

A REPLAT OF A PORTION OF LOT 3, STEAMBOAT BASECAMP;
LOCATED IN THE SW1/4 SECTION 6, T6N, R84W, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 0.32 ACRES



SHEET 1: COVER SHEET
SHEET 2: OVERALL LAYOUT
SHEET 3: TOWNHOME UNIT AND LIMITED COMMON ELEMENT DETAIL

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

JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

1. BASIS OF BEARINGS: THE NORTHERLY BOUNDARY LINE OF LOT 3, STEAMBOAT BASECAMP, AS RECORDED UNDER RECEPTION NO. 847173 IN THE ROUTT COUNTY RECORDS, BEARING N61°21'35"E PER THE PLAT OF SAID STEAMBOAT BASECAMP.
2. THIS FINAL PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD, TITLE COMMITMENT ORDER NO. _____, EFFECTIVE DATE: 1/2025 AT 3:00 P.M., PREPARED BY _____ WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. BASECAMP ROW TOWNHOMES IS SUBJECT TO ALL NOTES, EASEMENTS AND OTHER RESTRICTIONS FOR STEAMBOAT BASECAMP AS RECORDED UNDER RECEPTION NO. 847173 IN THE ROUTT COUNTY RECORDS.
7. STREET NAMES ARE SHOWN HEREON PER THE ROUTT COUNTY GIS WEBSITE.
8. A PORTION OF THE 34.34' WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT PER RECEPTION NO. 669520, FILE NO. 13807, AND A PORTION OF THE 34.34' WIDE LANDSCAPING, DRAINAGE AND UNDERGROUND UTILITY EASEMENT PER RECEPTION NO. 427111, FILE NO. 11878 HAVE BEEN VACATED PER CITY OF STEAMBOAT SPRINGS ORDINANCE NO. 2863, RECORDED UNDER RECEPTION NO. 846678 IN THE ROUTT COUNTY RECORDS. THE CONFIGURATION OF SAID EASEMENTS SHOWN HEREON REFLECTS THE LOCATION OF SAID EASEMENTS AFTER SAID VACATION.

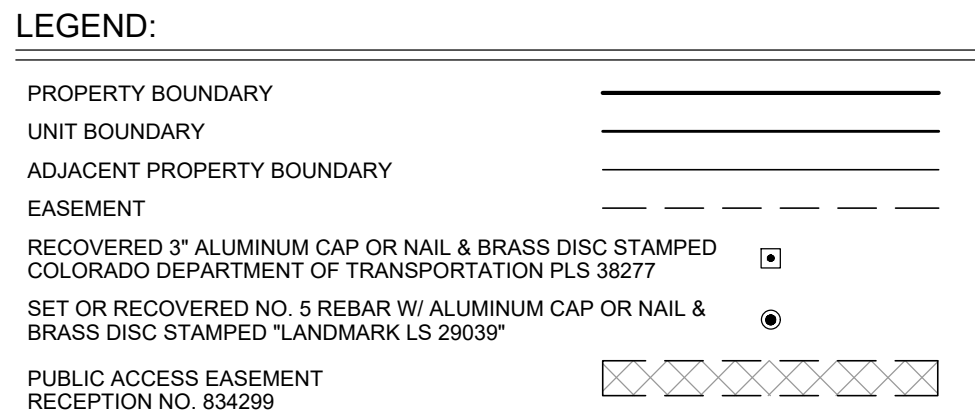
THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BASECAMP ROW TOWNHOMES ARE RECORDED AT RECEPTION NO. _____ OF THE ROUTT COUNTY RECORDS.

