

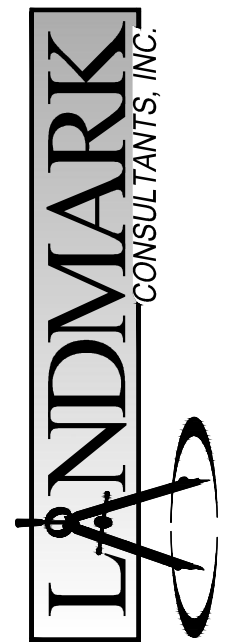


NOTES:

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 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.
4. BASIS OF BEARINGS: THE NORTH LINE OF SECTION 27, T8N, R64W, 6TH PM., BEING MONUMENTED AS SHOWN HEREON AND BEING ASSUMED TO BEAR N68°54'01"E. BEARINGS SHOWN HEREON HAVE BEEN ALTERED FROM RECORD BEARINGS.
5. ANY PERSON WHO KNOWINGLY REMOVES, ROTATES OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
6. THIS SITE CONTAINS A CALCULATED AREA OF 201.9 ACRES.
7. A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE A OF THE UNNAMED TRIBUTARY TO BURGESS CREEK AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 180108C830, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005 AND COMR 18-08-0922P.
8. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
10. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES SORTING AND STORING, IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CONFIRMING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIALS.

PROPERTY DESCRIPTION

LOT 2, PARCEL D, SKI HILL SUBDIVISION PER FILE #14469 IN ROUTT COUNTY RECORDS
AND LOT 1, GREEN HORN RANCH PER FILE #14524 IN ROUTT COUNTY RECORDS, CITY OF
STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.



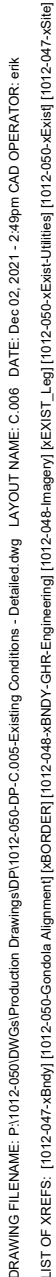
instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

BT:	Grip	Addressed DRT Comments:	DESCRIPTION:
			<div style="text-align: center;"> <div>REVIEW SET</div> <div>NOT FOR CONSTRUCTION</div> <div>12/3/2021</div> </div>

PROJECT:	1012-050
DATE:	9/17/2021
CONTACT:	Matt Geraci
EMAIL:	mattg@landmark-co.com

WILD BLUE GONDOLA
OVERALL EXISTING CONDITIONS EXHIBIT
(AERIAL)

SHEET
C.004
OF # SHEETS



- [illegible]

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These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

PROJECT:	1012.050	NO.	DATE:	BY:	DESCRIPTION:
		1	12-3-21	Grip	Addressed DRP Comments
DATE:	9/7/2021				
CONTACT:	Matt Geniel				
EMAIL:	matg@landmark-co.com				

WILD BLUE GONDOLA
DETAILED EXISTING CONDITIONS EXHIBIT
(GREEN HORN RANCH)

SHEET

C.006

OF # SHEETS

