

GOLDEN VIEW SUBDIVISION

A Consolidation of Lots 1, 2, 3, and 4 Steamboat Lake Subdivision, Filing No. 1,
and OUTLOT 7, BENCH WARMER SUBDIVISION
Located in Section 10, Township 9 North, Range 85 West of the 6th P.M.,
Routt County, Colorado

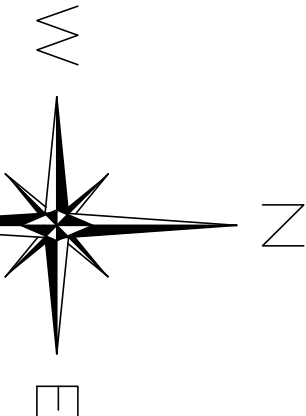
LOT 1

GROVE HAPPY HOUR RANCH

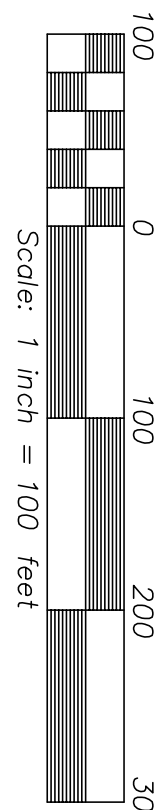
60' wide ROADWAY EASEMENT PER RECEPTIONS #615593 & #615596

NUMBER	BEARING	DISTANCE
L1	S 87°53'17" E	9.39'
L2	S 85°35'04" E	98.52'
L3	S 80°09'21" E	71.01'
L4	S 70°43'18" E	68.01'
L5	S 50°43'53" E	64.73'
L6	S 31°03'14" E	42.44'
L7	S 13°21'27" E	37.94'
L8	S 22°56'41" W	13.76'

L=57.26, R=1051.04
Δ=3.1216



BEARINGS ARE BASED UPON THE NORTH LINE OF LOT 1
AS SHOWN PLAT BEARINGS



15' wide Public Utility, Drainage,
snow removal and storage Easement

TYPICAL
RLS 16394
PIN/CAP

10' wide Public Utility, and Drainage
Easement

CENTER LINE 30' wide Utility, Drainage,
snow removal and storage Easement
for the benefit of LOT 2

LOT 1
4.46 acres

ROUTT COUNTY ROAD #129

MINER'S DREAM DRIVE

LOT 2
0.68 acres

LOT 1

BENCH WARMER SUB

HATCHED AREA
STEAMBOAT LAKE WATER
DISTRICT EASEMENT
RECEPTION NO. 229086

PUBLIC ELECTRIC LINE EASEMENT
RECEPTION NO. 619186

LOT 131
STEAMBOAT
LAKES
F.1

LOT 130
STEAMBOAT
LAKES
F.1

LOT 2

BENCH WARMER SUB

GOLDEN TIDE PLACE

LOT 10
STEAMBOAT
LAKES
F.1

LOT 21
STEAMBOAT
LAKES
F.1

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 ten years from the date of the certification shown hereon."

		CALC'D	JBA
		DRAWN	JBA
		SURVEYED	KK & JBA
		BY:	
NO.	REVISION	DATE	

PROPOSED REPLAT

A LOT CONSOLIDATION OF
LOT 1, 2, 3, & 4, STEAMBOAT LAKE FLG. 1
and OUTLOT 7, BENCH WARMER SUBDIVISION
ROUTT COUNTY, COLORADO

PREPARED BY:
EMERALD MOUNTAIN SURVEYS, INC.
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PREPARED FOR:

KEN FINCH
BOX 77574
STEAMBOAT SPRINGS
COLORADO
80487

SCALE:	1" = 40'	DATE:	11-20-2024
PROJECT NO.	4252-2	SHEET NO.	2 OF 2