NOTARY PUBLIC

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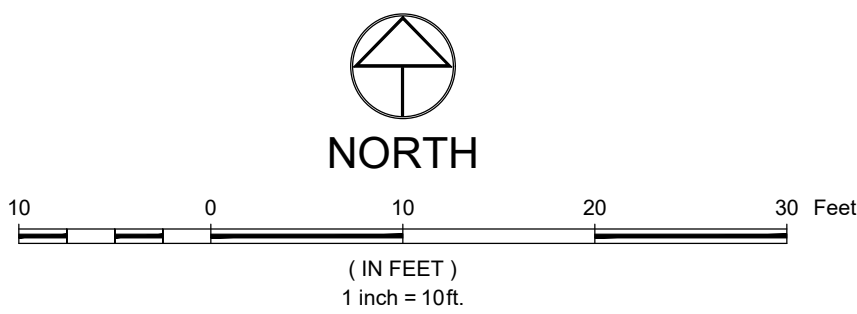
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SHEET
2
of 3 Sheets

BASECAMP ROW TOWNHOMES

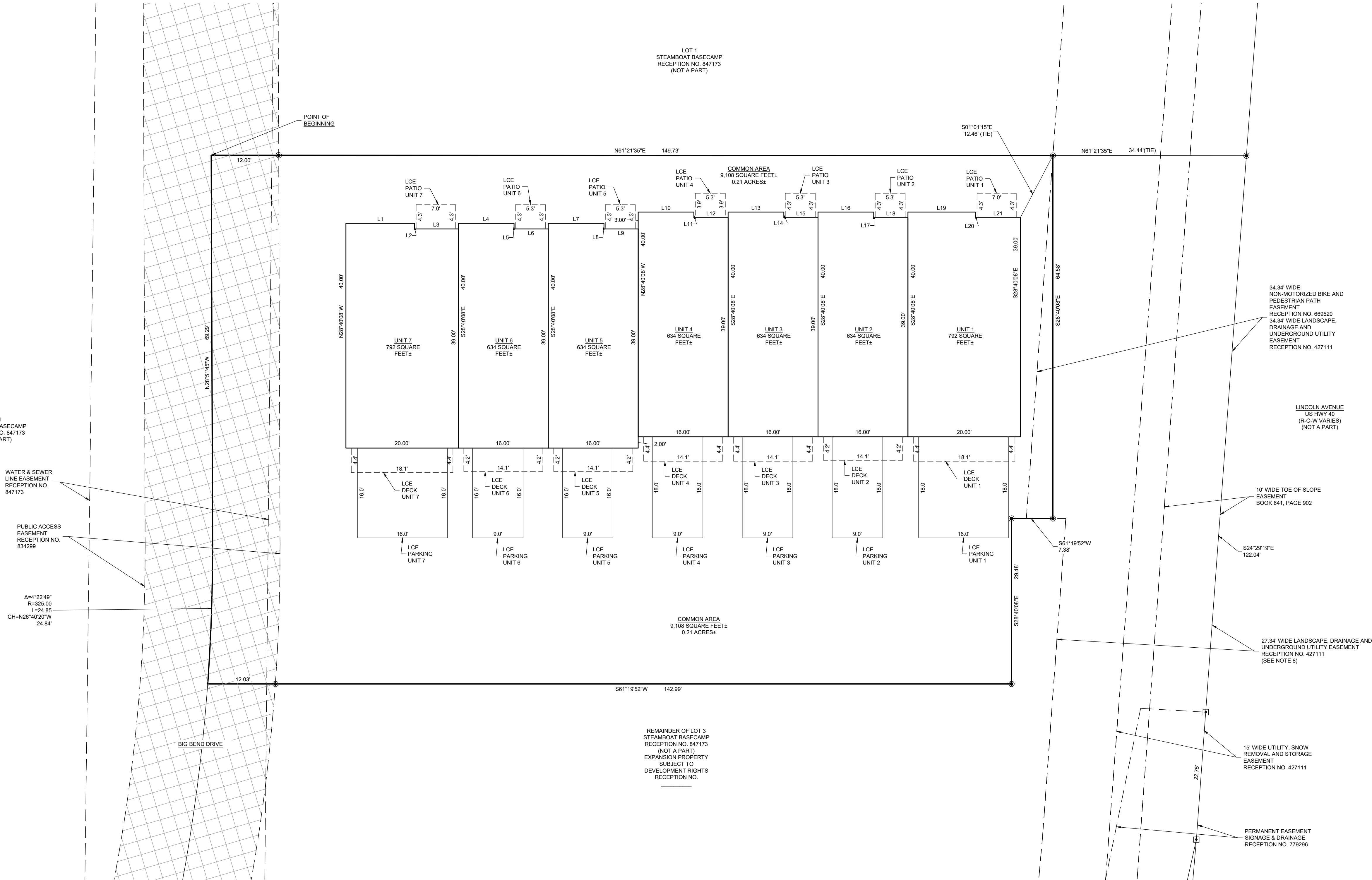
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| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N61°19'52"E | 12.19' |
| L2 | S28°40'08"E | 1.00' |
| L3 | N61°19'52"E | 7.81' |
| L4 | N61°19'52"E | 9.92' |
| L5 | S28°40'08"E | 1.00' |
| L6 | N61°19'52"E | 6.08' |
| L7 | N61°19'52"E | 9.92' |
| L8 | S28°40'08"E | 1.00' |
| L9 | N61°19'52"E | 6.08' |
| L10 | N61°19'52"E | 9.92' |
| L11 | S28°40'08"E | 1.00' |
| L12 | N61°19'52"E | 6.08' |
| L13 | N61°19'52"E | 9.92' |
| L14 | S28°40'08"E | 1.00' |
| L15 | N61°19'52"E | 6.08' |
| L16 | N61°19'52"E | 9.92' |
| L17 | S28°40'08"E | 1.00' |
| L18 | N61°19'52"E | 6.08' |
| L19 | N61°19'52"E | 11.96' |
| L20 | S28°40'08"E | 1.00' |
| L21 | N61°19'52"E | 8.04' |



