

ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

Timothy V. Corrigan
District I

Douglas B. Monger
District II

M. Elizabeth Melton
District III

Work Session

August 17, 2020

Times listed on the agenda are approximations and may be longer or shorter, or being earlier than scheduled, with no notice. Agendas are subject to change 24 hours before the meeting start time. To ensure you have the most up-to-date information, please check the agenda after 24 hours of its start time.

If you are joining the meeting for a specific item, please join 10 minutes before the item to ensure you are present for the beginning of the item.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85106670945?pwd=UXZZSGx1Q01Mc0s2ckIGVk13Qld5UT09>

Password: 522

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592
or +1 312 626 6799 or +1 929 205 6099
Webinar ID: 851 0667 0945
Password: 522

The Routt County Board of Health or Board of Commissioners may enter executive session pursuant to C.R.S. 24-6-402(4)(b) to receive legal advice related to specific legal questions concerning Routt County's COVID-19 response.

1. **9:30 A.M. COUNTY MANAGER UPDATE**
Mark Collins, Interim County Manager

The Routt County Board of County Commissioners may enter executive session pursuant to C.R.S. 24-6-402(4)(b) to receive legal advice related to specific legal questions concerning Routt County's COVID-19 response.

2. **10:15 A.M. EMERGENCY MANAGEMENT**
David 'Mo' DeMorat, Emergency Operations Director

A. STAGE 2 FIRE BAN

3. **11:00 A.M. PLANNING**
Kristy Winser, Interim Planning Director

A. REED SANCTUARY RANCH; PL-20-111

1. Consideration of a Road Review Exempt Subdivision.
2. Authorize the Chair to sign the final plat and development agreement following final review and approval of the County Attorney.

Documents:

[PL20111.PDF](#)

4. 11:45 A.M. COMMISSIONERS' DAILY WORK SESSION

The Commissioners will address critical items for regular county and emergency operations. Action may be taken and direction to staff may be given in relation to any of these items.

The Routt County Board of County Commissioners may enter executive session pursuant to C.R.S. 24-6-402(4)(b) to receive legal advice related to specific legal questions concerning Routt County's COVID-19 response.

5. 12:00 P.M. COUNTY MANAGER FINALIST DISCUSSION

Consideration and identification of finalists for permanent County Manager position.

Documents:

[BCC AGENDA COMMUNICATIONS FORM COUNTY MANAGER.PDF](#)

6. 12:20 P.M. MEETING ADJOURNED

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85106670945?pwd=UXZZSGx1Q01Mc0s2cklGVk13Qld5UT09>

Password: 522

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 851 0667 0945

Password: 522

All programs, services and activities of Routt County are operated in compliance with the Americans with Disabilities Act. If you need a special accommodation as a result of a disability, please call the Commissioners Office at (970) 879-0108 to assure that we can meet your needs. Please notify us of your request as soon as possible prior to the scheduled event. Routt County uses the Relay Colorado service. Dial 711 or TDD (970) 870-5444.



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA COMMUNICATION FORM

ITEM DATE: August 17, 2020	ITEM TIME: 11:00 am

FROM:	Alan Goldich
TODAY'S DATE:	August 12, 2020
AGENDA TITLE:	Reed Sanctuary Ranch; PL-20-111

CHECK ONE THAT APPLIES TO YOUR ITEM:

ACTION ITEM

DIRECTION

INFORMATION

I. DESCRIBE THE REQUEST OR ISSUE:

1. Consideration of a Road Review Exempt Subdivision.
2. Authorize the Chair to sign the final plat and development agreement following final review and approval of the County Attorney.

II. RECOMMENDED ACTION (motion):

Road Review Exempt Subdivision

I move to approve the Road Review Exempt Subdivision with the findings of fact:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Zoning and Subdivision Regulations.
2. This review is strictly to ensure that all of the lots related to this subdivision have legal and adequate access.
3. The road serving the lots on the subject property has been constructed in accordance with the submitted plans. Additional plans for the section of road not on the applicant's property have been submitted.

This approval is subject to the following conditions:

1. A plat for the subdivision exemption shall be finalized and recorded within six months of the Board of County Commissioners' approval. Extensions up to one (1) year may be approved administratively.
2. If the applicant wishes to obtain a building permit for any of the lots prior to the completion of the road, the applicant shall enter into an agreement, in compliance with section 5.8 of the Zoning Regulations, including the required security. Such agreement shall be recorded concurrently with the final plat.
3. A Road Construction Permit shall be obtained for the stretch of road that must be improved.

Plat and Agreement Signature

I move to authorize the Chair to sign the final plat and development agreement following final approval of the County Attorney.



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA COMMUNICATION FORM

III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):
PROPOSED REVENUE <i>(if applicable)</i> : \$
CURRENT BUDGETED AMOUNT: \$
PROPOSED EXPENDITURE: \$
FUNDING SOURCE:
SUPPLEMENTAL BUDGET NEEDED: YES <input type="checkbox"/> NO <input type="checkbox"/>
<i>Explanation: N/A</i>
IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):
N/A
V. BACKGROUND INFORMATION:
<p>Please see the attached staff report for details on this application and the process it is going through. Planning Commission was supposed to make a recommendation on this application through their consent agenda but some information came to light after the distribution of the staff packet that required this item to be taken off of consent agenda and heard on the regular agenda. Planning Commission recommended approval with an 8-0 vote.</p> <p>Following the distribution of the staff report to Planning Commission, a neighbor called about the section of road in between CR 14 and the subject property. This section of road is currently 18' wide, which does not meet the standards that are dictated by the Fire Department. Improvements to this portion of the road will have to occur. Plans for the widening of the existing road that are in compliance with the Fire Department's standards have been submitted. As mentioned in the staff report, the road that is on Reed Ranch property has been constructed and inspected by Public Works and the Fire Department and meets Fire's requirements.</p> <p>The applicant has prepared a DRAFT version of the development agreement required by section 5.8.1.C of the Zoning Regulations. The template for this agreement was provided to the applicant who has made changes. This document, and the plat, still need to be reviewed and approved by the County Attorney.</p>
VI. LEGAL ISSUES:
The plat and agreement will have to be reviewed by the Attorney's office prior to signing by the Chair.
VII. CONFLICTS OR ENVIRONMENTAL ISSUES:
N/A



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA COMMUNICATION FORM

VIII. SUMMARY AND OTHER OPTIONS:

1. Deny the application
2. Table for more information

IX. LIST OF ATTACHMENTS:

- Planning Commission staff packet from August 6 ,2020
- DRAFT minutes from Planning Commission
- DRAFT Development Agreement
- DRAFT Final Plat

Reed Sanctuary Ranch

Road Review Exempt Subdivision

ACTIVITY #: PL-20-111

HEARING DATES: Planning Commission: 8/6/20 at 6:00 pm
Board of County Commissioners: 8/17/20 at 11:00 am

PETITIONER: Reed Sanctuary, LLC

PETITION: Road Review Exempt Subdivision review for a three lot subdivision

LEGAL:

1. SE4NW4, SW4NE4 LESS N 120' 7-5-84 TOTAL 74 A
2. W2NW4 7-5-84, PT TR 92 N2SW4 NW4SE4 1-5-85, TR 95 SEC 1 & 2-5-85, LOTS 10 & 13 1-5-85, NE4SE4 2-5-85, LOTS 1, 2, 3, 4, 6 & TR 122 12-5-85 LESS SOLD (CE#707550 & 718275) TOTAL 704.8 ACS

LOCATION: Off of CR 14, approximately 2.5 miles north of the intersection of CR 14 and Hwy 131

ZONE DISTRICT: Agriculture/Forestry (A/F)

AREA: 105 acres

STAFF CONTACT: Alan Goldich

ATTACHMENTS:

- Narrative
- Public Work inspection comments
- Fire District inspection comments
- Roadway plan

History:

There is no known history of the site.

