STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1

A REPLAT OF LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT LOCATED IN THE NORTH $\frac{1}{2}$ OF SECTION 1, TOWNSHIP 6 NORTH RANGE 85 WEST OF THE 6TH P.M., AND THE SOUTH $\frac{1}{2}$ OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 85 WEST OF THE 6TH .P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

Curve Table					
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	218.11	110.00	113°36'25"	N77° 22' 51"E	184.10
C6	69.67	1040.00	3°50'18"	N73° 00' 26"W	69.66
C7	161.90	410.00	22°37'29"	S82° 24' 02"E	160.85
C8	255.29	110.00	132°58'31"	N87° 03' 54"E	201.73
C9	401.41	475.00	48°25'10"	S50° 39' 25"E	389.57
C10	293.85	900.00	18°42'26"	S65° 30' 47"E	292.55
C11	67.49	460.00	8°24'22"	N82° 16' 22"E	67.43
C12	120.49	380.00	18°10'03"	N42° 57' 06"E	119.99
C13	9.91	110.00	5°09'49"	N49° 27' 13"E	9.91
C14	287.47	111.00	148°23'08"	N27° 19' 16"W	213.60
C15	214.79	110.00	111°52'49"	N45° 34' 25"W	182.26
C16	202.31	110.00	105°22'47"	N42° 19' 24"W	174.98
C17	150.23	110.00	78°14'56"	N55° 53' 20"W	138.82
C46	221.64	250.00	50°47'46"	S56° 16' 04"W	214.45
C51	244.75	110.00	127°28'53"	N17° 55' 30"E	197.30
C71	37.01	1040.00	2°02'21"	N78° 06' 01"W	37.01
C72	4.23	1040.00	0°13'59"	N76° 57' 51"W	4.23
C73	24.74	1040.00	1°21'47"	N76° 09' 58"W	24.74
C74	10.13	1040.00	0°33'30"	N75° 12' 20"W	10.13
C75	28.68	110.00	14°56'22"	S23° 23' 59"W	28.60
C77	11.84	80.00	8°28'48"	S26° 37' 46"W	11.83
C78	52.94	1040.00	2°55'00"	S77° 28' 53"W	52.94
C79	35.55	1040.00	1°57'31"	S75° 02' 38"W	35.55
C80	35.71	1040.00	1°58'03"	S73° 04' 51"W	35.71
C81	4.31	1040.00	0°14'14"	S71° 58' 42"W	4.31
C83	35.55	1040.00	1°57'31"	S75° 02' 38"W	35.55
C84	155.05	85.00	104°30'55"	N44° 55' 52"E	134.43
C85	166.71	135.00	70°45'22"	N28° 03' 05"E	156.32

Line Table		
Line #	Length	Direction
L5	84.09	S71° 00' 25"W
L7	70.03	N72° 16' 06"W
L9	123.26	S45° 48' 56"E
L11	254.85	N20° 34' 39"E
L14	3.32	S26° 26' 50"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	102.59	N60° 27' 08"E
L21	15.50	S74° 52' 00"E
L23	118.63	S56° 09' 34"E
L27	9.93	N52° 02' 08"E
L28	238.07	N46° 52' 18"E
L31	40.22	S78° 29' 10"W
L33	10.54	N10° 21' 59"E
L35	188.82	S84° 59' 12"W
L37	110.50	N16° 45' 52"W
L38	255.31	S85° 07' 08"E
L39	179.68	N85° 07' 08"W

Line Table		
Line #	Length	Direction
L40	25.84	N85° 07' 08"W
L41	61.23	N44° 09' 33"E
L42	20.00	S45° 50' 27"E
L43	44.88	S44° 09' 33"W
L81	165.34	N58° 40' 54"E
L159	18.95	N15° 06' 04"W
L160	101.85	N29° 53' 56"E
L161	9.25	N15° 55' 48"E
L163	25.52	N44° 38' 07"E
L170	2.82	N31° 46' 58"W
L179	48.05	N15° 13' 24"W

ERIC JAMES CONNER AND SLATE CREEK, LLC (UNPLATTED)

CITY OF STEAMBOAT SPRINGS AIRPORT (UNPLATTED)

S85° 05' 00"E 1271.20

S88° 12' 16"E 622.93

S88° 12' 16"E 200.25

S42° 08' 07"E 929.59

YAMPA VALLEY HOUSING AUTHORITY (UNPLATTED)

N00° 37' 47"E 648.77

REMAINDER PARCEL STEAMBOAT AIRPARK FILING NO. 1 118.90 ACRES 5,179,381 SQ. FT.

N00° 44' 26"W 580.34

BUILDING AND GROWTH RESTRICTION PER AVIGATION EASEMENT DEED RECEPTION NO. 403922, "IN NO EVENT GREATER THAN 750' WESTERLY OF THE CENTERLINE OF THE AIRPORT RUNWAY AS MEASURED"

1870.64 N36° 10' 56"W

PP2: This is required to be dedicated public Right of Way.

