30 0 30 60 90 Feet

(IN FEET)
1 inch = 30ft.

EXISTING CONDITIONS LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SECTION LINE
- CENTERLINE
- PROPERTY MONUMENT
- SECTION CORNER
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR — 6800
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- SIGN
- SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT
- SEPTIC TANK LID AND VENT PIPE
- WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER
- FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL
- GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF
- PROPANE TANK (BURIED)
- CABLE LINE MARKER, VAULT AND PEDESTAL
- DUCT BANK
- SATELLITE DISH
- FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
- TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE
- ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL
- ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX
- LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL TRAFFIC CONTROL VAULT AND CABINET
- OVERHEAD UTILITY LINE GUY POLE, UTILITY POLE & GUY WIRE
- EDGE OF WATER
- DITCH/SWALE
- CULVERT W/ END SECTIONS
- STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET
- AIR CONDITIONER, MAILBOX, NEWSTAND, TRASH CAN, MISC. MANHOLE
- BOLLARD, BOLLARD W/LIGHT FLAG POLE AND DELINEATOR
- STUMP, BOULDER AND IRRIGATION VALVE BOX
- CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)
- CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLINE)

NOTES:

1. THIS MAP DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE EXISTING CONDITIONS.
2. DATE OF LAST FIELD INSPECTION: JUNE 28, 2023.
3. THIS 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. LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. RND30030854 DATED 06/07/2023 AT 5:00 P.M. WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS MAP.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE FLOODWAY, ZONE AE, AND ZONE X, AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0877D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
7. 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.
8. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
9. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 131,551 SQUARE FEET OR 3.02 ACRES.
10. POSTED ADDRESS: NO POSTED ADDRESS. MWW BOOSTER STATION LOCATED IN NW QUARTER PIN 137177001
11. PROJECT BENCHMARK: A SET #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "LANDMARK REF MARK", HAVING AN ELEVATION OF 6859.43' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
12. CONTOUR INTERVAL = 1 FOOT

PROPERTY DESCRIPTION:

BUILDINGS D & F
THE LODGE AT STEAMBOAT
BUILDING COMMON AREA
FILE NO. 8825

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

These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

REVIEW SET
NOT FOR CONSTRUCTION

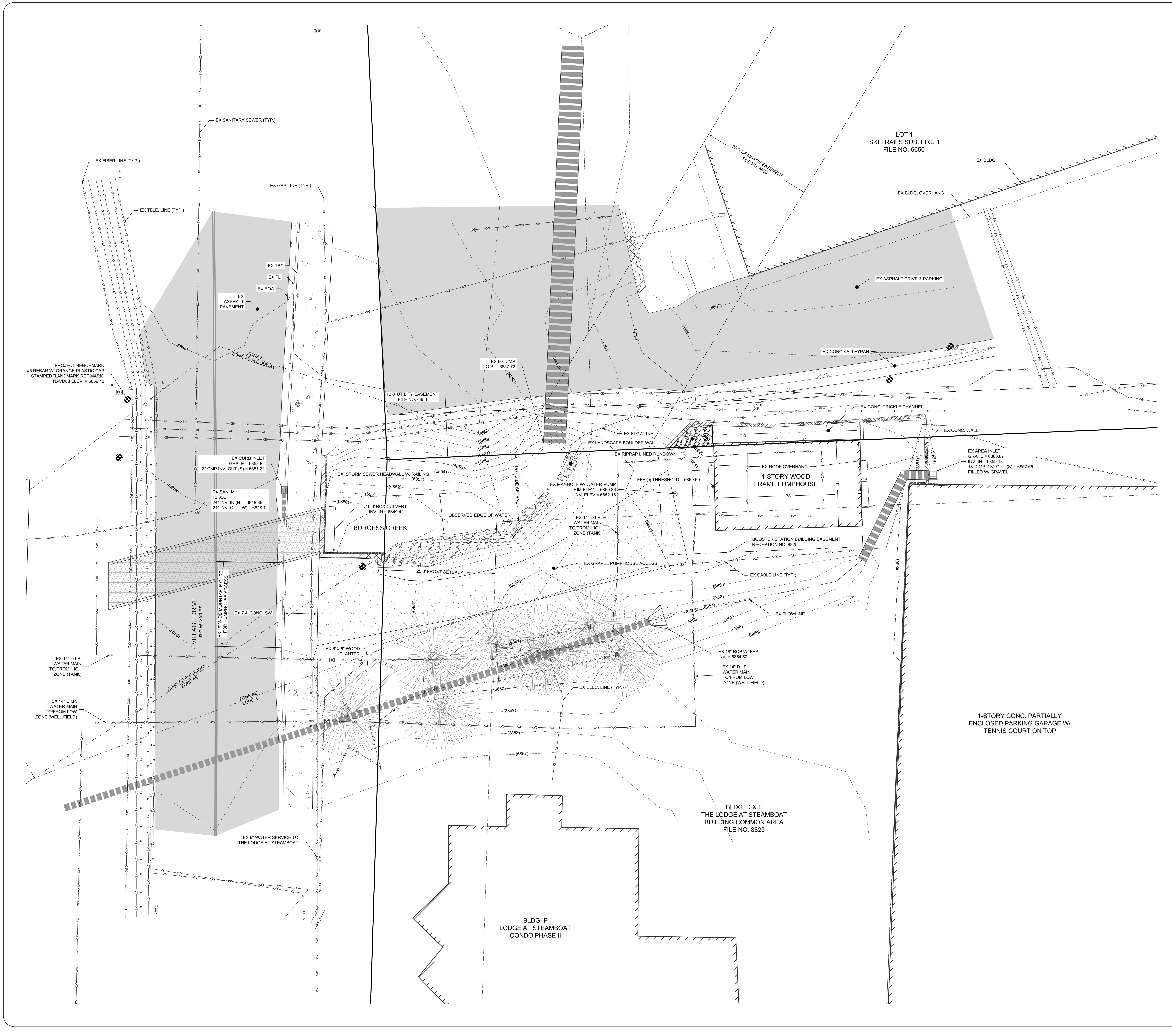
NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1406-020
DATE: 05/24/2024
CONTACT: RYAN SPAUSTAT
EMAIL: RYANS@landmark-co.com

