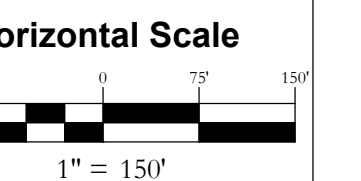




No.	DATE	REVISIONS	INT	MDM

**STEAMBOAT AIRPARK FINAL PLAT**  
**GLORIA GOSSARD PARKWAY**  
**STEAMBOAT SPRINGS, CO 80487**



Contour Interval = 2 ft  
DATE: 3-25-2021  
JOB #: 1670-001  
DRAWN BY: MDM  
DESIGN BY: MDM  
REVIEW BY: JLW

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

**EXISTING CONDITIONS PLAN**

DRAWING:

SHEET #

**C2**



LEGEND	
	CITY OF STEAMBOAT SPRINGS PROPERTY GLORIA GOSSARD ROW
	CONSTRUCTION AND SLOPE MAINTENANCE EASEMENT

Line #	Length	Direction
L1	135.49	N57° 23' 02.85"W
L2	135.49	N57° 23' 02.85"W
L3	84.09	S71° 00' 24.15"W
L4	5.96	S71° 05' 17.85"E
L5	151.16	N86° 17' 10.15"E
L6	5.96	S71° 05' 17.85"E
L7	150.97	N86° 17' 10.19"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	25.22	N69° 59' 36"W	235.77
C2	193.98	465.00	23.90	N69° 20' 05"W	192.58
C3	104.39	535.00	11.18	N62° 58' 26"W	104.22
C4	222.67	460.00	27.73	N71° 15' 06"W	220.50
C5	191.67	460.00	23.87	S82° 56' 39"W	190.29
C7	143.99	1040.00	7.93	S74° 58' 23"W	143.88
C8	145.79	1040.55	8.03	S75° 06' 15"E	145.67
C10	161.90	410.00	22.62	S82° 24' 03"E	160.85
C12	27.28	924.34	1.69	S71° 54' 09"E	27.28
C14	193.50	490.09	22.62	S82° 24' 07"E	192.24

# STEAMBOAT AIRPARK SUBDIVISION, FILING 1

## A REPLAT OF LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION

### PLAT LOCATED IN THE N $\frac{1}{2}$ SECTION 1, TOWNSHIP 6 NORTH AND S $\frac{1}{2}$ SECTION 36, TOWNSHIP 7 NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

KNOWN ALL MEN BY THESE PRESENTS: THAT STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 2008 AT RECEPTION NO. 671936 AND FILE NO. 13835, COUNTY OF ROUTT, STATE OF COLORADO, CONTAINING 133.92 ACRES IN THE CITY OF STEAMBOAT SPRINGS UNDER THE NAME AND STYLE OF STEAMBOAT AIRPARK, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT IN THE CITY OF STEAMBOAT SPRINGS, STATE OF COLORADO AND BY THESE PRESENT DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE CITY OF STEAMBOAT SPRINGS, STATE OF COLORADO THE PUBLIC RIGHT OF WAY, UTILITY EASEMENTS, AND OTHER PUBLIC EASEMENTS AS SHOWN, LABELED AND DESCRIBED HEREON FOR THE PURPOSES STATED. THESE DEDICATIONS PRECLUDE THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS, IN THE EASEMENT AND RIGHT OF WAY AREAS, WHICH COULD IMPAIR THEIR USE AS PROVIDED IN THIS DEDICATION.

BY \_\_\_\_\_ AS \_\_\_\_\_ OF STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, THE SAID STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

BY \_\_\_\_\_ AS MANAGER OF STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF \_\_\_\_\_

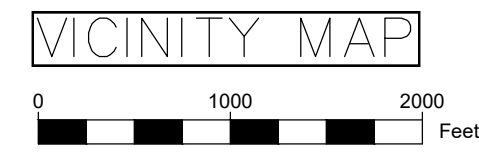
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ AS STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
SIGNATURE (NOTARY PUBLIC)  
(SEAL)



**SHEET INDEX**

FP1 FINAL PLAT COVER PAGE  
FP2 FINAL PLAT PLAN VIEW

**PLAT NOTES**

- 1) BASIS OF BEARING: S88°36'00"W, 337.36 FEET ALONG THE SOUTH LINE OF PARCEL B, CASEY'S POND SUBDIVISION FINAL PLAT BETWEEN FOUND MONUMENTS AS SHOWN.
- 2) ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.

