



LEGEND:

PROPERTY BOUNDARY			
ADJACENT PROPERTY BOUNDARY			
EASEMENT			
SECTION LINE			
CENTERLINE			
FOUND MONUMENT		lacksquare	
FOUND SECTION CORNER		4	
BUILDING		<u> </u>	
ROOF LINE/OVERHANG			
DECK			
WALL			
FENCE	—— x —	— x —	— x —
MAJOR CONTOUR		- 6800 -	
MINOR CONTOUR			
ASPHALT			
CONCRETE		lead of the second	
GRAVEL			
SIGN	_		_
SANITARY SEWER	xs	xs	xs
SANITARY SEWER MANHOLE AND CLEANOUT	S		©
WATER LINE	XW	×w	×w
FIRE HYDRANT, GATE VALVE & CURB STOP	8	\bowtie	0
GAS	———XG—	XG	XG
GAS METER AND MANHOLE/VAULT	GM		(G)
CABLE	——XTV —	XTV	XTV —
CABLE PEDESTAL		TV	
FIBER OPTIC	—— XF0 —	XF0	
TELEPHONE	XT	хтх	тх
TELEPHONE PEDESTAL AND MANHOLE/VAULT	T		\bigcirc
ELECTRIC	——XE	XEX	EX
ELECTRIC PED, JUNCTION BOX AND METER	A	EJ	EM
LIGHT POLE AND LIGHT POLE W/ MAST	\		+ *
PROPOSED DITCH / SWALE	——хон—	— хон —	хон_
UTILITY POLE AND GUY WIRE	0		\leftarrow
AIR CONDITIONING UNIT		AC	
DITCH/SWALE	₩	<u> </u>	. —
CULVERT W/ END SECTIONS			
INLET AND STORM MANHOLE			(ST
FLOW ARROWS	~ ~	_	⇒ ¯
CONIFEROUS AND DECIDUOUS TREE	EX		
SITE FEATURE T.B.R (COLORED) PAVEMENT T.B.R. (COLORED) PAVEMENT TO BE MILLED (COLORED)	<i>4</i> ////////////////////////////////////		

NOTE

- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION
 NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE
 RECORDS OF ROUTT COUNTY, COLORADO.
- 2. 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.
- 3. 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.
- 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. THIS SITE CONTAINS A CALCULATED AREA OF 4.31 ACRES.
- 6. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS. AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.M.A FLOOD INSURANCE RATE MAP NUMBERS 08107C0876D & 08107C0713D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- 7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 8. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
- 9. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD. ALL REPAIRS TO BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS OR THE AHJ (ROUTT COUNTY IF WITHIN CR 42 ROW AND CDOT IF WITHIN THE US HWY 40 ROW).
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CONFIRMING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIALS.
- 11. DEMOLITION INDICATED HEREON IS FOR CONVENIENCE ONLY. ALL LIMITS OF DEMOLITION ARE TO BE DETERMINED BY CONTRACTOR AS NECESSARY TO PERFORM WORK IN A SAFE AND EFFICIENT MANNER.
- 12. SOME OFF-SITE AND ADJACENT PROPERTY INFORMATION WAS DIGITIZED FROM AERIAL IMAGERY. DISCREPANCIES MAY EXIST.

PROPERTY DESCRIPTION:

13. LOTS 1 AND LOT 2, WORLDWEST SUBDIVSION, AS RECORDED AT FILE NO. 13807 IN THE CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.

CALL UTILITY NOTIFICATION CENTER OF



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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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(970) 871-9494

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Grip Grip NOT FOR CONSTRUCTION 10/20/21

ng Conditions Exhibit & Removal Plan

SHEET

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