Project Description:

The applicant would like to plat three 35 acre parcels and provide a road to the individual lots.

Staff Comments:

- This item is being heard by the Planning Commission on consent agenda. This item will be voted on without a formal presentation of the project unless a Planning Commissioner or a County Commissioner requests the item be removed from the Consent Agenda and placed on the regular agenda.

Road Review Exempt Subdivision

This section is enacted pursuant to the authority granted under C.R.S. § 30-28-110(3)(a). The purpose of these Regulations is to ensure that the streets and roads serving Buildable Lots of thirty five (35) acres or more, which divisions are otherwise exempt from subdivision review by Routt County, provide adequate access to and from the public road system to such Buildable Lots, especially emergency vehicle access. This section shall not require any other review or approval regarding the subdivision of land into Buildable Lots of thirty five acres or more beyond requiring adequate access and street and road design and construction.

2.6.1 Applicability

All plans, plats, and replats of land laid out in building lots and the roads, streets, highways, alleys, or other portions of the same intended to be dedicated to a public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto which are not required to be reviewed pursuant to these Regulations, shall be reviewed pursuant to this section. No such plan, plat, or replat shall be accepted for recording by the Routt County Clerk and Recorder unless it has been so reviewed and approved by the Board following review and recommendation by the Planning Commission.

2.6.2 Standards

The only standards for review under this section shall be:

- (a) whether the applicant has obtained a Road Construction Permit pursuant to the Routt County Zoning Regulations for any Common Roads providing access to the Buildable Lots shown on the plat or plan,
- (b) whether applicant has obtained approval for the Road Construction Permit from the Fire Protection District Chief, as may be applicable,
- (c) whether such Common Roads have been constructed, or are guaranteed to be constructed (i.e., pursuant to a subdivision improvements or other agreement) in accordance with such Road Construction Permit, and
- (d) that the alignment of the proposed road system shall be in conformance with any applicable Sub-Area Plan. If (a),(b), (c) and (d) have been satisfied, the Board shall approve the plat for signing.

Staff comments: A Road Construction Permit has not been obtained because the road is already built. The standards for Road Construction Permits are listed below. The road has been completed and inspected by Public Works through a Grading and Excavating permit.

5.8. Road Construction Standards and Permits

Prior to the construction of any Common Road, a Road Construction Permit pursuant to this Section 5.8 shall be required which shall be issued by the Road and Bridge Department. A Grading and Excavation Permit from the Building Department may also be required. The applicant shall pay a fee in advance as established by the Fee Schedule adopted by the Board of County Commissioners. The approval and construction of Common Roads may be reviewed as a part of the appropriate subdivision review or other County permitting process as set forth in the Subdivision Regulations and Zoning Regulations, in which case the approval of the Road Construction Permit shall be a part of the Subdivision or other permit review process and no

additional fee shall be charged. A pre-application conference shall be held if required, at the discretion of the Road & Bridge Director, with one or more of the following: Planning Director, Road & Bridge Director, Building Official, Fire Protection District Chief, Environmental Health Officer, or other persons or entities.

5.8.1. Standards for Common Roads

- A. At a minimum, all Common Roads shall be designed and constructed to comply with the CDOT standards for Off System and Low Volume Roadways. In addition Road Construction Permits for roads within a County approved subdivision shall require design and construction of roads to such other standards as may be required by the Routt County Subdivision Regulations or as a condition of the subdivision approval.
- B. Once a Common Road is completed pursuant to the terms and conditions of the Road Construction Permit, the applicant shall be required to submit a licensed professional engineer's or licensed professional surveyor's stamped certificate that the road has been constructed in compliance with the plans approved as part of the permit and shall also submit "as built" drawings of the completed road stamped by a licensed professional civil engineer or licensed professional surveyor. The Planning Director and the Road & Bridge Director, or an engineer designated by them, shall have the right to inspect the road during and after construction. After the submittal of the above certification and drawings, and an opportunity to inspect the road, such period not to exceed 30 days, the Road and Bridge Department shall issue a completion certificate.
- C. A building or other permit may be issued prior to the completion of the road pursuant to this Section 5.8 only if the applicant enters into an agreement in a form substantially similar to the form of a subdivision improvements agreement and submits to the Board of County Commissioners adequate security to guarantee the construction of the road, in a form acceptable to the Board and in the amount of 125% of the cost to complete the road.
- D. Where a Fire District has adopted these Common Road standards as a part of a Fire Code enforceable in such District, the interpretation by the District of such Fire Code provisions relating to the adequacy of a common road for emergency access and the reasonableness of required mitigation measures may be reviewed by the Fire Code Board of Appeals as set forth in and established by such Fire Codes. Any decision of the Fire Code Board of Appeals may be appealed to the Board of County Commissioners for final decision.

Staff comments: The Zoning Regulations allow review of Road Construction Permits to be done during the subdivision review, which is happening in this case. The road has been designed to comply with the CDOT standards for Off System and Low Volume Roadways and has been completed according to the plans that were submitted. No bonding or subdivision improvement agreement is required since the road is constructed. "As built" have been submitted and they are stamped by the reviewing engineer. The Fire Department stated that the road meets the District's standards.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

- 1. **Approve the Road Review request without conditions** if it is determined that the subdivision exemption as proposed is not within the spirit or intent of the Routt County Subdivision Regulations or the State subdivision statute, and, therefore, may be exempted from the application of the County's subdivision regulations.

2. **Approve the Road Review request with conditions and/or performance standards** if it is determined that the subdivision exemption as proposed is not within the spirit or intent of the Routt County Subdivision Regulations or the State subdivision statute, and, therefore, may be exempted from the application of the County's subdivision regulations, and the application of conditions is appropriate.
3. **Deny the Road Review request** if it is determined that the the subdivision was, and is, subject to the Routt County Subdivision Regulations, or mitigation conditions cannot be agreed upon by the applicant and the Board. Make specific findings of fact citing specific regulations or policies by number from the Routt County Master Plan and the Routt County Zoning Regulations.
4. **Table the Road Review request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.

