

EXISTING CONDITIONS PLAN
OF RIVERFRONT PARK FILINGS NO. 1, 2, AND 3
LOCATED IN THE NW ¼ OF SECTION 7, TOWNSHIP 6 NORTH,
RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS,
ROUTT COUNTY, COLORADO

- NOTES:
- 1) TOPOGRAPHIC SURVEY OF RIVERFRONT PARK FILINGS NO. 1, 2, AND 3.
 - 2) FIELD SURVEYING COMPLETED JULY 31, 2023.
 - 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
 - 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
 - 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
 - 6) STREET ADDRESS: 1900, 1920, 1940, 1955, AND 1960 BRIDGE LANE, STEAMBOAT SPRINGS.
 - 7) SETBACKS ARE PER THE RIVERFRONT PARK PUD.
 - 8) PROPERTY IS WITHIN THE FEMA FLOODPLAIN AND FLOODWAY AS MAPPED ON PANEL 08107C0876D
 - 9) PARKING LOT IS ALL HEATED CONCRETE FROM A GAS BOILER

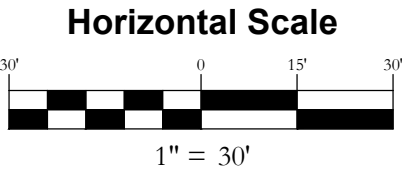
LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS

Line Table		
Line #	Length	Direction
L1	53.70	N28° 57' 01.76"W
L2	25.80	N74° 14' 10.47"E
L3	5.95	N28° 57' 01.76"W
L4	50.09	N28° 57' 01.76"W
L5	25.00	N61° 02' 58.24"E
L6	7.20	S28° 57' 01.76"E
L7	25.70	N73° 58' 04.12"E
L8	46.55	S28° 57' 01.76"E
L9	4.30	S28° 57' 01.76"E
L10	55.98	S28° 57' 01.76"E
L11	26.20	N43° 17' 53.07"E
L12	4.00	N28° 57' 01.76"W
L13	48.30	N28° 57' 01.76"W
L14	25.00	N61° 02' 58.24"E
L15	3.30	N28° 57' 01.76"W
L16	45.00	N28° 57' 01.76"W
L17	4.15	S28° 57' 01.76"E
L18	26.86	N39° 30' 50.17"E
L19	51.07	S28° 57' 01.76"E
L20	45.35	S28° 57' 01.76"E
L21	50.53	N12° 14' 31.87"W
L22	25.37	N88° 24' 10.20"E
L23	6.51	S12° 14' 11.25"E
L24	28.37	S49° 28' 53.49"W
L25	59.42	S12° 14' 11.25"E
L26	27.14	N54° 31' 13.72"E
L27	26.85	N54° 31' 13.72"E
L28	54.38	S12° 14' 31.87"E
L29	2.26	S12° 14' 31.87"E
L30	26.12	N85° 35' 54.82"W
L31	66.78	N12° 14' 31.87"W
L32	66.78	N12° 14' 31.87"W
L33	25.81	N66° 37' 35.01"E
L34	25.48	N66° 37' 35.01"E
L35	54.33	S12° 14' 31.87"E
L36	7.76	S12° 14' 31.87"E
L37	26.31	N85° 00' 31.14"W
L38	2.81	N12° 14' 31.87"W
L39	67.06	N12° 14' 23.19"W
L40	25.61	N66° 37' 35.01"E

Line Table		
Line #	Length	Direction
L42	28.77	N66° 37' 35.01"E
L43	19.81	S73° 39' 16.83"E
L44	59.57	N4° 59' 29.17"E
L45	35.55	S73° 39' 16.83"E
L46	70.17	N15° 07' 30.94"E
L47	27.91	S48° 45' 38.11"E
L48	9.48	S4° 59' 28.86"W
L49	25.17	S77° 45' 28.13"W
L50	25.37	N69° 05' 35.14"E
L51	25.25	N69° 05' 35.14"E
L52	24.84	N69° 05' 35.14"E
L53	25.13	N61° 02' 58.23"E
L54	25.00	N61° 02' 58.23"E
L55	25.03	N61° 02' 58.23"E
L56	24.99	N61° 02' 58.23"E
L57	80.00	S75° 11' 41.08"E
L58	80.00	S75° 09' 18.04"E
L59	80.00	S75° 11' 41.08"E
L60	28.04	N73° 48' 18.48"E
L61	31.00	S16° 11' 41.52"E
L62	64.02	N14° 48' 22.21"E
L63	75.07	N14° 48' 18.92"E
L64	75.00	N14° 48' 18.92"E
L65	96.22	N14° 50' 41.96"E
L66	21.60	N14° 48' 18.92"E
L67	30.00	N76° 41' 54.78"E
L68	30.00	S12° 30' 17.08"E
L69	89.45	N14° 48' 18.92"E
L70	145.00	N14° 48' 18.92"E
L71	14.50	S75° 11' 41.08"E
L72	9.52	N14° 48' 18.92"E
L73	7.42	S37° 27' 53.48"W
L74	15.15	S6° 39' 28.03"E
L75	9.47	N78° 32' 49.13"E
L76	11.27	N34° 35' 16.83"E
L77	16.20	N52° 52' 41.73"W

RIVERFRONT PARK FILINGS NO. 1, 2 & 3

1940 BRIDGE LANE
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 1 ft
DATE: 8-7-2023
JOB #: 2349-001
DRAWN BY: RS
DESIGN BY:
REVIEW BY:

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

EXISTING
CONDITIONS PLAN

SHEET #

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