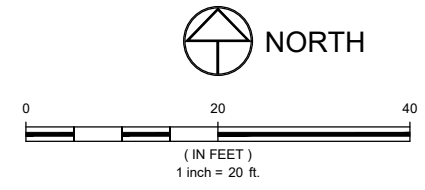
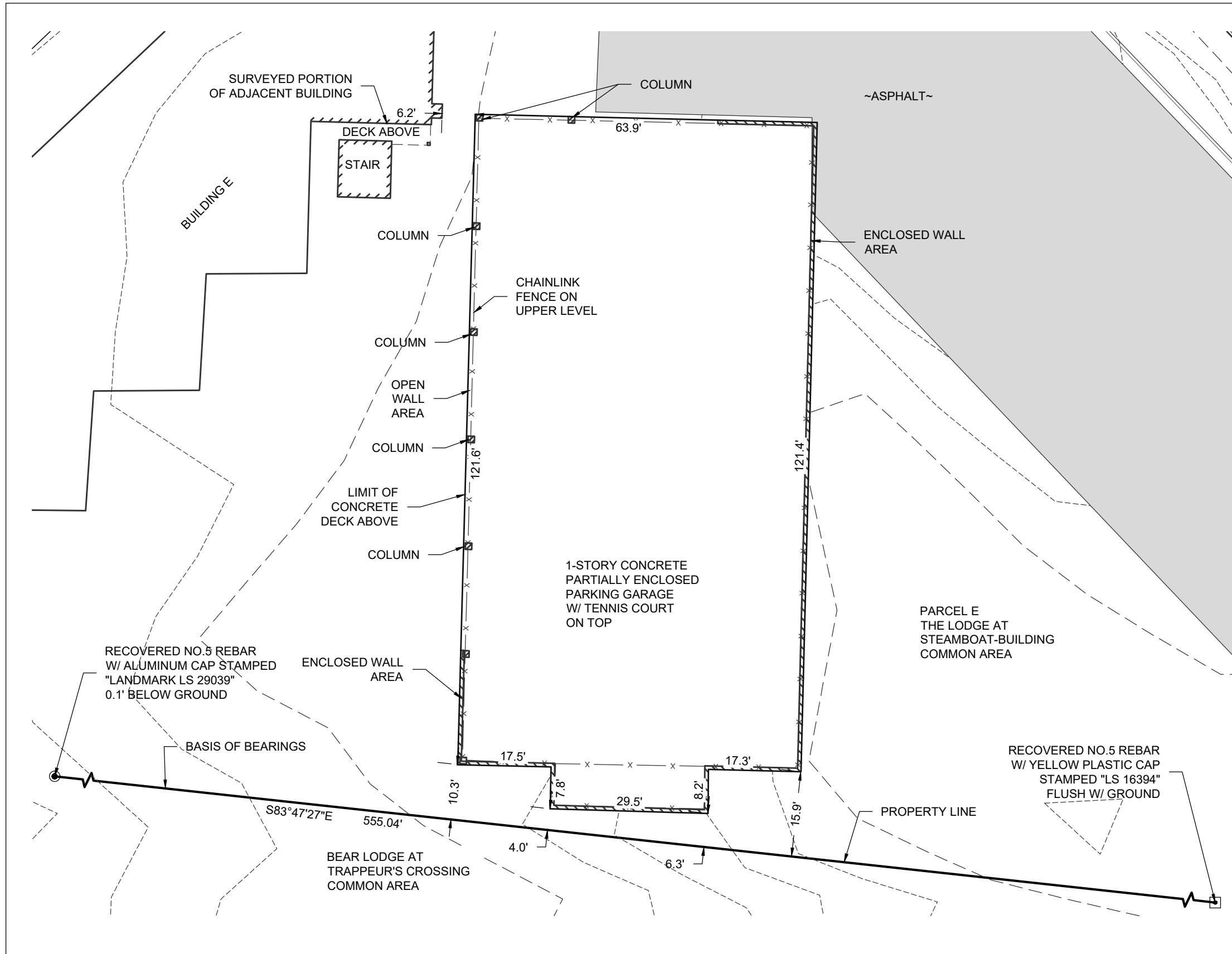


