ZONE DISTRICT REQUIREMENTS

PROJECT SUMMARY TABLE		(Z	CONE DISTRICT: RR-2
GROSS FLOOR AREA(a)(b)	184,687 SF		
TOTAL BUILDING FOOTPRINTS	34,140 SF		
UNIT SIZE (GROSS)	APPROX 1,900 SF for SMA	LLER UNITS, 3,800SF for LARGER	UNITS(c)
NUMBER OF UNITS	35 MIN. ~ 57 MAX.		
ZONING (EXISTING & PROPOSED)	RR-2 (EXISTING / NO CHA	NGE PROPOSED)	
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	RESIDENTIAL	151,584 SF(d)	
ACCESSORY USE	PARKING	31,029 SF	-
	AMENITY	2,074 SF	
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (Y/N)
LOT AREA	NO MIN.	3.27 ACRES (142,363 SF)	-
LOT COVERAGE	65% MAX.	24%	-
FLOOR AREA RATIO	NO MAX.		-
BUILDING HEIGHT	75' MAX.	LESS THAN 75'	-
FRONTAGE AREA HEIGHT	N/A		-
FRONT SETBACK	VARIABLE	VARIABLE	-
SIDE SETBACK	VARIABLE	VARIABLE	-
UPPER STORY SETBACK	N/A		-
REAR SETBACK	VARIABLE	VARIABLE	-
SECOND STORY INTENSITY	N/A		-
PARKING	1 & 0.5 SPACE/UNIT(e)	APPROX. 1.25 ~ 2.00 PER UNIT(f)	-
SNOW STORAGE	1 SF / 2 SF PAVED AREA	, SQ. FT(g)	_

a. AREAS ARE BASED ON SBS CDC FLOOR AREA DEFINITIONS.
b. BASED ON SBS CDC FLOOR AREA DEFINITIONS, AREA SHOWN DOES NOT INCLUDE THE INDIVIDUAL UNIT DECKS / PATIOS AND THE EXTERIOR STAIRS BETWEEN UNITS 2, 3 & 4. c. n/a

d. n/a

e. SBS CDC TABLE 300-1 MULTIPLE-FAMILY RESIDENTIAL - ABOVE GROUND = 1 PER DU / UNDERGROUND = 0.5 PER DU f. n/a

g. n/a

SIGNATURE BLOCK

PROPERTY OWNER/ APPLICANT:

PLANS PREPARED BY:

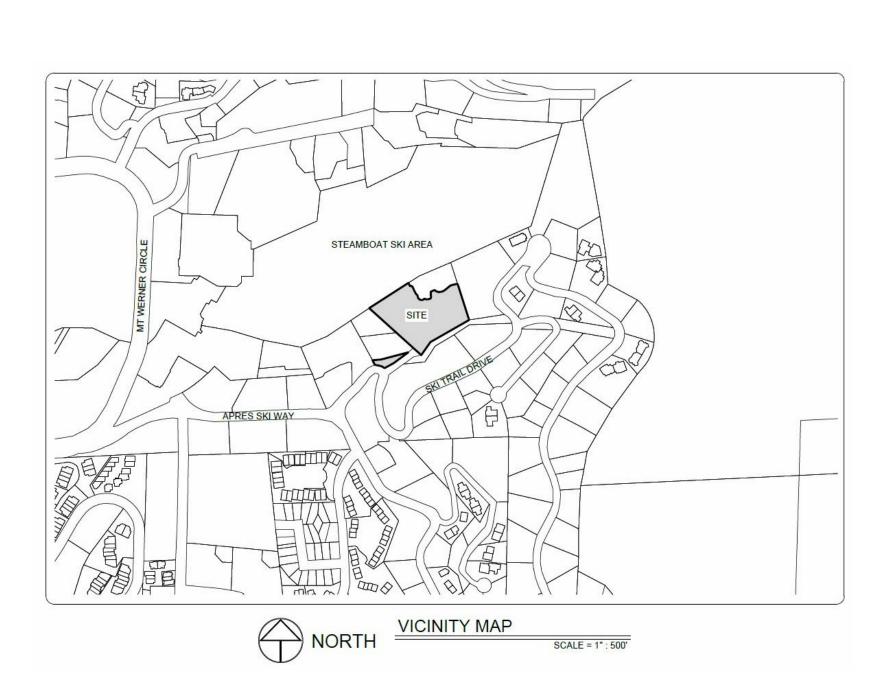
SIGNATURE: ____

SIGNATURE: .

DIRECTOR OF PLANNING SERVICES:

DIRECTORS NAME: 111LE: SIGNATURE:

CONDITIONS OF APPROVAL



CONCEPTUAL DEVELOPMENT PLAN SET FOR:

LEGAL DESCRIPTION:

LOT I, BEAR CLAW III SUBDIVISION, COUNTY OF ROUTT, STATE OF COLORADO; EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE MAP OF EDGEMONT CONDOMINIUM - BUILDING A RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO, 694320,

ALSO KNOWN AS: EDGEMONT PHASE II



PROJECT TEAM

OWNER:

KEVIN STONEBURNER 465 BAYFRONT PLACE NAPLES, FLORIDA 34102 PHONE: 239-649-8700 EMAIL:kevin@stoneburnercompanies.com

LANDSCAPE:

MGC DESIGN, INC. MICHAEL CAMPBELL P.O. BOX 773522 STEAMBOAT SPRINGS, CO. 80477 PHONE: 970-879-7740 FAX

EMAIL: mcampbell@mqcdesign.inc.com

ARCHITECT:

MATT WHEELER AFFINITI ARCHITECTS PHONE: 561-750-0445 X, 151 EMAIL: mattw@affinitiarchitects.com

APPLICANT/ARCHITE

TOM JARMON ESA ARCHITECTURE, PLANN 1919 71H STREET, BOULDE CO 80302 PHONE: 303-442-5458 FAX: EMAIL: tom@esapc.com

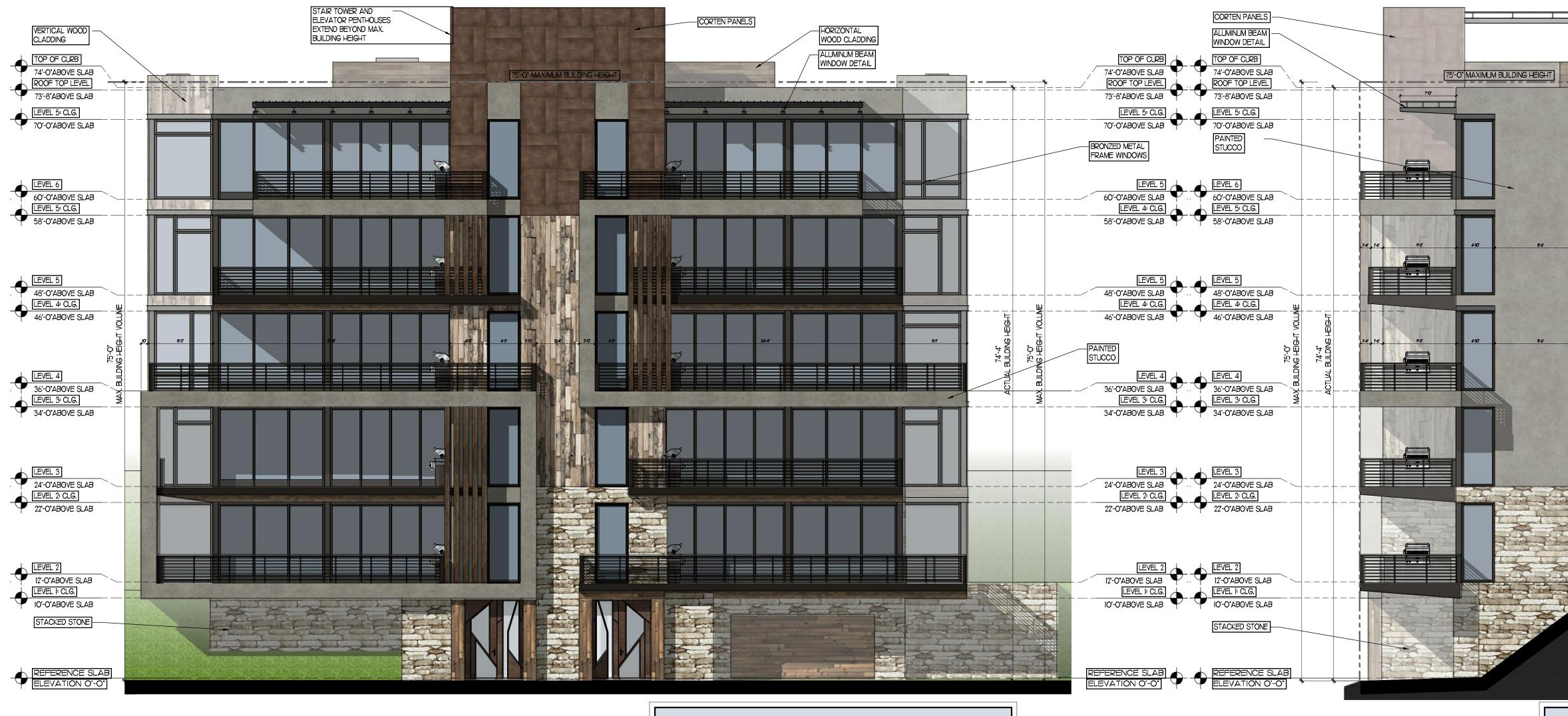
<u>CIVIL:</u>

ERIK GRIEPENTROG LANDMARK CONSULTANTS 141 9TH STREET STEAMBOAT SPRINGS, CO. 80487 PHONE: 970-871-9494 CELL: 970-846-2592 EMAIL: erikg@landmark-co.c

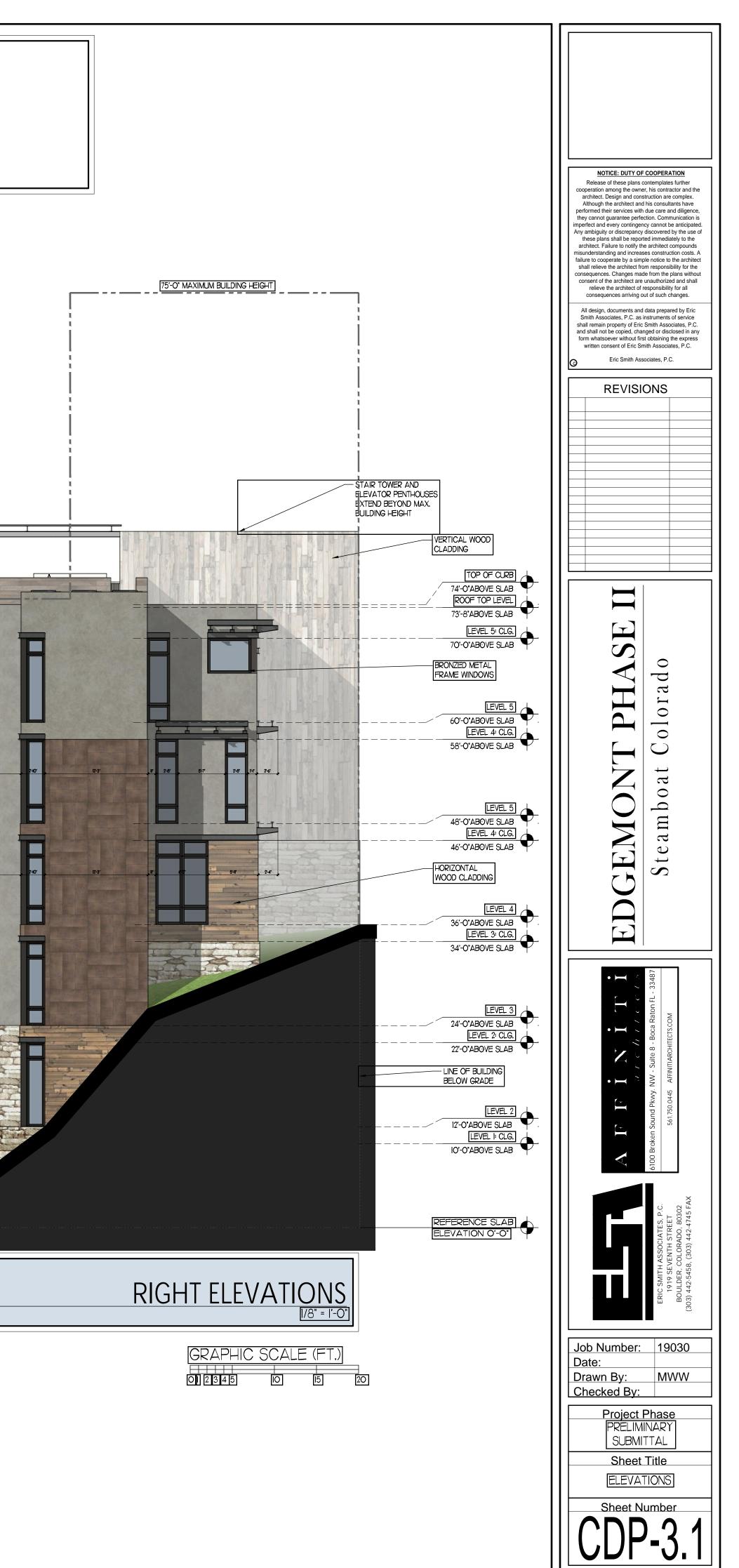
APPROVALS	
PLANNING SUBMITTAL DATE:	
PLANNING COMMISSION: APPROVAL:, 20 CITY COUNCIL: APPROVAL:, 20 FINAL DEVELOPMENT PLAN	NOTICE: DUTY OF COOPERATION Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the
PLANNING COMMISSION: - HEARING DATE: -	architect. Failure to notify the architect compounds. misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arriving out of such changes.
CITY COUNCIL: - HEARING DATE: -	All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C. C Eric Smith Associates, P.C. REVISIONS
PROJECT DATA	
OCCUPANCY CLASSIFICATION :	
R-2 RESIDENTIAL (R-1 OCCUPANCY FOR ACCESSIBILITY) U OCCUPANCY PRIVATE GARAGES <u>ZONING DISTRICT:</u> RR-2 <u>CONSTRUCTION TYPE:</u> TYPEI-B NFPA 13 FIRE SPRINKLER SYSTEM <u>PROJECT PHASING:</u>	GEMONT PHASE II 2410 Ski Trail Lane, eamboat Springs, CO 80487
CDP-01.1 - DEVELOPMENT PLAN COVER SHEET CDP-03.1 - ELEVATIONS CDP-03.2 - ELEVATIONS	EDGEM 241(Steamboa
CDP-03.3 - ELEVATIONS CDP-03.4 - ELEVATIONS CDP-03.5 - GLAZING CALC CDP-03.6 - GLAZING CALC CDP-03.7 - GLAZING CALC CDP-03.8 - GLAZING CALC CDP-10.1 - PLANS CDP-10.2 - PLANS CDP-10.3 - PLANS CDP-10.4 - PLANS CDP-11.1 - SECTIONS CDP-11.2 - SECTIONS CDP-18.1 - PERSPECTIVES	A F F I N I T 1 <i>a r c h i t e c t s</i> 510 Broken Sound Pkwy. NW-Suite 8 - Boca Raton FL - 33487 51.750.0445 AFINITIARCHITECTS.COM
 C.003 - EXISTING CONDITIONS EXHIBIT C.100 - CONCEPTUAL SITE PLAN C.200 - CONCEPTUAL UTILITY PLAN C.300 - CONCEPTUAL GRADING & DRAINAGE PLAN C.400 - CONCEPTUAL ROADWAY PLAN & PROFILE C.401 - CONCEPTUAL SWEPT PATH ANALYSIS 	H ASSOCIATES, P.C. EVENTH STREET COLORADO, 80302 8, (303) 442-4745 FAX
L.100 – LANDSCAPE PLAN	ERIC SMITI 1919 SE 1913 BOULDER, (303) 442-545
EXHIBITS: 1 of 2 – Cover Sheet – ALTA/NSPS Land Title Survey 2 of 2 - ALTA Drawing	Job Number: 19030 (19006 ESA#) Date: 11/15/2019 Drawn By: ESA Checked By: T.J. Project Phase
	PRELIMINARY SUBMITTAL Sheet Title FINAL DEVELOPMENT PLAN COVER SHEET Sheet Number

