

# THE PEAKS AT SNOWMASS

Being a Townhouse Division of Lot E, Sunlight Ridge Estates Subdivision Situated within Section 26, Township 13 South, Range 86 West of the 6th Principal Meridian Gunnison County, Colorado

## CERTIFICATE OF DEDICATION AND OWNERSHIP:

Know of men by these presents: That 159 Developers, LLC, being the owner of the following described red property, hereby declares and executes this Townhame map of THE PEAKS AT SMOWANSS, Town of Mrt. Desided Butte, Country of Commison, State of Colorado, as follows: property description of the real property laid out and platted as THE PEAKS AT SNOWMASS shown on this plat is:

of E. Sunlight Ridge Estates, according to the plat thereof, recorded August 14, 1979 at Recaption No. 341954, County of Cunnison, State of Colorado

witness whereof, 159 Developers, LLC, executed this dedication this \_\_ doy of <u>slushed</u> \_\_\_\_ 20.25

Developers, LLC, a Calorado Limited Liability Company

STATE OF Colorado COUNTY OF SIMMINGSOLVE

oregoing instrument was ackn A.D. 20.24

y William J. Lacy, Jr. as Manager of 159 Developers, LLC, a Colorado Limited Liability Company ommission expires: statu 23, 2024

fitness my hand and official seal:

(seal)

By Ned Daniel Dow 159 Developers, LLC, a Colorado Limited Liability Company

COUNTY OF TYPONVIS STATE OF TEXAS

loregoing instrument was a me this 16 day of JUM, ...... A.D. 2024

MT. CRESTED BUTTE TOWN COUNCIL APPROVAL

Ninday Kenga Date: 7 36-34 lichkos Kenjin lichkos K

Mt. Crested Butte, Colorado

by Neal Daniel Dow as Manager of 159 Developers, LLC, a Colorado Limited Liability Company

commission expires: 10-23-3024

fitness my hand and official seal:

Lien Holder Consent:

merican Bank of Co

nmerce, a Texas State Bank

18: SVP Bushass Benjay



### ATTORNEYS OPINION:

Acco A. With, being an attemp-al-care day facesed to gracifice before the courts of record in the State of Colorado, do hereby setly that I have exemined the tiller to all table herein declared and shown upon this plot and that title to such lands is in the selector fires and clear of all liers, taxes and encumbrances, except as follows:

- All matters shown hereon or otherwise described or identified hereon.
- Distribution of utility easements, including cable TV.
- inclusion of the property within any special district.
- . The lien for real property taxes for current and subsequent years.
- Rights, reservations, rights of way and other terms, conditions and provisions of United States patent recorded May 26, 1906 i Book 101 at page 373 and in patent recorded February 16, 1910 in Book 101 at page 449.
- Terms, conditions, provisions, burdens, and obligations contained in subdivision regulations by the Town of Mt. Crested Butte recorded October 3, 1975 in Book 489 at page 533.
- Easements, conditions, coverants, restrictions, reservations and notes on the plot of Sunlight Ridge Editates recorded August 14, 1979 under Reception No. 341954.
- Disclaimer of any prescriptive ecoements, right of usage, license or other non-recorded interest of any kind in, under, over or through any of the land plotted as Sunlight Ridge Estates recorded September 30, 1994 at Reception No. 455068.
- Notice of Adoption of Land Use Regulations and Mapping of Avalanche Zone Districts within the Town of Mt. Crested Butte recorded December 15, 1997 under Reception No. 480427. Restrictive covenants as contained in Protective Covenants Sunlight Ridge Estates recorded August 14, 1979 in Book 537 at page 202; and amendment recorded May 13, 2002 under Recaption No. 520297.
- Terms, conditions and provisions of Sunnison County Planning Commission Finding of No Impact Certification No. 25, Series 2000 recorded September 1, 2000 under Reception No. 504719.
- 12 Terms, conditions, provisions, burdens and obligations as set forth in Grant of Essement recorded October 9, 2001 under Recapition No. 514917 and in grant of easement recorded November 26, 2001 under Recapition No. 516072.
- Terms, conditions, provisions, burdens and obligations as set forth in Availability of Service Variance Agreement recorded September 12, 2005 under Reception No. 558039.
- Terms, conditions, provisions, burdens and obligations as set forth in Easement Agreement recorded March 19, 2019 under Reception No. 659148. ecorded on November 16, 2022 at Reception No. 688663.

SERCE MOIDS.
1. Beind of Bernings Beerings shown hereon are board on a record bearing of NBSP(F)\*TE dateg the South line of Lot. E. Swiight. Röge Estellen, recorded August 14, 109 E. Neige in No. 219554. In this Office of the Genition Country Code and Recorder beatwest the Southwest comer of sold Lot. If ship manumental by 9.5% Record and TS\* Tead Praintic Date Internoted TS\$. 38939 and the Southwest corner of sold Lot. E. Swiight amountained by a 5.9% Record and 125\* "Holes Placific Cop stramped PS\$ 54705, both common or an amountained of sold Lot. E. Swiight amountained by a 5.9% Record and 125\* "Holes Placific Cop stramped PS\$ 54705, both common or amountained of sold lot."

SGM 103 W. Tomichi Ave., Suite A Gunnison, CO 81230 970.641.5355 www.sgm-inc.com

- Date of Field Survey: December 18th, 2023
- Units of linear measurement are displayed in US Survey Feet
- All information pertaining to property lines, plotted building envelopes, and Rights-of-Way are taken from the plot of Sunligh Ridge Estates, recorded August 14, 1979 as Reception No. 341954 in the Gunnison County Clerk and Recorder's Office.

SIGNOSS SERIBBLIE.

I SIR E. Sprinted, hing a registered land surveyor in the state of Colorado, do hereby certify that this plat and survey of ITE FEXIS X1 SIGNAMUSS was most by me and under my supervision and that both are occurried to the best of my strandsgive Sole plan and/of brase on promotents were set of the bookery corrects.

Dated this 3rd day of July, 2024.





Reception No. 697567



Colorodo, on this \_\_\_\_ day of August\_ A.D. 2024. Reception Number \_697566\_\_ Time 3:25 PM Date 8/1/24

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County,

JUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE:

Gunnison County, CO 8/1/2024 3:25:43 PM 305

697566 Page 1 of 2 R 23.00 D [fee:doc]

Townhome Plat

The Peaks At Snowmass Mt. Crested Butte, Colorado

