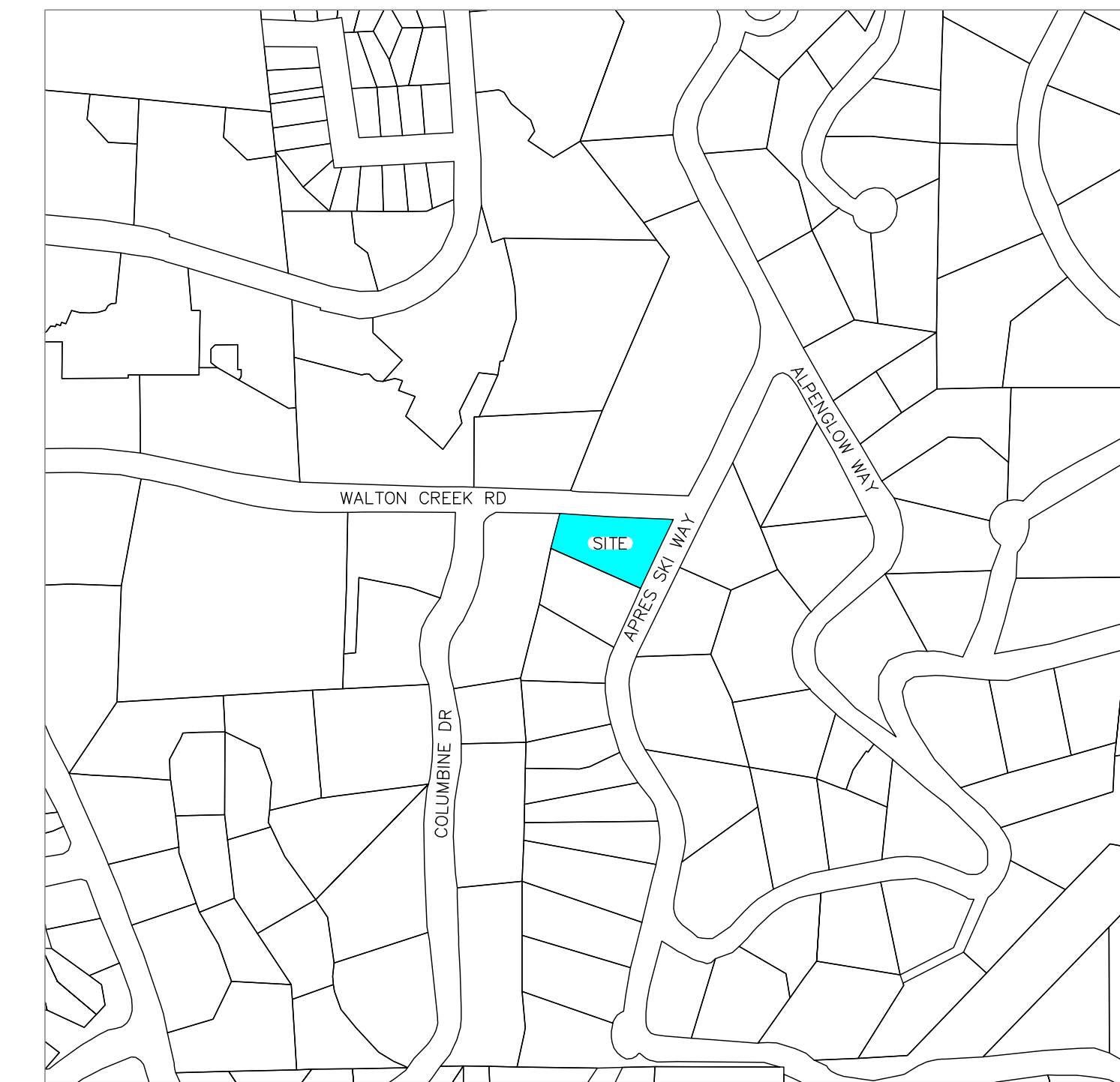


**COVER PAGE AND
EXISTING CONDITIONS PLAN
OF LOT 9, RE-SURVEY OF SKI RANCHES FILING NO. 3
LOCATED IN THE SW ¼ OF SECTION 27, TOWNSHIP 6 NORTH,
RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS,
ROUTT COUNTY, COLORADO**

- NOTES:
- COVER PAGE AND EXISTING CONDITIONS PLAN FOR LOT 9, RE-SURVEY OF SKI RANCHES FILING NO. 3.
 - THIS SITE PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT OF THE RE-SURVEY OF SKI RANCHES FILING NO. 3.
 - LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO MOVING FORWARD WITH ADDITIONAL SITE PLANNING.
 - STREET ADDRESS: 2075 WALTON CREEK ROAD, STEAMBOAT SPRINGS.
 - THE LOT IS CURRENTLY ZONED RESIDENTIAL NEIGHBORHOOD - TWO (RN-2).



