EXISTING CONDITIONS PLAN

OF LOT 15, SIERRA VIEW SUBDIVISION
LOCATED IN THE SW 1/4 SECTION 32, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH P.M., OAK CREEK, ROUTT COUNTY, COLORADO

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	78.29	165.73	27.06	N52° 29' 54"E	77.56
C2	40.10	165.73	13.86	N32° 02' 06"E	40.00
C3	40.33	165.73	13.94	N18° 07' 57"E	40.23

NOTES:

1) EXISTING CONDITIONS PLAN OF LOT 15, SIERRA VIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 13476 AND RECEPTION NO. 616716, COUNTY OF ROUTT, STATE OF COLORADO.

2) FIELD SURVEYING COMPLETED DECEMBER 14TH, 2020 AND MAY 23, 2022.

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 THE SIERRA VIEW SUBDIVISION AND TITLE COMPANY OF THE ROCKIES TITLE COMPANY TITLE COMMITMENT NO. 0502339-C EFFECTIVE DATE DECEMBER 5, 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) AT THE TIME OF THE SURVEY, THERE WAS 6"± OF SNOW AND ICE ON THE GROUND. SOME IMPROVEMENTS MAY HAVE BEEN OBSTRUCTED FROM VIEW.

7) STREET ADDRESS: 125 OAK RIDGE CIRCLE, OAK CREEK, COLORADO

8) PROPERTY CORNERS WERE FOUND AND MARKED WITH FOUR FOOT LATH AS INDICATED HEREON.

ABBREVIATIONS:

BOW	BOTTOM OF WALL
BLDG	BUILDING
CL	CENTERLINE
CMU	CONCRETE MASONRY UNITS
CO	CLEAN OUT
CONC	CONCRETE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
PR	PROPOSED
SF	SQUARE FEET
SS	SNOW STORAGE
TOW	TOP OF WALL

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SEWER MAIN
- PROPOSED GRAVITY SEWER SERVICE
- PROPOSED PRESSURE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED ELEC SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED ASPHALT PAVING
- PROPOSED PARKING STRIPING
- PROPOSED CONCRETE PAVING
- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING OVERHANG
- PROPOSED FENCING
- SNOW STORAGE
- BUFFERYARD
- EXISTING — EXISTING LABEL
- PROPOSED — PROPOSED LABEL

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 15, SIERRA VIEW SUBDIVISION
125 OAK RIDGE CIR.
OAK CREEK, CO 80467

Horizontal Scale

1" = 20'

Contour Interval = 2 ft

DATE: 2-22-2023
JOB #: 1511-003
DRAWN BY: CFB
DESIGN BY: CFB
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: EXISTING CONDITIONS PLAN

SHEET #

C1