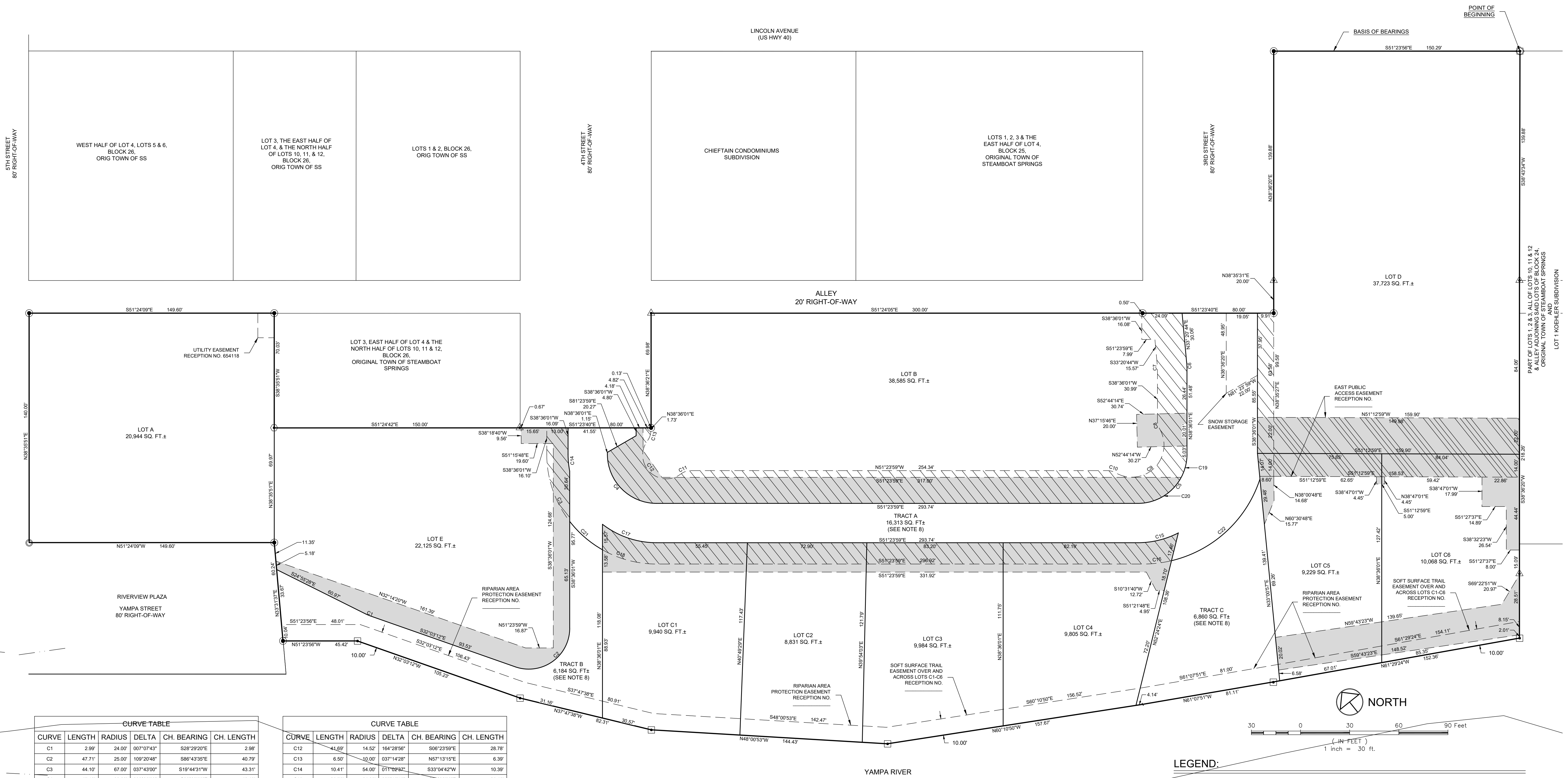


DOWNTOWN RIVERVIEW

LOCATED IN THE NE1/4 SECTION 17, T6N, R84W, 6TH P.M.,
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 4.74 ACRES