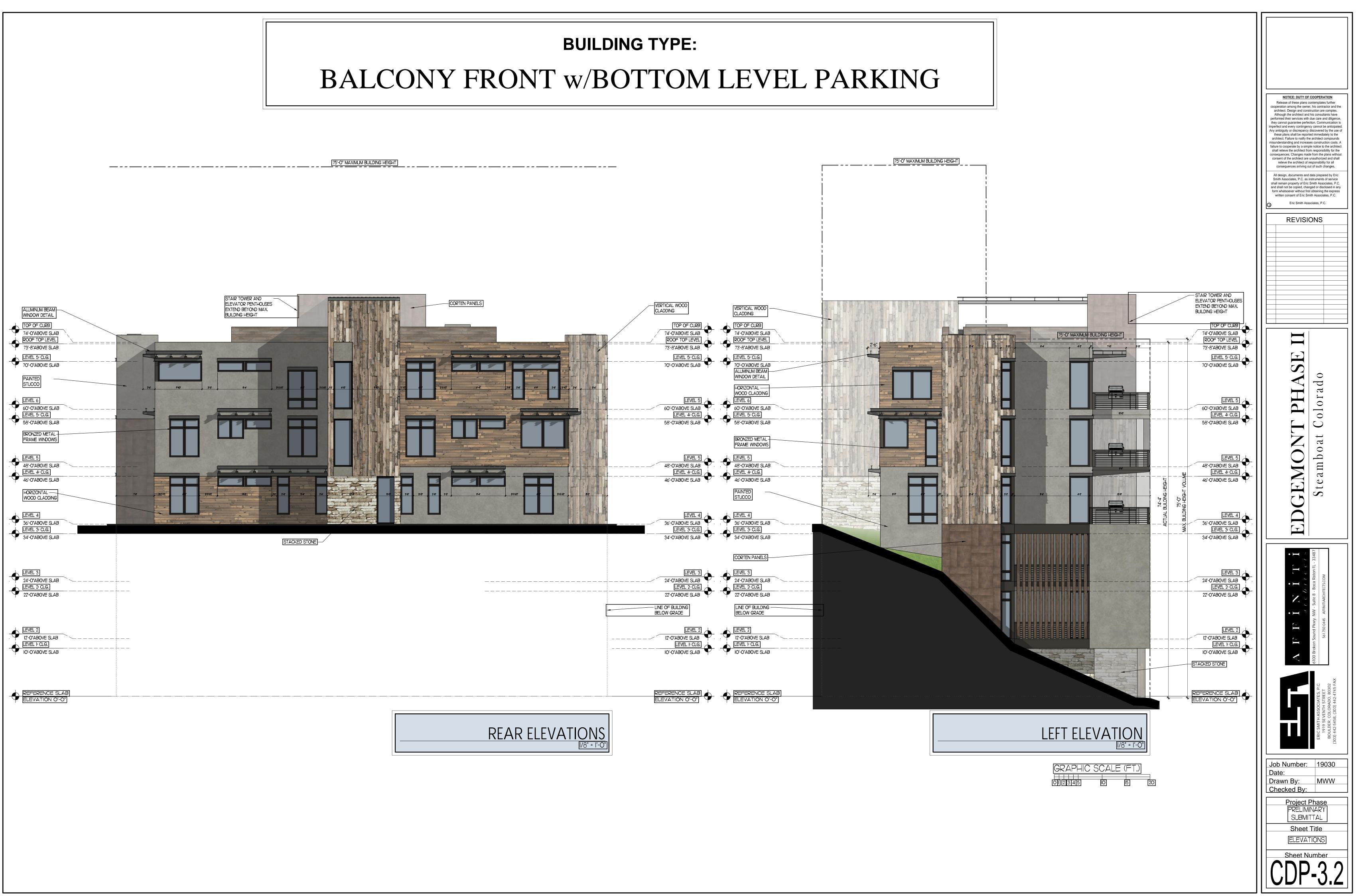
CDP-1

BUILDING TYPE: BALCONY FRONT W/BOTTOM LEVEL PARKING

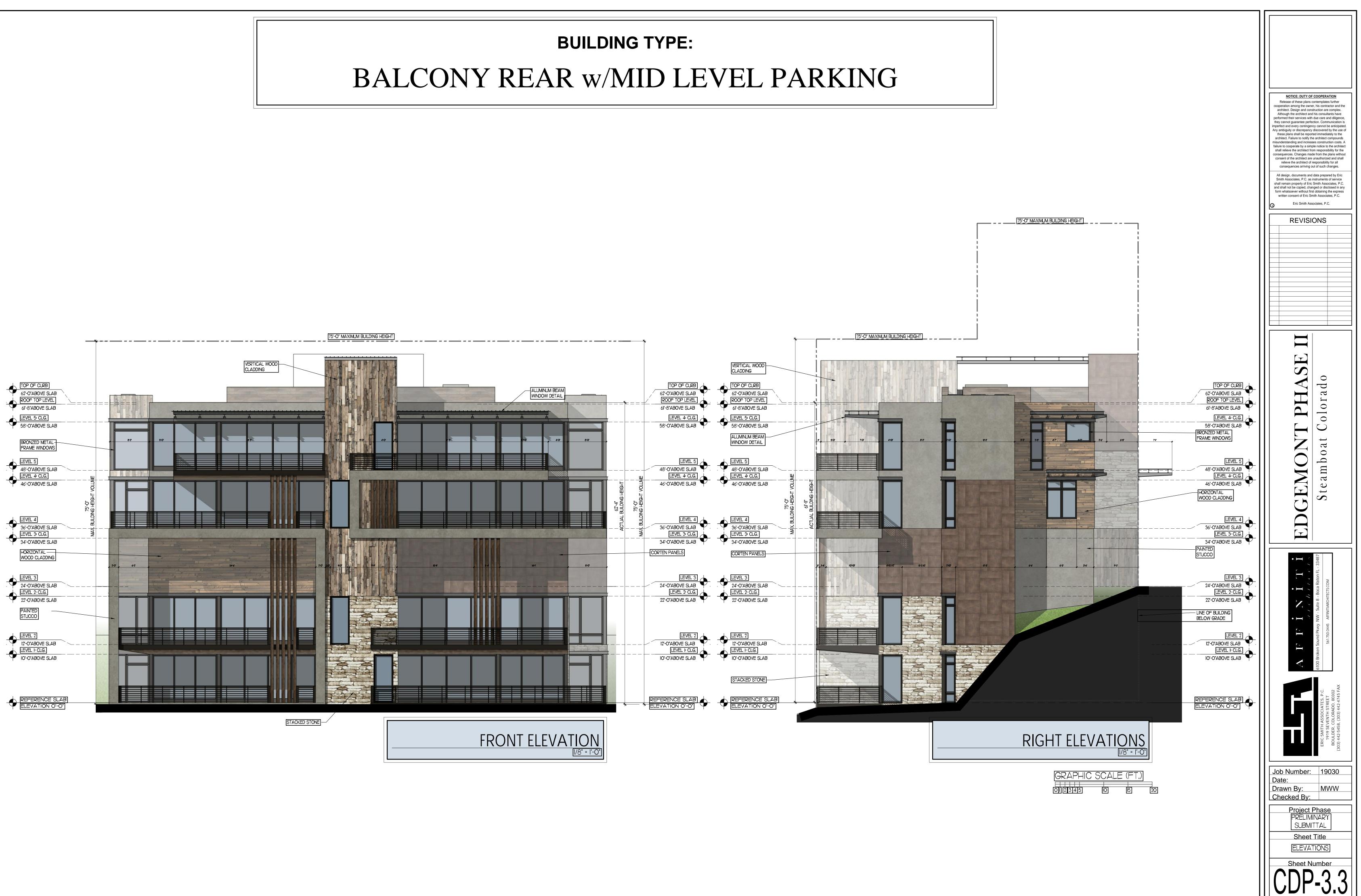






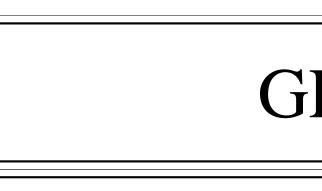


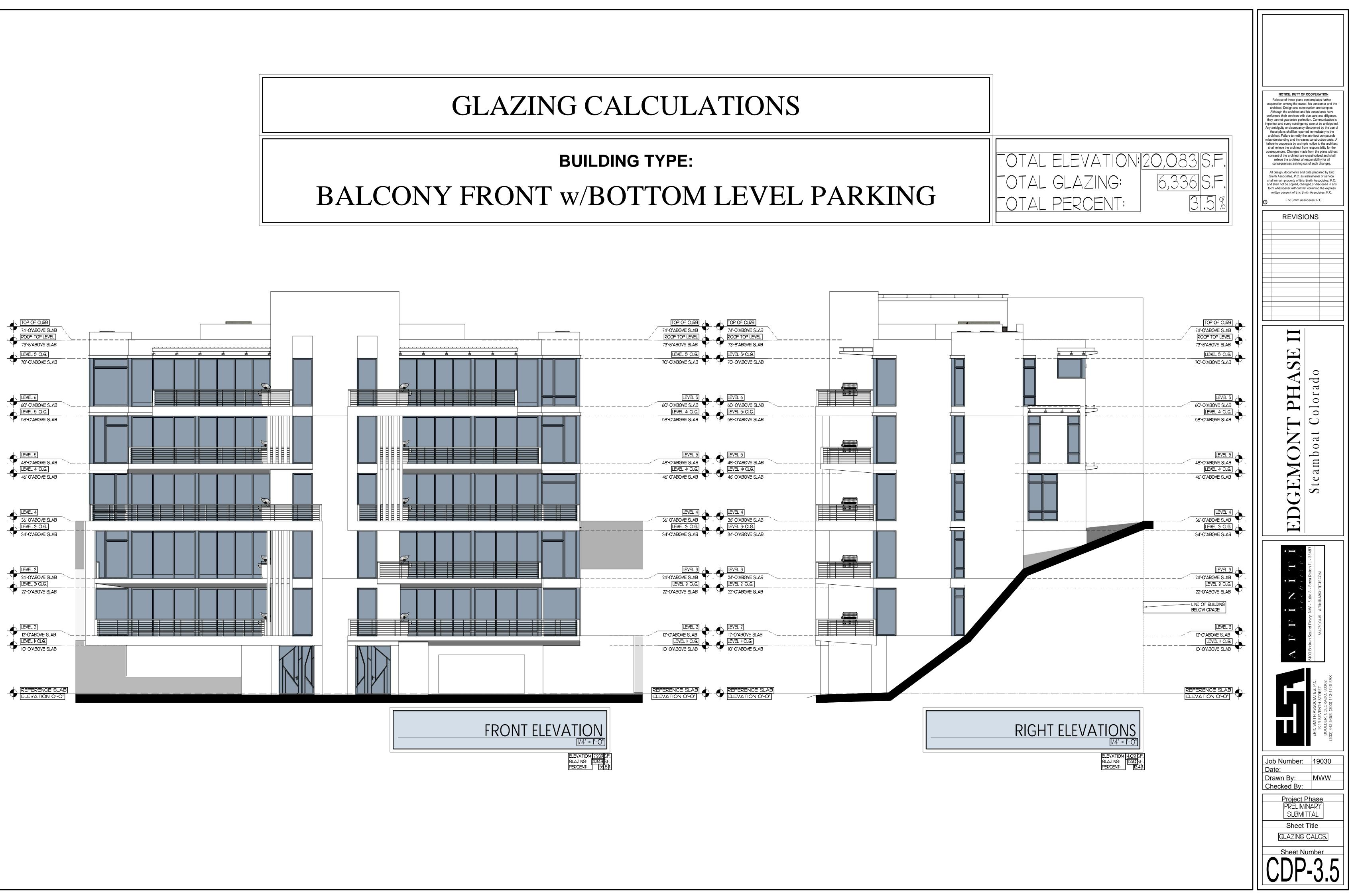
BUILDING TYPE:

