Line Table		
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 Table		
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 Table		
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 Table		
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

EXISTING CONDITIONS SURVEY

OF STEAMBOAT SPRINGS CHRISTIAN CENTER

A TRACT LOCATED IN THE SE ¼ SW¼ OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

NOTES:

1. EXISTING CONDITIONS SURVEY OF A TRACT IN THE SE¼ SW¼ 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.
2. FIELD SURVEYING COMPLETED AUGUST 7, 2024.
3. 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.
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: 795 DOUGHERTY ROAD, STEAMBOAT SPRINGS.
7. PROPERTY CORNERS FOUND AS SHOWN HEREON.

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

No.	DATE	REVISIONS	INT

STEAMBOAT SPRINGS CHRISTIAN CENTER
795 DOUGHERTY ROAD
STEAMBOAT SPRINGS, CO

Horizontal Scale

30' 0 15' 30'

1" = 30'

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 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: EXISTING CONDITIONS

SHEET # 1