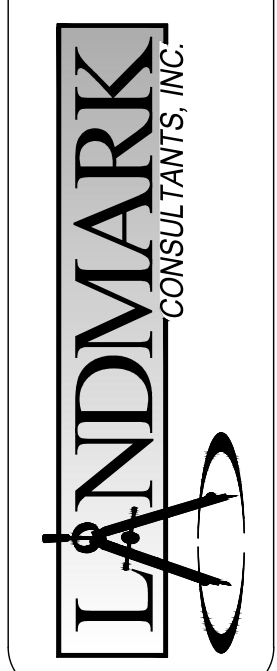
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	2.99	24.00	007°07'43"	S28°29'20"E	2.98
C2	47.71	25.00	109°20'48"	S86°43'30"E	40.79
C3	44.10	67.00	037°43'00"	S19°44'31"W	43.31
C4	47.12	30.00	090°00'00"	S06°23'59"E	42.43
C5	47.12	30.00	090°00'00"	N83°36'01"E	42.43
C6	4.68	51.00	005°15'17"	N35°58'22"E	4.68
C7	3.03	33.00	005°15'17"	N35°58'22"E	3.03
C8	5.26	10.00	030°07'19"	S23°32'21"W	5.20
C9	51.45	19.62	150°14'39"	N83°36'01"E	37.93
C10	5.26	10.00	030°07'19"	N36°20'19"W	5.20
C11	6.50	10.00	037°14'28"	NZ01°14'W	6.39

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C12	41.89	14.52	164°38'56"	S06°23'59"E	28.78
C13	6.50	10.00	037°14'28"	N57°13'15"E	6.39
C14	10.41	54.00	011°09'24"	S33°04'42"W	10.39
C15	25.70	54.00	027°16'15"	S05°09'00"E	25.46
C16	17.56	75.00	013°24'49"	S68°06'24"E	12.52
C17	35.50	54.00	037°40'12"	S32°33'53"E	34.87
C18	34.51	67.00	029°30'27"	S36°38'46"E	34.13
C19	14.65	30.00	027°59'10"	N52°35'36"E	14.51
C20	32.47	30.00	062°00'50"	S62°24'24"E	30.91
C21	26.63	67.00	022°46'39"	S10°30'16"E	26.46
C22	76.85	75.00	058°42'41"	N85°49'51"E	73.53

LEGEND:

- PROPERTY BOUNDARY
- LOT LINES
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SET MONUMENT (1-1/2" ALUMINUM CAP ON NO. 5 REBAR STAMPED "LS 29039")
- RECOVERED ILLIGIBLE SHINER
- RECOVERED YELLOW PLASTIC CAP ON NO. 5 REBAR STAMPED "D&D 13221"
- RECOVERED RED PLASTIC CAP ON NO. 5 REBAR STAMPED "BTK 24318"
- RECOVERED ALUMINUM CAP ON NO. 5 REBAR STAMPED "LCI 38024"
- RECOVERED YELLOW PLASTIC CAP ON NO. 5 REBAR STAMPED "LCI 30093"
- UTILITY EASEMENT
- SHARED RIGHT-OF-WAY EASEMENT, RECEPTION NO.
- EAST PUBLIC ACCESS EASEMENT, RECEPTION NO.

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 74943
Steamboat, CO 80487
www.LANDMARK-CON.COM



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY THE ENGINEER OR SURVEYOR AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS. THE ENGINEER OR SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE SINCE THE DATE OF THE DATE OF CERTIFICATION SHOWN HEREON.

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1522-010
DATE: 3/30/2018
DRAWN BY: MG
CHECKED BY: JG

DRAFT
03/30/2018

DOWNTOWN RIVERVIEW
LOCATED IN THE NE1/4 OF SECTION 17
T6N, R84W OF THE 6TH P.M.
CITY OF STEAMBOAT SPRINGS
COUNTY OF ROUTT, STATE OF COLORADO