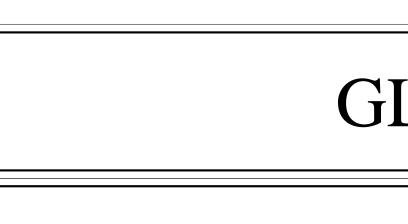


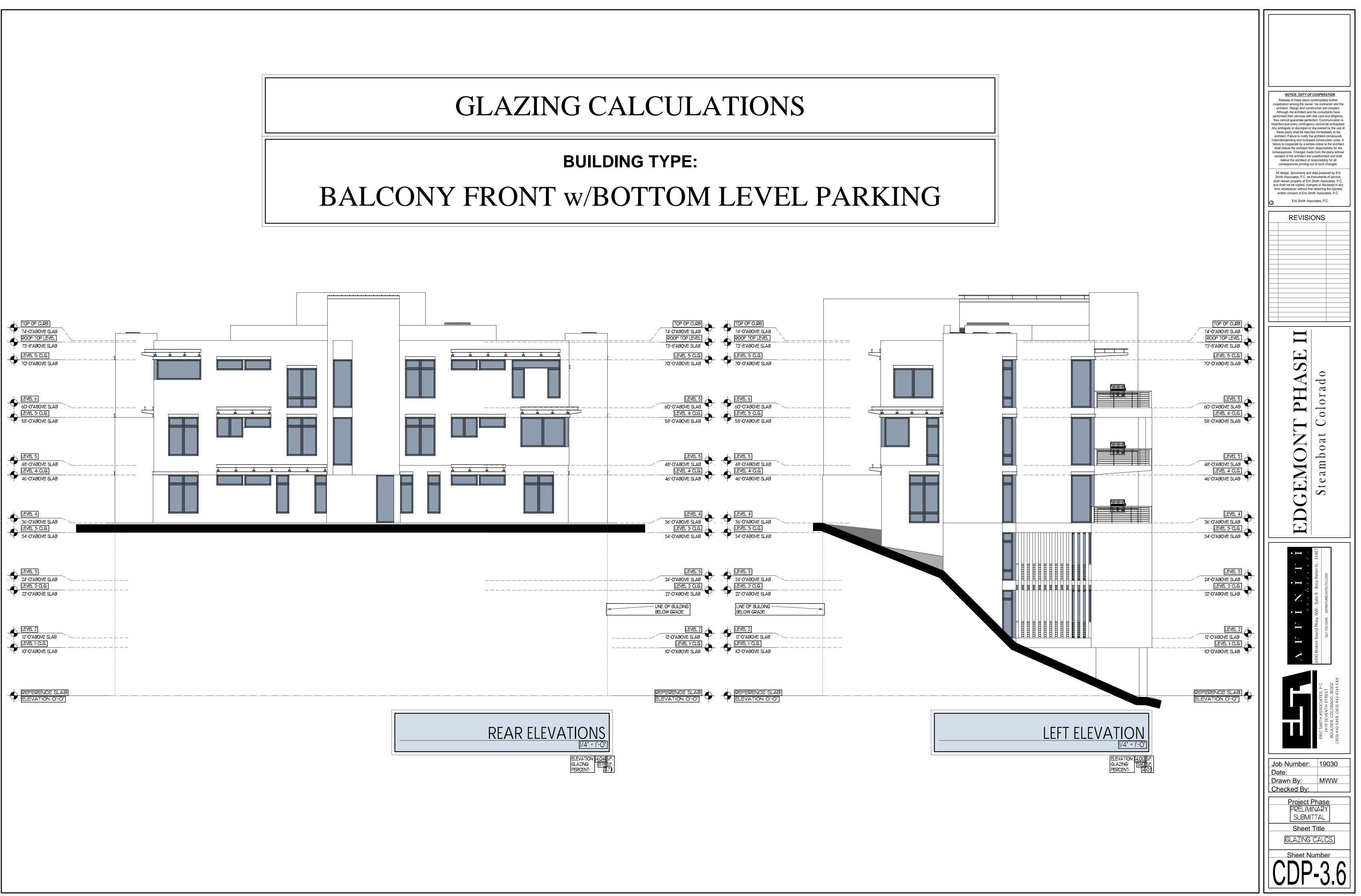


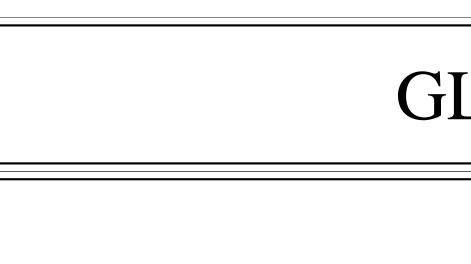


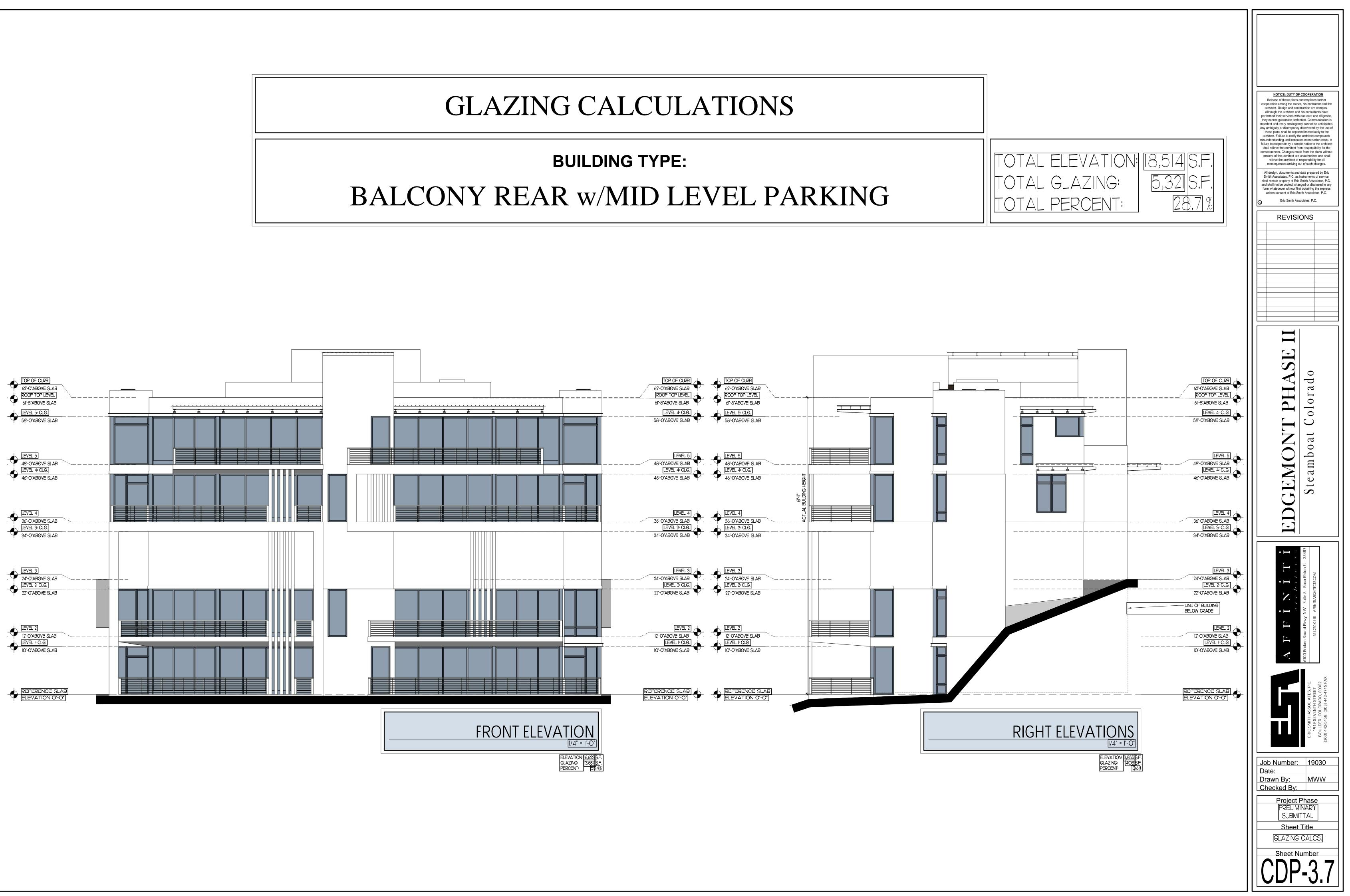


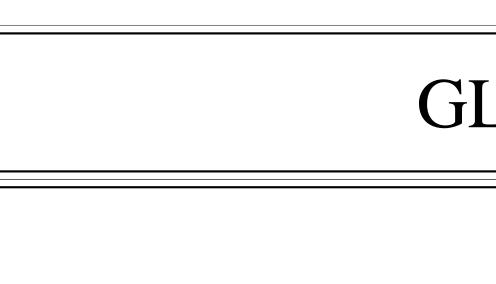


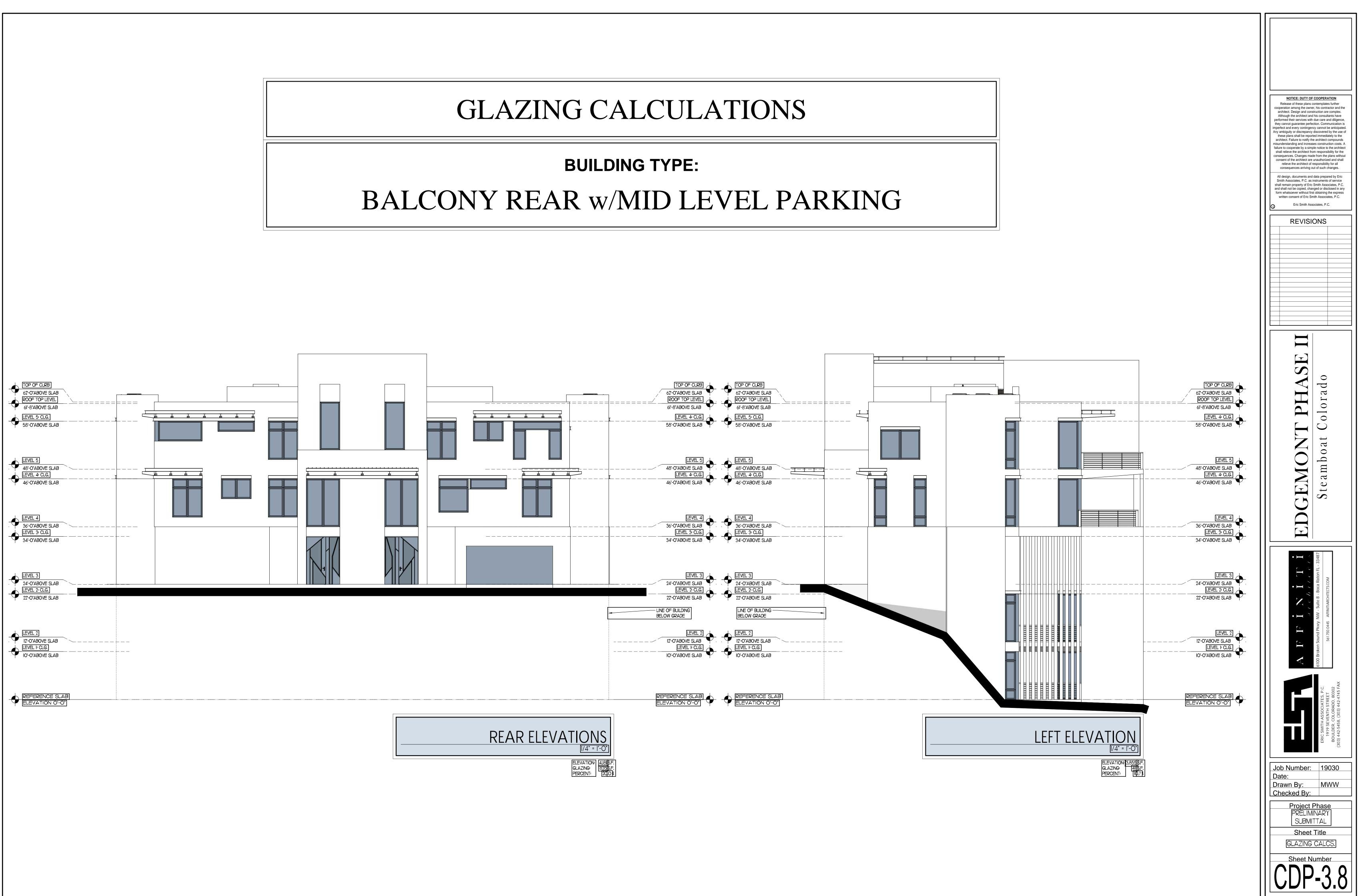






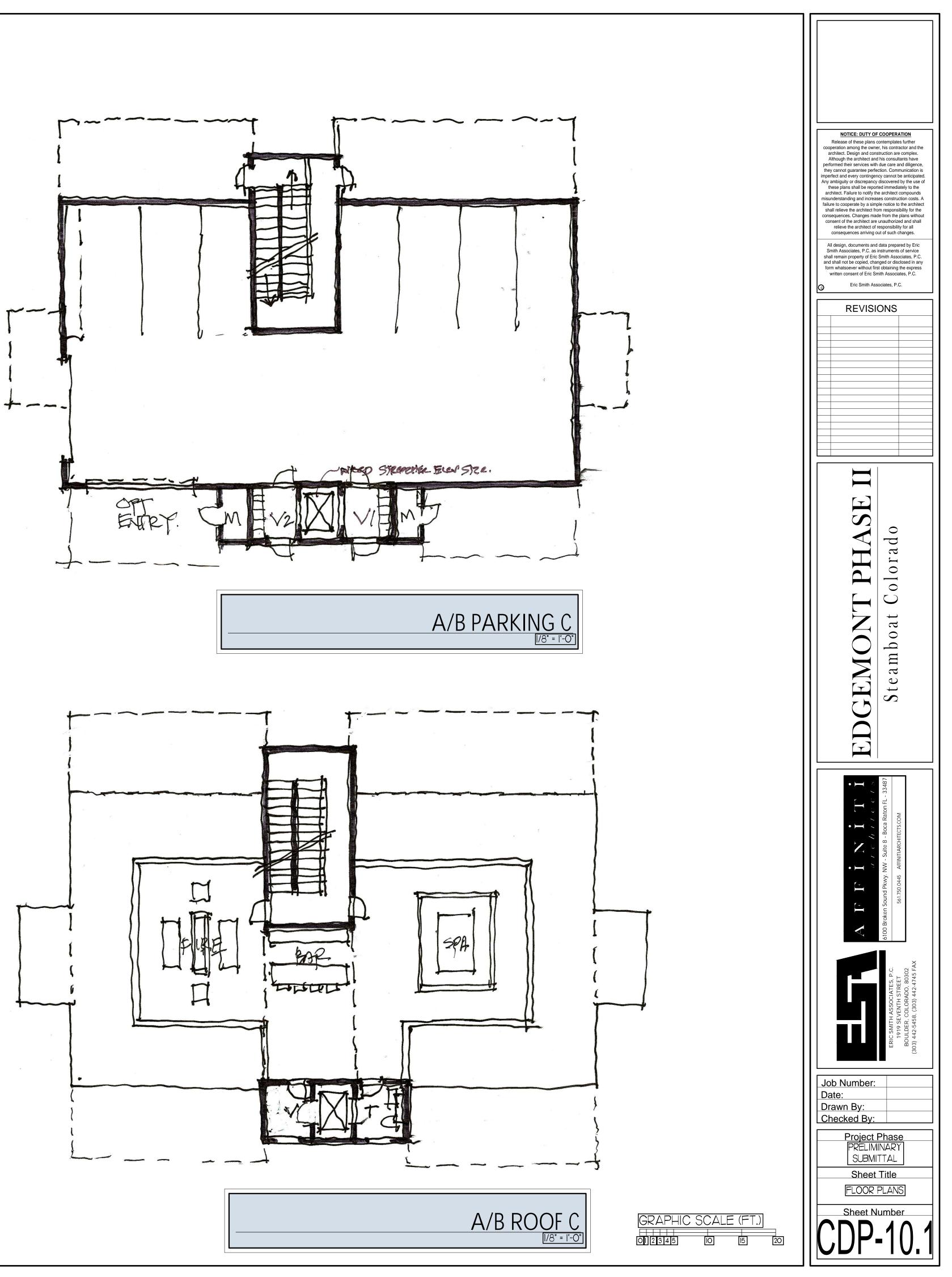


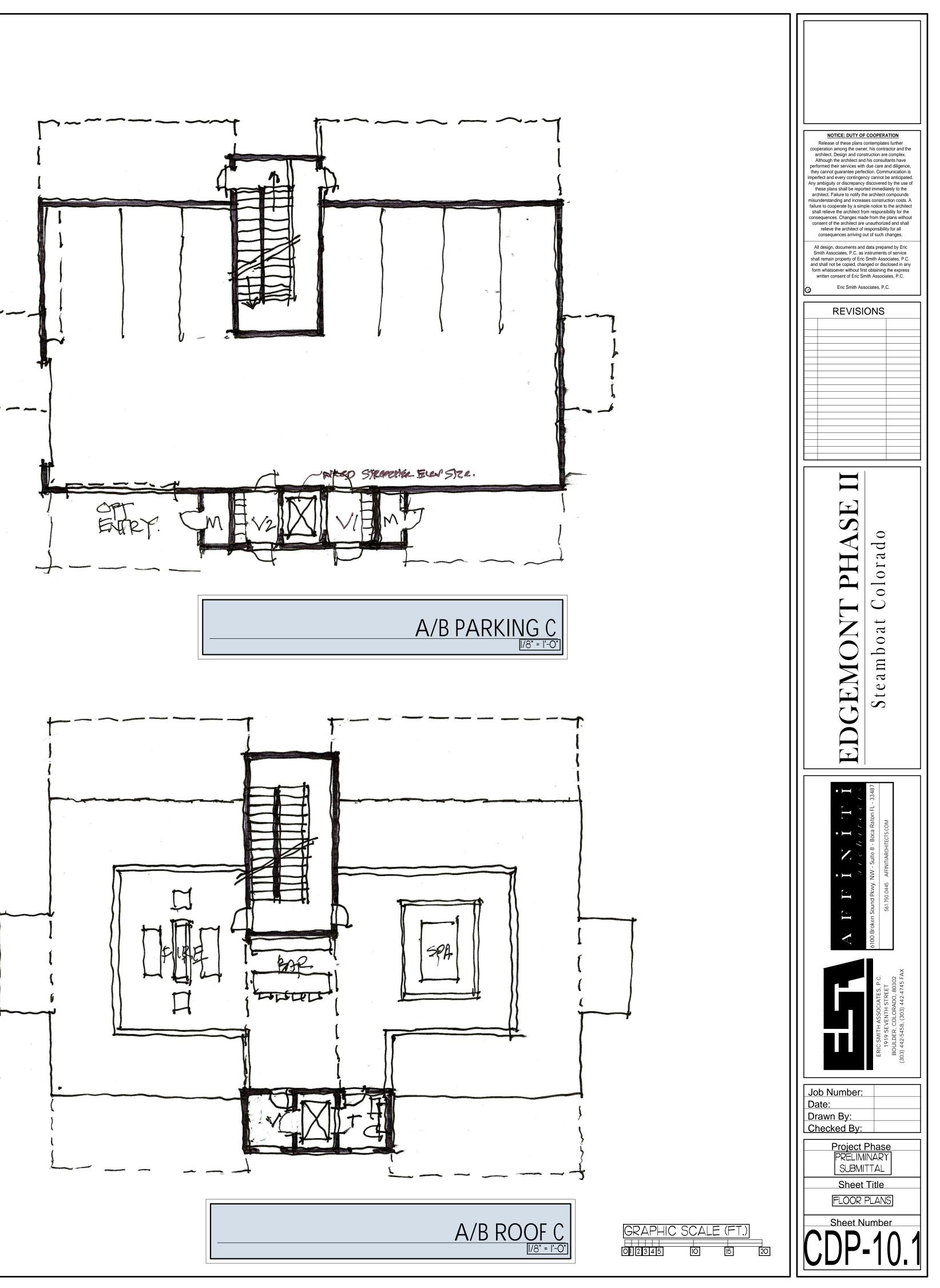


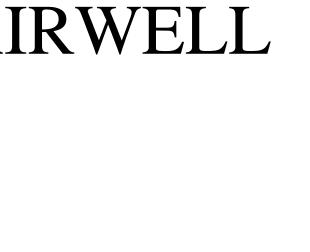