**ATTORNEY'S OPINION**

I, GEORGE ECK, BEING AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT BY REVIEW OF THE \_\_\_\_\_ TITLE COMMITMENT NO. \_\_\_\_\_

EFFECTIVE DATE \_\_\_\_\_, SUCH LANDS IS VESTED IN STEAMBOAT SPRINGS AIRPARK, LLC., FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, THE TRAVERSE AND RIGHT-OF-WAY OF CERTAIN DITCHES, PONDS AND SPRINGS, RIGHTS-OF-WAY, EASEMENTS AND ENCROACHMENTS OF RECORD AND APPARENT RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS AND THOSE SPECIFIC SCHEDULE B EXCEPTIONS LISTED ON SAID TITLE COMMITMENT.

GEORGE ECK, ATTORNEY-AT-LAW

EFFECTIVE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

**CITY COUNCIL APPROVAL**

THE WITHIN PLAT OF STEAMBOAT AIRPARK SUBDIVISION IS APPROVED FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AND THE DEDICATION OF RIGHT OF WAY AND UTILITY EASEMENTS AS SHOWN, LABELED AND DESCRIBED HEREON FOR THE PURPOSES STATED AS SHOWN HEREON ARE HEREBY ACCEPTED FOR THE PURPOSES NOTED. THE CITY DOES NOT ACCEPT ANY PRIVATE IMPROVEMENTS FOR MAINTENANCE PURPOSES.

BY: \_\_\_\_\_  
JASON LACY, CITY COUNCIL PRESIDENT

ATTEST: \_\_\_\_\_  
JULIE FRANKLIN, CITY CLERK

**PLANNING AND COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE**

THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE STEAMBOAT AIRPARK, LLC., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

REBECCA D. BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

**SURVEYOR'S CERTIFICATE**

I, WALTER N. MAGILL, PLS NO. 38024, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP AND SURVEY OF STEAMBOAT AIRPARK (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND (IV) CONTAINS ALL OF THE INFORMATION REQUIRED BY C.R.S. 38-51-101.

BY: \_\_\_\_\_  
WALTER N. MAGILL, PLS 38024

**ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE**

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDED OF ROUTT COUNTY, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021 AT RECEPTION NUMBER \_\_\_\_\_ TIME: \_\_\_\_\_ .M. AND FILE NO. \_\_\_\_\_

ROUTT COUNTY CLERK AND RECORDER

**ROUTT COUNTY SURVEYOR CERTIFICATE**

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP \_\_\_\_\_ ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ .M. IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

ROUTT COUNTY SURVEYOR

BY: \_\_\_\_\_  
THOMAS H. EFFINGER, JR PLS 17651

**STEAMBOAT SPRINGS AIRPARK, LLC**

**STEAMBOAT AIRPARK SUBDIVISION, FILING 1**

NO.	DATE	REVISIONS	INT.
1	9/14/2021	DRT REVIEW & RESPONSE	MDM

DATE:	9-14-2021	DESIGN:	WMM
JOB NO.:	1670-001	DRAFTED:	
DWG. NAME:		REVIEW:	

**Four Points Surveying and Engineering**

440 S. Lincoln Ave., Suite 4B  
P.O. Box 775966,  
Steamboat Springs, CO 80487  
(970)-871-6772  
wnmpepls@gmail.com

**FP1**

# STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1

A REPLAT OF LOT 1, WEST ACRES RANCH SUBDIVISION  
EXEMPTION PLAT LOCATED IN THE N <sup>1</sup>/<sub>2</sub> SECTION 1,  
TOWNSHIP 6 NORTH AND S <sup>1</sup>/<sub>2</sub> SECTION 36, TOWNSHIP 7  
NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT  
SPRINGS, ROUTT COUNTY, COLORADO