FINDINGS OF FACT that may be appropriate if the **Road Review** is approved:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Zoning and Subdivision Regulations.
2. This review is strictly to ensure that all of the lots related to this subdivision have legal and adequate access.
3. The road serving the lots have been constructed in accordance with the submitted plans.

CONDITIONS that may be appropriate may include the following:

General Conditions:

1. A plat for the subdivision exemption shall be finalized and recorded within six months of the Board of County Commissioners' approval. Extensions up to one (1) year may be approved administratively.



Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

April 14, 2020

Routt County Planning
136 6th Street, 2nd Floor
Steamboat Springs, CO 80477

RE: Reed Sanctuary, LLC
30750 Emerald Ridge, Steamboat Springs, CO
Road Review Exempt Subdivision

Dear Routt County Planning;

Four Points Surveying & Engineering is pleased to submit the attached Road Review Exempt Subdivision application on behalf of Reed Sanctuary, LLC, the owners of 105.5 acres of land located in Section 7, Township 5 North, Range 84 West and Section 12, Township 5 North, Range 85 West, also known as 30750 Emerald Ridge, Steamboat Springs, Colorado.

Reed Sanctuary, LLC is making an application, pursuant to Section 2.6 of the Routt County Subdivision Regulations to create three buildable lots of 35 acres or more. There are currently two common roads of twenty-two feet or more of width which access the ranch and the three proposed buildable lots. A grading permit was issued for the work on the roadways and associated building permits were issued beginning in 2017.

During the road construction period the Steamboat Springs Rural Fire District has visited the site to review the dry hydrant for the back cabin which is located further to the west on the ranch and the access roads. We look forward to scheduling a future inspection of the common roads with the Fire District or the Routt County Road and Bridge Department during the review process.

We look forward to the planning department review and we are available to meet or speak 970-871-6772 about the project anytime.

Sincerely;

Walter N. Magill, PE-PLS
Four Points Surveying and Engineering

From: [Mike Mordi](#)
To: [Alan Goldich](#)
Subject: Reed Ranch Road Inspection
Date: Monday, July 27, 2020 4:11:37 PM

Alan,

I went up and inspected the road for the Reed Ranch Sanctuary. The construction of the road is acceptable per my inspection. It measures over 22 wide where the road acts as a common road. Please let me know if you have any additional questions.

Thanks,

Mike

Mike Mordi, P.E.

Assistant Director
Routt County Public Works
136 6th Street Suite 103
Steamboat Springs, CO 80487
Phone: 970-870-5337
Fax: 970-870-3992

Need local information about COVID-19 (coronavirus) in Routt County?
Email for COVID-19 related questions: countyinfo@co.routt.co.us
Routt County COVID-19 website: www.covid19routtcounty.com

From: [Doug Shaffer](#)
To: [Alan Goldich](#)
Subject: RE: Permit/Application: TPL-20-111 at 30700 EMERALD RIDGE, STEAMBOAT SPRINGS for 35 acre Road Review
Date: Wednesday, July 29, 2020 12:54:46 PM

Hi Alan,

I did the site visit and the access for this proposal does meet the Fire District standards as currently built.

Doug Shaffer
Fire Marshal
Steamboat Springs Fire Rescue
970-871-8216
dshaffer@steamboatsprings.net

From: Alan Goldich <agoldich@co.routt.co.us>
Sent: Thursday, June 4, 2020 10:54 AM
To: Emy Keeling <ekeeling@co.routt.co.us>; Gary Peterson <gpeterson@co.routt.co.us>; Doug Shaffer <dshaffer@steamboatsprings.net>; Shannon Yaconiello <syaconiello@steamboatsprings.net>; Laura Meyers <lmeyers@co.routt.co.us>; Diana Willson <dwillson@co.routt.co.us>; Jason Blair <jblair@co.routt.co.us>; Nick Brookshire <cbrookshire@steamboatsprings.net>; Nick Kuchulis <nkuchulis@steamboatsprings.net>; Kathryn Walker <kwalker@co.routt.co.us>
Subject: Permit/Application: TPL-20-111 at 30700 EMERALD RIDGE, STEAMBOAT SPRINGS for 35 acre Road Review

Please see the attached application and referral for a 35 acre subdivision plat. Also attached is the section of the Zoning Regulations that pertain to reviews of these types of applications.

Alan Goldich
Routt County Planning
970-879-2704
136 6th St., Suite 200
Steamboat Springs, CO 80477
Agoldich@co.routt.co.us



Please consider the environment before printing this email.

Need local information about COVID-19 (coronavirus) in Routt County?

Call-in for COVID-19 related questions: 970-871-8444

Routt County COVID-19 website: www.covid19routtcounty.com

ROUTT COUNTY PLANNING COMMISSION

DRAFT MINUTES

August 6, 2020

The regular meeting of the Routt County Planning Commission was called to order at 6:00 p.m. with the following members present: Chairman Steve Warnke, Bill Norris, Troy Brookshire, Peter Flint, Brian Kelly, Roberta Marshall, Billy Mitzelfeld and Andrew Benjamin. Greg Jaeger and Rohail Abid were absent. Interim Planning Director Kristy Winser and staff planners Chris Brookshire and Alan Goldich also attended. Sarah Katherman prepared the minutes. This meeting was conducted via Zoom.

PUBLIC COMMENT

There was no public comment.

CONSENT AGENDA

ACTIVITY: PL-20-111
PETITIONER: Reed Sanctuary, LLC
PETITION: Road Review – Exempt Subdivision review of a three lot subdivision
LOCATION: Off CR 14, approximately 2.5 miles north of the intersection with CR 131

MOTION

Commissioner Benjamin moved to remove the above stated item from the consent agenda to hear and consider additional information. Commissioner Kelly seconded the motion. **The motion carried 8 – 0.**

Commissioner Benjamin disclosed that he has worked on the petitioner's property in the past, but is not currently doing so.

Mr. Goldich presented a site plan of the property and indicated the proposed 35-acre subdivision. He stated that the current petition is not for the subdivision, which is a use-by-right. It is a Road Review under Section 2.6.2 of the Subdivision Regulations.

Mr. Goldich stated that all the roads on the parcel have been constructed. It was recently discovered that the access road between CR 14 and the subject parcel is only 18 ft. wide and does not meet the road standard for a road that accesses three or more parcels. Mr. Goldich said that the road will have to be widened to 22 ft. He indicated the portion of road that needs to be widened on an aerial map. Width of this road was missed in the Fire District review. Mr. Goldich stated that conditions of approval (COAs) must be added to ensure that the road is brought up to the standard. He presented suggested additional COAs, and added that the petitioner has been informed and is fine with these proposed COAs.

In response to a question from Commissioner Kelly, Mr. Goldich stated that the easement is 60 ft. wide. He said that the easement is identified on the plat. He noted that the road is the old CR 43,

which was partially vacated in the 1950s. This portion of the road was not vacated, but is not maintained by the County.

Mr. John Vanderbloemen, representing the petitioner, stated that the easement is recorded. He reviewed the history of this road.

