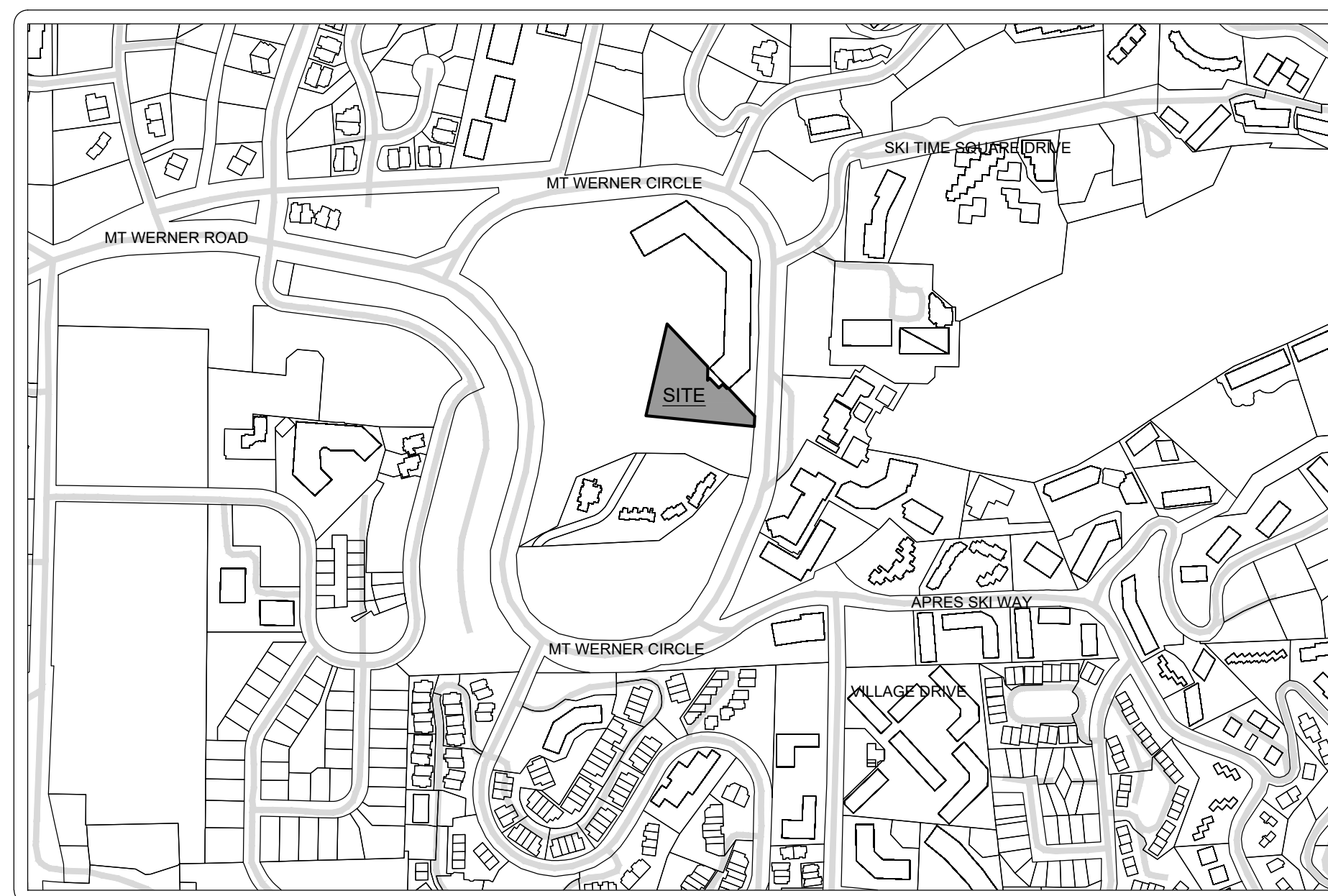


THE AMBLE

A REPLAT OF LOT 1, FINAL PLAT FOR THE FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM; LOCATED IN THE NE1/4 SECTION 28, T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO CONTAINING A CALCULATED AREA OF 1.63 ACRES



SHEET INDEX

- SHEET 1 - COVER PAGE
- SHEET 2 - BOUNDARY & SITE LAYOUT
- SHEET 3 - AIRSPACE LEGAL DESCRIPTION AND GRAPHIC
- SHEET 4-8 - BUILDING, FLOORS 2-5 DETAILS
- SHEET 9 - ELEVATION VIEW

NOTES:

- BASIS OF BEARINGS: THE NORTH LINE OF THE NE1/4 SECTION 28, T6N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEARING S88°02'22"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NUMBER: F30031722-11, EFFECTIVE DATE: 08/15/2025 AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
- 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 C.R.S. 18-4-508.
- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- THE AMBLE IS SUBJECT TO ALL EASEMENTS FOR THE FINAL PLAT FOR THE FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM RECORDED UNDER RECEPTION NO. 853121 IN THE ROUTT COUNTY RECORDS.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

CONDOMINIUM DECLARATION

THE CONDOMINIUM DECLARATION FOR THIS DEVELOPMENT IS LOCATED AT RECEPTION NO. _____.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT STEAMBOAT AMBLE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PARCEL OF LAND LOCATED IN THE NE1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, ACCORDING TO THE FINAL PLAT FOR THE FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM RECORDED MAY 17, 2024 AT RECEPTION NO. 853121;

CONTAINING A CALCULATED AREA OF 1.63 ACRES, IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; UNDER THE NAME AND STYLE OF THE AMBLE, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, SAID STEAMBOAT AMBLE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, A.D. 2026.

