

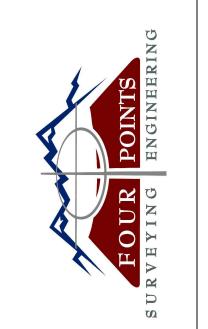
NOTES:

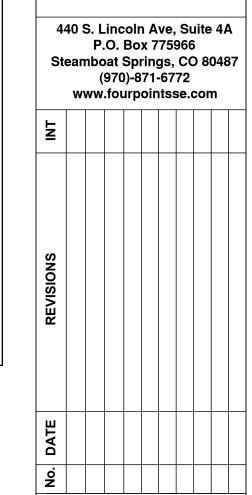
- AN EXISTING CONDITIONS PLAN OF PARCEL C, NORTH ROUTT PRESCHOOL SUBDIVISION EXEMPTION ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT RECEPTION NO. 643363, COUNTY OF ROUTT, STATE OF COLORADO.
- 2. FIELD SURVEYING COMPLETED JUNE 19, 2020 AND FEBRUARY 2, 2021.
- THIS CERTIFICATE 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.
- 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.
- STREET ADDRESS: 54173 COUNTY ROAD 129, STEAMBOAT SPRINGS.
- 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	
С3	144.08	786.22	10.50	N24° 46′ 58″E	143.88	
C4	92.07	372.38	14.17	N37° 06′ 58″F	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		
xwxw	EXISTING WATER LINE		
—_xs—xs—xs—_	EXISTING SEWER LINE		
XEXEXE	EXISTING UNDERGROUND ELECTRICAL		
XTXTXT	EXISTING UNDERGROUND TELEPHONE		
xx	EXISTING WOOD FENCE		
	EXISTING CONCRETE PAVING		
	EXISTING TEMPORARY STRUCTURES		





PARCEL C, NORTH ROUTT
PRESCHOOL SUBDIVISION EXEMPTIO

Horizontal Scale

1" = 150'

Contour Interval = 2 ft

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 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

ARK STORE PUD PLAN

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SHEET#

C2