Commissioner Brookshire asked if a permit would be required to improve the road. Mr. Goldich said it would, and noted that this was included in the suggested conditions of approval.

Mr. Vanderbloemen reviewed the road system that has been constructed to serve the 35-acre lots and the lodge on the property. He said that these roads had all been built to the standards. He said that a plan has been developed to increase the width of the access road to 22 ft.

There was no public comment.

MOTION

Commissioner Brookshire moved to approve the Road Review with the following findings of fact:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Zoning and Subdivision Regulations.
2. This review is strictly to ensure that all of the lots related to this subdivision have legal and adequate access.
3. The road serving the lots have been constructed in accordance with the submitted plans.

This approval is subject to the following conditions:

1. A plat for the subdivision exemption shall be finalized and recorded within six months of the Board of County Commissioners' approval. Extensions up to one (1) year may be approved administratively.
2. If the applicant wishes to obtain a building permit for any of the lots prior to the completion of the road, the applicant shall enter into an agreement, in compliance with section 5.8 of the Zoning Regulations. Such agreement shall be recorded concurrently with the final plat.
3. A Road Construction Permit shall be obtained for the stretch of road that must be improved.

Commissioner Kelly seconded the motion.

Discussion and Friendly Amendments

Commissioner Benjamin suggested deleting the original COA and replacing it with the three conditions provided by staff. This amendment was accepted, as indicated above.

The motion carried 8 – 0, with the Chair voting yes.

ACTIVITY: PL-19-188, PL-20-105

PETITIONER: Home Ranch, LLC

PETITION: Amendment to a Planned Unit Development and Zone Change to add 8 acres to the PUD

LOCATION: Located east of Clark, on the east side of CR 129

**AGREEMENT REGARDING CONSTRUCTION OF ROADS
SERVING REED SANCTUARY RANCH**

This Agreement Regarding Construction of Roads serving Reed Sanctuary Ranch Subdivision Exemption (the "Agreement") dated as of _____, is between Routt County, Colorado, by and through its Board of County Commissioners ("County"), and Reed Sanctuary, LLC, ("Developer").

RECITALS:

A. Developer is the owner of certain real property (the "Property") more particularly described on the plat titled "Reed Sanctuary Ranch Subdivision Exemption", which has been submitted to the County as a road review subdivision exemption, pursuant to the Routt County Subdivision Regulations, Section 2.6.2 ("Section 2.6.2").

B. A plat of the Property that describes the three 35 acre parcels ("the Lots") that are created by the plat is being recorded concurrently with this Agreement at Reception No. _____, File No. _____ ("the Plat").

C. The two common roads that will access the Lots are illustrated and labeled on the Plat, i.e. Emerald Ridge, a road that runs north and west from County Road 14, and Wildlife Drive, a road that runs back to the east from Emerald Ridge and provides vehicle access to the Lots.

D. Emerald Ridge and Wildlife Drive, have been previously constructed to an acceptable County standard, approved by the County Road and Bridge department and the local Fire Marshall, with one exception. A section of Emerald Ridge, as shown on Exhibit A, is eighteen (18) feet wide and must be widened by four (4) feet.

E. Developer has applied for and been granted Road Construction Permit No. _____, for the purpose of widening by four (4) feet the subject section of Emerald Ridge ("the Widening Project").

F. This Agreement is required as a condition of the Plat approval, pursuant to Section 2.6.2, and Routt County Zoning Resolution, Section 5.8.1 to ensure the completion of the Widening Project.

G. Road Construction Permit No. _____ and all conditions and documents referenced therein are hereby incorporated into this Agreement by reference.

NOW, THEREFORE, the Developer and the County agree as follows:

1. Developer shall, at its sole cost and expense, complete the Widening Project in accordance with the Road Construction Permit No. _____ not later than August 1, 2021.

2. No building permit shall be issued for any structure on Lot 1 or Lot 3, as shown on the Plat, until either (a) the Widening Project has been completed as evidenced by the issuance of a "completion certificate" by the Planning Administrator pursuant to Section 5.8.1 of the Routt County Zoning Resolution; or (b) the Developer has posted adequate security meeting the requirements of Paragraph 4 below, to secure the completion of the Widening Project.

3. No certificate of occupancy shall be issued for any structure on Lot 1 or Lot 3 as shown on the Plat until the Widening Project has been completed as evidenced by the issuance of a "completion certificate" by the Planning Administrator pursuant to Section 5.8.1 of the Routt County Zoning Resolution. The parties acknowledge that a residence has been previously constructed on Lot 2, pursuant to a Building Permit issued in 2018, and a certificate of occupancy has been issued for such residence.

4. The County shall accept as security the following (the "Security"):

(a) a bond meeting the standards set forth in the "Statement of Policy Establishing Criteria for Bonds Acceptable to Routt County, Colorado"; or

(b) an irrevocable letter of credit or a certificate of deposit issued by a bank approved in advance by County; and provided that

(c) such Security shall be in an amount equal to 125% of the estimated cost to complete the Widening Project, as certified by a Colorado licensed professional engineer and accepted by the Road and Bridge Department Director or his designee. The certified cost estimate of the cost of completing the Widening Project is \$50,000.00. If the Widening Project has not been completed, such cost estimate shall be updated within two years; and

(d) such Security shall provide that it will not expire until completion of the Widening Project as provided in Paragraph 2(a), above, or if an expiration date is stated which occurs prior to such completion, the Security shall either provide for automatic renewal up to the date of completion or Landowner shall replace the Security with a new one with identical terms prior to the Security's expiration; and

(e) such Security shall provide that it may be drawn upon from time to time by the County in such amount or amounts as the County may determine, not to exceed, in the aggregate, the amount of the Security. Draws under the Security shall be by a certificate signed by the Chairman or Acting Chairman of the Board of County Commissioners of Routt County stating that the County is entitled to draw the specified amount under the terms of this Agreement; and

(f) the County shall have the right to draw on the Security in the event that Landowner fails to complete the Widening Project in compliance with the Road Construction Permit No. _____ and Routt County Zoning Resolution, Section 5.8.1, or if the Landowner otherwise defaults under this Agreement; and

(g) upon completion of the Widening Project for which Security has been posted, as provided in paragraph 2(a) above, the County shall approve in writing the release of that part of the Security which corresponds to the completed portion(s) of the Roads. In the event of a partial release of Security, the Security shall either be reduced on the account by an amount equal to the amount released, or be replaced by a new Security in an amount

5. Upon the completion of the Widening Project, and at the request of Developer, the Planning Administrator shall execute a "Termination Statement" in recordable form certifying that the Widening Project has been completed and that this Agreement is terminated, which Developer shall have the right to record so that this Agreement shall no longer constitute a cloud on the title to the Property.

6. Any modification to the terms of Paragraphs 1 through 4 of this Agreement shall be by written instrument signed by all parties hereto.