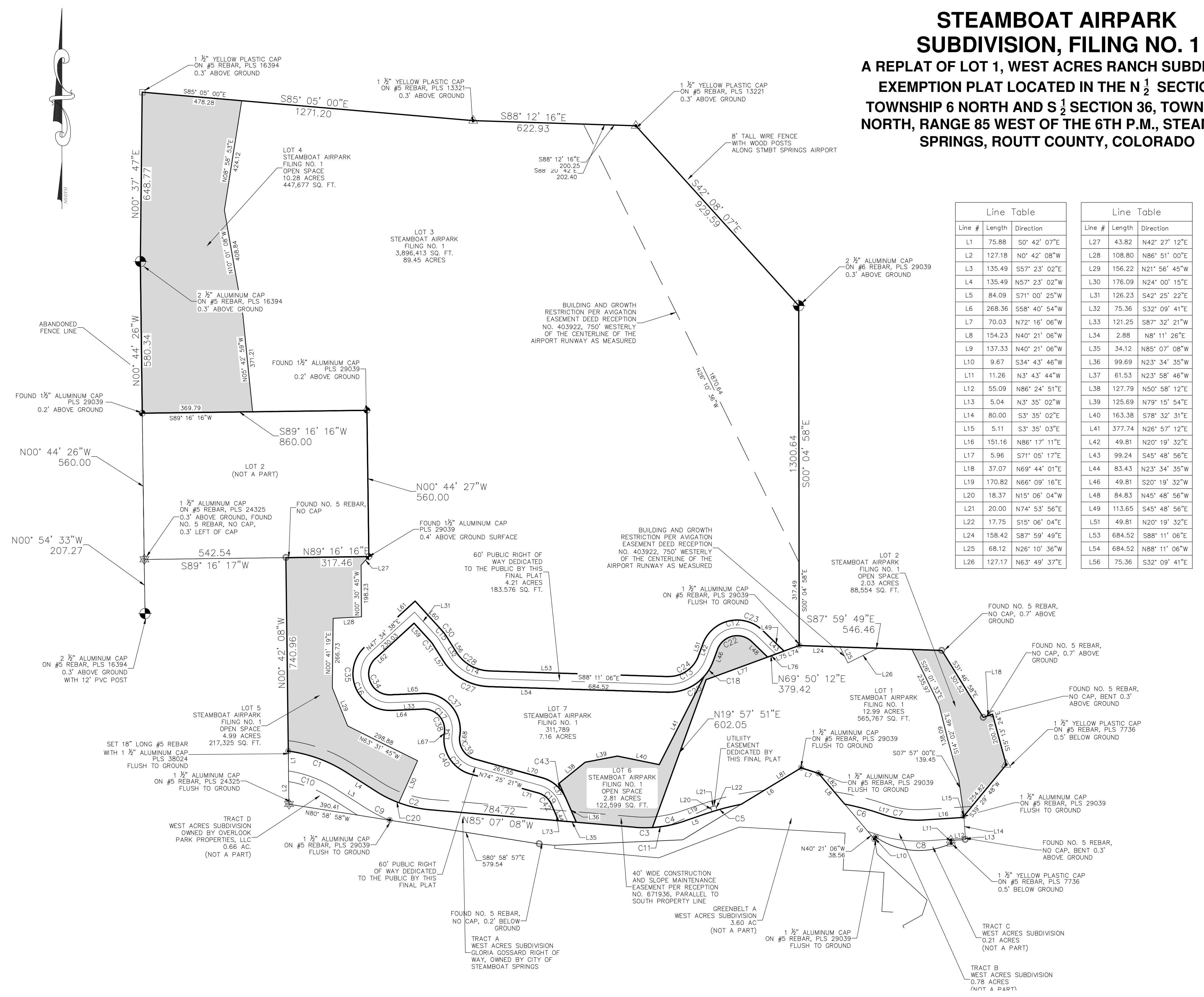


440 S. Lincoln Ave, Suite 4B  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
walterm@fourpointss.com

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	251°3'07"	N69° 59' 33"W	235.77
C2	222.67	460.00	27°44'06"	S71° 15' 05"E	220.50
C3	67.48	460.00	8°24'17"	S89° 19' 18"E	67.42
C4	124.19	460.00	15°28'06"	N78° 44' 28"E	123.81
C5	143.99	1040.00	7°55'58"	S74° 58' 24"W	143.88
C6	145.79	1040.00	8°01'55"	N75° 06' 14"W	145.67
C7	161.90	410.00	22°37'29"	S82° 24' 02"E	160.85
C8	302.98	290.00	59°51'37"	S85° 10' 47"E	289.39
C9	104.39	535.00	11°10'47"	S62° 58' 25"E	104.22
C10	193.98	465.00	23°54'06"	N69° 20' 05"W	192.58
C11	67.49	460.00	8°24'22"	N82° 16' 22"E	67.43
C12	218.59	110.00	113°51'32"	N77° 15' 18"E	184.36
C13	187.16	150.00	71°29'23"	N56° 04' 13"E	175.25
C14	180.89	185.00	56°01'25"	S60° 10' 24"E	173.77
C15	14.33	80.00	10°15'41"	S37° 17' 32"E	14.31
C16	268.85	110.00	140°02'17"	N22° 26' 30"W	206.76
C17	193.24	110.00	100°39'05"	N42° 08' 06"W	169.33
C19	97.62	110.00	50°50'46"	N48° 59' 58"W	94.45
C20	96.97	460.00	12°04'43"	S63° 31' 40"E	96.79
C21	158.61	110.00	82°36'47"	N33° 06' 58"W	145.22

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	158.98	80.00	113°51'32"	S77° 15' 18"W	134.08
C23	278.21	140.00	113°51'32"	N77° 15' 18"E	234.64
C24	149.73	120.00	71°29'23"	N56° 04' 13"E	140.20
