

STEAMBOAT AIRPARK FINAL PLAT

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



VICINITY MAP



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LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING EDGE OF ASPHALT
	PROPOSED EDGE OF ASPHALT
	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	PROPOSED 2 FT CONTOUR
	PROPOSED 10 FT CONTOUR
	EXISTING EDGE OF GRAVEL
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EX CURB STOP, GATE VALVE, FIRE HYDRANT
	PROPOSED WATER SERVICE LINE
	PR CURB STOP, GATE VALVE, FIRE HYDRANT
	THRUST BLOCK
	EXISTING SEWER LINE
	EXISTING MANHOLE AND CLEANOUTS
	PROPOSED SEWER LINE
	PROPOSED MANHOLE AND CLEANOUTS
	EXISTING ELECTRICAL
	EXISTING TELEPHONE
	UTILITY PEDESTALS
	POWER POLE
	GAS
	EXISTING FENCE
	PROPOSED EDGE OF CONCRETE
	DECK
	PROPOSED BUILDING
	OVERHANG
	PROPOSED POND
	SIDEWALK/BOARDWALK
	PERIMETER DRAIN
	WALL
	VEGETATION OUTLINE
	PROPERTY CORNERS
	STORM INLET
	PR CULVERT W/ FLARED END SECTIONS
	EX CULVERT W/ FLARED END SECTIONS
	ASPHALT
	CONCRETE
	GRAVEL
	ROCK/RIP RAP

ABBREVIATIONS:

AP	ANGLE POINT	INV	INVERT
APR	APPROXIMATE	LF	LINEAL FEET
A	ASPHALT	LP	LOW POINT
BFF	BASEMENT FINISH FLOOR	MAX	MAXIMUM
BOW	BOTTOM OF WALL	MIN	MINIMUM
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GROUND
BW	BACK OF WALK	O/S	OFFSET
C	CURB	PC	POINT OF CURVATURE
CC	CURB CUT	PED	PEDESTAL
CG	CURB AND GUTTER	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PR	PROPOSED
C/O	CLEAN OUT	PT	POINT
CONC	CONCRETE	PVC	POINT OF VERTICAL CURVE
CNR	CORNER	PVC	POLYVINYL CHLORIDE PIPE
CR	CURB RETURN	PVI	POINT OF VERTICAL INTERSECTION
CS	CURB STOP	RD	ROAD
D	DEPTH	R	RADIUS
DI	DRAIN INLET	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RW	RETAINING WALL
DMH	DRAINAGE MANHOLE	SQFT	SQUARE FEET
DRN	DRAIN	SMH	SEWER MANHOLE
DT	DITCH	SS	SANITARY SEWER
DW	DRIVEWAY	STA	STATION
EG	EXISTING GRADE	SW	SIDEWALK
EL	ELEVATION	TB	THRUST BLOCK
EW	EDGE OF WALK	TBC	TOP BACK OF CURB
EX	EXISTING	TBR	TO BE REMOVED
FES	FLARED END SECTION	TBW	TOP BACK OF WALK
FFE	FINISH FLOOR ELEVATION	TEL	TELEPHONE
FG	FINISH GRADE	TOP	TOP OF PIPE
FH	FIRE HYDRANT	TOW	TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
FT	FOOT OR FEET	VOL	VOLUME
G	GRAVEL	VP	VALLEY PAN
GB	GRADE BREAK	W	WIDTH
HC	HANDICAP RAMP	WL	WATERLINE
HP	HIGH POINT	W/	WITH
IN	INLET		

UTILITY CONTACT LIST

WATER AND SANITARY SEWER

CITY OF STEAMBOAT SPRINGS UTILITY DEPARTMENT
10TH STREET
STEAMBOAT SPRINGS
CONTACT: AMBER GREGORY 970-879-2060
EMAIL: agregory@steamboatsprings.net