STEAMBOAT AMBLE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: STEAMBOAT AMBLE MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER

BY: _____
 NAME: _____
 TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2026 BY _____ AS _____ OF STEAMBOAT AMBLE MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS PROJECT MANAGER OF STEAMBOAT AMBLE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____
 WITNESS MY HAND AND OFFICIAL SEAL.

 NOTARY PUBLIC

CONSENT OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED, BEING THE BENEFICIARY, UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. 853130 IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON.

STEAMBOAT RESORT DEVELOPMENT COMPANY

BY: _____
 TITLE: _____

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2026 BY _____ AS _____ OF STEAMBOAT RESORT DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

CONSENT OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED, BEING THE BENEFICIARY, UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. 853131 IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON.

STEAMBOAT SKI & RESORT CORPORATION

BY: _____
 TITLE: _____

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2026 BY _____ AS _____ OF STEAMBOAT SKI & RESORT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

CONSENT OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED, BEING THE BENEFICIARY, UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. 855064 IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON.

FIRSTBANK, A COLORADO STATE BANKING CORPORATION

BY: _____
 TITLE: _____

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2026 BY _____ AS _____ OF FIRSTBANK, A COLORADO STATE BANKING CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, JEFFRY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT OF THE AMBLE WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH C.R.S. 38-51-101 ET SEQ. AND IN ACCORDANCE WITH C.R.S. 38-33-3-209 AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, A.D., 2026.

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR
 COLORADO L.S. NO. 29039
 FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.

CERTIFICATE OF COMPLETION

THE UNDERSIGNED HEREBY CERTIFIES THAT (I) HE IS AN INDEPENDENT LICENSED OR REGISTERED ENGINEER, LAND SURVEYOR OR ARCHITECT IN THE STATE OF COLORADO, (II) HE IS FAMILIAR WITH AND HAS OBSERVED THE CONSTRUCTION OF THE BUILDING IDENTIFIED AND SHOWN ON THIS MAP AND PLAT WITHIN THE REAL ESTATE SUBJECTED TO THE CONDOMINIUM DECLARATION FOR THE AMBLE, AND (III) THE BUILDING SHOWN HEREON CONTAINING OR COMPRISING ANY UNITS CREATED BY SUCH CONDOMINIUM DECLARATION AND THIS MAP AND PLAT ARE SUBSTANTIALLY COMPLETED PURSUANT TO CRS 38-33-3-201(2).

BY: JEFFRY A. GUSTAFSON, L.S. _____ DATE: _____
 COLORADO REGISTRATION NO. 29039

STEAMBOAT SPRINGS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF STEAMBOAT SPRINGS, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION THIS _____ DAY OF _____, A.D. 2026.

REBECCA D. BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF THE AMBLE IS APPROVED FOR FILING THIS _____ DAY OF _____, A.D. 2026.

BY: _____
 STEVE MUNTEAN, CITY COUNCIL PRESIDENT

ATTEST
 JULIE FRANKLIN, CITY CLERK

CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS _____ DAY OF _____, A.D. 2026.

RECEPTION NUMBER _____ TIME _____

JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

City of Steamboat Springs
 Planning Department
 Approved Plan Set
 03/10/2026 istauffer

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

NO.	DATE	BY	DESCRIPTION
1	01/09/26	JAG	LIENHOLDER SIGN OFF, DATES, CITY COUNCIL SIGN OFF
2	02/19/26	JAG	CITY & CLIENT COMMENTS

DRAFT

02/19/26

PROJECT:	2571-004
DATE:	8/18/25
CONTACT:	JEFF GUSTAFSON
EMAIL:	jag@landmark-co.com
DRAWN BY:	BC
CHECKED BY:	JAG

THE AMBLE
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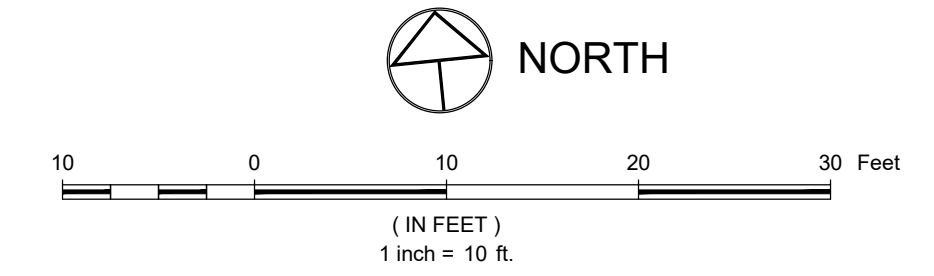
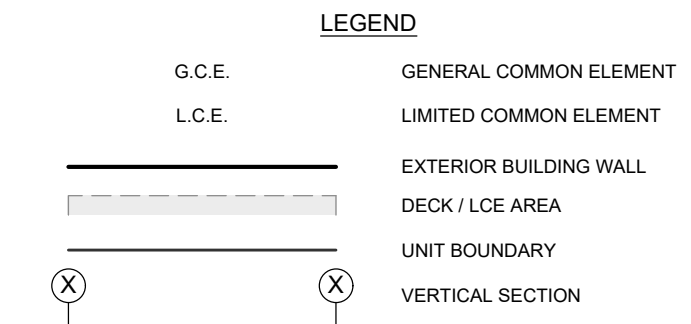
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 CONTAINING A CALCULATED AREA OF 1.63 ACRES