BUILDING TYPE: PARKING & ROOF C

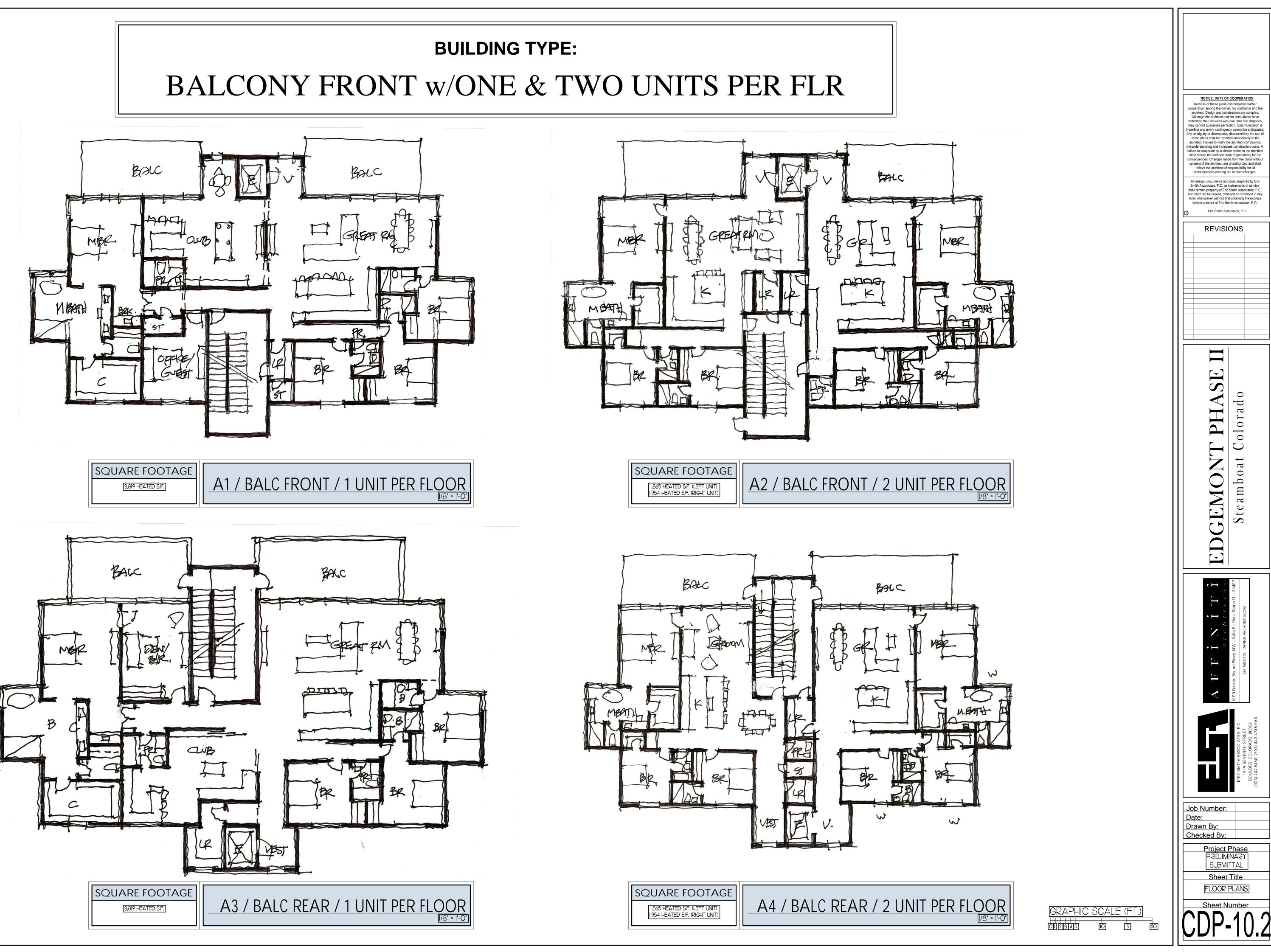
TYPICAL SEPARATED STAIRWELL ____



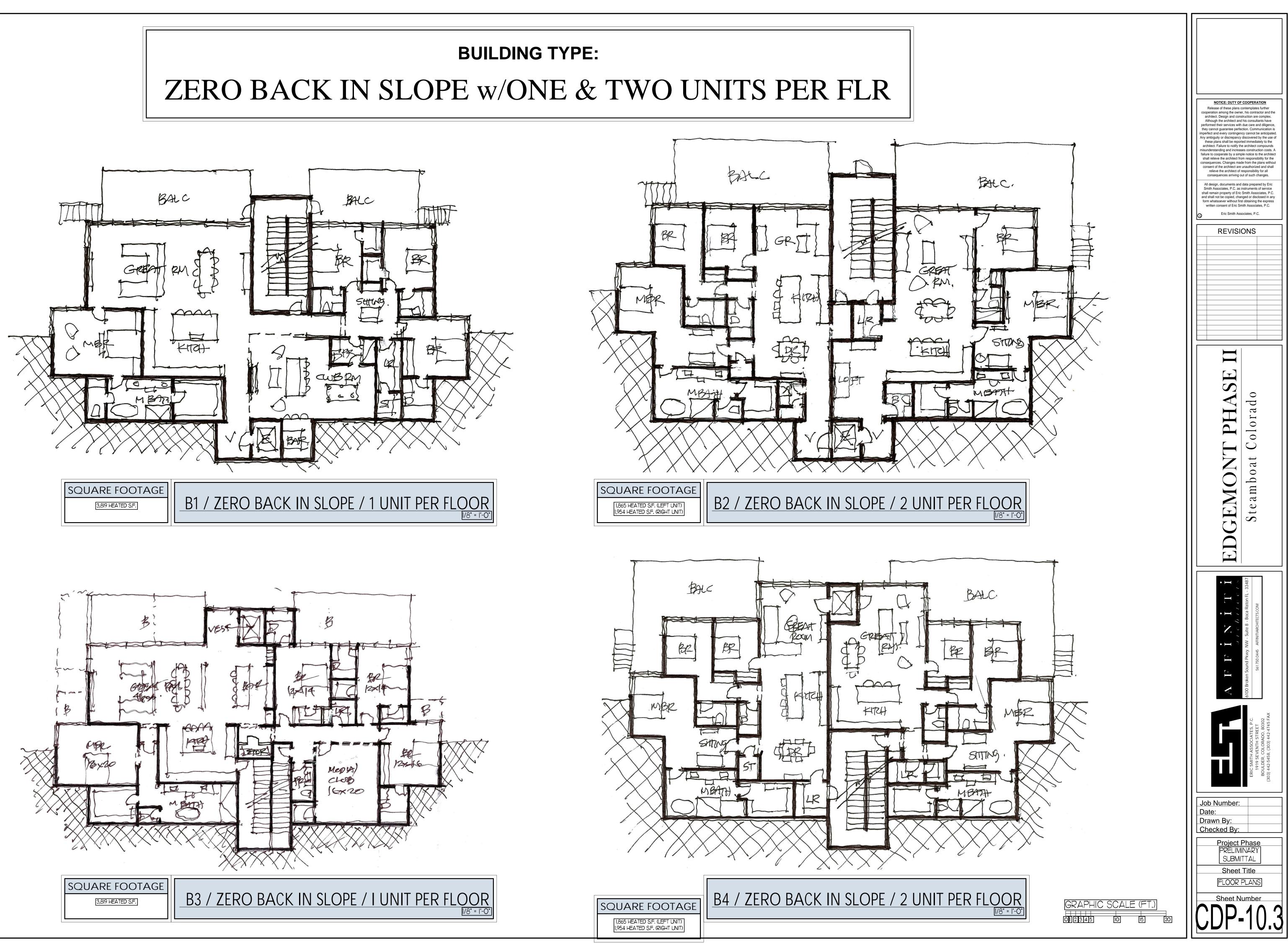




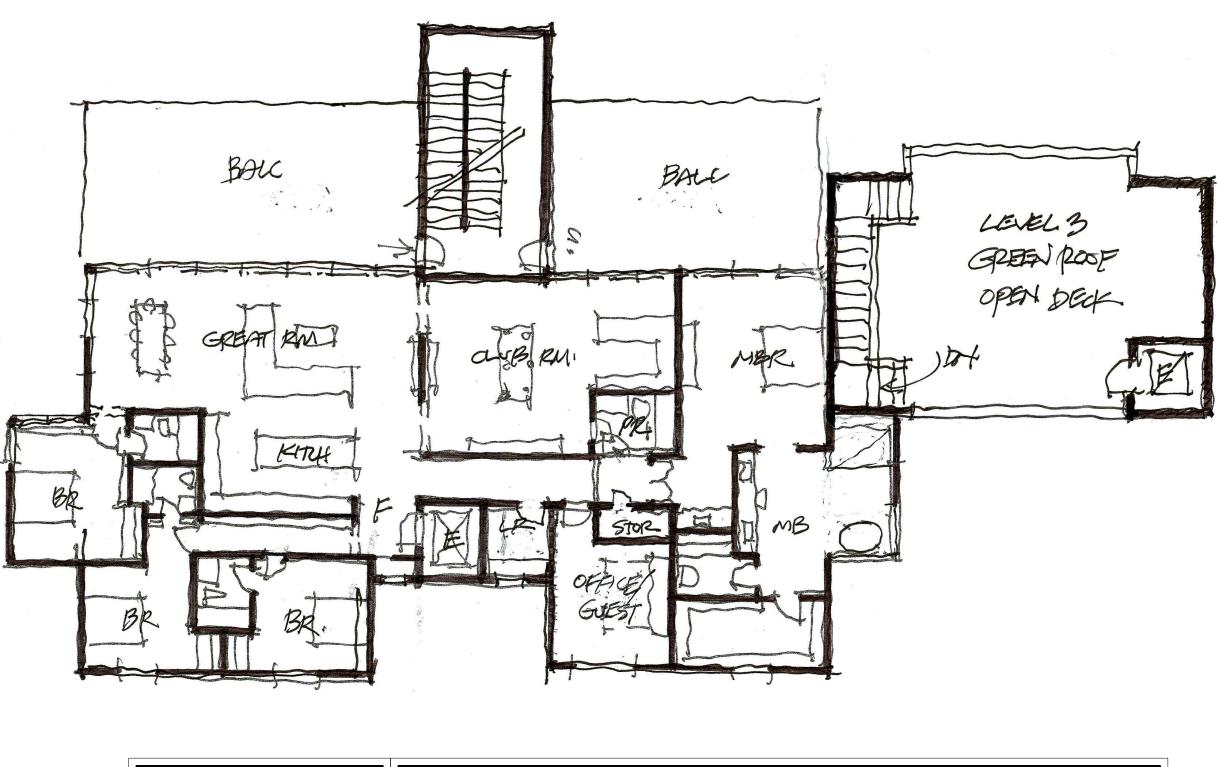
BUILDING TYPE:



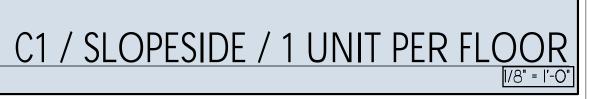
BUILDING TYPE:

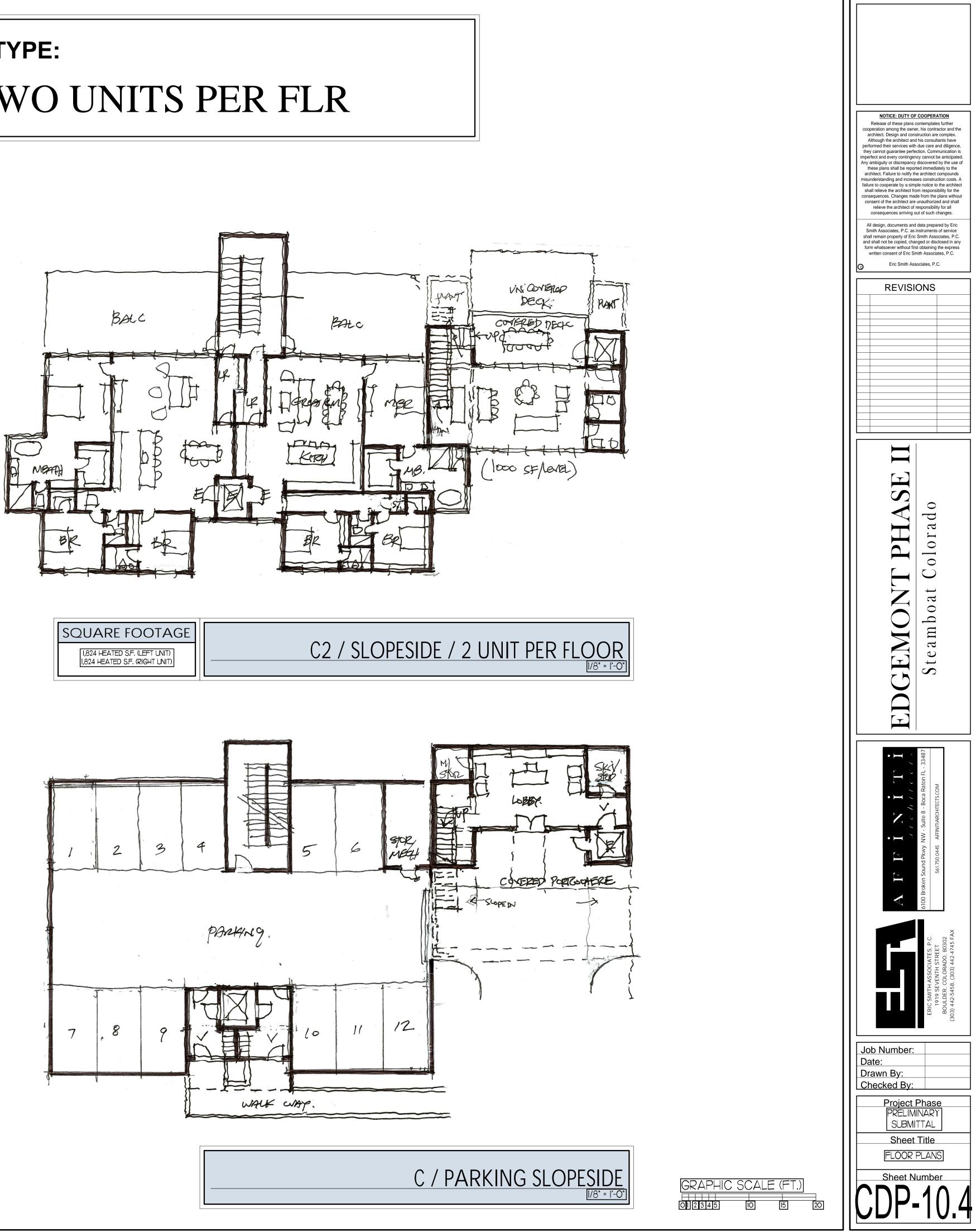


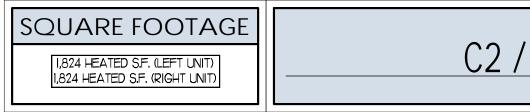
BUILDING TYPE: SLOPESIDE w/ONE & TWO UNITS PER FLR

