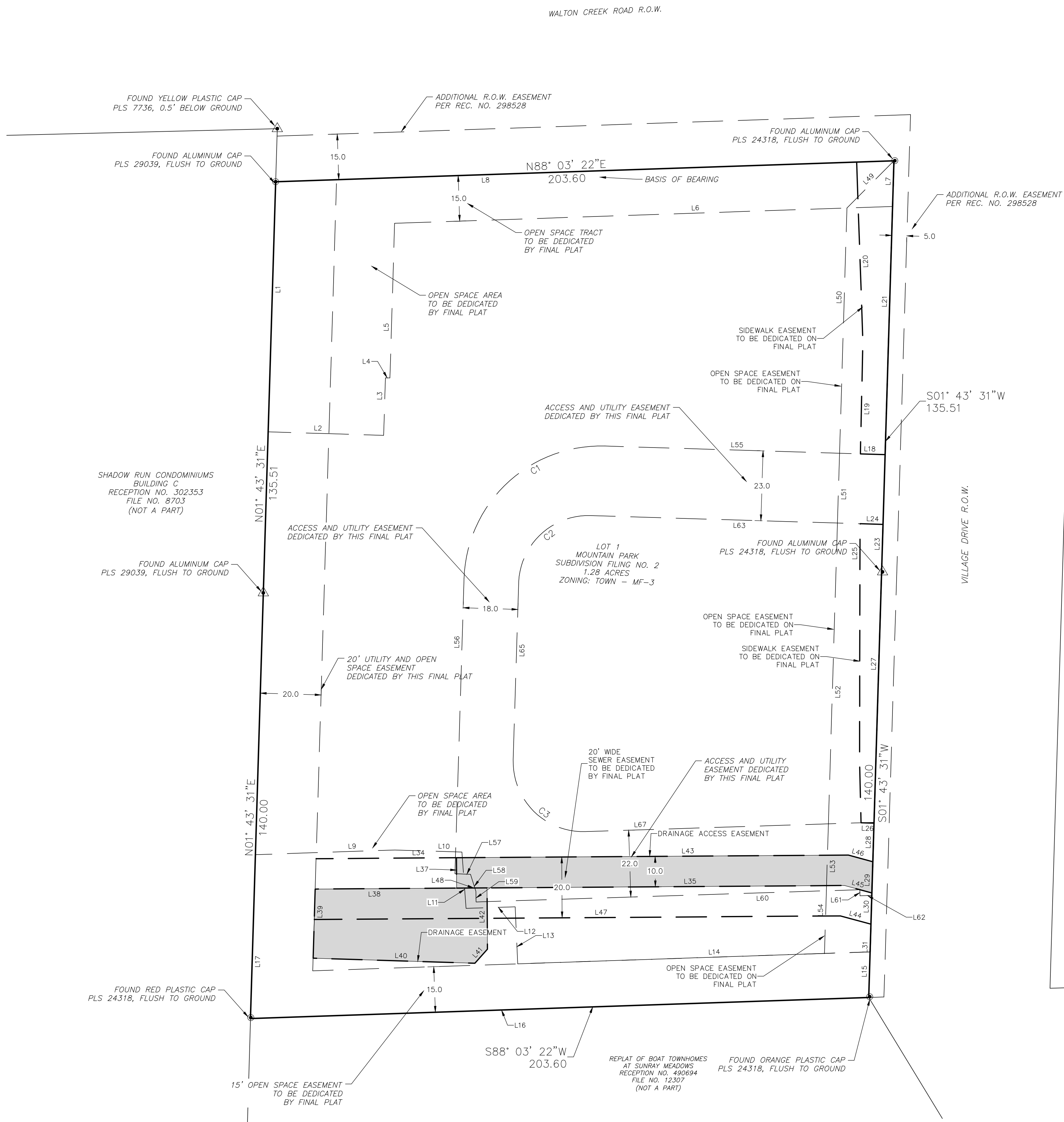


PRELIMINARY PLAT
MOUNTAIN PARK SUBDIVISION FILING NO. 2
A CONSOLIDATION LOT A AND LOT B, MOUNTAIN OFFICE PARK
SUBDIVISION LOCATED IN THE NW 1/4 NW 1/4 SW 1/4 SECTION 27,
TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT
SPRINGS, ROUTT COUNTY, COLORADO



OPEN SPACE

EXISTING: LOT A GREENBELT: 4830 SQ FT
LOT A+B GREEN BELT: 3924 SQ FT
TOTAL: 8754 SQ FT

PROPOSED: LOT 1 OPEN SPACE: 15,339 SQ FT

REQUIREMENT: 15% OF PROPERTY = 8,364 SQ FT

LEGEND	
	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING SETBACK
	OPEN SPACE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR

Zoning:	MF-3 (Multi-Family Three, High Density)
Existing Lot Setbacks:	MF-3: 15' on front and side street 10' on side, and rear lot lines
Gross Area:	55,949 sq. ft. (1.28 acres)
Base Flood Elevation:	Zone X, minimal flood hazard

SURVEY NOTES:

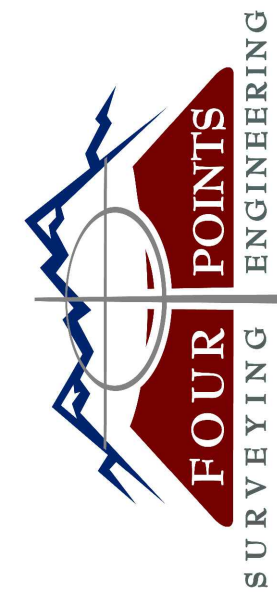
- UNITS SHOWN HEREON ARE IN US SURVEY FEET.
- BASIS OF BEARING: S 88°03'22" W, 203.60 FT ALONG NORTH LINE OF LOT 1.

Line Table		
Line #	Length	Direction
L1	82.34	S1° 43' 31"W
L2	20.00	S88° 16' 39"E
L3	18.96	N1° 45' 09"E
L4	1.49	S88° 12' 51"E
L5	50.91	N1° 42' 57"E
L6	164.00	N88° 03' 22"E
L7	15.03	N1° 43' 31"E
L8	203.60	S88° 03' 22"W
L9	45.92	S88° 04' 15"W
L10	22.06	N88° 14' 00"W
L11	18.59	N4° 16' 02"W
L12	16.16	S88° 10' 08"W
L13	18.79	N2° 33' 36"W
L14	97.94	S88° 03' 22"W
L15	15.03	N1° 43' 31"E
L16	18.79	N2° 33' 36"W
L17	53.94	S1° 43' 31"W
L18	8.14	S88° 16' 29"E
L19	37.08	S1° 16' 02"W
L20	59.00	S1° 59' 49"E
L21	96.74	N1° 43' 31"E

Line Table		
Line #	Length	Direction
L23	15.78	N1° 43' 31"E
L24	7.50	S88° 16' 29"E
L25	70.96	N0° 06' 28"E
L26	4.27	N88° 16' 29"W
L27	82.59	N1° 43' 31"E
L28	12.69	N1° 43' 31"E
L29	10.28	N1° 43' 31"E
L30	10.28	N1° 43' 31"E
L31	9.12	N1° 43' 31"E
L34	46.21	N89° 36' 40"E
L35	117.63	N89° 36' 40"E
L38	46.56	S89° 36' 51"W
L39	22.75	S1° 43' 31"W
L40	53.25	S88° 12' 39"E
L41	6.21	N41° 59' 56"E
L42	20.17	N0° 23' 20"W
L43	128.86	N89° 36' 40"E
L44	10.40	S74° 49' 14"E
L45	9.37	S74° 49' 14"E
L46	8.21	S74° 49' 14"E

Line Table		
Line #	Length	Direction
L47	173.19	N89° 36' 40"E
L48	10.00	N89° 36' 40"E
L49	21.93	N44° 53' 27"E
L50	80.75	N1° 43' 31"E
L51	22.99	S1° 43' 31"W
L52	99.04	S1° 43' 31"W
L53	22.04	S1° 43' 31"W
L54	20.72	N1° 43' 31"E
L55	92.27	S88° 14' 51"E
L56	97.21	N1° 45' 51"E
L57	5.11	N87° 47' 54"W
L58	5.87	N17° 33' 50"W
L59	3.50	N1° 29' 00"W
L60	126.33	S88° 10' 08"W
L61	2.00	N1° 49' 52"W
L62	3.90	S88° 10' 08"W
L63	96.29	N88° 16' 30"W
L65	58.66	S1° 46' 15"W
L67	95.08	N88° 10' 08"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	70.66	45.03	89.92	S46° 45' 33"W	63.63
C2	35.53	22.95	88.68	S47° 30' 04"W	32.08
C3	37.57	23.00	93.60	S45° 02' 00"E	33.53

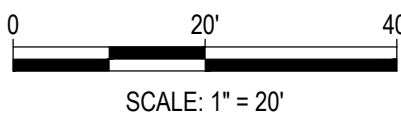


440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointse.com

INT	REVISIONS	DATE	No.

2955 VILLAGE DRIVE
STEAMBOAT SPRINGS, CO
MOUNTAIN PARK SUBDIVISION
FILING NO. 2

Horizontal Scale



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.

PRELIMINARY PLAT

SHEET #

C4