VILLAGE DRIVE BOOSTER STATION DEVELOPMENT PLAN

OVERALL EXISTING CONDITIONS EXHIBIT WITH AERIAL

SHEET
C.003



10 0 10 20 30 Feet

(IN FEET)
1 inch = 10 ft.

EXISTING CONDITIONS LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SECTION LINE
- CENTERLINE
- PROPERTY MONUMENT
- SECTION CORNER
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR (6800)
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- SIGN
- SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT
- SEPTIC TANK LID AND VENT PIPE
- WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER
- FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL
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- DUCT BANK
- SATELLITE DISH
- FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
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- ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL
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- EDGE OF WATER
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- BOLLARD, BOLLARD W/LIGHT FLAG POLE AND DELINEATOR
- STUMP, BOULDER AND IRRIGATION VALVE BOX
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- CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLINE)

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12. CONTOUR INTERVAL = 1 FOOT

PROPERTY DESCRIPTION:

BUILDINGS D & F
THE LODGE AT STEAMBOAT
BUILDING COMMON AREA
FILE NO. 8825

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REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	1406-020
DATE:	05/24/2024
CONTACT:	RYAN SPAUSTAT
EMAIL:	RYANS@landmark-co.com

VILLAGE DRIVE BOOSTER STATION DEVELOPMENT PLAN

DETAILED EXISTING CONDITIONS EXHIBIT

SHEET
C.004

10 0 10 20 30 Feet

(IN FEET)
1 inch = 10 ft.

EXISTING CONDITIONS LEGEND:

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EASEMENT
SECTION LINE
CENTERLINE
PROPERTY MONUMENT
SECTION CORNER
BUILDING
ROOF LINE/OVERHANG
DECK
WALL
FENCE
MAJOR CONTOUR
MINOR CONTOUR
ASPHALT
CONCRETE
GRAVEL
SIGN
SANITARY SEWER LINE MARKER
MANHOLE AND CLEANOUT
SEPTIC TANK LID AND VENT PIPE
WATER LINE MAKER, FIRE HYDRANT
GATE VALVE, CURB STOP & METER
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METER AND SHUTOFF
PROPANE TANK (BURIED)
CABLE LINE MARKER, VAULT AND PEDESTAL
DUCT BANK
SATELLITE DISH
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GUY POLE, UTILITY POLE & GUY WIRE
EDGE OF WATER
DITCH/SWALE
CULVERT W/ END SECTIONS
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CONTACT: RYAN SPAUSTAT
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VILLAGE DRIVE BOOSTER STATION DEVELOPMENT PLAN

DETAILED EXISTING CONDITIONS EXHIBIT WITH AERIAL

SHEET
C.005