

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 N70°52'51"E, A DISTANCE OF 1053.37 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 1, THUNDERHEAD SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N05°04'52"W, ALONG SAID WESTERLY BOUNDARY OF LOT 1, A DISTANCE OF 75.46 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 249.99 FEET, A CENTRAL ANGLE OF 09°11'53", AND AN ARC LENGTH OF 40.13 FEET, THE CHORD OF WHICH BEARS N01°25'47"E, A DISTANCE OF 40.09 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 334.02 FEET, A CENTRAL ANGLE OF 09°32'25", AND AN ARC LENGTH OF 55.62 FEET, THE CHORD OF WHICH BEARS N01°36'03"E, A DISTANCE OF 55.55 FEET;
THENCE N06°22'16"E, A DISTANCE OF 67.14 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 191.00 FEET, A CENTRAL ANGLE OF 09°16'04", AND AN ARC LENGTH OF 30.89 FEET, THE CHORD OF WHICH BEARS N01°44'14"E, A DISTANCE OF 30.86 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 1;
THENCE N79°34'20"E, ALONG SAID NORTHERLY BOUNDARY OF LOT 1, A DISTANCE OF 21.16 FEET;
THENCE S03°27'52"E, A DISTANCE OF 1.35 FEET;
THENCE S47°11'27"E A DISTANCE OF 5.71 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 237.56 FEET, A CENTRAL ANGLE OF 09°38'51", AND AN ARC LENGTH OF 40.00 FEET, THE CHORD OF WHICH BEARS S02°55'00"W, A DISTANCE OF 39.95 FEET;
THENCE S51°22'16"W, A DISTANCE OF 5.66 FEET;
THENCE S06°22'16"W, A DISTANCE OF 55.41 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 313.03 FEET, A CENTRAL ANGLE OF 05°47'00", AND AN ARC LENGTH OF 31.60 FEET, THE CHORD OF WHICH BEARS S03°28'46"W, A DISTANCE OF 31.58 FEET;
THENCE S01°03'50"E, A DISTANCE OF 41.33 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 274.80 FEET, A CENTRAL ANGLE OF 08°40'52", AND AN ARC LENGTH OF 41.64 FEET, THE CHORD OF WHICH BEARS S05°35'18"W, A DISTANCE OF 41.60 FEET;
THENCE S09°24'49"W, A DISTANCE OF 24.31 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.05 FEET, A CENTRAL ANGLE OF 03°55'54", AND AN ARC LENGTH OF 8.24 FEET, THE CHORD OF WHICH BEARS S11°22'46"W, A DISTANCE OF 8.24 FEET;
THENCE S34°18'48"E, A DISTANCE OF 7.30 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 126.50 FEET, A CENTRAL ANGLE OF 07°18'55", AND AN ARC LENGTH OF 16.15 FEET, THE CHORD OF WHICH BEARS S19°15'26"W, A DISTANCE OF 16.14 FEET;
THENCE S79°31'17"W, A DISTANCE OF 4.81 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 5,256 SQUARE FEET OR 0.12 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



www.landmark-co.com

PROJECT: 2633-003
DATE: 10/15/24
DRAWN BY: JAG
CHECKED BY:

DRAFT
10/15/24

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

SKI TIME SQUARE DRIVE

TORIAN PLUM
CONDOMINIUMS,
PHASE II
RECEPTION NO.
522146

TORIAN PLUM
CONDOMINIUMS, PHASE I
RECEPTION NO. 333249

LOT 1
THUNDERHEAD SUBDIVISION
RECEPTION NO. _____

PROMENADE EASEMENT
5,256 SQUARE FEET±
0.12 ACRES±

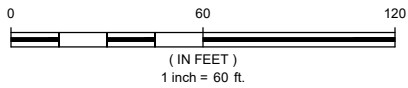
POINT OF
BEGINNING

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°04'52"W	75.46'
L2	N06°22'16"E	67.14'
L3	N79°34'20"E	21.16'
L4	S03°27'52"E	1.35'
L5	S47°11'27"E	5.71'
L6	S51°22'16"W	5.66'
L7	S06°22'16"W	55.41'
L8	S01°03'50"E	41.33'
L9	S09°24'49"W	24.31'
L10	S34°18'48"E	7.30'
L11	S79°31'17"W	4.81'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	40.13'	249.99'	9°11'53"	N01°25'47"E	40.09'
C2	55.62'	334.02'	9°32'25"	S01°36'03"W	55.55'
C3	30.89'	191.00'	9°16'04"	N01°44'14"E	30.86'
C4	40.00'	237.56'	9°38'51"	S02°55'00"W	39.95'
C5	31.60'	313.03'	5°47'00"	S03°28'46"W	31.58'
C6	41.64'	274.80'	8°40'52"	S05°35'18"W	41.60'
C7	8.24'	120.05'	3°55'54"	S11°22'46"W	8.24'
C8	16.15'	126.50'	7°18'55"	N19°15'26"E	16.14'

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



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T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS,
COUNTY OF ROUTT, STATE OF COLORADO

SHEET

2

Of 2 Sheets