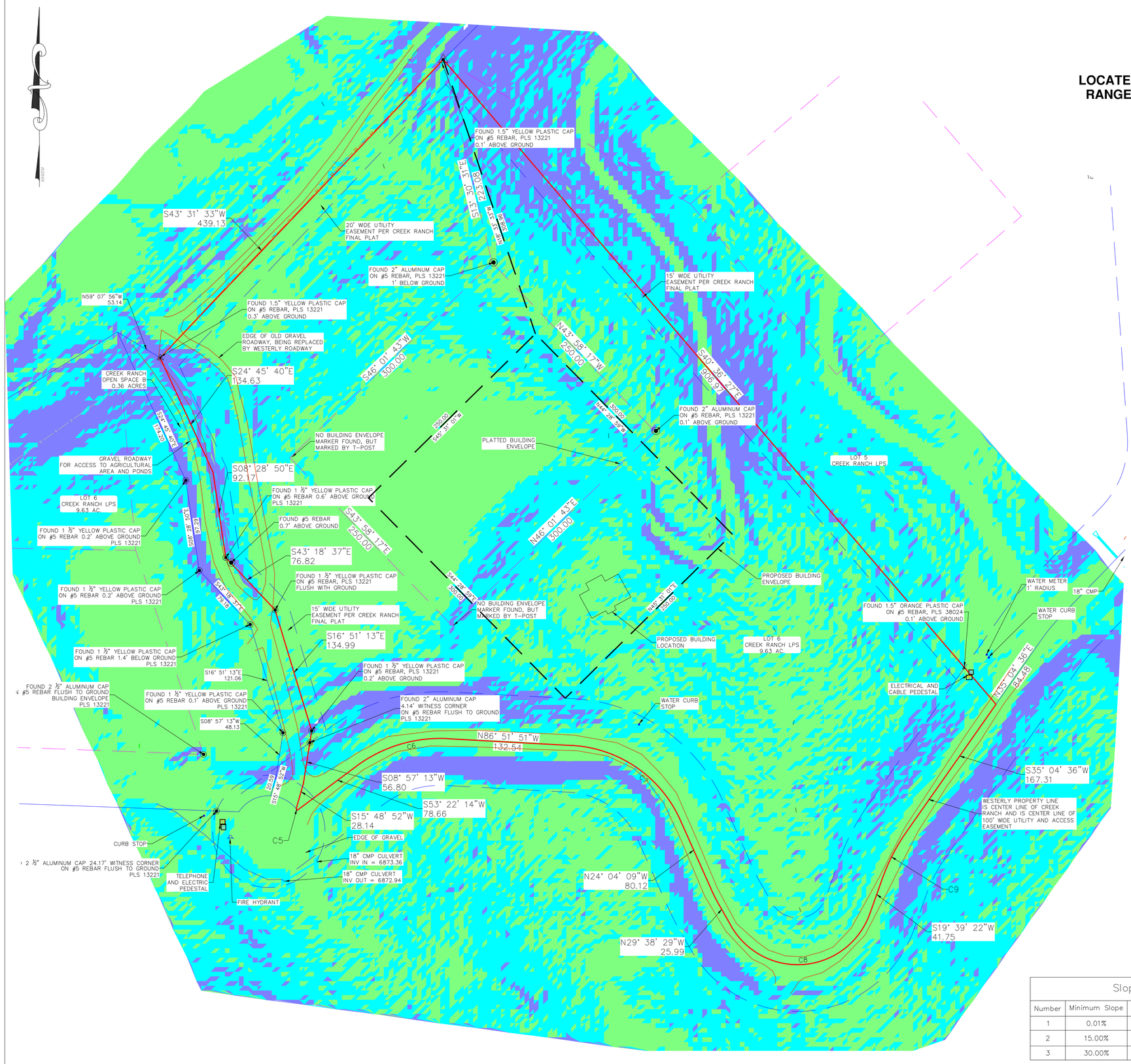
EXISTING CONDITIONS

LOT 6, CREEK RANCH, LPS

LOCATED IN THE NE ½ OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



NOTES:

1) EXISTING CONDITIONS PLAN OF LOT 6 CREEK RANCH LAND PRESERVATION EXEMPTION FINAL PLAT AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 12787, COUNTY OF ROUTT, STATE OF COLORADO. FIELD TOPOGRAPHIC SURVEYING COMPLETED MAY 22, 2017.

2) FIELD SURVEYING COMPLETED AUGUST 17, 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 FINAL PLAT OF CREEK RANCH LAND PRESERVATION EXEMPTION AND HERITAGE TITLE COMPANY TITLE COMMITMENT NO. 598-H0610788-328-ID1, AMENDMENT NO. 1 DATED JULY 16, 2020

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: 24660 CREEK RANCH ROAD, STEAMBOAT SPRINGS.

7) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO HERITAGE TITLE COMPANY, MATTHEW T. SHANLEY, CONNIE JO W. SHANLEY, VALERIE FERGUSON, THOMAS FERGUSON, AND THOMAS C. SMALL THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

WALTER N. MAGILL, REGISTERED LAND SURVEYOR, PLS 38024
STATE OF COLORADO

WALTER N. MAGILL 38024 PROFESSIONAL LAND SURVEYOR STATE OF COLORADO

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	1.96	38.00	2.96	N37° 40' 47"W	1.96
C6	104.11	150.00	39.77	S73° 15' 08"W	102.03
C7	147.95	135.00	62.79	N55° 27' 54"W	140.66
C8	186.49	81.75	130.70	N85° 00' 30"E	148.60
C9	53.80	200.01	15.41	S27° 22' 15"W	53.64

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.01%	15.00%	466440.52	
2	15.00%	30.00%	452661.61	
3	30.00%	100.00%	131577.36	

LEGEND

- 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 WOOD FENCE
- EXISTING METAL FENCE
- EXISTING CONCRETE PAVING
- EXISTING BUILDINGS

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		

LOT 6, CREEK RANCH, LPS
24660 CREEK RANCH ROAD
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
50' 0 25' 50'
1" = 50'

Contour Interval = 2 ft

DATE: 8-20-2020
JOB #: 1926-001
DRAWN BY:
DESIGN BY:
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: EXISTING CONDITIONS

SHEET #
1