Developer: Reed Sanctuary, LLC

By: _____
Randall L. Reed, Manager

County: Routt County, Colorado

By: _____
Timothy V. Corrigan, Chairman
Board of County Commissioners
Routt County, Colorado

CERTIFICATE OF OWNERSHIP.

BE IT HEREBY MADE KNOWN: THAT REED SANCTUARY, LLC., A TEXAS LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

A LEGAL DESCRIPTION OF A TRACT OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 84 WEST AND THE SOUTH 1/2 OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, ROUTT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT ON THE NORTH LINE OF THE SE 1/4 NW 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 84 WEST FROM WHICH THE NORTHWEST CORNER OF THE SE 1/4 NW 1/4 BEARS N88°55'05"W, 366.15 FEET; THENCE S88°55'05"E, 928.75 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 NW 1/4 OF SAID SECTION 7 SAID POINT BEING ON THE NORTH LINE OF PARCEL 7, EMERALD MEADOWS WEST SUBDIVISION AS RECORDED AT FILE NO. 10240 AND RECEPTION NO. 362897 ON MAY 7, 1987 OF THE RECORDS OF THE ROUTT COUNTY CLERK AND RECORDER; THENCE ALONG THE SAID NORTH LINE OF SAID PARCEL 7, N88°27'03"W, 269.60 FEET; THENCE CONTINUING ALONG THE NORTH OF LINE OF THE EMERALD MEADOWS WEST SUBDIVISION N88°29'29"W, 3,641.91 FEET TO THE WEST 1/4 OF SECTION 7 AND ANGLE POINT 1, TRACT 54 AS MONUMENTED BY A 2 1/2" ALUMINUM CAP; THENCE ALONG THE SOUTH LINE OF TRACT 54, N89°06'22"W, 1,319.34 FEET TO AP 2 OF TRACT 54 AS MONUMENTED BY A 2 1/2" BRASS CAP; THENCE S01°43'46"W, 295.39 FEET ALONG THE WEST LINE OF THE EMERALD MEADOWS WEST SUBDIVISION; THENCE DEPARTING SAID WEST LINE N89°15'24"W, 882.89 FEET; THENCE N01°45'04"E, 546.38 FEET; THENCE 104.56 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 19°58'07" AND A CHORD WHICH BEARS S83°01'33"E, 104.03 FEET TO A POINT OF TANGENCY; THENCE N86°59'23"E, 151.93 FEET TO A POINT OF CURVATURE; THENCE 49.16 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 28°09'56" AND A CHORD WHICH BEARS S78°55'39"E, 48.66 FEET TO A POINT OF TANGENCY; THENCE S64°50'41"E, 51.68 FEET TO A POINT OF CURVATURE; THENCE 72.91 FEET ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 13°55'29" AND A CHORD WHICH BEARS S69°22'05"E, 72.73 FEET TO A POINT OF TANGENCY; THENCE S76°19'49"E, 29.02 FEET TO A POINT OF CURVATURE; THENCE 46.96 FEET ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 08°58'08" AND A CHORD WHICH BEARS S80°48'53"E, 46.91 FEET TO A POINT OF TANGENCY; THENCE S85°17'57"E, 64.22 FEET TO A POINT OF CURVATURE; THENCE 29.96 FEET ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 17°09'59" AND A CHORD WHICH BEARS N86°07'04"E, 29.85 FEET TO A POINT OF TANGENCY; THENCE N77°33'20"E, 37.80 FEET TO A POINT OF CURVATURE; THENCE 35.65 FEET ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 20°25'38" AND A CHORD WHICH BEARS N67°19'15"E, 35.46 FEET TO A POINT OF TANGENCY; THENCE N57°06'26"E, 13.59 FEET TO A POINT OF CURVATURE; THENCE 47.61 FEET ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 54°33'18" AND A CHORD WHICH BEARS N84°23'05"E, 45.83 FEET TO A POINT OF TANGENCY; THENCE S68°20'16"E, 40.25 FEET TO A POINT OF TANGENCY; THENCE S89°06'22"E, 131.17 FEET; THENCE S89°06'22"E, 137.73 FEET; THENCE N75°10'58"E, 94.04 FEET TO A POINT OF CURVATURE; THENCE 62.84 FEET ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 18°00'05" AND A CHORD WHICH BEARS N62°34'14"E, 62.58 FEET TO A POINT OF TANGENCY; THENCE N53°34'12"E, 11.52 FEET TO A POINT OF CURVATURE; THENCE 35.42 FEET ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 20°17'42" AND A CHORD WHICH BEARS N43°25'21"E, 35.24 FEET TO A POINT OF TANGENCY; THENCE N33°18'30"E, 31.86 FEET TO A POINT OF CURVATURE; THENCE 20.78 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 39°41'37" AND A CHORD WHICH BEARS N53°07'18"E, 20.37 FEET TO A POINT OF TANGENCY; THENCE N72°58'06"E, 111.47 FEET TO A POINT OF CURVATURE; THENCE 102.93 FEET ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 39°18'57" AND A CHORD WHICH BEARS N53°18'38"E, 100.92 FEET TO A POINT OF TANGENCY; THENCE N33°39'09"E, 43.70 FEET TO A POINT OF CURVATURE; THENCE 81.81 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 23°26'13" AND A CHORD WHICH BEARS N45°22'16"E, 81.24 FEET TO A POINT OF TANGENCY; THENCE N57°05'23"E, 66.02 FEET TO A POINT OF CURVATURE; THENCE 133.13 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 15°15'20" AND A CHORD WHICH BEARS N64°43'03"E, 132.74 FEET TO A POINT OF TANGENCY; THENCE N72°20'43"E, 72.70 FEET TO A POINT OF CURVATURE; THENCE 95.89 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 36°37'55" AND A CHORD WHICH BEARS S89°20'29"E, 94.26 FEET TO A POINT OF TANGENCY; THENCE S71°01'42"E, 71.97 FEET TO A POINT OF CURVATURE; THENCE 89.94 FEET ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 17°10'41" AND A CHORD WHICH BEARS S79°37'03"E, 89.61 FEET TO A POINT OF TANGENCY; THENCE S88°12'23"E, 127.90 FEET TO A POINT OF CURVATURE; THENCE 55.09 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 10°31'19" AND A CHORD WHICH BEARS S82°56'44"E, 55.02 FEET TO A POINT OF TANGENCY; THENCE S77°41'17"E, 107.06 FEET TO A POINT OF CURVATURE; THENCE 108.13 FEET ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 20°39'08" AND A CHORD WHICH BEARS S88°00'38"E, 107.55 FEET TO A POINT OF TANGENCY; THENCE N81°39'48"E, 173.37 FEET TO A POINT OF CURVATURE; THENCE 193.43 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 36°56'31" AND A CHORD WHICH BEARS S79°51'56"E, 94.71 FEET TO A POINT OF TANGENCY; THENCE S61°23'41"E, 40.69 FEET TO A POINT OF CURVATURE; THENCE 94.75 FEET ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A DELTA ANGLE OF 05°25'43" AND A CHORD WHICH BEARS S64°06'32"E, 94.71 FEET TO A POINT OF TANGENCY; THENCE S66°49'24"E, 168.61 FEET TO A POINT OF CURVATURE; THENCE 89.74 FEET ALONG A TANGENT CURVE TO LEFT, HAVING A RADIUS OF 1000.00 FEET, A DELTA ANGLE OF 05°08'30" AND A CHORD WHICH BEARS S69°23'39"E, 89.71 FEET TO A POINT OF TANGENCY; THENCE S71°57'54"E, 431.58 FEET; THENCE S88°30'18"E, 317.56 FEET; THENCE N01°38'32"E, 994.67 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 105.27 ACRES;

HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON, UNDER THE NAME AND STYLE OF REED SANCTUARY RANCH, SUBDIVISION EXEMPTION.

