

STEAMBOAT AIRPARK FINAL PLAT PLANS

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

UTILITY CONTACT LIST

WATER AND SANITARY SEWER

CITY OF STEAMBOAT SPRINGS UTILITY DEPARTMENT
10TH STREET
STEAMBOAT SPRINGS
CONTACT: AMBER GREGORY 970-879-2060

ELECTRICAL

YAMPA VALLEY ELECTRIC COMPANY
2211 ELK RIVER ROAD
STEAMBOAT SPRINGS, CO
CONTACT: SCOTT FLOWERS 970-871-2282

GAS

ATMOS ENERGY
30405 DOWNHILL DRIVE
STEAMBOAT SPRINGS, CO
CONTACT: DON CRANE 970-879-3223

TELEPHONE

CENTURY LINK
138 7TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: KELLY MCCLERNON 970-328-8288

CABLE TELEVISION

COMCAST
625 SOUTH LINCOLN, SUITE #205
STEAMBOAT SPRINGS, CO 80487
CONTACT: TONY HILDRETH 970-870-2683

UTILITY NOTIFICATION CENTER OF COLORADO

CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE
OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES
1-800-922-1987



VICINITY MAP



SHEET INDEX

- CIVIL
- C1 COVER PAGE
- C2 EXISTING CONDITIONS PLAN
- FP1 FINAL PLAT P1
- FP2 FINAL PLAT P2

PROJECT CONTACT LIST

PROJECT OWNER

STEAMBOAT SPRINGS AIRPARK, LLC (785) 845-3709
ATTN: BOB ZIBELL
27582 Silver Spur St
Steamboat Springs, CO 80487

CIVIL ENGINEER AND SURVEYOR


FOUR POINTS SURVEYING AND ENGINEERING
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966,
Steamboat Springs, CO 80477

ATTN: WALTER MAGILL (970) 871-6772
MATTHEW MCLEOD (248) 444-3268

UTILITY NOTIFICATION CENTER OF COLORADO

CALL 2 BUSINESS DAYS BEFORE YOU DIG,
GRADE OR EXCAVATE FOR THE MARKING
OF UNDERGROUND MEMBER UTILITIES (800) 922-1987
ATTN: N/A

FINAL PLAT PLANS PREPARED FOR THE CITY OF STEAMBOAT SPRINGS BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
	1	9/14/2021	DRT REVIEW & RESPONSE	MDM
	2	1/12/2022	DRT REVIEW & RESPONSE	MDM
DATE: 3-25-2021				
JOB #: 1670-001				
DRAWN BY: WNM				
DESIGN BY: WNM				
REVIEW BY: JLW				
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.				



FOUR POINTS
SURVEYING | ENGINEERING

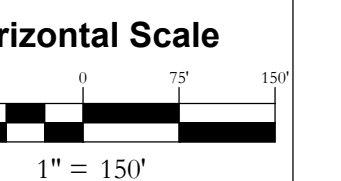
Four Points Surveying & Engineering
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointss.com

SHEET #

C1

No.	DATE	REVISIONS	INT	
			MDM	NON
1	8/26/2021	DRT REVIEW & RESPONSE		
2	11/22/2022	DRT REVIEW & RESPONSE		

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/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

