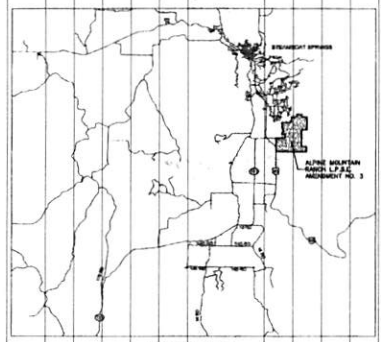


APRIL 2009

RECORDING - 108515, 04/09/2009 AT 11:51:21 AM, 1 OF 6, 5000 CUBIC FEET

ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3

A REPLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION REMAINDER PARCEL
LOCATED IN SECTIONS 26, 34 AND 35, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL
MERIDIAN AND IN SECTIONS 2 AND 3, TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING 1000.32 ACRES, MORE OR LESS



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP

BE IT HEREBY MADE KNOWN THAT ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN SECTIONS 26, 34, AND 35, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 2 AND 3, TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
REMAINDER PARCEL, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AS AMENDED BY ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 1 RECORDED AT FILE NO. 13685 IN THE ROUTT COUNTY RECORDS, COUNTY OF ROUTT, STATE OF COLORADO,
CONTAINING A CALCULATED AREA OF 1000.32 ACRES.

UNDER THE NAME AND STYLE OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 HAS BEEN Laid OUT, PLATED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON.

FURTHER, THE PUBLIC UTILITY EASEMENTS SHOWN OR IMPOSED HEREON ARE HEREBY DEDICATED TO ROUTT COUNTY, COLORADO ON BEHALF OF THE PUBLIC. FURTHER, THE SHOWN EASEMENTS SHOWN OR IMPOSED HEREON ARE HEREBY DEDICATED AS EMERGENCY VEHICLE AND PERSONNEL EASEMENTS TO ROUTT COUNTY, COLORADO ON BEHALF OF THE PUBLIC.

IN WITNESS WHEREOF, SAID ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, HAS CAUSED ITS NAME TO BE HERETOBY SUBSCRIBED THIS 25th DAY OF March A.D. 2009.

ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP
BY: W.F. Fautsch
GENERAL PARTNER

STATE OF COLORADO)
COUNTY OF ROUTT) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March A.D. 2009 BY W.F. Fautsch AS MANAGER OF STEAMBOAT ALPINE DEVELOPMENT, L.L.C. A COLORADO LIMITED LIABILITY COMPANY, GENERAL PARTNER OF ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: 3/7/2012

WITNESS MY HAND AND OFFICIAL SEAL
Notary Public
Charlene K. Mygland
NOTARY PUBLIC

CONSENT OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED, BEING THE BENEFICIARY AND THE PUBLIC TRUSTEE OF ROUTT COUNTY, COLORADO, UNDER THAT CERTAIN DEED OF TRUST INSTRUMENT, BEING THE PHARMACY SUBDIVISION, HAVING SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. 651726 IN THE ROUTT COUNTY RECORDS, HEREBY CONSENTS TO AND JOINS IN THE PLATING AND SUBDIVISION SHOWN HEREON AND HEREBY SUBORDINATES THE INTERESTS OF THE UNDERSIGNED EXISTING BY VIRTUE OF SAID DEED OF TRUST TO THE SUBDIVISION AND COMPLIANCE THEREWITH.

U.S. BANK NATIONAL ASSOCIATION, JENNIFER WHEATON
BY: JENNIFER WHEATON
TITLE: DEPUTY CLERK
CLERK, ROUTT COUNTY PUBLIC TRUSTEE

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March A.D. 2009 BY JENNIFER WHEATON AS PUBLIC TRUSTEE OF ROUTT COUNTY.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 03/31/2012

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March A.D. 2009 BY JENNIFER WHEATON AS PUBLIC TRUSTEE OF ROUTT COUNTY.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 03/31/2012