ELECTRICAL

YAMPA VALLEY ELECTRIC COMPANY
2211 ELK RIVER ROAD
STEAMBOAT SPRINGS, CO
CONTACT: JIM CROSS
EMAIL: jcross@yvea.com

GAS

ATMOS ENERGY
30405 DOWNHILL DRIVE
STEAMBOAT SPRINGS, CO
CONTACT: NATHAN CAMPBELL
EMAIL: nathan.campbell@atmosenergy.com

TELEPHONE

CENTURY LINK
138 7TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: JASON SHARPE
EMAIL: jason.sharpe@umen.com

CABLE TELEVISION

COMCAST
625 SOUTH LINCOLN, SUITE #205
STEAMBOAT SPRINGS, CO 80487
CONTACT: ANDY NEWBY 970-870-2683
EMAIL: andy_newby@comcast.net

UTILITY NOTIFICATION CENTER OF COLORADO

CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE
OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES
1-800-922-1987

PROJECT CONTACT LIST

PROJECT OWNER

STEAMBOAT SPRINGS AIRPARK, LLC (785) 845-3709
ATTN: BOB ZIBELL
27582 Silver Spur St
Steamboat Springs, CO 80487

CIVIL ENGINEER AND SURVEYOR

FOUR POINTS SURVEYING AND ENGINEERING
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966,
Steamboat Springs, CO 80477

ATTN: WALTER MAGILL (970) 871-6772
MATTHEW MCLEOD (248) 444-3268

UTILITY NOTIFICATION CENTER OF COLORADO

CALL 2 BUSINESS DAYS BEFORE YOU DIG,
GRADE OR EXCAVATE FOR THE MARKING
OF UNDERGROUND MEMBER UTILITIES (800) 922-1987
ATTN: N/A

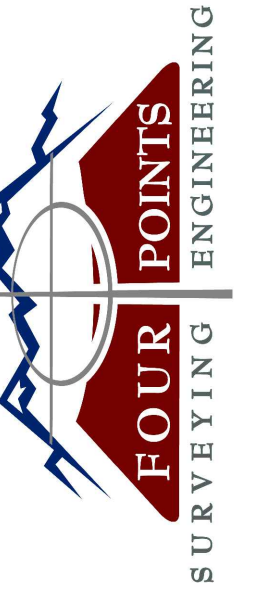
FINAL PLAT PREPARED FOR THE CITY OF STEAMBOAT SPRINGS BY FOUR POINTS SURVEYING & ENGINEERING				INT	SHEET #
No.	DATE	REVISIONS			
1	2/20/2024	DRT REVIEW & RESPONSE		WNM	FP1
DATE: 11-30-2023					
JOB #: 1670-001					
DRAWN BY: WNM/MDM					
DESIGN BY: WNM/MDM					
REVIEW BY: FPSE					
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X36", THE GRAPHIC SCALE SHOULD BE UTILIZED.					



Four Points Surveying & Engineering
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointsse.com

SHEET #

FP1

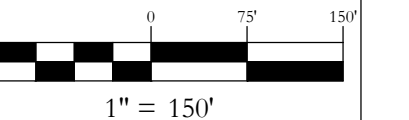


440 S. Lincoln Ave, Suite 4A
 P.O. Box 775966
 Steamboat Springs, CO 80487
 (970)-871-6772
 www.fourpointse.com

No.	DATE	REVISIONS	
		INT	MDM
1	3/12/2023	DRT REVIEW & RESPONSE	
2	6/16/23	DRT REVIEW & RESPONSE	

**STEAMBOAT AIRPARK
 FINAL PLAT
 LOT 1, WEST ACRES RANCH SUBDIVISION
 GLORIA GOSSARD PARKWAY
 STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale



Contour Interval = 2 ft

DATE: 11-30-2023
 JOB #: 1670-001
 DRAWN BY: MDM
 DESIGN BY: MDM
 REVIEW BY: WMM

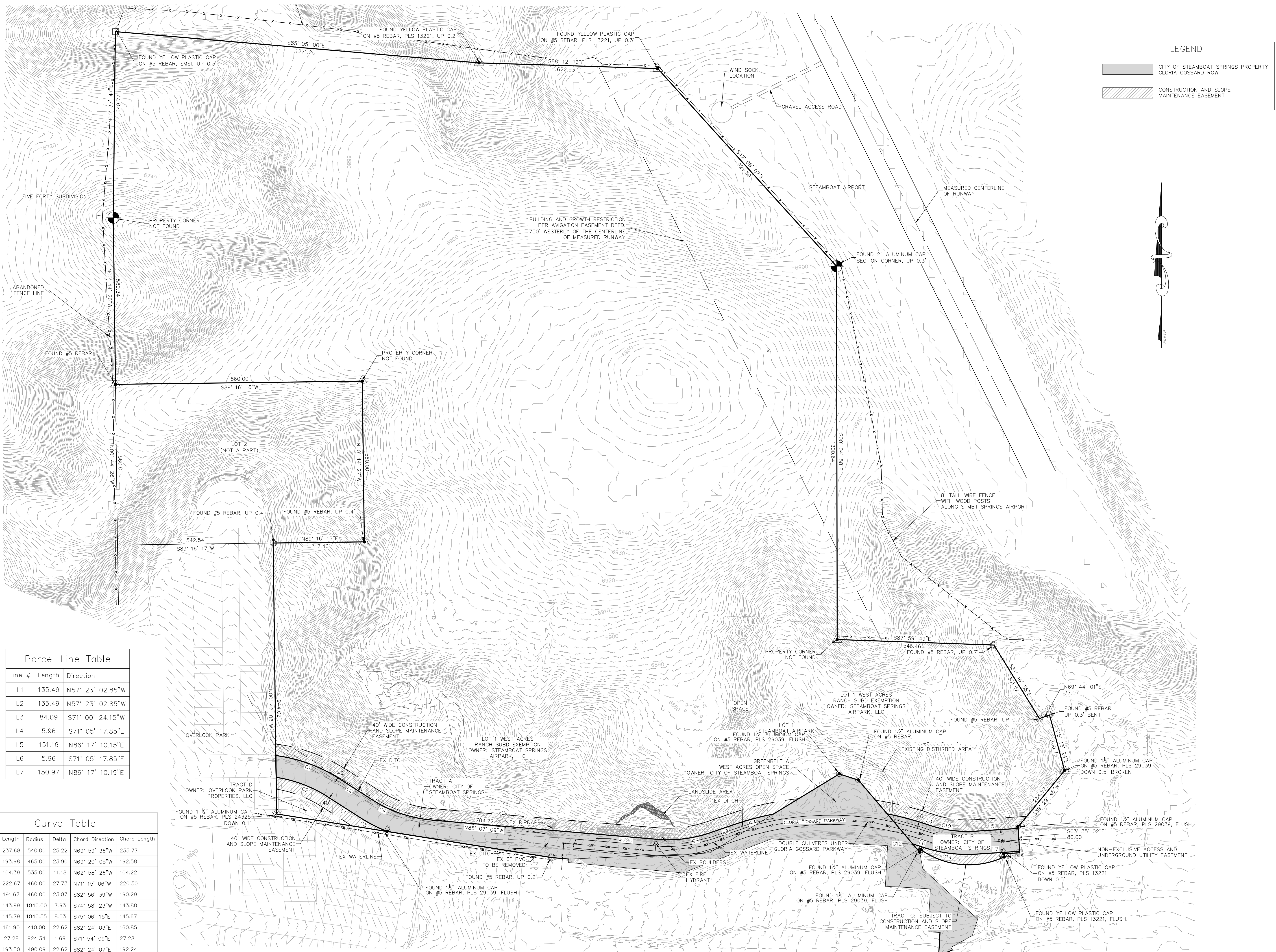
IF THIS DRAWING IS PRESENTED IN A
 FORMAT OTHER THAN A4 X 36" THE
 GRAPHIC SCALE SHOULD BE UTILIZED.