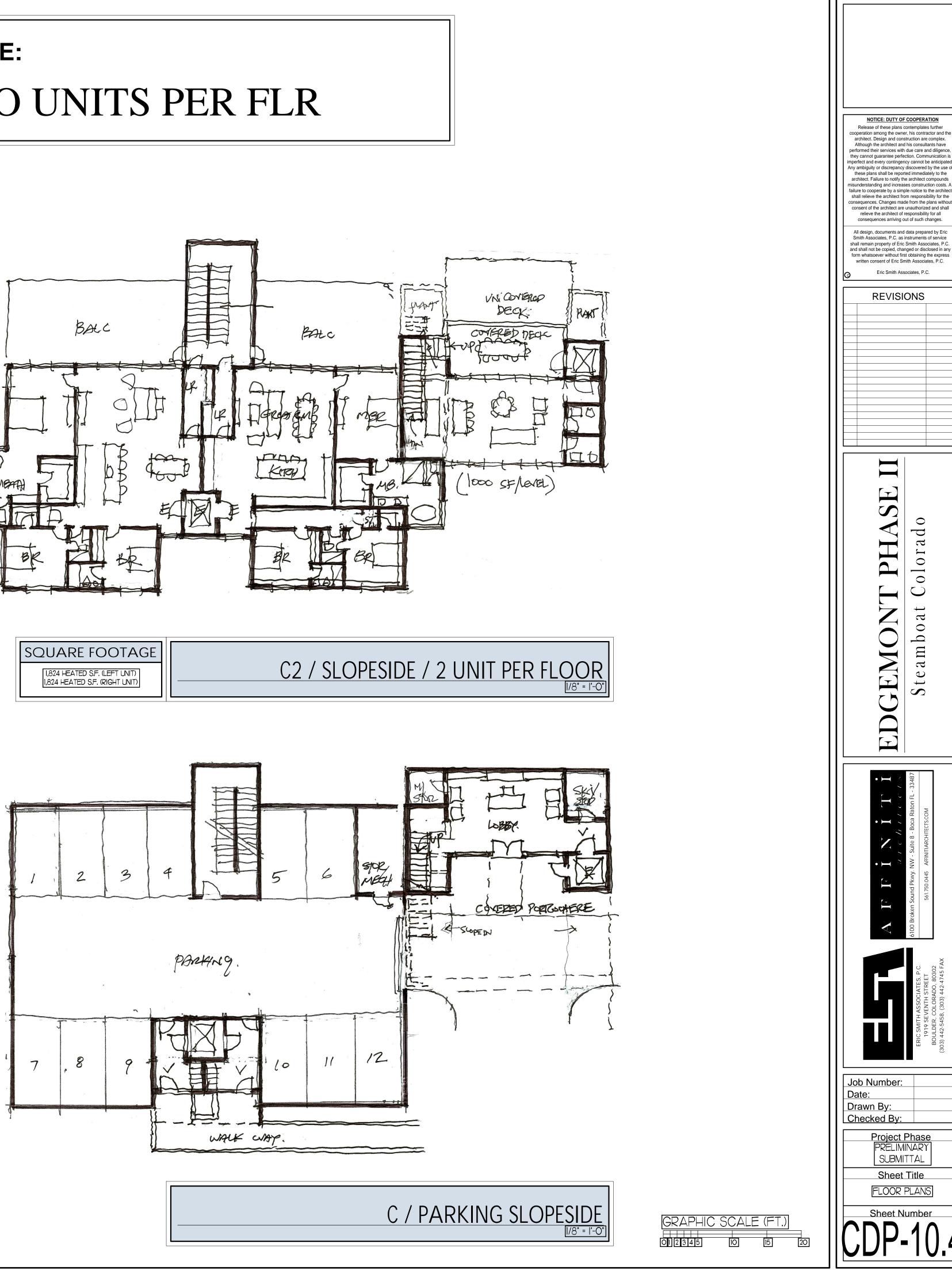


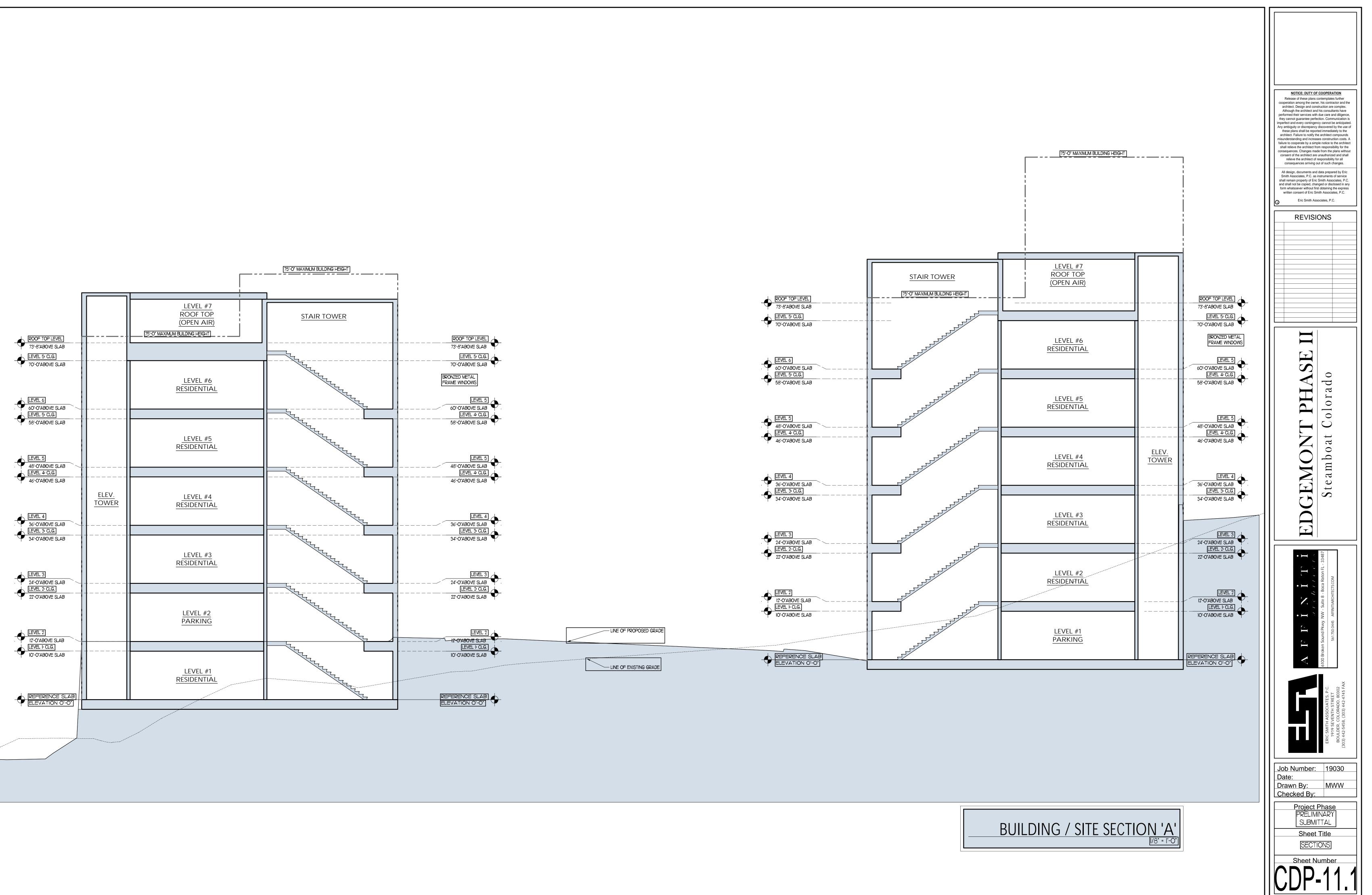
SQUARE FOOTAGE 3,648 HEATED S.F.

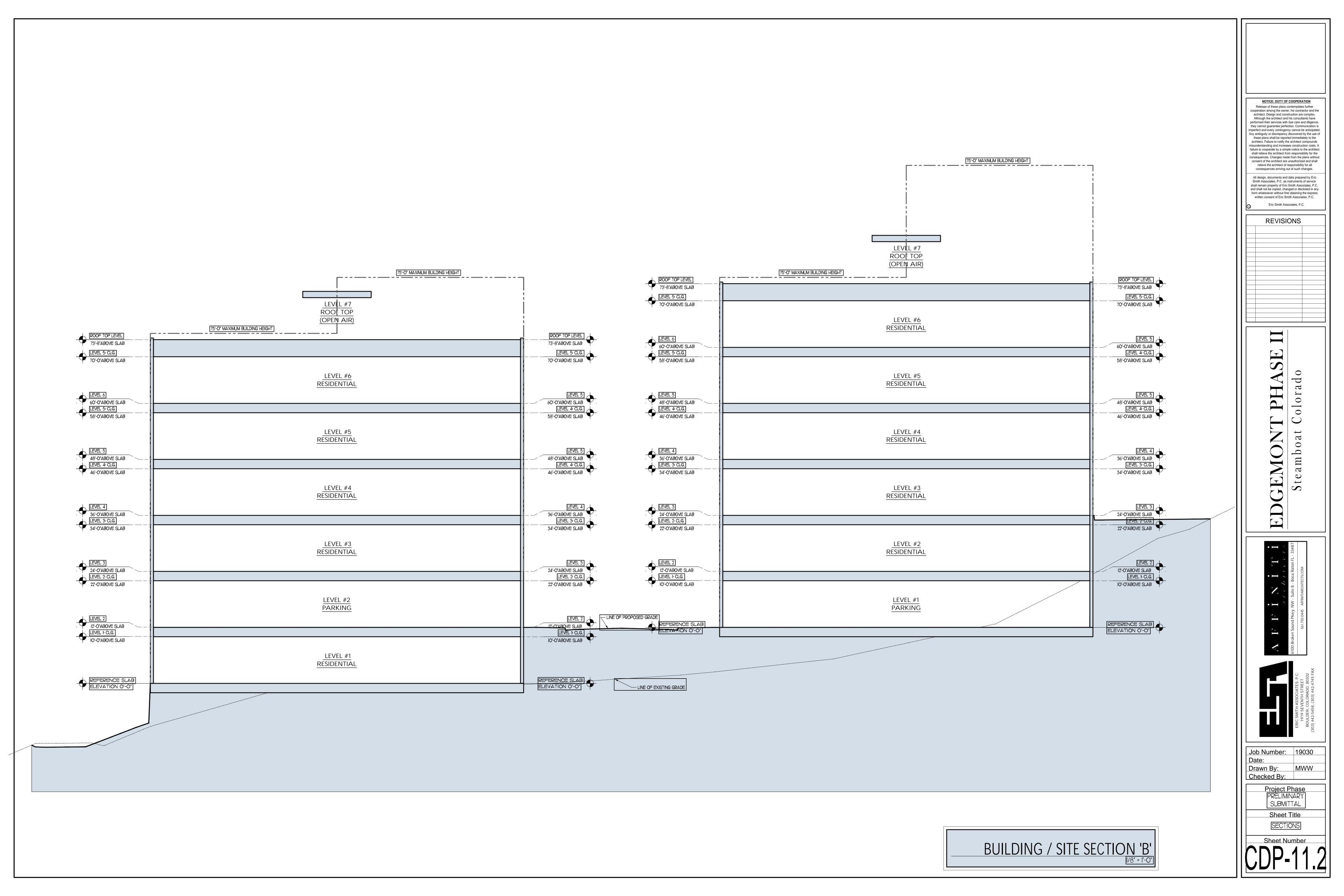












BUILDING TYPE: BALCONY FRONT w/BOTTOM LEVEL PARKING



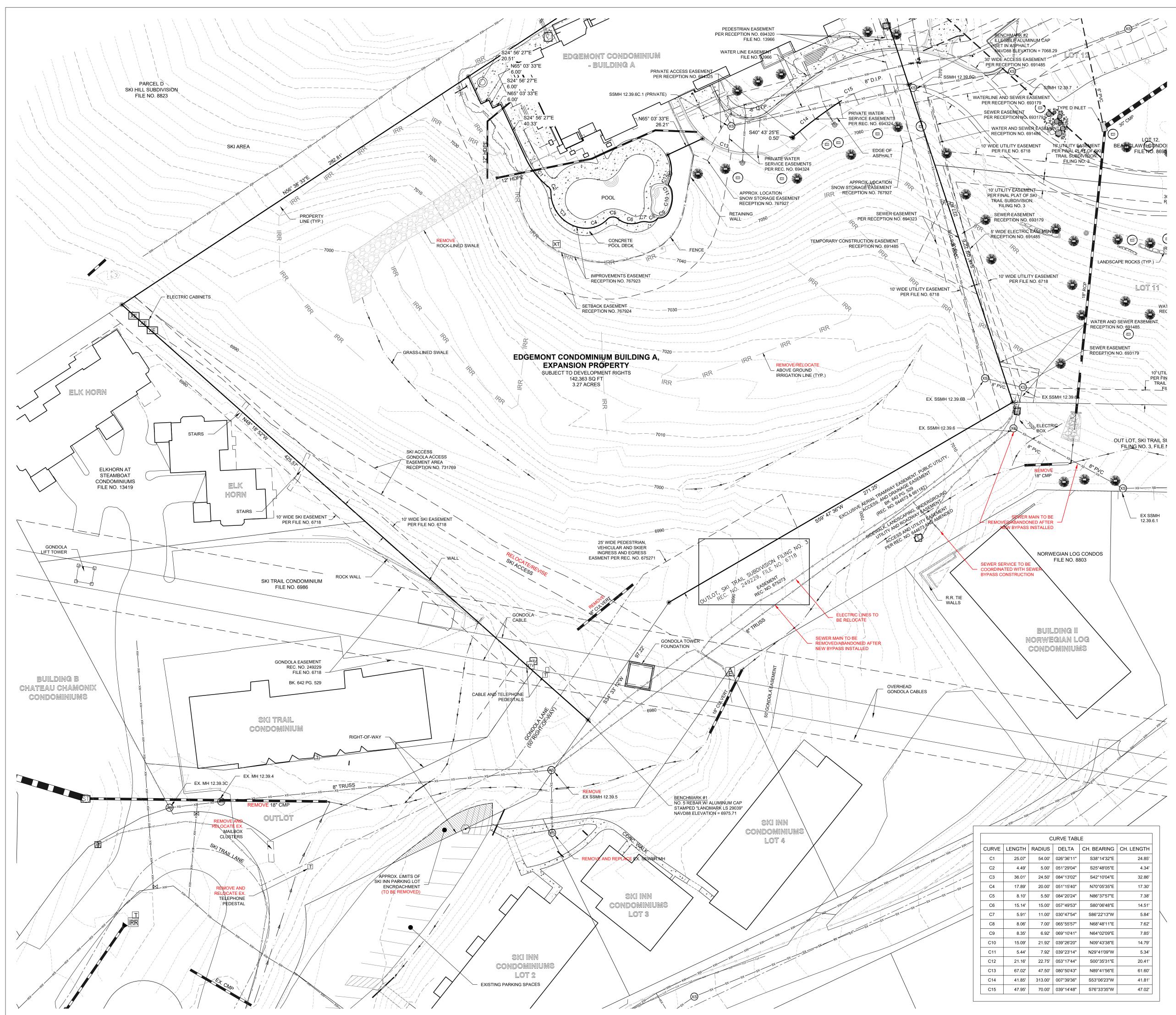


PERSPECTIVES

BUILDING TYPE: BALCONY REAR w/MID LEVEL PARKING



NOTICE: DUTY OF COOPERATION
Although the architect of these plans contemplates turther cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect of responsibility for all consequences arriving out of such changes. All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C. Eric Smith Associates, P.C.
REVISIONS
EDGEMONT PHASE II Steamboat Colorado
A F F I V I I I C I V I I I A F Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487 561.750.0445 AFINITIARCHITECTS.COM
ERIC SMITH ASSOCIATES, P.C. 1919 SEVENTH STREET BOULDER, COLORADO, 80302 (303) 442-5458, (303) 442-4745 FAX
Job Number:19030Date:
Sheet Title PERSPECTIVES Sheet Number CDP-18.1



CH. LENGTH	CH. BEARING	DELTA	DIUS
24.85'	S38°14'32"E	026°36'11"	54.00'
4.34'	S25°48'05"E	051°29'04"	5.00'
32.86'	S42°10'04"E	084°13'02"	24.50'
17.30'	N70°05'35"E	051°15'40"	20.00'
7.38'	N86°37'57"E	084°20'24"	5.50'
14.51'	S80°06'48"E	057°49'53"	15.00'
5.84'	S86°22'13"W	030°47'54"	11.00'
7.62'	N68°48'11"E	065°55'57"	7.00'
7.85'	N64°02'09"E	069°10'41"	6.92'
14.79'	N09°43'38"E	039°26'20"	21.92'
5.34'	N29°41'09"W	039°23'14"	7.92'
20.41'	S00°35'31"E	053°17'44"	22.75'
61.60'	N89°41'56"E	080°50'43"	47.50'
41.81'	S53°06'23"W	007°39'36"	313.00'
47.02'	S76°33'35"W	039°14'48"	70.00'

NORTH		
30 0 30	60	90 Feet
(IN FEET) 1 inch = 30	ft.	
LEGEND:		
PROPERTY BOUNDARY		
ADJACENT PROPERTY BOUNDARY		
EASEMENT		
CENTERLINE		
FENCE	X X X	— x ——
MAJOR CONTOUR	— — —	
MINOR CONTOUR		
ASPHALT	estado está de secondo esta como en esta de secondo esta esta esta esta esta esta esta esta	
CONCRETE	<u>a na san san san san san san san san san</u>	
GRAVEL		
		VC
SANITARY SEWER	xsxsxs	— XS — — —
SANITARY SEWER MANHOLE AND CLEANOUT WATER LINE		
		-
FIRE HYDRANT, GATE VALVE & CURB STOP		\odot
	IRR xgxgxg	×c.
GAS METER AND MANHOLE/VAULT	<u></u>	2 VTV
CABLE CABLE PEDESTAL		
FIBER OPTIC	XF0 XF0 XF0	XF0
TELEPHONE	XTXTXT	
TELEPHONE PEDESTAL AND MANHOLE/VAULT	Т	7
ELECTRIC	XEXEXE	X F
ELECTRIC PED, JUNCTION BOX AND METER		IFM
LIGHT POLE AND LIGHT POLE W/ MAST		
OVERHEAD UTILITY LINES	хонхонхон	— хон —
UTILITY POLE AND GUY WIRE		
DITCH/SWALE		
CULVERT W/ END SECTIONS & RIP RAP		1
INLET AND STORM MANHOLE		(ST)
CONIFEROUS AND DECIDUOUS TREE		3)

NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH 3. RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- 4. THE SUBJECT PROPERTY IS 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 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- 5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE. 7. SITE BENCHMARKS
- SITE BENCHMARK 1 NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039" LOCATED IN THE SOUTHERLY MOST CORNER OF THE SUBJECT PROPERTY NAVD88 ELEVATION = 6975.71

SITE BENCHMARK 2 - ILLEGIBLE ALUMINUM CAP SET IN ASPHALT LOCATED IN THE NORTHEASTERLY CORNER OF THE SUBJECT PROPERTY NAVD88 ELEVATION = 7068.29

PROPERTY DESCRIPTION:

PARCEL 1-A: LOT 1, BEAR CLAW III SUBDIVISION, COUNTY OF ROUTT, STATE OF COLORADO; EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE MAP OF EDGEMONT CONDOMINIUM - BUILDING A RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694320.

PARCEL 1-B:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 1-A ABOVE, FOR TEMPORARY CONSTRUCTION, INSTALLATION, AND USE OF 2-LANE ROADWAY, 30 FEET IN WIDTH, AND HARD SURFACE DRIVE, 20 FEET IN WIDTH, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND UTILITIES AS CREATED BY THAT CERTAIN INSTRUMENT ENTITLED "ACCESS, ROADWAY, AND UTILITY EASEMENT AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT" BY AND BETWEEN BEAR CLAW II CONDOMINIUM ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, AND DB BEAR PAW LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 21, 2009 UNDER RECEPTION NO. 691485, WHICH EASEMENTS WERE ALSO PROVIDED FOR IN THE AMENDMENT TO CONDOMINIUM DECLARATION FOR BEAR CLAW II CONDOMINIUM RECORDED OCTOBER 24, 2008 UNDER RECEPTION NO. 679875.

