13476
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SIERRA VIEW SUBDIVISION

A SUBDIVISION OF THE SIERRA VIEW ANNEXATION
TOWN OF OAK CREEK, ROUTT COUNTY, COLORADO
PART OF SW1/4 SECTION 32, T4N R85W, 6th P.M., ROUTT COUNTY, COLORADO

PLAT NOTES:

1. LOTS 1 AND 4 MAY ACCESS FROM BELL AVENUE.

EASEMENT NOTES:

1. THE HATCHED AREA LABELED "SHARED DRIVEWAY EASEMENT" IS A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, AND ACROSS LOTS 5 AND 6, SIERRA VIEW SUBDIVISION FOR VEHICULAR AND PEDESTRIAN ACCESS TO SAID LOTS 2, 3, 5, AND 6 ARE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE, SNOW REMOVAL, AND STORAGE OF SNOW, AS FURTHER DEFINED IN SECTION 8.11 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR SIERRA VIEW SUBDIVISION RECORDED ~~MARCH~~ April 5, 2005 AT RECEPTION NO. 616716.
2. THE HATCHED AREA LABELED "EASEMENT TO OPEN SPACE 'B'" IS A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, AND ACROSS LOTS 19 AND 20, SIERRA VIEW SUBDIVISION, FOR VEHICULAR AND PEDESTRIAN ACCESS TO OPEN SPACE 'B' AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE, SNOW REMOVAL, AND STORAGE OF SNOW, DEDICATED TO THE TOWN OF OAK CREEK HEREON AND GRANTED TO THE SIERRA VIEW HOMEOWNERS ASSOCIATION BY GRANT OF EASEMENT RECORDED ~~MARCH~~ April 5, 2005 AT RECEPTION NO. 616719
3. THE HATCHED AREA LABELED "EASEMENT TO LOTS 1-4, BLOCK 9, CAPITOL HILL ADDITION" IS A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, AND ACROSS LOT 22, SIERRA VIEW SUBDIVISION, FOR VEHICULAR AND PEDESTRIAN ACCESS TO LOTS 1-4, BLOCK 9, CAPITOL HILL ADDITION, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE, SNOW REMOVAL AND STORAGE OF SNOW, GRANTED TO THOMAS J. PARR BY GRANT OF ACCESS EASEMENT RECORDED ~~MARCH~~ April 5, 2005 AT RECEPTION NO. 616718
4. A 10 FOOT WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE, AND FOR SNOW REMOVAL AND STORAGE IS CREATED ALONG THE ENTIRE BOUNDARY AND ALONG THE BACK LINES OF ALL LOTS.
5. AN 8 FOOT WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE IS CREATED ALONG ALL SIDE LOT LINES.
6. A 10 FOOT WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE, AND FOR SNOW REMOVAL AND STORAGE IS CREATED ALONG ALL ROADWAYS.
7. ALL ROADWAYS ARE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE, FOR SNOW REMOVAL AND STORAGE, AND FOR ACCESS.

VICINITY MAP NTS

CONSENT OF TRUST DEED BENEFICIARIES

The undersigned being beneficiary and the Public Trustee of Routt County, Colorado, under those certain Deeds of Trust encumbering the premises subdivided herein, said Deed of Trust being recorded at Reception No. 607026, of the Routt County Clerk and Recorder records, does expressly join in the platting and subdivision shown herein, does consent to the dedication as shown hereon and does subordinate the interest of the undersigned existing by virtue of the Deed of Trust, to the platting and subdivision shown hereon and the aforesaid dedication.

First National Bank of the Rockies

By: _____, Branch Manager, its Authorized Agent

COUNTY OF ROUTT)
)ss.
STATE OF COLORADO)

The foregoing instrument was acknowledged before me this 1 day of April, 2005, by Joseph R. Hoar, as Branch Manager of First National Bank of the Rockies.

My Commission expires: 11/19/07

Witness my hand and official seal.

Deborah K. Keller
Notary Public

The foregoing consent was acknowledged before me this 4th day of April, 2005, A.D., by JEANNE WHIDDON, as Public Trustee of Routt County, Colorado.

Date: 4-4-05

Jeanne Whiddon by Nicole Stucky, Dep.
Jeanne Whiddon, Public Trustee

Kay Weinland By Peggi S Murphy Deputy Clerk
ROUTT COUNTY CLERK AND RECORDER

TOWN OF OAK CREEK APPROVAL AND ACCEPTANCE DEDICATION

The within plat of SIERRA VIEW SUBDIVISION is approved for filing this 5th day of April, 2005. The dedications of the roads shown hereon as Oak Ridge Circle, Moffat Avenue, and Moffat Avenue (future) are approved and accepted subject to the condition that the Town shall undertake the maintenance for said roads only after completed to Town Specifications and accepted for maintenance by recorded Resolution of the Town Council. The dedication of the Park (subject to a 20 foot side easement for signage and landscaping in favor of Sierra View Homeowners Association), Open Space A, Open Space B, and the easements for utilities, drainage, and snow removal and storage are accepted.

