

PRELIMINARY PLAT
FOR
VILLAGE DRIVE TOWNHOMES
STEAMBOAT SPRINGS, CO

CONTACT INFORMATION

PROJECT TEAM:

OWNER
SUNCOPE, LLC
6628 MEADOWS WEST DRIVE
FORT WORTH, TX 76132
ATTN: SOROUR (SUNNY) PARTOVI

CIVIL ENGINEER
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: RYAN SPAUSTAT, P.E.

BASE MAPPING SURVEYOR
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: JEFF GUSTAFSON, P.L.S.

ARCHITECT
STEAMBOAT ARCHITECTURAL ASSOCIATES
345 LINCOLN AVENUE SUITE 200
PO BOX #772910
STEAMBOAT SPRINGS, CO 80477
(970) 879-0819
ATTN: WILLIAM RANGITSCH

UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	BEN BEALL	(970) 871.8293
MT. WERNER WATER	RICHARD BUCCINO	(970) 879.2424
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.2424
CENTURY LINK	JASON SHARPE	(970) 328.8290
COMCAST	TONY HILDRETH	(970) 401.2782
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

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SHEET INDEX

- C.001 - PRELIMINARY PLAT COVER SHEET
C.003 - EXISTING CONDITIONS PLAN
C.004 - EXISTING CONDITIONS PLAN WITH AERIAL IMAGERY
C.100 - SITE PLAN
C.200 - PRELIMINARY PLAT



PROJECT
LOCATION



PROJECT BENCHMARK:

SET ORANGE PLASTIC CAP MARKED "LANDMARK REF MARK"
LOCATED NEAR THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY AS
SHOWN HEREON.
NAVD88 ELEVATION = 6847.69'

BASIS OF BEARINGS
THE W LINE OF THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., BEING MONUMENTED
AS SHOWN HEREON AND BEARING N01°46'00"E BASED ON NAD83(2011) COLORADO
NORTH ZONE COORDINATE SYSTEM.

FIELD SURVEY BY:

LANDMARK CONSULTANTS, INC.
PROJECT NO. 2136-017
DATE: DECEMBER 13, 2019

PROJECT SUMMARY TABLE			
GROSS SITE AREA	0.62 ACRES (±)		
% OF SITE AREA IN ROW	0		
NUMBER OF LOTS	1		
STANDARDS	ZONE DISTRICT REQUIREMENTS	PR LOT 1	VARIANCE? (YES/NO)
LOT SIZE	3,000 SF MIN; NO MAX.	27,131 SF	N
LOT WIDTH	25' MIN; 100' MAX.	91.3-FT (WALTON CREEK ROAD)	N
LOT DEPTH	NO MIN.	290.2-FT (VILLAGE DRIVE)	N

PROPERTY OWNER/DEVELOPER
NAME: SUNCOPE, LLC
ATTN: SOROUR (SUNNY) PARTOVI
ADDRESS: 6628 MEADOWS WEST DRIVE
ADDRESS: FORT WORTH, TX 76132

SIGNATURE _____ DATE _____

PREPARER OF PRELIMINARY PLAT
NAME: LANDMARK CONSULTANTS, INC., (ET AL)
ATTN: RYAN SPAUSTAT, P.E.
ADDRESS: P.O. BOX 774943
ADDRESS: STEAMBOAT SPRINGS, CO 80477

SIGNATURE _____ DATE _____

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
NAME: REBECCA BESSEY, AICP
TITLE: DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
ADDRESS: P.O. BOX 775088
ADDRESS: STEAMBOAT SPRINGS, CO 80477

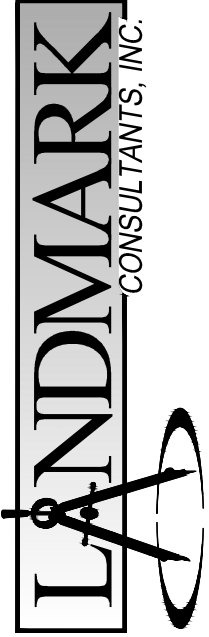
SIGNATURE _____ DATE _____

THE ATTACHED PRELIMINARY PLAT FOR VILLAGE DRIVE TOWNHOMES
OF STEAMBOAT WAS APPROVED ON _____, 2021
BY: _____

Reviewed for
Code Compliance

11/01/2021

CIVIL ENGINEERS | SURVEYORS
141 9th Street -- P.O. Box 774943
Steamboat Springs, Colorado 80477
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www.LANDMARK-CO.com



