

LEGEND:

PROPERTY BOUNDARY	ADJACENT PROPERTY BOUNDARY
EASEMENT	SECTION LINE
CENTERLINE	PROPERTY MONUMENT
PROPERTY MONUMENT	SECTION CORNER
BUILDING	DECK
ROOF LINE/OVERHANG	WALL
FENCE	MINOR CONTOUR
ASPHALT	CONCRETE
GRAVEL	SIGN
SANITARY SEWER LINE MARKER	MANHOLE AND CLEANOUT
SEPTIC TANK LID AND VENT PIPE	WATER LINE MARKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER
FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL	GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF
PROPANE TANK (BURIED)	CABLE LINE MARKER, VAULT AND PEDESTAL
SATELLITE DISH	FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE	ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL
ELECTRIC MANHOLE, OUTLET, EV CHARGER GENERATOR AND JUNCTION BOX	LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL TRAFFIC CONTROL VAULT AND CABINET
OVERHEAD UTILITY LINE	GUY POLE, UTILITY POLE & GUY WIRE
EDGE OF WATER	DITCH/SWALE
CULVERT W/ END SECTIONS	STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET
AIR CONDITIONER, MAILBOX, NEWSTAND, TRASH CAN, MISC. MANHOLE	BOLLARD, BOLLARD W/LIGHT
FLAG POLE AND DELINEATOR	STUMP, BOULDER AND IRRIGATION VALVE BOX
CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)	CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLINE)

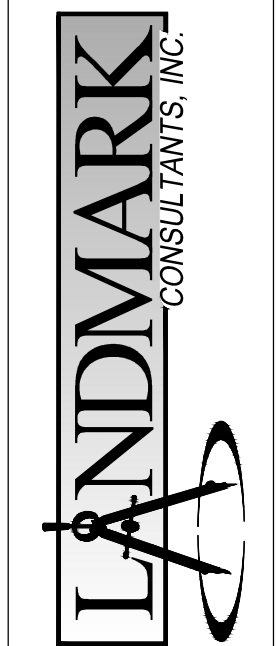
NOTES:

- FIELD SURVEYING COMPLETED AUGUST 23, 2022.
- BASIS OF BEARINGS: THE SOUTHWESTERLY BOUNDARY OF LOT 3, STEAMBOAT VILLAGE COMMERCIAL CENTER, REPLAT F, BEING MONUMENTED AS SHOWN HEREON AND BEARING N39°46'20"W BASED ON THE COLORADO COORDINATE SYSTEM, NORTH ZONE, NAD83(2011).
- 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. LAND TITLE GUARANTEE COMPANY ORDER NO. ABS00228091-8 DATED JULY 7, 2022 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP.
- 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 STATE STATUTE 18-4-508, C.R.S.
- LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGS THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED. 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 BE BROUGHT UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0870D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE TOGETHER WITH MARKINGS PROVIDED BY AN UNDERGROUND UTILITY LOCATING SUBCONTRACTOR, COLORADO 811 AND SYSTEM MAPS PROVIDED BY UTILITY COMPANIES. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. 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.
- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUFTY COUNTY, COLORADO.
- THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 183,087 SQUARE FEET OR 4.20 ACRES.
- GIS ADDRESS: 1901 PINE GROVE ROAD.
- PROJECT BENCHMARK: A RECOVERED NO.5 REBAR W/ YELLOW PLASTIC CAP STAMPED "1.5 13221", HAVING AN ELEVATION OF 6784.29' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
- CONTOUR INTERVAL = 1 FOOT

PROPERTY DESCRIPTION:

LOT 3,
STEAMBOAT VILLAGE COMMERCIAL CENTER, REPLAT F,
COUNTY OF ROUFT, STATE OF COLORADO.

CIVIL ENGINEERS | SURVEYORS
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PLEASE NOTE: ANY FIGURES, ELEVATIONS, BEARINGS OR SERVICE INFORMATION provided by Landmark Consultants, Inc. and are not to be used for construction or contracting unless signed and sealed by a professional engineer or surveyor employed by Landmark Consultants, Inc.

REVIEW SET
NOT FOR CONSTRUCTION
8/9/2022

NO.	DATE	BY	DESCRIPTION
2604/001	8/9/2022	Chp	

PROJECT: 2604/001
DATE: 8/9/2022
CONTACT: Chp
EMAIL: Eri@landmark-co.com

Central Park
Existing Conditions Plan

SHEET
C.003
OF # SHEETS

DRAWING FILENAME: P:\2024\02\DWG\Projects\2604\2604-C.003-Existing Conditions Plan.dwg LAYOUT NAME: C.003 DATE: Aug 30, 2022 10:30AM DAD OPERATOR: H...
LIST OF REVISIONS: (NONE)