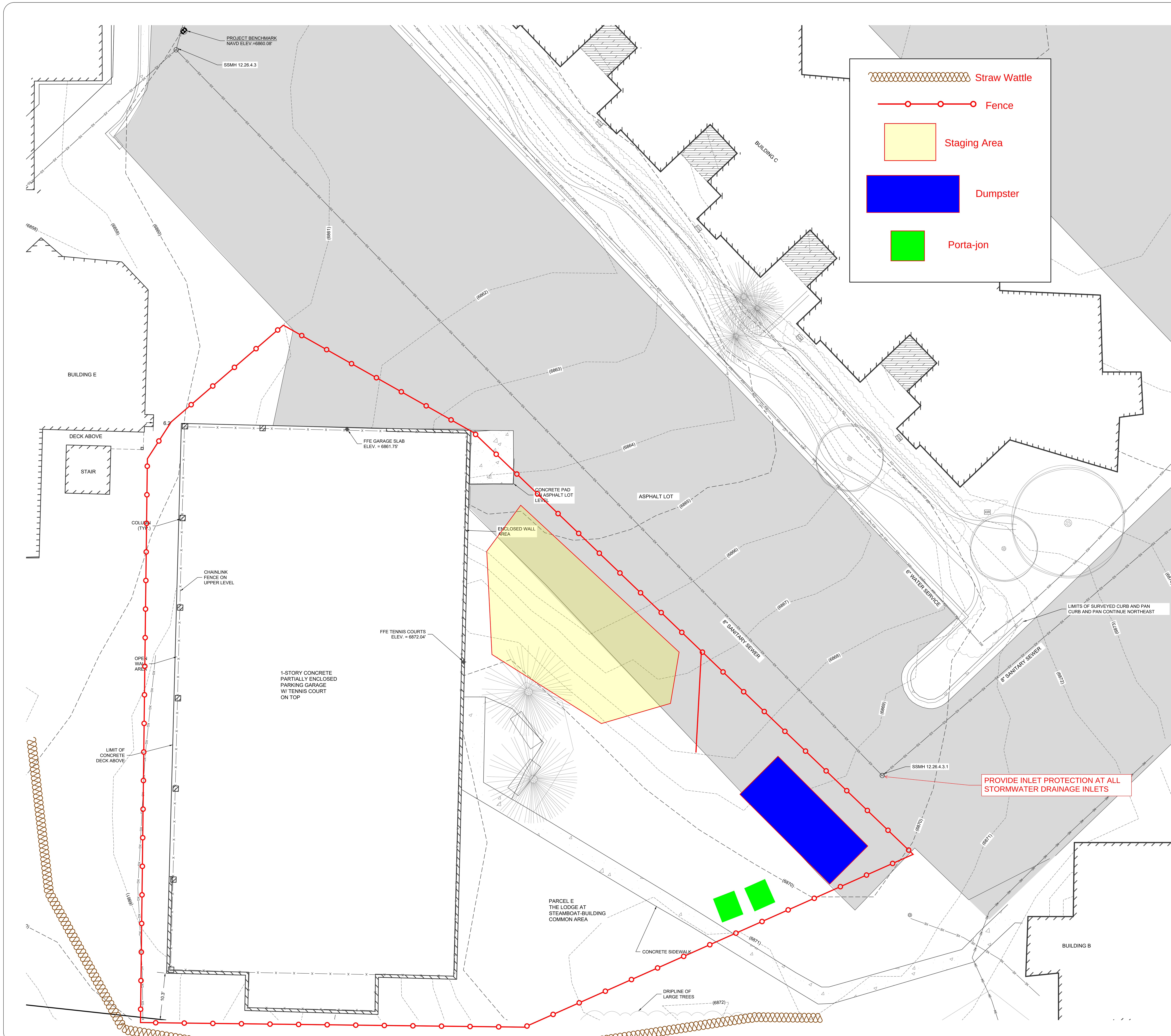

10 0 10 20 30 Feet

(IN FEET)
1 inch = 10ft.

EXISTING CONDITIONS LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SECTION LINE
- CENTERLINE
- PROPERTY MONUMENT
- SECTION CORNER
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR — 6800
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- SIGN
- SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT
- SEPTIC TANK LID AND VENT PIPE
- WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER
- FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL
- GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF
- PROPANE TANK (BURIED)
- CABLE LINE MARKER, VAULT AND PEDESTAL
- DUCT BANK
- SATELLITE DISH
- FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
- TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE
- ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL
- ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX
- LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL TRAFFIC CONTROL VAULT AND CABINET
- OVERHEAD UTILITY LINE GUY POLE, UTILITY POLE & GUY WIRE
- EDGE OF WATER
- DITCH/SWALE
- CULVERT W/ END SECTIONS
- STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET
- AIR CONDITIONER, MAILBOX, NEWSTAND, TRASH CAN, MISC. MANHOLE
- BOLLARD, BOLLARD W/LIGHT FLAG POLE AND DELINEATOR
- STUMP, BOULDER AND IRRIGATION VALVE BOX
- CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)
- CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLINE)

NOTES:

1. THIS MAP DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE EXISTING CONDITIONS.
2. DATE OF LAST FIELD INSPECTION: APRIL 28, 2023.
3. THIS LAND SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS LAND SURVEY. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. THE FINAL PLAT OF THE LODGE AT STEAMBOAT - BUILDINGS B, C, E, PHASE I WAS USED FOR ANY EASEMENTS AND OWNERSHIP INFORMATION SHOWN ON THIS IMPROVEMENT SURVEY PLAT.
4. 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.
5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. THE PROJECT AREA IS LOCATED WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
7. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING; VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
8. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
9. PROJECT BENCHMARK: A SET MAGNETIC NAIL IN ASPHALT, HAVING AN ELEVATION OF 6860.08' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
10. CONTOUR INTERVAL = 1 FOOT

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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.

REVIEWED FOR CODE COMPLIANCE
08/06/2024

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943, Steamboat Springs, CO 80477
(970) 871-9494 ~ www.LANDMARK-CO.com

These drawings are instruments of service provided by Landmark 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.

COLORADO LICENSED PROFESSIONAL ENGINEER
PATRICK J. NAGLE
60936
8/30/2023

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2627-001
DATE:	08/30/2023
CONTACT:	ANDREW SUMMERS
EMAIL:	ajs@landmark-co.com

THE LODGES AT STEAMBOAT
EXISTING CONDITIONS EXHIBIT

SHEET
C.004