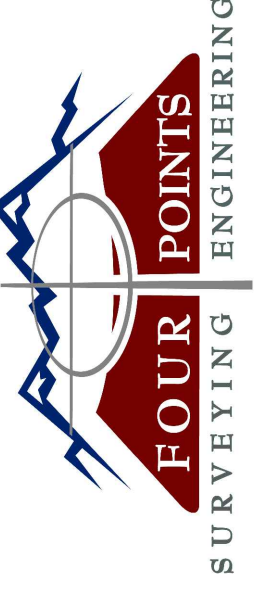


EXISTING CONDITIONS PLAN

OF RIVERFRONT PARK FILINGS NO. 1, 2, AND 3

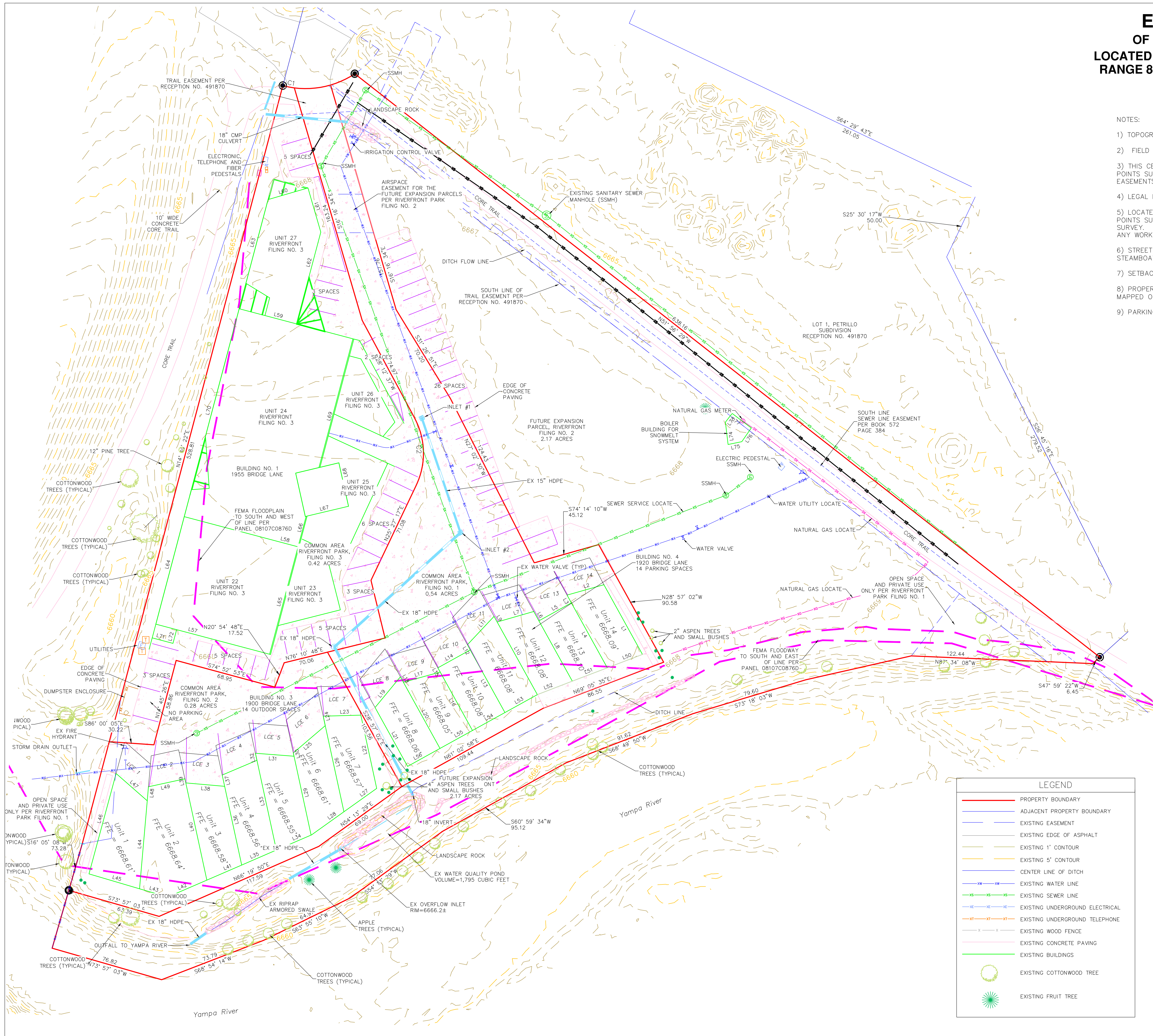
LOCATED IN THE NW ¼ OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



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

NOTES:

- 1) TOPOGRAPHIC SURVEY OF RIVERFRONT PARK FILINGS NO. 1, 2, AND 3.
- 2) FIELD SURVEYING COMPLETED MAY 8, 2024.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 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: 1900, 1920, 1940, 1955, AND 1960 BRIDGE LANE, STEAMBOAT SPRINGS.
- 7) SETBACKS ARE PER THE RIVERFRONT PARK PUD.
- 8) PROPERTY IS WITHIN THE FEMA FLOODPLAIN AND FLOODWAY AS MAPPED ON PANEL 08107C0876D
- 9) PARKING LOT IS ALL HEATED CONCRETE FROM A GAS BOILER