DRAWING FILENAME: P:\188-028\DWG\XREFS\188-028-X-Exhib.dwg LAYOUT NAME: Garage DATE: Jun 23, 2022 - 8:38am CAD OPERATOR: aj
 LIST OF XREFS: [SURVEYBORDER-ILC-11X17] [188-028-XImage]



PROPERTY DESCRIPTION:

THE LODGE AT STEAMBOAT;

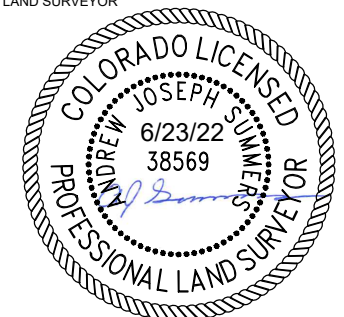
NOTES:

- THIS GARAGE EXHIBIT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THE IMPROVEMENT LOCATION CERTIFICATE. THIS IMPROVEMENT LOCATION CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
- THE PROPERTY DESCRIPTION WAS PROVIDED BY OUR CLIENT.
- EASEMENTS ARE SHOWN PER THE PLATS OF THE LODGE, PHASE I, II, & III AND THE CLUBHOUSE FACILITY TOGETHER WITH PRIOR SURVEY WORK PERFORMED IN THE AREA.
- FIELD WORK WAS DONE SOLELY TO VERIFY THE PROPERTY LINE, GARAGE AND ADJACENT BUILDING FACE LOCATION. LANDMARK CONSULTANTS, INC. RELIED ON INFORMATION OBTAINED FROM THE ROUTT COUNTY CLERK AND RECORDER, ROUTT COUNTY GIS DEPARTMENT, 2016 AERIAL IMAGERY OBTAINED BY LANDMARK AND PRIOR FIELD WORK DONE IN THE VICINITY FOR ALL OTHER ITEMS SHOWN HEREON.
- GIS ADDRESS: 2700 VILLAGE DRIVE.
- THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY OR LAND SURVEY PLAT.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- BASIS OF ELEVATION: THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF PARCEL E, THE LODGE AT STEAMBOAT, MONUMENTED AS SHOWN HEREON AND BEARING S83°47'27"E PER THE COLORADO COORDINATE SYSTEM, NORTH ZONE, NAD83(2011).
- CONTOUR INTERVAL = 2 FEET. CONTOURS SHOWN HEREON WERE OBTAINED BY THE ROUTT COUNTY GIS DEPARTMENT IN 2017.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS GARAGE EXHIBIT WAS PREPARED FOR ERIC SMITH AND ASSOCIATES, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS ONLY TO BE USED FOR PLANNING PURPOSES. I FURTHER STATE THAT ONLY THE PROPERTY LINE, GARAGE AND A PART OF BUILDING E WERE SURVEYED FOR THE PREPARATION OF THIS EXHIBIT. NO OTHER FEATURES WERE SURVEYED. OTHER FEATURES SHOWN HEREON ARE APPROXIMATE IN NATURE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

ANDREW J. SUMMERS, LICENSED LAND SURVEYOR
 COLORADO LS NO. 38569
 FOR AND ON BEHALF OF
 LANDMARK CONSULTANTS, INC.