SHEET INDEX

SHEET 1 - COVER PAGE
SHEET 2 - KEY MAP
SHEETS 3 TO 6 - SUBDIVISION DETAILS

NOTES

1. BASIS OF RECORDING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 84 WEST, BEING MONUMENTED AS SHOWN HEREON, LAY BEARING N 74° 15' E FOR THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 1.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT NO. 71-000737 DATED FEBRUARY 16, 2008, AT 2:00 P.M., PREPARED BY LANDMARK TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
3. ANY PERSON WHO KNOWLEDGELY REVEALS, ALIENS OR DEFEATS ANY PUBLIC LAND SURVEY WORKMAN OR LAND MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-6-508.
4. LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED RECURRENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BROUGHTS THE ACTION, EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN, SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
6. ALL REFERENCES HEREON TO BOOKS, PAGES, PLATS AND RECEIPTS NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
7. EXCEPT AS HEREBY MODIFIED, ALL PLAT NOTES, ENCUMBRANCES, EASEMENTS, RIGHTS OR RESERVATIONS SHOWN OR NOTED ON ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 1 AS RECORDED AT RECEPTION NO. 677071 AND AT FILE NO. 13683 IN THE ROUTT COUNTY RECORDS, AND SHOWN OR NOTED ON ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AS RECORDED AT RECEPTION NO. 650194 AND AT FILE NO. 13685 IN THE ROUTT COUNTY RECORDS ARE HEREBY INCORPORATED HEREON PURSUANT TO THIS REFERENCE.
8. THE WEATHER CORNERS SET AS SHOWN HEREON ARE SET ALONG THE BOUNDARIES OF THE ACCESS AND PUBLIC UTILITY EASEMENTS.
9. THE PURPOSE OF THIS PLAT AMENDMENT IS TO CONVERT THE CONTIGUOUS LOTS SHOWN ON THE ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION PLAT (ORIGINAL PLAT) TO BUNDLED LOTS IN ACCORDANCE WITH ALPINE MOUNTAIN RANCH SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED AT RECEPTION NO. 651813 OF THE ROUTT COUNTY RECORDS, HERETOBY EFFECTIVE ON THE DATE OF RECORDING IN THE ROUTT COUNTY RECORDS OF THIS PLAT. THE 20 LOTS DESIGNATED LOTS C-14 THROUGH C-15 ARE HEREBY DELETED FROM THE REMAINDER PARCEL SHOWN ON THE ORIGINAL PLAT AND ARE HEREBY CONVERTED FROM CONTIGUOUS LOTS TO BUNDLED LOTS FOR ALL PURPOSES.
10. LOTS 1 THROUGH 25 AND 27 THROUGH 43, INCLUDING THOSE SHOWN ON SHEET 2 HEREON ARE FOR THE FINAL PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AS RECORDED IN THE ROUTT COUNTY RECORDS AT FILE NO. 13686 AND ARE NOT A PART OF THIS SUBDIVISION. LOT 26 SHOWN ON SHEET 2 HEREON IS FOR THE FINAL PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AS RECORDED AT RECEPTION NO. 650194 AND AT FILE NO. 13685 AND IS NOT A PART OF THIS SUBDIVISION.
11. OTHER APPLICABLE ROUTT COUNTY AGREEMENTS:
 - (A) ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT DATED DECEMBER 18, 2006 AND RECORDED AT RECEPTION NO. 651813 OF THE ROUTT COUNTY RECORDS AS AMENDED BY FIRST AMENDMENT TO ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT DATED JANUARY 16, 2008 AND RECORDED AT RECEPTION NO. 652517 OF THE ROUTT COUNTY RECORDS, AND SECOND AMENDMENT DATED RECORDED AT RECEPTION NO. 652517 OF THE ROUTT COUNTY RECORDS.
 - (B) ROUTT COUNTY SUBDIVISION IMPROVEMENTS AGREEMENT ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DATED DECEMBER 18, 2006 AND RECORDED AT RECEPTION NO. 650194 OF THE ROUTT COUNTY RECORDS, AS AMENDED BY FIRST AMENDMENT TO ROUTT COUNTY SUBDIVISION IMPROVEMENTS AGREEMENT ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION ON FEBRUARY 1, 2008 AND RECORDED AT RECEPTION NO. 652116 OF THE ROUTT COUNTY RECORDS.
 - (C) ROUTT COUNTY SUBDIVISION IMPROVEMENTS AGREEMENT ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 DATED MARCH 31, 2009 AND RECORDED AT RECEPTION NO. 652116 OF THE ROUTT COUNTY RECORDS.
12. THE SUBJECT PROPERTY IS AFFLICTED BY THOSE DOCUMENTS RECORDED AT RECEPTION NO. 652924 AND AT RECEPTION NO. 650858 OF THE ROUTT COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I, JEFFRY A. GUSTAFSON, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH C.R.S. 38-51-101 BY SEAL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
DATED THIS 25th DAY OF March A.D. 2009

JEFFRY A. GUSTAFSON
COLORADO P.L.S. NO. 20028



ATTORNEY'S OPINION

I, ROBERT G. WELLS, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED TRANSMITTAL TITLE INSURANCE COMPANY COMMITMENT NO. 71-000737 EFFECTIVE FEBRUARY 16, 2008 AND, BASED UPON SAID TITLE COMMITMENT, IT IS MY OPINION THAT TITLE TO THE REMAINDER PARCEL, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 1 IS IN THE DEVELOPER FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR THE LIEV OF GENERAL REAL PROPERTY TAXES, PAST DUES, RESERVATIONS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS OF RECORD, AND THE DEED BY TRUST MONUMENTED HEREON.