THE AMBLE STORAGE & LOCKER ASSIGNMENTS

STORAGE CAGES		LOCKERS	
CAGE #	UNIT ASSIGNMENT	LOCKER #	UNIT ASSIGNMENT
SC 1	102	L 1	102
SC 2	202	L 2	202
SC 3	302	L 3	302
SC 4	402	L 4	402
SC 5	107	L 5	107
SC 6	207	L 6	207
SC 7	307	L 7	307
SC 8	109	L 8	109
SC 9	209	L 9	209
SC 10	309	L 10	309
SC 11	110	L 11	110
SC 12	210	L 12	210
SC 13	310	L 13	310
SC 14	203	L 14	203
SC 15	303	L 15	303
SC 16	403	L 16	403
SC 17	205	L 17	205
SC 18	305	L 18	305
SC 19	405	L 19	405
SC 20	108	L 20	108
SC 21	208	L 21	208
SC 22	308	L 22	308
SC 23	105	L 23	105
SC 24	106	L 24	106
SC 25	206	L 25	206
SC 26	306	L 26	306
SC 27	104	L 27	104
SC 28	204	L 28	204
SC 29	304	L 29	304
SC 30	407	L 30	407
SC 31	409	L 31	409
SC 32	410	L 32	410
SC 33	408	L 33	408
SC 34	406	L 34	406
SC 35	404	L 35	404
SC 36	301	L 36	301
SC 37	401	L 37	401
SC 38	411	L 38	411
SC 39	201	L 39	201
SC 40	111	L 40	111
SC 41	211	L 41	211
SC 42	311	L 42	311



PARKING & STORAGE LEVEL

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 (970) 871-9494 - www.LANDMARK-CO.com

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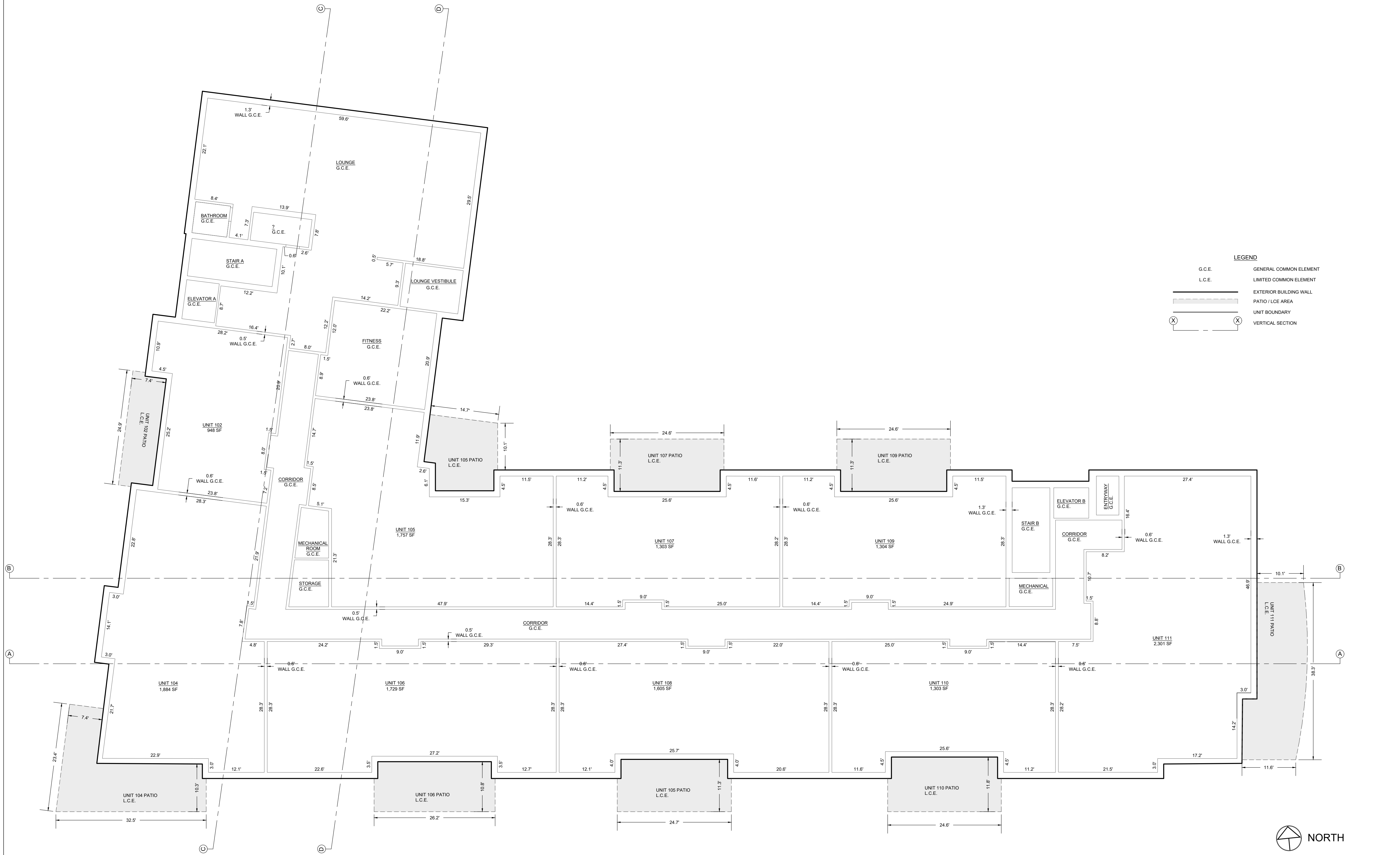
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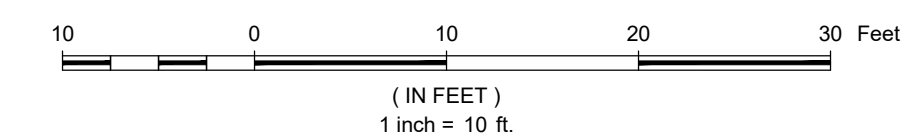
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LEVEL 1



