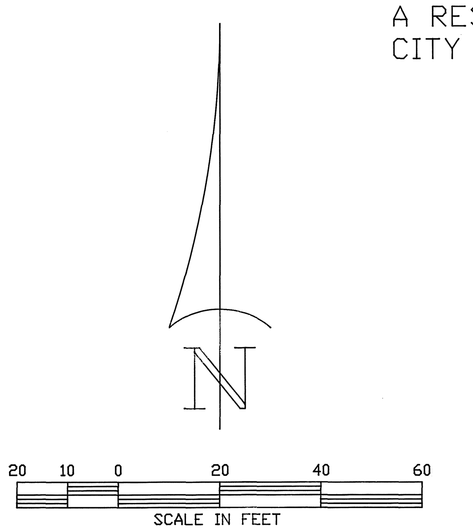
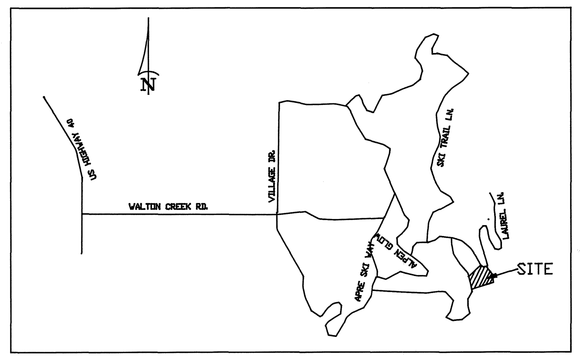
LAUREL LANE CUSTOM TOWNHOMES AT THE SKI RANCHES,
A RESUBDIVISION OF LOT 10, SKI RANCHES SUBDIVISION, FILING NO. 4, CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