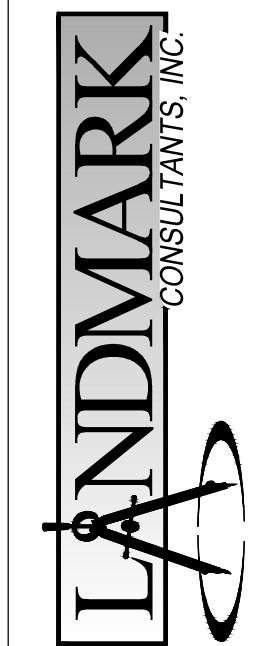
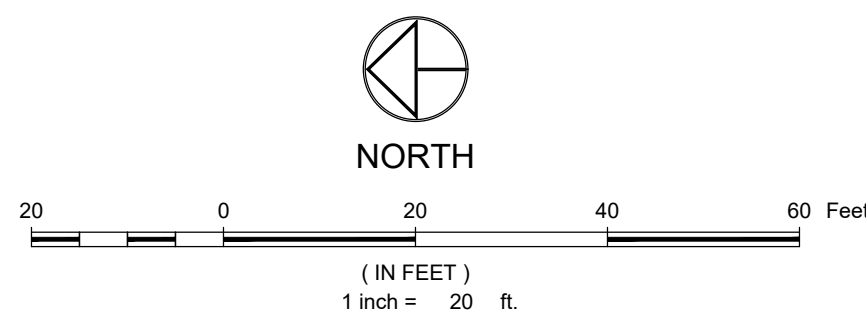
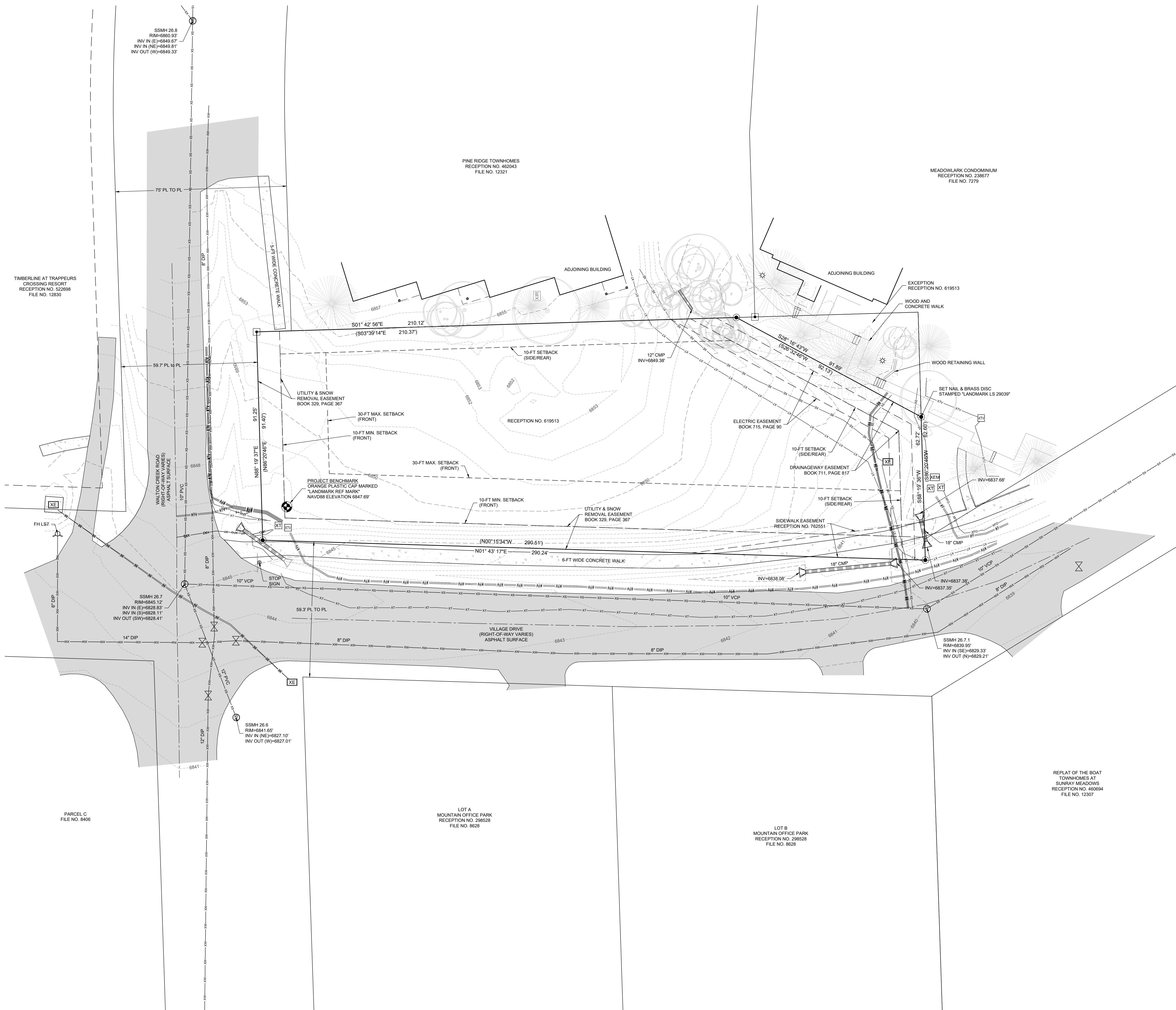
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provided by Landmark
Consultants, Inc. and are not
to be used for any other
construction or contracting
unless signed and sealed by a
Professional Engineer or
Surveyor employed by Landmark
Consultants, Inc.

