

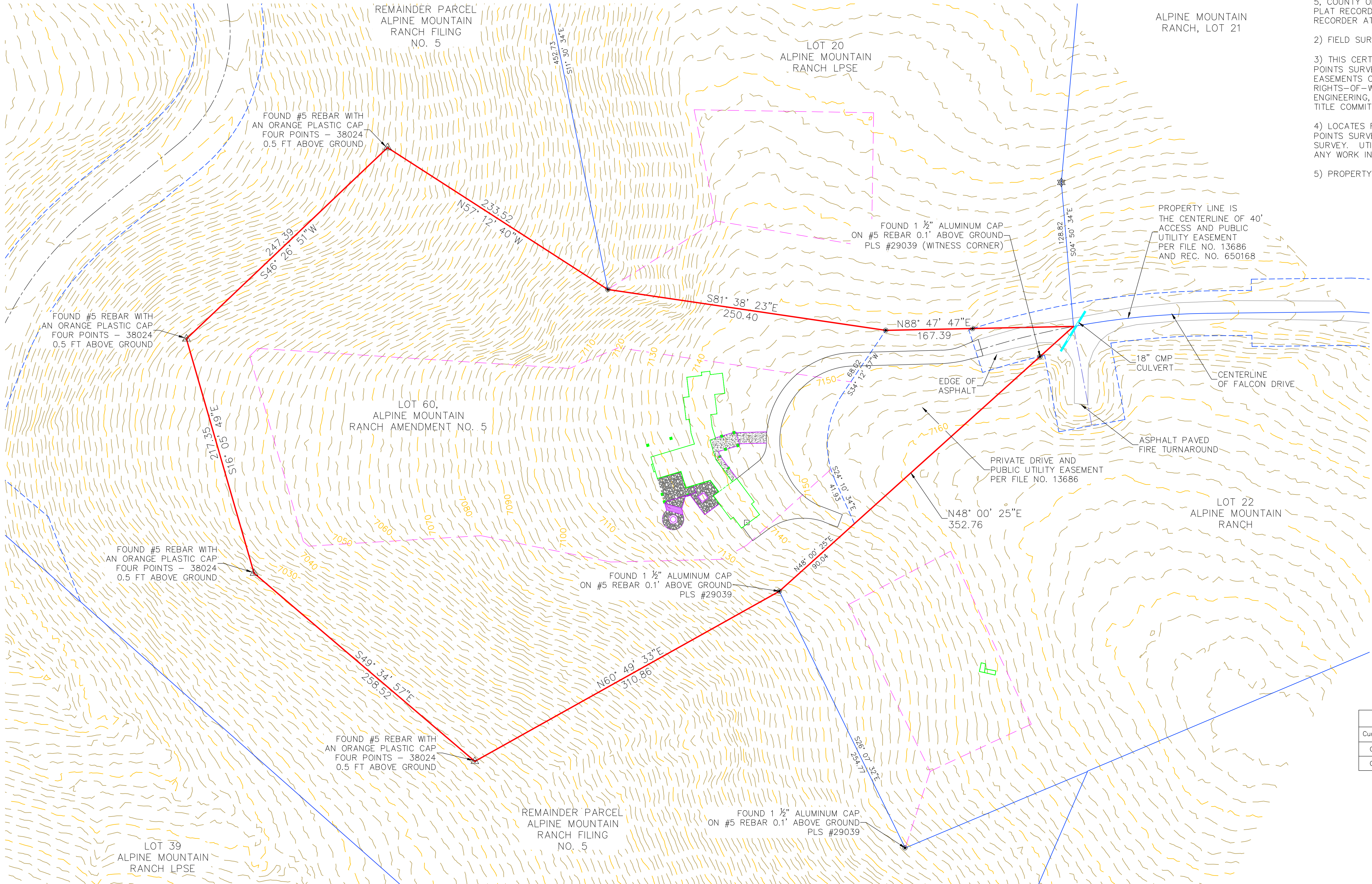


SITE PLAN
LOT 60, ALPINE MOUNTAIN RANCH LPSE
AMENDMENT NO. 5

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

NOTES:

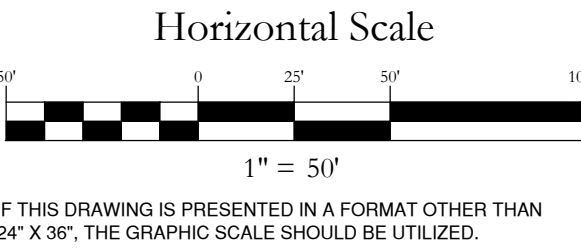
- 1) A SITE PLAN AND IMPROVEMENT SURVEY PLAT OF LOT 60, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 5, COUNTY OF ROUTT, STATE OF COLORADO. ACCORDING THE TO FINAL PLAT RECORDED IN THE FILES OF THE ROUTT COUNTY CLERK AND RECORDER AT RECEPTION NO. 810331 ON JUNE 11, 2020.
- 2) FIELD SURVEYING COMPLETED OCTOBER 8, 2020.
- 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 LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. ABS30025149 EFFECTIVE DATE SEPTEMBER 11, 2020.
- 4) 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.
- 5) PROPERTY CORNERS WERE FOUND AND SET AS SHOWN HEREON.



LEGEND	
—	PROPERTY BOUNDARY
—	ADJOINING PROPERTY LINE
-xx-xx-	WOOD FENCE (6 FT)
—	EXISTING BUILDINGS
—	EXISTING ASPHALT
- - -	EXISTING EDGE OF GRAVEL
—	EXISTING EDGE OF LANDSCAPE
—	2' EXISTING CONTOUR
—	10' EXISTING CONTOUR
—	EXISTING SHOULDER
- - -	EXISTING BUILDING OVERHANG
- - -	EXISTING ELECTRICAL LINE

32725 FALCON DRIVE
STEAMBOAT SPRINGS, CO
80487

Lot 60, Alpine Mountain Ranch
Steamboat Springs, CO 80487



NO.	DATE	REVISIONS	INT

DATE: 10-8-2020 DESIGN: JNM
JOB NO. 1147-021 DRAFTED: JNM
DWG. NAME REVIEW: JNM

Four Points
Surveying and Engineering

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P.O. Box 775966,
Steamboat Springs, CO 80487
(970)-871-6772
wnmpepls@gmail.com



SHEET NO.
1
OF 1

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C73	92.89	127.00	41.91	S68° 30' 47"E	90.83
C75	210.74	300.00	40.25	N67° 41' 04"W	206.44