IN WITNESS WHEREOF, THE SAID REED SANCTUARY, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 2020.

BY _____ RANDALL L. REED AS MANAGER OF REED SANCTUARY, LLC, A TEXAS LIMITED LIABILITY COMPANY,

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2020, BY RANDALL L. REED AS MANAGER OF REED SANCTUARY, LLC, A TEXAS LIMITED LIABILITY COMPANY

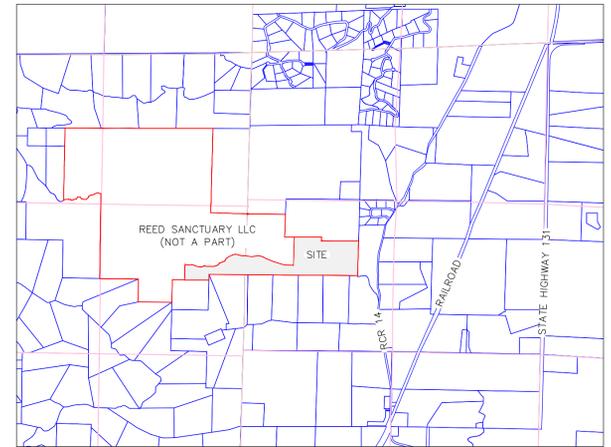
STATE OF _____ }
COUNTY OF _____ } SS

WITNESS MY HAND AND OFFICIAL SEAL.

_____, MY COMMISSION EXPIRES: _____
SIGNATURE (NOTARY PUBLIC)

REED SANCTUARY RANCH
SUBDIVISION EXEMPTION

LOCATED IN THE N 1/2 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 84 WEST AND
N 1/2 OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 85 WEST
OF THE 6TH P.M., ROUTT COUNTY, COLORADO



VICINITY MAP
1" = 3000'

ATTORNEY'S OPINION

I, JOHN A. VANDERBLOEMEN, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED HERITAGE TITLE COMPANY TITLE COMMITMENT NO. _____ EFFECTIVE DATE _____, 2020, AND BASED UPON SAID THE HERITAGE TITLE COMPANY TITLE COMMITMENT, IT IS MY OPINION THAT TITLE TO THE PARCEL SHOWN HEREON IS IN REED SANCTUARY, LLC, FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT THE LIEN OF GENERAL REAL PROPERTY TAXES, PATENT RESERVATIONS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD.

DATED THIS _____ DAY OF _____, 2020.

JOHN A. VANDERBLOEMEN, ATTORNEY AT LAW

PLAT NOTES

1. BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N00°19'44"E, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 NORTHEAST 1/4 OF SECTION 7, T5N, R84W AS INDICATED HEREON.
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. EXISTING AND NEW ACCESSES SHALL MEET ACCESS STANDARDS SET FORTH BY THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT AND FIRE PREVENTION SERVICES.
4. THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.
5. ROUTT COUNTY (COUNTY) AND THE STEAMBOAT SPRINGS FIRE PROTECTION 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.

BOARD OF COUNTY COMMISSIONERS APPROVAL

- 1) THIS PLAT IS APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO SECTION 2.6 OF THE ROUTT COUNTY SUBDIVISION REGULATIONS. THIS PLAT HAS NOT BEEN REVIEWED UNDER ANY OTHER PROVISION OF THE ROUTT COUNTY ZONING OR SUBDIVISION REGULATIONS.
- 2) THE ROADS SHOWN HEREON HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE COUNTY.
- 3) THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.

DATED THIS _____ DAY OF _____, 2020.

TIMOTHY V. CORRIGAN, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

ATTEST:

BY: _____
KIM BONNER, ROUTT COUNTY CLERK

PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF ROUTT COUNTY, COLORADO DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE ROAD REVIEW EXEMPT SUBDIVISION AT THE MEETING OF SAID COMMISSION HELD ON THIS _____ DAY OF _____, AD, 2020.

STEVE WARNKE, CHAIRMAN, ROUTT COUNTY PLANNING COMMISSION

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 REED SANCTUARY RANCH, MINOR SUBDIVISION EXEMPTION (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 _____ 2020.

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., 2020

RECEPTION NUMBER _____ TIME: _____ .M. AND FILE NO. _____

ROUTT COUNTY CLERK AND RECORDER

ROUTT COUNTY SURVEYOR CERTIFICATE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____ DAY OF _____, 2020, 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

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.

REED SANCTUARY RANCH
SUBDIVISION
EXEMPTION

NO.	DATE	REVISIONS	INT

DATE: 3-31-2020 DESIGN: WNM
JOB NO. 122B-008 DRAFTED: WNM
DWG. NAME REVIEW:

