

OVERHEAD UTILITY LINE

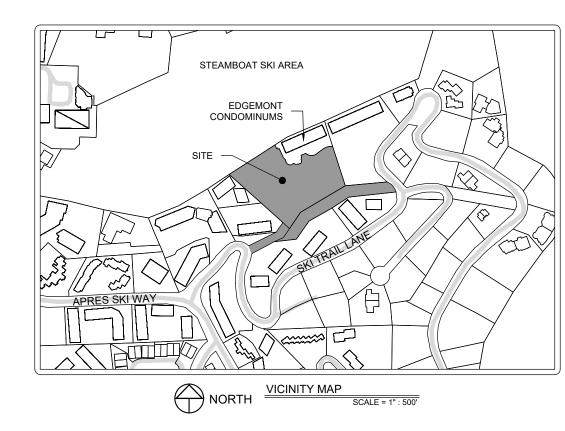
( IN FEET 1 inch = 40 ft. UTILITY POLE, GUY POLE & GUY WIRE

—— XOH——— XOH——— XOH———

TEST HOLE

WETLANDS (SEE NOTE 13)

v v v v v v v



### PROPERTY DESCRIPTION

LOT 1, BEAR CLAW III SUBDIVISION, COUNTY OF ROUTT, STATE OF COLORADO; EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE MAP OF EDGEMONT CONDOMINIUM - BUILDING A RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694320.

THAT PORTION OF THE "OUT LOT" ABUTTING LOT 8, BLOCK 2, SKI TRAIL SUBDIVISION, FILING NO. 3 AND EXTENDING EASTERLY FROM THE WESTERLY LINE OF SAID LOT 8, EXTENDED SOUTHERLY TO THE NORTHERLY LINE OF SKI

## OUTLOT, SKI TRAIL SUBDIVISION FILING NO. 3

CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO.

- THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
- ONLY THOSE PORTIONS OF THE SUBJECT PROPERTY REQUESTED TO BE MAPPED BY OUR CLIENT HAVE BEEN SHOWN WITH TOPOGRAPHIC INFORMATION ON THIS MAP.
- THE PROPERTY DESCRIPTION SHOWN HEREON WAS PROVIDED BY OUR CLIENT.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS. INC. TO DETERMINE DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. ATTORNEYS TITLE GUARANTY FUND, INC. TITLE COMMITMENT NO. PC202203002314 DATED 3/31/2022 AND ATTORNEYS TITLE GUARANTY FUND, INC. TITLE COMMITMENT NO. PC202203001782 DATED 12/29/2021 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP.
- BASIS OF HORIZONTAL CONTROL: NAD83(2011) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF N:1412535.68, E:2636559.05 AND A SCALE FACTOR OF 1.0003690183.
- UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D,
- 8. SITE BENCHMARK: A RECOVERED NO.5 REBAR WITH ALUMINUM CAP STAMPED "LS 29039", HAVING AN ELEVATION OF 6986.18' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
- CONTOUR INTERVAL = 2 FOOT
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE OR AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES TOGETHER WITH MARKINGS PROVIDED BY AN UNDERGROUND UTILITY LOCATING SUBCONTRACTOR. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING THE UTILITIES. 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
- 11. THE LAST FIELD INSPECTION OF THE SITE WAS ON MAY 19, 2022.
- 12. DRAWING PLOTS TO SCALE ON 24"x36" PAPER.
- 13. JURISDICTIONAL WETLANDS ARE SHOWN BASED ON MARKS PROVIDED BY A WETLANDS CONSULTANT CONTRACTED FOR BY OUR CLIENT.
- 14. THE EASEMENT AGREEMENT RECORDED IN RECEPTION NO. 644674 GRANTS UTILITY AND ACCESS EASEMENTS OVER CERTAIN ROADS, STREETS AND DRIVES TO BE CONSTRUCTED ON THE SUBJECT PROPERTY. THE LOCATION OF THESE EASEMENTS ARE CURRENTLY INDETERMINATE AS THESE ROADS, STREETS AND DRIVES HAVE YET TO BE CONDTRUCTED.

LINE	BEARING	LENGTH
L1	S24°56'06"E	20.51'
L2	N65°03'54"E	6.00'
L3	S24°56'06"E	6.00'
L4	N65°03'54"E	6.00'
L5	S40°43'04"E	0.50'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH	
C1	25.07'	54.00'	026°36'11"	S38°14'11"E	24.85'	
C2	4.49'	5.00'	051°29'04"	S25°47'45"E	4.34'	
СЗ	36.01'	24.50'	084°13'02"	S42°09'44"E	32.86'	
C4	17.89'	20.00'	051°15'40"	N70°05'56"E	17.30'	
C5	8.10'	5.50'	084°20'24"	N86°38'18"E	7.38'	
C6	15.14'	15.00'	057°49'53"	S80°06'27"E	14.51'	
C7	5.91'	11.00'	030°47'54"	N86°22'33"E	5.84'	
C8	8.06'	7.00'	065°55'57"	N68°48'32"E	7.62'	
C9	8.35'	6.92'	069°10'41"	N64°02'29"E	7.85'	
C10	15.09'	21.92'	039°26'20"	N09°43'59"E	14.79'	
C11	5.44'	7.92'	039°23'14"	N29°40'48"W	5.34'	
C12	21.16'	22.75'	053°17'44"	N00°35'11"W	20.41'	
C13	67.02'	47.50'	080°50'43"	N89°42'17"E	61.60'	
C14	41.85'	313.00'	007°39'36"	N53°06'43"E	41.81'	
C15	47.95'	70.00'	039°14'48"	N76°33'55"E	47.02'	
C16	56.04'	55.00'	058°22'45"	S19°14'10"E	53.65'	

# SURVEYOR'S STATEMENT:

I, ANDREW J. SUMMERS, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANDREW J. SUMMERS, LICENSED LAND SURVEYOR COLORADO L.S. NO. 38569 FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC



SHEET

Of 1 Sheets