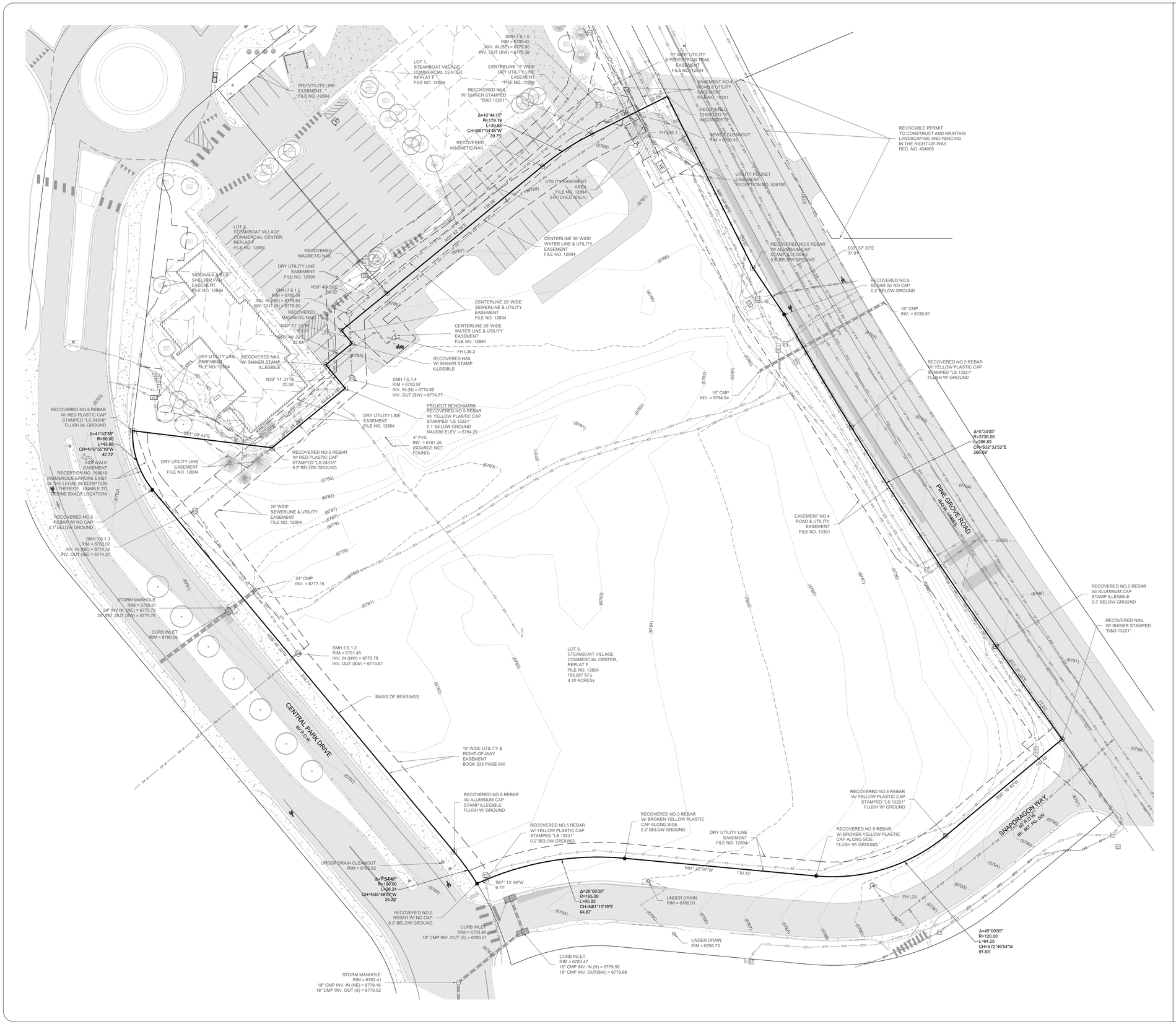

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

EXISTING CONDITIONS LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SECTION LINE
- CENTERLINE
- PROPERTY MONUMENT
- SECTION CORNER
- BUILDING
- WALL
- FENCE
- MAJOR CONTOUR (6800)
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- SIGN
- SANITARY SEWER LINE MARKER / MANHOLE AND CLEANOUT
- SEPTIC TANK LID AND VENT PIPE
- WATER LINE MAKER, 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
- DUCT BANK
- 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, 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:

1. THIS MAP DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE EXISTING CONDITIONS.
2. DATE OF LAST FIELD INSPECTION: AUGUST 23, 2022.
3. BASIS OF BEARINGS: THE WEST LINE OF LOT 3, BEING MONUMENTED AS SHOWN HEREON AND BEARING NORTH 39° 46' 20" WEST BASED ON THE COLORADO COORDINATE SYSTEM, NORTH ZONE, NAD83(2011).
4. THIS MAP 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. ABS30028091-8 DATED JULY 7, 2022 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP.
5. 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.
6. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. 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% CHANCE ANNUAL FLOOD" AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0879D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
8. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING; VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
9. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
10. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 183,087 SQUARE FEET OR 4.20 ACRES.
11. POSTED ADDRESS: N/A.
12. PROJECT BENCHMARK: A RECOVERED NO.5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 13221" 0.1' BELOW GROUND, HAVING AN ELEVATION OF 6784.29' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
13. CONTOUR INTERVAL = 1 FOOT

PROPERTY DESCRIPTION:

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943, Steamboat Springs, CO 80477
(970) 871-9494 ~ www.LANDMARK-CO.com

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REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:
1	9-11-23	EG	DRT Responses

PROJECT:	2004-001
DATE:	09/11/2023
CONTACT:	Erik Grieperstong
EMAIL:	erik@landmark-co.com

CENTRAL PARK HOTEL
EXISTING CONDITIONS EXHIBIT

SHEET
C.003

DRAWING FILENAME: P:\2004-001\Production Drawings\5. Development Plan\2004-001-C-003-Existing Conditions.dwg LAYOUT NAME: C-003 DATE: Sep 11, 2023 - 3:21pm CAD OPERATOR: erik
LOT OF WORTH: [2004-001-xdata] [2004-001-xdata] [2004-001-xdata] [2004-001-xdata] - Adjacent [ATTACHER: Landmark] [ATTACH_Flag_Name] [2004-001-xdata]