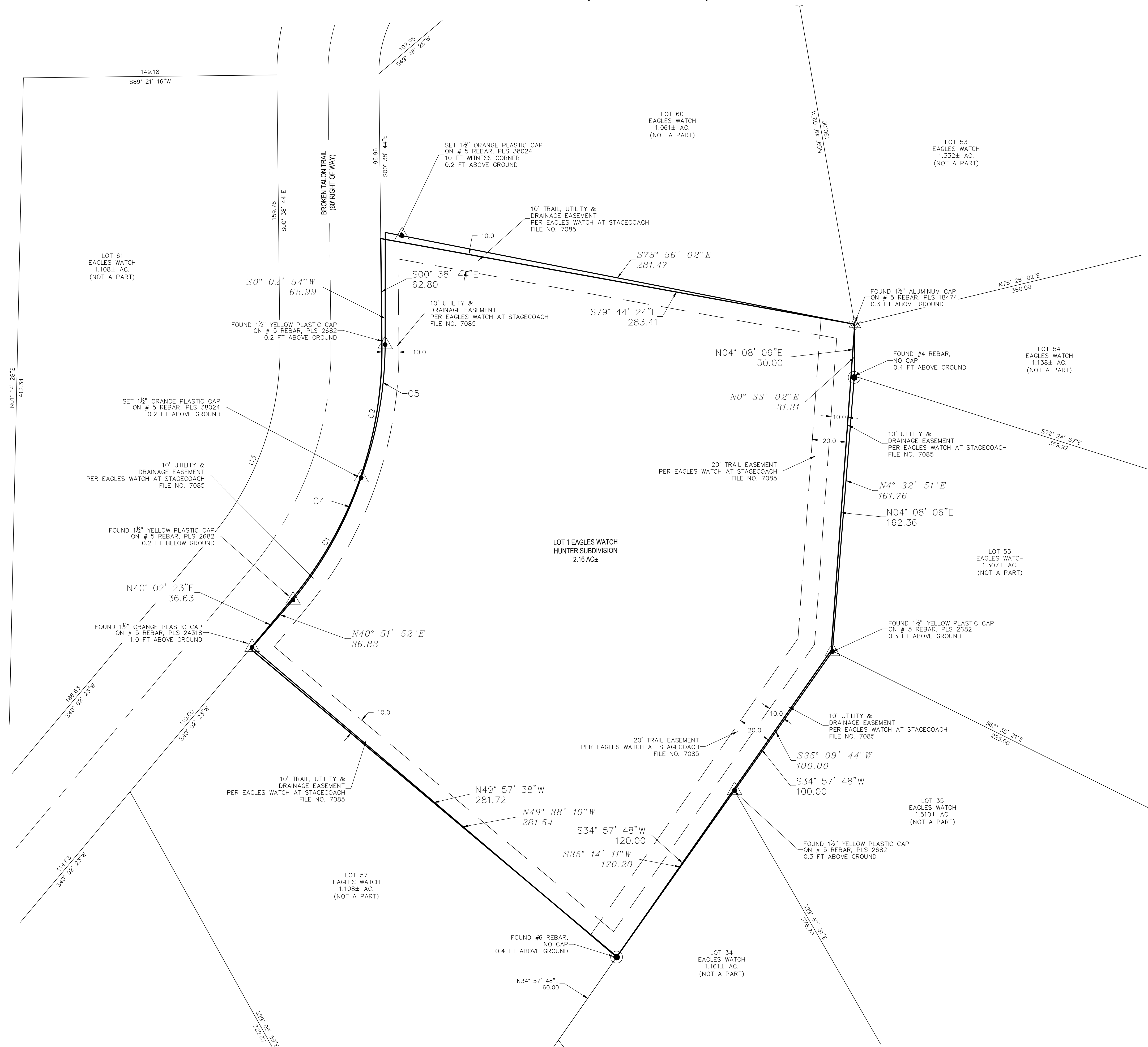


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	81.66	230.00	20.34	N29° 52' 06"E	81.23
C2	81.66	230.00	20.34	N9° 31' 33"E	81.23
C3	120.71	170.00	40.68	N19° 41' 48"E	118.19
C4	82.80	230.00	20.63	N29° 06' 41"E	82.35
C5	80.07	230.00	19.95	N10° 13' 11"E	79.67

LEGEND	
	PROPERTY BOUNDARY
	MEASURED PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT

NOTES:

1. ALL DISTANCES ARE MEASURED IN UNITS OF US SURVEY FEET.
2. DISTANCE AND BEARINGS IN ITALICS ARE MEASURED DISTANCES BETWEEN FOUND AND SET PROPERTY CORNERS.
3. THE MEASURED PROPERTY BOUNDARY SHOULD BE USED FOR ALL SETBACKS AND EASEMENTS IN DESIGN AND PLACEMENT OF BUILDINGS.



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INT	REVISIONS	DATE

EAGLES WATCH HUNTER SUBDIVISION
A CONSOLIDATION OF LOTS 58 & 59
31045 & 31065
BROKEN TALON TRAIL

Horizontal Scale

1" = 30'
Contour Interval = 2 ft
DATE: 8-25-2023
JOB #: 2234-001
DRAWN BY: AP
DESIGN BY:
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

REPLAT

DRAWING:

SHEET #
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.