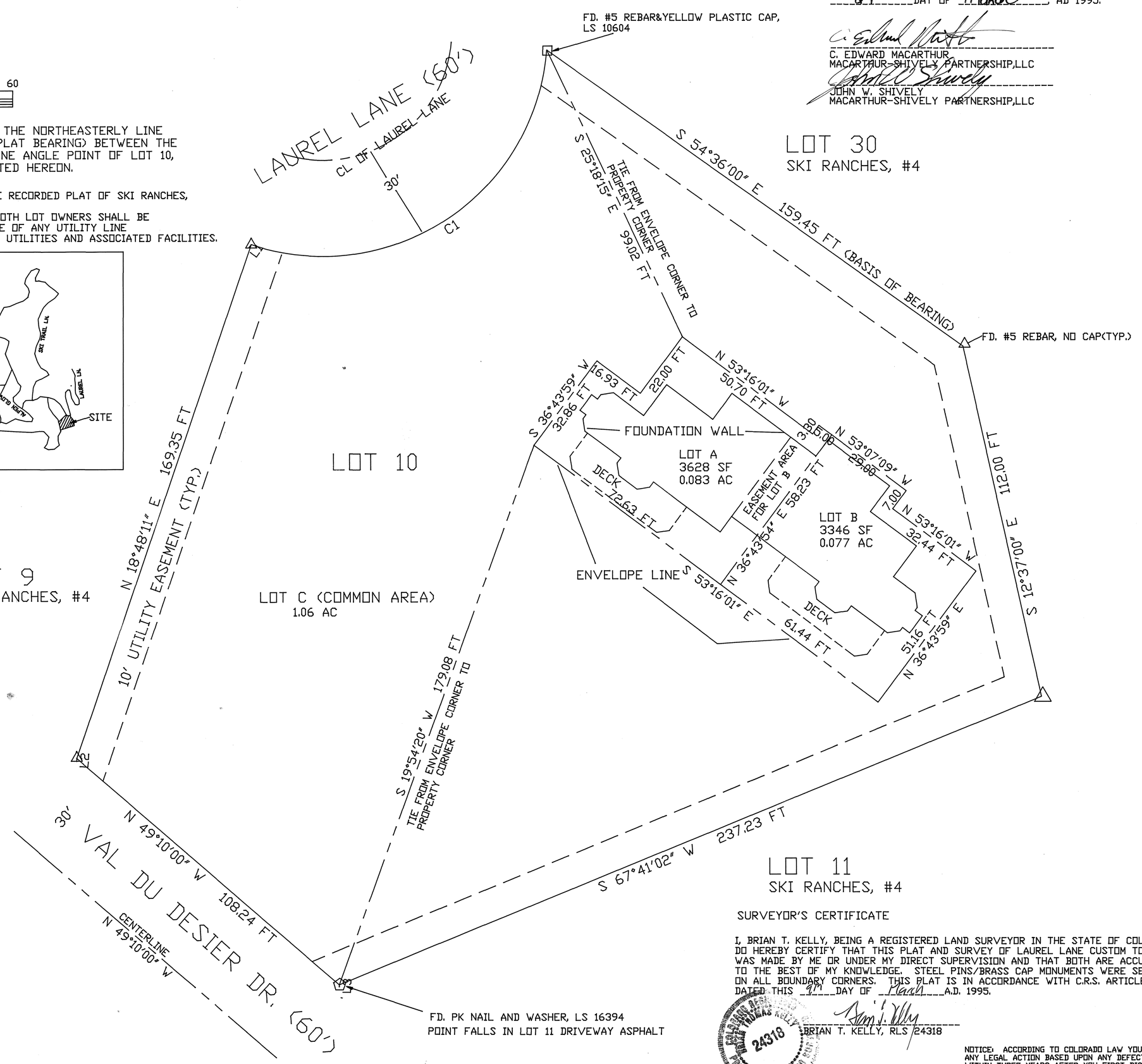


BASIS OF BEARING: S54-36'00"E ALONG THE NORTHEASTERLY LINE OF LOT 10(SKI RANCHES FILING NO. 4 PLAT BEARING) BETWEEN THE NORTHERLY POINT OF LOT 10 AND THE NE ANGLE POINT OF LOT 10, BETWEEN FOUND MONUMENTS AS INDICATED HEREON.

ALL EASEMENTS SHOWN HEREON ARE PER THE RECORDED PLAT OF SKI RANCHES, FILING NO. 4.
A UTILITY EASEMENT FOR THE BENEFIT OF BOTH LOT OWNERS SHALL BE ESTABLISHED FIVE FEET (5') ON EITHER SIDE OF ANY UTILITY LINE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ASSOCIATED FACILITIES.



VICINITY MAP: NTS



TIES FROM PLATTED CORNERS TO CORNERS FOUND IN FIELD

LINE	BEARING	DISTANCE
L1	S 36°42'19" W	1.08
L2	S 02°47'14" W	0.93
L3	S 01°22'59" W	0.62

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	104°12'31"	70.00	127.31	110.48	89.93	N 56°41'58" E

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:
THAT MACARTHUR-SHIVELY PARTNERSHIP, LLC, BEING THE OWNER OF LOT 10, SKI RANCHES, FILING NO. 4, A SUBDIVISION AS FILED BY PLAT WITH THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, APPEARING AT FILE NO. 6993.

CONTAINING 1.22 ACRES, MORE OR LESS, IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF LAUREL LANE CUSTOM TOWNHOMES AT THE SKI RANCHES, HAVE LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, INTO TWO TOWNHOUSE LOTS LABELED LOT A AND LOT B AND ONE COMMON AREA LABELED LOT C.
THE EASEMENT AREA SHOWN ON LOT A IS DEDICATED TO THE OWNERS OF LOT B.

IN WITNESS WHEREOF, MACARTHUR-SHIVELY PARTNERSHIP, LLC, HAS CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS 24 DAY OF March, AD 1995.

C. Edward Macarthur
C. EDWARD MACARTHUR
MACARTHUR-SHIVELY PARTNERSHIP,LLC

John W. Shively
JOHN W. SHIVELY
MACARTHUR-SHIVELY PARTNERSHIP,LLC

SURVEYOR'S CERTIFICATE

I, BRIAN T. KELLY, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF LAUREL LANE CUSTOM TOWNHOMES WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. STEEL PINS/BRASS CAP MONUMENTS WERE SET/FOUND ON ALL BOUNDARY CORNERS. THIS PLAT IS IN ACCORDANCE WITH C.R.S. ARTICLE 51, TITLE 38.
DATED THIS 9th DAY OF March A.D. 1995.