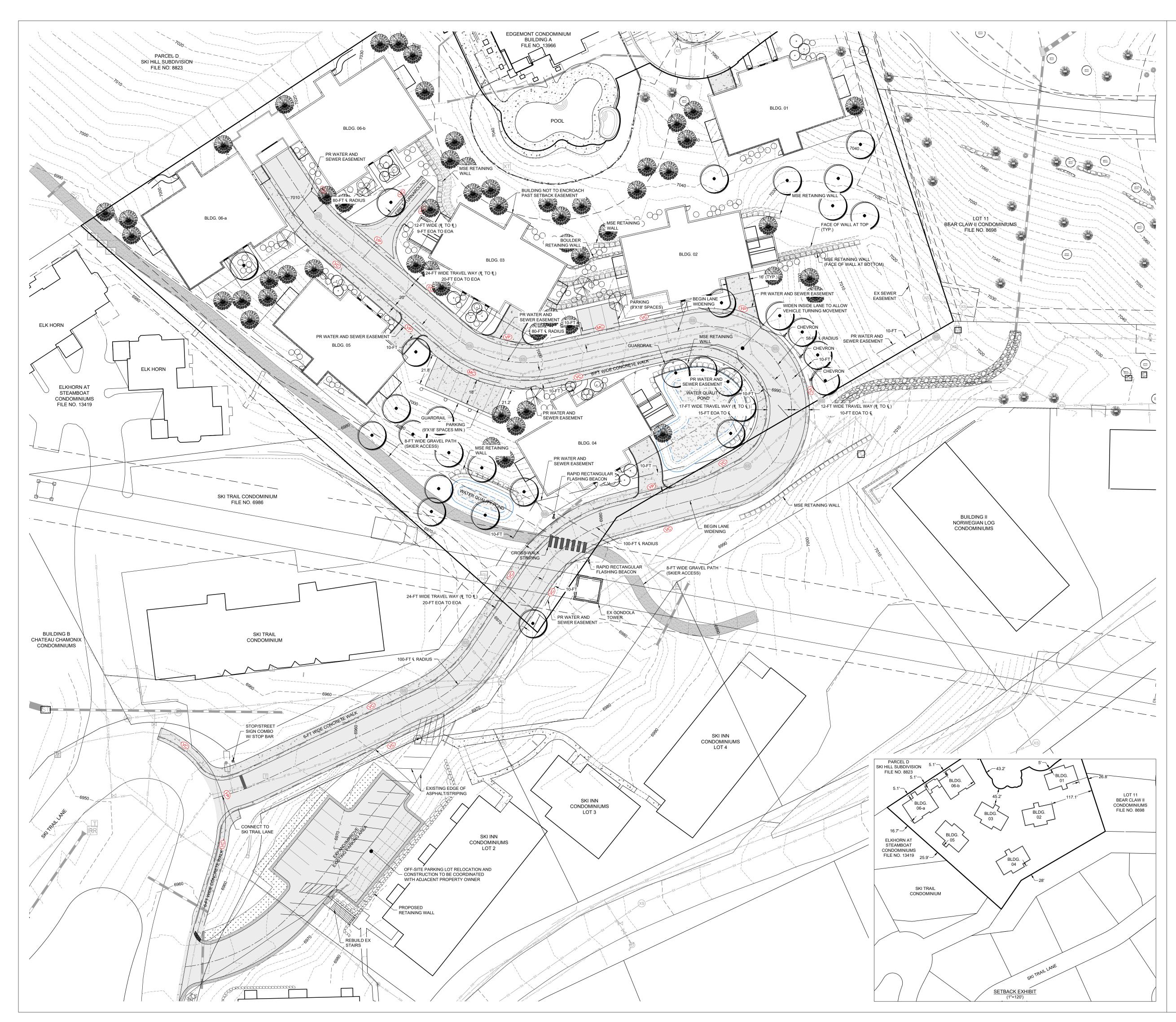
PARCEL 1-C:

A NON-EXCLUSIVE EASEMENT FOR "PRIVATE ACCESS", APPURTENANT TO PARCEL A ABOVE, AS DEPICTED ON THE MAP OF EDGEMONT CONDOMINIUM - BUILDING A RECORDED DECEMBER 16,2009 UNDER RECEPTION NO. 694320, WHICH MAP IS FILED AS FILE NO. 13966, AND AS DECLARED AND ESTABLISHED BY DECLARATION OF EASEMENT RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694325.

PARCEL 2:

THAT PORTION OF THE "OUT LOT" ABUTTING LOT 8, BLOCK 2, SKI TRAIL SUBDIVISION, FILING NO. 3 AND EXTENDING EASTERLY FROM THE WESTERLY LINE OF SAID LOT 8, EXTENDED SOUTHERLY TO THE NORTHERLY LINE OF SKI TRAIL LANE, COUNTY OF ROUTT, STATE OF COLORADO.





DRAWING FILENAME: P\2471-001/DWGs\Production Drawings/2471-001-Site dwg LAYOUT NAME: C.100 DATE: Nov 15, 2019-10:12am CAD OPER/ LIST OF KREES: 12471-001-XEsisti 12471-001-Xtihit 12471-001-Xtihit 12471-001-Xtihated 12471-001-Xtihated 12471-001-Xtihated 12471-001-Xtihated 12471-001-Xtihated 12471-001-Xtihated 1

30 0 30	60 90 Feet
(IN FEET) 1 inch = 30	ft.
EGEND:	
ROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
ASEMENT	
SECTION LINE	
CENTERLINE	
BUILDING ROOF LINE/OVERHANG	
DECK	
VALL	
ENCE	x x x x
ROPOSED MAJOR CONTOUR	6805
PROPOSED MINOR CONTOUR	10005
XISTING MAJOR CONTOUR XISTING MINOR CONTOUR	(6805)
SPHALT	
CONCRETE	
GRAVEL	
IGN	
ROPOSED SANITARY SEWER W/ MH	SSSS
XISTING SANITARY SEWER W/ MH	xsxsxsxs
	www
PROPOSED GV, FH & CS XISTING WATER	
ASTING WATER	XGXGXGXG
GAS METER AND MANHOLE/VAULT	GM (G
ABLE	
CABLE PEDESTAL	
BER OPTIC	XF0XF0XF0XF0
ELEPHONE	XTXTXTXT
ELEPHONE PEDESTAL AND MANHOLE/VAULT	
	XEXEXEXE
LECTRIC PED, JUNCTION BOX AND METER	
ROPOSED DITCH / SWALE	— хон
TILITY POLE AND GUY WIRE	
ITCH/SWALE	· · ·
XISTING STORM SEWER W/ FES	<u>)</u>
ROPOSED STORM SEWER W/ FES	
ILET AND STORM MANHOLE	
VERLAND AND CHANNEL FLOW ARROWS	
ONIFEROUS AND DECIDUOUS TREE	
ERTICAL CURB (CATCH/SPILL)	VC
ALLEY PAN	(VP)
	MC
MOUNTABLE CURB	MC
	(MC)

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- 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. THIS SITE CONTAINS A CALCULATED AREA OF 3.27 ACRES.
- 6. NO PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS, AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- 7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROPERTY DESCRIPTION:

_

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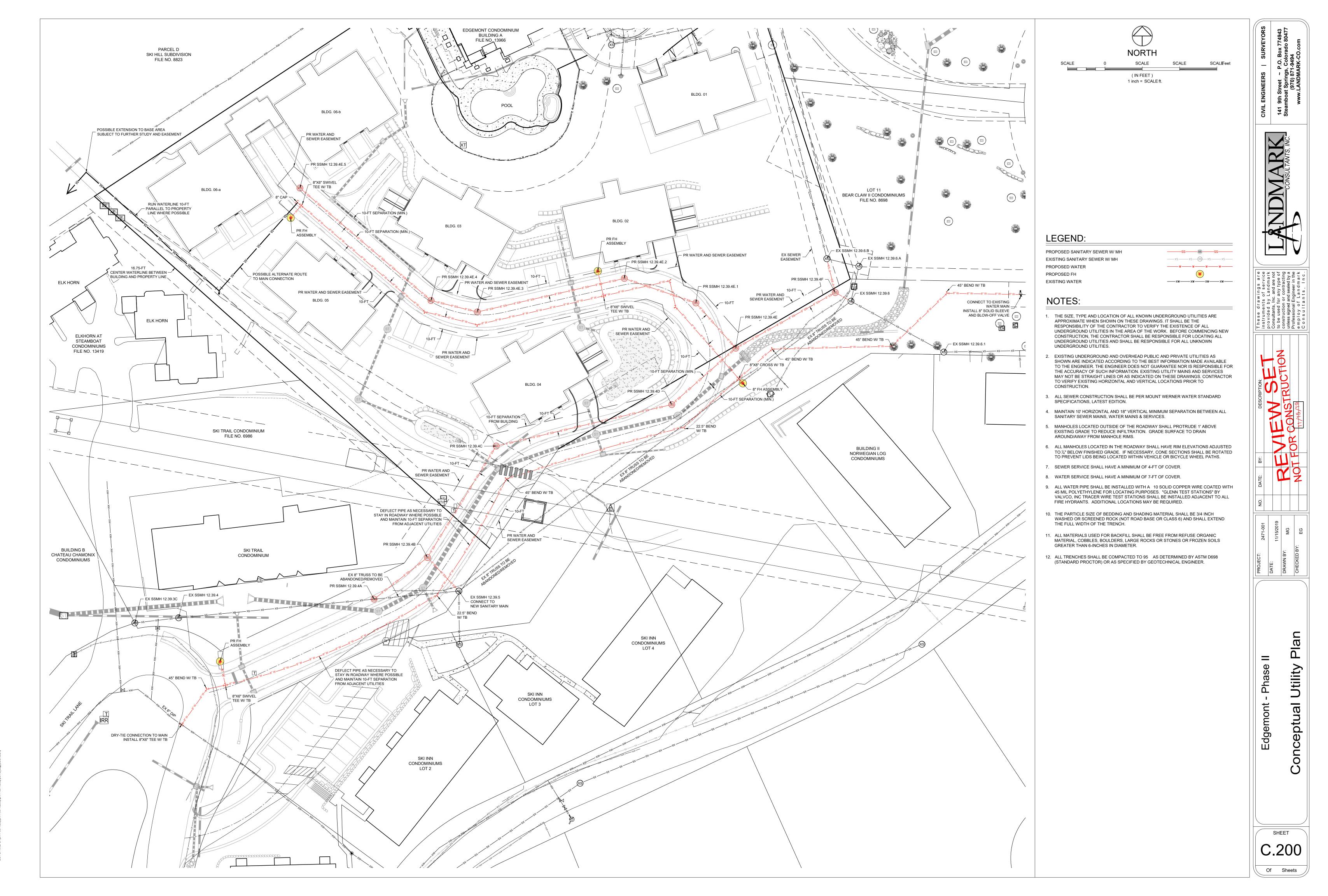
PARCEL 1-C:

A NON-EXCLUSIVE EASEMENT FOR "PRIVATE ACCESS", APPURTENANT TO PARCEL A ABOVE, AS DEPICTED ON THE MAP OF EDGEMONT CONDOMINIUM - BUILDING A RECORDED DECEMBER 16,2009 UNDER RECEPTION NO. 694320, WHICH MAP IS FILED AS FILE NO. 13966, AND AS DECLARED AND ESTABLISHED BY DECLARATION OF EASEMENT RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694325.

PARCEL 2:

THAT PORTION OF THE "OUT LOT" ABUTTING LOT 8, BLOCK 2, SKI TRAIL SUBDIVISION, FILING NO. 3 AND EXTENDING EASTERLY FROM THE WESTERLY LINE OF SAID LOT 8, EXTENDED SOUTHERLY TO THE NORTHERLY LINE OF SKI TRAIL LANE, COUNTY OF ROUTT, STATE OF COLORADO.

