

SLATE CREEK, LLC
 PARCELS 7B & 7C PER
 FILE #1243
 (FUTURE PARK)

BROWN RANCH
 (YAMPA VALLEY HOUSING
 AUTHORITY)

STEAMBOAT SPRINGS
 AIRPORT

LOT 2
 (NOT A PART)

8' TALL WIRE FENCE
 WITH WOOD POSTS
 ALONG STMT SPRINGS AIRPORT

LOT 1 WEST ACRES
 RANCH SUBD EXEMPTION
 OWNER: STEAMBOAT SPRINGS
 AIRPARK, LLC

GREENBELT A
 WEST ACRES OPEN SPACE
 OWNER: CITY OF STEAMBOAT SPRINGS

LOT 1 WEST ACRES
 RANCH SUBD EXEMPTION
 OWNER: STEAMBOAT SPRINGS
 AIRPARK, LLC

TRACT B
 OWNER: CITY OF
 STEAMBOAT SPRINGS L7

TRACT C: SUBJECT TO
 CONSTRUCTION AND SLOPE
 MAINTENANCE EASEMENT
 OWNER: XXXX

TRACT D
 OWNER: OVERLOOK PARK
 PROPERTIES, LLC

TRACT A
 OWNER: CITY OF
 STEAMBOAT SPRINGS

OVERLOOK PARK
 UNDER CONSTRUCTION

Parcel Line Table

Line #	Length	Direction
L1	135.49	N57° 23' 02.85"W
L2	135.49	N57° 23' 02.85"W
L3	84.09	S71° 00' 24.15"W
L4	5.96	S71° 05' 17.85"E
L5	151.16	N86° 17' 10.15"E
L6	5.96	S71° 05' 17.85"E
L7	150.97	N86° 17' 10.19"E

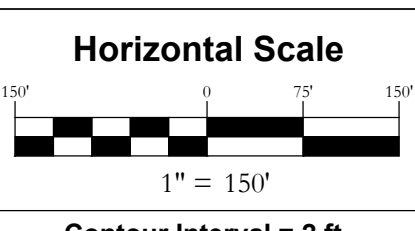
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	25.22	N69° 59' 36"W	235.77
C2	193.98	465.00	23.90	N69° 20' 05"W	192.58
C3	104.39	535.00	11.18	N62° 58' 26"W	104.22
C4	222.67	460.00	27.73	N71° 15' 06"W	220.50
C5	191.67	460.00	23.87	S82° 56' 39"W	190.29
C7	143.99	1040.00	7.93	S74° 58' 23"W	143.88
C8	145.79	1040.55	8.03	S75° 06' 15"E	145.67
C10	161.90	410.00	22.62	S82° 24' 03"E	160.85
C12	27.28	924.34	1.69	S71° 54' 09"E	27.28
C14	193.50	490.09	22.62	S82° 24' 07"E	192.24

ACCESS NOTES:

1. ACCESS TO WEST ACRES RANCH IS A CHALLENGE DUE TO EXISTING TOPOGRAPHY ALONG THE GOSSARD PARKWAY.
2. ACCESS FROM OTHER PROPERTIES IS LIMITED DUE TO LIMITED DEVELOPMENT OF ADJACENT PROPERTIES.
3. THE NORTH PROPERTY IS CURRENTLY PROPOSED AS FUTURE PRESERVATION AREAS AS PART OF A NEW PARK DEVELOPMENT BY THE CITY OF STEAMBOAT SPRINGS.
4. THE EAST PARCEL IS THE CITY OF STEAMBOAT SPRINGS AIRPORT.
5. THE WEST PARCEL IS PART OF BROWN RANCH DEVELOPMENT WHICH IS NOT CURRENTLY ANNEXED TO THE CITY OF STEAMBOAT SPRINGS AND REMAINS UNDEVELOPED.

LOT 1, WEST ACRES
 RANCH SUBDIVISION
 GLORIA GOSSARD PARKWAY
 STEAMBOAT SPRINGS, CO 80487



Horizontal Scale
 1" = 150'
 Contour Interval = 2 ft
 DATE: 4-1-2025
 JOB #: 2302-001
 DRAWN BY: WDM
 DESIGN BY: MDM
 REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A
 FORMAT OTHER THAN A4 X 36" THE
 GRAPHIC SCALE SHOULD BE UTILIZED.

ACCESS PLAN

DRAWING:
 SHEET #
 3

LANDSCAPE ARCHITECTURE
 ECOLOGICAL PLANNING
 LAND PLANNING + URBAN DESIGN

FOUR POINTS
 SURVEYING ENGINEERING

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No.	DATE	REVISIONS	INT