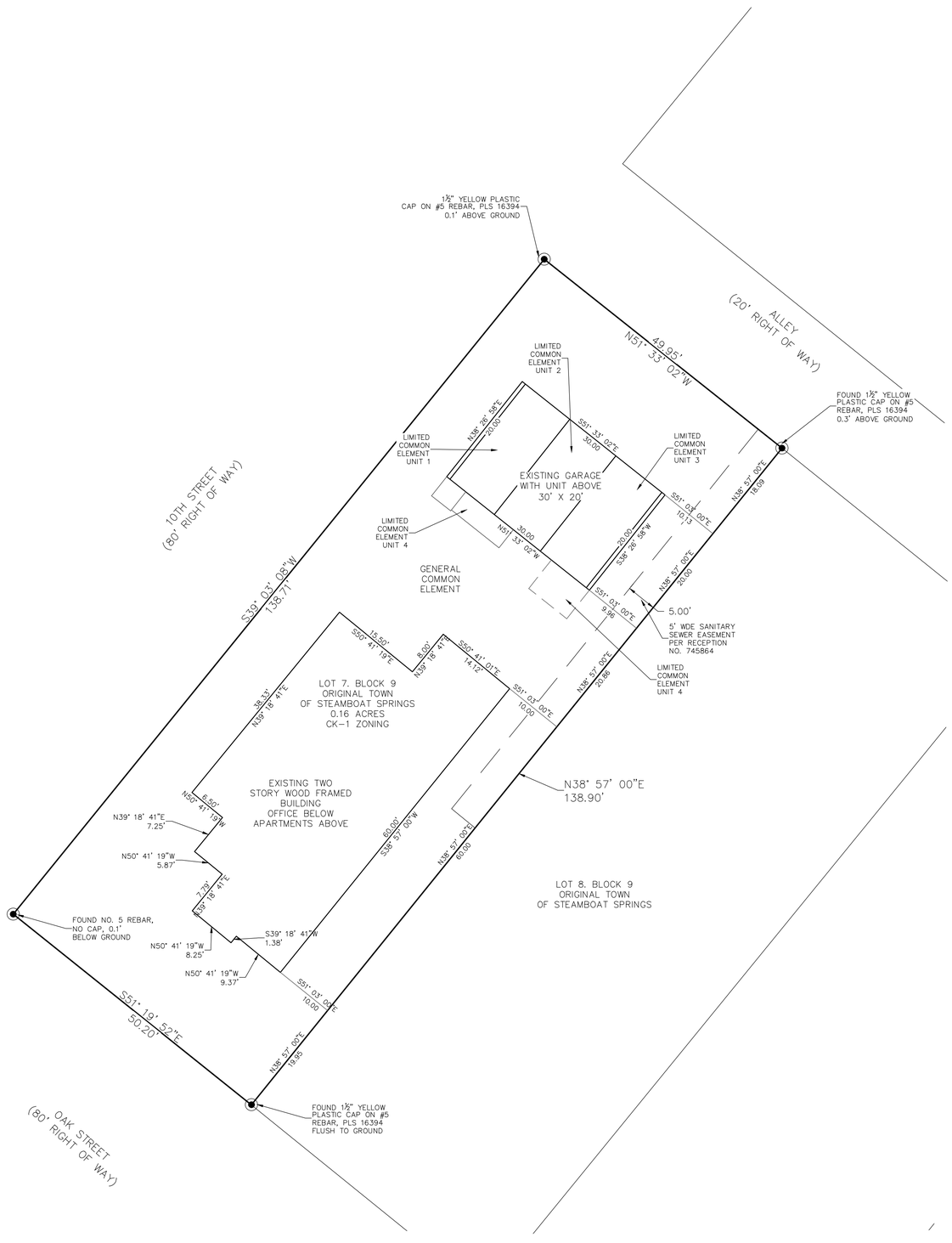
942 OAK STREET CONDOS

A CONDOMINIUM COMMON INTEREST COMMUNITY
LOCATED IN LOT 7, BLOCK 9 ORIGINAL TOWN OF STEAMBOAT SPRINGS,
LOCATED IN THE SW 1/4, SECTION 8, TOWNSHIP 6 NORTH, RANGE 84
WEST OF THE 6TH P.M., STEAMBOAT SPRINGS,
ROUTT COUNTY, COLORADO

VICINITY MAP

0 250 500 FEET



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOWN ALL MEN BY THESE PRESENTS: THAT MCPEEK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS: LOT 7, BLOCK 9, ORIGINAL TOWN OF STEAMBOAT SPRINGS CONTAINING 0.16 ACRES ACCORDING TO THE PLAT RECORDED AT FILE NO. 1348, CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF 942 OAK STREET CONDOMINIUMS, A CONDOMINIUM COMMON INTEREST COMMUNITY HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT.