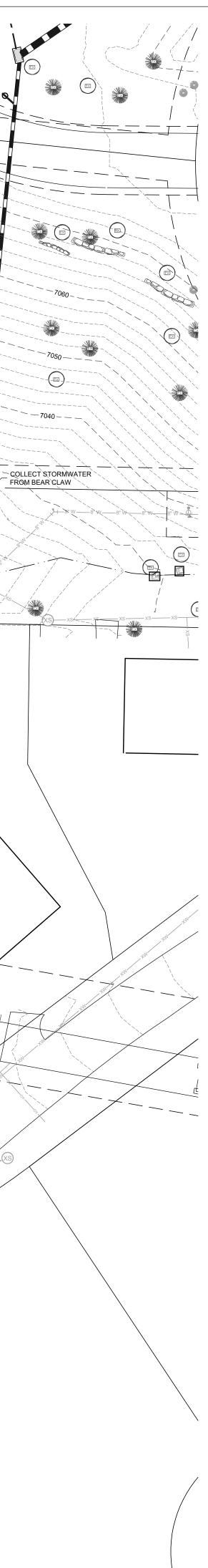


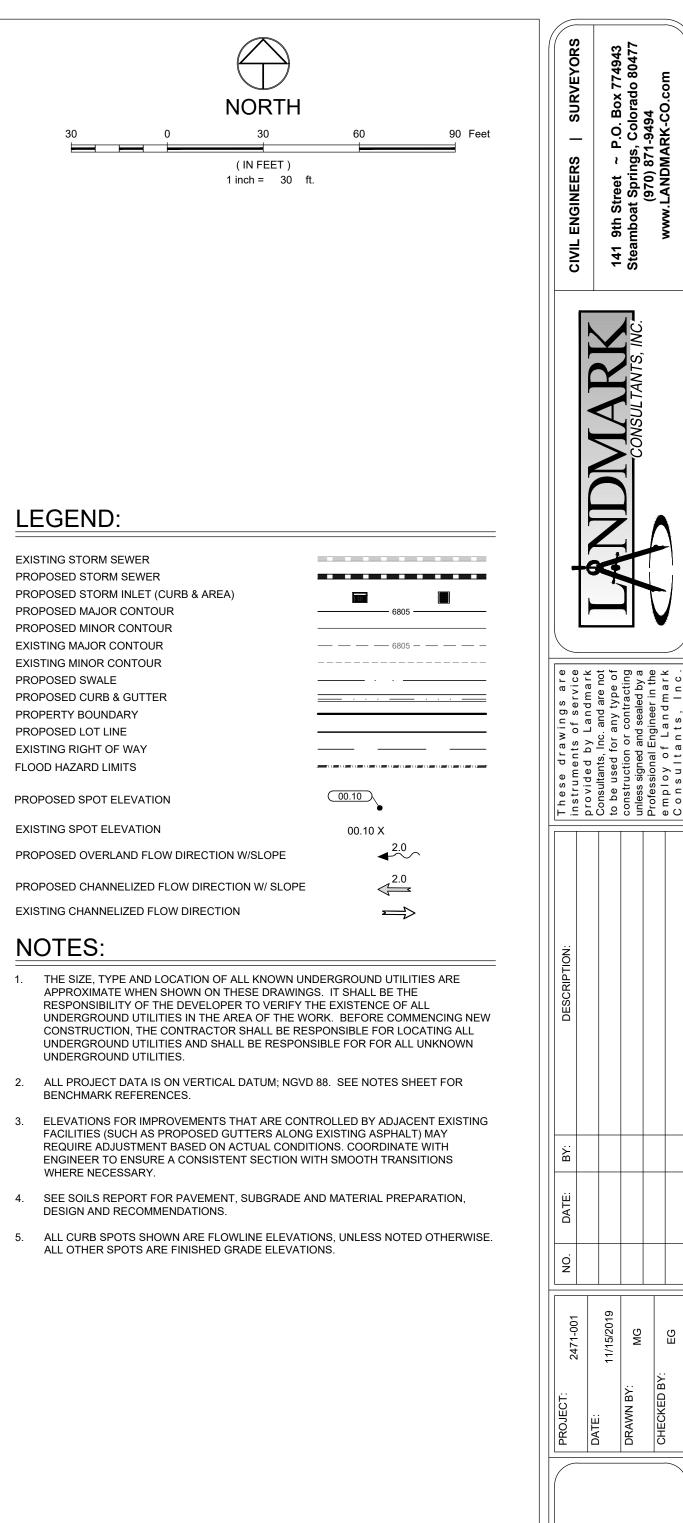


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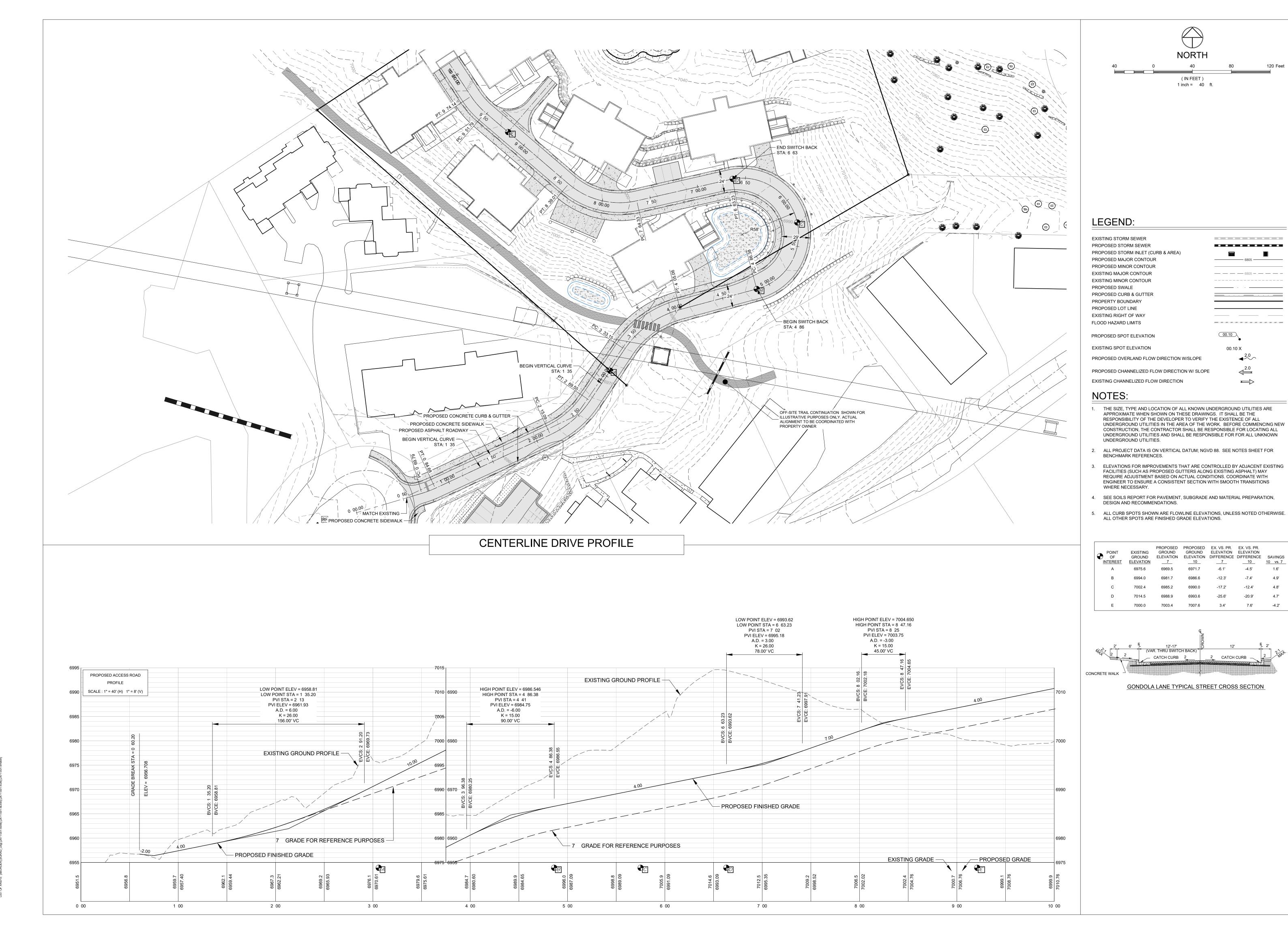
DRAWING FILENAME: P.2471-001/DWGs/Production Drawings/2471-001-Grading & Drainage.dwg LAYOUT NAME: Layourt DATE: Nov 14, 2019 - 3:16pm CAD OP LIST OF VREES: P2471-001-241-401-255-441 P2471-001-2614a1 NetORDERI I 4:2420-01 Participation (12471-001-2414a





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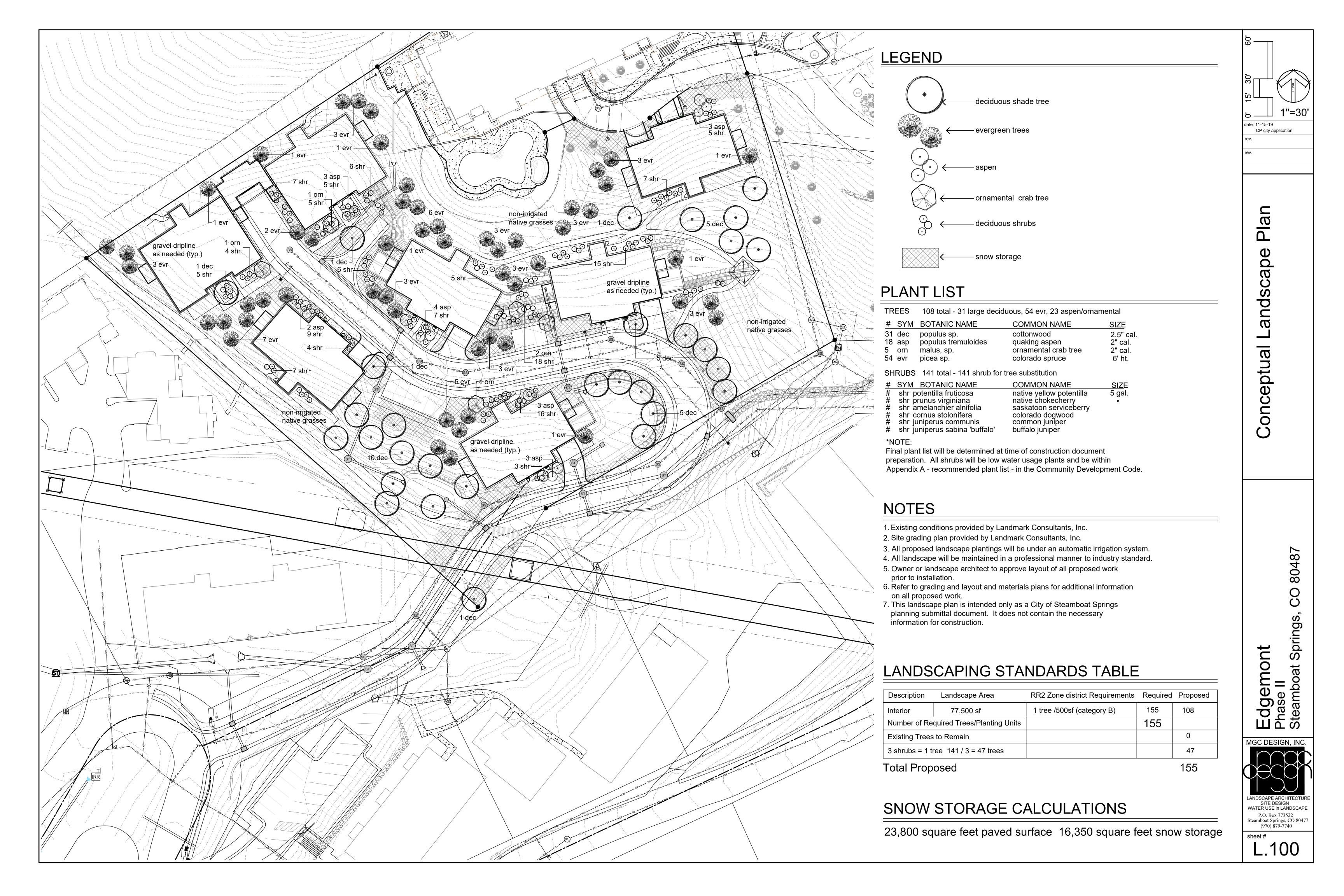
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PROPERTY DESCRIPTION:

PARCEL 1-A: LOT 1, BEAR CLAW III SUBDIVISION, COUNTY OF ROUTT, STATE OF COLORADO;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE MAP OF EDGEMONT CONDOMINIUM - BUILDING A RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694320

PARCEL 1-B:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 1-A ABOVE, FOR TEMPORARY CONSTRUCTION, INSTALLATION, AND USE OF 2-LANE ROADWAY 30 FEET IN WIDTH, AND HARD SURFACE DRIVE, 20 FEET IN WIDTH, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND UTILITIES AS CREATED BY THAT CERTAIN INSTRUMENT ENTITLED "ACCESS, ROADWAY, AND UTILITY EASEMENT AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT" BY AND BETWEEN BEAR CLAW II CONDOMINIUM ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, AND DB BEAR PAW LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 21, 2009 UNDER RECEPTION NO. 691485, WHICH EASEMENTS WERE ALSO PROVIDED FOR IN THE AMENDMENT TO CONDOMINIUM DECLARATION FOR BEAR CLAW II CONDOMINIUM RECORDED OCTOBER 24, 2008 UNDER RECEPTION NO. 679875

PARCEL 1-C:

A NON-EXCLUSIVE EASEMENT FOR "PRIVATE ACCESS", APPURTENANT TO PARCEL A ABOVE, AS DEPICTED ON THE MAP OF EDGEMONT CONDOMINIUM -BUILDING A RECORDED DECEMBER 16,2009 UNDER RECEPTION NO. 694320, WHICH MAP IS FILED AS FILE NO. 13966, AND AS DECLARED AND ESTABLISHED BY DECLARATION OF EASEMENT RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694325.

PARCEL 2:

THAT PORTION OF THE "OUT LOT" ABUTTING LOT 8, BLOCK 2, SKI TRAIL SUBDIVISION, FILING NO. 3 AND EXTENDING EASTERLY FROM THE WESTERLY LINE OF SAID LOT 8, EXTENDED SOUTHERLY TO THE NORTHERLY LINE OF SKI TRAIL LANE, COUNTY OF ROUTT, STATE OF COLORADO.

TITLE COMMITMENT NOTES

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, LANDMARK CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT ORDER NO. ABD30018585, PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: MAY 24, 2016 AT 5:00 P.M.

THE FOLLOWING ITEMS AFFECT THE SUBJECT PROPERTY PER THE ABOVE-REFERENCED TITLE COMMITMENT. THE NUMBERS USED CORRESPOND TO THE NUMBERING SYSTEM USED IN THE TITLE COMMITMENT. LANDMARK CONSULTANTS, INC. COMMENTS FOLLOW THE TITLE COMMITMENT ITEMS IN PARENTHESIS.

SCHEDULE B - SECTION 2 (EXCEPTIONS)

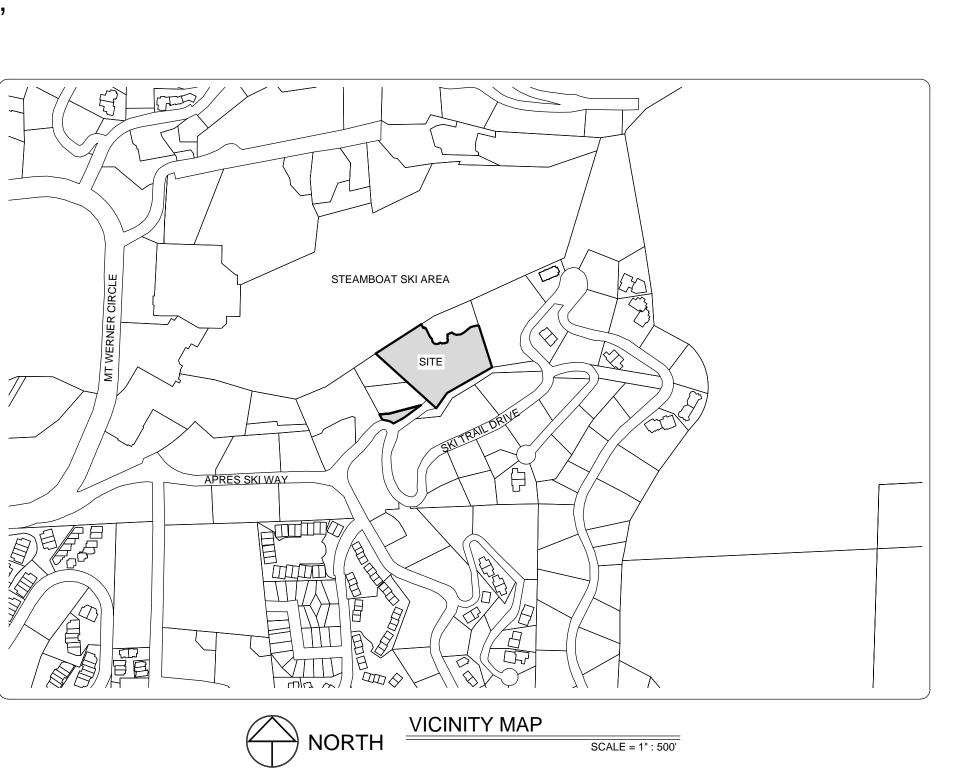
- 1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (VISIBLE AND APPARENT EVIDENCE OF RIGHTS OR CLAIMS OF PARTIES IN POSSESSION ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (VISIBLE AND APPARENT EVIDENCE OF EASEMENTS, OR CLAIMS OF EASEMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (VISIBLE AND APPARENT ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 4. ANY LIEN. OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM.)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM.)
- TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM.)
- 7. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER. (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM.)
- 8. EXISTING LEASES AND TENANCIES, IF ANY. (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM.)
- RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 13, 1920 IN BOOK 122 AT PAGE 203. (AFFECTS ALL PARCELS) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED
- 10. UNDIVIDED 1/2 INTEREST IN AND TO ALL MINERALS, INCLUDING OIL AND GAS, AS CONTAINED IN INSTRUMENT RECORDED MARCH 31, 1960 IN BOOK 296 AT PAGE 578, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN (AFFECTS ALL PARCELS) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS.)
- 11. RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR(B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS, AS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 21, 1968, UNDER RECEPTION NO. 219229, AND AMENDMENT RECORDED JUNE 9. 1969 IN BOOK 336 AT PAGE 684 AND AMENDMENT RECORDED FEBRUARY 1, 1974 IN BOOK 388 AT PAGE 901. (AFFECTS ALL PARCELS) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS.)
- 12. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SKI TRAIL SUBDIVISION FILING NO. 3, RECORDED FEBRUARY 21, 1968 UNDER RECEPTION NO. 249229. NOTE: CITY OF STEAMBOAT SPRINGS ORDINANCE #2163 VACATING CERTAIN UTILITY AND SNOW STORAGE EASEMENTS RECORDED RECORDED JUNE 10, 2008 UNDER RECEPTION NO. 675270. (AFFECTS ALL PARCELS) (EASEMENTS AND RIGHTS OF WAY VACATED BY SAID ORDINANCE #2163 ARE NOT SHOWN. REMAINING EASEMENTS THAT AFFECT THE SUBJECT PROPERTY PER SAID PLAT OF SKI TRAIL SUBDIVISION, FILING NO. 3 ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF. SEE GENERAL NOTE 11)
- 13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE LOCAL IMPROVEMENT DISTRICT NO. 2, STEAMBOAT SPRINGS, COLORADO, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 29, 1979, IN BOOK 478 AT PAGE 539. (AFFECTS PARCELS 1-A, 1-B AND 1-C) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS.)
- 14. AN EASEMENT FOR INGRESS AND EGRESS CONVEYED TO SKI TRAIL ASSOCIATES, A PARTNERSHIP, IN WARRANTY DEED RECORDED NOVEMBER 9, 1970 IN BOOK 345 AT PAGE 41. (AFFECTS PARCEL 2) (THE EASEMENT DESCRIBED IN THE REFERENCED DOCUMENT AFFECTS ALL OF PARCEL 2 TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 15. AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED IN DEED RECORDED NOVEMBER 23, 1970 IN BOOK 345 AT PAGE 159. (AFFECTS PARCEL 2) (THE EASEMENT DESCRIBED IN THE REFERENCED DOCUMENT AFFECTS ALL OF PARCEL 2 TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN P.U.D. PLAT OF BEAR CLAW II-PHASE 2 RECORDED MAY 16, 1985 UNDER RECEPTION NO. 343004. (AFFECTS PARCELS 1-A, 1-B AND 1-C) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS.)
- 17. AN EASEMENT FOR PEDESTRIAN, VEHICULAR AND BICYCLE INGRESS AND EGRESS AND THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES, AND INCIDENTAL PURPOSES, AS MORE PARTICULARLY SET FORTH IN THE GRANT OF EASEMENT RECORDED MAY 12, 1986 IN BOOK 616 AT PAGE 127, UPON THE TERMS AND CONDITIONS SET FORTH THEREIN. (AFFECTS PARCEL 2) (THE LOCATION OF THE EASEMENT DESCRIBED IN THE REFERENCED DOCUMENT IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 18. AN EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES, AERIAL TRAMWAY, LIFT OR GONDOLA, DRIVEWAYS, PEDESTRIAN, BICYCLE, DRAINAGE, LANDSCAPING. AND INCIDENTAL PURPOSES, AS RESERVED BY STEAMBOAT SKI CORPORATION IN DEED RECORDED APRIL 10, 1989 IN BOOK 642 AT PAGE 529. (THE LOCATION OF THE EASEMENTS DESCRIBED IN THE REFERENCED DOCUMENT IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 19. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED APRIL 10, 1989, IN BOOK 642 AT PAGE 529. (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS RESTRICTIVE COVENANTS.)
- 20. AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY WARRANTY DEED RECORDED NOVEMBER 8, 1989 IN BOOK 648 AT PAGE 822 AND DEEDS RECORDED JULY 15, 2002 UNDER RECEPTION NOS. 566909 AND 566910 AND RECORDED JULY 15, 2002 UNDER RECEPTION NOS. 566911, 566912 AND 566913. (AFFECTS PARCEL 2) (THE LOCATION OF EASEMENTS DESCRIBED IN THE REFERENCED DOCUMENT THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN REQUEST FOR WATER AND SEWER SERVICES AND WAIVER AND ACKNOWLEDGMENT RECORDED SEPTEMBER 05, 2003 UNDER RECEPTION NO. 589652. (AFFECTS PARCEL 2) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS.)
- 22. TERMS, CONDITIONS AND PROVISIONS OF ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED SEPTEMBER 13. 2006 AT RECEPTION NO. 644673 AND AMENDMENT ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED JULY 26, 2007 AT RECEPTION NO. 661187, SUPPLEMENT RECORDED JUNE 10, 2008 UNDER RECEPTION NO. 675274. (AFFECTS PARCELS 1-A AND 1-C) (THE LOCATION OF THE EASEMENTS DESCRIBED IN THE REFERENCED DOCUMENT IS NOT A PART OF THE SUBJECT PROPERTY AND AFFECT PROPERTY TO THE SOUTH OF THE SUBJECT PROPERTY AS SHOWN HEREON.)
- 23. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED SEPTEMBER 13, 2006 UNDER RECEPTION NO. 644674. (AFFECTS PARCELS 1-A AND 1-C) (THE ACCESS AND UTILITY EASEMENTS DESCRIBED IN THE REFERENCED DOCUMENT AFFECT THE SUBJECT PROPERTY. THE SPECIFIC LOCATIONS OF THE EASEMENTS ARE UNDEFINED AND ARE NOT SHOWN HEREON.)
- 24. TERMS, CONDITIONS AND PROVISIONS OF CLOSING MEMORANDUM RECORDED SEPTEMBER 13, 2006 AT RECEPTION NO. 644672. SAID CLOSING MEMORANDUM OF RECORD TO ENSURE COMPLIANCE WITH SECTIONS 7 AND 8 OF THE ADDENDUM TO PURCHASE CONTRACT DATED AUGUST 24, 2006 BY AND BETWEEN JOSEPH M,. BRENNAN, MICHAEL J. CANNIZZO AND BARBARA CANNIZZO AND DB BEAR PAW LLC, A DELAWARE LIMITED LIABILITY COMPANY PROVIDING FOR A RIGHT OF FIRST REFUSAL AND A MANAGEMENT OF PROPERTY AGREEMENT. (AFFECTS PARCELS 1-A AND 1-C) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS.)
- 25. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BEAR CLAW III SUBDIVISION RECORDED JUNE 10, 2008 UNDER RECEPTION NO. 675272. (AFFECTS PARCELS 1-A AND 1-C) (NO EASEMENTS WERE DEDICATED BY SAID PLAT TO THE BEST OF OUR KNOWLEDGE AND BELIEE)
- 26. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND RESERVED IN BARGAIN AND SALE DEED RECORDED JUNE 10, 2008 AT RECEPTION NO. 675271. (AFFECTS PARCEL 1-A) (THE LOCATION OF THE INGRESS AND EGRESS EASEMENT RESERVED IN THE REFERENCED DOCUMENT IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)

