



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

1) EXHIBIT MAP OF THE LMITED COMMON ELEMENTS AND OPEN SPACE WITHIN THE 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

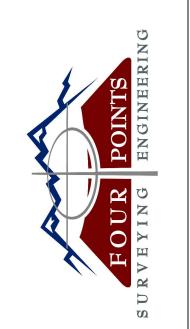
10) THE OPEN SPACE IS A COMBINATION OF THE OPEN SPACE FROM RIVERFRONT PARKING FILING NO. 1 AND THE SOUTH END OF THE EXPANSION PROPERTY IN RIVERFRONT FILING NO. 2. THIS SOUTH END OF THE EXPANSION PROPERTY IS CURRENTLY NOT DESIGNATED OPEN SPACE BUT IS UNBUILDABLE DUE TO THE WIDTH, PROXIMITY TO THE YAMPA RIVER AND EXISTENCE OF THE WATER QUALITY PONDS WITHIN THE PARCEL AREA.

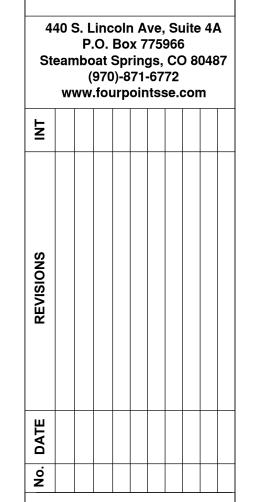
11) LIMITED COMMON ELEMENTS ARE DESIGNATED IN FILING NO. 1 AND 2.

12) ALL PARKING IN FRONT OF BUILDING 1 AND THE WEST SIDE OF THE EXPANSION PROPERTY IS COMMERCIAL SPACE. PARKING IN FRONT OF BUILDINGS 3 AND 4 IS FOR OWNERS OF THOSE UNITS ONLY.

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	53.70	N28° 57' 01.76"W	L42	28.77	N66° 37' 35.01"E
L2	25.80	N74° 14' 10.47"E	L43	19.81	S73° 39' 16.83"E
L3	5.95	N28° 57' 01.76"W	L44	59.57	N4° 59' 29.17"E
L4	50.09	N28° 57' 01.76"W	L45	35.55	S73° 39′ 16.83″E
L5	25.00	N61° 02' 58.24"E	L46	70.17	N15° 07' 30.94"E
L6	7.20	S28° 57' 01.76"E	L47	27.91	S48° 45′ 38.11″E
L7	25.70	N73° 58' 04.12"E	L48	9.48	S4° 59′ 28.86″W
L8	46.55	S28° 57' 01.76"E	L49	25.17	S77° 45′ 28.13″W
L9	4.30	S28° 57' 01.76"E	L50	25.37	N69° 05' 35.14"E
L10	55.98	S28° 57' 01.76"E	L51	25.25	N69° 05' 35.14"E
L11	26.20	N43° 17' 53.07"E	L52	24.84	N69° 05' 35.14"E
L12	4.00	N28° 57′ 01.76″W	L53	25.13	N61° 02' 58.23"E
L13	48.30	N28° 57′ 01.76″W	L54	25.00	N61° 02' 58.23"E
L14	25.00	N61° 02' 58.24"E	L55	25.03	N61° 02' 58.23"E
L15	3.30	N28° 57' 01.76"W	L56	24.99	N61° 02' 58.23"E
L16	45.00	N28° 57' 01.76"W	L57	80.00	S75° 11′ 41.08″E
L18	4.15	S28° 57' 01.76"E	L58	80.00	S75° 09' 18.04"E
L19	26.86	N39° 30' 50.17"E	L59	80.00	S75° 11′ 41.08″E
L20	51.07	S28° 57' 01.76"E	L60	28.04	N73° 48' 18.48"E
L21	45.35	S28° 57' 01.76"E	L61	31.00	S16° 11′ 41.52″E
L22	50.53	N12° 14' 31.87"W	L62	64.02	N14° 48′ 22.21"E
L23	25.37	N88° 24' 10.20"E	L63	75.07	N14° 48′ 18.92″E
L24	6.51	S12° 14' 11.25"E	L64	75.00	N14° 48′ 18.92″E
L25	28.37	S49° 28′ 53.49″W	L65	96.22	N14° 50′ 41.96″E
L26	59.42	S12° 14' 11.25"E	L66	21.60	N14° 48′ 18.92″E
L27	27.14	N54° 31' 13.72"E	L67	30.00	N76° 41' 54.78"E
L28	26.85	N54° 31' 13.72"E	L68	30.00	S12° 30' 17.08"E
L29	54.38	S12° 14' 31.87"E	L69	89.45	N14° 48' 18.92"E
L30	2.26	S12° 14' 31.87"E	L70	145.00	N14° 48′ 18.92″E
L31	26.12	N85° 35' 54.82"W	L71	14.50	S75° 11′ 41.08″E
L32	66.78	N12° 14′ 31.87"W	L72	9.52	N14° 48′ 18.92″E
L33	66.78	N12° 14' 31.87"W	L73	7.42	S37° 27' 53.48"W
L34	25.81	N66° 37′ 35.01″E	L74	15.15	S6° 39' 28.03"E
L35	25.48	N66° 37′ 35.01″E	L75	9.47	N78° 32' 49.13"E
L36	54.33	S12° 14' 31.87"E	L76	11.27	N34° 35' 16.83"E
L37	7.76	S12° 14' 31.87"E	L77	16.20	N52° 52' 41.73"W
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





1940 BRIDGE LANE STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

Contour Interval = 1 ft

DATE: 5-31-2024

JOB #: 2349-001

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.

> EN SPACE AND ITED COMMON MENT EXHIBIT

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SHEET#

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