PROJECT:	1188-028	NO.	DATE:	BY:	DESCRIPTION:
DATE:	6/23/22				
DRAWN BY:	AJS				
CHECKED BY:	AJS				

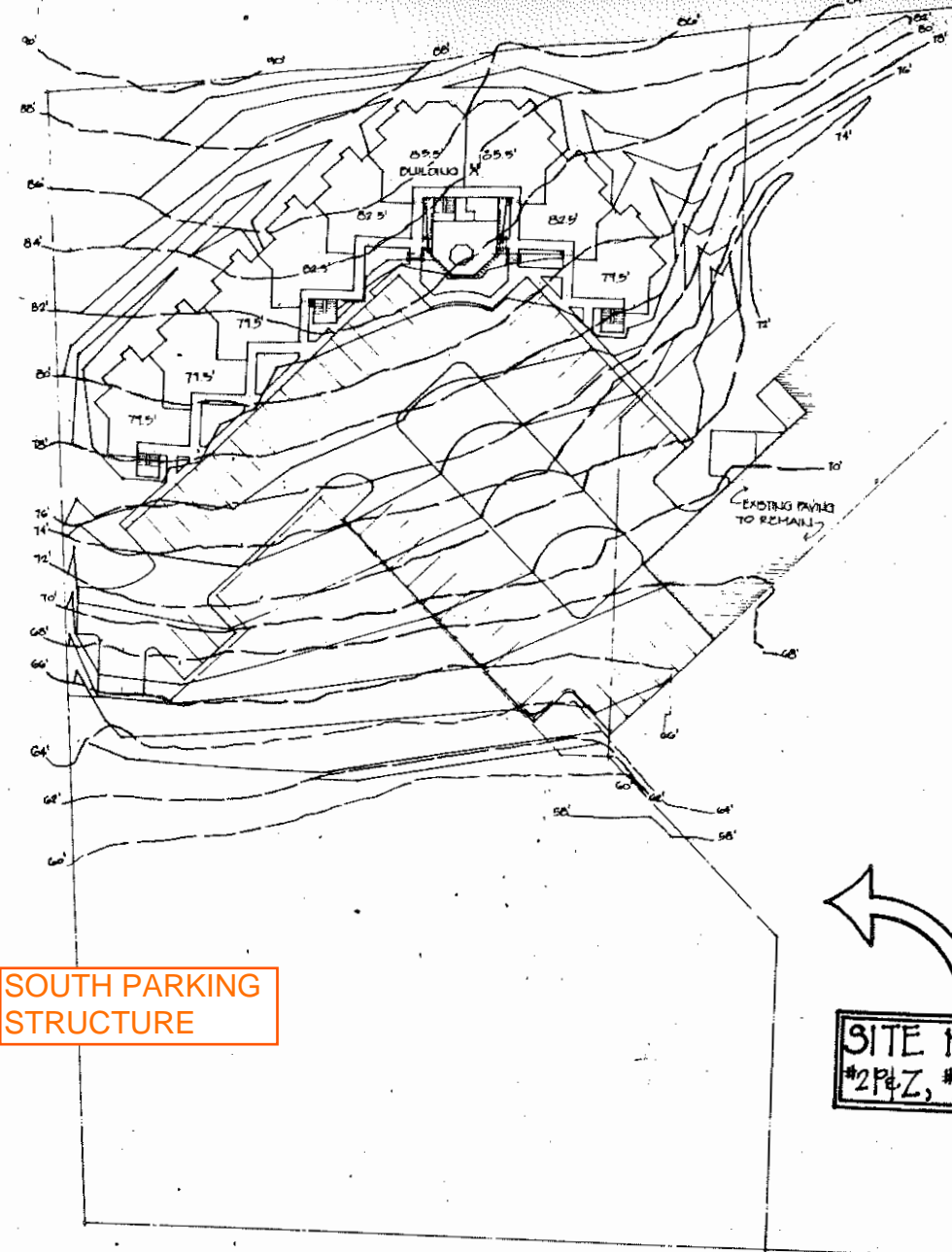
