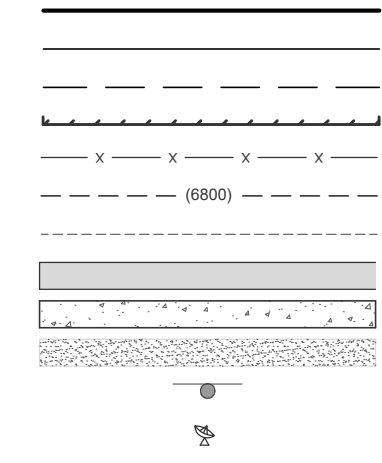
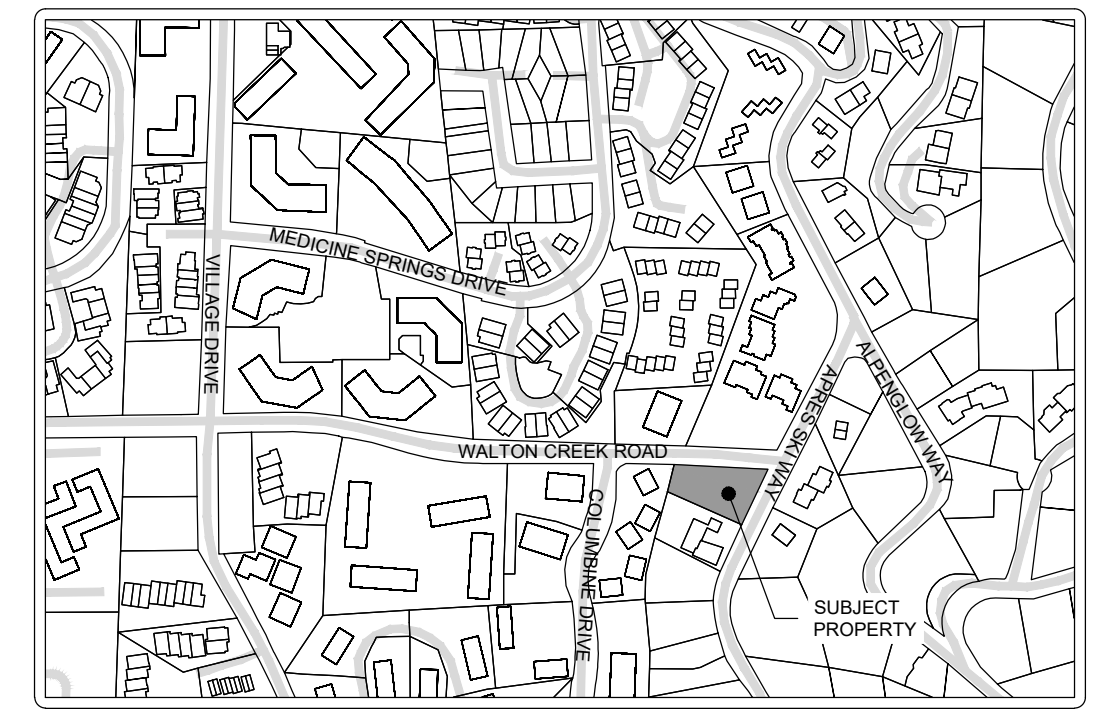
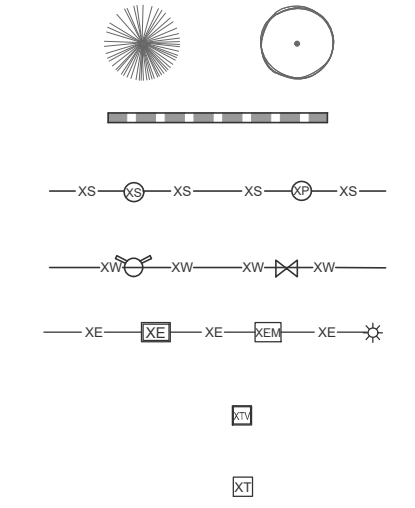


LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- BUILDING
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- SIGN
- SATELLITE DISH



- CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)
- CULVERT
- SANITARY SEWER LINE, MANHOLE AND CLEANOUT
- WATER LINE, FIRE HYDRANT, AND GATE VALVE
- ELECTRIC LINE, TRANSFORMER, METER AND LIGHT POLE
- CABLE LINE PEDESTAL
- TELEPHONE LINE PEDESTAL



PROPERTY DESCRIPTION:

LOT 9, RESURVEY OF SKI RANCHES FILING NO. 3, COUNTY OF ROUTT, STATE OF COLORADO.