DESCRIPTION		BY:	
NO.	DATE:	LCI	RS
1	3/17/21		
2	10/26/21		

PROJECT:	2136-017
DATE:	5/18/20
CONTACT:	Ryan Spaustat
EMAIL:	ryans@landmark-co.com

Village Drive Townhomes
Cover Sheet

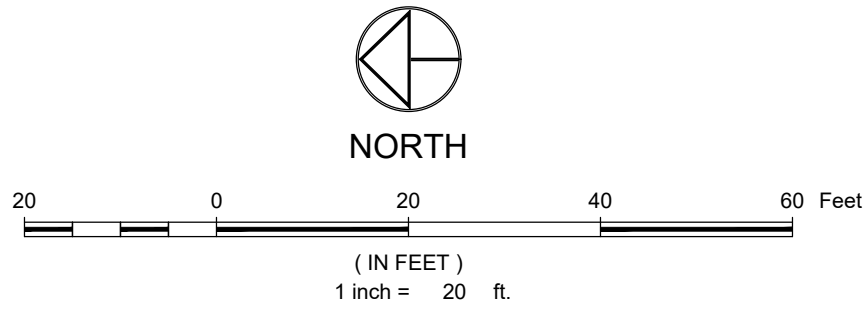
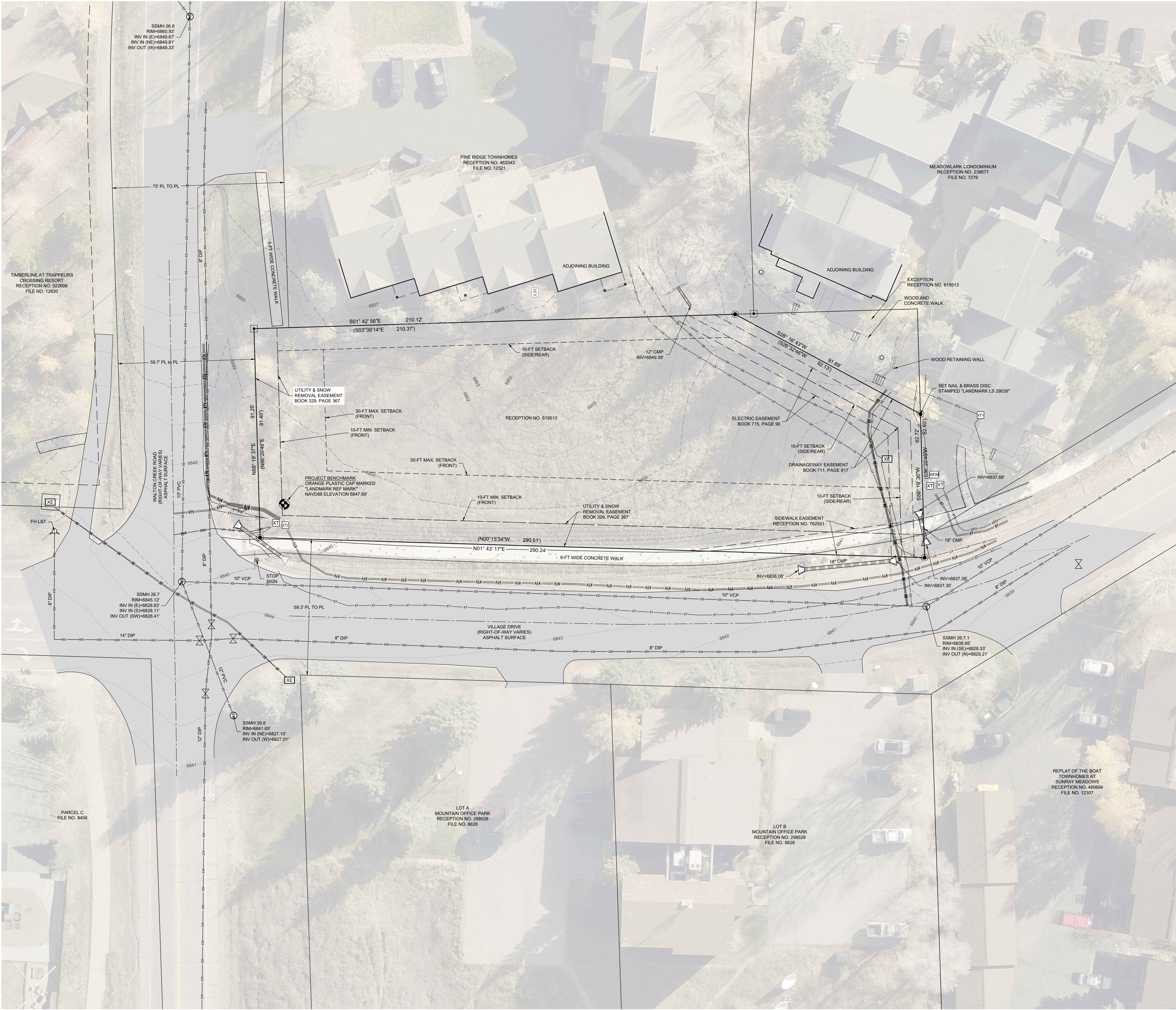
SHEET
C.001
OF 5 SHEETS



