

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

## NOTARY PUBLIC

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JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

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WATER & SEWER LINE EASEMENT RECEPTION NO. 847173

PUBLIC ACCESS EASEMENT RECEPTION NO. 834299

POINT OF BEGINNING

LOT 1 STEAMBOAT BASECAMP RECEPTION NO. 847173 (NOT A PART)

COMMON AREA 9.108 SQUARE FEET± 0.21 ACRES±

UNIT 1 702 SQUARE FEET±

UNIT 2 684 SQUARE FEET±

UNIT 3 684 SQUARE FEET±

UNIT 4 684 SQUARE FEET±

UNIT 5 684 SQUARE FEET±

UNIT 6 684 SQUARE FEET±

UNIT 7 684 SQUARE FEET±

UNIT 8 684 SQUARE FEET±

UNIT 9 684 SQUARE FEET±

UNIT 10 684 SQUARE FEET±

UNIT 11 684 SQUARE FEET±

UNIT 12 684 SQUARE FEET±

COMMON AREA 9.108 SQUARE FEET± 0.21 ACRES±

REMAINDER OF LOT 3 STEAMBOAT BASECAMP RECEPTION NO. 847173 (NOT A PART)

EXPANSION PROPERTY SUBJECT TO DEVELOPMENT RIGHTS RECEPTION NO. \_\_\_\_\_

PUBLIC ACCESS EASEMENT RECEPTION NO. 834299

WATER & SEWER LINE EASEMENT RECEPTION NO. 847173

34' 34" WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT RECEPTION NO. 669520

34' 34" WIDE LANDSCAPE, DRAINAGE AND UNDERGROUND UTILITY EASEMENT RECEPTION NO. 427111

27' 34" WIDE LANDSCAPE, DRAINAGE AND UNDERGROUND UTILITY EASEMENT RECEPTION NO. 427111 (SEE NOTE 8)

15' WIDE UTILITY, SNOW REMOVAL AND STORAGE EASEMENT RECEPTION NO. 427111

PERMANENT EASEMENT SIGNAGE & DRAINAGE RECEPTION NO. 779296

COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY RECEPTION NO. 779295

10' WIDE TOE OF SLOPE EASEMENT BOOK 641, PAGE 902

27' 34" WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT RECEPTION NO. 669520 (SEE NOTE 8)

PERMANENT EASEMENT SIGNAGE & DRAINAGE RECEPTION NO. 779296

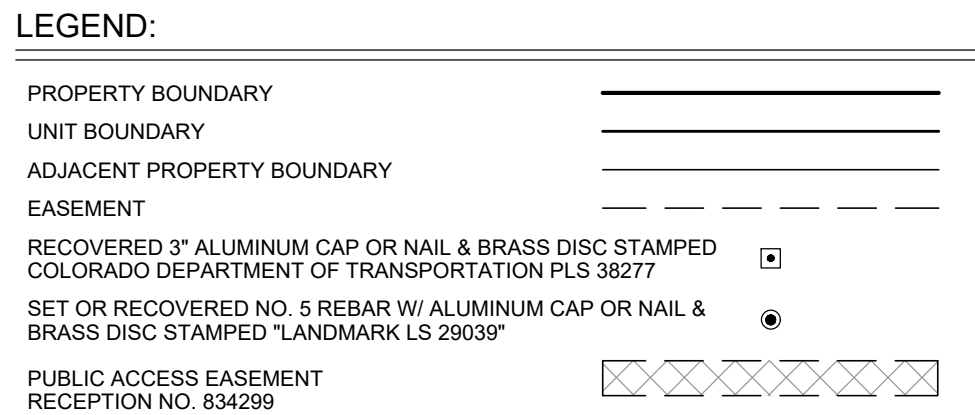
15' WIDE NON-MOTORIZED BIKE AND PEDESTRIAN PATH EASEMENT RECEPTION NO. 669520

15' WIDE UTILITY, SNOW REMOVAL AND STORAGE EASEMENT RECEPTION NO. 427111

CURVE COURT (R.O.W VARIES) (NOT A PART)

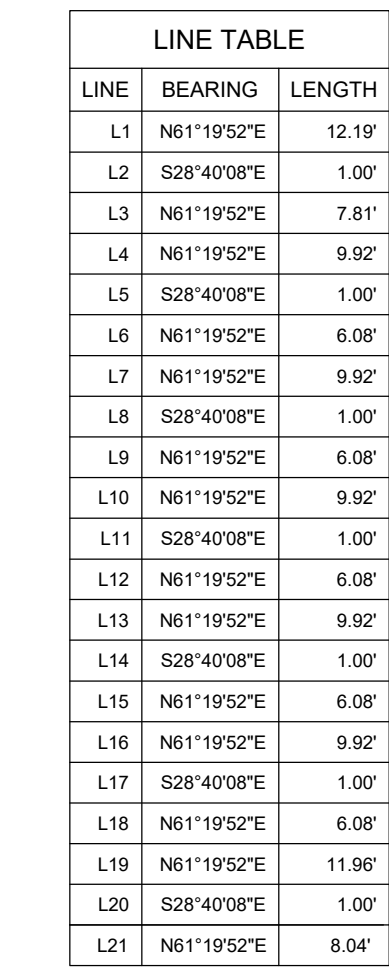
(Sheet 2): Show utility easement.

(Sheet 2): Show snow storage/drainage easement.



**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

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PROPERTY BOUNDARY \_\_\_\_\_  
UNIT BOUNDARY \_\_\_\_\_  
ADJACENT PROPERTY BOUNDARY \_\_\_\_\_  
EASEMENT \_\_\_\_\_

RECOVERED 3" ALUMINUM CAP OR NAIL & BRASS DISC STAMPED  
"CORRODION DEPARTMENT" OF TRANSPORTATION P.L.S. 38277 

SET OR RECOVERED NO. 5 REBAR W/ ALUMINUM CAP OR NAIL &  
BRASS DISC STAMPED "LANDMARK LS 29039" 

PUBLIC ACCESS EASEMENT  
RECEPTION NO. 834289

**LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS:**  
ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES FOR NEGLIGENCE OR PROFESSIONAL NEGLIGENCE IN THE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY OR SUCH ACTIONS BASED.

**NOTICE:**  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION AGAINST A LAND SURVEYOR WITHIN THREE YEARS AFTER YOUR FIRST DISCOVERY OF SUCH DEFECT IN NO EVENT MAY YOU COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN YEARS FROM THE DATE OF COMPLETION OF THE SURVEY.

[illegible]

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

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Of 3 Sheets