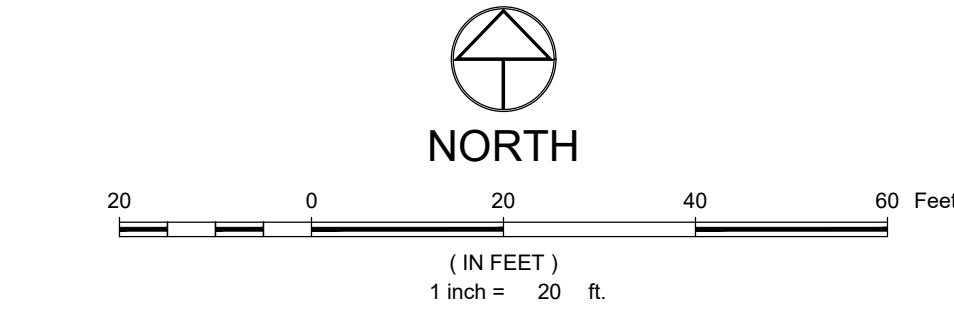
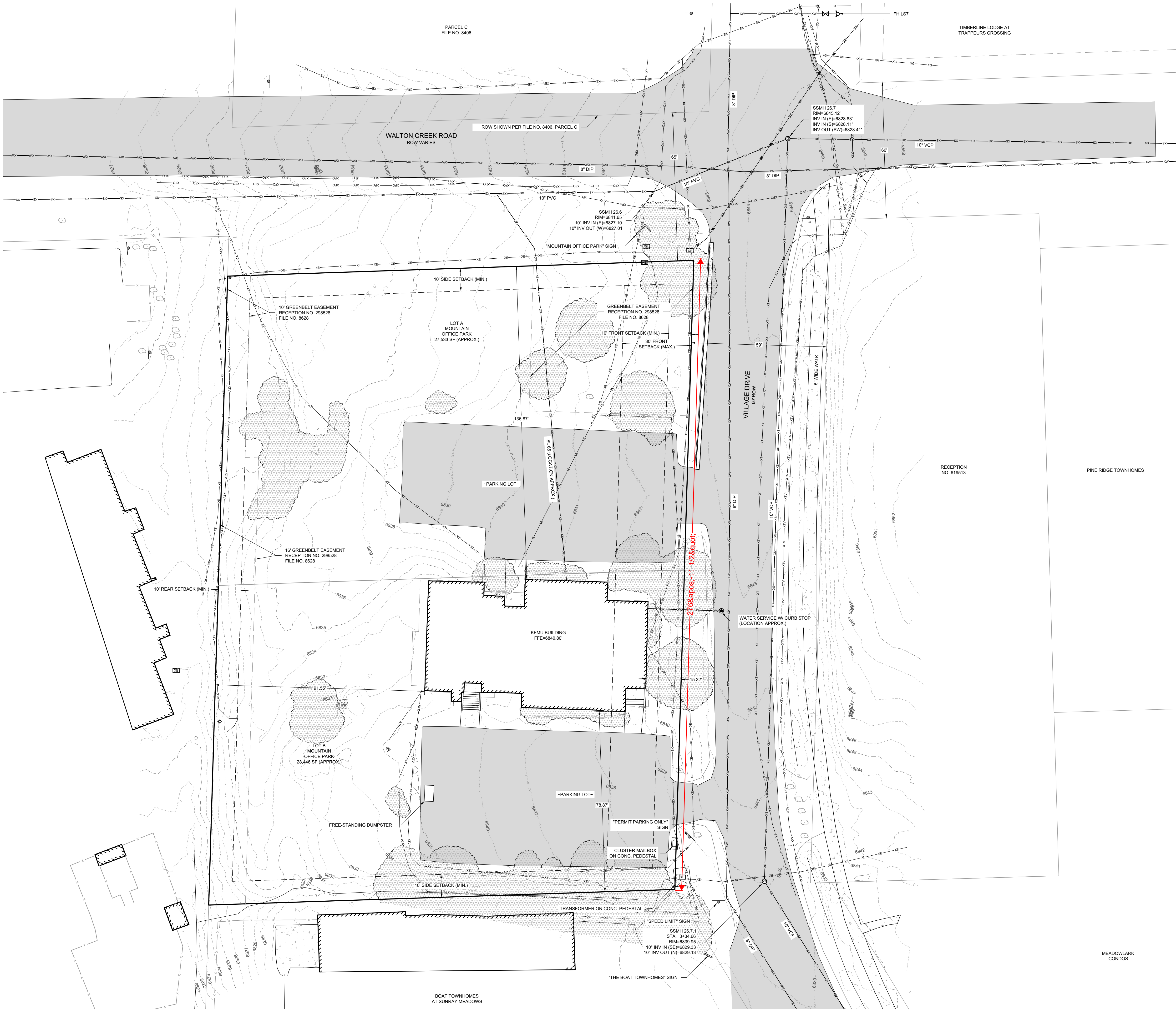