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LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS:
THESE LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS ARE APPLICABLE TO ALL SURVEYS AND SURVEYING INSTRUMENTS AND TO ALL PLATS, MAPS, AND RECORDS OF LAND SURVEYS. THE SURVEYOR'S LIABILITY SHALL BE LIMITED TO THE EXTENT OF REASONABLE DILIGENCE AND CARE IN THE PERFORMANCE OF HIS OR HER PROFESSIONAL SERVICES. THE SURVEYOR SHALL NOT BE LIABLE FOR ANY CONSEQUENCES OF SUCH ACTION, AND NOT THEREAFTER, IN ANY CASE WHERE SUCH CONSEQUENCES ARE CAUSED BY THE NEGLIGENCE OR INEPTITUDE OF THE SURVEYOR OR ANY OTHER PARTY.
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION AGAINST A SURVEYOR OR SURVEYING INSTRUMENT WITHIN ONE YEAR AFTER YOU FIRST DISCOVER SUCH DEFECT IN AND EVENT MAY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF COMPLETION OF THE SURVEY.
GENERATOR'S SIGNATURE: _____

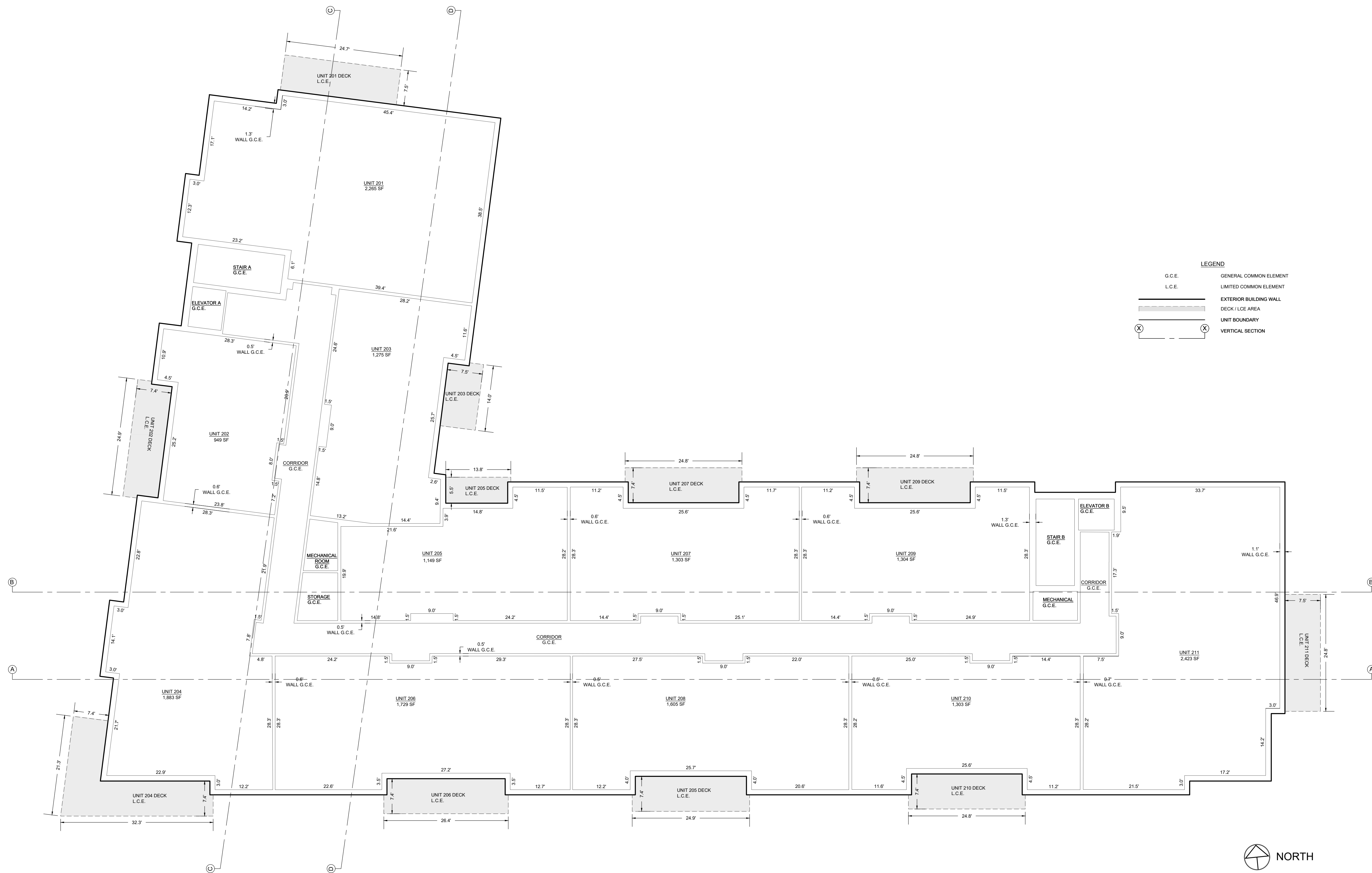
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PROJECT:	2571-004
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EMAIL:	jg@gustafson.com
DRAWN BY:	BC
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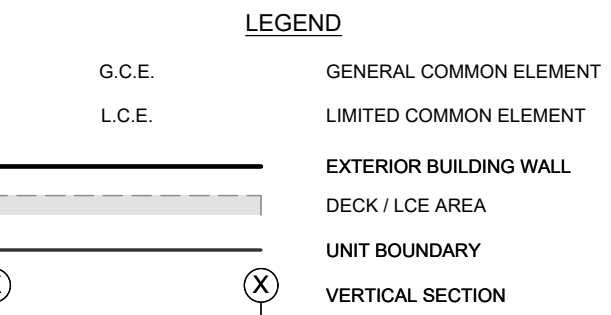
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LEVEL 2



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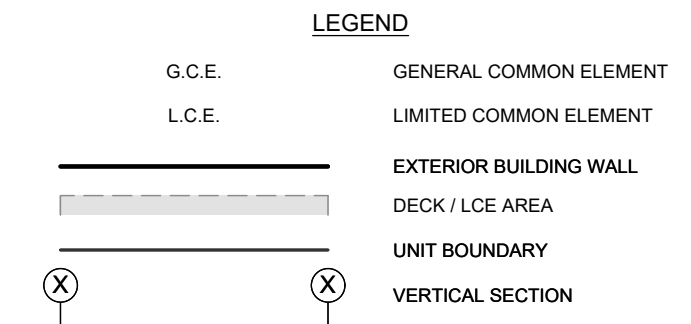
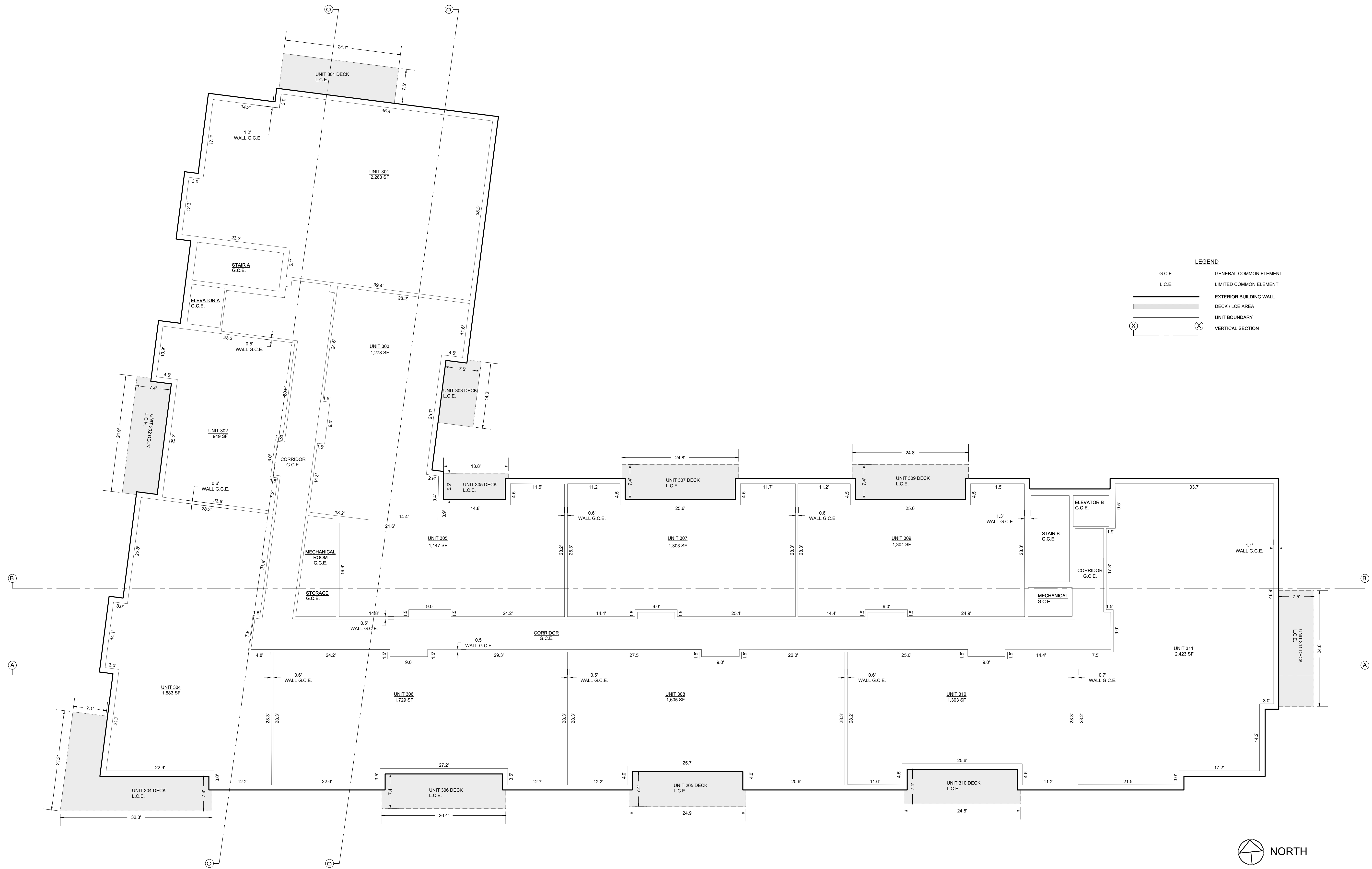
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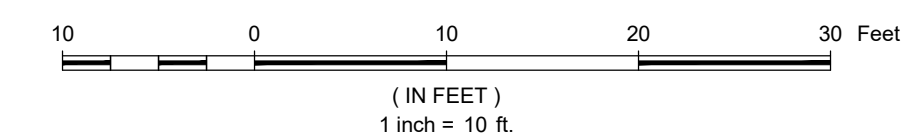
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LEVEL 3