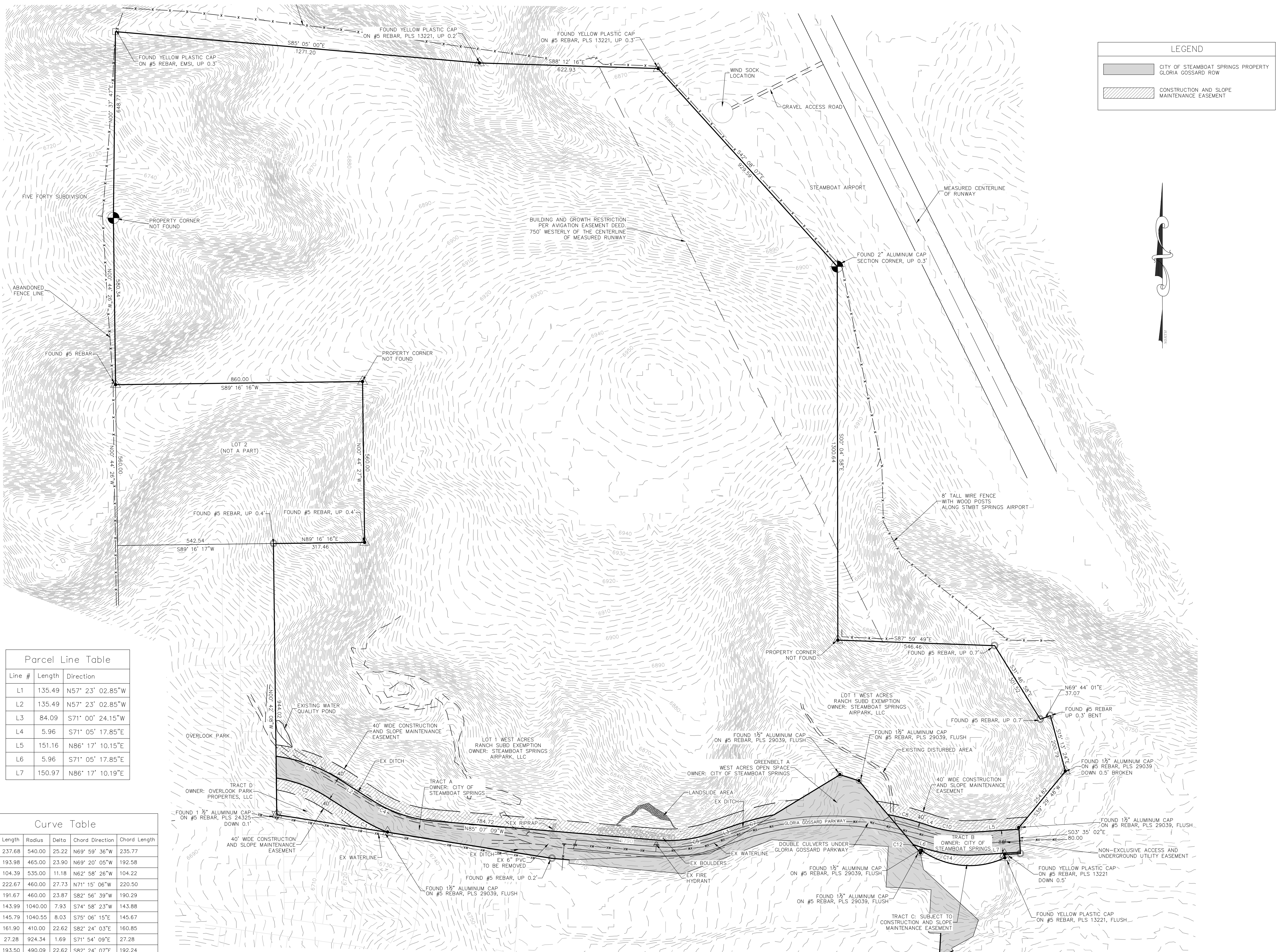
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

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 _____, 2022

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 _____, 2022, BY _____ AS STEAMBOAT SPRINGS AIRPARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (NOTARY PUBLIC)
(SEAL)

CONSENT OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED BEING THE BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. _____ IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON AND HEREBY SUBORDINATES THE INTERESTS OF THE UNDERSIGNED EXISTING BY VIRTUE OF SAID DEED OF TRUST TO THE SUBDIVISION AND CONVEYANCE SHOWN HEREON.