TOWN OF OAK CREEK, COLORADO
A Colorado Municipal Corporation

By _____
Cargo Rodeman ,Town Mayor

Attest _____
Nancy Crawford, Town Clerk

State of Colorado)
ss
County of Routt)

The foregoing instrument was acknowledged before me this 31st day of March, 2005 by Cargo Rodeman as Mayor and attested to by Nancy Crawford as Town Clerk of the TOWN OF OAK CREEK, COLORADO.

Witness my hand and official seal.

(SEAL)

Notary Public
My Commission Expires 11/4/07

Attorney's Certificate

I, BRUCE L. JARCHOW, being an Attorney at Law duly licensed to practice in the State of Colorado, hereby certify that I have reviewed LAND TITLE GUARANTEE COMPANY Commitment for Title Insurance Commitment No.RB30004887-4, effective the 14th day of March, 2004, and based exclusively upon said Title Commitment, it is my opinion that title to all the lands shown hereon is vested in SVDG LLC, free and clearof 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, easements and encroachments of record and apparent, restrictions, reservations, agreements, covenants, the Deed of Trust subordinated hereon, and those specific Schedule B Exceptions listed on said Title Commitment.

Bruce L. Jarchow, Attorney at Law

This Subdivision is subject to a Subdivision Improvements Agreement (SIERRA VIEW) which has been recorded at Reception No._____ of the Records of Routt County.
616717

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents: That SVDG LLC, a Colorado Limited Liability Company, being the owner of the land described as follows:

A tract of land located in the SW1/4 Section 32, T4N R85W, 6th P.M., Routt County, Colorado being more particularly described as follows: Commencing at the SW corner of said Section 32, thence N00°56'18"E along the West line of said Section 32 22.35 feet to the TRUE POINT OF BEGINNING; thence N00°56'18"E along said West Section Line 648.25 feet to a point on the South line of the Town Limits of Oak Creek; thence S88°57'09"E along said South Line 1350.49 feet to a point; thence S01°05'48"W 208.86 feet to a point of intersection with an existing fence; thence S35°25'17"E along said existing fence 387.51 feet to a point; thence S88°26'43"W 395.38 to a fencepost; thence S84°55'10"W 1179.28 feet to the POINT OF BEGINNING, also know as SIERRA VIEW ANNEXATION, recorded at Reception No. 606155 containing 18.63 acres, more or less.
Basis of Bearings - The monumented West line of the SW1/4 Section 32, both ends being GLO Brass Caps - N00°56'18"E

in the Town of Oak Creek, Routt County, Colorado, under the name and style SIERRA VIEW SUBDIVISION has laid out, platted and subdivided same as shown on this plat and by these presents does hereby irrevocably dedicate to the perpetual use of the Town of Oak Creek, State of Colorado, the streets named Oak Ridge Circle, Moffat Avenue, Moffat Avenue (future), the Park (subject to and reserving a 20 foot wide easement for signage and landscaping as shown hereon and granted to the Sierra View Homeowners Association by Grant of Easement recorded ~~March~~ April 5, 2005 at Reception No.616714), Open Space A and Open Space B, and further does hereby irrevocably dedicate to the perpetual use of the Town of Oak Creek, State of Colorado, the utility, drainage, snow removal and storage easements as shown hereon for the installation and maintenance of public utilities, drainage and snow removal and storage respectively.

In witness whereof, the said SVDG LLC, by its managers, J. DAVID TWEEDY, TIMOTHY M. GEIGER, AND JAMES BROWNING, has executed this instrument effective this 22 day of March, 2005, A.D.

J. DAVID TWEEDY — TIMOTHY M. GEIGER — JAMES BROWNING

NOTARIAL

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me, this 22nd day of March, 2005, A.D., by J. DAVID TWEEDY, TIMOTHY M. GEIGER, AND JAMES BROWNING, as Managers of SVDG LLC, A Colorado Limited Liability Company.

Witness my hand and official seal
My Commission Expires 7/29/2005

NOTARY PUBLIC

CERTIFICATON OF SURVEY

I, GORDON R. DOWLING, being a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of 'SIERRA VIEW SUBDIVISION' was made by me or under my supervision and that the survey is accurately represented on this map and that the statements contained hereon were read by me and the same are true to the best of my knowledge.

DATED THIS 22nd DAY OF March, 2005

GORDON R. DOWLING PLS #30090
3/22/05

COUNTY SURVEYOR LAND SURVEY PLAT CERTIFICATE

This Plat was indexed as file SP 1501 in the index of Land Survey Plats maintained in the office of the Routt County Clerk and Recorder on this 5th day of April, 2005, A.D. at 9:51 A.m. Records of Routt County.

ROUTT COUNTY SURVEYOR

R.C. MOON PLS #13221

ROUTT COUNTY CLERK AND RECORDERS' ACCEPTANCE

This Plat was accepted for filing in the Office of the Routt Clerk and Recorder on this 5th day of April, 2005, A.D.
File No. 13476

Reception No. 616714 Time 9:51 A.m.