DRAWING FILE NAME: P:\15-022\DWG\Proposed - Drawing\15-022-C.003-Subdiv Conditions.dwg LAYOUT NAME: C.003 DATE: Aug 19, 2021 1:55AM CAD OPERATOR: jmh
LIST OF REVISIONS: (jmh) (08/19/2021) (14:56:17) (15-022-C.003-Subdiv Conditions.dwg) (15-022-C.003-Subdiv Conditions.dwg)



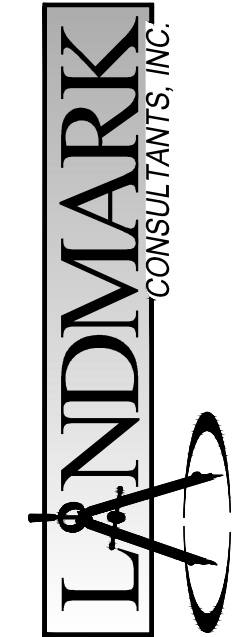
LEGEND:

PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
SECTION LINE	
CENTERLINE	
FOUND MONUMENT	
FOUND SECTION CORNER	
BUILDING	
ROOF LINE/OVERHANG	
DECK	
WALL	
FENCE	
MAJOR CONTOUR	
MINOR CONTOUR	
ASPHALT	
CONCRETE	
GRAVEL	
SIGN	
SANITARY SEWER	
SANITARY SEWER MANHOLE AND CLEANOUT	
WATER LINE	
FIRE HYDRANT, GATE VALVE & CURB STOP	
GAS	
GAS METER AND MANHOLE/VAULT	
CABLE	
CABLE PEDESTAL	
FIBER OPTIC	
TELEPHONE	
TELEPHONE PEDESTAL AND MANHOLE/VAULT	
ELECTRIC	
ELECTRIC PED, JUNCTION BOX AND METER	
LIGHT POLE AND LIGHT POLE W/ MAST	
OVERHEAD	
UTILITY POLE AND GUY WIRE	
DITCH/SWALE	
CULVERT W/ END SECTIONS	
INLET AND STORM MANHOLE	
FLOW ARROW	
CONIFEROUS AND DECIDUOUS TREE	

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 RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. 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.
 - BASIS OF BEARINGS: THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON AND BEARING N01°43'21"E BASED ON THE COLORADO COORDINATE SYSTEM, NORTH ZONE, NAD83(2011).
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
 - THIS SITE CONTAINS A CALCULATED AREA OF 1.29 ACRES.
 - THE ENTIRETY OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL FLOOD WITH DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2005.
 - THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
 - ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- PROPERTY DESCRIPTION:
- LOTS A AND B, MOUNTAIN OFFICE PARK SUBDIVISION, CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774943
Steamboat, Colorado 80477
(970) 871-9393
www.LANDMARK-co.com



These drawings are for informational purposes only and are not to be used for construction or contracting without the approval of a licensed professional engineer or surveyor. The drawings are the property of Landmark Consultants, Inc.

DESCRIPTION
REVIEW SET
NOT FOR CONSTRUCTION
8/19/2021

PROJECT: 21-18-022
DATE: 8/18/2021
CONTACT: Ryan Spalatt
EMAIL: ryan@landmark-co.com

KFMU REDEVELOPMENT
Preliminary Plat
Existing Conditions Exhibit

SHEET
C.003
OF 4 SHEETS