

EXISTING CONDITIONS SURVEY OF STEAMBOAT SPRINGS CHRISTIAN CENTER

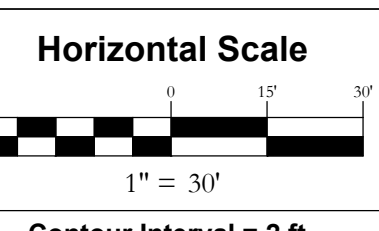
A TRACT LOCATED IN THE SE 1/4 SW 1/4 OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.,
STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

NOTES:

- EXISTING CONDITIONS SURVEY OF A TRACT IN THE SE 1/4 SW 1/4 SEC 28-6-84 ACCORDING TO THE WARRANTY DEED AT RECEPTION NO. 620556 AS RECORDED AT CLERK AND RECORDER'S OFFICE., COUNTY OF ROUTT, STATE OF COLORADO.
- FIELD SURVEYING COMPLETED AUGUST 7, 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 WARRANTY DEED FOUND AT RECEPTION NO. 620556. NO ADDITIONAL TITLE RESEARCH WAS COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING.
- LEGAL DESCRIPTION PROVIDED BY ROUTT 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: 795 DOUGHERTY ROAD, STEAMBOAT SPRINGS.
- PROPERTY CORNERS FOUND AS SHOWN HEREON.

INT	REVISIONS	NO.	DATE

STEAMBOAT SPRINGS
CHRISTIAN CENTER
795 DOUGHERTY ROAD
STEAMBOAT SPRINGS, CO



Contour Interval = 2 ft
DATE: 8-28-2024
JOB #: 1152-005
DRAWN BY: WNM
DESIGN BY:
REVIEW BY: FPSE

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

DRAWING:
**EXISTING
CONDITIONS**
SHEET #
1



Line #	Length	Direction
L1	31.00	N88° 47' 26"E
L2	6.00	S01° 12' 34"E
L3	24.00	N88° 47' 26"E
L4	6.00	N01° 12' 34"W
L5	31.00	N88° 47' 26"E
L6	16.00	S01° 12' 34"E
L7	24.00	N88° 47' 26"E
L8	69.14	S01° 12' 34"E
L9	15.00	S58° 34' 07"E
L10	15.00	S31° 25' 53"W
L11	28.58	N05° 04' 25"W
L12	4.64	S60° 06' 37"E
L13	8.14	N30° 13' 45"E
L14	12.83	N13° 18' 46"W
L15	14.03	N31° 24' 22"E
L16	13.99	S58° 45' 25"E
L17	5.19	N76° 39' 03"E
L18	13.97	N31° 34' 40"E
L19	13.97	S58° 39' 51"E
L20	5.22	N76° 35' 18"E

Line #	Length	Direction
L21	13.96	N31° 30' 55"E
L22	14.02	S58° 40' 43"E
L23	5.20	N75° 45' 44"E
L24	13.97	N31° 36' 09"E
L25	14.01	S58° 46' 03"E
L26	4.16	N77° 06' 02"E
L27	12.99	S58° 47' 39"E
L28	10.17	S15° 55' 01"E
L29	10.65	N77° 50' 46"E
L30	13.13	S37° 25' 27"E
L31	13.16	S10° 15' 36"W
L32	10.68	S76° 07' 57"W
L33	9.83	S13° 16' 03"E
L34	13.43	S31° 35' 18"W
L35	4.35	S75° 48' 33"W
L36	13.91	S31° 19' 18"W
L37	14.06	N58° 44' 12"W
L38	5.18	S75° 17' 43"W
L39	13.88	S31° 28' 11"W
L40	14.07	N58° 38' 15"W

Line #	Length	Direction
L41	5.08	S76° 27' 24"W
L42	14.13	S31° 26' 28"W
L43	13.96	N58° 23' 29"W
L44	5.25	S76° 48' 21"W
L45	3.01	S25° 28' 32"W
L46	19.97	N13° 34' 07"W
L47	19.13	S88° 47' 26"W
L48	1.50	S01° 12' 34"E
L49	2.17	S88° 47' 26"W
L50	1.50	N01° 12' 34"W
L51	21.73	S88° 47' 26"W
L52	1.50	S01° 12' 34"E
L53	2.17	S88° 47' 26"W
L54	1.50	N01° 12' 34"W
L55	20.00	S88° 47' 26"W
L56	1.50	S01° 12' 26"E
L57	2.17	S88° 47' 26"W
L58	1.50	N01° 12' 41"W
L59	21.80	S88° 47' 26"W
L60	18.00	N01° 12' 34"W

Line #	Length	Direction
L61	8.00	N88° 47' 26"E
L62	20.00	N01° 12' 34"W
L63	8.00	S88° 47' 26"W
L64	18.00	N01° 12' 34"W
L65	14.00	N88° 47' 26"E
L66	16.00	N01° 12' 34"W
L67	56.11	S01° 13' 09"E
L68	213.12	N88° 46' 51"E
L69	11.93	S01° 13' 09"E
L70	56.79	N88° 46' 51"E
L71	48.32	S01° 13' 09"E
L72	74.39	S88° 46' 51"W
L73	38.25	N88° 30' 00"E
L74	7.00	S01° 30' 00"E
L75	15.33	N88° 30' 00"E
L76	25.30	N01° 30' 00"W
L77	48.28	S88° 58' 29"W
L78	31.90	N01° 30' 00"W

LEGEND		
	PROPERTY BOUNDARY	
	ADJACENT PROPERTY BOUNDARY	
	EXISTING EASEMENT	
	EXISTING SETBACK	
	EXISTING EDGE OF ASPHALT	
	EXISTING 1' CONTOUR	
	EXISTING 5' CONTOUR	
	CENTER LINE OF DITCH	
	EXISTING WATER LINE	
	EXISTING SEWER LINE	
	EXISTING OVERHEAD ELECTRICAL	
	EXISTING CONCRETE PAVING	
	EXISTING BUILDINGS	