Kay Weinland By: Peggi Fay Deputy Clerk
KAY WEINLAND, ROUTT COUNTY CLERK & RECORDER

PROTECTIVE COVENENTS ARE FILED AT RECEPTION NO. 616716

OAK CREEK PLANNING COMMISSION APPROVAL

The Planning Commission of Oak Creek, Colorado, does hereby authorize and approve this plat of the above subdivision at a meeting of said commission held on this 31 day of March, 2005, A.D.

_____, Chairman

NOTICE OF RESEARCH
Pursuant to C.R.S. S 38-51-106 (1) (b) (I), research regarding the Rights-of-Way and easements as shown hereon was obained by title order No. RB30004887-4 , as prepared by LAND TITLE GUARANTEE COMPANY as of March 14, 2005, and not from the personal search of Gordon R. Dowling, a Professional Land Surveyor in the State of Colorado.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SHEET 1 OF 2

SVDG, LLC.	SUBDIVISION PLAT
SIERRA VIEW SUBDIVISION	
TOWN OF OAK CREEK ROUTT COUNTY, COLORADO	DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 FAX 276-4595

SCALE	DWG	DATE	REV	FILE
NA	GRD	1/10/05	1/25/05 3/21/05	SIERRA1

616714
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04/05/2005 09:51
Kay Weinland Routt County, CO PLAT R 21.00 D 0.00

File No. 13476

SP1501

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pg. 2 of 2

SIERRA VIEW SUBDIVISION

A SUBDIVISION OF THE SIERRA VIEW ANNEXATION
TOWN OF OAK CREEK, ROUTT COUNTY, COLORADO
PART OF SW1/4 SECTION 32, T4N R85W, 6th P.M., ROUTT COUNTY, COLORADO

LOT LINE CURVE CHART

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	26°12'59"	130.00	59.48	30.27	58.97	N 14°28'17"E
2	41°26'39"	130.00	94.03	49.18	92.00	N 48°18'06"E
3	67°39'38"	70.00	82.66	46.91	77.94	N 35°11'37"E
4	15°51'02"	280.00	77.46	38.98	77.21	N 76°56'57"E
5	6°13'48"	280.00	30.45	15.24	30.43	N 87°59'22"E
6	1°55'35"	220.00	7.40	3.70	7.40	N 69°59'14"E
7	18°39'50"	220.00	71.66	36.15	71.35	N 80°16'56"E
8	1°29'26"	220.00	5.72	2.86	5.72	S 89°38'26"E
9	7°32'01"	165.73	21.79	10.91	21.78	S 85°08'58"E
10	16°45'55"	165.73	48.49	24.42	48.32	S 72°58'44"E
11	20°03'53"	165.73	58.04	29.32	57.74	S 54°33'51"E
12	27°38'37"	165.73	79.86	40.72	79.09	S 30°43'36"E
13	28°05'51"	165.73	81.27	41.47	80.46	S 2°52'21"E
14	13°56'33"	165.73	40.33	20.26	40.23	S 18°08'51"W
15	13°51'45"	165.73	40.10	20.15	40.00	S 32°03'00"W
16	27°03'52"	165.73	78.29	39.89	77.56	S 52°30'48"W
17	20°14'01"	165.73	58.53	29.57	58.22	S 76°09'45"W
18	78°27'05"	105.73	144.77	86.31	133.72	N 47°03'13"E
19	89°38'11"	105.73	165.41	105.06	149.05	N 36°59'26"W
20	7°05'11"	105.73	13.08	6.55	13.07	N 85°23'13"W
21	12°20'19"	220.00	47.38	23.78	47.29	N 87°33'05"W
22	12°20'19"	280.00	60.30	30.27	60.18	N 87°33'05"W
23	7°42'42"	280.00	37.69	18.87	37.66	N 85°14'17"W
24	4°29'23"	220.00	17.24	8.62	17.23	S 86°50'28"E
25	3°12'50"	220.00	12.34	6.17	12.34	S 82°59'21"E

CENTERLINE ROAD CURVE CHART

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	7°42'29"	250.00	33.63	16.84	33.61	S 85°14'11"E
2	12°20'19"	250.00	53.84	27.02	53.73	S 87°33'05"E
3	175°10'28"	135.73	414.96	3221.19	271.21	N 1°18'29"W
4	22°04'51"	250.00	96.35	48.78	95.75	S 80°03'51"W
5	67°39'38"	100.00	118.09	67.02	111.35	S 35°11'37"W

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

REV. 1 1/25/05 REVISE PER ATTORNEY AND TITLE COMPANY COMMENTS
REV. 2 3/21/05 REVISE PER ATTORNEY AND TITLE COMPANY COMMENTS

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Kay Weinland Routt County, CO PLRT R 21.00 D 0.00

SHEET 2 OF 2

SVDG, LLC.	SUBDIVISION PLAT
SIERRA VIEW SUBDIVISION	
TOWN OF OAK CREEK ROUTT COUNTY, COLORADO	DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 FAX 276-4595

SCALE	DWG	DATE	REV	FILE
1" = 60'	GRD	1/10/05	1/25/05 3/21/05	SIERRAPL

File No. 13476

SP1501

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