**EXISTING
 CONDITIONS PLAN**

DRAWING:

SHEET #

FP2



LEGEND	
	CITY OF STEAMBOAT SPRINGS PROPERTY GLORIA GOSSARD ROW
	CONSTRUCTION AND SLOPE MAINTENANCE EASEMENT

Line #	Length	Direction
L1	135.49	N57° 23' 02.85"W
L2	135.49	N57° 23' 02.85"W
L3	84.09	S71° 00' 24.15"W
L4	5.96	S71° 05' 17.85"E
L5	151.16	N86° 17' 10.15"E
L6	5.96	S71° 05' 17.85"E
L7	150.97	N86° 17' 10.19"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	25.22	N69° 59' 36"W	235.77
C2	193.98	465.00	23.90	N69° 20' 05"W	192.58
C3	104.39	535.00	11.18	N62° 58' 26"W	104.22
C4	222.67	460.00	27.73	N71° 15' 06"W	220.50
C5	191.67	460.00	23.87	S82° 56' 39"W	190.29
C7	143.99	1040.00	7.93	S74° 58' 23"W	143.88
C8	145.79	1040.55	8.03	S75° 06' 15"E	145.67
C10	161.90	410.00	22.62	S82° 24' 03"E	160.85
C12	27.28	924.34	1.69	S71° 54' 09"E	27.28
C14	193.50	490.09	22.62	S82° 24' 07"E	192.24

STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1

A REPLAT OF LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT

LOCATED IN THE N $\frac{1}{2}$ SECTION 1, TOWNSHIP 6 NORTH AND S $\frac{1}{2}$ SECTION 36, TOWNSHIP 7 NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOWN ALL MEN BY THESE PRESENTS: THAT STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 2008 AT RECEPTION NO. 671936 AND FILE NO. 13835, COUNTY OF ROUTT, STATE OF COLORADO, CONTAINING 133.92 ACRES IN THE CITY OF STEAMBOAT SPRINGS UNDER THE NAME AND STYLE OF STEAMBOAT AIRPARK SUBDIVISION, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT IN THE CITY OF STEAMBOAT SPRINGS, STATE OF COLORADO AND BY THESE PRESENT DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE CITY OF STEAMBOAT SPRINGS, STATE OF COLORADO THE PUBLIC RIGHT OF WAY OF COPPER RIDGE VILLAGE DRIVE, UTILITY EASEMENTS, AND OTHER PUBLIC EASEMENTS AS SHOWN, LABELED AND DESCRIBED HEREON FOR THE PURPOSES STATED. THESE DEDICATIONS PRECLUDE THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS, IN THE EASEMENT AND RIGHT OF WAY AREAS, WHICH COULD IMPAIR THEIR USE AS PROVIDED IN THIS DEDICATION.

BY _____
AS _____ OF STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, THE SAID STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 2024

BY _____ AS MANAGER OF STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF _____ }

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2024, BY _____ AS STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (NOTARY PUBLIC)
(SEAL)

CONSENT OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED BEING THE BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. _____ IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON AND HEREBY SUBORDINATES THE INTERESTS OF THE UNDERSIGNED EXISTING BY VIRTUE OF SAID DEED OF TRUST TO THE SUBDIVISION AND CONVEYANCE SHOWN HEREON.

BY _____
A COLORADO CORPORATION

BY: _____
NAME: _____
TITLE: _____

STATE OF COLORADO) SS.

COUNTY OF ROUTT)

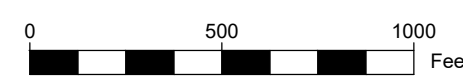
THE FOREGOING CONSENT OF DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS ____ OF _____ 2024 BY _____ AS _____ OF _____ WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

SIGNATURE (NOTARY PUBLIC)



VICINITY MAP



SHEET INDEX

- 1 FINAL PLAT COVER PAGE
- 2 FINAL PLAT
- 3 FINAL PLAT 2

PLAT NOTES

1) BASIS OF BEARING: S85°05'00"E, 1271.20 FEET ALONG THE NORTH LINE OF LOT 1, WEST ACRES RANCH SUBDIVISION FINAL PLAT BETWEEN FOUND MONUMENTS AS SHOWN.

2) ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.

ATTORNEY'S OPINION

I, GEORGE ECK, BEING AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT BY REVIEW OF THE _____ TITLE COMMITMENT NO. _____ EFFECTIVE DATE _____ SUCH LANDS IS VESTED IN STEAMBOAT SPRINGS AIRPARK, LLC., FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, THE TRAVERSE AND RIGHT-OF-WAY OF CERTAIN DITCHES, PONDS AND SPRINGS, RIGHTS-OF-WAY, EASEMENTS AND ENCROACHMENTS OF RECORD AND APPARENT RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS AND THOSE SPECIFIC SCHEDULE B EXCEPTIONS LISTED ON SAID TITLE COMMITMENT.

GEORGE ECK, ATTORNEY-AT-LAW

EFFECTIVE THE _____ DAY OF _____, 2024

CITY COUNCIL APPROVAL

THE WITHIN PLAT OF STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1, IS APPROVED FOR FILING THIS _____ DAY OF _____ 2024 AND THE DEDICATION OF DRAINAGE AND UTILITY EASEMENTS AS SHOWN, LABELED AND DESCRIBED HEREON FOR THE PURPOSES STATED AS SHOWN HEREON ARE HEREBY ACCEPTED FOR THE PURPOSES NOTED.

BY: _____
ROBIN CROSSAN, CITY COUNCIL PRESIDENT

ATTEST: _____
JULIE FRANKLIN, CITY CLERK

PLANNING AND COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE

THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1 THIS _____ DAY OF _____, A.D. 2024.

REBECCA BESSEY AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE


I, WALTER N. MAGILL, PLS NO. 38024, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1, (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND (IV) CONTAINS ALL OF THE INFORMATION REQUIRED BY C.R.S. 38-51-101.

BY: _____
WALTER N. MAGILL, PLS 38024

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO THIS _____ DAY OF _____ A.D., 2024 AT RECEPTION NUMBER _____ TIME: _____ _M. AND FILE NO. _____

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

	No.	DATE	REVISIONS	INT		SHEET #
	1	2/20/2024	DRT REVIEW & RESPONSE	WNM		1
<p>DATE: 2-14-2024 JOB #: 1992-001 DRAWN BY: WNM/MDM DESIGN BY: WNM/MDM REVIEW BY: FPSE</p> <p style="font-size: 0.8em;">IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X36" THE GRAPHIC SCALE SHOULD BE UTILIZED.</p>						
					<p>Four Points Surveying & Engineering 440 S. Lincoln Ave, Suite 4B P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 matthew@fourpointse.com</p>	

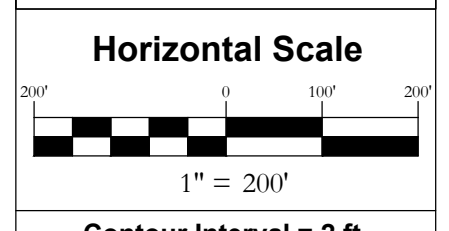


440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
walterm@fourpointss.com

NO.	DATE	REVISIONS	
		DESCRIPTION	BY
1	2/20/24	DRT REVIEW & RESPONSE	

Steamboat Airpark Subdivision, Filing No. 1

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft
DATE: 2-14-2024
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: FINAL PLAT