BY _____
A COLORADO CORPORATION

BY: _____
NAME: _____
TITLE: _____

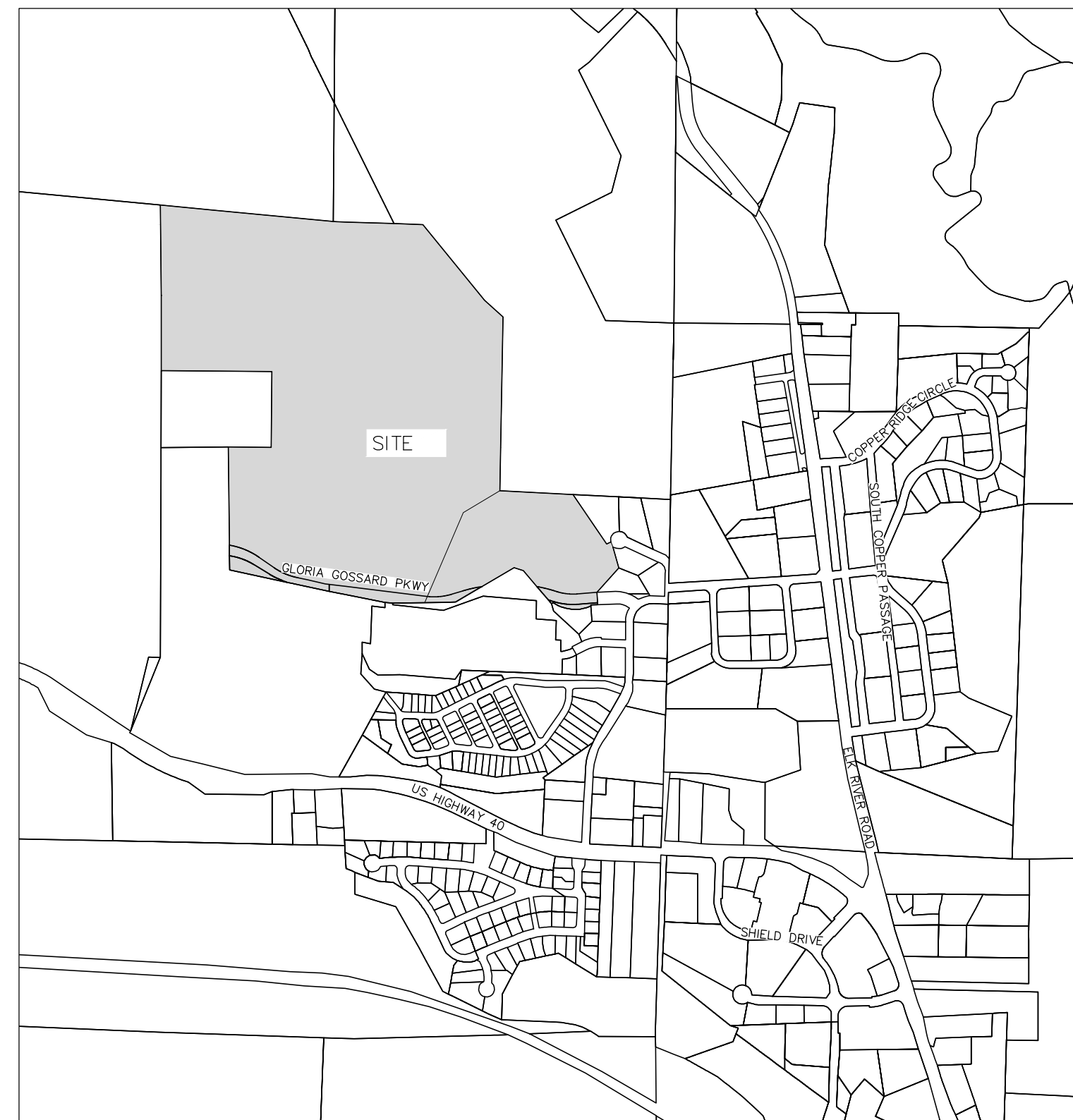
STATE OF COLORADO) SS.

COUNTY OF ROUTT)

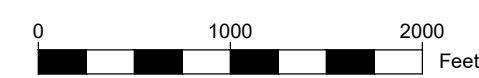
THE FOREGOING CONSENT OF DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS ____ OF _____, 2022 BY _____ AS _____ OF _____ WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

SIGNATURE (NOTARY PUBLIC)



VICINITY MAP



SHEET INDEX

FP1 FINAL PLAT COVER PAGE
FP2 FINAL PLAT PLAN VIEW

PLAT NOTES

- 1) BASIS OF BEARING: S85°05'00"E, 1271.20 FEET ALONG THE NORTH LINE OF LOT 1, WEST ACRES RANCH 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 _____, 2022

CITY COUNCIL APPROVAL

THE WITHIN PLAT OF STEAMBOAT AIRPARK SUBDIVISION IS APPROVED FOR FILING THIS _____ DAY OF _____, 2022 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: _____
ROBIN CROSSAN, 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. 2022.

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., 2022 AT RECEPTION NUMBER _____ TIME: _____ .M. AND FILE NO. _____

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

ROUTT COUNTY SURVEYOR CERTIFICATE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____ DAY OF _____, 2022, 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
2	1/12/2022	DRT REVIEW & RESPONSE	MDM

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

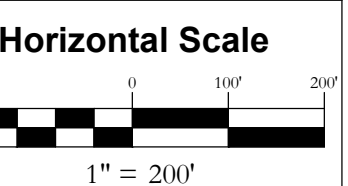
Four Points Surveying and Engineering

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

FP1

No.	DATE	REVISIONS	
		DATE	DESCRIPTION
1	9/14/2021	DIRT REVIEW & RESPONSE	
2	1/12/2022	DIRT REVIEW & RESPONSE	

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



Contour Interval = 2 ft

DATE: 9/14/2021
JOB #: 1670-001
DRAWN BY: WNM
DESIGN BY:
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: **FINAL PLAT**

