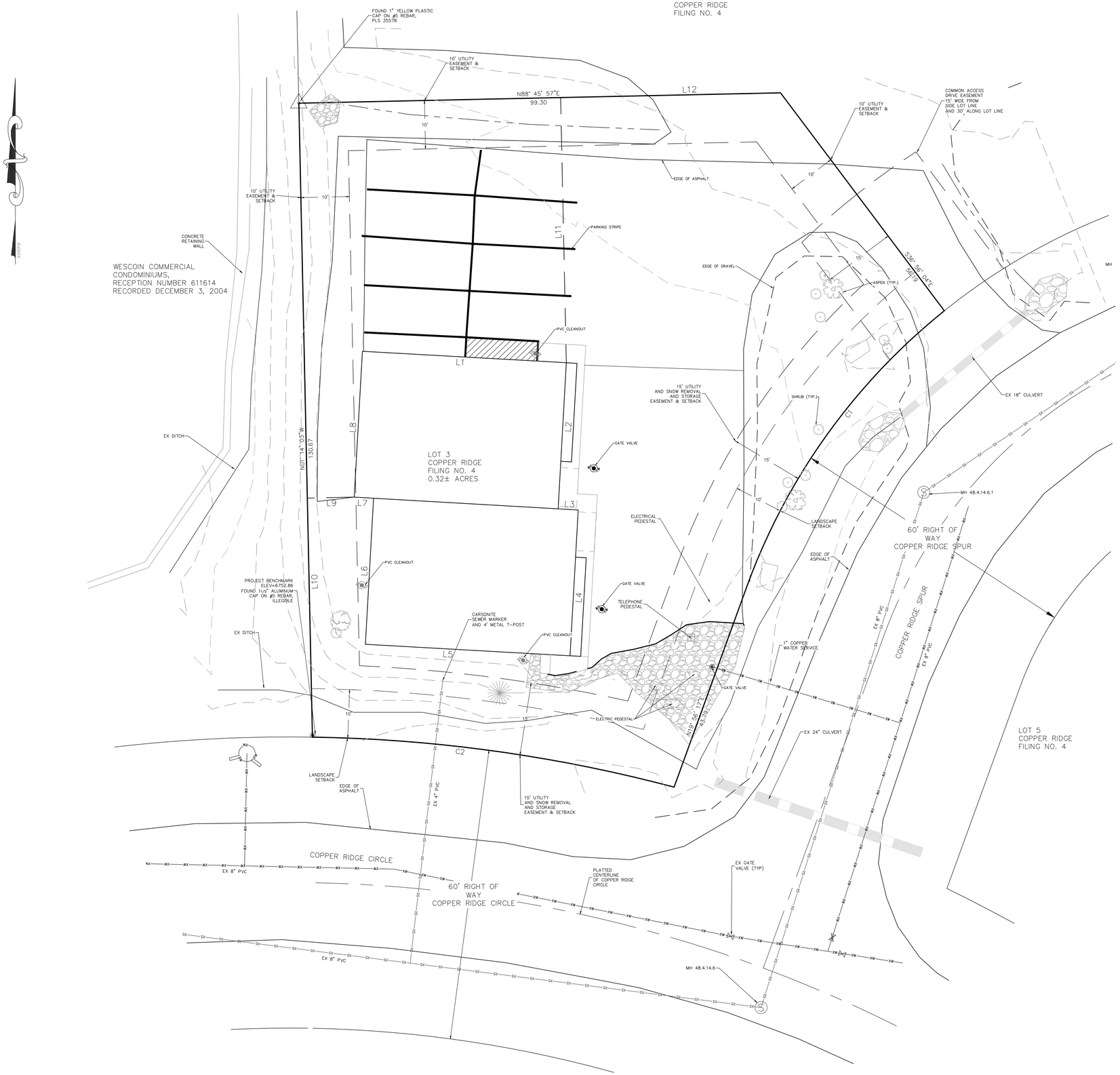

LEGEND

- 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

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	70.95	130.00	31.27	S35° 34' 28"W	70.08
C2	75.43	310.00	13.94	N82° 07' 54"W	75.24

Line Table

Line #	Length	Direction
L1	42.10	S86° 47' 20"E
L2	30.15	S3° 12' 40"W
L3	4.15	S86° 47' 20"E
L4	30.10	S3° 12' 40"W
L5	42.20	N86° 47' 20"W
L6	30.15	N3° 12' 40"E
L7	4.00	N86° 47' 20"W
L8	30.10	N3° 12' 40"E
L9	9.67	S88° 45' 57"W
L10	49.26	S1° 14' 03"E
L11	54.66	N1° 14' 03"W
L12	45.33	N88° 45' 57"E

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

RICHEY COPPER RIDGE CONDOMINIUMS

1716 COPPER RIDGE SPUR
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

1" = 10'

Contour Interval = 2 ft

DATE: 8-20-2024
JOB #: 1647-007
DRAWN BY: MDM
DESIGN BY: MDM
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 PLAN

SHEET #

C2