DATED THIS 24th DAY OF March 2009
BY: Robert G. Wells
ROBERT G. WELLS, ATTORNEY AT LAW

PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF ROUTT COUNTY, COLORADO DO HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE DESCRIBED PARCEL AT THE MEETING OF SAID COMMISSION HELD ON THIS 22nd DAY OF April A.D. 2009.
DONALD J. ALPERT, CHAIRMAN, ROUTT COUNTY PLANNING COMMISSION

BOARD OF COUNTY COMMISSIONERS APPROVAL

A. THIS PLAT IS APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO THE LAND PRESERVATION SUBDIVISION EXEMPTION REGULATIONS. THE PLAT HAS NOT BEEN REVIEWED UNDER ANY OTHER PROVISION OF THE ROUTT COUNTY ZONING OR SUBDIVISION REGULATIONS.
B. THE ROADS SHOWN HEREON HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE COUNTY.
C. THE AVAILABILITY OF WATER AND SEWER SERVICES FOR LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.
D. EASEMENTS AS DEDICATED TO AND FOR PUBLIC USE ARE HEREBY ACCEPTED.

DATED THIS 25th DAY OF March 2009
BY: Judy Hilgand
JUDY HILGAND, BOARD OF COUNTY COMMISSIONERS, ROUTT COUNTY, COLORADO
ATTEST: Judy Hilgand
JUDY HILGAND, ROUTT COUNTY CLERK

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP 2168 IN THE ROUTT COUNTY RECORDS. THE LAND SURVEYOR'S RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY RECORDER PURSUANT TO C.R.S. 38-10-101.
ROUTT COUNTY SURVEYOR
Robert G. Wells
P.O. BOX 602 REC NO. 13221

CLERK AND RECORDOR'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDOR OF ROUTT COUNTY, COLORADO, ON THIS 25th DAY OF March A.D. 2009.
RECEPTION NUMBER: 652116
FILE NUMBER: 13927
11:52 AM

