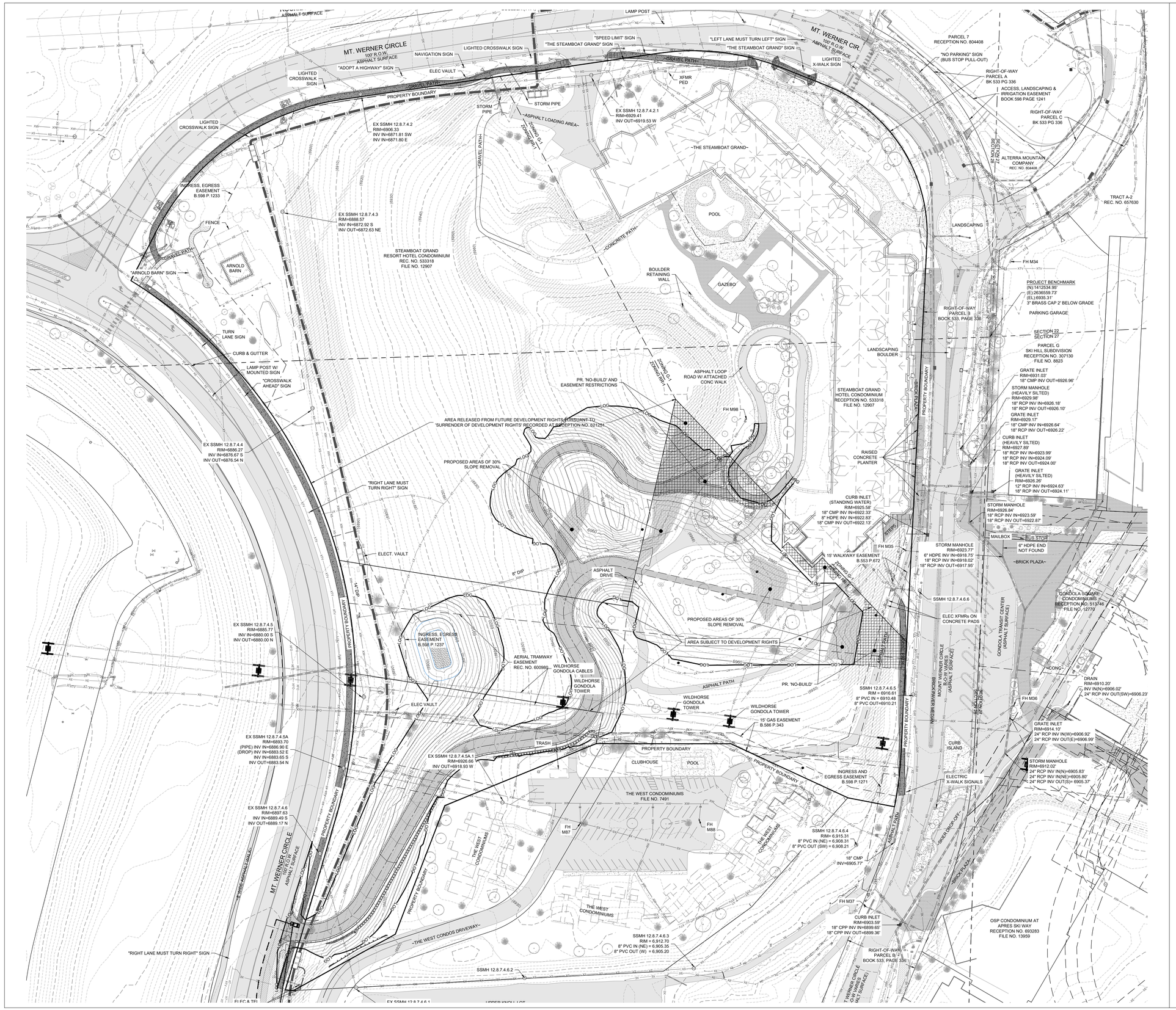

NORTH

60 0 60 120 180 Feet

(IN FEET)
1 inch = 60 ft.