C25	156.79	180.00	49°54'24"	S66° 51' 42"W	151.88
C27	210.23	215.00	56°01'25"	N60° 10' 24"W	201.95
C28	151.56	155.00	56°01'25"	S60° 10' 24"E	145.59
C30	19.70	110.00	10°15'41"	S37° 17' 32"E	19.67
C31	8.95	50.00	10°15'41"	N37° 17' 32"W	8.94
C34	195.53	80.00	140°02'17"	S22° 26' 30"W	150.37
C35	342.18	140.00	140°02'17"	N22° 26' 30"W	263.15
C37	245.94	140.00	100°39'05"	S42° 08' 06"E	215.51
C38	140.54	80.00	100°39'05"	N42° 08' 06"W	123.15
C39	115.35	80.00	82°36'47"	S33° 06' 58"E	105.61
C40	201.86	140.00	82°36'47"	N33° 06' 58"W	184.82
C42	70.99	80.00	50°50'46"	N48° 59' 58"W	68.69
C43	122.27	140.00	50°02'25"	S49° 24' 09"E	118.42

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT



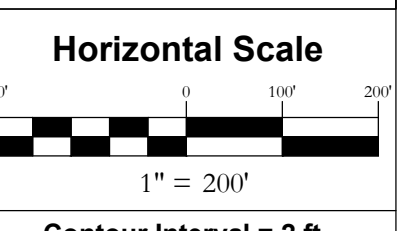
Line #	Length	Direction
L1	75.88	S0° 42' 07"E
L2	127.18	N0° 42' 08"W
L3	135.49	S57° 23' 02"E
L4	135.49	N57° 23' 02"W
L5	84.09	S71° 00' 25"W
L6	268.36	S58° 40' 54"W
L7	70.03	N72° 16' 06"W
L8	154.23	N40° 21' 06"W
L9	137.33	N40° 21' 06"W
L10	9.67	S34° 43' 46"W
L11	11.26	N3° 43' 44"W
L12	55.09	N86° 24' 51"E
L13	5.04	N3° 35' 02"W
L14	80.00	S3° 35' 02"E
L15	5.11	S3° 35' 03"E
L16	151.16	N86° 17' 11"E
L17	5.96	S71° 05' 17"E
L18	37.07	N69° 44' 01"E
L19	170.82	N66° 09' 16"E
L20	18.37	N15° 06' 04"W
L21	20.00	N74° 53' 56"E
L22	17.75	S15° 06' 04"E
L24	158.42	S87° 59' 49"E
L25	68.12	N26° 10' 36"W
L26	127.17	N63° 49' 37"E

