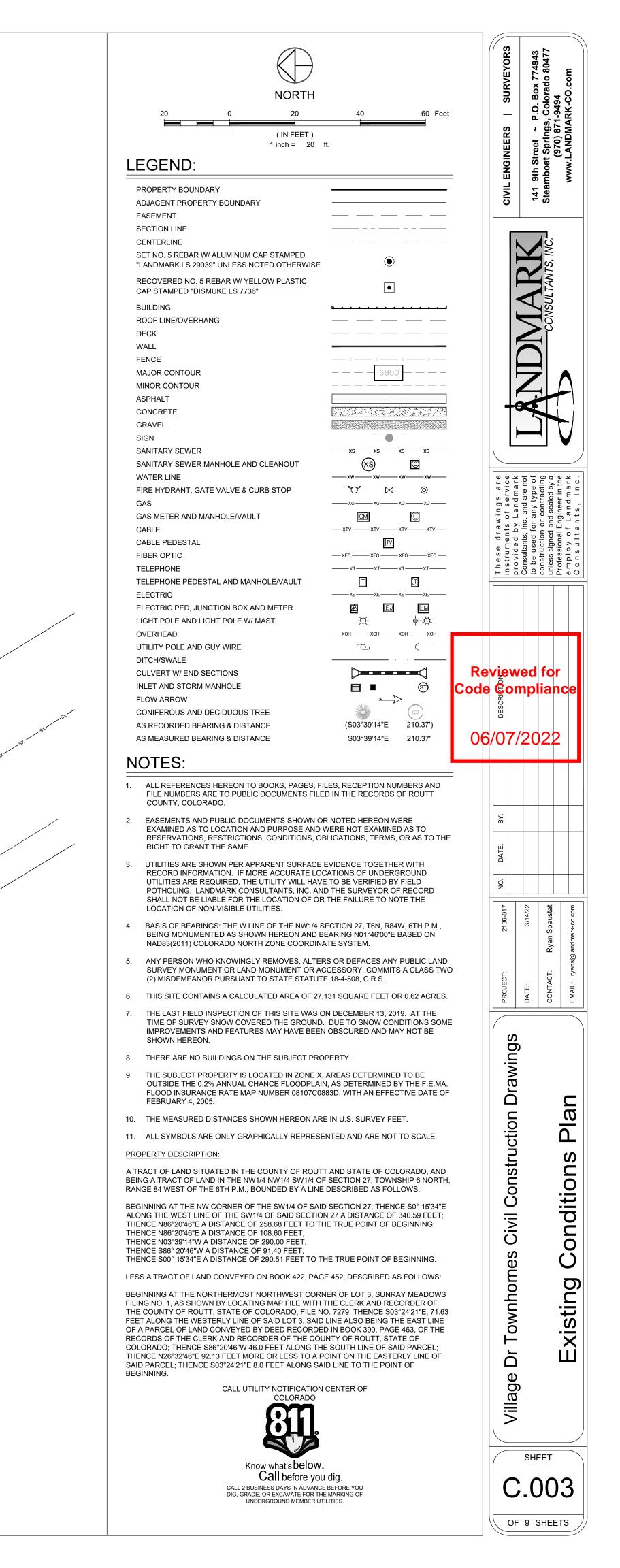


DRAWING FILENAME: Pi2136-017/DWGs/Production Drawings/2136-017-PDD-Existing Conditions dwg LAYOUT NAME: 2136-017-PPDP-Existing Conditions - C.003 (PP) DATE: Mar 21, 2022 - 3:41pm CAD



REPLAT OF THE BOAT TOWNHOMES AT SUNRAY MEADOWS RECEPTION NO. 460694 FILE NO. 12307



NORTH 20 0 20 40 60 Feet (IN FEET) 1 inch = 20 ft. EGEND: PROPERTY BOUNDARY ADJACENT PROPERTY BOUNDARY	CIVIL ENGINEERS SURVEYORS	141 9th Street ~ P.O. Box 774943	mboat Springs, Colorad (970) 871-9494 www.LANDMARK-CO.c.
EASEMENT — — — — — — SECTION LINE — — — — — — CENTERLINE — — — — — — SET NO. 5 REBAR W/ ALUMINUM CAP STAMPED — — — — — "LANDMARK LS 29039" UNLESS NOTED OTHERWISE ④			rs, inc.
"LANDMARK LS 29039" UNLESS NOTED OTHERWISE RECOVERED NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED "DISMUKE LS 7736" BUILDING ROOF LINE/OVERHANG DECK WALL FENCE MAJOR CONTOUR MINOR CONTOUR MINOR CONTOUR ASPHALT CONCRETE GRAVEL SIGN SANITARY SEWER SANITARY SE	These drawings are instruments of service	Consultants, Inc. and are not to be used for any type of	construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.
UTILITY POLE AND GUY WIRE DITCH/SWALE CULVERT W/ END SECTIONS		wed ompl 7/20	for iance 22
 EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES. BASIS OF BEARINGS: THE W LINE OF THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEARING N01°46'00"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S. THIS SITE CONTAINS A CALCULATED AREA OF 27,131 SQUARE FEET OR 0.62 ACRES. 	PROJECT: 2136-017 NO. DATE: BY:	DATE: 3/14/22	CONTACT: Ryan Spaustat EMAIL: ryans@landmark-co.com
THE LAST FIELD INSPECTION OF THIS SITE WAS ON DECEMBER 13, 2019. AT THE TIME OF SURVEY SNOW COVERED THE GROUND. DUE TO SNOW CONDITIONS SOME INFOVEMENTS AND FEATURES MAY HAVE BEEN OBSCURED AND MAY NOT BE SHOWN HEREON. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE F. MAY FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED TO SELL CODE INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF OLD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF CODINSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF CODINSURANCE ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE. CODET THE DESCRIPTIONE TRACT OF LAND SITUATED IN THE COUNTY OF ROUTT AND STATE OF COLORADO, AND ING A TRACT OF LAND IN THE NW1/4 NW1/4 SW1/4 OF SECTION 27, THENCE S0° 15/3*E ENCE N86° 20/46° E A DISTANCE OF 9280.0FEET; ENCE S86° 20/46° W A DISTANCE OF 990.51 FEET TO THE TRUE POINT OF BEGINNING. SA TRACT OF LAND CONVEYED ON BOOK 422, PAGE 452, DESCRIBED AS FOLLOWS: GINNING AT THE NORTHERMOST NORTHWEST CORNER OF IOT 3, SUNRAY MEADOPAE OF E COUNTY OF ROUTT, STATE OF COLORADO, FILE NO. 7279, THENCE S03°2421°E, 71.63 ET ALONG THE WESTERLY LINE OF SAID LON Z, THE HEAST LINE APARCEL OF LAND CONVEYED BY DED RECORDED IN BOOK 309, PAGE 463, OT THE CORDAD'S YAG'M 92.13 AND DISTANCE OF PEED RECORDED IN BOOK 309, PAGE 463, OT THE CORDAD'S YAG'M 92.13 AND FILE OT SAID LINE ALSO BEING THE EAST LINE APARCEL OF LAND CRECORDER OF FILE COUNTY OF ROUTT	Dr Townshamor Civil Construction Drawings		Existing Conditions Plan
Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.		2.0	еет)04 внеетя