NO.	DATE:	BY:	DESCRIPTION:
1	3/17/21	LCI	DRT Comments
2	10/26/21	RS	DRT Comments

Village Drive Townhomes

DRAWING FILENAME: P:\2136-017\DWG\Plat\2136-017-Plat\2136-017-Plat.dwg; LAYOUT NAME: 2136-017-Plat\2136-017-Plat.dwg; C:\2136-017-Plat\2136-017-Plat.dwg; DATE: 03/26/2021; 1:30pm CAD OPERATOR: Ryan
LIST OF REVISIONS: [2136-017-Plat\2136-017-Plat.dwg] [2136-017-Plat\2136-017-Plat.dwg] [2136-017-Plat\2136-017-Plat.dwg] [2136-017-Plat\2136-017-Plat.dwg]



LEGEND:

PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
SECTION LINE	
CENTERLINE	
SET NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039" UNLESS NOTED OTHERWISE	
RECOVERED NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED "DISMUKE LS 7736"	
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	
AS RECORDED BEARING & DISTANCE	
AS MEASURED BEARING & DISTANCE	

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.
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- BASIS OF BEARINGS: THE W LINE OF THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEARING N01°46'00"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
- 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 27.131 SQUARE FEET OR 0.62 ACRES.
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON DECEMBER 13, 2019. AT THE TIME OF SURVEY SNOW COVERED THE GROUND. DUE TO SNOW CONDITIONS SOME IMPROVEMENTS AND FEATURES MAY HAVE BEEN OBTAINED AND MAY NOT BE SHOWN HEREON.
- THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 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:

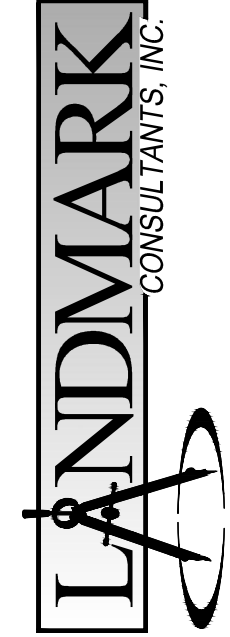
A TRACT OF LAND SITUATED IN THE COUNTY OF ROUTT AND STATE OF COLORADO, AND BEING A TRACT OF LAND IN THE NW1/4 NW1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW1/4 OF SAID SECTION 27, THENCE S0° 15'34"E ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 27 A DISTANCE OF 340.59 FEET; THENCE N86°20'46"E A DISTANCE OF 258.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE N86°20'46"E A DISTANCE OF 108.60 FEET; THENCE N03°39'14"W A DISTANCE OF 210.37 FEET; THENCE S86°20'46"W A DISTANCE OF 91.40 FEET; THENCE S00° 15'34"E A DISTANCE OF 290.51 FEET TO THE TRUE POINT OF BEGINNING.

