

## **EXISTING CONDITIONS LEGEND:**

# SEE SHEET FOR C.002 FOR LEGEND (TYP.) RECOVERED OR SET NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP OR NAIL W/ BRASS DISC STAMPED "LANDMARK LS 29039" RECOVERED PROPERTY MONUMENT

NO CORNER MONUMENT RECOVERED OR SET

SITE BENCHMARK

HIGHWATER MARK

HIGHWATER MARK
FEMA FLOODWAY
EDGE OF WATER
WATER BODY SETBACK

# PROPERTY DESCRIPTION

LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D; TOGETHER WITH
THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 854042 IN THE ROUTT COUNTY RECORDS;
COUNTY OF ROUTT, STATE OF COLORADO

### NOTE

- THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
- 2. LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC30031079, COMMITMENT DATE: 07/21/2023 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP UNLESS NOTED OTHERWISE. NO REPRESENTATION IS MADE BY LANDMARK CONSULTANTS, INC. OR THE SURVEYOR OF RECORD THAT ALL EASEMENTS SHOWN HEREON ARE STILL EXTANT, OR THAT ALL EASEMENTS OF RECORD WITHIN THE MAPPING AREA ARE SHOWN OR NOTED HEREON.
- BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NAD83(2011) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF 1412535.68, 2636559.05 AND A SCALE FACTOR OF 1.0003690183.
- UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
- FLOOD ZONE INFORMATION IS SHOWN HEREON PER LETTER OF MAP REVISION 13-08-0214P, EFFECTIVE JULY 8, 2013, AND LETTER OF MAP REVISION LOMR 18-08-0922P, EFFECTIVE JULY 29,
- 6. SITE BENCHMARKS (AS SHOWN HEREON):

SITE BENCHMARK #1
SET #5 REBAR WITH ORANGE PLASTIC CAP, STAMPED "LANDMARK REF MARK"
NORTHING: 1513153.310

EASTING: 2737656.068 NAVD88 EL: 6963.78 SITE BENCHMARK #2 MAG NAIL IN ASPHALT

MAG NAIL IN ASPHALT NORTHING: 1513033.92 EASTING: 2737582.049 NAVD88 EL: 6949.60

SITE BENCHMARK #3 MAG NAIL SET IN BRICK PAVERS NORTHING: 1512859.754 EASTING: 2737551.158 NAVD88 EL: 6946.75

### SITE BENCHMARK #4 #5 REBAR WITH ORANGE PLASTIC CAP NORTHING: 1512830.645

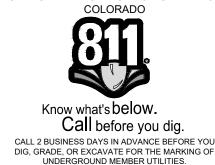
EASTING: 2737816.718 NAVD88 EL: 6968.70

7. CONTOUR INTERVAL = 2 FEET

8. 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.

- 9. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- 10. THE LAST FIELD INSPECTION OF THE SITE WAS ON 8/17/2024.
- 11. DRAWING PLOTS TO SCALE ON 24"x36" PAPER.
- 12. WATER AND SEWER INFORMATION SUPPLEMENTED USING MOUNT WERNER WATER RECORD INFORMATION. SOME DISCREPANCIES MAY EXIST.
- 13. ORDINARY HIGH WATER MARK AND WETLANDS ARE SHOWN HEREON PER MARKINGS PROVIDED BY WESTERN BIONOMICS, INC.
- 14. THE AREA DESIGNATED OPEN SPACE HEREON IS SUBJECT TO THE USES AND RESTRICTIONS AS DEFINED IN SECTION 602.L OPEN SPACE, PARKS AND AMENITY SPACE IN THE STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE EFFECTIVE JANUARY 1, 2018 (VERSION 6).
- 15. AERIAL IMAGERY PROVIDED BY NEARMAP ©. IMAGE TAKEN 7/20/2024.
- 16. BOUNDARY INFORMATION SHOWN ON THIS MAP REFLECTS PROPOSED CONDITIONS POST PLATTING.

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I hese 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 C on sultants, Inc.



BY: DESCRIPTION:

DATE: Z835-003

DATE: 7/25/2025

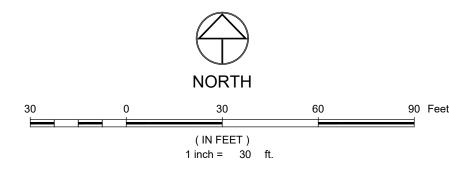
CONTACT: Erik Griepentrog

EMAIL: erikg@landmark-co.com

<u>:</u>

SHEET

C.003



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RECOVERED OR SET NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP OR NAIL W/ BRASS DISC STAMPED "LANDMARK LS 29039"

NO CORNER MONUMENT RECOVERED OR SET

SITE BENCHMARK HIGHWATER MARK FEMA FLOODWAY EDGE OF WATER

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