LEGEND:

- MAJOR PR. CONTOUR — 6805
- MAJOR EX. CONTOUR — (6800)
- EX. ASPHALT
- PR. ASPHALT
- CONCRETE
- GRAVEL
- SIGN
- SANITARY SEWER — XS
- SANITARY SEWER MANHOLE AND CLEANOUT — XS, CO
- WATER LINE — XW
- FIRE HYDRANT, GATE VALVE & CURB STOP
- GAS — XG
- GAS METER AND MANHOLE/VAULT — GM, GV
- CABLE — XTV
- CABLE PEDESTAL — TV
- FIBER OPTIC — XFO
- TELEPHONE — XT
- TELEPHONE PEDESTAL AND MANHOLE/VAULT — T, TV
- ELECTRIC — XE
- ELECTRIC PED, JUNCTION BOX AND METER — A, EJ, EM
- LIGHT POLE AND LIGHT POLE W/ MAST
- OVERHEAD — XOH
- UTILITY POLE AND GUY WIRE
- CULVERT W/ END SECTIONS
- INLET AND STORM MANHOLE — ST
- CONIFEROUS AND DECIDUOUS TREE — CN, DN
- EX. SLOPES EXCEEDING 30%
- SLOPES EXCEEDING 30% REMOVED BY PROPOSED GRADING
- AREAS DESIGNATED AS EASEMENTS OR "NO-BUILD"
- APPROX. LIMITS OF GRADING

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NE1/4 SECTION 28, BEING MONUMENTED AS SHOWN HEREON AND BEARING S88°02'29"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FIDELITY NATIONAL TITLE INSURANCE COMPANY ISSUING OFFICE FILE NO. 100-N0037397-020-JY DATED MARCH 10, 2022 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS IMPROVEMENT SURVEY PLAT.
3. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0283D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
5. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE. 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.
6. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
7. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 19.96 ACRES.
8. POSTED ADDRESS: 2300 MOUNT WERNER CIRCLE
9. VERTICAL DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
10. CONTOUR INTERVAL = 2 FOOT

CIVIL ENGINEERS | SURVEYORS
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Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com

LANDMARK CONSULTANTS, INC.

These drawings are instruments of service and are the property of Landmark Consultants, Inc. and are not to be used for any type of construction purposes unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

NO.	DATE:	BY:	DESCRIPTION:
1	2/7/26	LM	Addressed DRT Comments
2	4/14/23		Issued for Review

REVIEW SET
NOT FOR CONSTRUCTION
2/7/2023

PROJECT: 2571-001
DATE: 2/7/2023
CONTACT: Erik Greipentrog
EMAIL: Erik@landmark-co.com

Fifth Supplement To GRHC Plat
Existing Conditions Overlay Exhibit

SHEET
C.004

DRAWING FILENAME: P:\2571-001\DWG\Production Drawings\Preliminary\Plat\2571-001-C.004-PR-Existing Conditions-Exhibit.dwg LAYOUT NAME: C.004 DATE: Apr 14, 2023 - 2:58pm CAD OPERATOR: mattew
LIST OF XREFS: [ABVRBDR] [2571-001-xBase] [2571-001-xBldg Outlines] [2571-001-xBndy] [2571-001-xCurb] [2571-001-xEasmt] [2571-001-xElevCntr] [2571-001-xFloodplain] [2571-001-xHydrology] [2571-001-xNaturalLand] [2571-001-xNaturalLine] [2571-001-xNaturalSpot] [2571-001-xNaturalTree] [2571-001-xNotes] [2571-001-xPropLine] [2571-001-xRoads] [2571-001-xSurveyPoints] [2571-001-xSurveyTie] [2571-001-xTopo] [2571-001-xWetlands] [2571-001-xWetlandsPoly]