

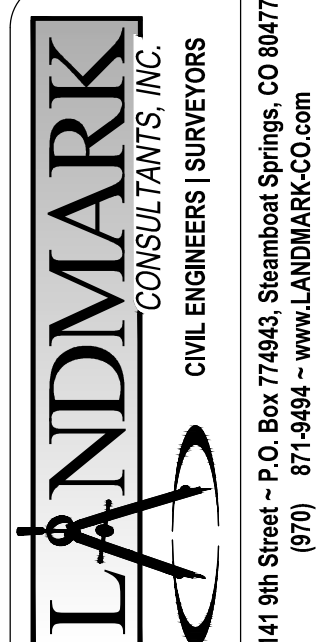


NOTES:

1. FIELD SURVEYING COMPLETED AUGUST 28, 2023. AS OF THAT DATE, THE SITE WAS UNDER CONSTRUCTION.
2. BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON AND BEARING 324°29'15"E PER THE PLAT OF STEAMBOAT BASIN, BEING RECORDED IN RECORDS OF ROUTT COUNTY, COLORADO.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORIGIN NO. A8530031073-2, EFFECTIVE DATE: 8/18/2023, AT 5:00 P.M., PREPARED BY LAND TITLE GUARANTEE COMPANY WAS REVIEWED FOR ANY INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OR-WAY AND TITLE OF RECORD.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-608, C.R.S.
5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. THE SUBJECT PROPERTY IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 810107013D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
7. 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 INFORMATION THEREOF, MAY NOT BE USED TO PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ANY LOCATIONS OF UNDERGROUND IMPROVEMENTS ARE NOT SHOWN HEREON, IT 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.
8. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
9. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 87,831 SQUARE FEET OR 2.01 ACRES.
10. SITE CONTAINS EVIDENCE OF RECENT CONSTRUCTION ACTIVITY.
11. EASEMENTS ARE SHOWN HEREON PER THE PLAT OF STEAMBOAT BASECAMP, AS RECORDED UNDER RECEPTION NO. 847173 IN THE ROUTT COUNTY RECORDS.
12. SITE ADDRESS: 1901 CURVE PLAZA AND 1950 CURVE COURT
13. DUE TO ONGOING CONSTRUCTION ACTIVITY INTERIOR LOT CORNER MONUMENTS WERE NOT RECOVERED OR SET.
14. CONTOUR INTERVAL = 1 FOOT

PROPERTY DESCRIPTION

LOTS 2 AND 3,
STEAMBOAT BASECAMP,
RECORDED JULY 29, 2023 UNDER RECEPTION NO. 847173
COUNT OF ROUTT COUNTY, COLORADO.



These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

**REVIEW
SET**
NOT FOR CONSTRUCTION

[illegible]

PROJECT:	2387-008
DATE:	03/03/25
CONTACT:	Erik Griepentrog
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Basecamp Phase 2 Apartments Existing Conditions

SHEET

C.003