VICINITY MAP
SCALE: 1" = 300'

SHEET INDEX

C1	COVER PAGE AND EXISTING CONDITIONS PLAN
C2	SITE PLAN

PROJECT CONTACT LIST

PROJECT OWNER
LOT 9 SKI RANCHES, LLC

CIVIL ENGINEER / LAND SURVEYOR
FOUR POINTS SURVEYING AND ENGINEERING
ATTN: WALTER MAGILL, P.E.
S. LINCOLN AVE, #440
PO BOX 775966 STEAMBOAT SPRINGS, CO 80477

OFFICE: (970) 871-6772
CELL: (970) 819-1161
EMAIL: WALTERM@FOURPOINTSSE.COM

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
APPROVAL**

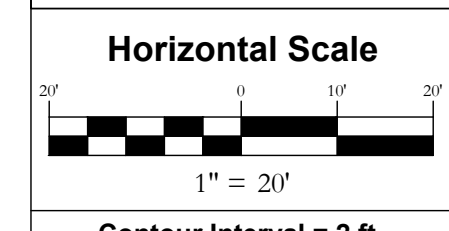
THE DIRECTOR OF PLANNING SERVICES OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS REPLAT OF THE ABOVE PROPERTY THIS _____ DAY OF _____, A.D. 2021.

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

440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointesse.com

No.	DATE	REVISIONS

**2075 WALTON CREEK ROAD
LOT 9 SKI RANCHES LLC
STEAMBOAT SPRINGS, CO 80487**

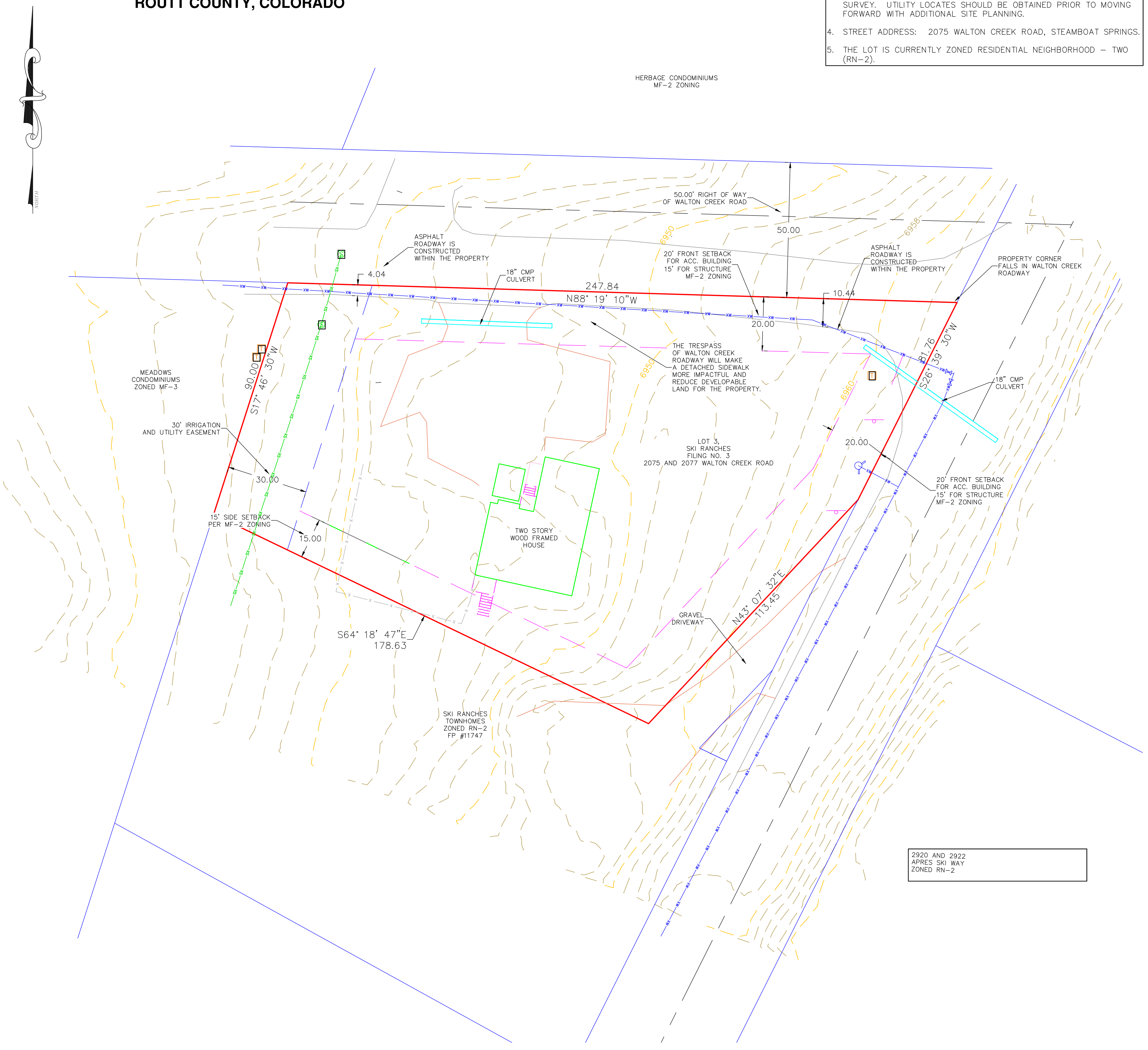


Contour Interval = 2 ft
DATE: 1-10-2022
JOB #: 1046-002
DRAWN BY: CFB
DESIGN BY:
REVIEW BY:

**COVER PAGE AND
EXISTING
CONDITIONS PLAN**

DRAWING: _____
PAGE _____

C1



2850 ANL
APRES SKI
ZONED RN-

2920 AND 2922
APRES SKI WAY
ZONED RN-2

LEGEND

	PROPERTY BOUNDARY
	MEASURED PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING TEMPORARY STRUCTURES