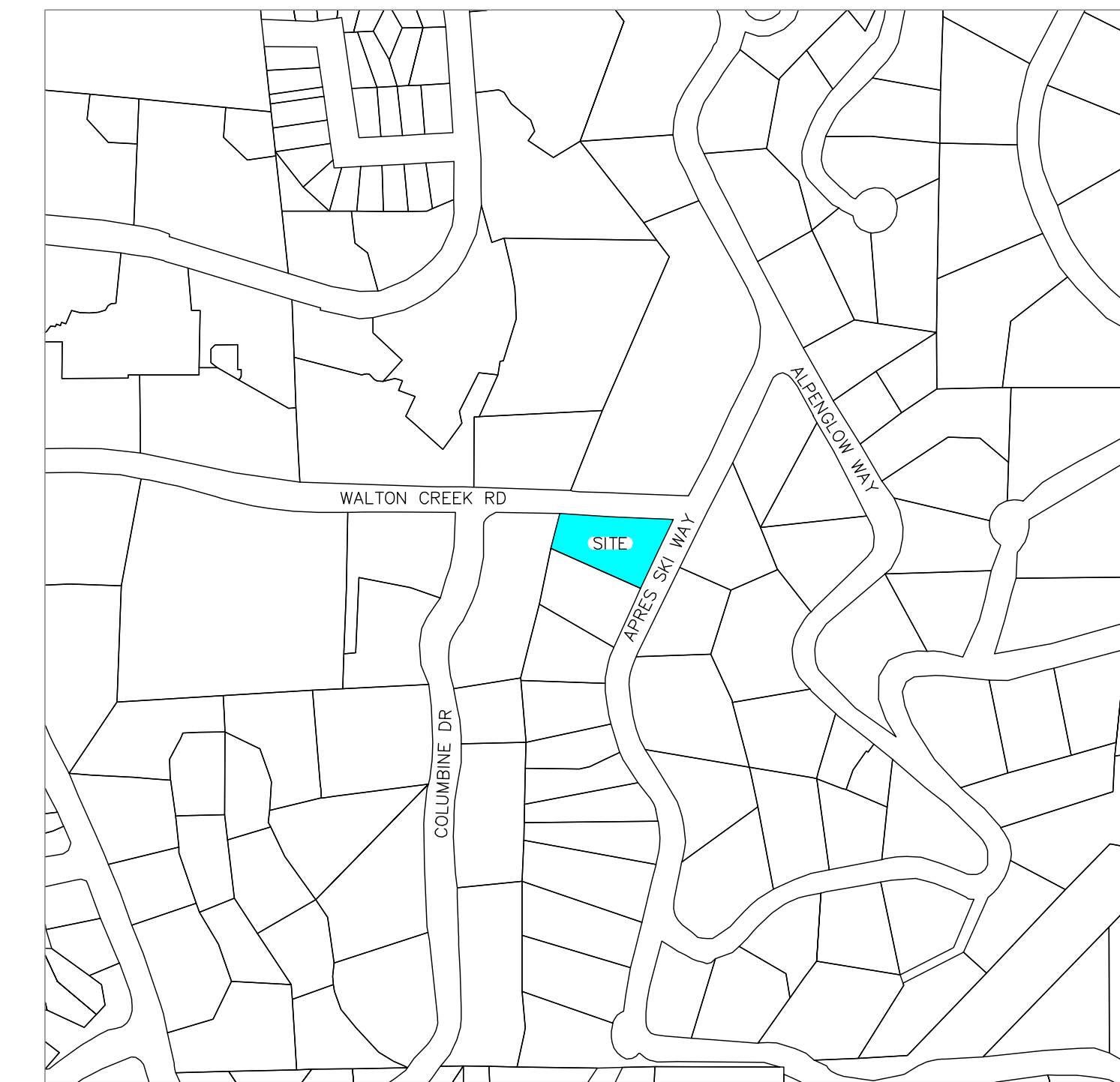


**COVER PAGE AND  
EXISTING CONDITIONS PLAN  
OF LOT 9, RE-SURVEY OF SKI RANCHES FILING NO. 3  
LOCATED IN THE SW ¼ OF SECTION 27, TOWNSHIP 6 NORTH,  
RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS,  
ROUTT COUNTY, COLORADO**

