

COVER PAGE & EXISTING CONDITIONS OF LOTS 172-175 SKY HITCH FILING NO. III AND LOT 63 HIGH CROSS, LOCATED IN SECTION 22, TOWNSHIP 3 NORTH, RANGE 84 WEST OF THE 6TH P.M., OAK CREEK, ROUTT COUNTY, COLORADO



PROJECT COORDINATOR:

FOUR POINTS SURVEYING AND ENGINEERING 440 S. Lincoln Ave, Suite 4B P.O. Box 775966 Steamboat Springs, CO 80487

<u>owner:</u>

Douglas Matthews P.O. Box 881150 Steamboat Springs, CO 80488

SHEET INDEX:

- COVER PAGE & EXISTING CONDITIONS
- IMPROVEMENT SURVEY PLAT 3 EASEMENT VACATION EXHIBIT

	LEGEND
	PROPERTY BOUNDARY
	MEASURED PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
— — — —	EXISTING GRAVEL ROAD
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	CENTER LINE OF DITCH
xwxw	EXISTING WATER LINE
—XSXSXS	EXISTING SEWER LINE
XE	EXISTING UNDERGROUND ELECTRICAL
——XT———XT———XT——	EXISTING UNDERGROUND TELEPHONE
XX	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS

	Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length			
C1	104.71	430.00	13.95	S52°11'43"W	104.45			
C2	81.44	205.00	22.76	S33° 50' 17"W	80.91			
C3	75.00	205.00	20.96	S11° 58' 33"W	74.58			
C4	129.08	220.00	33.62	N18° 18' 15"E	127.24			
C5	58.00	220.00	15.10	N42° 39' 57"E	57.83			
C6	106.97	280.00	21.89	N39°16'26"E	106.32			
C7	133.38	1400.00	5.46	S72° 51' 52"E	133.33			
C8	118.00	1400.00	4.83	S78°00'30"E	117.97			
C9	80.00	1340.00	3.42	S78°42′46"E	79.99			
C10	158.19	1340.00	6.76	S73° 37' 14"E	158.10			
C11	70.97	280.00	14.52	N8°45'23"E	70.78			
C12	110.66	145.00	43.72	S23°21'26"W	107.99			
C13	50.51	370.00	7.82	S49°07'49"W	50.47			

<u>VICINITY MAP</u> N.T.S.