Alpine Mountain Ranch L.P.S.E. Amendment No. 3 Routt County, Colorado

DATE: 03/25/09 04:48 PM
JOB NO: 1382-006 04:48 PM
DWS NO: 1382-006 G.P.LAT 04:48 PM

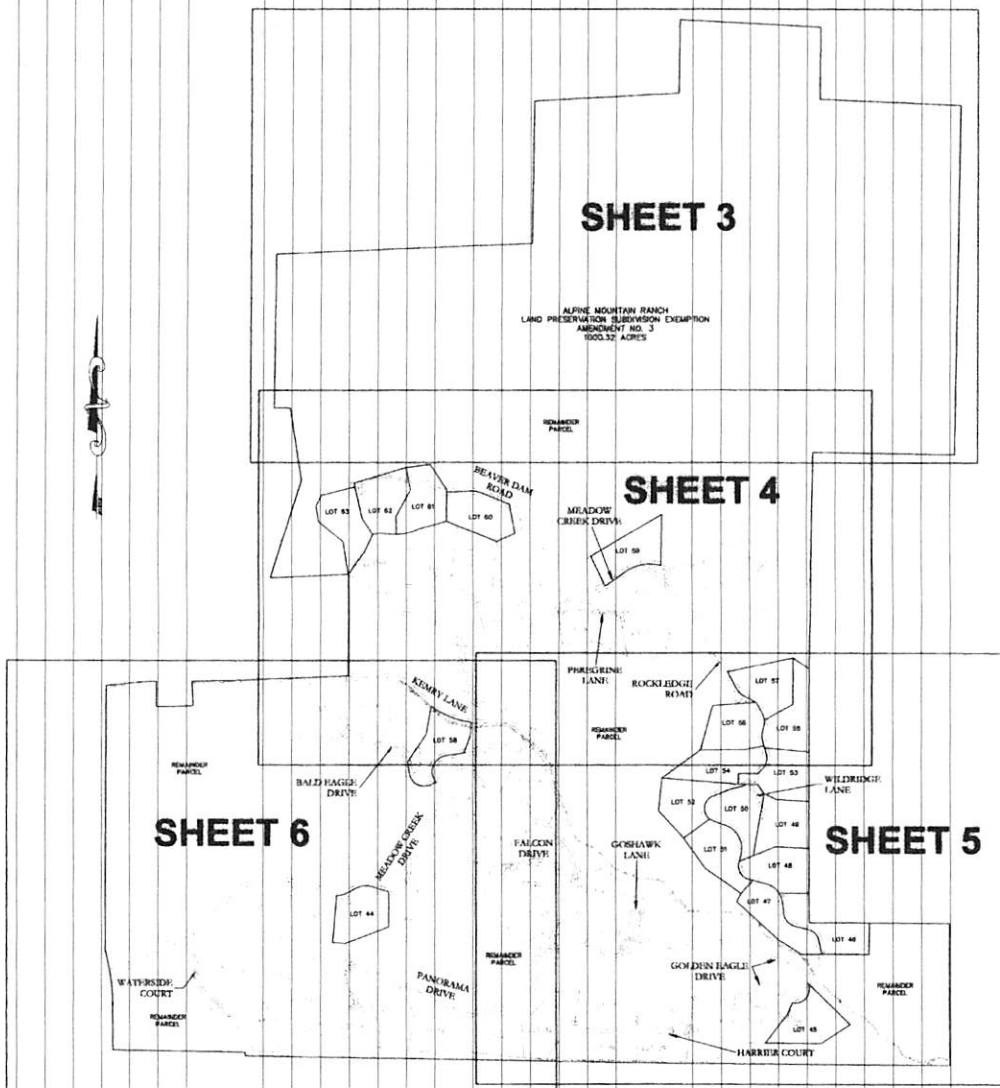


411 9th Street, P.O. Box 77992
Nederland Springs, Colorado 80457
Phone: (970) 575-8898 Fax: (970) 575-0299
www.LANDMARK-ECO.com

SHEET NO.
1
OF 6

File No. 13927 SP2168

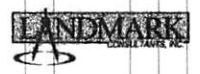
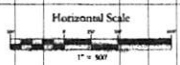
**ALPINE MOUNTAIN RANCH
 LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT No. 3**
 A REPLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION REMAINDER PARCEL
 LOCATED IN SECTIONS 26, 34 AND 35, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL
 MERIDIAN AND IN SECTIONS 2 AND 3, TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF ROUTT, STATE OF COLORADO
 CONTAINING 1000.32 ACRES, MORE OR LESS



LEGEND
 SUBDIVISION / LOT BOUNDARY
 LOT BOUNDARY FOR ALPINE MOUNTAIN RANCH
 L.P.S.E. LOT # PART
 EASEMENT BOUNDARY
 EXISTING RIGHT OF WAY CENTERLINE

**Alpine Mountain Ranch
 L.P.S.E. Amendment No. 3
 Routt County, Colorado**

DATE: 02-11-09 DRAWN BY: JMS
 JOB NO: 1581-008 P.W. BY: JMS
 DRAWN BY: JMS SURV. BY: J.C.



141 9th Street, P.O. Box 170953
 Broomfield, Colorado 80027
 Phone (303) 471-6951 Fax (303) 471-9299
 www.LANDMARK-CD.com

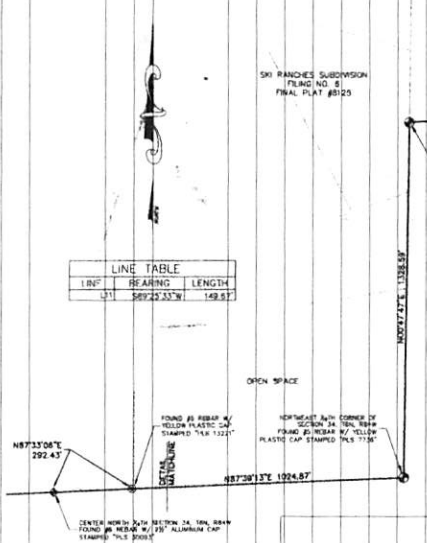
SHEET NO.
2
 OF 6

File No 13927 SP2168

ALPINE MOUNTAIN RANCH
LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3

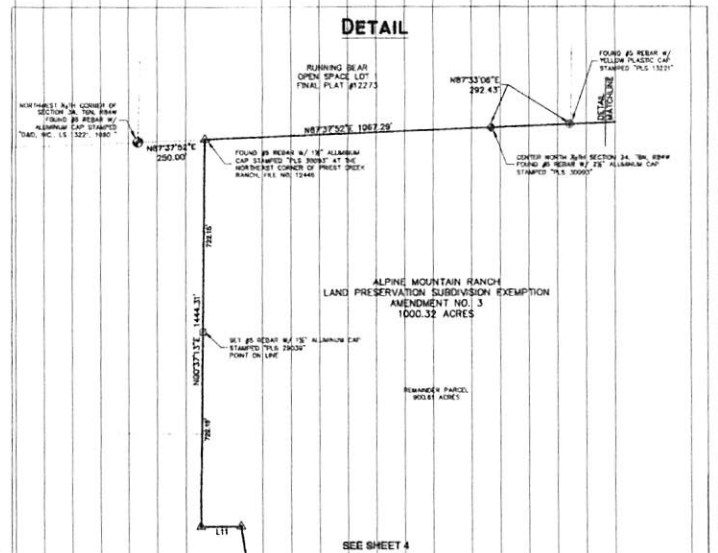
A REPEAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION REMAINDER PARCEL LOCATED IN SECTIONS 26, 34 AND 35, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 2 AND 3, TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF COLORADO CONTAINING 1000.32 ACRES, MORE OR LESS.