CENTERLINE OF 60 FT WIDE ACCESS AND UTILITY EASEMENT BENEFITTING LOT 1 AND REMAINDER PARCEL, STEAMBOAT AIRPARK FILING NO. 1 BURDENING LOT 1, STEAMBOAT AIRPARK SUBDIVISION TO BE DEDICATED BY FINAL PLAT

1300.64 S00° 04' 58"E

860.00 S89° 16' 16"W

PP2: Access on this lot will be required to be graded in for future connection. Will need a development agreement that this is dedicated as ROW and constructed prior to any future development.

N00° 44' 26"W 560.00

LOT 2 (NOT A PART)

N00° 44' 27"W 560.00

CENTERLINE OF 60 FT WIDE ACCESS AND UTILITY EASEMENT BENEFITTING LOT 1 AND REMAINDER PARCEL, STEAMBOAT AIRPARK FILING NO. 1 BURDENING REMAINDER PARCEL, STEAMBOAT AIRPARK SUBDIVISION TO BE DEDICATED BY FINAL PLAT

BUILDING AND GROWTH RESTRICTION PER AVIGATION EASEMENT DEED RECEPTION NO. 403922, "IN NO EVENT GREATER THAN 750' WESTERLY OF THE CENTERLINE OF THE AIRPORT RUNWAY AS MEASURED"

OPEN SPACE 1 STEAMBOAT AIRPARK FILING NO. 1 2.41 ACRES 105,085 SQ. FT.

1 ½" ALUMINUM CAP ON #5 REBAR, PLS 29039 FLUSH TO GROUND

CITY OF STEAMBOAT SPRINGS AIRPORT (UNPLATTED)

N00° 54' 33"W 207.27

542.54 S89° 16' 17"W

N89° 16' 16"E 317.46

317.49 S00° 04' 58"E

S87° 59' 49"E 546.46

FOUND NO. 5 REBAR, NO CAP, 0.7' ABOVE GROUND

OPEN SPACE 1 STEAMBOAT AIRPARK FILING NO. 1 2.41 ACRES 105,085 SQ. FT.

YAMPA VALLEY HOUSING AUTHORITY (UNPLATTED)

STEAMBOAT PINNACLE GROUP, LLC (UNPLATTED)

N00° 42' 08"W 740.96

N69° 50' 12"E 250.77

FOUND NO. 5 REBAR, NO CAP, 0.7' ABOVE GROUND

FOUND NO. 5 REBAR, NO CAP, BENT 0.3' ABOVE GROUND

LOT 1 STEAMBOAT AIRPARK FILING NO. 1 12.61 ACRES 549,235 SQ. FT.

UTILITY EASEMENT DEDICATED BY THIS FINAL PLAT

LINE AND CURVE DATE FOR LOT 1 ON PAGE 3

1 ½" YELLOW PLASTIC CAP ON #5 REBAR, PLS 7736 0.5' BELOW GROUND

FOUND 18" LONG #5 REBAR WITH 1 ½" ALUMINUM CAP PLS 38024 FLUSH TO GROUND

N57° 23' 02"W 135.49

40' WIDE CONSTRUCTION AND SLOPE MAINTENANCE EASEMENT PER RECEPTION NO. 671936, PARALLEL TO SOUTH PROPERTY LINE

N19° 57' 57"E 602.05

784.72 N85° 07' 08"W

268.36 S38° 40' 54"W

N40° 27' 46"W 154.23

20 FT WIDE UTILITY EASEMENT

264.82 S39° 29' 48"W

1 ½" ALUMINUM CAP ON #5 REBAR, PLS 29039 FLUSH TO GROUND

TRACT D WEST ACRES SUBDIVISION OWNED BY OVERLOOK PARK PROPERTIES, LLC

40' WIDE CONSTRUCTION AND SLOPE MAINTENANCE EASEMENT PER RECEPTION NO. 671936, PARALLEL TO SOUTH PROPERTY LINE

UTILITY EASEMENT DEDICATED BY STEAMBOAT AIRPARK TO BE DEDICATED BY FINAL PLAT

1 ½" ALUMINUM CAP ON #5 REBAR, PLS 29039 FLUSH TO GROUND

UTILITY EASEMENT STEAMBOAT AIRPARK FINAL PLAT TO BE DEDICATED BY FINAL PLAT

TRACT B WEST ACRES SUBDIVISION 0.78 ACRES (NOT A PART)

TRACT A WEST ACRES SUBDIVISION GLORIA GOSSARD RIGHT OF WAY, OWNED BY CITY OF STEAMBOAT SPRINGS

GREENBELT A WEST ACRES SUBDIVISION (NOT A PART)

1 ½" ALUMINUM CAP ON #5 REBAR, PLS 29039 FLUSH TO GROUND

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- CENTERLINE OF PROPOSED ROAD
- OPEN SPACE AREAS

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.

FOUR POINTS SURVEYING ENGINEERING

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

No.	DATE	REVISIONS
INT		

Steamboat Airpark Subdivision, Filing No. 1

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

20' 0 100' 200'

1" = 200'

Contour Interval = 2 ft

DATE: 4/22/2022
JOB #: 1670-001
DRAWN BY: WNM/MDM
DESIGN BY: WNM
REVIEW BY: MDM

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

DRAWING: PRELIMINARY PLAT

SHEET #

PP2