PROJECT CONTACT LIST

CELL:: (970) 819-2980 EMAIL: adrianp@fourpointsse.com

EMAIL: doug@zirkel.us

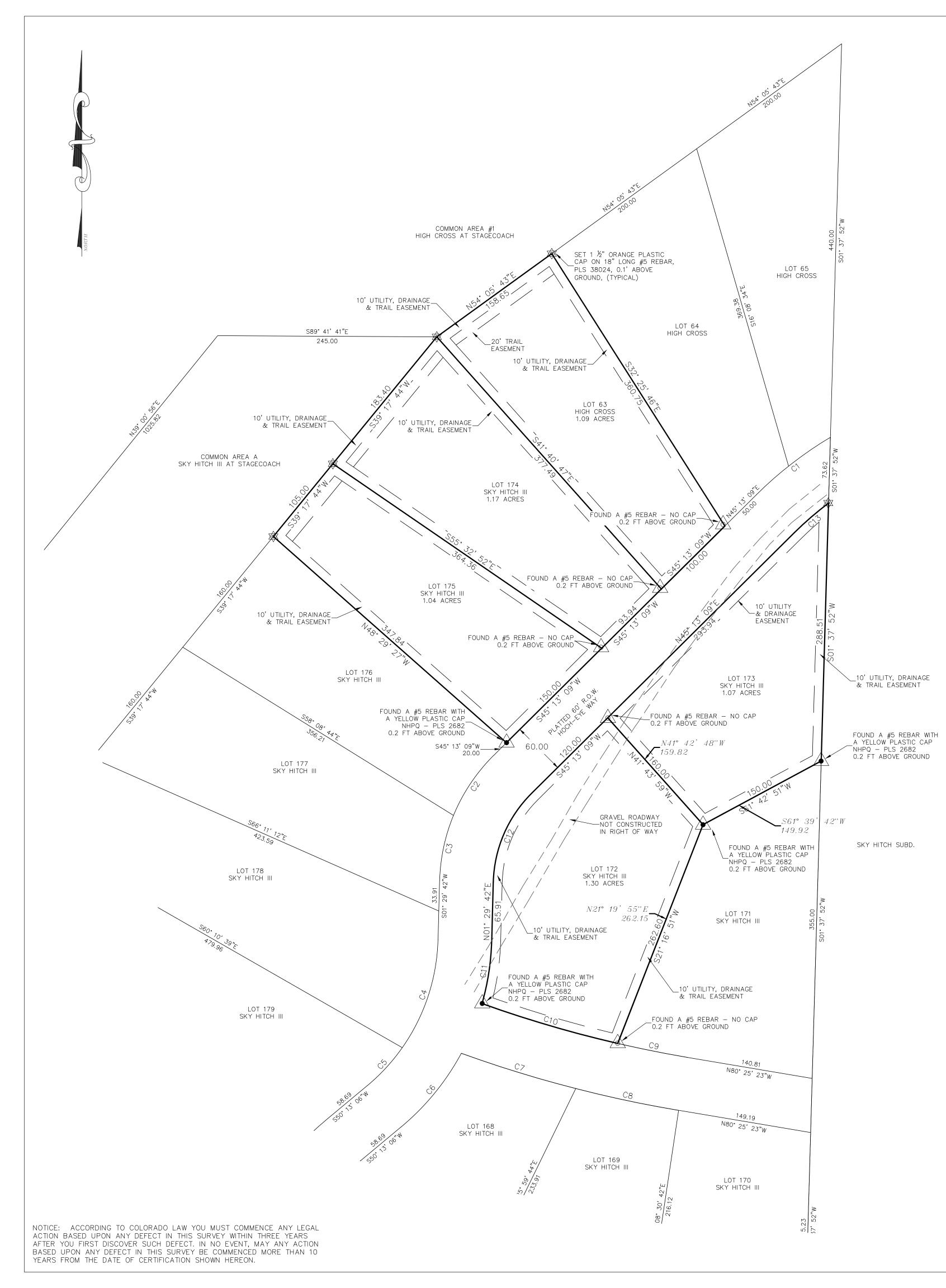
NOTES:

- 1. EXISTING CONDITIONS PLAN AND TOPOGRAPHIC SURVEY OF LOTS 172-175 SKY HITCH NO. III AND LOT 63 HIGH CROSS ACCORDING TO THE PLATS THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. #7108 AND #7458, COUNTY OF ROUTT, STATE OF COLORADO.
- 2. FIELD SURVEYING COMPLETED FEBRUARY 8, 2022. AT TIME OF SURVEY 3.0± FEET OF SNOW COVERED THE GROUND AND SOME IMPROVEMENTS MAY HAVE BEEN OBSCURED
- 3. THIS CERTIFICATE 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 DEERFOOT ADDITION TO STEAMBOAT SPRINGS. NO ADDITIONAL TITLE RESEARCH WAS COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING.
- 4. LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
- 5. 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 PERFORMING ANY WORK IN THE REFERENCED AREA.
- 6. STREET ADDRESS: TBD HOCH EYE WAY, STEAMBOAT SPRINGS
- 7. PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.
- 8. BEARINGS AND DISTANCES IN ITALICS ARE "AS MEASURED" BASED ON FIELD SURVEYING BETWEEN FOUND PROPERTY CORNERS. PLATTED BEARINGS AND DIMENSIONS ARE IN STANDARD FONT.
- 9. BEARINGS BASED ON EAST LINE OF LOT 172, SKY HITCH NO. III (S 21° 16' 51" W); NORTHEASTERLY CORNER IS A NO. 5 REBAR WITH A 1-1/2" DIAMETER YELLOW PLASTIC CAP STAMPED PLS 2682; SOUTHEASTERLY CORNER IS A NO. 5 REBAR WITH WITH NO CAP FOUND 0.2' ABOVE GROUND.
- 10. PER FINAL PLAT AT FILE #7108, LOT LINE EASEMENTS ARE AS FOLLOWS: ALL LOTS LINES SUBJECT TO 10' UTILITY & DRAINAGE EASEMENT. ALL SIDE LOT LINE SUBJECT TO 10' TRAIL EASEMENT. ALL REAR LOT LINES SUBJECT TO A 20' TRAIL EASEMENT.

