

## EXISTING CONDITIONS LEGEND:

SUBJECT PROPERTY BOUNDARY PROPERTY MONUMENT SECTION CORNER \_\_\_\_ x \_\_\_ x \_\_\_ x \_\_\_ x \_\_\_ 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 XM—XM—XM—XM—XM—XMM GATE VALVE, CURB STOP & METER GAS LINE MARKER, VALVE, MANHOLE/VAULT, ——xg—<del>ŠŠ</del>—xg—xg—xg—xg—xg——⁵⁵ METER AND SHUTOFF CABLE LINE MARKER, VAULT AND PEDESTAL — XTV — XTV — XTV — XTV — XTV FIBER OPTIC LINE MARKER, VAULT & PEDESTAL —XFO —XFO —XFO —XFO —XFO TELEPHONE LINE MARKER, VAULT, \_\_\_\_\_XT\_\_XT\_\_XT\_\_XT\_\_XT\_\_XT PEDESTAL AND MANHOLE FLECTRIC 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

- 1. FIELD SURVEYING COMPLETED AUGUST 28, 2023. AS OF THAT DATE, THE SITE WAS UNDER CONSTRUCTION.
- 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
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES. ALTERS OR DEFACES ANY PUBLIC LAND SURVE 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.
- 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
- 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



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

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