Brian T. Kelly
BRIAN T. KELLY, RLS 24318

COLORADO REGISTERED LAND SURVEYOR BRIAN T. KELLY 24318 PROFESSIONAL LAND SURVEYOR

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.

CONSENT OF DEED TRUST BENEFICIARIES

THE UNDERSIGNED, BEING THE BENEFICIARY UNDER THE CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED IN BOOK 698, PAGE 98 AND BOOK 702 AND PAGE 1626, ROUTT COUNTY RECORDS, EXPRESSLY CONSENT TO AND JOIN IN THE PLATTING AND SUBDIVISION HEREIN SHOWN, CONSENT TO AND JOIN IN THE DEDICATION OF THE EASEMENTS SHOWN OR NOTED HEREON AND HEREBY SUBORDINATE THE INTEREST OF THE UNDERSIGNED EXISTING BY VIRTUE OF AFORESAID TRUST DEED TO THE PLATTING AND SUBDIVISION SHOWN HEREON AND TO THE AFORESAID DEDICATION.

Geneva B Taylor
COMMUNITY FIRST, GENEVA TAYLOR, VICE-PRESIDENT

STATE OF COLORADO
COUNTY OF ROUTT

THE FOREGOING CONSENT OF TRUST DEED BENEFICIARIES WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF March, AD 1995, BY GENEVA TAYLOR.
MY COMMISSION EXPIRES ON 12/9/98.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC-ADDRESS Jeannett E. Cave

THE FOREGOING CONSENT OF TRUST DEED BENEFICIARIES WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF April, AD 1995 BY KENNETH W. SIGLEY AS PUBLIC TRUSTEE OF ROUTT COUNTY, COLORADO.

Kenneth W. Sigley
KENNETH W. SIGLEY, TREASURER

Kay Weinland by Sharon A. Glavin, Deputy
ROUTT COUNTY CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF ROUTT

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF March, A.D. 1995 BY JOHN W. SHIVELY.

MY COMMISSION EXPIRES 12/9/98.

WITNESS MY HAND AND OFFICIAL SEAL.

Jeannett E. Cave
NOTARY PUBLIC

STATE OF COLORADO
COUNTY OF ROUTT

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF March, A.D. 1995 BY C. EDWARD MACARTHUR.

MY COMMISSION EXPIRES 12/9/98.

WITNESS MY HAND AND OFFICIAL SEAL.

Jeannett E. Cave
NOTARY PUBLIC

STEAMBOAT SPRINGS PLANNING COMMISSION APPROVAL

THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF STEAMBOAT SPRINGS, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF LAUREL LANE CUSTOM TOWNHOMES THIS 29th DAY OF March, A.D. 1995.

Anne M.W. Muhme
ANNE M.W. MUHME, DIRECTOR

APPROVAL BY THE STEAMBOAT SPRINGS CITY COUNCIL

THE WITHIN PLAT OF LAUREL LANE CUSTOM TOWNHOMES IS APPROVED FOR FILING THIS 3rd DAY OF April A.D. 1995.

SEAL OF THE CITY OF STEAMBOAT SPRINGS INCORPORATED 1900 COLORADO

BY Kevin Bennett
KEVIN BENNETT, CITY COUNCIL PRESIDENT

ATTEST Deborah J. Carey
DEBORAH J. CAREY, CITY CLERK

CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS 10th DAY OF April, A.D. 1995.

BOOK NUMBER 707 PAGE NUMBER 8
RECEPTION NUMBER 446916 TIME 10:27 AM

Kay Weinland by Debra Richmond, Deputy
Routt County Clerk + Recorder

RECORDATION OF TOWNHOUSE DECLARATIONS

TOWNHOUSE DECLARATIONS ARE RECORDED IN BOOK NO. 707 AT PAGE NO. 9.

BTK SURVEYS - P.O. BOX 967	LAUREL LANE CUSTOM TOWNHOMES
STEAMBOAT SPRINGS, COLO. 80477	A RESUBDIVISION OF LOT 10, SKI RANCHES SUBDIVISION, FILING NO. 4, ROUTT COUNTY, CO.
PHONE (303) 879-0045	
SCALE: 1"=20' JOB. NO. 94481	
DATE: 12/14/94 REV: 3/8/95	

file # 12189 1 of page 1