

PROPERTY DESCRIPTION

PROMENADE EASEMENT

A PROMENADE EASEMENT OVER AND ACROSS A PORTION OF TORIAN PLUM CONDOMINIUMS, PHASE II, AS RECORDED UNDER RECEPTION NO. 522146 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 N68°29'01"E, A DISTANCE OF 1065.44 FEET TO SOUTHEASTERLY CORNER OF SAID TORIAN PLUM CONDOMINIUMS, PHASE II, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE N85°36'45"W, ALONG THE SOUTHERLY BOUNDARY OF SAID TORIAN PLUM CONDOMINIUMS, PHASE II, A DISTANCE OF 8.00 FEET;

THENCE N09°28'40"E, A DISTANCE OF 14.25 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 249.00 FEET, A CENTRAL ANGLE OF 04°40'51", AND AN ARC LENGTH OF 20.34 FEET, THE CHORD OF WHICH BEARS N07°08'14"E, A DISTANCE OF 20.34 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TORIAN PLUM CONDOMINIUMS, PHASE II;

THENCE S05°04'52"E, A DISTANCE OF 34.99 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 129 SQUARE FEET.

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



www.landmark-co.com

PROJECT: 2633-003

DATE: 10/15/24

DRAWN BY: JAG

CHECKED BY:

EXHIBIT

PROMENADE EASEMENT

LOCATED IN TORIAN PLUM CONDOMINIUMS, PHASE II;
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. _____

$\Delta=4^{\circ}40'51''$
 $R=249.00$
 $L=20.34$
 $CH=N07^{\circ}08'14''E$
20.34'

$S05^{\circ}04'52''E$
34.99'

PROMENADE EASEMENT
129 SQUARE FEET±

$N09^{\circ}28'40''E$
14.25'

POINT OF
BEGINNING

$N85^{\circ}36'45''W$
8.00'

TORIAN PLUM
CONDOMINIUMS, PHASE I
RECEPTION NO. 333249

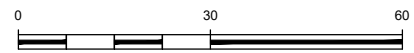
$N68^{\circ}29'01''E$ 1065.44' (TIE)

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

$S01^{\circ}46'00''W$
2644.76'

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



(IN FEET)
1 inch = 30 ft.

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



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