LINE	BEARING	LENGTH
1	S87°23'33"W	149.51'



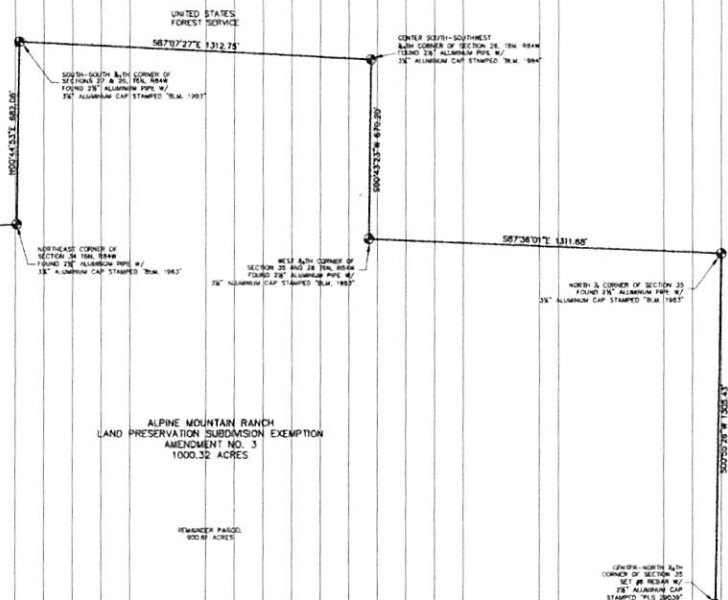
SKI RANCHES SUBDIVISION
FILED NO. 8
FINAL PLAT #8125

ALPINE MOUNTAIN RANCH
LAND PRESERVATION SUBDIVISION EXEMPTION
AMENDMENT NO. 3
1000.32 ACRES



SEE SHEET 4

File No. 13927 SP2168



REMANENT PARCEL
800.81 ACRES

- LEGEND
- SUBDIVISION BOUNDARY
 - LOT BOUNDARY DEWEATED BY THIS PLAT
 - HOLDING PROPERTY BOUNDARY
 - - - BUILDING FOOTPRINT
 - - - EXISTING EASEMENT BOUNDARY PER FILE NO. 10666
 - FOUND ALUMINUM CORNER AS DESCRIBED HEREIN
 - FOUND 1/2" ALUMINUM CAP ON 1/2" REBAR STAMPED "PLS 30083"
 - FOUND 1/2" ALUMINUM CAP ON 1/2" REBAR STAMPED "PLS 30094"
 - FOUND 1/2" ALUMINUM CAP ON 1/2" REBAR STAMPED "PLS 30095"
 - SET 1/2" ALUMINUM CAP ON 1/2" REBAR STAMPED "PLS 30093"
 - SET 1/2" ALUMINUM CAP ON 1/2" REBAR STAMPED "PLS 30092" ALONG THE ACCESS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON
 - L.P.E.
 - LAND PRESERVATION SUBDIVISION EXEMPTION