I HEREBY CERTIFY THAT THE HORIZONTAL AND VERTICAL MEASUREMENTS AS SHOWN HEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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LEGEND PROPERTY BOUNDARY MEASURED PROPERTY BOUNDARY ADJACENT PROPERTY BOUNDARY EXISTING EASEMENT EXISTING GRAVEL ROAD 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 BUILDINGS

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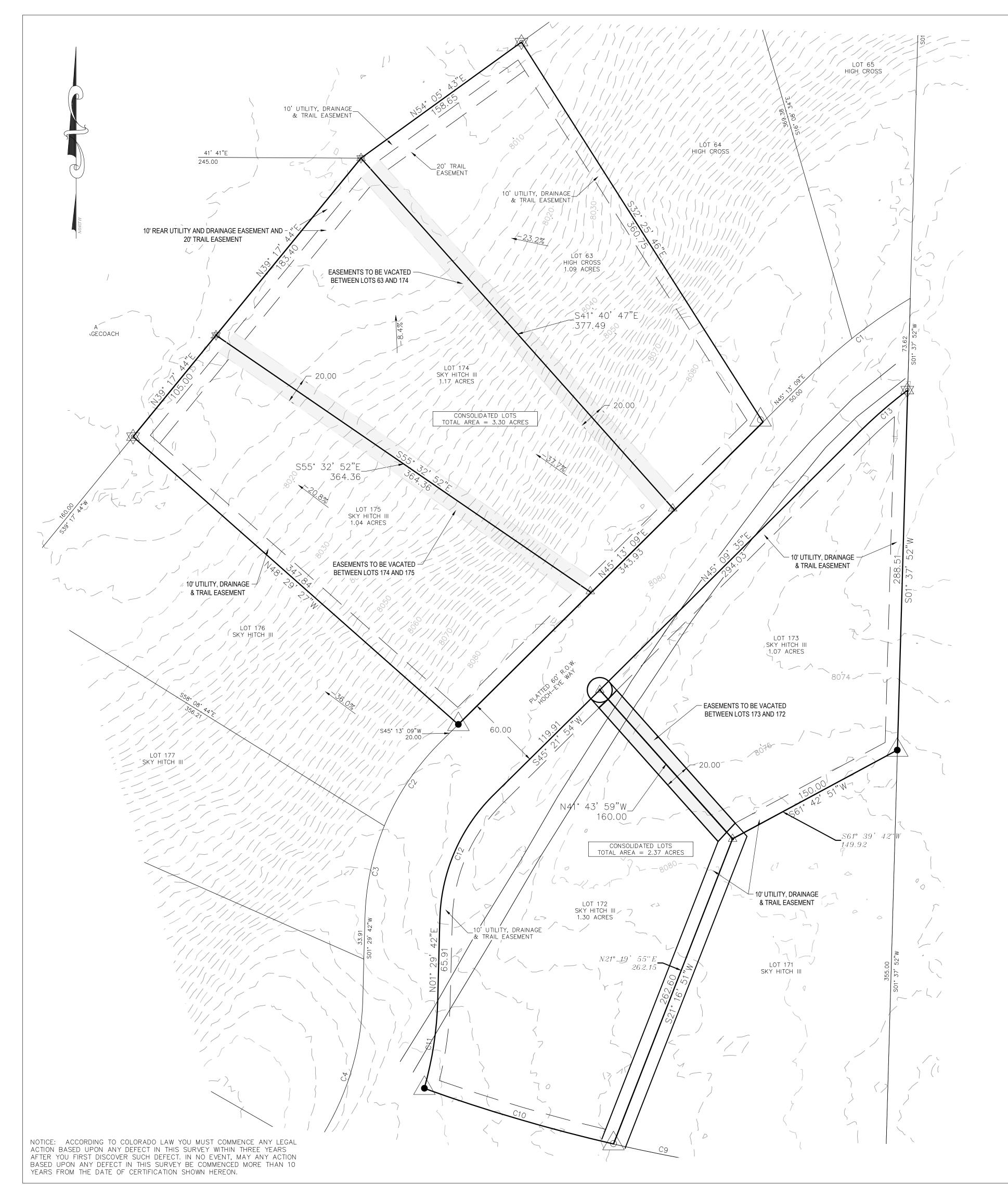
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SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE.



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REVISIONS								
No. DATE								
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