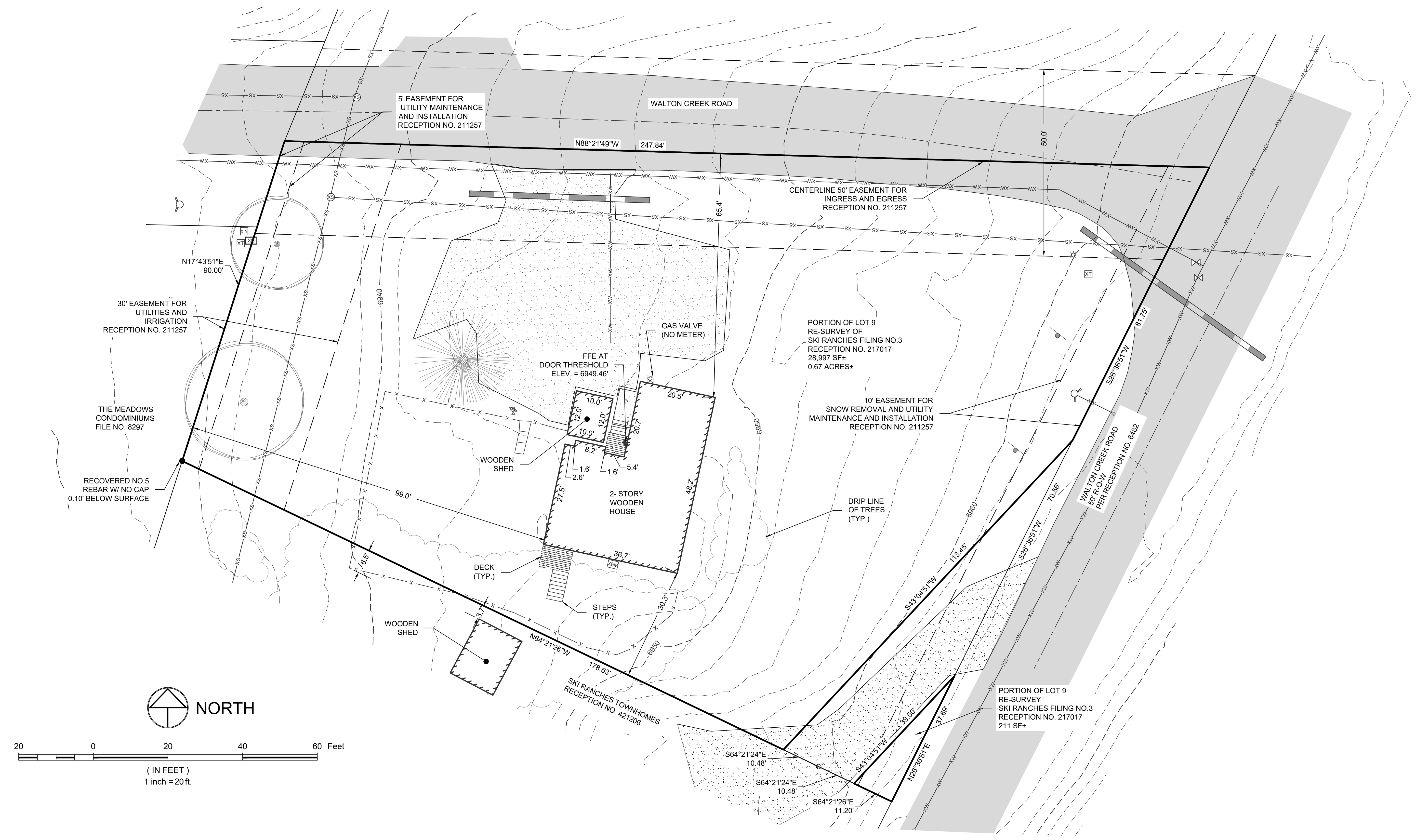

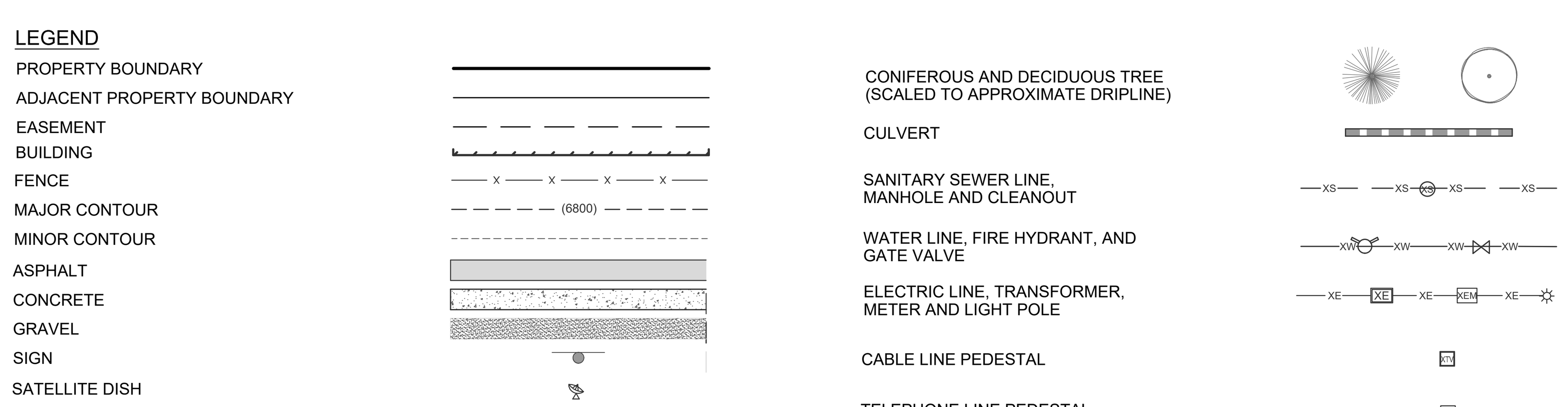

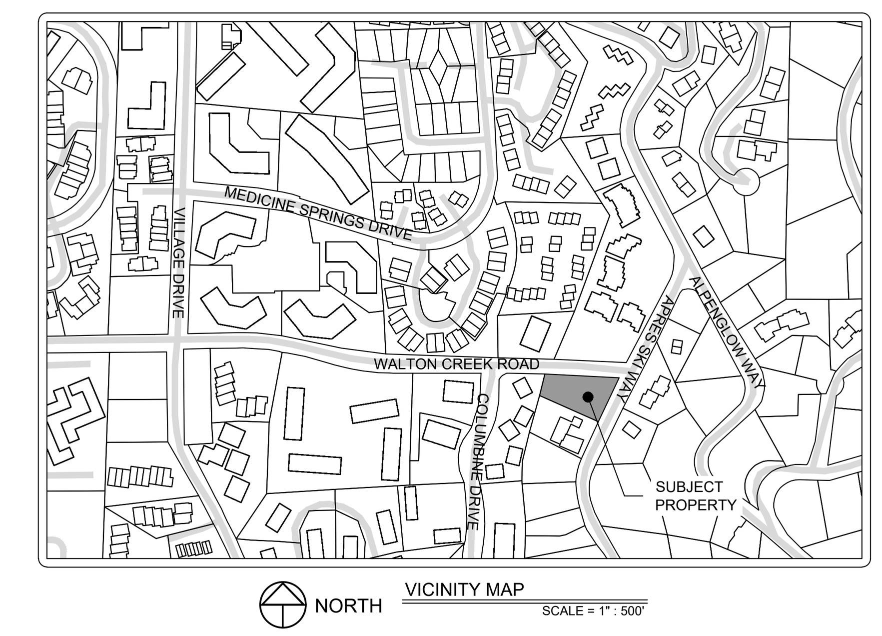

PROPERTY DESCRIPTION:

LOT 9, RESURVEY OF SKI RANCHES FILING NO. 3, COUNTY OF ROUTT, STATE OF COLORADO,

EXCEPT A TRACT OF LAND LOCATED IN A PORTION OF LOT 9, RESURVEY OF SKI RANCHES FILING NO. 3, SAID TRACT OF LAND BEING 10 FEET ON EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 9 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 9 BEARS SOUTH 24 DEGREES 53 MINUTES WEST, 72.97 FEET; THENCE SOUTH 41 DEGREES 21 MINUTES WEST, 50.82 FEET TO ITS POINT OF TERMINATION ON THE SOUTH LINE OF SAID LOT 9.

NOTES:

1. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
2. THE LAST FIELD INSPECTION OF THE SITE WAS ON MARCH 12, 2024. AT TIME OF SURVEY, 3± FEET OF SNOW COVERED THE GROUND. DUE TO SNOW CONDITIONS, SOME IMPROVEMENTS AND FEATURES MAY HAVE BEEN OBSCURED AND MAY NOT BE SHOWN HEREON. SOME IMPROVEMENTS AND FEATURES ARE SHOWN HEREON BASED ON INFORMATION PROVIDED BY OUR CLIENT.
3. THIS EXISTING CONDITIONS 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. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY, ORDER NUMBER: R30031474, POLICY NUMBER: OY30031474.2 3 3 47, DATE OF POLICY: FEBRUARY 13, 2024 AT 5:00 P.M. WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP.