Alpine Mountain Ranch
L.P.S.E. Amendment No. 3
Routt County, Colorado

DATE: 02/18/20
JOB NO: 13927-028
DWG NO: 13927-028 PL 1



601 Park Service, P.O. Box 739862
Boulder, Colorado 80527
Phone (303) 440-5498 Fax (303) 441-4299
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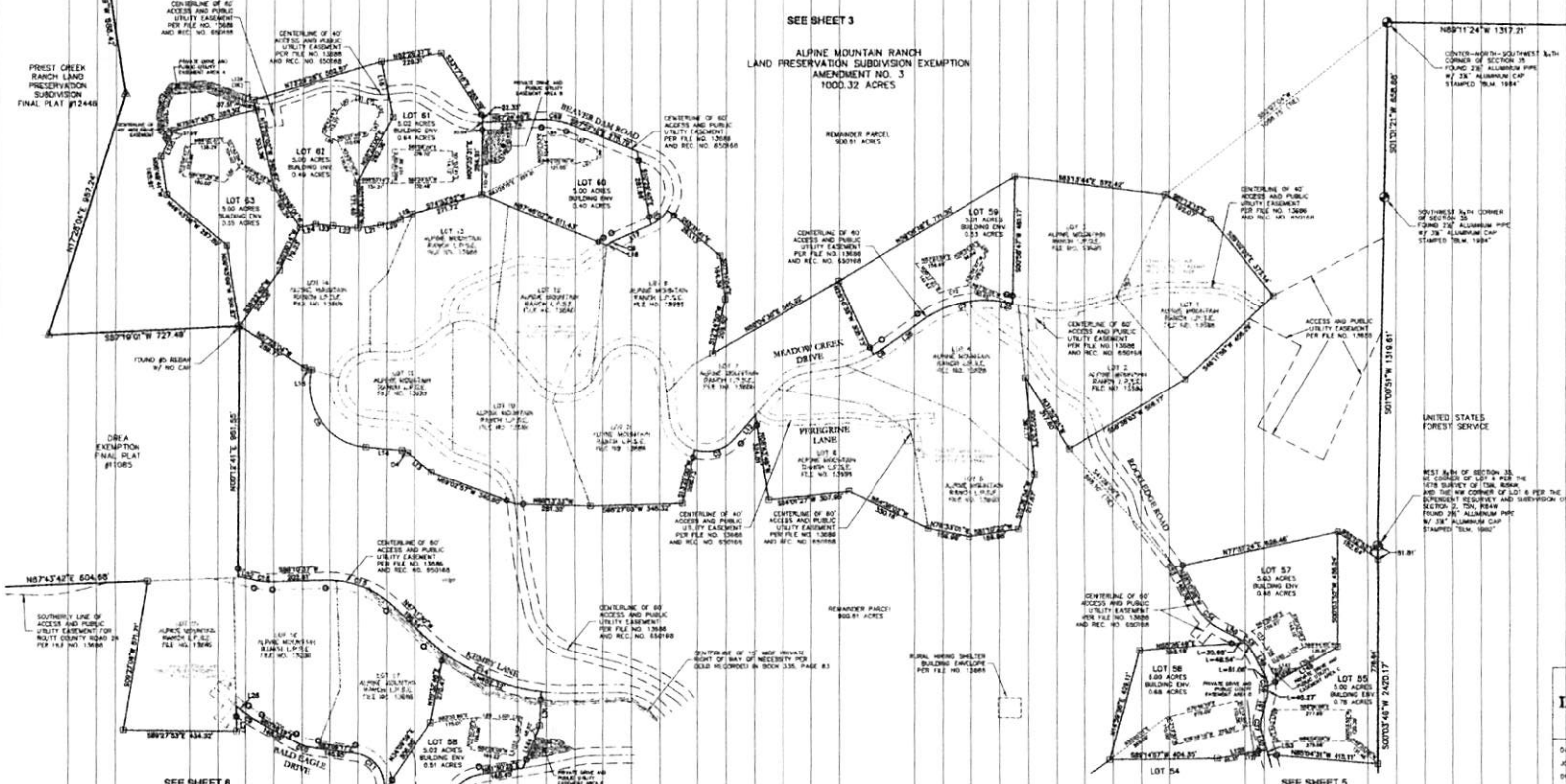
SHEET NO
3
OF 6

ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3

A REMAINDER OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION REMAINDER PARCEL
LOCATED IN SECTIONS 26, 34 AND 35, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL
MERIDIAN AND IN SECTIONS 2 AND 3, TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING 1000.32 ACRES, MORE OR LESS

SEE SHEET 3

ALPINE MOUNTAIN RANCH
LAND PRESERVATION SUBDIVISION EXEMPTION
AMENDMENT NO. 3
1000.32 ACRES



SEE SHEET 8

LINE	BEARING	LENGTH
L1	N002°04'53"E	33.00
L2	N002°14'53"E	238.34
L3	N02°22'46"W	146.00
L4	N84°24'42"E	305.73
L5	S88°23'30"W	81.00
L6	S00°21'00"E	298.86
L7	N00°26'42"E	144.82
L8	N02°43'17"E	228.15
L9	N88°21'37"E	171.78
L10	N02°14'40"W	72.27
L11	S88°23'33"W	148.87
L12	S45°26'07"W	116.24
L13	N01°34'45"W	115.87
L14	N84°23'17"E	135.93
L15	N17°11'20"W	27.22
L16	N11°26'11"W	212.32
L17	S66°06'14"E	166.50
L18	S74°22'42"W	7.16
L19	N02°22'04"W	61.82
L20	S174°22'08"W	77.08
L21	S88°23'06"W	80.21
L22	N84°23'26"W	93.21

LINE	BEARING	LENGTH
L23	N84°23'38"W	70.42
L24	S77°31'02"E	68.28
L25	S78°38'07"W	17.34
L26	S64°34'06"W	194.13
L27	N01°12'40"W	84.37
L28	S31°28'23"E	36.53
L29	N02°43'06"E	102.41
L30	N77°17'47"W	66.95
L31	S27°31'30"W	81.23
L32	N02°21'40"W	72.27
L33	N13°14'14"W	18.81
L34	S13°40'39"W	78.89
L35	S12°34'14"E	81.81
L36	N02°43'06"E	102.41
L37	S13°40'39"W	78.89
L38	S04°43'28"W	66.86
L39	N02°21'40"W	72.27
L40	S13°14'14"W	18.81
L41	S73°24'54"E	35.08
L42	S11°28'13"E	88.69
L43	S28°24'00"W	64.79
L44	N88°22'41"E	74.52
L45	S97°13'10"E	102.89
L46	S00°26'41"W	34.52