LESS A TRACT OF LAND CONVEYED ON BOOK 422, PAGE 452, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERMOST NORTHWEST CORNER OF LOT 3, SUNRAY MEADOWS FILING NO. 1, AS SHOWN BY LOCATING MAP FILE WITH THE CLERK AND RECORDER OF THE COUNTY OF ROUTT, STATE OF COLORADO, FILE NO. 7279, THENCE S03°24'21"E, 71.63 FEET ALONG THE WESTERLY LINE OF SAID LOT 3, SAID LINE ALSO BEING THE EAST LINE OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 399, PAGE 463, OF THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ROUTT, STATE OF COLORADO; THENCE S86°20'46"W 46.0 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE N26°32'46"E 92.13 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF SAID PARCEL; THENCE S03°24'21"E 8.0 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

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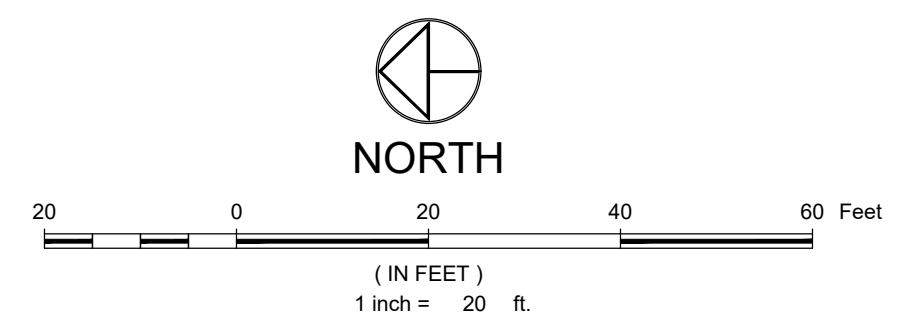
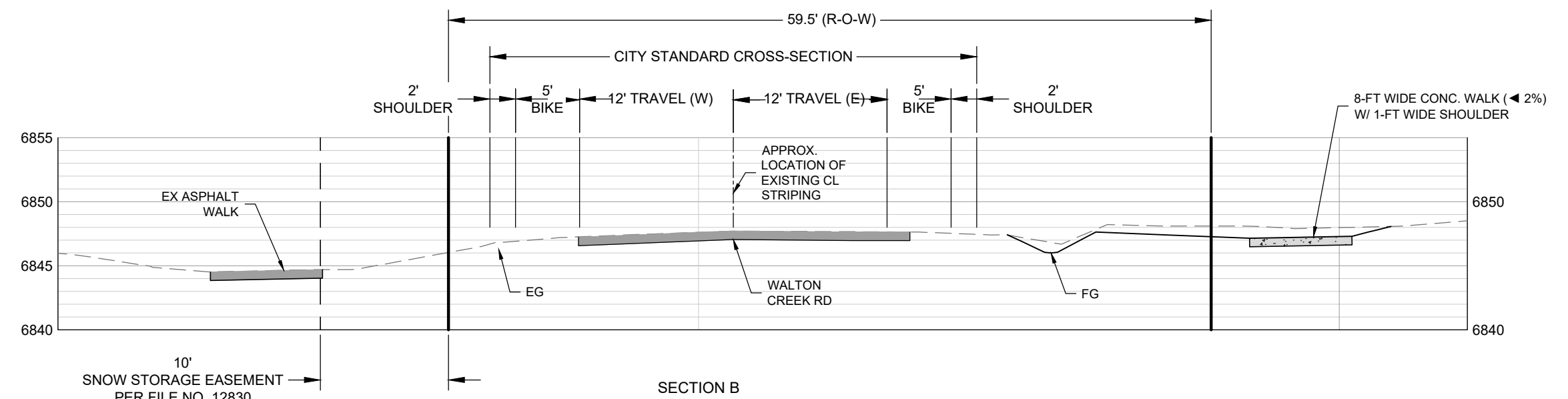
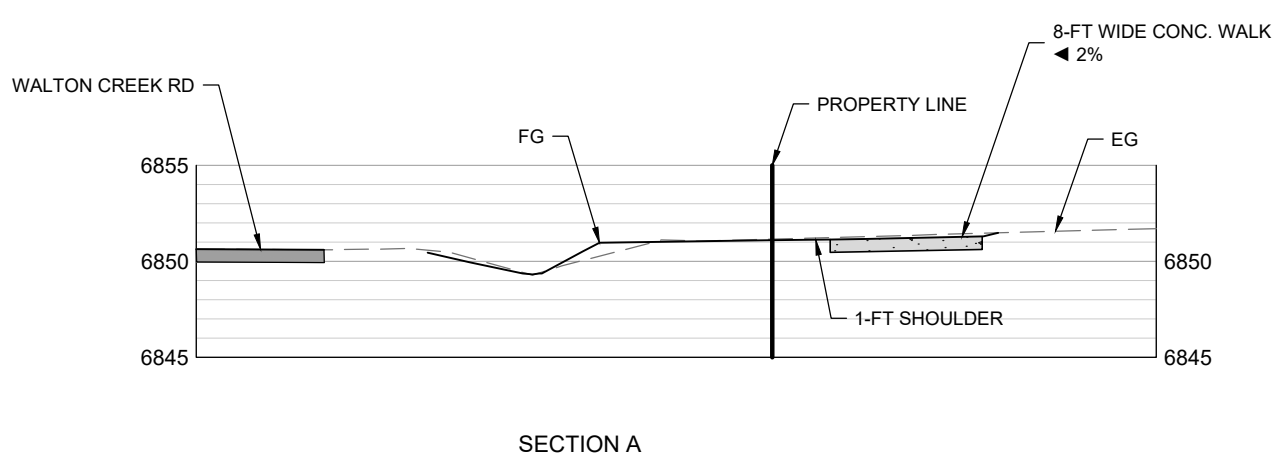
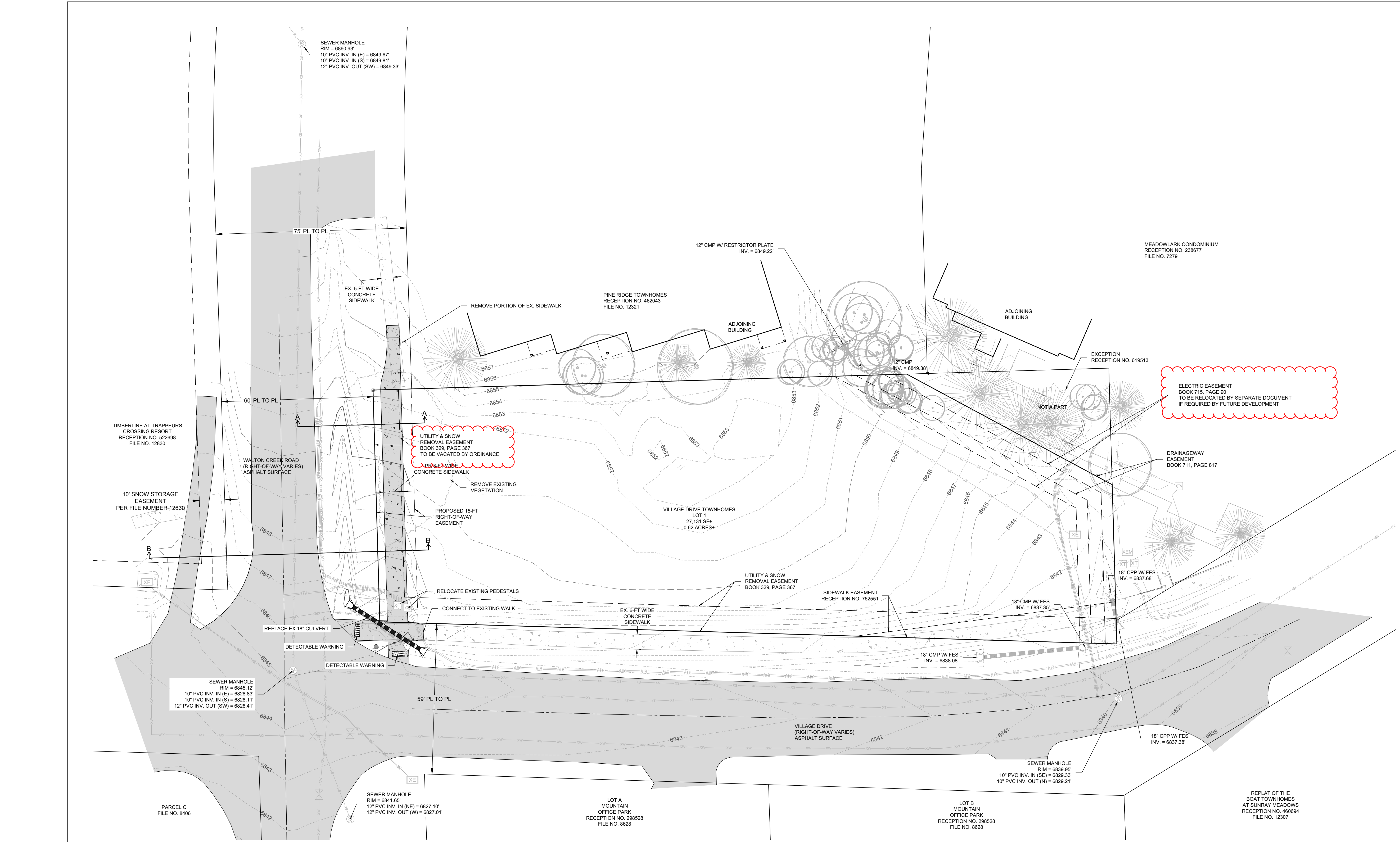
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NO.	DATE:	BY:	DESCRIPTION:
1	3/17/21	LCI	DRT Comments
2	10/26/21	RS	DRT Comments

