NORTH

30 0 30 60 90

(IN FEET)
1 IN. = 30 FT.

EXISTING CONDITIONS LEGEND:

SUBJECT PROPERTY BOUNDARY
PROPERTY MONUMENT
SECTION CORNER
WALL
MAJOR CONTOUR
MINOR CONTOUR
TURF
ASPHALT
CONCRETE
GRAVEL
SIGN
SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT
SEPTIC TANK LID AND VENT PIPE
WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER
GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF
CABLE LINE MARKER, VAULT AND PEDESTAL
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL
LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL TRAFFIC CONTROL VAULT AND CABINET
OVERHEAD UTILITY LINE GUY POLE, UTILITY POLE & GUY WIRE
EDGE OF WATER
DITCH/SWALE
CULVERT W/ END SECTIONS
STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET
CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)
CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLINE)

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 S24°29'19"E PER THE PLAT OF STEAMBOAT BASECAMP.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. ABS30031073-2, EFFECTIVE DATE: 8/18/2023, AT 5:00 P.M., PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
4. 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 STATE STATUTE 18-4-508, 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.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0713D, 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 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 POTHOLING 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 87,631 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.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943, Steamboat Springs, CO 80477
(970) 871-9494 ~ www.LANDMARK-CO.com

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.

COLORADO LICENSED
ERIK WILLIAM GRIPENTROG
10/3/25
38569
PROFESSIONAL LAND SURVEYOR

NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	10/3/25	EG	Rev. Lot 2, Misc

PROJECT:	2387-008
DATE:	10/3/25
CONTACT:	Erik Gripentrog
EMAIL:	erikg@landmark-co.com

Basecamp Phase 2 Apartments
Existing Conditions

SHEET
C.003

DRAWING FILENAME: P:\2387-008\DWG\Production Drawings\Development Plan\2387-008-SP-C-C003-Existing Conditions.dwg LAYOUT NAME: C.003 DATE: Oct 03, 2025 - 1:43pm CAD OPERATOR: eg
LIST OF XREFS: 2387-008-XREF0 | 2387-008-xEsri | 2387-008-xEsri-Base | 2387-008-xLocal-Hatch | 2387-008-xLocal-Hatch2 | 2387-008-xLocal-Hatch3 | 2387_Leg_Notes | XREFS | PLOT STYLE: | LAYER: | 3-d