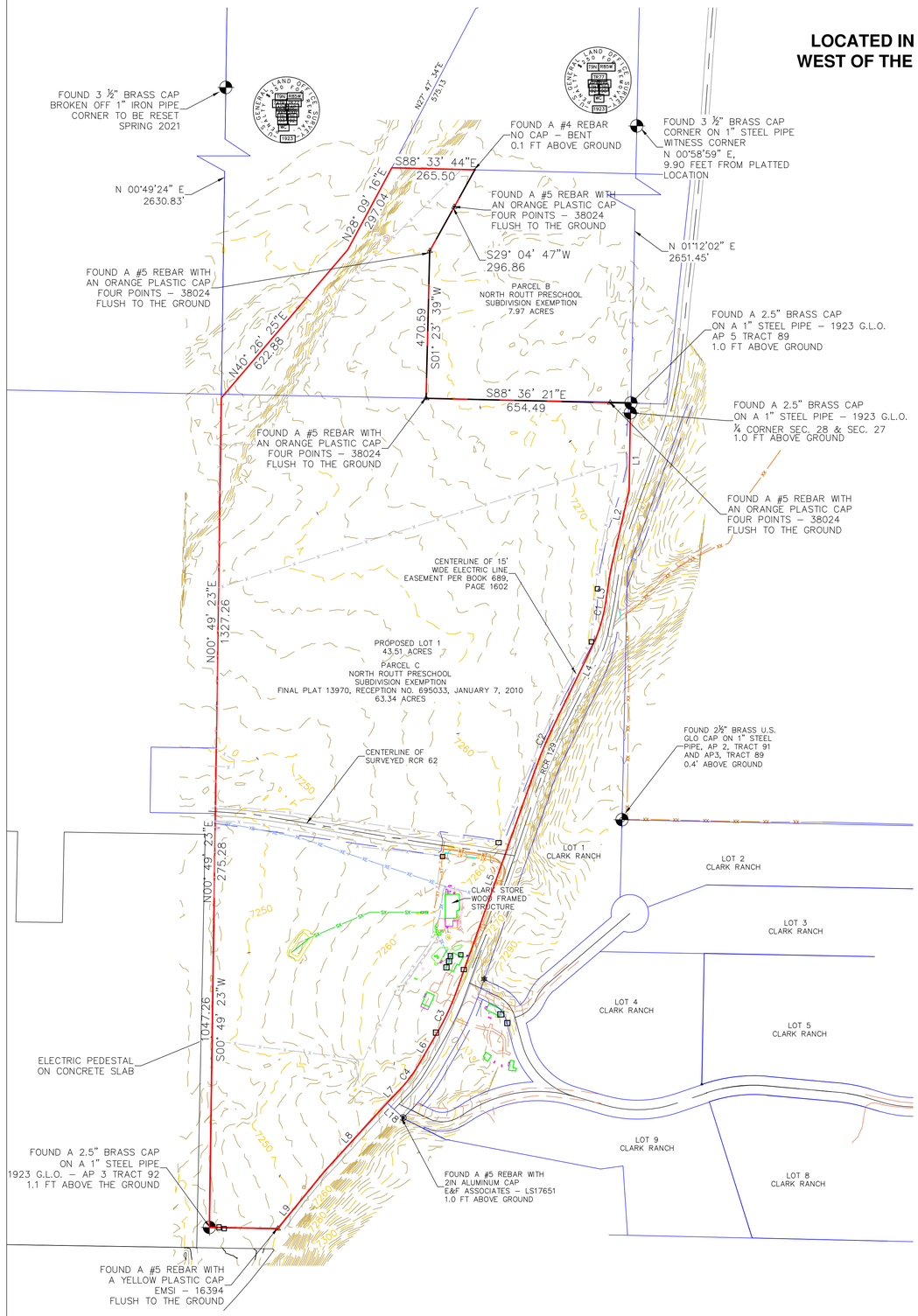
PARCEL C, NORTH ROUTT PRESCHOOL
SUBDIVISION EXEMPTION
PLANNED UNIT DEVELOPMENT

LOCATED IN THE E $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



NOTES:

1) 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.

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 FINAL PLAT NORTH ROUTT PRESCHOOL.