SHEET # **FP2**

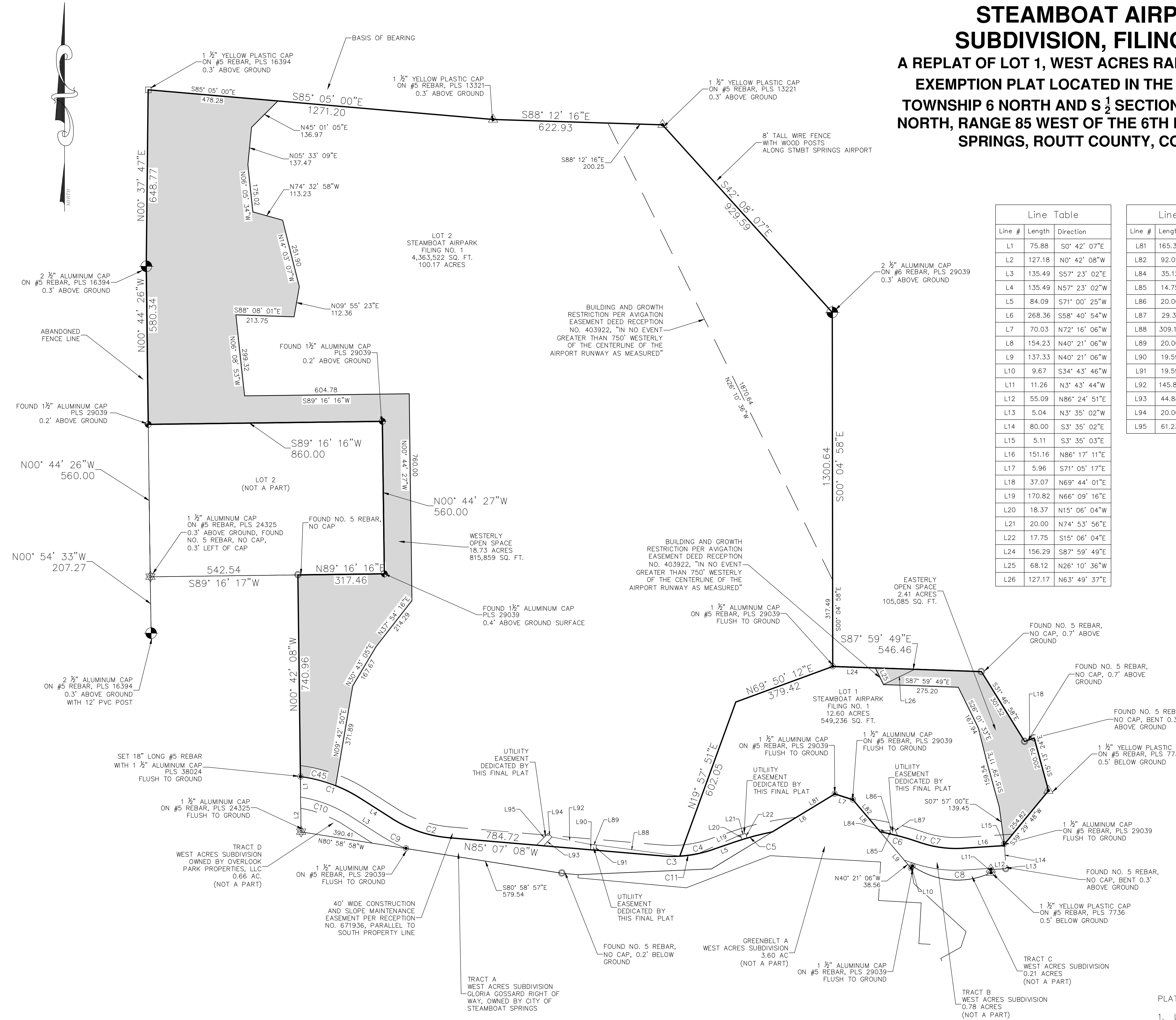
STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1

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

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	25°13'07"	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
C45	134.22	539.99	14°14'28"	S75° 28' 54"E	133.87

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	156.29	S87° 59' 49"E
L25	68.12	N26° 10' 36"W
L26	127.17	N63° 49' 37"E

Line #	Length	Direction
L81	165.34	N58° 40' 54"E
L82	92.09	N40° 21' 06"W
L84	35.12	N81° 42' 25"E
L85	14.75	N22° 13' 51"W
L86	20.00	N67° 46' 09"E
L87	29.31	S22° 13' 51"E
L88	309.13	N82° 24' 08"W
L89	20.00	S85° 07' 05"E
L90	19.59	N4° 52' 55"E
L91	19.59	S4° 52' 55"W
L92	145.82	N79° 09' 26"W
L93	44.88	S44° 09' 33"W
L94	20.00	S45° 50' 27"E
L95	61.23	N44° 09' 33"E



LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT

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.
 - THE DEVELOPMENT OF LOT 1 OR LOT 2 OF STEAMBOAT AIRPARK SHALL INCLUDE A SIXTY (60) FOOT RIGHT OF WAY WITH PUBLIC STREET AND SIDEWALK CONNECTIONS TO THE COMMON PROPERTY LINE BETWEEN THE TWO LOTS TO PROVIDE ADDITIONAL CONNECTIVITY FROM GLORIA GOSSARD PARKWAY.
 - OPEN SPACE PARCELS ARE NOT DEVELOPABLE AND ARE INTENDED TO SATISFY OPEN SPACE REQUIREMENTS DESCRIBED IN THE COMMUNITY DEVELOPMENT CODE.