Line #	Length	Direction
L27	43.82	N42° 27' 12"E
L28	108.80	N86° 51' 00"E
L29	156.22	N21° 56' 45"W
L30	176.09	N24° 00' 15"E
L31	126.23	S42° 25' 22"E
L32	75.36	S32° 09' 41"E
L33	121.25	S87° 32' 21"W
L34	2.88	N8° 11' 26"E
L35	34.12	N85° 07' 08"W
L36	99.69	N23° 34' 35"W
L37	61.53	N23° 58' 46"W
L38	127.79	N50° 58' 12"E
L39	125.69	N79° 15' 54"E
L40	163.38	S78° 32' 31"E
L41	377.74	N26° 57' 12"E
L42	49.81	N20° 19' 32"E
L43	99.24	S45° 48' 56"E
L44	83.43	N23° 34' 35"W
L46	49.81	N20° 19' 32"E
L48	84.83	N45° 48' 56"W
L49	113.65	S45° 48' 56"E
L54	684.52	S88° 11' 06"E
L56	75.36	S32° 09' 41"E

Line #	Length	Direction
L57	75.36	N32° 09' 41"W
L59	96.23	N42° 25' 22"W
L60	156.23	S42° 25' 22"E
L61	260.03	N47° 34' 38"E
L62	200.03	S47° 34' 38"W
L64	121.25	S87° 32' 21"W
L65	121.25	N87° 32' 21"E
L67	2.88	N8° 11' 26"E
L68	2.88	S8° 11' 26"W
L70	267.55	S74° 25' 21"E
L71	267.55	N74° 25' 21"W
L73	67.17	N23° 34' 35"W
L74	62.09	S69° 50' 12"W
L75	33.28	S69° 50' 12"W
L76	33.28	S69° 50' 12"W
L77	250.77	S69° 50' 12"W
L81	165.34	N58° 40' 54"E
L82	92.09	N40° 21' 06"W

INT	NO.	DATE	REVISIONS
INT	1	9/14/2021	DIRT REVIEW & RESPONSE

**Steamboat Airpark  
Subdivision, Filing No. 1**  
GLORIA GOSSARD PARKWAY  
STEAMBOAT SPRINGS, CO 80487



Horizontal Scale  
1" = 200'  
Contour Interval = 2 ft  
DATE: 9/14/2021  
JOB #: 1670-001  
DRAWN BY: WNM  
DESIGN BY:  
REVIEW BY:

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- PLAT NOTES:
- LOT 1 OF THE WEST ACRES RANCH SUBDIVISION EXEMPTION AS RECORDED AT FILE NO. 13835 AND RECEPTION NO. 671936 OF ROUTT COUNTY RECORDS CONTAINS 133.92 ACRES.
  - 15% OPEN SPACE PER CITY OF STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE REQUIRES OPEN SPACE ACREAGE OF 20.089 ACRES. TOTAL OPEN SPACE DEDICATED FOR OPEN SPACE WITHIN THE FINAL PLAT IS 20.111 ACRES.
  - OPEN SPACE PARCELS ARE NOT DEVELOPABLE AND ARE INTENDED TO SATISFY OPEN SPACE REQUIREMENTS DESCRIBED IN THE COMMUNITY DEVELOPMENT CODE.

DRAWING:  
**FINAL PLAT**  
SHEET #  
**FP2**