LEGEND:

| | |
|--|--------|
| PROPERTY BOUNDARY | ===== |
| UNIT BOUNDARY | ===== |
| ADJACENT PROPERTY BOUNDARY | ===== |
| EASEMENT | ----- |
| RECOVERED 3" ALUMINUM CAP OR NAIL & BRASS DISC STAMPED COLORADO DEPARTMENT OF TRANSPORTATION PLS 38277 | □ |
| SET OR RECOVERED NO. 5 REBAR W/ ALUMINUM CAP OR NAIL & BRASS DISC STAMPED "LANDMARK LS 29039" | ● |
| PUBLIC ACCESS EASEMENT RECEPTION NO. 834299 | XXXXXX |



BASECAMP ROW TOWNHOMES

A REPLAT OF A PORTION OF LOT 3, STEAMBOAT BASECAMP
LOCATED IN THE SW1/4 SECTION 6,
TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,
STATE OF COLORADO

| | |
|-------------|-----------------------|
| PROJECT: | 2387-009 |
| DATE: | 3/5/2025 |
| CONTACT: | JEFF GUSTAFSON |
| EMAIL: | jgust@landmark-co.com |
| DRAWN BY: | BC |
| CHECKED BY: | JAG |

| | | | |
|-----|-------|-----|--------------|
| NO. | DATE: | BY: | DESCRIPTION: |
| | | | |
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| | | | |

DRAFT

04/04/25

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS
ALL ACTIONS AGAINST ANY LAND SURVEYOR BRINGING AN ACTION TO RECOVER
LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE
COMPLETION OF THE SURVEY OR THE DATE WHEN THE SURVEYOR
DISCOVERED OR SHOULD HAVE DISCOVERED THE DEFECT, WHICHEVER
DATE IS EARLIER, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH
ACTION BE BROUGHT MORE THAN 10 YEARS FROM THE DATE
COMPLETION OF THE SURVEY (PROMPTLY AFTER COMPLETION OF THE SURVEY)
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL
ACTION WITHIN THE THREE YEAR PERIOD AFTER YOU FIRST DISCOVERED THE DEFECT, IN NO EVENT MAY
YOU BRING AN ACTION MORE THAN 10 YEARS FROM THE DATE
COMPLETION OF THE SURVEY.

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 77643, Steamboat Springs, CO 80477
(970) 871-9494 - www.LANDMARK-CO.com