Line #	Length	Direction
L1	53.70	N28° 57' 01.76"W
L2	25.80	N74° 14' 10.47"E
L3	5.95	N28° 57' 01.76"W
L4	50.09	N28° 57' 01.76"W
L5	25.00	N61° 02' 58.24"E
L6	7.20	S28° 57' 01.76"E
L7	25.70	N73° 58' 04.12"E
L8	46.55	S28° 57' 01.76"E
L9	4.30	S28° 57' 01.76"E
L10	55.98	S28° 57' 01.76"E
L11	26.20	N43° 17' 53.07"E
L12	4.00	N28° 57' 01.76"W
L13	48.30	N28° 57' 01.76"W
L14	25.00	N61° 02' 58.24"E
L15	3.30	N28° 57' 01.76"W
L16	45.00	N28° 57' 01.76"W
L18	4.15	S28° 57' 01.76"E
L19	26.86	N39° 30' 50.17"E
L20	51.07	S28° 57' 01.76"E
L21	45.35	S28° 57' 01.76"E
L22	50.53	N12° 14' 31.87"W
L23	25.37	N88° 24' 10.20"E
L24	6.51	S12° 14' 11.25"E
L25	28.37	S49° 28' 53.49"W
L26	59.42	S12° 14' 11.25"E
L27	27.14	N54° 31' 13.72"E
L28	26.85	N54° 31' 13.72"E
L29	54.38	S12° 14' 31.87"E
L30	2.26	S12° 14' 31.87"E
L31	26.12	N85° 35' 54.82"W
L32	66.78	N12° 14' 31.87"W
L33	66.78	N12° 14' 31.87"W
L34	25.81	N66° 37' 35.01"E
L35	25.48	N66° 37' 35.01"E
L36	54.33	S12° 14' 31.87"E
L37	7.76	S12° 14' 31.87"E
L38	26.31	N85° 00' 31.14"W
L39	2.81	N12° 14' 31.87"W
L40	67.06	N12° 14' 23.19"W
L41	25.61	N66° 37' 35.01"E

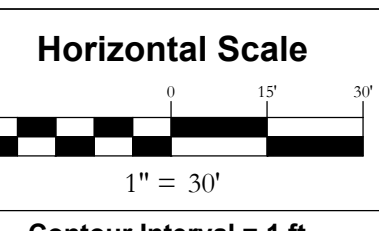
Line #	Length	Direction
L42	28.77	N66° 37' 35.01"E
L43	19.81	S73° 39' 16.83"E
L44	59.57	N4° 59' 29.17"E
L45	35.55	S73° 39' 16.83"E
L46	70.17	N15° 07' 30.94"E
L47	27.91	S48° 45' 38.11"E
L48	9.48	S4° 59' 28.86"W
L49	25.17	S77° 45' 28.13"W
L50	25.37	N69° 05' 35.14"E
L51	25.25	N69° 05' 35.14"E
L52	24.84	N69° 05' 35.14"E
L53	25.13	N61° 02' 58.23"E
L54	25.00	N61° 02' 58.23"E
L55	25.03	N61° 02' 58.23"E
L56	24.99	N61° 02' 58.23"E
L57	80.00	S75° 11' 41.08"E
L58	80.00	S75° 09' 18.04"E
L59	80.00	S75° 11' 41.08"E
L60	28.04	N73° 48' 18.48"E
L61	31.00	S16° 11' 41.52"E
L62	64.02	N14° 48' 22.21"E
L63	75.07	N14° 48' 18.92"E
L64	75.00	N14° 48' 18.92"E
L65	96.22	N14° 50' 41.96"E
L66	21.60	N14° 48' 18.92"E
L67	30.00	N76° 41' 54.78"E
L68	30.00	S12° 30' 17.08"E
L69	89.45	N14° 48' 18.92"E
L70	145.00	N14° 48' 18.92"E
L71	14.50	S75° 11' 41.08"E
L72	9.52	N14° 48' 18.92"E
L73	7.42	S37° 27' 53.48"W
L74	15.15	S6° 39' 28.03"E
L75	9.47	N78° 32' 49.13"E
L76	11.27	N34° 35' 16.83"E
L77	16.20	N52° 52' 41.73"W

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 WOOD FENCE
- EXISTING CONCRETE PAVING
- EXISTING BUILDINGS
- EXISTING COTTONWOOD TREE
- ★ EXISTING FRUIT TREE

RIVERFRONT PARK FILINGS NO. 1, 2 & 3

1940 BRIDGE LANE
STEAMBOAT SPRINGS, CO 80487



DATE: 5-21-2024
JOB #: 2349-001
DRAWN BY: RS
DESIGN BY:
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: EXISTING CONDITIONS PLAN
SHEET # 2