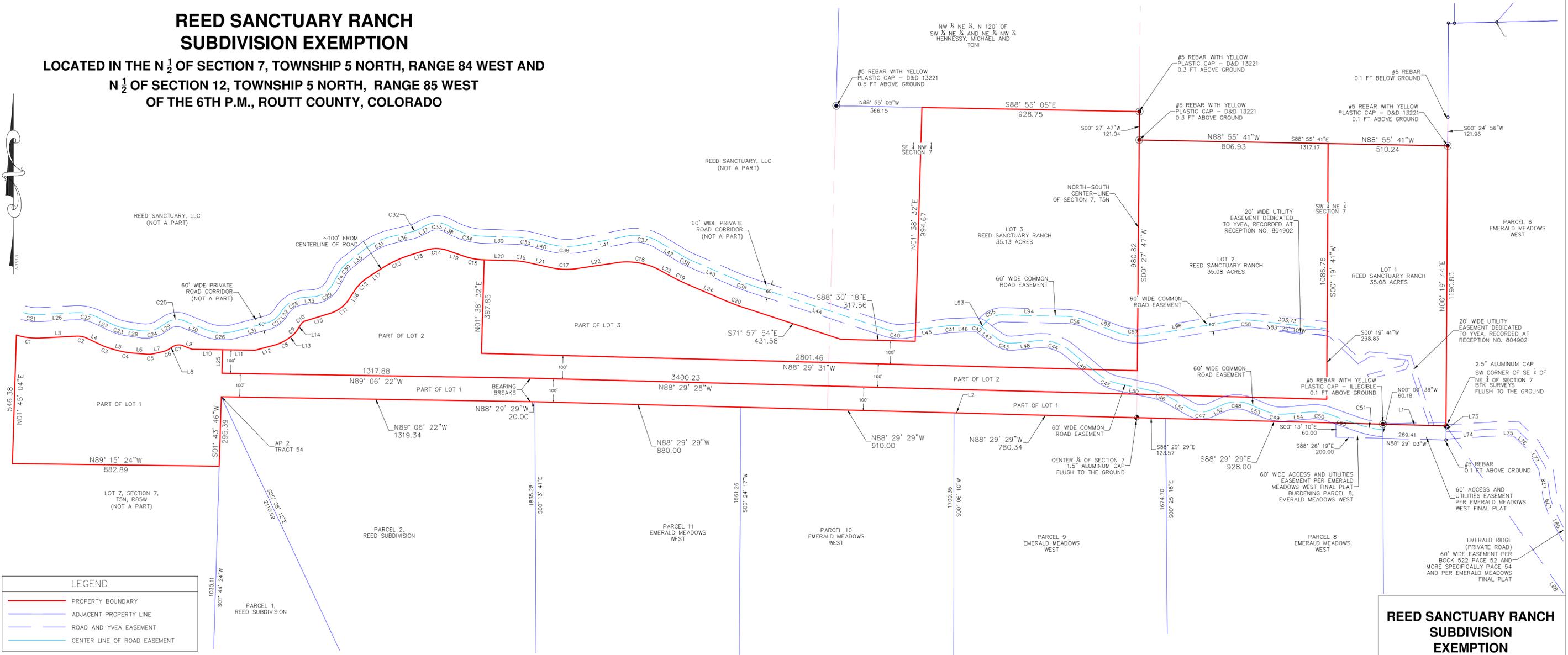
Four Points
Surveying and Engineering

440 S. Lincoln Ave, Suite 4B
P.O. Box 775966,
Steamboat Springs, CO 80487
(970)-871-6772
wnmpepls@gmail.com

SHEET NO.
1
OF
2

REED SANCTUARY RANCH SUBDIVISION EXEMPTION

LOCATED IN THE N¹/₂ OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 84 WEST AND
N¹/₂ OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 85 WEST
OF THE 6TH P.M., ROUTT COUNTY, COLORADO



LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY LINE
	ROAD AND YVEA EASEMENT
	CENTER LINE OF ROAD EASEMENT

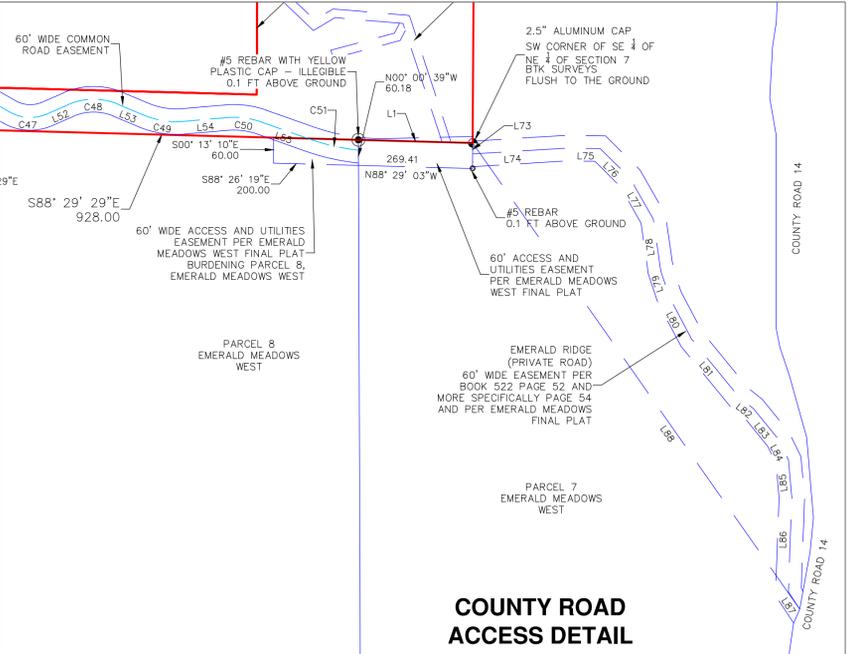
Line #	Length	Direction
L1	269.79	S88° 27' 03"E
L2	3641.72	S88° 29' 29"E
L3	151.93	N86° 59' 23"E
L4	51.68	S64° 50' 41"E
L5	29.02	S76° 19' 49"E
L6	64.22	S85° 17' 57"E
L7	37.80	N77° 32' 04"E
L8	13.59	N57° 06' 26"E
L9	40.25	S68° 20' 16"E
L10	131.17	S89° 06' 22"E
L11	137.73	S89° 06' 22"E
L12	94.04	N75° 10' 58"E
L13	11.52	N53° 34' 12"E
L14	31.86	N33° 16' 30"E
L15	111.47	N72° 58' 06"E
L16	43.70	N33° 39' 09"E
L17	66.02	N57° 05' 23"E
L18	72.70	N72° 20' 43"E
L19	71.97	S71° 01' 42"E
L20	127.90	S88° 12' 23"E
L21	107.06	S77° 41' 04"E
L22	173.37	N81° 39' 48"E
L23	40.69	S61° 23' 41"E
L24	168.61	S66° 49' 24"E
L25	100.01	N1° 43' 46"E
L26	151.93	S86° 59' 23"W
L27	74.82	N64° 50' 41"W
L28	65.36	N81° 46' 22"W

Line #	Length	Direction
L29	31.57	S57° 06' 26"W
L30	99.96	N68° 20' 16"W
L31	140.08	S75° 10' 58"W
L32	9.85	S33° 16' 30"W
L33	40.21	S85° 14' 42"W
L34	67.83	S29° 09' 21"W
L35	97.42	S52° 20' 14"W
L36	89.87	S76° 54' 55"W
L37	45.42	S63° 47' 11"W
L38	32.07	N63° 17' 38"W
L39	133.84	N88° 12' 23"W
L40	49.57	N74° 21' 33"W
L41	198.34	S78° 59' 48"W
L42	117.22	N59° 22' 54"W
L43	202.29	N66° 49' 24"W
L44	598.88	N71° 57' 54"W
L45	177.49	S82° 44' 43"W
L46	97.57	S88° 14' 34"W
L47	82.78	N53° 32' 12"W
L48	96.97	S84° 15' 23"W
L49	149.50	N50° 28' 24"W
L50	148.92	N77° 54' 29"W
L51	91.64	N60° 41' 36"W
L52	54.48	S66° 36' 05"W
L53	66.03	N67° 25' 22"W
L54	101.58	S85° 06' 56"W
L55	121.71	N70° 36' 59"W
L73	25.85	N0° 20' 44"E

