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ALTA / NSPS LAND TITLE SURVEY

FOR A TRACT OF LAND LOCATED IN THE W½ SW ¼ OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M., ROUTT COUNTY, COLORADO

City of Steamboat Springs
Planning Department
Approved Plan Set
10/06/2025 jbrown

FOUND AND ACCEPTED A 1.5" DIAMETER YELLOW PLASTIC CAP ON A NO. 5 REBAR MARKED D&D INC LS 13221 0.3 ABOVE GROUND AS A US-40 ROW REFERENCE MARK LYING N 37° 07' 02" W 199.42 FT

N 37° 07' 02" W 199.42 FT

NORTH RIGHT-OF-WAY LINE FOR US HIGHWAY NO.40 AS ESTABLISHED PER THE PLAT OF SPRINGS ADDITION TO THE TOWN OF STEAMBOAT SPRINGS RECORDED AT FILE NNO.1511

FOUND AND ACCEPTED A 1.5" DIAMETER YELLOW PLASTIC CAP ON A NO. 5 REBAR MARKED D&D INC LS13221 FLUSH TO GROUND WITH A SURVEY CARSONITE

FOUND AND ACCEPTED A 1.5" DIAMETER YELLOW PLASTIC CAP ON A NO. 5 REBAR MARKED D&D INC LS 13221 FLUSH TO GROUND AS A US-40 ROW REFERENCE MARK

FOUND AND ACCEPTED A A NO. 5 REBAR, NO CAP, FLUSH TO GROUND WITH A SURVEY CARSONITE (WAS FOUND CAPPED WITH A DISMUKE LS 7736 YELLOW PLASTIC CAP IN 2010)

PARCEL BOUNDARYT PER BOOK 553 AT PAGES 470-473 BEARINGS AND DISTANCES ONLY FROM PLATTED CORNER OF 12TH/LINCOLN THIS IS THE BOUNDARY PER FOUND 1980 MONUMENTATION AND DISMUKE & DISMUKE SURVEY #1986-1 DATED 11-24-1980

PT SW4NW4 & PT NW4SW4 SEC 8-6-84 (LESS 3.55A ROW REC#731963) TOTAL 61.09A

PROPERTY OWNER: COLORADO MOUNTAIN JUNIOR COLLEGE DISTRICT

N51° 30' 56"E 154.25 L86

S38° 29' 04"E 150.00 L87

THIS SECTION OF UNDERGROUND CATV WAS LOCATED IN 2010; IT WAS NOT LOCATED AS LIVE IN 2024, BUT LINES MAY STILL EXIST. EXCAVATION IS RECOMMENDED TO CONFIRM.

FOUND AND ACCEPTED A A NO. 5 REBAR, NO CAP, 0.3 FT ABOVE GROUND

FOUND AND ACCEPTED A A NO. 5 REBAR, NO CAP, 0.2 FT ABOVE GROUND

S75° 14' 36"E 16.61 L96

S43° 37' 18"E 70.58 L90

FOUND A NO. 5 REBAR, NO CAP, LEANING 30 DEGREES 0.7 FT ABOVE GROUND LYING 0.69 FT SOUTHWEST ON LINE FROM PLATTED CORNER OF CMC AND CITY PARCEL BOUNDARY

SOUTH LINE OF THE NW1/4SW1/4 OF SECTION 8

SET A 24 INCH LONG NO. 5 REBAR WITH A 1.5 INCH GREEN PLASTIC CAP, 0.5 FT ABOVE GROUND MARKED D&D SURVEYING LLC PLS 38813

S56° 02' 59"E 44.34

S44° 48' 10"E 23.88

SET A 24 INCH LONG NO. 5 REBAR WITH A 1.5 INCH GREEN PLASTIC CAP, 0.4 FT ABOVE GROUND MARKED D&D SURVEYING LLC PLS 38813

S21° 23' 09"E 47.01

SET A 24 INCH LONG NO. 5 REBAR WITH A 1.5 INCH GREEN PLASTIC CAP, 0.4 FT ABOVE GROUND MARKED D&D SURVEYING LLC PLS 38813

S09° 02' 40"W 31.50

SET A 24 INCH LONG NO. 5 REBAR WITH A 1.5 INCH GREEN PLASTIC CAP, 0.4 FT ABOVE GROUND MARKED D&D SURVEYING LLC PLS 38813

BLOCK 2 SPRINGS ADDITION TO THE TOWN OF STEAMBOAT SPRINGS

PROPERTY OWNER CITY OF STEAMBOAT SPRINGS

VERTICAL SPRING BUBBLING WITH OVERFLOW PIPES DIRECTED DOWNHILL PLYWOOD COVER EXCAVATION NEEDED TO LOCATE DISCHARGE PIPE PRECISELY