PROJECT:	2136-017
DATE:	5/18/20
CONTACT:	Ryan Spalstet
EMAIL:	ryan@landmark-co.com

Village Drive Townhomes
Existing Conditions Plan

DRAWING FILENAME: P:\1218-07\DWG\Proposed\Drawings\1218-07-PP\Resurvey\Planing_LAYOUT.dwg DATE: 04/28/2021 - 1:55pm CAD OPERATOR: Ryan
LIST OF REVISIONS: (X) (M) (S) (E) (L) (U) (D) (A) (B) (C) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YY) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

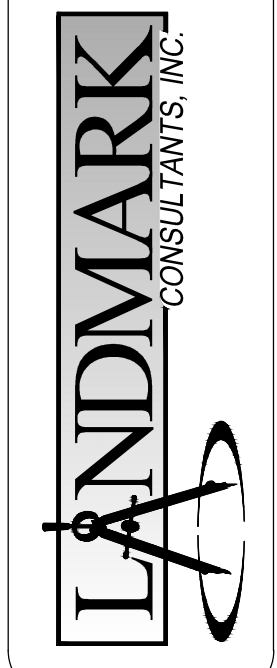


LEGEND:	
PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
SECTION LINE	
CENTERLINE	
FOUND MONUMENT	
FOUND SECTION CORNER	
BUILDING	
ROOF LINE/OVERHANG	
DECK	
WALL	
FENCE	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
ASPHALT	
CONCRETE	
SNOWMELT CONCRETE	
GRAVEL	
SIGN	
PROPOSED SANITARY SEWER W/ MH	
EXISTING SANITARY SEWER W/ MH	
PROPOSED WATER	
PROPOSED GV, FH & CS	
EXISTING WATER	
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 ELECTRIC	
UTILITY POLE AND GUY WIRE	
DITCH/SWALE	
EXISTING STORM SEWER W/ FES	
PROPOSED STORM SEWER W/ FES	
INLET AND STORM MANHOLE	
OVERLAND AND CHANNEL FLOW ARROWS	
CONIFEROUS AND DECIDUOUS TREE	

- NOTES:**
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 - THIS SITE CONTAINS A CALCULATED AREA OF 27,131 SQUARE FEET OR 0.62 ACRES.
 - THE LAST FIELD INSPECTION OF THIS SITE WAS ON DECEMBER 13, 2019.
 - THE LAST FIELD INSPECTION OF THE SITE WAS ON DECEMBER 13, 2019. AT TIME OF SURVEY, SNOW COVERED THE GROUND. DUE TO SNOW CONDITIONS, SOME IMPROVEMENTS AND FEATURES MAY HAVE BEEN OBTAINED AND MAY NOT BE SHOWN HEREON.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C083D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
 - THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
 - ALL DRIVEWAYS SHALL BE SNOWMELTED.
 - PROJECT SHALL USE ROLL OUT CURB SIDE TRASH SERVICES.

CIVIL ENGINEERS | SURVEYORS

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



These drawings are provided by Landmark Consultants, Inc. and are not to be used for any construction or contracting work unless signed and sealed by a professional engineer or surveyor employed by Landmark Consultants, Inc.