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LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS:
 ALL ACTIONS AGAINST ANY LAND SURVEYOR OR SURVEYOR'S EMPLOYEE OR ASSISTANT SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE DATE OF THE SURVEY OR THE DATE OF THE LAST ACT OF NEGLIGENCE OR REASONABLE DULIGENCE AND CONDUCT SHOULD HAVE BEEN EXERCISED BY THE PARTY AGAINST WHOM SUCH ACTION IS NOT THEREAFTER, BUT IN NO CASE SHALL SUCH ACTION BE BROUGHT MORE THAN THREE YEARS AFTER THE COMPLETION OF THE SURVEY (WHICH IS SUBJECT TO THE PROVISIONS OF THE SURVEY ACT).
 ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION AGAINST ANY LAND SURVEYOR OR SURVEYOR'S EMPLOYEE OR ASSISTANT WITHIN THREE YEARS AFTER YOUR FIRST DISCOVERY OF SUCH DEFECT IN AND EVENT MAY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF COMPLETION OF THE SURVEY.

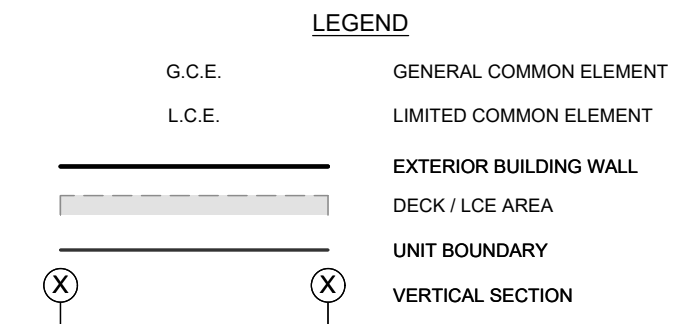
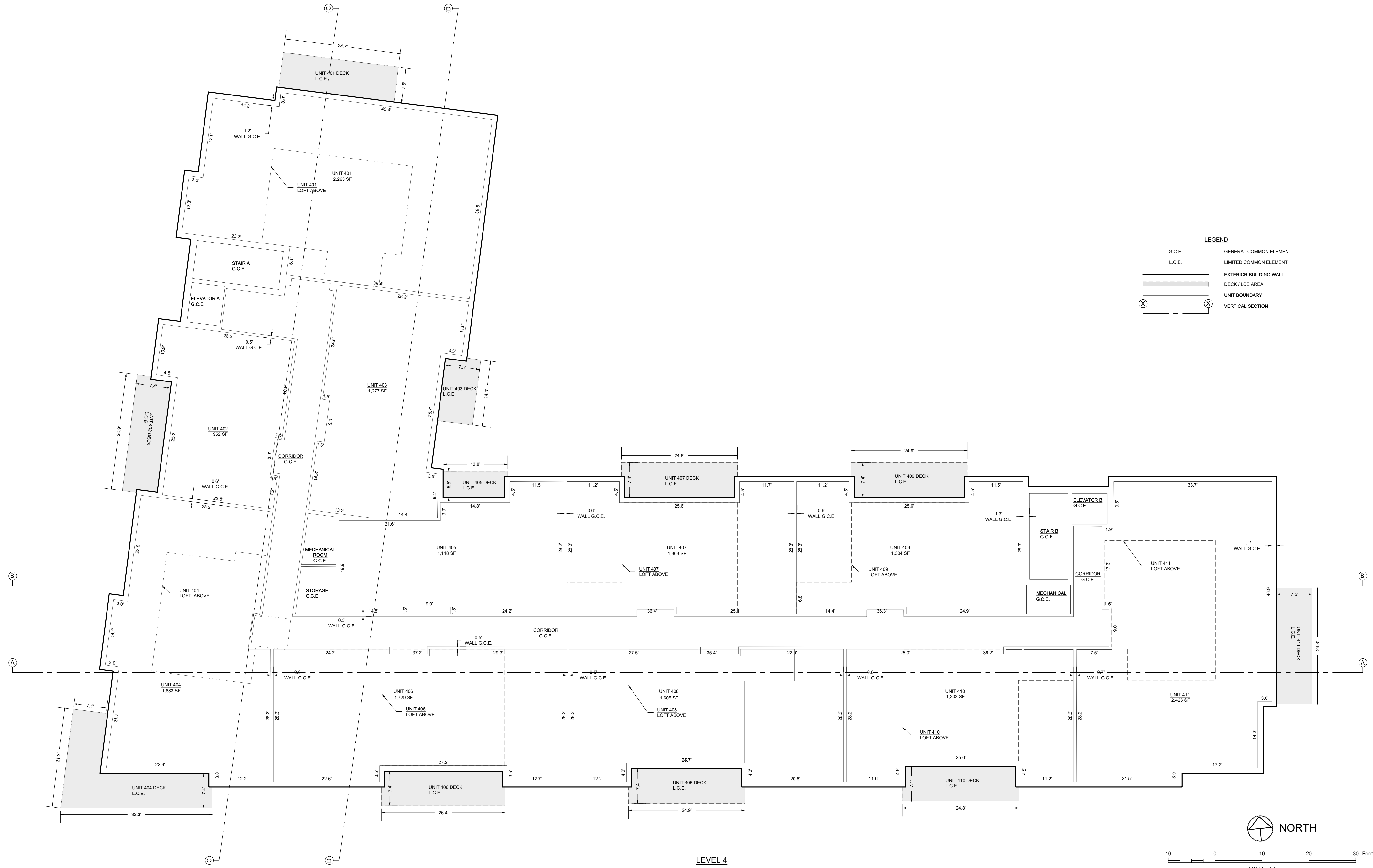
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PROJECT:	2571-004
DATE:	8/18/25
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EMAIL:	jeff@landmark-co.com
DRAWN BY:	BC
CHECKED BY:	JAG

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LEVEL 4

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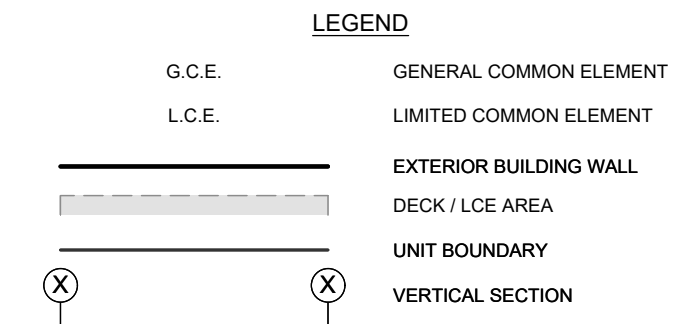
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LEVEL 5 - LOFTS

