

PROPERTY DESCRIPTION

UTILITY EASEMENT VACATION

A UTILITY EASEMENT TO BE VACATED, BEING THAT UTILITY EASEMENT OVER AND ACROSS A PORTION OF LOT B, DOWNTOWN RIVERVIEW SUBDIVISION, AS RECORDED UNDER RECEPTION NO. 795286 AND AS FILE NO. 14362 IN THE ROUTT COUNTY RECORDS; LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, 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:

A PORTION OF THE NORTHERLY BOUNDARY OF LOT B, DOWNTOWN RIVERVIEW SUBDIVISION, RECEPTION NO. 795286, FILE NO. 14362, BEARING S51°24'45"E BASED ON NAD83(2001) COLORADO NORTH COORDINATE SYSTEM.

COMMENCING AT THE EASTERLY PROPERTY CORNER OF LOT B, DOWNTOWN RIVERVIEW SUBDIVISION, RECEPTION NO. 795286, FILE NO. 14362;
THENCE S33°20'03"W A DISTANCE OF 30.06 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 5°15'17", AND AN ARC LENGTH OF 4.68 FEET, THE CHORD OF WHICH BEARS S35°57'42"W, A DISTANCE OF 4.68 FEET;
THENCE S38°35'20"W A DISTANCE OF 26.44 FEET TO THE NORTHEASTERLY CORNER OF SAID UTILITY EASEMENT, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE S38°35'20"W, ALONG THE EASTERLY BOUNDARY OF SAID LOT B, A DISTANCE OF 20.01 FEET;
THENCE N52°44'55"W A DISTANCE OF 30.27 FEET
THENCE N37°15'05"E A DISTANCE OF 20.00 FEET
THENCE S52°44'55"E A DISTANCE OF 30.74 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 610± SQUARE FEET

SURVEYORS STATEMENT

I, ANDREW J. SUMMERS, 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.

ANDREW J. SUMMERS, LICENSED LAND SURVEYOR
COLORADO LS NO. 38569
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.
STEAMBOAT SPRINGS, CO 80477



NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE UTILITY EASEMENT.



www.landmark-co.com

PROJECT: 2487-005

DATE: 5/17/23

DRAWN BY: PDP

CHECKED BY: AJS

EXHIBIT

UTILITY EASEMENT VACATION
LOCATED IN THE NE 1/4 OF SECTION 17
TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,
STATE OF COLORADO

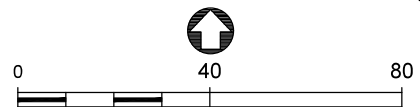
SHEET

1

Of 2 Sheets

LIST OF XREFS: [xBorder-8x11] [2487-005-xBdry]

LOT 1, 2, 3 & THE EAST HALF OF
LOT 4, BLOCK 25, ORIGINAL TOWN
OF STEAMBOAT SPRINGS



(IN FEET)

1 inch = 40 ft.

NOTE:
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TO DEPICT THE ATTACHED
PROPERTY DESCRIPTION.

BASIS OF
BEARINGS

LOT B
DOWNTOWN RIVERVIEW
RECEPTION NO. 795286
FILE NO. 14362
38,585± SF
0.89± AC

ALLEY
20' ROW

3RD STREET
80' ROW

S51° 24' 20"E
24.09'

POINT OF
COMMENCEMENT

S33° 20' 03"W
30.06'

Δ=5°15'17"
R=51.00
L=4.68
CH=S35°57'42"W
4.68'

POINT OF BEGINNING

S38° 35' 20"W
20.01'

S38° 35' 20"W
26.44'

S52° 44' 55"E
30.74'

N37° 15' 05"E
20.00'

UTILITY EASEMENT
RECEPTION NO. 795286
CONTAINING 610± SQ FT
TO BE VACATED

N52° 44' 55"W
30.27'

RIVERVIEW WAY
53' SHARED ROW EASEMENT

DOWNTOWN RIVERVIEW FLG. NO. 2

LOT C1-5

LOT C1-6

OPEN SPACE
DOWNTOWN
RIVERVIEW
SUBDIVISION



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2

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