











- NOTES:
1. AN EXISTING CONDITIONS PLAN OF PARCEL C, NORTH ROUTT PRESCHOOL SUBDIVISION EXEMPTION ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT RECEPTION NO. 643363, COUNTY OF ROUTT, STATE OF COLORADO.
  2. FIELD SURVEYING COMPLETED JUNE 19, 2020 AND FEBRUARY 2, 2021.
  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 NORTH ROUTT PRESCHOOL.
  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: 54173 COUNTY ROAD 129, STEAMBOAT SPRINGS.
  7. PROPERTY CORNERS FOUND AND USED AS SHOWN HEREON.
  8. THIS PUD APPLICATION IS A SUBDIVISION OF PARCEL C INTO A FIVE ACRE PUD PARCEL WITH ONE ACRE OF OPEN SPACE. THE REMAINDER OF PARCEL C WILL BE SPLIT BY A NEWLY DEDICATED RIGHT OF WAY PARCEL FOR RCR 62 AND IS NOTED AS LOT 2.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	149.54	487.27	17.58	N17° 14' 29"E	148.95
C2	173.22	1526.90	6.50	S22° 46' 59"W	173.13
C3	144.08	786.22	10.50	N24° 46' 58"E	143.88
C4	92.07	372.38	14.17	N37° 06' 58"E	91.84

Houses Line Table		
Line #	Length	Direction
L1	278.85	S0° 56' 35"W
L2	266.86	S12° 58' 11"W
L3	100.00	S8° 26' 59"W
L4	267.00	S26° 01' 59"W
L5	740.00	S19° 31' 59"W
L6	127.00	S30° 01' 59"W
L7	61.89	S44° 11' 59"W
L8	297.25	S42° 23' 33"W
L9	235.80	S39° 13' 58"W
L18	69.77	N47° 04' 48"W

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

FOUR POINTS  
SURVEYING  
ENGINEERING

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INT

REVISIONS

DATE

No.

PARCEL C, NORTH ROUTT  
PRESCHOOL SUBDIVISION EXEMPTION

54173 COUNTY ROAD 129  
CLARK, CO 80428

Horizontal Scale

150'

0

75'

150'

1" = 150'

Contour Interval = 2 ft

DATE: 9-29-2022  
JOB #: 2025-002  
DRAWN BY: CFB  
DESIGN BY:  
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A  
FORMAT OTHER THAN A4 X 36", THE  
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:

CLARK STORE  
PUD PLAN

SHEET #

C2