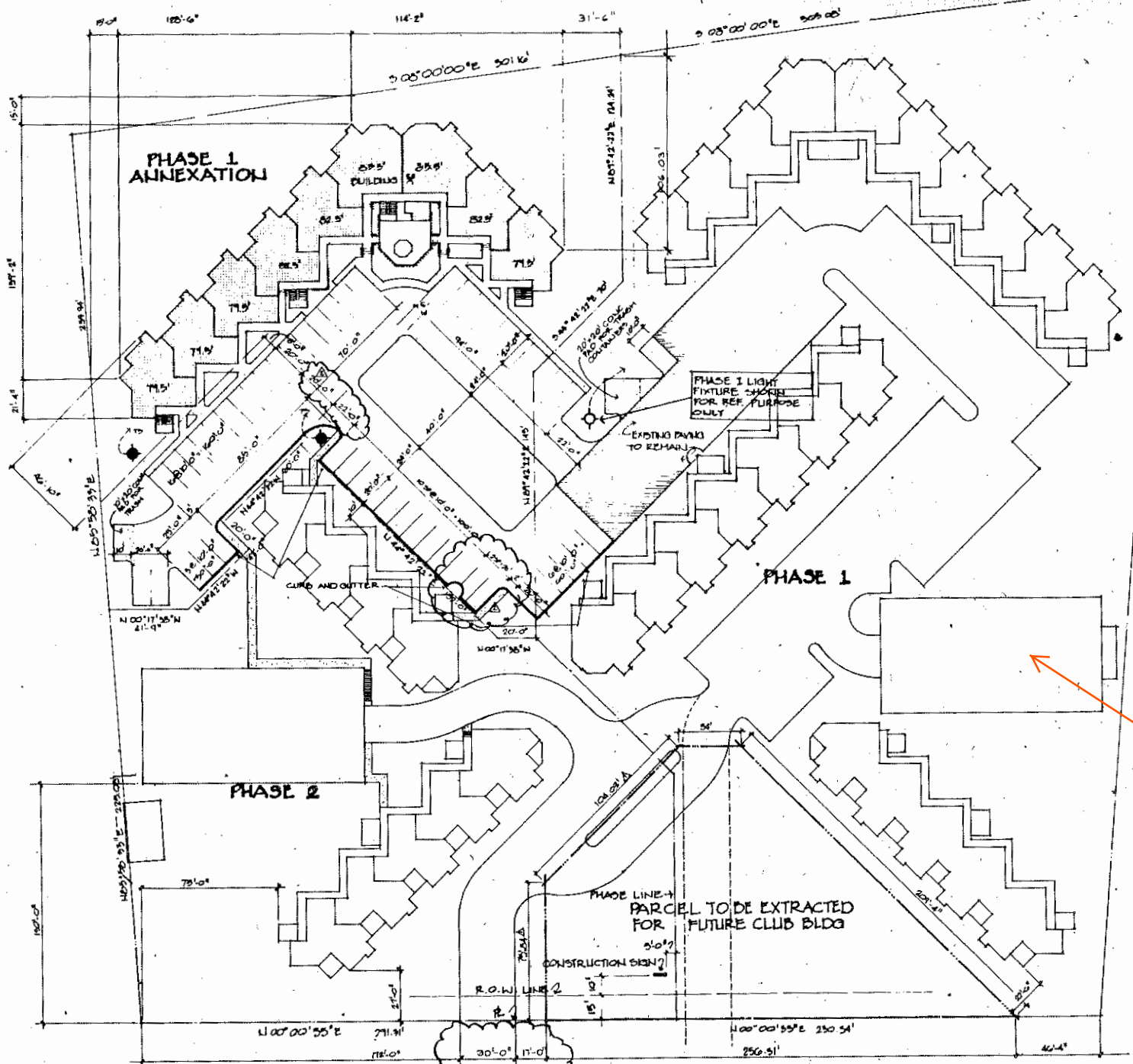
LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED. 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.