ALTA / NSPS LAND TITLE SURVEY

PARCEL OF LAND LOCATED IN THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

TITLE COMMITMENT NOTES (CONTINUED

- 27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT DEED RECORDED JUNE 10, 2008 AT RECEPTION NO. 675273. (AFFECTS PARCELS 1-A AND 1-C) (THE LOCATION OF THE EASEMENT DESCRIBED IN THE REFERENCED DOCUMENT IS NOT A PART OF THE SUBJECT PROPERTY AND AFFECTS THE PROPERTY TO THE SOUTH OF THE SUBJECT PROPERTY AS SHOWN HEREON.)
- 28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MOUNT WERNER WATER AND SANITATION DISTRICT REQUEST FOR WATER AND SEWER SERVICES AND WAIVER ACKNOWLEDGEMENT RECORDED JUNE 12, 2008 AT RECEPTION NO. 675335. (AFFECTS PARCELS 1-A AND 1-C) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS.)
- 29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PUBLIC IMPROVEMENTS COMPLETION AGREEMENT RECORDED JUNE 12, 2008 AT RECEPTION NO. 675336 AND RECORDED JANUARY 19, 2009 UNDER RECEPTION NO. 682476. (AFFECTS PARCELS 1-A AND 1-C) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS)
- 30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FIRE SEPARATION EASEMENT AGREEMENT RECORDED AUGUST 22, 2008 UNDER RECEPTION NO. 678035. (AFFECTS PARCELS 1-A AND 1-C) (THE EASEMENT DESCRIBED IN THE REFERENCED DOCUMENT IS NOT A PART OF THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.)
- 31. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS, BUT ONLY THOSE EASEMENTS WHICH BURDEN THE SUBJECT PROPERTY, AS SET FORTH AND GRANTED IN ACCESS, ROADWAY, AND UTILITY EASEMENT AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BY AND BETWEEN BEAR CLAW II CONDOMINIUM ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, JOSEPH M. BRENNAN AND DB BEAR PAW LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 21, 2009 UNDER RECEPTION NO. 691485. (AFFECTS PARCELS 1-A, 1-B AND 1-C) (THE EASEMENTS DESCRIBED IN THE REFERENCED DOCUMENT CONSTITUTE PARCEL 1-B AND ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 32. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE MAP OF EDGEMONT CONDOMINIUM BUILDING A RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694320. (AFFECTS PARCEL 1-C) (THE LOCATION OF THE PEDESTRIAN ACCESS EASEMENT DEDICATED BY SAID PLAT IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THE REFERENCED MAP IS SUBJECT TO BLANKET UTILITY AND EMERGENCY ACCESS EASEMENTS WHICH ARE NOT SHOWN HEREON.)
- 33. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN CONDOMINIUM DECLARATION FOR THE EDGEMONT CONDOMINIUM RECORDED DECEMBER 16, 2009, UNDER RECEPTION NO. 694321, AND FIRST AMENDMENT THERETO RECORDED DECEMBER 7, 2011 UNDER RECEPTION NO. 719760. (AFFECTS PARCEL 1-C) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS.)
- 34. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT (EDGEMONT CONDOMINIUM) RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694322. (AFFECTS PARCELS 1-A AND 1-C) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS.)
- 35. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694323. (AFFECTS PARCELS 1-A AND 1-C) (THE LOCATION OF THE WATER AND SEWER MAIN EASEMENT DESCRIBED IN THE REFERENCED DOCUMENT IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 36. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH, DECLARED AND ESTABLISHED IN DECLARATION OF EASEMENT (PRIVATE WATER SERVICE) RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694324. (AFFECTS PARCEL 1-C) (THE LOCATION OF THE EASEMENT RESERVED IN THE REFERENCED DOCUMENT IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 37. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS, BUT ONLY THOSE EASEMENTS WHICH BURDEN THE SUBJECT PROPERTY, AS SET FORTH, DECLARED AND ESTABLISHED IN DECLARATION OF EASEMENTS (PRIVATE ACCESS) RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694325. (AFFECTS PARCEL 1-C) (THE EASEMENT DESCRIBED IN THE REFERENCED DOCUMENT IS PARCEL 1-C AND IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- 38. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN IMPROVEMENTS AGREEMENT FOR EDGEMONT CONDOMINIUM -BUILDING A RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694326. (AFFECTS PARCEL 1-C) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS.)
- 39. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN CONDOMINIUM DECLARATION FOR BEAR CLAW II CONDOMINIUMS RECORDED NOVEMBER 07, 1980, IN BOOK 518 AT PAGE 654 AND CORRECTIVE AMENDMENT RECORDED DECEMBER 16, 1980 IN BOOK 521 AT PAGE 676 AND AMENDMENT RECORDED JANUARY 13, 1981 IN BOOK 524 AT PAGE 431 AND AMENDMENT RECORDED OCTOBER 24, 2008 UNDER RECEPTION NO. 679875. (AFFECTS PARCEL 1-B) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS.
- 40. EASEMENTS AS SHOWN ON THE MAP OF BEAR CLAW II CONDOMINIUMS RECORDED NOVEMBER 7, 1980 UNDER RECEPTION NO. 302210. (AFFECTS PARCEL 1-B) (THE LOCATION OF EASEMENTS SHOWN ON THE REFERENCED MAP IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 41. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENTS BY AND BETWEEN BEAR CLAW II CONDOMINIUM ASSOCIATION AND THE MOUNT WERNER WATER AND SANITATION DISTRICT RECORDED NOVEMBER 10, 2009 UNDER RECEPTION NO. 693179. (AFFECTS PARCEL 1-B) (THE LOCATION OF THE WATER AND SEWER MAIN EASEMENTS DESCRIBED IN THE REFERENCED DOCUMENT IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 42. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT BY AND BETWEEN STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION AND DB BEAR PAW, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED NOVEMBER 27, 2012 UNDER RECEPTION NO. 731769. (AFFECTS PARCEL 1-A) (THE LOCATION OF THE ACCESS TO GONDOLA FACILITIES EASEMENT DESCRIBED IN THE REFERENCED DOCUMENT IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 43. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SNOW STORAGE EASEMENT AGREEMENT RECORDED APRIL 27, 2016 UNDER RECEPTION NO. 767927, (AFFECTS PARCEL 1-A) (THE EXHIBIT CONTAINED IN THE REFERENCED DOCUMENT IS GRAPHIC IN NATURE AND IS SOMEWHAT ILLEGIBLE. THE LOCATION OF THE EASEMENT AREAS SHOWN ON SAID EXHIBIT IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF BASED ON GRAPHIC INTERPRETATION AND IS APPROXIMATE.)
- 44. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TURNAROUND EASEMENT AGREEMENT RECORDED APRIL 27, 2016 UNDER RECEPTION NO. 767926. (AFFECTS PARCEL 1-A) (THE EXHIBIT CONTAINED IN THE DOCUMENT PROVIDED TO LANDMARK CONSULTANTS, INC. IS ILLEGIBLE. NO EASEMENT LOCATION IS SHOWN HEREON.)
- 45. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN USE AGREEMENT RECORDED APRIL 27, 2016 UNDER RECEPTION NO. 767925. (AFFECTS PARCEL 1-A) (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS INCLUDED IN THE AFFECTED LANDS.)
- 46. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SETBACK EASEMENT AGREEMENT RECORDED APRIL 27, 2016 UNDER RECEPTION NO. 767924. (AFFECTS PARCEL 1-A) (THE LOCATION OF THE EASEMENT DESCRIBED IN THE REFERENCED DOCUMENT IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 47. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN IMPROVEMENTS EASEMENT AGREEMENT RECORDED APRIL 27, 2016 UNDER RECEPTION NO. 767923. (AFFECTS PARCEL 1-A) (THE LOCATION OF THE EASEMENT DESCRIBED IN THE REFERENCED DOCUMENT IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.)
- 48. ANY LOSS, DAMAGE OR CLAIM BY REASON OF THE FAILURE OF THE EASEMENTS AGREEMENTS REFERRED TO IN PARCEL C OF SCHEDULE A, AS SET FORTH IN INSTRUMENTS RECORDED SEPTEMBER 21, 2009 UNDER RECEPTION NO. 691485 AND OCTOBER 24, 2008 UNDER RECEPTION NO. 679875, TO LOCATE WITH CERTAINTY THE EASEMENT PREMISES. NO INSURANCE IS GIVEN AS TO THE DIMENSIONS AND LOCATION OF THE EASEMENT PREMISES. WITHIN SAID DESCRIBED PARCEL OF LAND. (LANDMARK CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM.)



GENERAL NOTES

- INFORMATION
- 10. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

- OF CONDUCTING OUR FIELDWORK

SURVEYOR'S CERTIFICATE

TO DB BEAR PAW, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MERIWETHER COMPANIES, AND LAND TITLE **GUARANTEE COMPANY:**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7(a), 8,9,11,15,16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 24, 2016.

JEFFRY A. GUSTAFSON COLORADO L.S. NO. 29039

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP

, 2016 AT . M IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. SEC 38-50-101.

1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.

2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

3. UTILITIES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE TOGETHER WITH PREVIOUS SURVEY WORK LANDMARK CONSULTANTS. INC. HAS PERFORMED IN THE AREA. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

4. BASIS OF BEARINGS: THE NORTHERLY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON AND BEARING N57°09'47"E PER THE PLAT OF BEAR CLAW III SUBDIVISION AS RECORDED IN FILE NO. 13859 IN THE ROUTT COUNTY RECORDS.

5. 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.

6. PARCEL 1-A CONTAINS A CALCULATED AREA OF 142,363 SQUARE FEET OR 3.27 ACRES. PARCEL 2 CONTAINS A CALCULATED AREA OF 6,460 SQUARE FEET OR 0.15 ACRES.

7. THE LAST FIELD INSPECTION OF THIS SITE WAS ON JUNE 24, 2016.

8. RECORDED INFORMATION DENOTED IN PARENTHESIS (). WHERE NO PARENTHESIS ARE SHOWN, RECORDED INFORMATION MATCHES MEASURED

9. THE SUBJECT PROPERTY IS 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 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.

11. PARCEL 2 IS SUBJECT TO NOTE 2 AS SHOWN ON THE FACE OF SKI TRAIL SUBDIVISION, FILING NO.3 AS RECORDED IN FILE NO. 6718 AND IN RECEPTION NO. 249229 IN THE ROUTT COUNTY RECORDS.

12. THERE ARE NO BUILDINGS ON PARCEL 1-A OR PARCEL 2.

13. THERE WAS NO EVIDENCE OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS

FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.



ROUTT COUNTY SURVEYOR

____ ON

THOMAS H. EFFINGER, JR. COLO REG NO. 17651

-	AI TA/ NSPS I AND TITI E SURVEY	PROJECT: 1994-016	NO. DATE:	BY:	DESCRIPTION:	LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY	•	CIVIL ENGINEERS SUBVEVORS
			07/07/1			ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN		-
	DARCEL OF LAND	DATE	1 1 1 1 1 1 1 0			THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR		
	I OCATED IN THE NW1/4 SECTION 27	06-22-16				IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION	A V V A K K	141 9th Street ~ P 0 Box 774943
	T6N. R84W. 6TH P.M.	DRAWN BY: JAG				MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SUCH AN ACTION BE BROUGHI MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH	CONSIII TANTS INC	
);;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;						(970) 871-9494
		CHECKED BY:				THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY		
J	COUNTY OF ROUTT, STATE OF COLORADO	AJS				ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.		

Of 2 Sheets

PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
RECOVERED PROPERTY MONUMENT AS NOTED	
RECOVERED OR SET NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039"	۲
TITLE COMMITMENT SCHEDULE B-2 ITEM	TC 47
BUILDING	k , , , , , , , , , , , , , , , , , , ,
ROOF LINE/OVERHANG	
DECK	
WALL	
FENCE	X X X X
MAJOR CONTOUR	6800
MINOR CONTOUR	
ASPHALT	
CONCRETE	
GRAVEL	
SIGN	s
SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT	ŪxsSxsxsCxs
SEPTIC TANK LID AND VENT PIPE	w ® P
WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & BLOWOFF	Ů → C → xw → Ď ² → →
FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL	삼 ⓒ @ @ @
GAS LINE MARKER, VALVE, MANHILE/VAULT AND METER	ŪxGKGKGKGKGGM
(BURIED) PROPANE TANK	c WC
CABLE LINE MARKER, VAULT AND PEDESTAL	ŪxīvĪVxīvĪV
	FO
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	V хғо FO хғо FO
SATELLITE DISH	Т
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE	↓XTTXTTTTTTT
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL	↓xe <u> XE </u> xe <u> EM </u> xe <u> </u> <u>A</u>
ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX	E B GEN EJ
LIGHT POLE AND LIGHT POLE W/ MAST	☆ ♦ ☆
PROPOSED DITCH / SWALE	ХОН ХОН ХОН ХОН ХОН
UTILITY POLE, GUY POLE & GUY WIRE	$\rightarrow - \oplus $
DITCH/SWALE	
CULVERT W/ END SECTIONS	
	•

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	С		
C1	25.07'	54.00'	026°36'11"	S37°43'18"E			
C2	4.49'	5.00'	051°29'04"	N25°16'51"W			
C3	36.01'	24.50'	084°13'02"	S41°38'50"E			
C4	17.89'	20.00'	051°15'40"	N70°36'49"E			
C5	8.10'	5.50'	084°20'24"	S87°09'11"W			
C6	15.14'	15.00'	057°49'53"	S79°35'33"E			
C7	5.91'	11.00'	030°47'54"	S86°53'27"W			
C8	8.06'	7.00'	065°55'57"	N69°19'26"E			
C9	8.35'	6.92'	069°10'41"	N64°33'23"E			
C10	15.09'	21.92'	039°26'20"	N10°14'52"E			
C11	5.44'	7.92'	039°23'14"	N29°09'54"W			
C12	21.16'	22.75'	053°17'44"	N00°04'17"W			
C13	67.02'	47.50'	080°50'43"	S89°46'49"E			
C14	41.85'	313.00'	007°39'36"	S53°37'37"W			
C15	47.95'	70.00'	039°14'48"	S77°04'49"W			
C16	71.41'	75.15'	054°26'42"	N74°20'02"W			

