

## PROPERTY DESCRIPTION

### PROMENADE EASEMENT

A PROMENADE EASEMENT OVER AND ACROSS A PORTION OF LOT 1, THUNDERHEAD SUBDIVISION AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE ROUTT COUNTY RECORDS; LOCATED IN THE SW1/4 SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### BASIS OF BEARINGS:

THE WEST LINE OF THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., BEING ASSUMED TO BEAR S01°46'00"W.

COMMENCING AT THE SW CORNER OF SAID SECTION 22; THENCE N77°03'30"E, A DISTANCE OF 1050.05 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, SAID THUNDERHEAD SUBDIVISION, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE N06°18'20"E, ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 38.68 FEET;  
THENCE N26°48'51"W, ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 1.14 FEET;  
THENCE S80°48'58"E, A DISTANCE OF 37.56 FEET;  
THENCE N09°11'02"E, A DISTANCE OF 20.16 FEET;  
THENCE S80°49'39"E, A DISTANCE OF 25.96 FEET;  
THENCE N44°11'02"E, A DISTANCE OF 8.50 FEET;  
THENCE N09°11'02"E, A DISTANCE OF 12.31 FEET;  
THENCE S80°48'10"E, A DISTANCE OF 7.25 FEET;  
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 11.96 FEET, A CENTRAL ANGLE OF 40°56'37", AND AN ARC LENGTH OF 8.55 FEET, THE CHORD OF WHICH BEARS N78°43'31"E, A DISTANCE OF 8.37 FEET;  
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 9.04 FEET, A CENTRAL ANGLE OF 80°41'18", AND AN ARC LENGTH OF 12.73 FEET, THE CHORD OF WHICH BEARS S81°24'08"E, A DISTANCE OF 11.70 FEET;  
THENCE S40°59'28"E A DISTANCE OF 4.28 FEET;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 91.31 FEET, A CENTRAL ANGLE OF 62°49'40", AND AN ARC LENGTH OF 100.13 FEET, THE CHORD OF WHICH BEARS N80°26'53"E, A DISTANCE OF 95.19 FEET;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 52.76 FEET, A CENTRAL ANGLE OF 38°33'30", AND AN ARC LENGTH OF 35.51 FEET, THE CHORD OF WHICH BEARS N77°46'59"E, A DISTANCE OF 34.84 FEET;  
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 111.61 FEET, A CENTRAL ANGLE OF 25°12'40", AND AN ARC LENGTH OF 49.11 FEET, THE CHORD OF WHICH BEARS N71°06'34"E, A DISTANCE OF 48.71 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 1, THUNDERHEAD SUBDIVISION;  
THENCE S10°34'14"E, ALONG SAID EASTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 22.77 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1;  
THENCE S74°25'54"W, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 98.20 FEET;  
THENCE N15°34'06"W, A DISTANCE OF 9.27 FEET;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 71.31 FEET, A CENTRAL ANGLE OF 64°15'26", AND AN ARC LENGTH OF 79.98 FEET, THE CHORD OF WHICH BEARS S75°11'56"W, A DISTANCE OF 75.85 FEET;  
THENCE S15°34'06"E, A DISTANCE OF 10.28 FEET TO A POINT ON SAID SOUTHERLY BOUNDARY OF LOT 1;  
THENCE S74°25'54"W, ALONG SAID SOUTHERLY BOUNDARY OF LOT 1, A DISTANCE OF 122.30 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 7,699 SQUARE FEET OR 0.18 ACRES.

#### SURVEYORS STATEMENT

I, JEFFRY A. GUSTAFSON, A LICENSED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE AND BELIEF, ARE CORRECT.

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR  
COLORADO LS NO. 29039  
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.  
STEAMBOAT SPRINGS, CO 80477



PROJECT: 2633-003

DATE: 10/15/24

DRAWN BY: JAG

CHECKED BY:

#### EXHIBIT

##### PROMENADE EASEMENT

LOCATED IN LOT 1, THUNDERHEAD SUBDIVISION;  
LOCATED IN THE SW1/4 SECTION 22.  
T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS,  
COUNTY OF ROUTT, STATE OF COLORADO

SHEET

1

Of 2 Sheets

TORIAN PLUM  
CONDOMINIUMS,  
PHASE II  
RECEPTION NO. 522146

LOT 1  
THUNDERHEAD SUBDIVISION  
RECEPTION NO. \_\_\_\_\_

PARCEL B  
SKI HILL SUBDIVISION  
RECEPTION NO. 307130

TORIAN PLUM  
CONDOMINIUMS, PHASE I  
RECEPTION NO. 333249

PROMENADE EASEMENT  
7,699 SQUARE FEET±  
0.18 ACRES±

POINT OF  
BEGINNING

LOT 2  
THUNDERHEAD SUBDIVISION  
RECEPTION NO. \_\_\_\_\_

POINT OF COMMENCEMENT  
SW CORNER SECTION 22  
T6N, R84W, 6TH P.M.  
2" IRON POST W/ 3" BRASS  
CAP STAMPED LS 12093

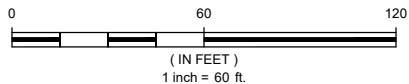
BASIS OF  
BEARINGS

S01°46'00"W  
2644.76'

W1/4 CORNER SECTION 27  
T6N, R84W, 6TH P.M.  
2" BRASS CAP IN CONCRETE  
40.25' WITNESS CORNER  
STAMPED LS 13221

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	8.55'	11.96'	40°56'37"	N78°43'31"E	8.37'
C2	12.73'	9.04'	80°41'18"	S81°24'08"E	11.70'
C3	100.13'	91.31'	62°49'40"	N80°26'53"E	95.19'
C4	35.51'	52.76'	38°33'30"	N77°46'59"E	34.84'
C5	49.11'	111.61'	25°12'40"	N71°06'34"E	48.71'
C6	79.98'	71.31'	64°15'26"	S75°11'56"W	75.85'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°18'20"E	38.68'
L2	N26°48'51"W	1.14'
L3	S80°48'58"E	37.56'
L4	N09°11'02"E	20.16'
L5	S80°49'39"E	25.96'
L6	N44°11'02"E	8.50'
L7	N09°11'02"E	12.31'
L8	S80°48'10"E	7.25'
L9	S40°59'28"E	4.28'
L10	S10°34'14"E	22.77'
L11	S74°25'54"W	98.20'
L12	N15°34'06"W	9.27'
L13	S15°34'06"E	10.28'
L14	S74°25'54"W	122.30'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A  
MONUMENTED SURVEY. IT IS INTENDED ONLY TO  
DEPICT THE ATTACHED PROPERTY DESCRIPTION.



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2

Of 2 Sheets