THIS SECTION OF UNDERGROUND GAS LINE WAS LOCATED IN 2010; IT WAS NOT LOCATED IN 2024, BUT LINE MAY STILL EXIST. EXCAVATION IS RECOMMENDED TO CONFIRM.

LOT 1 LUND SUBDIVISION

SHED WOOD SIDES ON GRADE

UNDERGROUND 6" DIAt SPRING DRAIN PIPE (TYP) CLEANOUTS WERE PARTIALLY BLOCKED, ASSUMED LOCATION OF PIPE. EXCAVATION RECCOMMENDED.

OVERHEAD ELECTRIC LINE

12"W

SPRING AND STORM WATER BOX (TYP) WITH METAL COVER LOCATED, ACTIVE WATER OBSERVED FLOWING ON 7-5-24

36"H

24"W

5-10"W

BLD E

BLD B

DECK

BLD C

BLD D

BLD F

CONCRETE PAD/DRIVE

EDGE OF ASHPHALT (TYP)

6" PVC CLEANOUT PARTIALLY PIPE BLOCKED WITH DEBRIS. MAY CONTINUE INTO RIGHT OF WAY. EXCAVATION RECCOMMENDED

60.0

CENTERLINE OF A 60 FOOR RIGHT OF WAY FOR THE STEAMBOAT SPRINGS-HAHNS PEAK ROAD PER THE PLAT OF THE SPRINGS ADDITION TO THE TOWN OF STEAMBOAT SPRINGS FILE #1511

MAIL BOXES

OVERHEAD ELECTRIC LINE

PLANTER / PAVER BLOCK (TYP)

CONC

ASPHALT DRIVE

ASPHALT DRIVE

ALL DRAINS CAMERA LOCATE ENDED HERE- PARTIALLY BLOCKED- EXCAVATION REQUIRED TO CONTINUE MAPPING OF LOCATION

S37° 07' 04"E 418.11

N39° 29' 04"W 456.33

EDGE ASPHAFAN

THIS BOUNDARY WAS BELIEVED TO BE THE NORTH ROW OF US-40 AS PLATTED IN DISMUKE AND DISMUKE SURVEY 1986-1 AND AS CALLED FOR IN THE DEEDS PER BOOK 553 PAGES 470-473.

THE DEEDED LEGAL DESCRIPTION HOLDING THE PRIORITY OF CALLS TO THE NORTH ROW OF US-40 AS PER THE SPRINGS ADDITION TO THE TOWN OF STEAMBOAT SPRINGS FILE #1511. LINE TABLE L93 TO L104 POSSIBLE ~8.5± FT GAP BETWEEN RIGHT OF WAYS

BLD A (SEE NOTES FOR DETAIL)

PRKG 1 PRKG 2 PRKG 3 PRKG 4

FL TBC

PLANTER - PAVER BLOCK (TYP)

OVERHEAD ELECTRIC LINE

SPRING AND STORM WATER BOX WITH ROUND PLYWOOD COVER LOCATED, ACTIVE WATER OBSERVED FLOWING ON 7-5-24

CONCRETE SPRING WATER / STORM WATER INTAKE BOX. PIPES PARTIALLY COLLAPSED EXCAVATION REQUIRED TO PRECISELY LOCATE DISCHARGE PIPES

OVERHEAD ELECTRIC LINE

CENTERLINE OF A 3FT WIDE DITCH FROM IRON SPRING

UNDERGROUND WATER VALVE BOX

SPRING BOX

CENTERLINE OF A 1FT WIDE DITCH FROM IRON SPRING

CONCRETE PATHWAY TO SPRING

LOT 2 LUND SUBDIVISION

CENTER LINE US HIGHWAY NO.40 PER 1988 CONSTRUCTION DRAWINGS NO ROW WIDTH PROVIDED

TRAFFIC LIGHT POLE

A PLANNED UTILITY EASMENT TO BE RECORDED (LINES L88-L92)