CIVIL ENGINEERS | SURVEYORS
 141 9th Street ~ P.O. Box 774943
 Steamboat Springs, Colorado 80477
 (970) 871-9494 www.LANDMARK-CO.com

GARAGE EXHIBIT
 LODGES AT STEAMBOAT
 LOCATED IN THE NW1/4 OF SEC. 27
 T6N, R84W OF THE 6TH P.M.
 COUNTY OF ROUTT
 STATE OF COLORADO

SHEET
1
 Of 1 Sheets

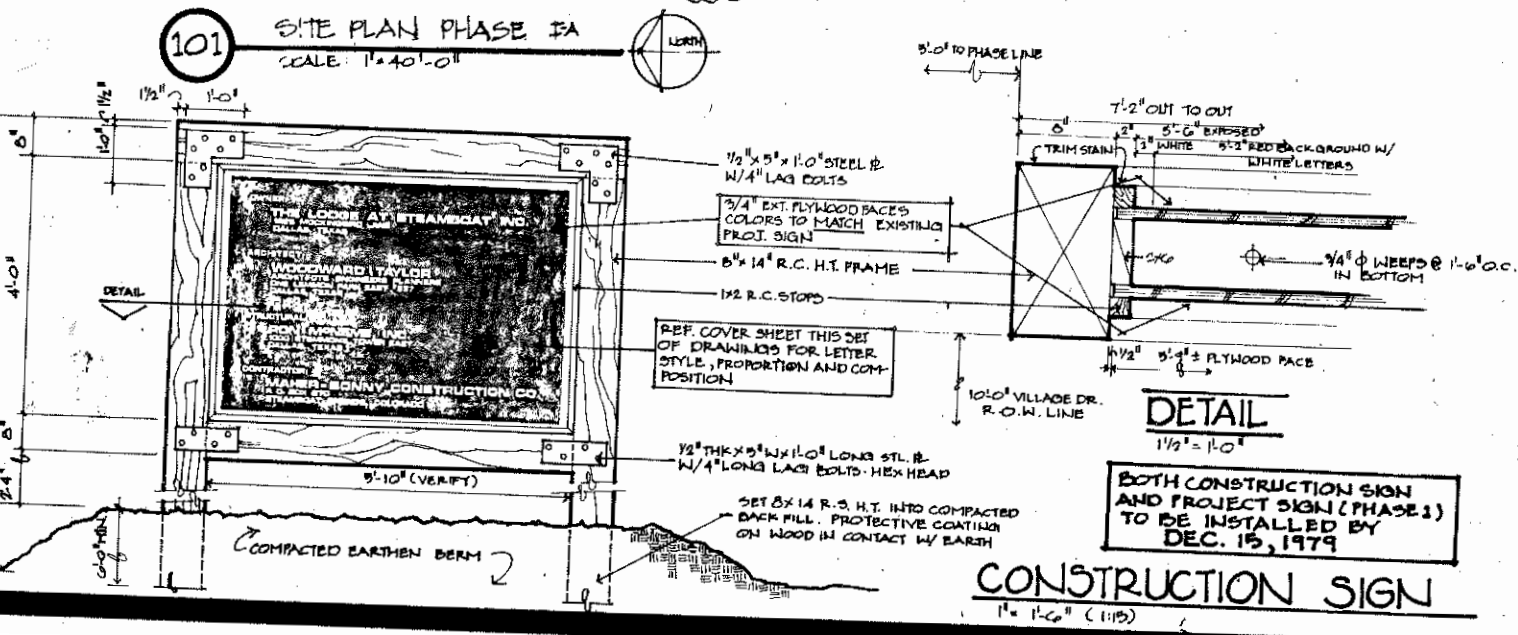


SOUTH PARKING STRUCTURE

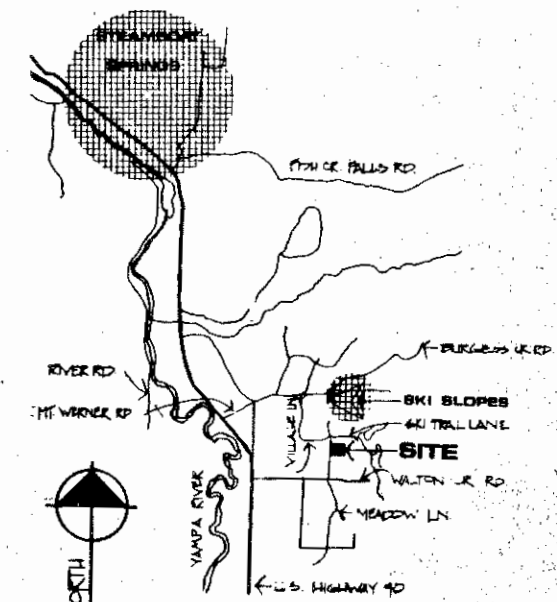
SITE MASTER
 #2P&Z, #1A, #2

101 SITE PLAN PHASE 1A
 SCALE: 1"=40'-0"

103 SITE GRADING
 SCALE: 1"=40'-0"



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO PROPERTY LINE, FACE OF FOUNDATION, FACE OF BRICK, FACE OF STUD, OR CENTER LINE OF REFERENCED OBJECT.
 2. SITE MEETS AND BOUNDS FURNISHED BY DISMUE & DISMUE INC. P.O. BOX 626 STEAMBOAT SPRINGS, COLORADO 80477 (303) 879-2715.
 3. REFERENCE DOCUMENTS FURNISHED BY WRIGHT McLAUGHLIN ENGINEERS FOR DRAINAGE, UTILITY IMPROVEMENTS AND CURB LOCATIONS.
 4. CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD AND INFORM THE ARCHITECT PROMPTLY OF ANY DISCREPANCIES.
 5. ALL BUILDINGS, DRIVES AND SIDEWALKS ARE 90° 45° OR PARALLEL TO THE ORIGINAL PHASE LINE EAST-WEST BEARING OF N. 89° 42' 22" E.

