

PROPERTY DESCRIPTION

PROMENADE EASEMENT

A PROMENADE EASEMENT OVER AND ACROSS A PORTION OF TORIAN PLUM CONDOMINIUMS, PHASE I, AS RECORDED UNDER RECEPTION NO. 333249 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 N78°59'48"E, A DISTANCE OF 1038.38 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TORIAN PLUM CONDOMINIUMS, PHASE I, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S77°22'12"W, A DISTANCE OF 7.21 FEET;  
THENCE N12°37'48"W, A DISTANCE OF 51.16 FEET;  
THENCE N87°21'15"W, A DISTANCE OF 91.93 FEET;  
THENCE N03°59'01"E, A DISTANCE OF 19.57 FEET;  
THENCE S84°55'31"E, A DISTANCE OF 3.29 FEET;  
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 34.00 FEET, A CENTRAL ANGLE OF 48°32'02", AND AN ARC LENGTH OF 28.80 FEET, THE CHORD OF WHICH BEARS N70°48'28"E, A DISTANCE OF 27.95 FEET;  
THENCE N46°32'27"E, A DISTANCE OF 3.73 FEET;  
THENCE N37°32'20"E, A DISTANCE OF 6.15 FEET;  
THENCE N30°01'47"E, A DISTANCE OF 7.89 FEET;  
THENCE N26°08'37"E, A DISTANCE OF 8.59 FEET;  
THENCE N26°44'22"E, A DISTANCE OF 3.32 FEET;  
THENCE N21°41'57"E, A DISTANCE OF 11.86 FEET;  
THENCE N19°55'24"E, A DISTANCE OF 24.77 FEET;  
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 507.00 FEET, A CENTRAL ANGLE OF 02°17'16", AND AN ARC LENGTH OF 20.24 FEET, THE CHORD OF WHICH BEARS N21°04'02"E, A DISTANCE OF 20.24 FEET;  
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 06°01'10", AND AN ARC LENGTH OF 10.51 FEET, THE CHORD OF WHICH BEARS N19°12'05"E, A DISTANCE OF 10.50 FEET;  
THENCE N74°22'53"W A DISTANCE OF 1.00 FEET;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 99.00 FEET, A CENTRAL ANGLE OF 06°43'11", AND AN ARC LENGTH OF 11.61 FEET, THE CHORD OF WHICH BEARS N12°50'15"E, A DISTANCE OF 11.60 FEET;  
THENCE N09°28'40"E, A DISTANCE OF 12.71 FEET TO A POINT ON THE BOUNDARY OF SAID TORIAN PLUM CONDOMINIUMS, PHASE I;

THENCE ALONG SAID BOUNDARY OF TORIAN PLUM CONDOMINIUMS, PHASE I, THE FOLLOWING FOUR (4) COURSES:

1. S85°36'45"E, A DISTANCE OF 8.00 FEET;
2. S05°04'52"E, A DISTANCE OF 54.90 FEET;
3. S26°48'51"E, A DISTANCE OF 70.00 FEET;
4. S06°18'20"W, A DISTANCE OF 75.88 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 8,133 SQUARE FEET OR 0.19 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 TORIAN PLUM CONDOMINIUMS, PHASE I;  
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

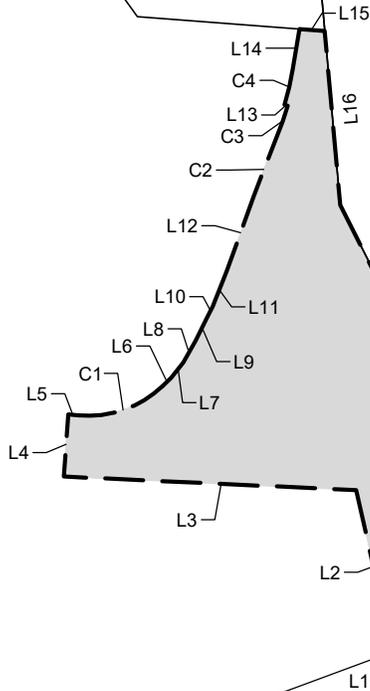
DRAFT  
10/15/24

TORIAN PLUM  
CONDOMINIUMS,  
PHASE II  
RECEPTION NO.  
522146

TORIAN PLUM  
CONDOMINIUMS, PHASE I  
RECEPTION NO. 333249

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

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



EASEMENT  
8,133 SQUARE FEET±  
0.19 ACRES±

POINT OF  
BEGINNING

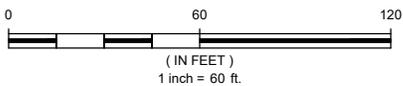
N78°59'48"E 1038.38' (TIE)

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



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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°22'12"W	7.21'
L2	N12°37'48"W	51.16'
L3	N87°21'15"W	91.93'
L4	N03°59'01"E	19.57'
L5	S84°55'31"E	3.29'
L6	N46°32'27"E	3.73'
L7	N37°32'20"E	6.15'
L8	N30°01'47"E	7.89'
L9	N26°08'37"E	8.59'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N26°44'22"E	3.32'
L11	N21°41'57"E	11.86'
L12	N19°55'24"E	24.77'
L13	N74°22'53"W	1.00'
L14	N09°28'40"E	12.71'
L15	S85°36'45"E	8.00'
L16	S05°04'52"E	54.90'
L17	S26°48'51"E	70.00'
L18	S06°18'20"W	75.88'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	28.80'	34.00'	48°32'02"	N70°48'28"E	27.95'
C2	20.24'	507.00'	2°17'16"	N21°04'02"E	20.24'
C3	10.51'	100.00'	6°01'10"	N19°12'05"E	10.50'
C4	11.61'	99.00'	6°43'11"	N12°50'15"E	11.60'



www.landmark-co.com

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