4. 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 (N)1408163.51,(E)2633436.23 AND A SCALE FACTOR OF 1.0003607190. PROJECT VERTICAL CONTROL IS BASED ON NAVD88 DATUM.
5. THE SUBJECT PROPERTY IS ZONE 'X', AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
6. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 29,208 SQUARE FEET OR 0.67 ACRES.
7. CONTOUR INFORMATION SHOWN HEREON WAS PROVIDED BY OUR CLIENT. CONTOUR INTERVAL = 2 FEET.
8. 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 POTHOLING 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.
9. THIS DRAWING PLOTS TO SCALE ON 24"x36" PAPER.

SURVEYOR'S STATEMENT:

I, JEFFRY A. GUSTAFSON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXISTING CONDITIONS MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR
COLORADO L.S. NO. 29039
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.

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

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS:
ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

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.

DRAFT 03/22/24

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2387-006
DATE:	03/18/2024
CONTACT:	JEFF GUSTAFSON
EMAIL:	jeffg@landmark-co.com
DRAWN BY:	MBA
CHECKED BY:	JAG

EXISTING CONDITIONS MAP

LOT 9, RE-RESURVEY OF SKI RANCHES FILING NO.3;
LOCATED IN THE SW1/4 SECTION 27,
TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,
STATE OF COLORADO

SHEET
1
Of 1 Sheets