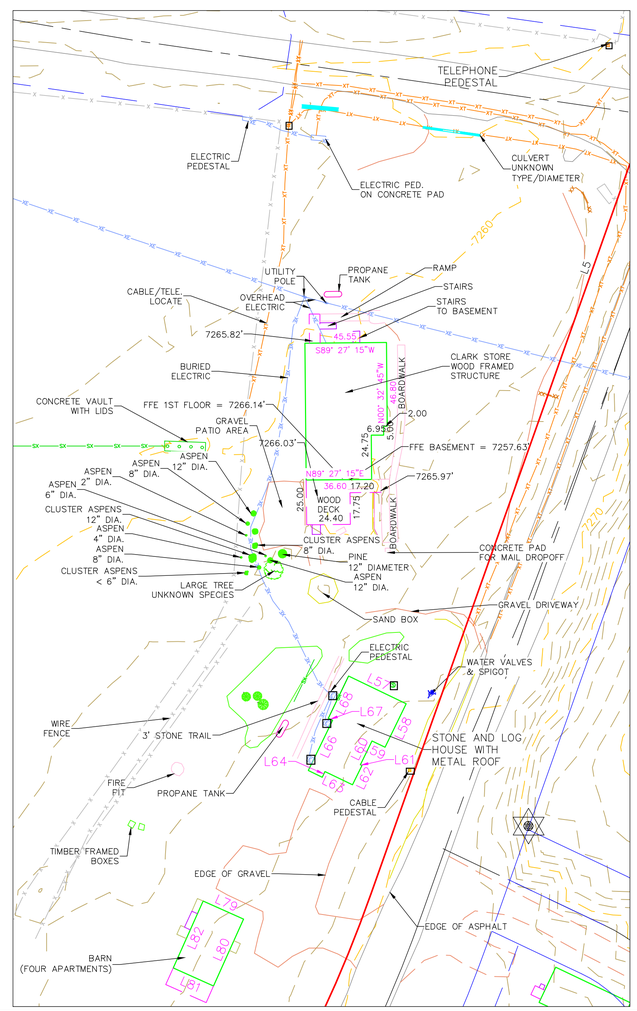
4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.

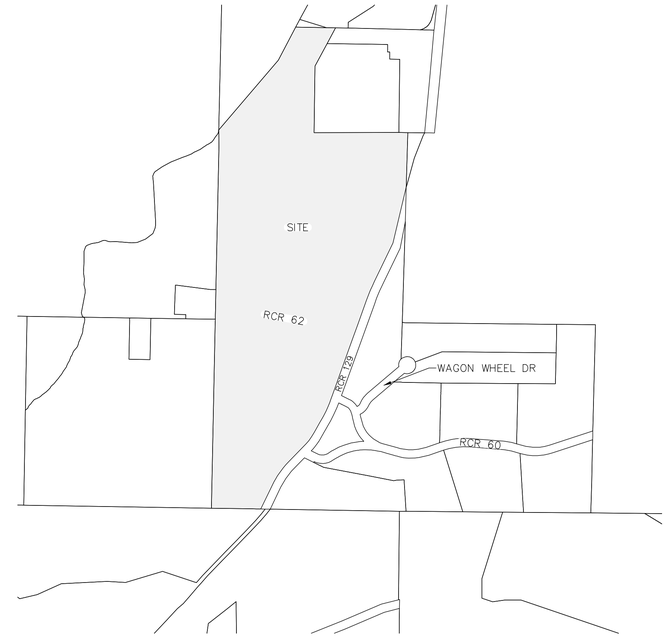
5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.

6) STREET ADDRESS: 54173 COUNTY ROAD 129, STEAMBOAT SPRINGS.

7) PROPERTY CORNERS FOUND AND USED AS SHOWN HEREON.

CLARK STORE MAP
SCALE: 1" = 40'





VICINITY MAP
SCALE: 1" = 500'

SHEET INDEX

C1	COVER PAGE AND EXISTING CONDITIONS PLAN
C2	PUD PLAN
C3	PUD PLAN – SOUTHERN HALF
C4	SITE DETAIL
C5	SITE AND LANDSCAPE OVERLAY
C6	LANDSCAPE PLAN

PROJECT CONTACT LIST

PROJECT OWNER
ENTELCO CORPORATION
PO BOX 822
CLARK, CO 80428–0822

CIVIL ENGINEER / LAND SURVEYOR

FOUR POINTS SURVEYING AND ENGINEERING
ATTN: WALTER MAGILL, P.E.
S. LINCOLN AVE, #440
PO BOX 775966 STEAMBOAT SPRINGS, CO 80477

OFFICE: (970) 871–6772
CELL: (970) 819–1161
EMAIL: WALTERM@FOURPOINTSSE.COM

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
C3	144.08	786.22	10.50	N24° 46' 58"E	143.88
C4	92.07	372.38	14.17	N37° 06' 58"E	91.84

Houses Line Table

Line #	Length	Direction
L1	248.14	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

Houses Line Table

Line #	Length	Direction
L57	35.65	S64° 17' 27"E
L58	27.00	S25° 42' 33"W
L59	8.20	N64° 17' 27"W
L60	14.80	S25° 42' 33"W
L61	0.90	S64° 17' 27"E
L62	12.00	S25° 42' 33"W
L63	17.15	N64° 17' 27"W
L64	3.55	S25° 42' 33"W
L66	31.25	N25° 42' 33"E
L67	1.60	N64° 17' 27"W
L68	26.10	N25° 42' 33"E
L79	24.70	S65° 51' 10"E
L80	40.95	S24° 08' 50"W
L81	24.70	N65° 51' 10"W
L82	40.95	N24° 08' 50"E

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
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WOOD FENCE
- EXISTING CONCRETE PAVING
- EXISTING TEMPORARY STRUCTURES

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

No.	DATE	REVISIONS	INT

PARCEL C, NORTH ROUTT PRESCHOOL SUBDIVISION EXEMPTION

54173 COUNTY ROAD 129
CLARK, CO 80428

Horizontal Scale
1" = 200'

Contour Interval = 2 ft

DATE: 9-20-2022
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.

DRAWING: COVER PAGE AND EXISTING CONDITIONS PLAN

SHEET #
C1