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

BY _____
JENNIFER MCPEEK AS MANAGER OF MCPEEK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY

STATE OF COLORADO}

COUNTY OF ROUTT}

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY JENNIFER MCPEEK AS MANAGER OF MCPEEK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

_____ _____
SIGNATURE (SEAL) NOTARY PUBLIC

ATTORNEY'S OPINION

I, GEORGE M. ECK III, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE REVIEWED _____ TITLE COMMITMENT NO. _____ WITH AN EFFECTIVE DATE OF _____ AND BASED EXCLUSIVELY UPON SAID TITLE COMMITMENT FEE SIMPLE TITLE TO ALL THE LANDS SUBDIVIDED BY THIS PLAT IS VESTED IN MCPEEK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, THE TRAVERSE AND RIGHT-OF-WAY OF CERTAIN DITCHES, PONDS AND SPRINGS AND EXCEPT FOR EASEMENTS, ENCROACHMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD AND APPARENT, INCLUDING, BUT NOT LIMITED TO THOSE SPECIFIC SCHEDULE B EXCEPTIONS LISTED ON THE TITLE COMMITMENT REFERENCED ABOVE, AND THE DEED OF TRUST SUBORDINATED HEREIN AND THE EASEMENTS OR OTHER MATTERS SHOWN, DEDICATED OR NOTED ON THIS PLAT.

_____
GEORGE M. ECK III, ATTORNEY-AT-LAW

EFFECTIVE THE _____ DAY OF _____, 2022

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.

CITY COUNCIL APPROVAL

THE WITHIN PLAT OF 942 OAK STREET CONDOMINIUMS IS APPROVED FOR FILING THIS _____ DAY OF _____, 2022.

BY: _____
ROBIN CROSSAN, CITY COUNCIL PRESIDENT

ATTEST: _____
JULIE FRANKLIN, CITY CLERK

PLANNING AND COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE

THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF 942 OAK STREET CONDOMINIUMS, A CONDOMINIUM COMMON INTEREST COMMUNITY THIS _____ DAY OF _____, A.D. 2022.

_____
REBECCA BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

NOTES

1. BASIS OF BEARING: N 38°57'00" E, 138.90 FEET ALONG THE SOUTHEAST LINE OF LOT 7, BLOCK 9 ORIGINAL TOWN OF STEAMBOAT SPRINGS BETWEEN FOUND PROPERTY CORNERS AS INDICATED HEREON.
2. UNIT 1 AND UNIT 2 ARE SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED AT RECEPTION NO. 780982 RECORDED JULY 5, 2017.

CERTIFICATE OF COMPLETION

THE UNDERSIGNED HEREBY CERTIFIES THAT (I) HE/SHE IS AN INDEPENDENT LICENSED OR REGISTERED ENGINEER, SURVEYOR OR ARCHITECT IN THE STATE OF COLORADO (II) HE/SHE IS FAMILIAR WITH AND HAS OBSERVED THE CONSTRUCTION OF THE BUILDING IDENTIFIED AND SHOWN ON THIS MAP AND PLAT WITHIN THE REAL ESTATE SUBJECTED TO THE CONDOMINIUM DECLARATION FOR CRESTONE WAREHOUSE CONDOMINIUM AND (III) THE BUILDING SHOWN HEREON CONTAINING OR COMPRISING ANY UNITS CREATED BY SUCH CONDOMINIUM DECLARATION AND THIS MAP AND PLAT ARE SUBSTANTIALLY COMPLETED PURSUANT TO CRS-38-33.3-201(2).

_____
DATE BY: _____

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, PLS NO. 38024, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP AND SURVEY OF 942 OAK STREET CONDOMINIUMS, A CONDOMINIUM COMMON INTEREST COMMUNITY, (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 AND (IV) CONTAINS ALL OF THE INFORMATION REQUIRED BY C.R.S. 38-51-101.

BY: _____
WALTER N. MAGILL, PLS 38024

RECORDATION OF CONDOMINIUM DECLARATION

THE RECORDATION OF THE CONDOMINIUM DECLARATION FOR THE 942 OAK STREET CONDOMINIUMS IS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE 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

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO THIS _____ DAY OF _____ A.D., 2022 AT RECEPTION NUMBER _____ TIME: _____ _.M. AND FILE NO. _____

_____
JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775986
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

942 OAK STREET CONDOMINIUMS
FINAL PLAT

Horizontal Scale
20' 0 10' 20'
1" = 20'

Contour Interval = N/A

DATE: 2-2-2022
JOB #: 1031-009
DRAWN BY: WNM
DESIGN BY:
REVIEW BY: TFK

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

DRAWING: FINAL PLAT

SHEET # 1