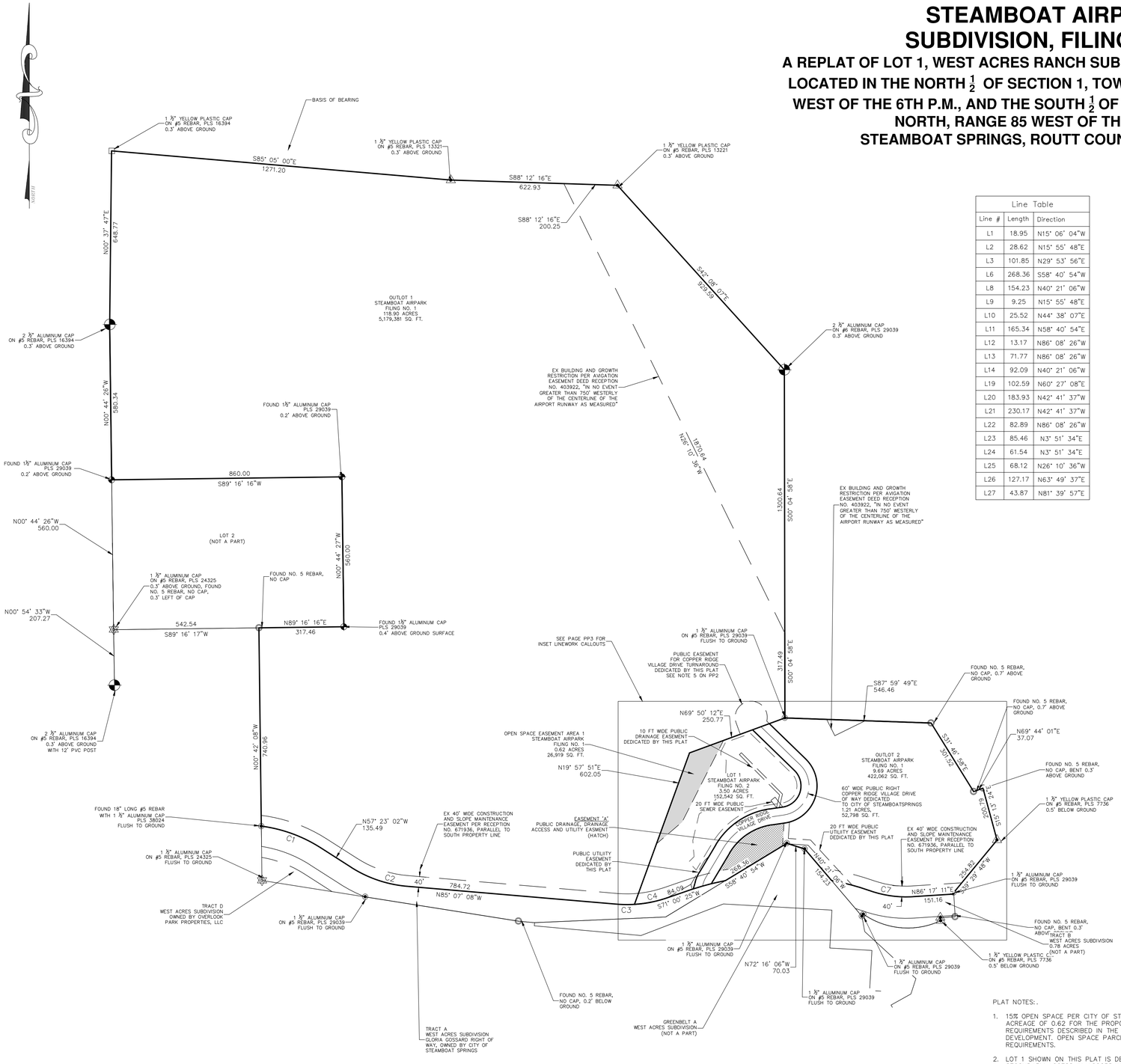
STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1

A REPLAT OF LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT LOCATED IN THE NORTH $\frac{1}{2}$ OF SECTION 1, TOWNSHIP 6 NORTH RANGE 85 WEST OF THE 6TH P.M., AND THE SOUTH $\frac{1}{2}$ OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 85 WEST OF THE 6TH .P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	25°13'07"	N69° 59' 33"W	235.77
C2	222.67	460.00	27°44'06"	S71° 15' 05"E	220.50
C3	67.48	460.00	8°24'17"	S89° 19' 18"E	67.42
C4	124.19	460.00	15°28'06"	N78° 44' 28"E	123.81
C5	36.50	140.00	14°56'22"	S23° 23' 59"W	36.40
C6	69.67	1040.00	3°50'18"	N73° 00' 26"W	69.66
C7	161.90	410.00	22°37'29"	S82° 24' 02"E	160.85
C8	15.48	1040.00	0°51'10"	S71° 26' 00"W	15.48
C10	4.31	1040.00	0°14'14"	S71° 58' 42"W	4.31
C11	67.49	460.00	8°24'22"	N82° 16' 22"E	67.43
C12	35.71	1040.00	1°58'03"	S73° 04' 51"W	35.71
C13	35.55	1040.00	1°57'31"	S75° 02' 38"W	35.55
C14	35.55	1040.00	1°57'31"	S75° 02' 38"W	35.55
C15	52.94	1040.00	2°55'00"	S77° 28' 53"W	52.94
C16	11.84	80.00	8°28'48"	S26° 37' 46"W	11.83
C17	28.68	110.00	14°56'22"	S23° 23' 59"W	28.60
C18	248.24	280.00	50°47'46"	S56° 16' 04"W	240.19
C19	221.64	250.00	50°47'46"	S56° 16' 04"W	214.45
C20	195.04	220.00	50°47'46"	S56° 16' 04"W	188.72
C21	0.61	80.00	0°26'03"	N81° 26' 56"E	0.61
C22	177.39	80.00	127°02'51"	N17° 42' 29"E	143.22
C23	16.92	140.00	6°55'22"	N78° 12' 16"E	16.91
C24	244.75	110.00	127°28'53"	N17° 55' 30"E	197.30
C25	294.46	140.00	120°30'29"	N14° 29' 20"E	243.11
C26	37.01	1040.00	2°02'21"	N78° 06' 01"W	37.01
C27	39.10	1040.00	2°09'16"	N76° 00' 13"W	39.10
C28	224.46	60.00	214°20'52"	S87° 00' 38"W	114.65