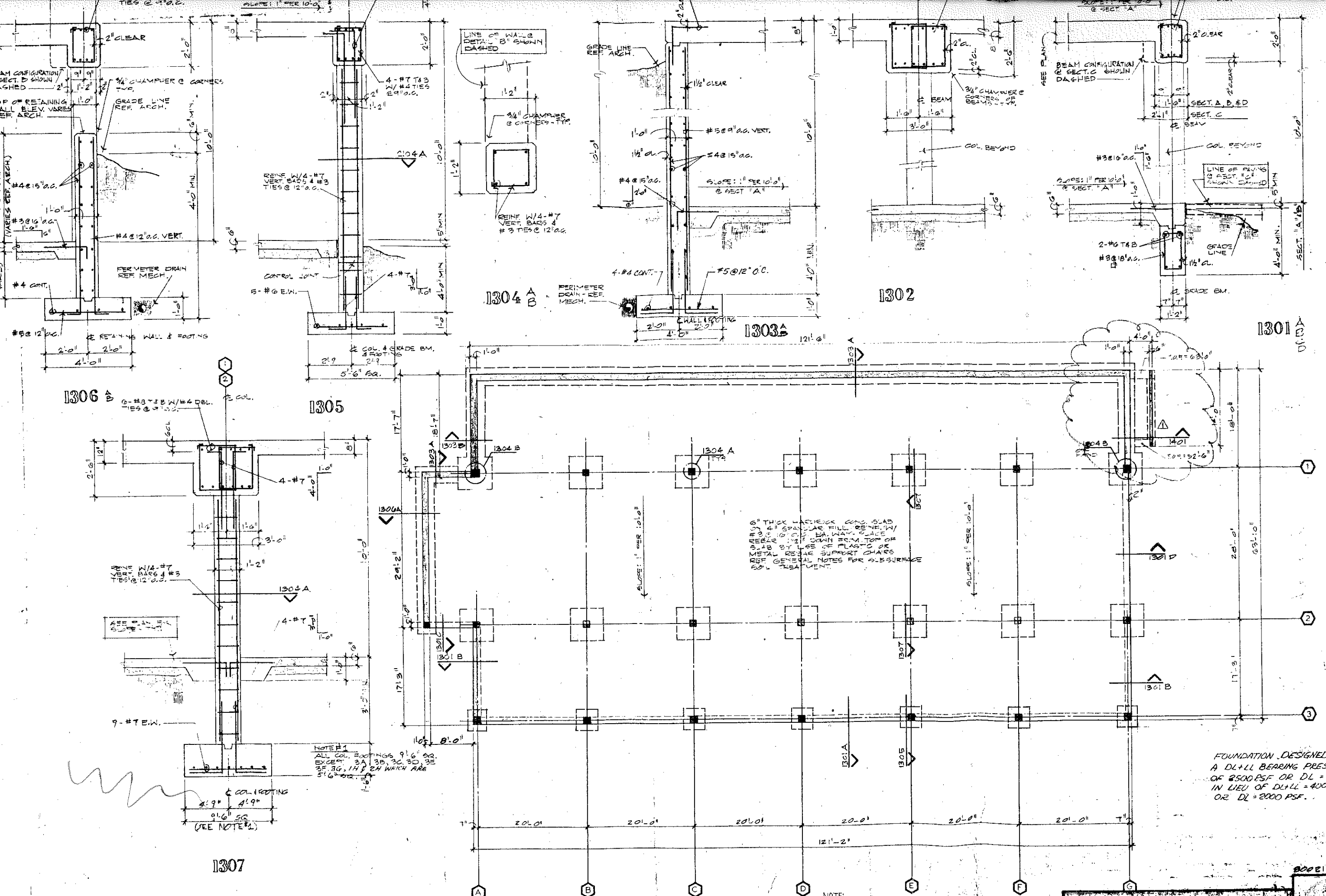


102 LOCATION MAP

DP-1.3, 7-22 RESUBMITTAL

Issue date: 11/17/79
 Revisions: 2-2-80
 Drawn by: [Signature]

MASTER SITE PLAN WORK SHEET



PARKING GARAGE FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

NOTE:
ALL DETAILS THIS SH. ARE
SCALE 1/4" = 1'-0" UNLESS NOTED
OTHERWISE.

