



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°29'19"E PER THE PLAT OF STEAMBOAT BASIN, BEING RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF COCONINO, ARIZONA.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. AB530031073-2, 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-OF-WAY AND TITLE OF RECORD.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCORDS, COMPLETS A CLASS TWO (2) MISEMANCEUR PURSUANT TO STATE STATUTE 18A-408, 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 98107C031D30, 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 PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY 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 DETERMINE 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 ROYALT 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 ROYALT 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.

Know what's below.
Call before you dig.
2 BUSINESS DAYS IN ADVANCE BEFORE
GRADE, OR EXCAVATE FOR THE MAR
UNDERGROUND MEMBER UTILITIES