

PROPERTY DESCRIPTION

ZONING AMENDMENT PARCEL

A PARCEL OF LAND BEING A PORTION OF LOT 1, STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM, AS RECORDED UNDER RECEPTION NO. 533318 IN THE ROUTT COUNTY RECORDS; LOCATED IN THE NE1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:**

THE NORTH LINE OF THE NE1/4 SECTION 28, BEARING S88°02'29"E BASED ON THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NAD83(2011) COLORADO NORTH.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S33°41'38"W A DISTANCE OF 380.71 FEET TO THE POINT OF BEGINNING;

THENCE S45°46'55"W, A DISTANCE OF 4.11 FEET;  
THENCE N43°14'55"W, A DISTANCE OF 22.17 FEET;  
THENCE S46°16'45"W, A DISTANCE OF 19.56 FEET;  
THENCE N43°44'40"W, A DISTANCE OF 48.28 FEET;  
THENCE S46°33'57"W, A DISTANCE OF 10.93 FEET;  
THENCE N01°31'46"E, A DISTANCE OF 48.97 FEET;  
THENCE S43°32'03"E, A DISTANCE OF 104.95 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1831 SQUARE FEET.

**SURVEYORS STATEMENT**

I, JEFFRY A. GUSTAFSON, A LICENSED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE AND BELIEF, ARE CORRECT.

JEFFRY A GUSTAFSON, LICENSED LAND SURVEYOR  
COLORADO LS NO. 29039  
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.  
STEAMBOAT SPRINGS, CO 80477



www.landmark-co.com

PROJECT: 2571-0010

DATE: 8/16/2022

DRAWN BY: JAG

CHECKED BY: BC

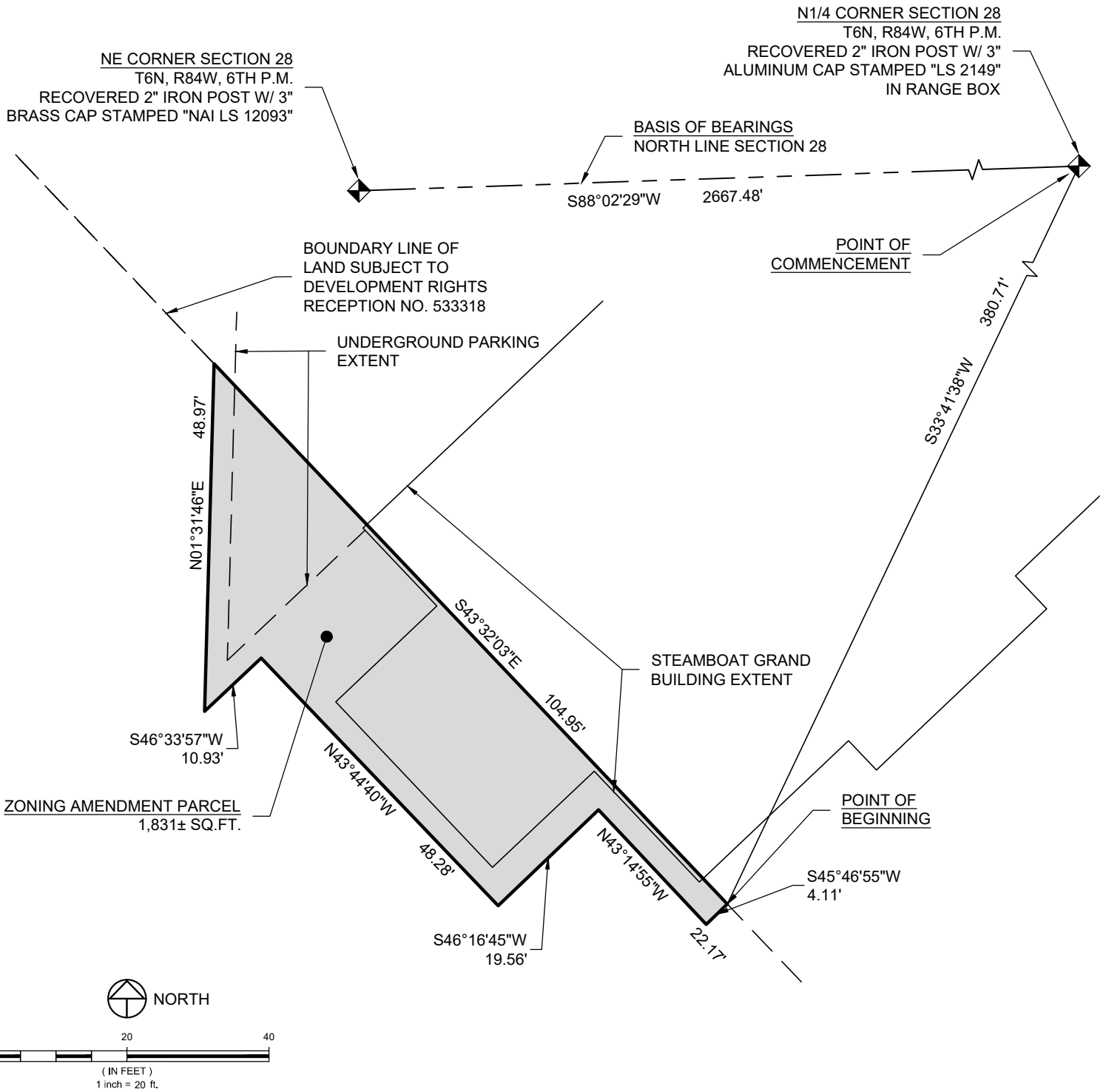
**EXHIBIT**

ZONING AMENDMENT PARCEL  
LOCATED IN THE NE1/4 SECTION 28,  
TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.;  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,  
STATE OF COLORADO

SHEET

**1**

Of 2 Sheets



**NOTE:**

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



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