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 141 9th Street - P.O. Box 774943, Steamboat Springs, CO 80477
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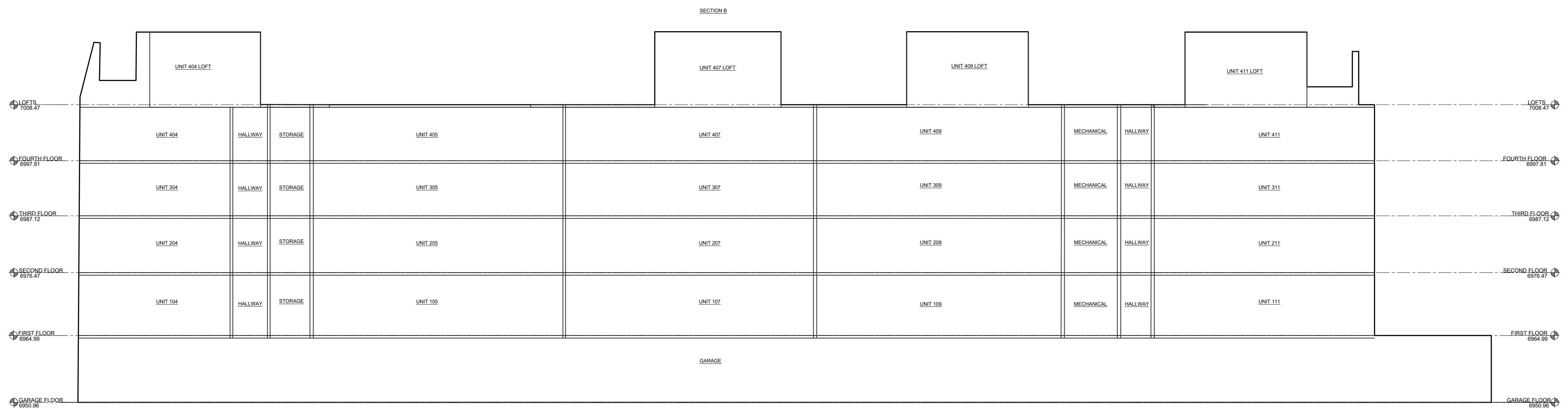
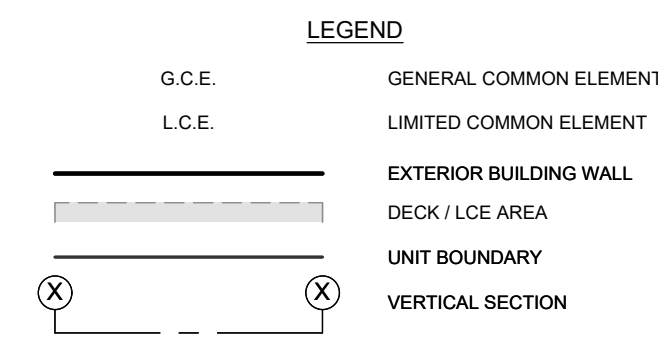
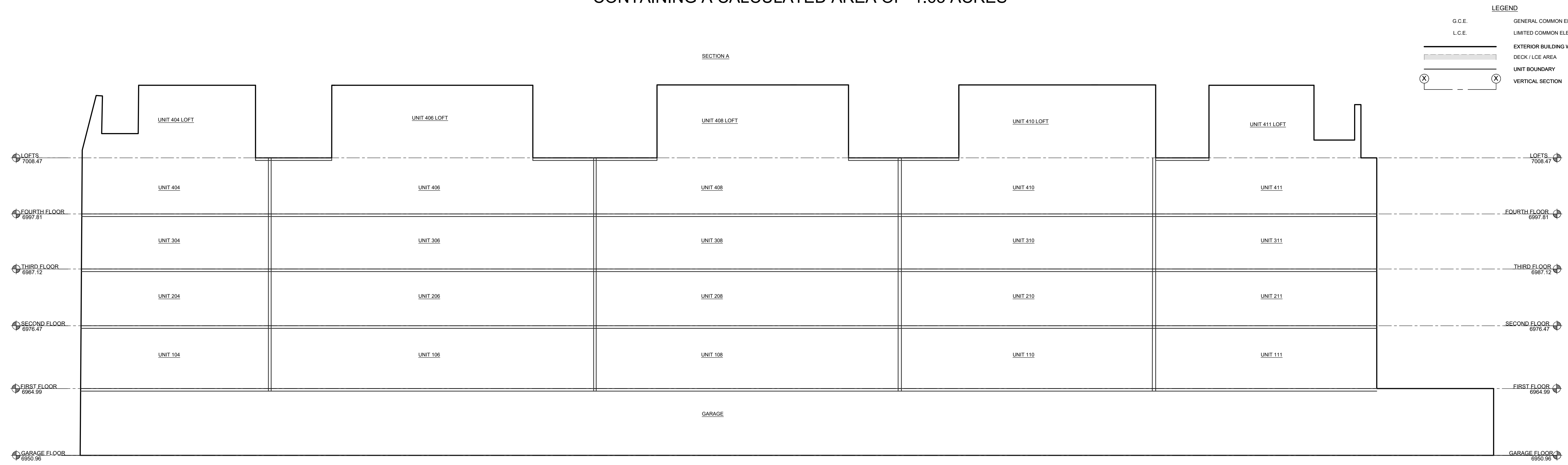
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A REPLAT OF LOT 1, FINAL PLAT FOR THE FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM; LOCATED IN THE NE1/4 SECTION 28, T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO CONTAINING A CALCULATED AREA OF 1.63 ACRES



ELEVATION VIEW

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

NO.	DATE	BY	DESCRIPTION
1	01/09/26	JAG	LIENHOLDER SIGN OFF, DATES, CITY COUNCIL SIGN OFF
2	02/19/26	JAG	CITY & CLIENT COMMENTS

PROJECT:	2571-004
DATE:	8/18/25
CONTACT:	JEFF GUSTAFSSON
EMAIL:	jeff@landmark-co.com
DRAWN BY:	BC
CHECKED BY:	JAG

THE AMBLE
A REPLAT OF LOT 1, FINAL PLAT FOR THE FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM LOCATED IN THE NE1/4 SECTION 28, T6N, R84W OF THE 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