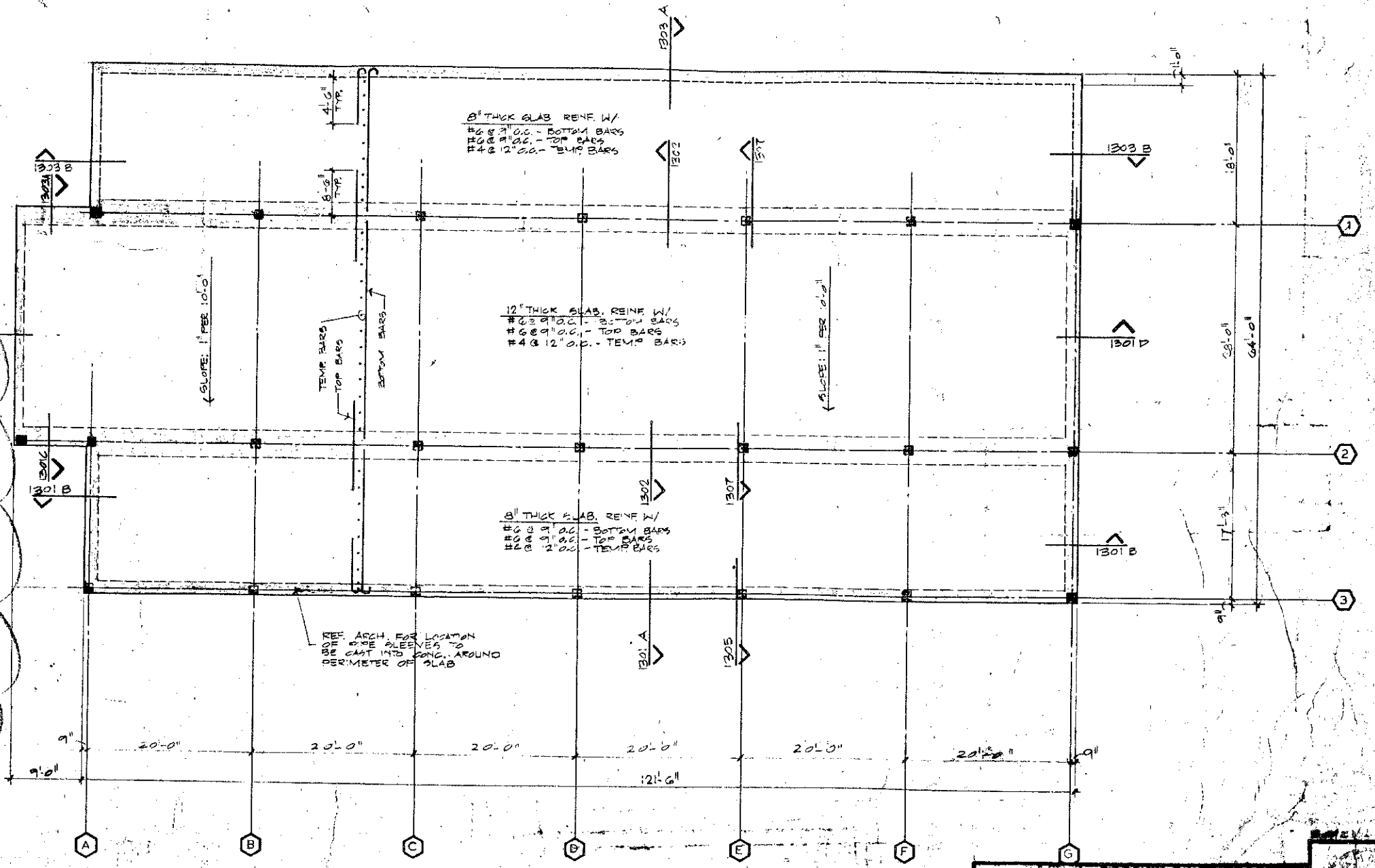
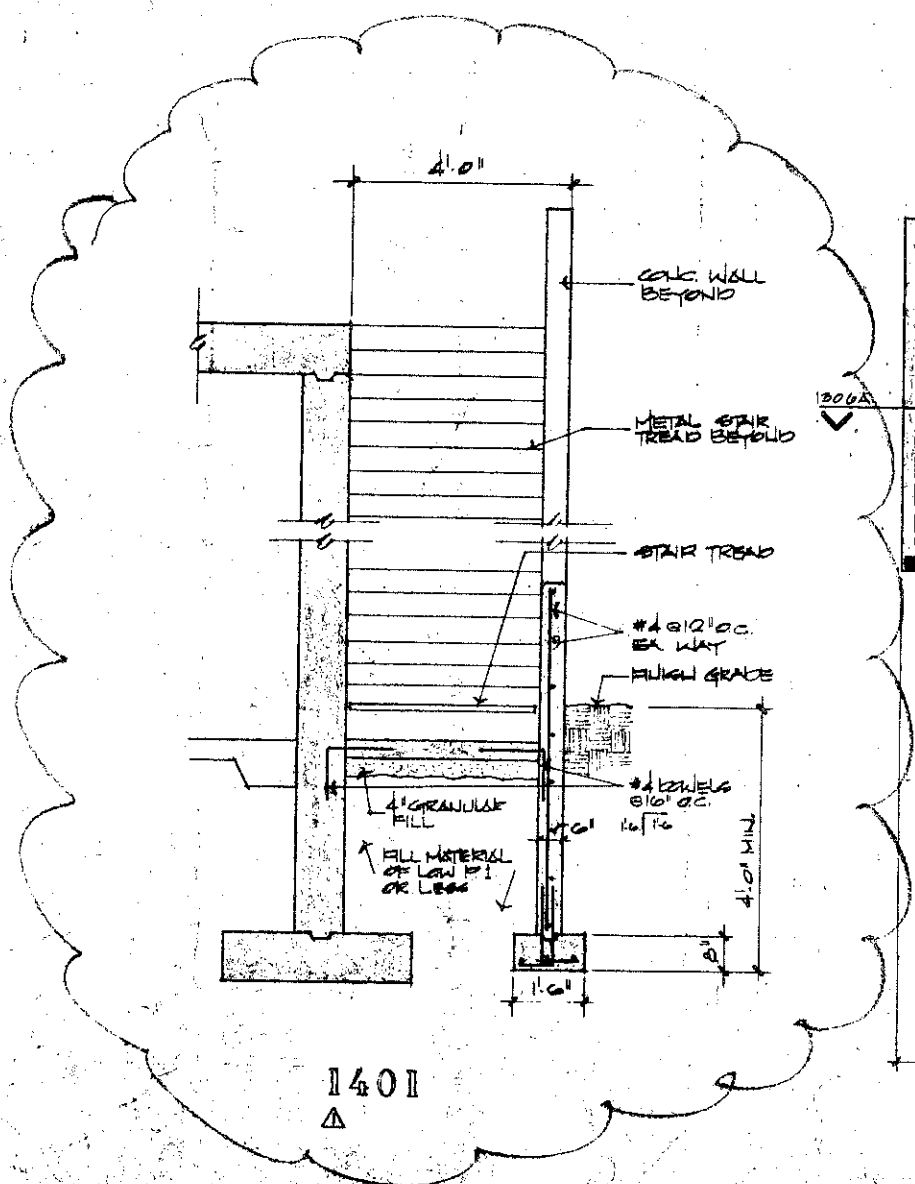
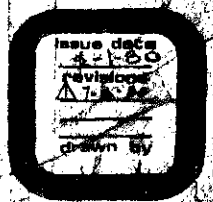
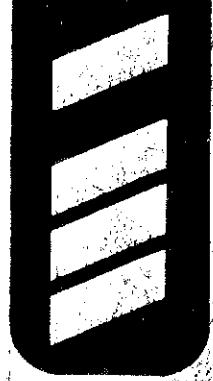
IRON MINING INC.
Dallas, Texas 75201 (214) 528-4780

WOODWARD TAYLOR
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One Lemmon Park East Suite 237
Dallas, Texas 75204 (214) 528-4780

issue date
4-1-88
revisions
7-16-88
drawn by

sheet:
S-13
job no.

THE LODGE AT STEAMBOAT



PARKING GARAGE ROOF STRUCTURE PLAN
 SCALE: 1/8" = 1'-0"

IRON MOUNTAIN
 CONSULTING ENGINEERS
 12000 W. LBJ Fwy., Suite 1000
 Dallas, Texas 75241