SHEET #

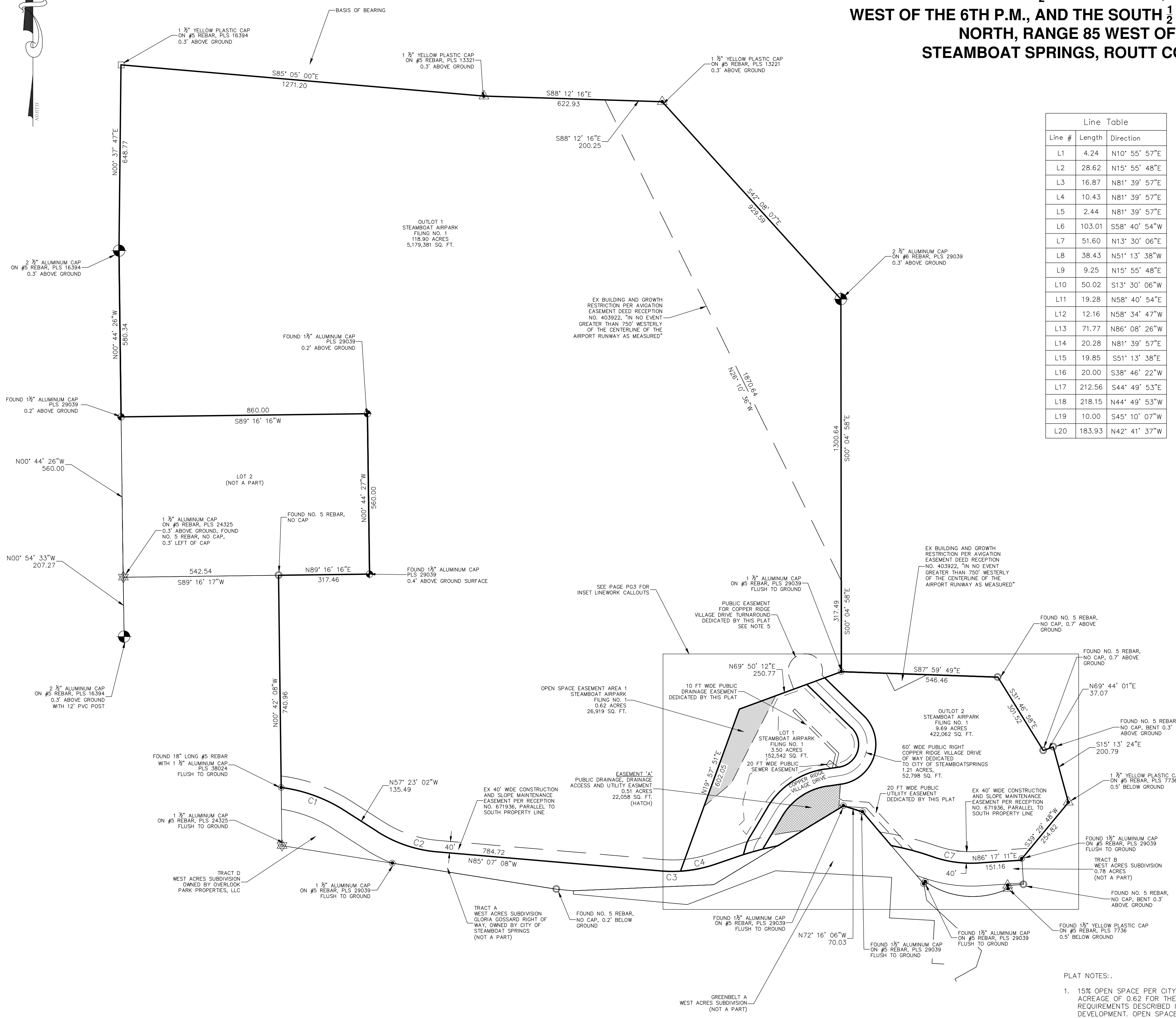
STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1

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

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	251°3'07"	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
C9	224.46	60.00	214°20'52"	S87° 00' 38"W	114.65
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	39.10	1040.00	2°09'16"	N76° 00' 13"W	39.10
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

