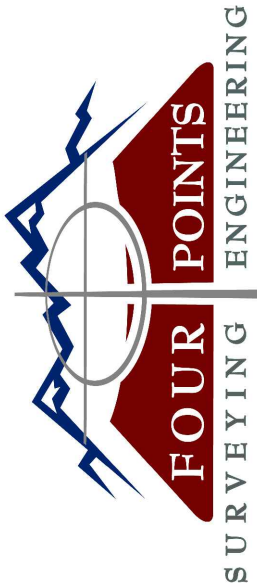


**EXISTING CONDITIONS**  
**OF LOT A & B, MOUNTAIN OFFICE PARK SUBDIVISION**  
**LOCATED IN THE SW ¼ OF SECTION 27, TOWNSHIP 6 NORTH,**  
**RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS,**  
**ROUTT COUNTY, COLORADO**

**NOTES**

- 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 ROUITT, STATE OF COLORADO.
- FIELD SURVEYING COMPLETED MARCH 13, 2024 AND MAY 13, 2024.
- 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 SUBDIVISION. NO ADDITIONAL TITLE RESEARCH WAS COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING.
- LEGAL DESCRIPTION PROVIDED BY ROUITT COUNTY ASSESSOR.
- 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.
- STREET ADDRESS: 2955 VILLAGE DRIVE, STEAMBOAT SPRINGS.
- PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.
- ZONING MF-3 PER CITY OF STEAMBOAT SPRINGS.
- NO FLOOD PLAIN CONCERNS, ZONE X - MINIMAL FLOOD HAZARD.
- GROSS LOT AREA: 1.28 ACRES.
- EXISTING BUILDING ENCLOSES THE FRONT SETBACK ON VILLAGE DRIVE AS SHOWN.

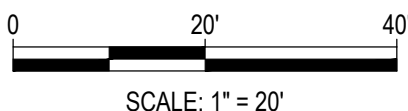


440 S. Lincoln Ave, Suite 4A  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
www.fourpointse.com

INT					
REVISIONS					
No.	DATE				

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

**Horizontal Scale**



SCALE: 1" = 20'

Contour Interval = 2 ft

DATE: 06-28-2024  
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.

EXISTING  
CONDITIONS

DRAWING:

SHEET #

C2

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

