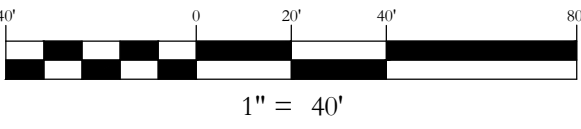


35975 U.S. Highway 40
Steamboat Springs, 80487

Horizontal Scale



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

Contour Interval

1 Foot

NO.	DATE	REVISIONS	INT

DATE: 3-31-2022 DESIGN: WNM
JOB NO. 1530-002 DRAFTED: WNM/CFB
DWG. NAME REVIEW: WNM

NOTES:

- 1) TOPOGRAPHIC SURVEY COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING ON 10/8/2015.
- 2) UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES.
- 3) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.
- 4) FEMA MAPPING PER PANEL 08107C0879D EFFECTIVE DATE FEBRUARY 4, 2005 AND LOMR COMPLETED MAY 30, 2008.
- 5) ALL AREAS OUTSIDE OFF THE FLOODWAY AND ZONE X ARE IN THE FLOODPLAIN AND ARE RATED ZONE AE PER FEMA MAPPING WITH BASE FLOOD ELEVATIONS DETERMINED.
- 6) ALL DIMENSIONS ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- 7) HIGH WATER SETBACK DETERMINED BY WESTERN BIONOMICS, SEPTEMBER 2018.

LEGAL DESCRIPTION:

PARCEL A

THE NORTH 150 FEET OF THE NE ¼ NW ¼ OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., EXCEPT THE PORTION THEREOF ALONG THE EAST BOUNDARY WHICH IS WITHIN THE RIGHT OF WAY OF U.S. HIGHWAY NO. 40

PARCEL B

A TRACT OF LAND IN THE SE ¼ SW ¼ OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 85 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF SAID SE ¼ SW ¼ OF SECTION 28;
THENCE NORTHERLY 345.21 FEET ALONG THE WEST BOUNDARY OF SAID SE ¼ SW ¼;
THENCE N 87°44'01" E, 630.00 FEET;
THENCE S 00°10'00" W, 345.21 FEET TO THE SOUTH BOUNDARY OF SAID SE ¼ SW ¼;
THENCE S 87°44'00" W, 630.00 FEET ALONG THE SOUTH BOUNDARY OF SAID SE ¼ SW ¼ TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR A ROAD, CONVEYED BY DEEDS RECORDED OCTOBER 9, 1969 IN BOOK 339 AT PAGE 191, AND IN BOOK 339 AT PAGE 192 OF THE ROUTT COUNTY RECORDS TO WIT:
AN EASEMENT AND RIGHT OF WAY FOR A ROAD, FOR THE COMMON USES OF THE GRANTOR AND THE GRANTEE, LOCATED IN THE SE ¼ SW 1/4, SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., 30 FEET IN WIDTH, THE NORTHERLY BOUNDARY OF WHICH COMMENCES AT THE NORTHEAST CORNER OF TRACT CONVEYED BY DEED RECORDED IN BOOK 335 AT PAGE 631, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID ROUTT COUNTY, AND RUNS THENCE S87°44'01"W ON THE NORTH BOUNDARY LINE OF SAID TRACT TO ITS INTERSECTION WITH THE EASTERLY BANK OF THE YAMPA RIVER, EXCEPTING THEREFROM THAT PORTION OF SAID EASEMENT LYING WITHIN PARCEL B AND EXCEPTING THAT PORTION LYING WITHIN U.S. HIGHWAY NO. 40.

FEMA FLOODWAY AREA

US HIGHWAY 40 LINCOLN AVE