Line #	Length	Direction
L1	4.24	N10° 55' 57"E
L2	28.62	N15° 55' 48"E
L3	16.87	N81° 39' 57"E
L4	10.43	N81° 39' 57"E
L5	2.44	N81° 39' 57"E
L6	103.01	S58° 40' 54"W
L7	51.60	N13° 30' 06"E
L8	38.43	N51° 13' 38"W
L9	9.25	N15° 55' 48"E
L10	50.02	S13° 30' 06"W
L11	19.28	N58° 40' 54"E
L12	12.16	N58° 34' 47"W
L13	71.77	N86° 08' 26"W
L14	20.28	N81° 39' 57"E
L15	19.85	S51° 13' 38"E
L16	20.00	S38° 46' 22"W
L17	212.56	S44° 49' 53"E
L18	218.15	N44° 49' 53"W
L19	10.00	S45° 10' 07"W
L20	183.93	N42° 41' 37"W

Line #	Length	Direction
L21	230.17	N42° 41' 37"W
L22	90.44	N86° 08' 26"W
L23	3.81	N81° 39' 57"E
L24	14.05	N58° 34' 47"W
L25	68.12	N26° 10' 36"W
L26	127.17	N63° 49' 37"E
L27	43.87	N81° 39' 57"E
L28	250.77	N69° 50' 12"E
L29	49.67	S3° 51' 34"W
L30	45.65	S20° 09' 48"E
L31	13.08	N45° 48' 56"W
L32	62.09	N69° 50' 12"E
L33	66.56	N69° 50' 12"E
L34	5.11	S3° 35' 03"E
L35	5.96	S71° 05' 17"E



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

PLAT NOTES:

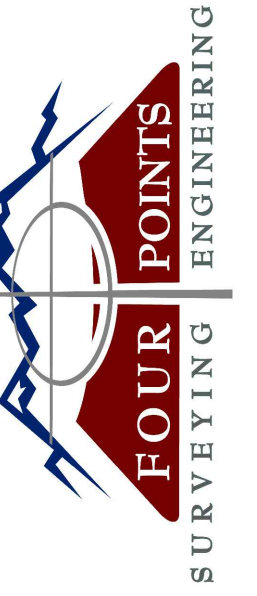
- 15% OPEN SPACE PER CITY OF STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE REQUIRES OPEN SPACE ACREAGE OF 0.62 FOR THE PROPOSED LOT 1, OUTLOT 1 AND OUTLOT 2 WILL BE SUBJECT TO OPEN SPACE REQUIREMENTS DESCRIBED IN THE STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE WHEN PLATTED FOR DEVELOPMENT. OPEN SPACE PARCELS ARE NOT DEVELOPABLE AND ARE INTENDED TO SATISFY OPEN SPACE REQUIREMENTS.
- 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.
- 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.
- 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.
- PUBLIC EASEMENT FOR TURNAROUND MAY BE VACATED BY THE PROPERTY OWNER, WITH APPLICATION THROUGH THE CITY OF STEAMBOAT SPRINGS PLANNING DEPARTMENT, ONCE A PUBLIC STREET THROUGH OUTLOT 1 IS DEVELOPED, CONSTRUCTED, AND PRELIMINARY ACCEPTED BY THE CITY. SAID STREET SHALL CONNECT GLORIA GOSSARD PARKWAY TO THE SIXTY (60) FOOT RIGHT-OF-WAY DEDICATED BY THIS PLAT.

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.



STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1

A REPLAT OF LOT 1, WEST ACRES RANCH SUBDIVISION
EXEMPTION PLAT LOCATED IN THE N 1/2 SECTION 1,
TOWNSHIP 6 NORTH AND S 1/2 SECTION 36, TOWNSHIP 7
NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT
SPRINGS, ROUTT COUNTY, COLORADO



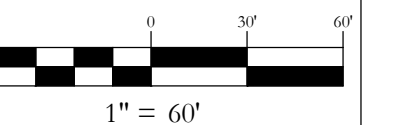
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
walterm@fourpointsse.com