DESCRIPTION	
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PROJECT: 2118-017

DATE: 5/18/20

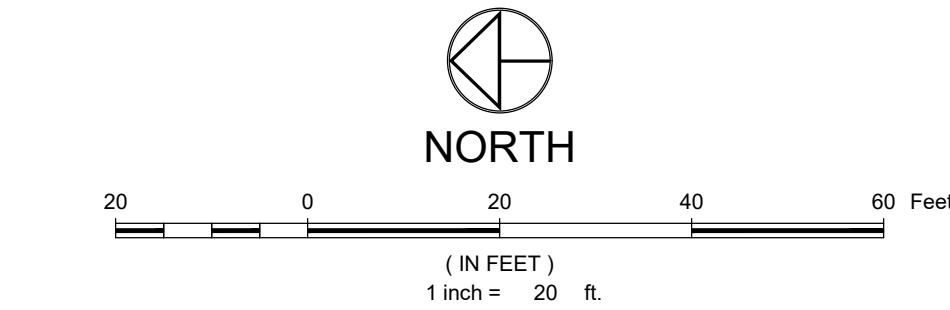
CONTACT: Ryan Stausat

EMAIL: ryan@landmark-co.com

Village Drive Townhomes

Site Plan

VILLAGE DRIVE TOWNHOMES
LOCATED IN THE SW1/4 SECTION 27, T6N, R84W, 6TH P.M.,
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 0.62 ACRES



LEGEND:

BOUNDARY	
PROPERTY BOUNDARY	—————
ADJACENT PROPERTY BOUNDARY	—————
EASEMENT	- - - - -
SECTION LINE	- - - - -
PROPERTY MONUMENT	●
RECOVERED SECTION CORNER	⬮

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 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.
- 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.
- NO PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS, AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS NUMBERED 08107C0879D AND 08107C0883D, WITH AN EFFECTIVE DATES OF FEBRUARY 4, 2005.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 15% OPEN SPACE SHALL BE IDENTIFIED AT TIME OF DEVELOPMENT PLAN.

PROPERTY DESCRIPTION:

A TRACT OF LAND SITUATED IN THE COUNTY OF ROUTT AND STATE OF COLORADO, AND BEING A TRACT OF LAND IN THE NW1/4 NW1/4 SW1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW1/4 OF SAID SECTION 27, THENCE S0° 15'34"E ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 27 A DISTANCE OF 340.59 FEET; THENCE N88° 20'46"E A DISTANCE OF 258.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE N88° 20'46"E A DISTANCE OF 108.60 FEET; THENCE N03° 39'14"W A DISTANCE OF 290.00 FEET; THENCE S88° 20'48"W A DISTANCE OF 91.40 FEET; THENCE S00° 15'34"E A DISTANCE OF 290.51 FEET TO THE TRUE POINT OF BEGINNING.

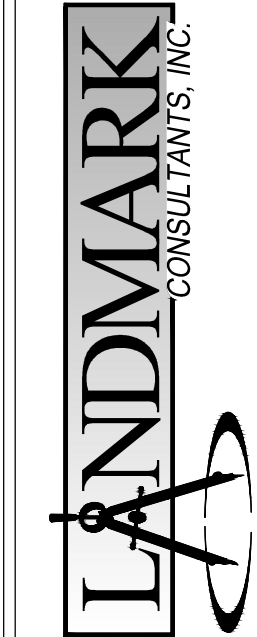
LESS A TRACT OF LAND CONVEYED ON BOOK 422, PAGE 452, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERMOST NORTHWEST CORNER OF LOT 3, SUNRAY MEADOWS FILING NO. 1, AS SHOWN BY LOCATING MAP FILE WITH THE CLERK AND RECORDER OF THE COUNTY OF ROUTT, STATE OF COLORADO, FILE NO. 7279, THENCE S03° 24'21"E, 71.83 FEET ALONG THE WESTERLY LINE OF SAID LOT 3; SAID LINE ALSO BEING THE EAST LINE OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 390, PAGE 463, OF THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ROUTT, STATE OF COLORADO; THENCE S88° 20'46"W 46.0 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE N28° 32'46"E 82.13 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF SAID PARCEL; THENCE S03° 24'21"E 8.0 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.



CIVIL ENGINEERS | SURVEYORS

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Steamboat, Colorado 80477
(970) 871-9349
www.LANDMARK-co.com



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DESCRIPTION		BY:		DATE:	
1	DRT Comments	LCI	RS	3/17/21	10/26/21
	DRT Comments				

PROJECT:	2718-017
DATE:	5/18/20
CONTACT:	Ryan Spalstat
EMAIL:	ryans@landmark-co.com

Village Drive Townhomes

Preliminary Plat