LOT 35 FAIRWAY MEADOWS SUBDIVISION FILING NO. 1 (NOT A PART) LOT 36 FAIRWAY MEADOWS SUBDIVISION FILING NO. 1 (NOT A PART) FOUND 2" ALUMINIUM CAP ON #5 REBAR, PLS-29039 0.1' ABOVE GROUND _S86°07'28"E N87° 30' 07"E FOUND 1-½" ALUMINIUM CAP ON #5 REBAR, PLS-29039 0.1' ABOVE GROUND FOUND 1-½" ALUMINIUM CAP —ON #5 REBAR, PLS-29039 0.1' ABOVE GROUND 10' DRAINAGE AND UTILITY EASEMENT-LOT 2 EAGLES VISTA SUBDIVISION (NOT A PART) -UTILITY EASEMENT REAR BUILDING ENVELOPE COMMON AREA 2 ALPINE HOUSE TOWNHOMES 8,174 SQ. FT. _N09°14′06″W 159.39 UNIT 2 ALPINE HOUSE TOWNHOMES 1,696 SQ. FT. 0.04 ACRES COMMON AREA 1 ALPINE HOUSE TOWNHOMES UNIT 1 ALPINE HOUSE UTILITY AND ACCESS EASEMENT 1,901 SQ. FT. 0.05 ACRES FOUND 1-½" ALUMINIUM CAP ON #5 REBAR, PLS-29039 THIS FINAL PLAT (PART OF COMMON AREA 2, 0.2" BELOW GROUND ALPINE HOUSE TOWNHOMES) 10' DRAINAGE & UTILITY EASEMENT -RECEPTION NO. 795570 PART OF COMMON FILE NO. 14367 AREA 2 ALPINE HOUSE TOWNHOMES 8,174 SQ. FT. LOT 4 EAGLES VISTA UNIT 1-GARAGE S55° 15′ 54"E_ ALPINE HOUSE TOWNHOMES SUBDIVISION (NOT A PART) 148.63 728 SQ. FT. 15' UTILITY, DRAINAGE, __AND SNOW REMOVAL AND SNOW STORAGE EASEMENT 10' DRAINAGE & UTILITY EASEMENT_ RECEPTION NO. 795570 FOUND $1-\frac{1}{2}$ " ALUMINIUM CAPON #5 REBAR, PLS-29039 0.2" BELOW GROUND FOUND $1-\frac{1}{2}$ " ALUMINIUM CAPON #5 REBAR, PLS-29039 FLUSH BELOW GROUND

ALPINE HOUSE TOWNHOMES

A REPLAT OF LOT 3, EAGLE'S VISTA SUBDIVISION

LOCATED IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.81	60.00	43.75	S68° 19' 00"W	44.71

	Line Table					
Line #	Length	Direction				
L1	51.77	N55° 21' 12"W				
L2	8.09	N55° 21' 12"W				
L3	6.79	S34° 38′ 48″W				
L4	1.76	S55° 21' 12"E				
L5	19.86	S34° 07' 47"W				
L6	19.43	S55° 21' 12"E				
L7	8.99	S44° 38′ 48″W				
L8	13.01	S50° 18′ 53″E				
L9	20.09	S55° 21′ 12″E				
L10	6.10	N34° 38′ 48″E				
L11	7.00	S55° 21' 12"E				
L12	30.54	N34° 39′ 31″E				
L13	7.12	N45° 20′ 32″W				
L14	11.17	S45° 21' 11"E				
L15	6.23	N44° 38′ 48″E				
L16	4.94	S45° 21' 12"E				
L17	26.42	S44° 44′ 35″W				
L18	4.82	N45° 21' 11"W				
L19	6.23	S44° 38′ 49″W				
L20	38.63	N45° 20′ 32″W				
L21	5.88	N44° 38′ 48″E				

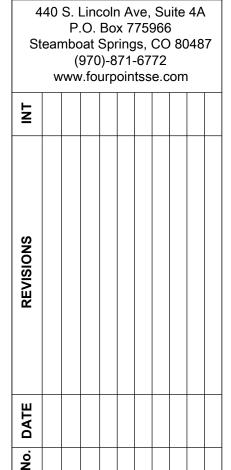
	Line T	able			
Line #	Length	Direction			
L22	23.63	S44° 38′ 48″W			
L23	5.86	N55° 21' 12"W			
L24	5.74	S34° 38′ 25″W			
L25	3.82	S45° 30' 11"E			
L26	8.06	S50° 15' 57"E			
L27	13.28	S34° 25′ 29"W			
L28	88.99	S9° 14' 06"E			
L29	28.00	N34° 33′ 10″E			
L30	26.00	S55° 26′ 50″E			
L31	28.00	S34° 33′ 10″W			
L32	26.00	N55° 26' 50"W			
L33	7.10	S34° 44′ 06″W			
L34	21.18	S55° 15′ 54″E			
L35	48.17	S55° 15' 54"E			
L36 (TIE)	51.76	N55° 15' 54"W			
L37 (TIE)	7.02	S34° 42′ 36″W			
L38 (TIE)	8.66	S34° 44′ 06″W			
L39 (TIE)	56.24	N80° 45' 54"E			
L40 (TIE)	30.13	S9° 14' 06"E			
L41	5.00	S55° 21' 35"E			

LEGEND
 PROPERTY BOUNDARY
 EASEMENT
 RECEIVING PERVIOUS AREA
COMMON UTILITY AND ACCESS EASEMENT

City of Steamboat Springs
Planning Department
Approved Plan Set
04/01/2025 tstauffer

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.





1859 RIVER QUEEN LANE STEAMBOAT SPRINGS, CO 80

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10'				() I	5
			1	" =	= 10'	

Contour Interval = 2 ft

DATE: 3-12-2025

JOB #: 1998-001

DRAWN BY: WNM

DESIGN BY:

REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

INAL PLAT

DRAWING:

SHEET#

2