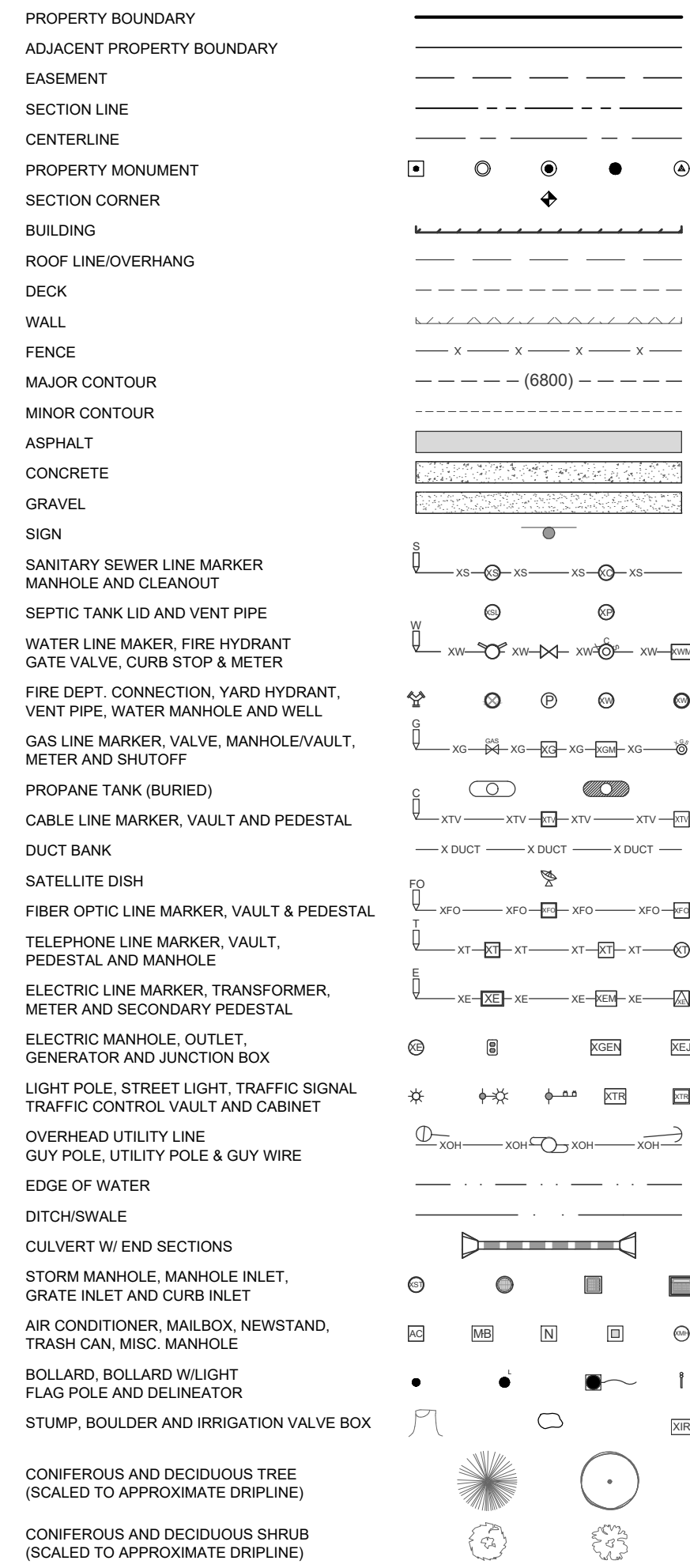


EXISTING CONDITIONS LEGEND:



NOTES:

