

[illegible]

LOT 41, ALPINE MOUNTAIN RANCH

33170 MEADOW CREEK DRIVE
STEAMBOAT SPRINGS, CO

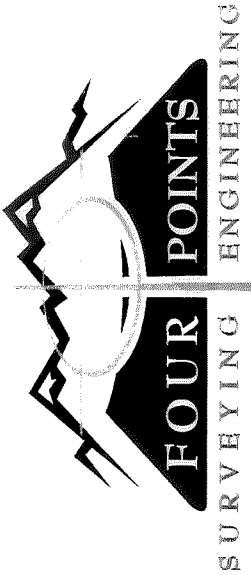
FINAL PLAT

DRAWING:

SHEET #

1

RECEPTION#: 851423
02/23/2024 at 09:41:15 AM, Pg 1 of 2
R: \$23.00, D: \$0.00
Jenny Thomas, Routt County, CO



440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointssse.com

INT	REVISIONS	No.	DATE

LOT 41, ALPINE MOUNTAIN RANCH
33170 MEADOW CREEK DRIVE
STEAMBOAT SPRINGS, CO

Horizontal Scale



1" = 40'

Contour Interval = 2 ft

DATE: 2-1-2024

JOB #: 1147-053

DRAWN BY: AP

DESIGN BY: FPSE

REVIEW BY: FPSE

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

FINAL PLAT

DRAWING:

SHEET #

2

ALPINE MOUNTAIN RANCH LPSE, LOT 41

BUILDING ENVELOPE REMOVAL

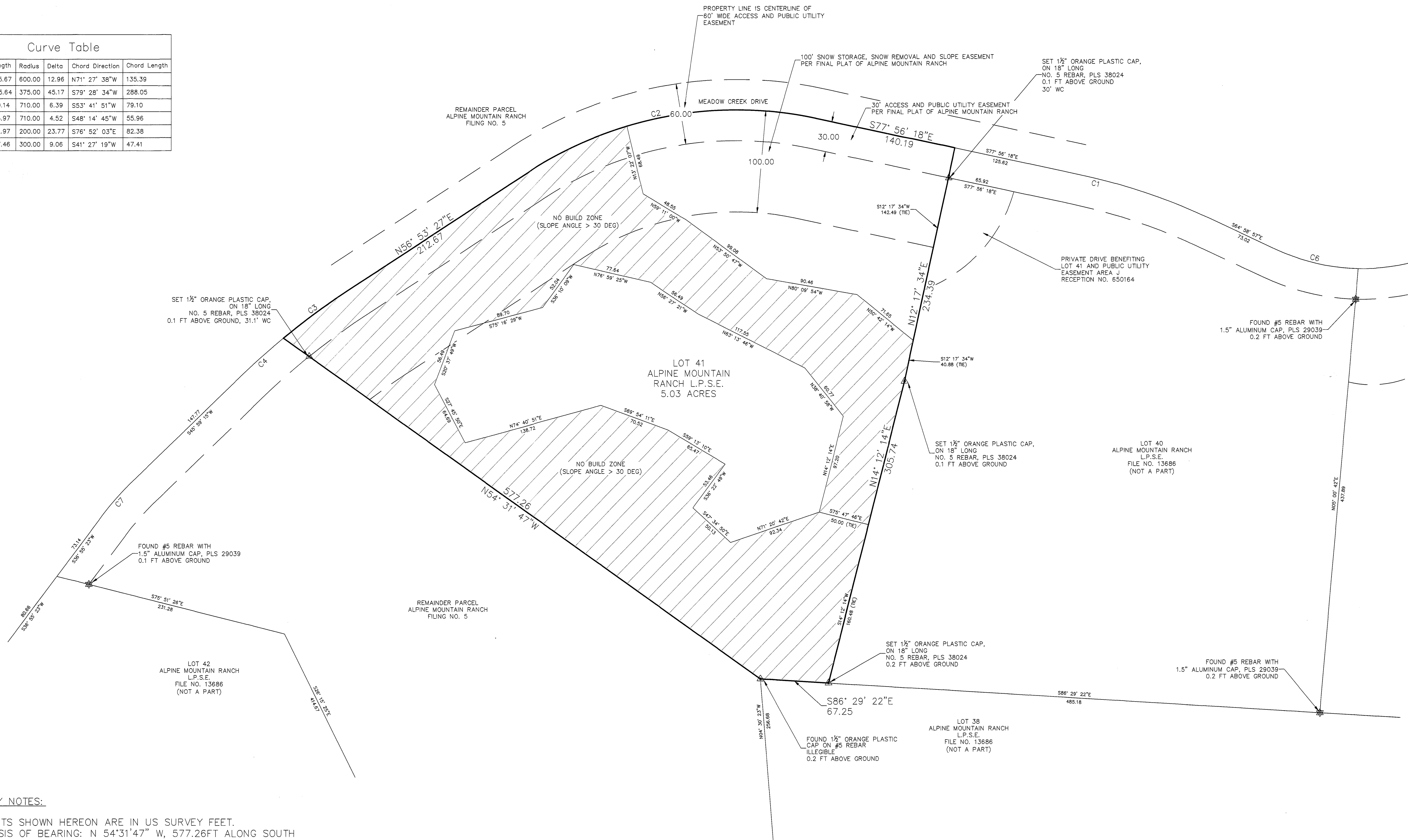
LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 5 NORTH,
RANGE 84 WEST, 6TH P.M., ROUTT COUNTY, COLORADO

LEGEND

—	PROPERTY BOUNDARY
- - -	EASEMENT

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	135.67	600.00	12.96	N71° 27' 38"W	135.39
C2	295.64	375.00	45.17	S79° 28' 34"W	288.05
C3	79.14	710.00	6.39	S53° 41' 51"W	79.10
C4	55.97	710.00	4.52	S48° 14' 45"W	55.96
C6	82.97	200.00	23.77	S76° 52' 03"E	82.38
C7	47.46	300.00	9.06	S41° 27' 19"W	47.41



SURVEY NOTES:

- UNITS SHOWN HEREON ARE IN US SURVEY FEET.
- BASIS OF BEARING: N 54°31'47" W, 577.26FT ALONG SOUTH WEST LINE OF LOT 41.

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.



SP 3844