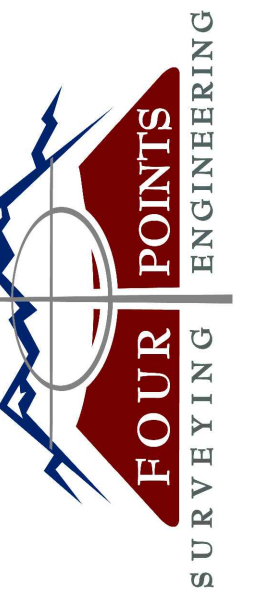


EXISTING CONDITIONS PLAN
COMMON AREA DOWNHILL PLAZA CONDOMINIUM
 LOCATED IN THE SW ¼ OF THE SE ¼ OF SECTION 20,
 TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.,
 STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



410 S. Lincoln Ave, Unit 15
 P.O. Box 775966
 Steamboat Springs, CO 80487
 (970) 871-6772
 www.fourpointssse.com

EXISTING CONDITIONS PLAN NOTES:

- EXISTING CONDITIONS PLAN IS BASED ON A SURVEY CONDUCTED BY FOUR POINTS SURVEYING AND ENGINEERING ON OCTOBER 23, 2025.
- DASHED LINES INDICATE EXISTING CONTOURS AT 2-FT INTERVALS. THE CONTOURS SHOWN ARE REPRESENTATIVE OF FIELD SURVEYED TOPOGRAPHY FOR THE SUBJECT AREA.
- PROPERTY CORNERS HAVE BEEN LOCATED AS SHOWN HEREON.
- DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- PUBLIC AND PRIVATE UTILITIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION THAT WAS AVAILABLE TO SURVEY AND HAVE NOT BEEN VERIFIED WITH ADDITIONAL UTILITY LOCATES OR POTHOLING. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL SITE UTILITIES PRIOR TO COMMENCING ANY WORK IN THE REFERENCED AREA.

PLAN LEGEND:

PROPERTY CORNER	
PROPERTY LINE	
EASEMENT BOUNDARY	
BUILDING SETBACK	
EXISTING 1' MINOR CONTOUR	
EXISTING 5' MAJOR CONTOUR	
EXISTING DRAINAGE FLOWLINE	
EXISTING STORM CULVERT	
EXISTING STORM INLET	
EXISTING SEWER MANHOLE	
EXISTING SEWER PIPE	
EXISTING HYDRANT	
EXISTING ELECTRICAL PEDESTALS	
EXISTING BUILDING OUTLINE	
EXISTING VEGETATION	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING PARKING LABEL	
EXISTING REDI-ROCK WALL	

**COMMON AREA DOWNHILL PLAZA
 CONDOMINIUM**
**2835 DOWNHILL PLAZA
 STEAMBOAT SPRINGS, COLORADO**

Horizontal Scale
 0 20' 40'
 SCALE: 1" = 20'
 Contour Interval = 1 ft
 DATE: 10-24-2025
 JOB #: 2304-002
 DRAWN BY: DSC
 DESIGN BY: WNM
 REVIEW BY: WNM

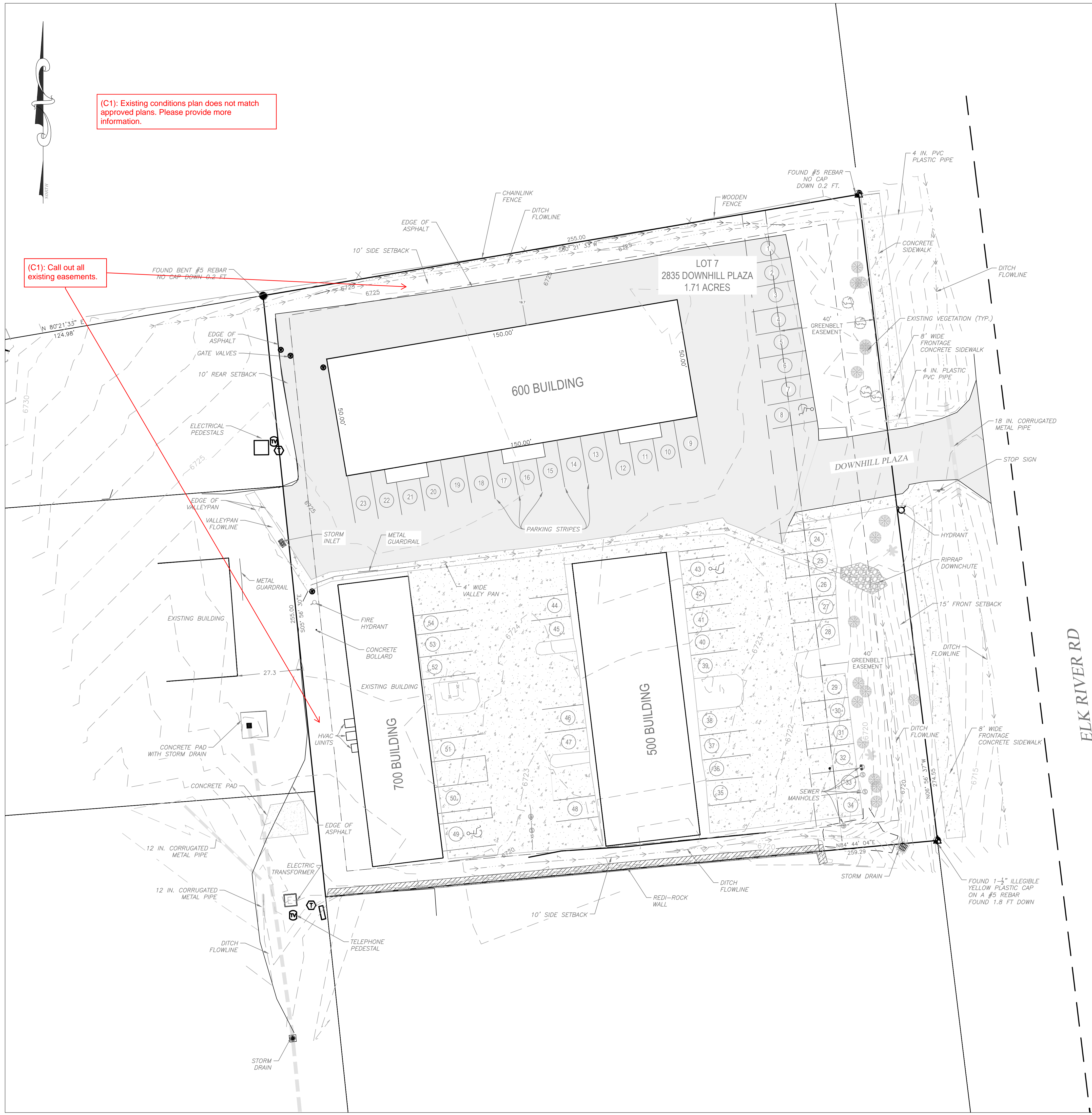
**EXISTING
 CONDITIONS PLAN**

DRAWING:
 SHEET #
C1



(C1): Existing conditions plan does not match approved plans. Please provide more information.

(C1): Call out all existing easements.



11/03/2025
 Digitally Signed by: Walter N. Magill, P.E.
 Four Points Surveying and Engineering