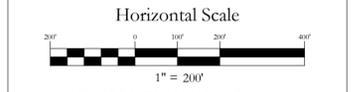
Line #	Length	Direction
L74	221.49	S86° 29' 46"W
L75	80.01	N89° 16' 12"W
L76	98.29	N45° 23' 54"W
L77	110.64	N29° 47' 43"W
L78	124.31	N8° 18' 42"W
L79	63.25	N18° 25' 16"W
L80	113.18	N27° 54' 35"W
L81	176.18	N39° 27' 31"W
L82	42.01	N51° 45' 08"W
L83	93.09	N39° 19' 08"W
L84	54.56	N26° 04' 54"W
L85	88.36	N5° 10' 50"W
L86	222.14	N2° 04' 40"E
L87	48.25	N33° 29' 10"W
L88	1339.11	N35° 10' 04"W
L93	14.52	N36° 27' 48"E
L94	264.02	S88° 34' 32"E
L95	141.50	S69° 06' 47"E
L96	360.31	N80° 31' 36"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	104.56	300.00	19°58'07"	S83° 01' 33"E	104.03
C2	49.16	100.00	28°09'56"	S78° 55' 39"E	48.66
C3	72.91	300.00	13°55'29"	S69° 22' 05"E	72.73
C4	46.96	300.00	8°58'08"	S80° 48' 53"E	46.91
C5	29.96	100.00	17°09'59"	N86° 07' 04"E	29.85
C6	35.65	100.00	20°25'38"	N67° 19' 15"E	35.46
C7	47.61	50.00	54°33'18"	N84° 23' 05"E	45.83
C8	62.84	200.00	18°00'05"	N62° 34' 14"E	62.58
C9	35.42	100.00	20°17'42"	N43° 25' 21"E	35.24
C10	20.78	300.00	39°41'37"	N53° 07' 18"E	20.37
C11	102.93	150.00	39°18'57"	S53° 18' 38"W	100.92
C12	81.81	200.00	23°26'13"	N45° 22' 16"E	81.24
C13	133.13	500.00	15°15'20"	N64° 43' 03"E	132.74
C14	95.89	150.00	36°37'35"	S89° 20' 29"E	94.26
C15	89.94	300.00	17°10'41"	S79° 37' 03"E	89.61
C16	55.09	300.00	10°31'19"	S82° 56' 44"E	55.02
C17	108.13	300.00	20°39'08"	S88° 00' 38"E	107.55
C18	193.43	300.00	36°56'31"	S79° 51' 56"E	190.09
C19	94.75	1000.00	5°25'43"	S64° 06' 32"E	94.71
C20	89.74	1000.00	5°08'30"	S69° 23' 39"E	89.71
C21	69.70	200.00	19°58'07"	N83° 01' 33"W	69.35
C22	98.32	200.00	28°09'56"	N78° 55' 39"W	97.33
C23	59.09	200.00	16°55'41"	N73° 18' 32"W	58.88
C24	86.12	120.00	41°07'11"	S77° 40' 02"W	84.28
C25	76.17	80.00	54°33'18"	S84° 23' 05"W	73.33
C26	127.34	200.00	36°28'46"	N86° 34' 39"W	125.20
C27	73.14	100.00	41°54'28"	S54° 13' 44"W	71.52
C28	117.92	130.00	51°58'12"	S59° 15' 36"W	113.92

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C29	97.89	100.00	56°05'21"	S57° 12' 02"W	94.03
C30	40.46	100.00	23°10'53"	S40° 44' 48"W	40.18
C31	128.69	300.00	24°34'40"	S64° 37' 35"W	127.70
C32	22.91	100.00	13°07'44"	S70° 21' 03"W	22.86
C33	92.36	100.00	52°55'11"	N89° 45' 14"W	89.11
C34	130.44	300.00	24°54'45"	N75° 45' 01"W	129.42
C35	96.67	400.00	13°50'50"	N81° 16' 58"W	96.44
C36	139.51	300.00	26°38'39"	N87° 40' 53"W	138.26
C37	145.29	200.00	41°37'18"	N80° 11' 33"W	142.11
C38	38.96	300.00	7°26'30"	N63° 06' 09"W	38.94
C39	80.77	900.00	5°08'30"	N69° 23' 39"W	80.74
C40	88.28	200.00	25°17'23"	N84° 36' 36"W	87.56
C41	19.19	200.00	5°29'51"	S85° 29' 39"W	19.18
C42	33.35	50.00	38°13'14"	N72° 38' 49"W	32.74
C43	73.67	100.00	42°12'25"	N74° 38' 24"W	72.01
C44	158.02	200.00	45°16'13"	N73° 06' 30"W	153.94
C45	95.77	200.00	27°26'05"	N64° 11' 26"W	94.85
C46	90.14	300.00	17°12'53"	N69° 18' 02"W	89.80
C47	91.99	100.00	52°42'19"	N87° 02' 45"W	88.78
C48	120.36	150.00	45°58'33"	S89° 35' 21"W	117.16
C49	95.86	200.00	27°27'42"	N81° 09' 13"W	94.94
C50	84.71	200.00	24°16'05"	N82° 45' 01"W	84.08
C51	115.71	500.00	13°15'36"	N77° 14' 47"W	115.46
C55	95.93	100.00	54°57'40"	N63° 56' 38"E	92.29
C56	90.02	265.00	19°27'45"	N78° 50' 39"W	89.58
C57	132.47	250.00	30°21'37"	S84° 17' 35"E	130.93
C58	112.08	400.00	16°03'14"	S88° 33' 13"W	111.71



REED SANCTUARY RANCH SUBDIVISION EXEMPTION



Contour Interval
2 Feet

NO.	DATE	REVISIONS	INT.

DATE: 3-30-2020 DESIGN: WNM
JOB NO. 1228-008 DRAFTED: MDM
DWG. NAME REVIEW: WNM/MDM

Four Points Surveying and Engineering

440 S. Lincoln Ave, Suite 4B
P.O. Box 775966,
Steamboat Springs, CO 80487
(970)-871-6772
wnmpels@gmail.com

SHEET NO.
2
OF
2



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

ITEM DATE: 8/17/2020	ITEM TIME:

FROM:	BCC
TODAY'S DATE:	
AGENDA TITLE:	
CHECK ONE THAT APPLIES TO YOUR ITEM:	
ACTION ITEM	
DIRECTION	
X INFORMATION	
I. DESCRIBE THE REQUEST OR ISSUE:	
II. RECOMMENDED ACTION (<i>motion</i>):	
Consideration and identification of finalists for permanent County Manager position.	
III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):	
PROPOSED REVENUE (<i>if applicable</i>):	
CURRENT BUDGETED AMOUNT: \$0.00	
PROPOSED EXPENDITURE:	
FUNDING SOURCE:	
SUPPLEMENTAL BUDGET NEEDED: YES NO	
IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):	



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA COMMUNICATION FORM

V. BACKGROUND INFORMATION:

VI. LEGAL ISSUES:

VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

VIII. SUMMARY AND OTHER OPTIONS:

IX. LIST OF ATTACHMENTS: Supplemental Budget Request