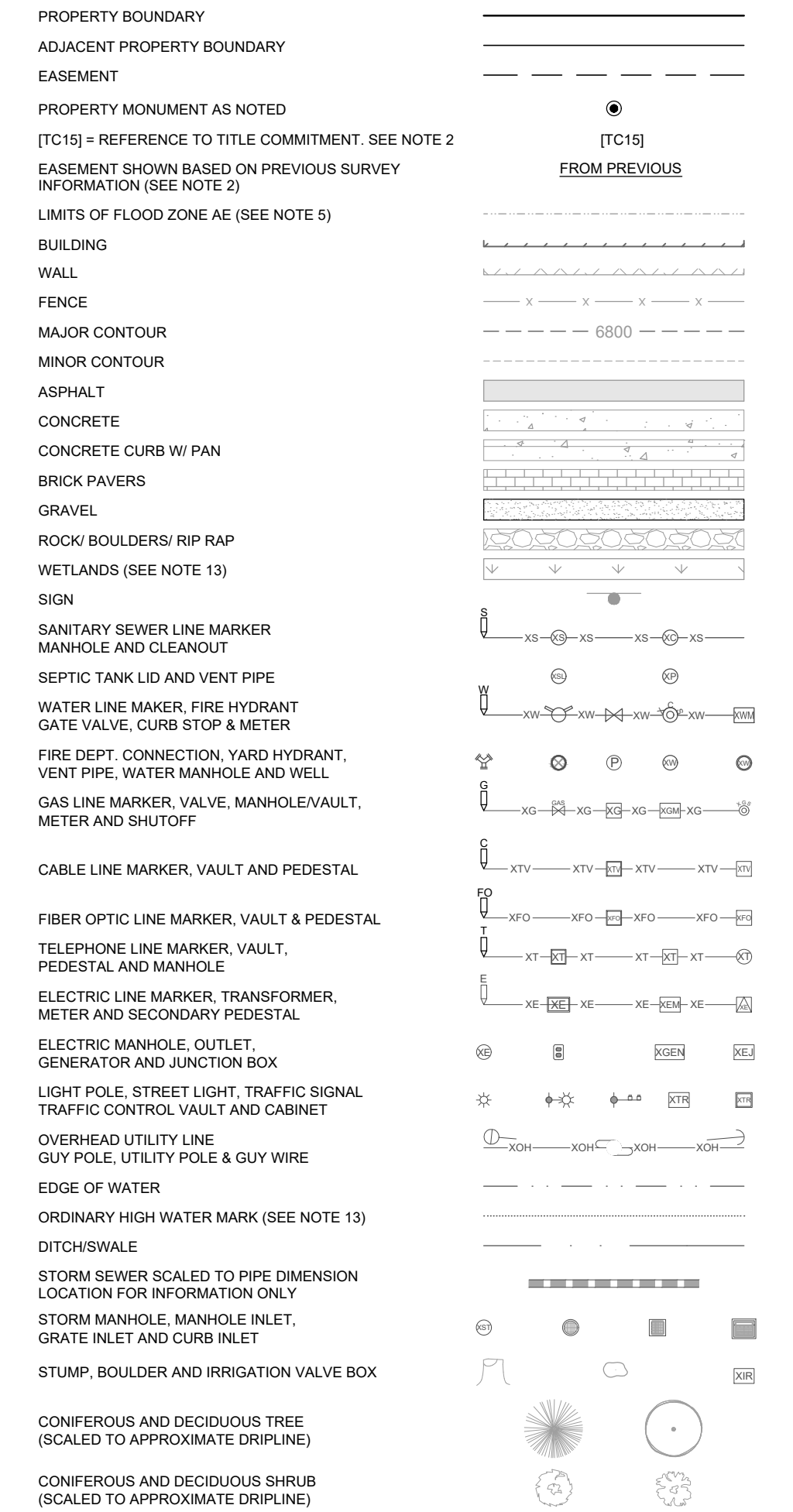


EXISTING CONDITIONS LEGEND:



NOTES:

- THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
- LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC30031073, COMMITMENT DE. 05. 01/2023 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP UNLESS NOTED OTHERWISE. EASEMENTS NOTED "FROM PREVIOUS" ARE SHOWN BASED ON PREVIOUS SURVEYS PERFORMED IN THE AREA BY LANDMARK CONSULTANTS, INC. NO REPRESENTATION IS MADE BY LANDMARK CONSULTANTS, INC. OR THE SURVEYOR OF RECORD THAT ALL EASEMENTS SHOWN HEREON ARE STILL EXTANT, OR THAT ALL EASEMENTS OF RECORD WITHIN THE MAPPING AREA ARE SHOWN OR NOTED HEREON.
- BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NAD83(2011) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF 1412535.68, 2636559.05 AND A SCALE FACTOR OF 1.000369183.
- UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
- FLOOD ZONE INFORMATION IS SHOWN HEREON PER LETTER OF MAP REVISION 13-08-0214P, EFFECTIVE JULY 8, 2013, AND LETTER OF MAP REVISION LOMR 18-08-0922P, EFFECTIVE JULY 29, 2019.
- SITE BENCHMARK: A SET #5 REBAR WITH ORANGE PLASTIC CAP HAVING AN ELEVATION OF 6963.78. BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS88) AS SHOWN HEREON.
- CONTOUR INTERVAL = 1 FEET
- 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.
- THE LAST FIELD INSPECTION OF THE SITE WAS ON 8/17/2023.
- DRAWING PLOTS TO SCALE ON 24"x36" PAPER.
- WATER AND SEWER INFORMATION SUPPLEMENTED USING MOUNT WERNER WATER RECORD INFORMATION. SOME DISCREPANCIES MAY EXIST.
- ORDINARY HIGH WATER MARK AND WETLANDS ARE SHOWN HEREON PER MARKINGS PROVIDED BY A WETLANDS SUBCONSULTANT.

PROPERTY DESCRIPTION: THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 816590 IN THE ROUTT COUNTY RECORDS; COUNTY OF ROUTT, STATE OF COLORADO.

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

PROJECT:	DATE:	DESCRIPTION:
2653-003	9/13/23	WETLANDS ADDITIONS
1	12/19/23	INTERIOR PARCELS
2		JAG

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2653-003	9/13/23	WETLANDS ADDITIONS
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**EXISTING CONDITIONS MAP**  
PARCEL OF LAND  
SW1/4 SECTION 22,  
TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.;  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,  
STATE OF COLORADO

SHEET  
**C.003**

SEE SHEET C.004 FOR OVERALL EXISTING CONDITIONS EXHIBIT





NOTES:

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ROUTT COUNTY RECORDS; COUNTY OF ROUTT, STATE OF COLORADO.

## EXISTING CONDITIONS MAP

PARCEL OF LAND  
SW1/4 SECTION 22,  
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