EXCEPT A TRACT OF LAND LOCATED IN A PORTION OF LOT 9, RESURVEY OF SKI RANCHES FILING NO. 3, SAID TRACT OF LAND BEING 10 FEET ON EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 9 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 9 BEARS SOUTH 24 DEGREES 53 MINUTES WEST, 72.97 FEET; THENCE SOUTH 41 DEGREES 21 MINUTES WEST, 50.82 FEET TO ITS POINT OF TERMINATION ON THE SOUTH LINE OF SAID LOT 9.

NOTES:

1. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
2. THE LAST FIELD INSPECTION OF THE SITE WAS ON MAY 29, 2024.
3. THIS EXISTING CONDITIONS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY, ORDER NUMBER: R30031474, POLICY NUMBER: OY30031474.2.3.3.47, DATE OF POLICY: FEBRUARY 13, 2024 AT 5:00 P.M. WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP.
4. BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NAD83(2011) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF (N)1408163.51, (E)2633438.23 AND A SCALE FACTOR OF 1.0003607190. PROJECT VERTICAL CONTROL IS BASED ON NAVD88 DATUM.
5. THE SUBJECT PROPERTY IS ZONE 'X', AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
6. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 29,208 SQUARE FEET OR 0.67 ACRES.
7. CONTOUR INTERVAL = 1 FEET.
8. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING: VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
9. THIS DRAWING PLOTS TO SCALE ON 24"x36" PAPER.
10. CULVERTS ARE SILTED. INVERTS ARE APPROXIMATE.

SURVEYOR'S STATEMENT:

I, JEFFRY A. GUSTAFSON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXISTING CONDITIONS MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR
 COLORADO L.S. NO. 29039
 FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.



EXISTING CONDITIONS MAP

LOT 9, RE-SURVEY OF SKI RANCHES FILING NO. 3, LOCATED IN THE SW1/4 SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

LANDMARK CONSULTANTS, INC.
 CIVIL ENGINEERS | SURVEYORS
 141 9th Street - P.O. Box 774943, Steamboat Springs, CO 80477
 871-9494 - www.LANDMARK-CO.com

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS: LAND SURVEYORS SHALL BE PROTECTED FROM ACTIONS AGAINST THEM FOR NEGLIGENCE OR OTHER PROFESSIONAL LIABILITY FOR THE PERIOD OF THREE YEARS FROM THE DATE OF COMPLETION OF THE SURVEY OR SUCH LONGER PERIOD AS MAY BE PROVIDED BY LAW. THIS LIMITATION OF ACTIONS DOES NOT APPLY TO ACTIONS FOR WILLFUL OR RECKLESS NEGLIGENCE OR OTHER PROFESSIONAL LIABILITY. LAND SURVEYORS SHALL BE PROTECTED FROM ACTIONS AGAINST THEM FOR NEGLIGENCE OR OTHER PROFESSIONAL LIABILITY FOR THE PERIOD OF THREE YEARS FROM THE DATE OF COMPLETION OF THE SURVEY OR SUCH LONGER PERIOD AS MAY BE PROVIDED BY LAW. THIS LIMITATION OF ACTIONS DOES NOT APPLY TO ACTIONS FOR WILLFUL OR RECKLESS NEGLIGENCE OR OTHER PROFESSIONAL LIABILITY.

NO.	DATE	BY	DESCRIPTION
1	5/28/24	BC	ADDITIONAL SURVEY INFORMATION

PROJECT:	DATE:	CONTACT:	EMAIL:	DRAWN BY:	CHECKED BY:
2387-006	03/18/2024	JEFF GUSTAFSON	jeff@landmark-co.com	MSA	JAG