- THIS MAP DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE EXISTING CONDITIONS.
- DATE OF LAST FIELD INSPECTION: MARCH 17, 2023
- BASIS OF BEARINGS: THE NORTHWESTERLY BOUNDARY LINE OF LOT E, DOWNTOWN RIVERVIEW, BEING MONUMENTED AS SHOWN HEREON BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
- 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.
- 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.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- PORTIONS OF LOT E LIE WITHIN FLOODZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND WITHIN THE AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD. ALL OF LOT B LIES WITHIN THE AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD. FLOODZONE INFORMATION AND FLOODZONE LOCATIONS ARE SHOWN HEREON BASED ON LETTER OF MAP REVISION, CASE NO. 21-08-06240, EFFECTIVE APRIL 18, 2022. A REVISION TO FIRM MAP NO. 08107C0877D, EFFECTIVE DATE FEBRUARY 4, 2005. SAID INFORMATION WAS OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER WEBSITE APRIL 6, 2022.
- 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 POT-HOLING 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.
- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- LOT E CONTAINS A CALCULATED AREA OF 22,128 SQUARE FEET OR 0.51 ACRES. LOT B CONTAINS A CALCULATED AREA OF 38,585 SQUARE FEET OR 0.89 ACRES.
- POSTED ADDRESS: N/A
- PROJECT BENCHMARK: A RECOVERED REBAR W/ ORANGE PLASTIC CAP AS SHOWN HEREON, HAVING AN ELEVATION OF 6727.32' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
- CONTOUR INTERVAL = 1 FOOT

PROPERTY DESCRIPTION:

LOT E,
DOWNTOWN RIVERVIEW,
COUNTY OF ROUTT, STATE OF COLORADO.

TOGETHER WITH:

LOT B,
DOWNTOWN RIVERVIEW,
COUNTY OF ROUTT, STATE OF COLORADO.

STEAMBOAT OFFICE

24 B 5TH STREET
STEAMBOAT SPRINGS, CO 80487



RIVERVIEW
SITE B & E
STEAMBOAT SPRINGS, CO

Issue Dates:

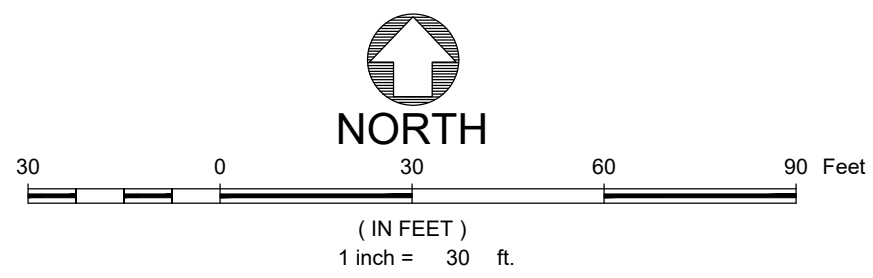
DATE	DESCRIPTION
09/08/2023	DEVELOPMENT PLAN
11/16/2023	DEVELOPMENT PLAN 2ND SUBMITTAL

Sheet Title

EXISTING CONDITIONS PLAN

Sheet No.

C.003



EXISTING CONDITIONS LEGEND:

PROPERTY BOUNDARY	---
ADJACENT PROPERTY BOUNDARY	---
EASEMENT	---
SECTION LINE	---
CENTERLINE	---
PROPERTY MONUMENT	⊕
SECTION CORNER	⊕
BUILDING	---
ROOF LINE/OVERHANG	---
DECK	---
WALL	---
FENCE	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
ASPHALT	---
CONCRETE	---
GRAVEL	---
SGN	---
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	---
GAZE 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	---
GUYP POLE, UTILITY POLE & GUYP 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)	---

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24 B 5TH STREET
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CIVIL ENGINEERS | SURVEYORS

RIVERVIEW

SITE B & E

STEAMBOAT SPRINGS, CO

Issue Dates:

DATE	DESCRIPTION
09/08/2023	DEVELOPMENT PLAN
11/11/2023	DEVELOPMENT PLAN 2ND SUBMITTAL

Sheet Title

EXISTING CONDITIONS PLAN
WITH AERIAL IMAGE

Sheet No.

C.004