Line Table		
Line #	Length	Direction
L1	18.95	N15° 06' 04"W
L2	28.62	N15° 55' 48"E
L3	101.85	N29° 53' 56"E
L6	268.36	S58° 40' 54"W
L8	154.23	N40° 21' 06"W
L9	9.25	N15° 55' 48"E
L10	25.52	N44° 38' 07"E
L11	165.34	N58° 40' 54"E
L12	13.17	N86° 08' 26"W
L13	71.77	N86° 08' 26"W
L14	92.09	N40° 21' 06"W
L19	102.59	N60° 27' 08"E
L20	183.93	N42° 41' 37"W
L21	230.17	N42° 41' 37"W
L22	82.89	N86° 08' 26"W
L23	85.46	N3° 51' 34"E
L24	61.54	N3° 51' 34"E
L25	68.12	N26° 10' 36"W
L26	127.17	N63° 49' 37"E
L27	43.81	N81° 39' 57"E

Line Table		
Line #	Length	Direction
L29	3.81	N81° 39' 57"E
L30	1.22	N81° 39' 57"E
L31	9.56	N81° 39' 57"E
L32	12.86	N81° 39' 57"E
L33	51.60	N13° 30' 06"E
L34	47.09	N38° 03' 04"W
L35	50.02	S13° 30' 06"W
L36	20.00	S51° 56' 56"W
L37	35.68	S38° 03' 04"E
L38	26.37	N81° 39' 57"E
L39	212.56	S44° 49' 53"E
L40	10.00	S45° 10' 07"W
L41	218.15	N44° 49' 53"W
L42	66.56	N69° 50' 12"E
L43	62.09	N69° 50' 12"E
L44	4.24	N10° 55' 57"E
L45	13.08	N45° 48' 56"W
L46	45.65	S20° 09' 48"E

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- CENTERLINE OF PROPOSED ROAD
- PROPOSED BUILDING ENVELOPE
- OPEN SPACE EASEMENT AREAS
- EASEMENT 'A'

PLAT NOTES:.

1. 15% OPEN SPACE PER CITY OF STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE REQUIRES OPEN SPACE ACREAGE OF 0.62 FOR THE PROPOSED LOT 1. OUTLOT 1 AND OUTLOT 2 WILL BE SUBJECT TO OPEN SPACE REQUIREMENTS DESCRIBED IN THE STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE WHEN PLATTED FOR DEVELOPMENT. OPEN SPACE PARCELS ARE NOT DEVELOPABLE AND ARE INTENDED TO SATISFY OPEN SPACE REQUIREMENTS.
2. LOT 1 SHOWN ON THIS PLAT IS DEVELOPABLE AND SUBJECT TO A LIMIT OF 50 RESIDENTIAL UNITS UNLESS SECONDARY ACCESS IN ACCORDANCE WITH THE CITY OF STEAMBOAT SPRINGS FIRE CODE IS IN PLACE.
3. OUTLOT 1 PARCEL SHOWN ON THIS PLAT IS NOT DEVELOPABLE AND REQUIRES A REPLAT IN ACCORDANCE WITH THE CITY OF STEAMBOAT SPRINGS DEVELOPMENT CODE PRIOR TO ANY DEVELOPMENT ON THE PARCEL. IN ADDITION, IT REQUIRES A 60 FT WIDE PUBLIC RIGHT OF WAY CONNECTING FROM THE NORTH END OF THE RIGHT OF WAY DEDICATED IN THIS PLAT BACK TO GLORIA GOSSARD PARKWAY AS PART OF ANY PROPOSED DEVELOPMENT.
4. OUTLOT 2 PARCEL SHOWN ON THIS PLAT IS NOT DEVELOPABLE DUE TO LACK OF SECONDARY ACCESS IN ACCORDANCE WITH THE CITY OF STEAMBOAT SPRINGS FIRE CODE AND REQUIRES A REPLAT IN ACCORDANCE WITH THE CITY OF STEAMBOAT DEVELOPMENT CODE PRIOR TO ANY DEVELOPMENT OF THE PARCEL
.
5. Public Easement for turnaround may be vacated by the property owner (with application through the City of Steamboat Springs Planning Department) once a street through Outlot 1 is developed, constructed, and preliminary accepted by the City, connecting to the street depicted in this application.

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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

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walterm@fourpointsse.com

No.	DATE	REVISIONS
INT		

Steamboat Airpark Subdivision, Filing No. 1
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
200' 0 100' 200'
1" = 200'

Contour Interval = 2 ft

DATE: 11-30-2023
JOB #: 1992-001
DRAWN BY: WNM/MDM
DESIGN BY: WNM
REVIEW BY: MDM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: PLAT

SHEET # 2