LINE	BEARING	LENGTH
L47	S78°14'20"E	84.95
L48	S27°48'42"E	43.89
L49	S84°38'47"E	26.88
L50	N88°20'00"E	60.31
L51	S75°32'22"E	34.15
L52	S20°32'27"W	30.41
L53	N02°43'06"E	80.00
L54	S58°30'32"W	72.81
L55	S65°33'37"W	51.72
L56	N02°31'30"W	74.00
L57	N13°14'14"W	42.48
L58	N12°40'39"E	41.36
L59	S78°20'31"W	188.42
L60	S84°27'28"W	33.07
L61	N12°40'39"E	41.36
L62	S58°32'56"E	76.84
L63	N26°13'20"E	139.68
L64	N33°14'07"E	36.60
L65	N88°20'39"W	64.16
L66	S82°21'08"W	50.81
L67	N43°13'17"E	50.67
L68	N60°46'03"E	122.04

PRIVATE DRIVEWAY EASEMENT AREA	REMITTED LOT	UNDIVIDED PROPERTY REMAINDER PARCEL	RECEPTION NUMBER
A	LOT 63		
B	LOT 61	LOT 60	
C	LOT 55	LOT 57	
D	LOT 56	LOT 54	
E	LOT 58	REMAINDER PARCEL	

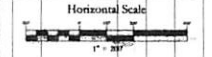
LINE	BEARING	LENGTH
L141	S2021°42'W	177.79
L142	S3230°07'W	66.59
L143	S8314°37'W	89.82
L144	N0223°23'E	172.41
L145	S8521°40'E	95.45
L146	N3474°49'E	67.91
L147	N8828°31'W	58.02
L148	S8221°08'W	50.81
L149	N6021°01'E	34.58

CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	35.22	140.00	34°51'32"	S84°24'09"E	23.37
C2	183.86	140.00	82°03'43"	N74°07'56"E	154.87
C3	21.42	40.00	33°32'22"	N88°08'11"W	23.02
C4	410.71	237.00	89°12'21"	S101°55'05"E	281.21
C5	78.26	172.00	32°48'30"	S86°48'34"W	78.20
C6	327.88	400.00	48°57'37"	S77°33'02"W	318.77
C7	81.48	475.87	7°44'58"	N67°46'10"E	81.44
C8	85.15	400.00	19°12'56"	S86°28'21"E	69.08
C9	87.52	250.00	32°22'58"	S73°28'48"E	96.90
C10	185.89	127.00	74°40'21"	S45°24'46"W	154.19
C11	424.12	760.00	32°44'36"	N87°03'59"E	458.37
C12	224.54	350.00	44°17'51"	S68°26'27"W	285.80
C13	81.83	250.00	14°11'38"	S84°42'55"E	81.77
C14	11.30	330.00	2°00'11"	N92°13'14"W	11.30
C15	157.66	225.00	33°13'18"	S45°24'07"E	135.52
C16	29.14	122.00	35°42'18"	S45°24'38"W	77.87
C17	93.15	122.00	35°13'38"	S95°25'38"W	89.17
C18	64.83	122.00	38°14'53"	S00°26'48"E	64.17
C19	102.49	220.00	24°38'30"	N60°21'03"E	108.58
C20	83.68	240.00	12°40'08"	N74°54'59"E	83.37
C21	113.17	460.00	14°01'45"	S74°56'52"W	112.82
C22	77.92	177.00	24°20'56"	N48°56'23"W	78.42
C23	28.31	77.00	32°14'51"	S00°26'44"E	28.88

- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT BOUNDARY CREATED BY THIS PLAN
 - EXISTING PROPERTY BOUNDARY
 - BUILDING ENVELOPE
 - EXISTING EXEMPTION BOUNDARY FOR FILE NO. 13888
 - FOUND ALONG CORNER AS DESCRIBED HEREIN
 - FOUND BENEATH AS DESCRIBED HEREIN
 - FOUND 18" ALUMINUM CAP ON IR BEARER STAMPED "T.S. 30931"
 - FOUND 18" ALUMINUM CAP ON IR BEARER STAMPED "T.S. 30904"
 - FOUND 18" ALUMINUM CAP ON IR BEARER STAMPED "T.S. 30001"
 - SET 18" ALUMINUM CAP ON IR BEARER STAMPED "T.S. 22004"
 - SET 18" ALUMINUM CAP ON IR BEARER STAMPED "T.S. FILE NO. 29003"
 - ALONG THE ACCESS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREIN
 - LAND PRESERVATION SUBDIVISION EXEMPTION
 - (C) COPYRIGHT 2023 LANDMARK CONSULTANTS, P.C.

