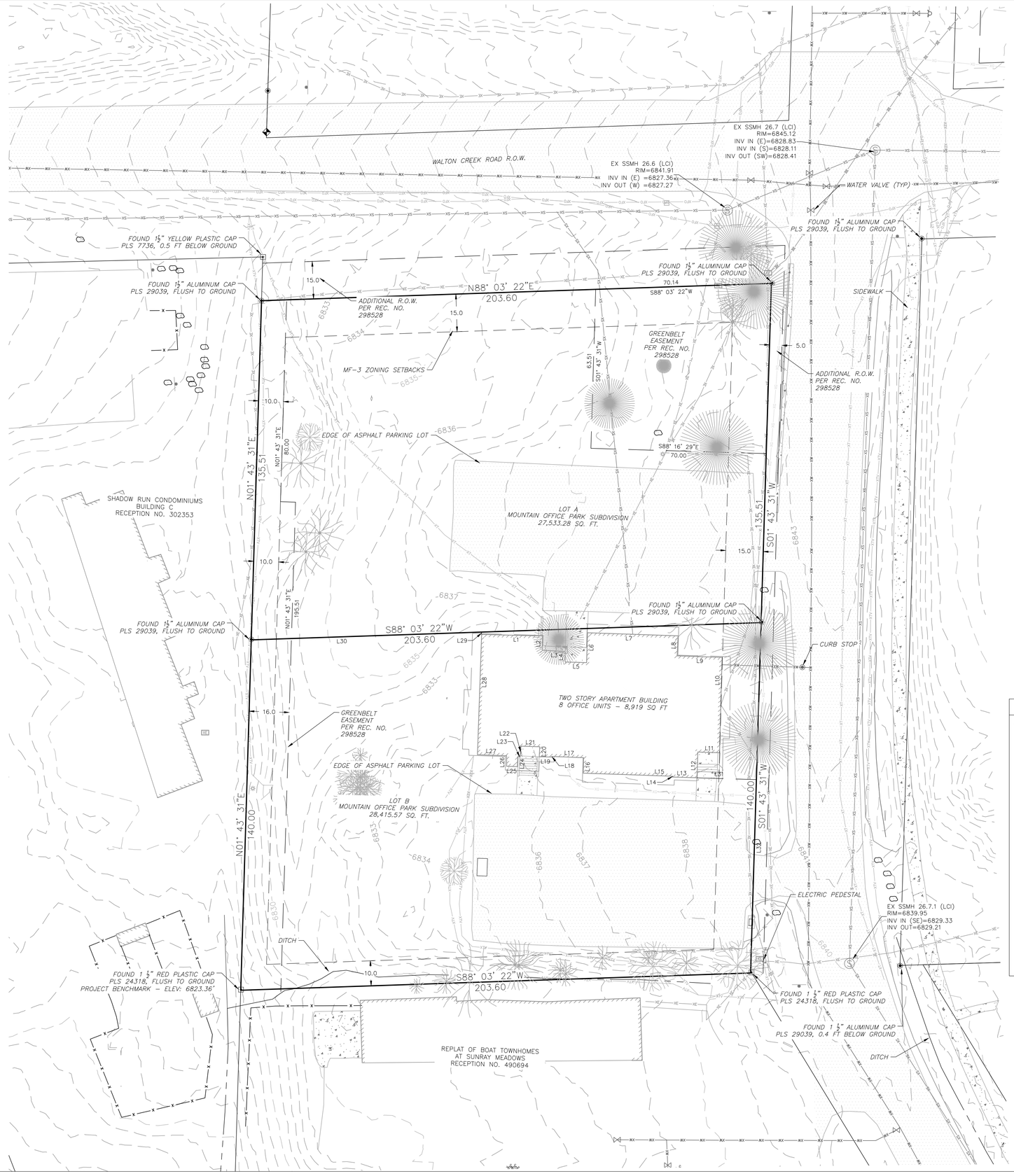

EXISTING CONDITIONS

OF LOT A & B, MOUNTAIN OFFICE PARK SUBDIVISION

LOCATED IN THE SW ¼ OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

NOTES

1. EXISTING CONDITIONS SURVEY OF LOT A & B, MOUNTAIN OFFICE PARK SUBDIVISION TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT RECEPTION NO. 298528, COUNTY OF ROUTT, STATE OF COLORADO.
2. FIELD SURVEYING COMPLETED MARCH 13, 2024. AT TIME OF SURVEY 3.0± FEET OF SNOW COVERED THE GROUND AND SOME IMPROVEMENTS MAY HAVE BEEN OBSCURED
3. THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD. FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT OF MOUNTAIN OFFICE PARK SUBDIVISON. NO ADDITIONAL TITLE RESEARCH WAS COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING.
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: 2955 VILLAGE DRIVE, STEAMBOAT SPRINGS.
7. PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.
8. ZONING MF-3 PER CITY OF STEAMBOAT SPRINGS.
9. NO FLOOD PLAIN CONCERNS, ZONE X – MINIMAL FLOOD HAZARD.
10. GROSS LOT AREA: 1.28 ACRES.

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 UNDERGROUND GAS LINE
- EXISTING CONCRETE PAVING
- EXISTING BUILDINGS
- COLORADO BLUE SPRUCE
- ASPEN
- BIRCH

Line Table

Line #	Length	Direction
L29	0.88	N1° 56' 38"W
L30	91.92	S88° 03' 22"W
L31	23.70	S88° 16' 29"E
L32	77.26	S1° 43' 31"W
L1	24.40	N88° 27' 34"W
L2	5.70	N0° 59' 55"E
L3	9.18	N87° 07' 29"W
L4	4.20	N0° 45' 54"E
L5	8.48	N88° 12' 20"W
L6	11.96	S1° 43' 19"W
L7	36.26	N88° 02' 04"W
L8	8.03	N2° 39' 15"E
L9	17.96	N88° 10' 01"W
L10	38.19	N1° 30' 55"E
L11	8.66	S88° 18' 39"E
L12	10.26	N2° 08' 17"E
L13	9.83	S88° 31' 06"E
L14	0.35	S0° 02' 26"W
L15	35.66	S88° 01' 45"E
L16	6.18	S1° 24' 43"W

Line Table

Line #	Length	Direction
L17	12.53	S87° 44' 25"E
L18	0.26	N23° 54' 33"E
L19	5.10	S88° 50' 58"E
L20	3.99	S2° 53' 15"W
L21	7.39	S88° 05' 08"E
L22	4.25	N4° 14' 30"E
L23	0.95	S87° 01' 09"E
L24	4.01	N2° 30' 16"E
L25	4.38	S87° 55' 39"E
L26	4.19	S0° 18' 02"E
L27	11.64	S87° 54' 40"E
L28	48.18	S1° 59' 50"W

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

No.	DATE	REVISIONS	INT

2955 VILLAGE DRIVE
STEAMBOAT SPRINGS, CO
LOT A AND LOT B
MOUNTAIN OFFICE PARK
SUBDIVISION

Horizontal Scale

0 20' 40'

SCALE: 1" = 20'

Contour Interval = 2 ft

DATE: 4-12-2024
JOB #: 2033-004
DRAWN BY: WNM
DESIGN BY:
REVIEW BY:

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

DRAWING: EXISTING CONDITIONS

SHEET #

C2