- 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**

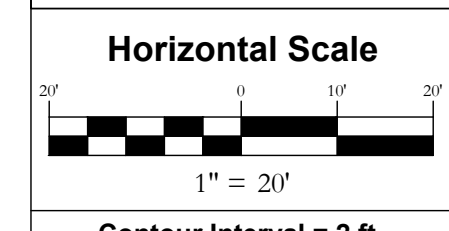
THE DIRECTOR OF PLANNING SERVICES OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS REPLAT OF THE ABOVE PROPERTY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

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.fourpointse.com

No.	DATE	REVISIONS

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

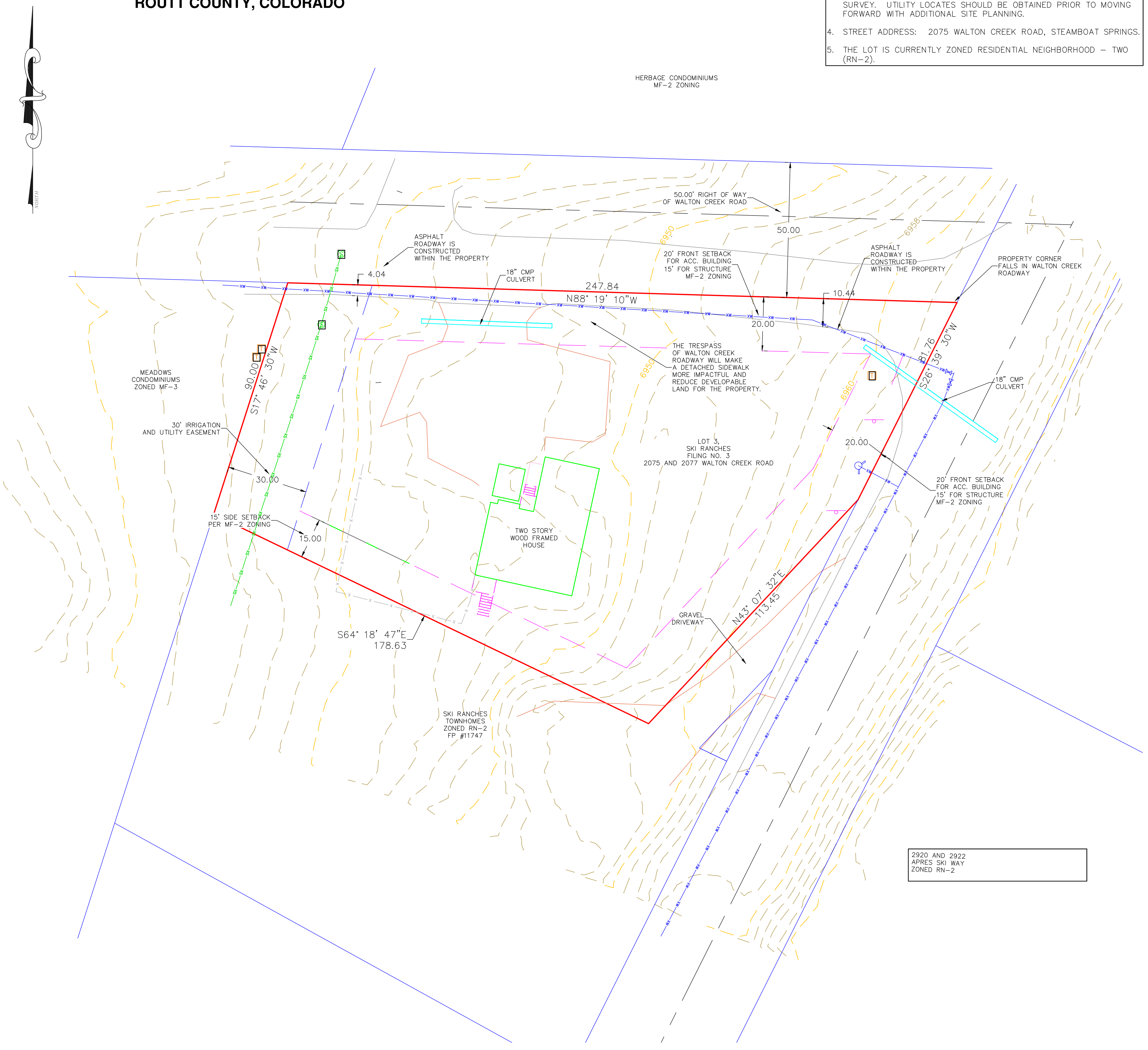


Contour Interval = 2 ft  
DATE: 1-10-2022  
JOB #: 1046-002  
DRAWN BY: CFB  
DESIGN BY:  
REVIEW BY:

**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