No.	DATE	REVISIONS	INT	
			MDM	WDM
1	2/20/24	DRT REVIEW & RESPONSE		

Steamboat Airpark Subdivision, Filing No. 1

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale



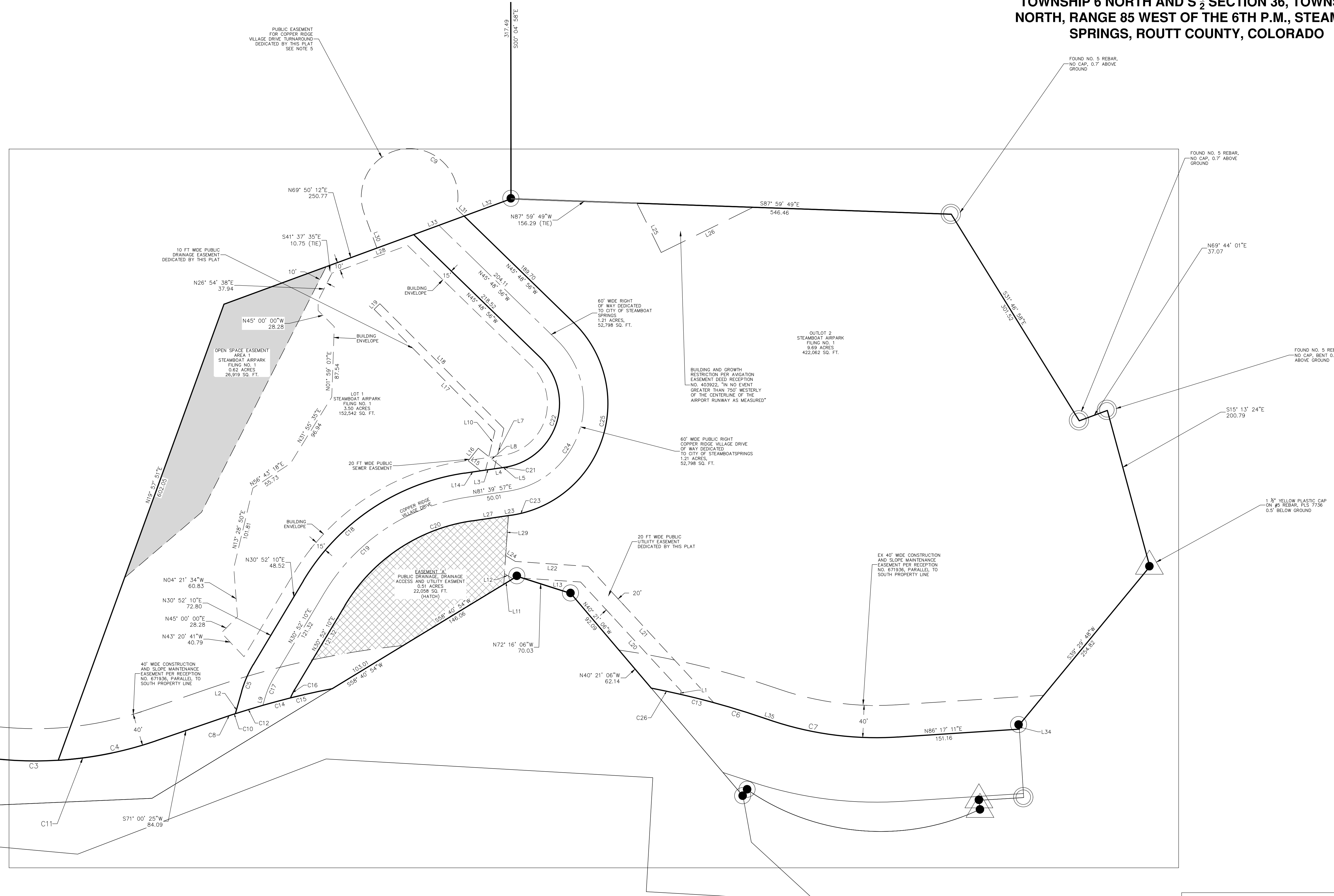
Contour Interval = 2 ft

DATE: 2-14-2024
JOB #: 1992-001
DRAWN BY: WNM/MDM
DESIGN BY: WNM
REVIEW BY: MDM

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A4 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
FINAL PLAT

SHEET #
3



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

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