FOUND AND ACCEPTED A 1.5" DIAMETER BRASS DISC SECURED BY A PK NAIL MARKED D&D INC LS 13321 FLUSH TO GROUND "TRUE POINT OF BEGINNING" THE SOUTHEAST CORNER OF THE PARCEL

TOP OF WALL

TOE OF WALL

TOP OF WALL

TOP BACK WALL

TOE OF WALL

N38° 29' 04"W 36.67

FOUND No.5 REBAR WITH YELLOW PLASTIC CAP AFFIXED AND STAMPED LS No.7736

TR 112 FT X 40 FT X 50 FT X 100 FT X 80 FT SEC 8-6-84 BLK 2 SPRINGS ADD TO SS

TR 100 FT X 125 FT IN E2 OF BLK BLK 2 SPRINGS ADD TO SS

TR 25 FT X 40 FT X 50 FT X 100 FT SEC 8-6-84 BLK 2 SPRINGS ADD TO SS

OWNER: JONATHAN SANDERS

TR 70 FT X 136.9 FT IN S2 BLK 2 SPRINGS ADD TO SS

OWNER: COCRES INVESTMENTS LLC

N76° 55' 29"E 297.05

13TH STREET PER THE PLAT OF THE SPRINGS ADDITION TO THE TOWN OF STEAMBOAT SPRINGS

N76° 55' 29"E 268.90

284.00 N51° 23' 04"W

284.00'

358.89'

S51° 23' 04"E 284.87

TOP OF WALL

WESTERLY LINE OF 12TH ST AND NORTHERLY LINE OF US-40 FOUND A NO.6 (5/8") DIAMETER SMOOTH IRON BAR, NO CAP, DOWN 0.4 FT UNDER NEW SIDEWALK, 0.15 FROM EDGE SET A PK NAIL WITH A 1.5 INCH BRASS DISC FLUSH TO SIDEWALK MARKED D&D SURVEYING PLS 38813

160.85 S18° 02' 52"W

126.90

79.56 N38° 36' 17"E

N38° 36' 17"E 70.00

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF TIE RAILS
- EXISTING 1 FT CONTOUR
- EXISTING 5 FT CONTOUR
- EXISTING EDGE OF GRAVEL
- CENTER LINE OF DITCH
- EXISTING WATER LINE
- EX CURB STOP, SPRING, TANK, HYDRANT (NOT TO SCALE)
- EXISTING SEWER LINE
- EXISTING MANHOLE AND CLEANOUTS (NOT TO SCALE)
- EXISTING ELECTRICAL
- EXISTING TELEPHONE
- UTILITY PEDESTALS (NOT TO SCALE)
- POWER POLE
- EXISTING GAS
- EXISTING FENCE
- EXISTING EDGE OF CONCRETE
- DECK
- EXISTING BUILDING
- OVERHANG
- EXISTING POND
- EXISTING STAIRS
- WALL
- VEGETATION OUTLINE / CALLOUT
- PROPERTY CORNER MONUMENTS (NOT TO SCALE)
- EX CULVERT CMP OR HDPE

SHEET
2 of 2

REVISION HISTORY

NO.	DATE	INT

Contour Interval = N/A

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

1306 LINCOLN AVE
STEAMBOAT SPRINGS CO 80487

SKI TOWN COMMERCIAL

HORIZONTAL SCALE
0 25' 50'
SCALE: 1" = 25'

DATE: 07/31/2024
CLIENT: STC LLC
PROJECT NO. : 5000-004
DWG FILE NAME: 5000-004 1306 LINCOLN AVE ALTA R3.DWG
DWG FILE REF: DIKEALL.DWG
FILE: N/A
DRAWN BY / CHECKED BY: TFK/S.MOON

D&D SURVEYING AND PLANNING LLC
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Est 1965

PLOT DATE: 8/4/2024 11:54 PM BY: USER

DRAWING FILE: \\RED\USERS\SKIDGE\DOCUMENTS\SCAN_PROJECTS\D&D ACTIVE JOB FOLDERS\5000-004 1306 LINCOLN AVE - ALTA - SKI TOWN COMMERCIAL\5000-004 1306 LINCOLN AVE ALTA R3 USE.DWG