**Alpine Mountain Ranch
L.P.S.E. Amendment No. 3
Route County, Colorado**

DATE: 03-19-23 DRAWN BY: JMS
JOB NO: 1382-200 CHK BY: JMS
DWG NO: 1382-200-03.PLT PLOT BY: JMS

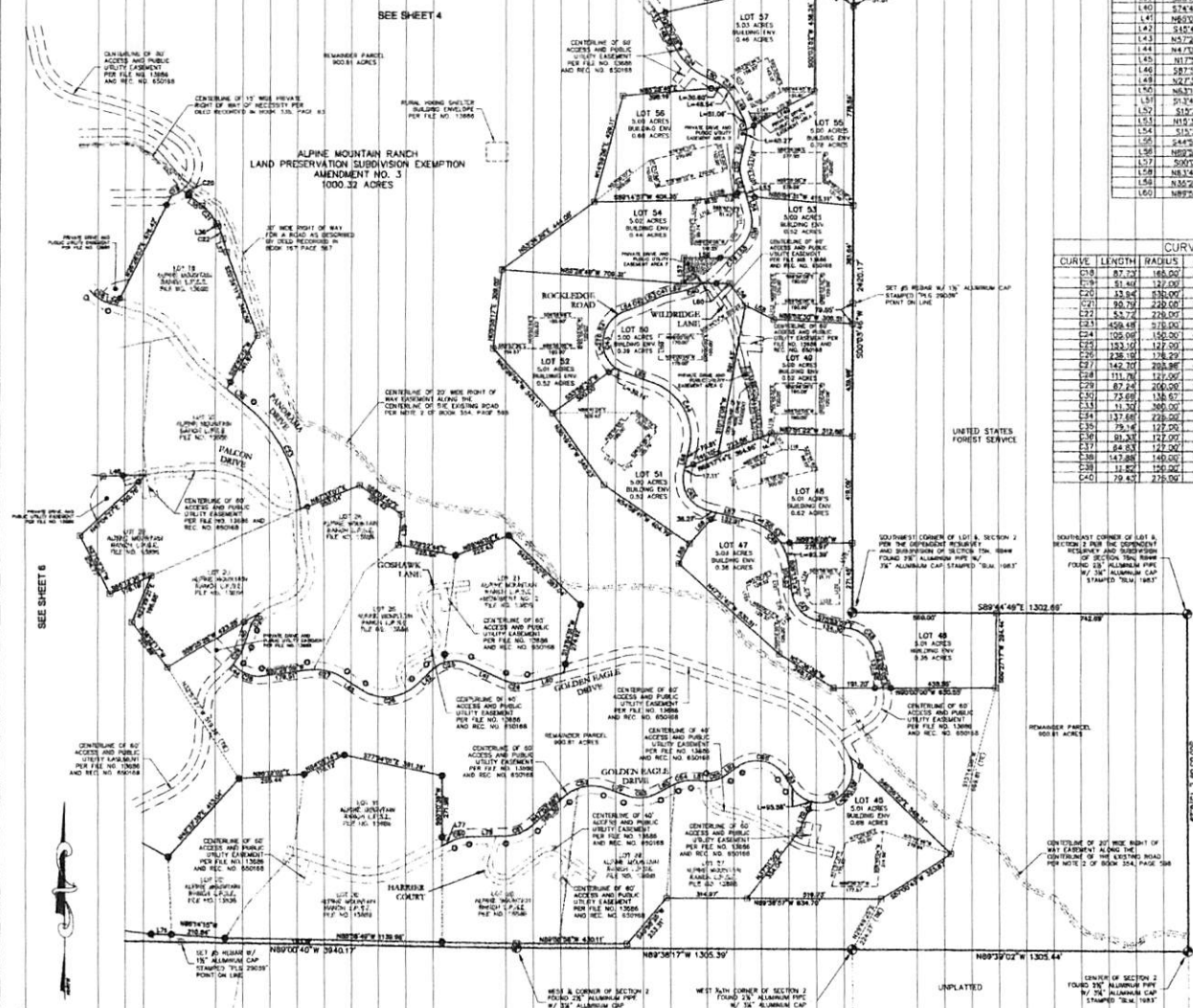


141 9th Street, P.O. Box 77943
Southwest Platteau, Colorado 80477
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www.LANDMARK-CD.com

File No 13927 SP2168

**ALPINE MOUNTAIN RANCH
LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3**

A REPLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION REMAINDER PARCEL
LOCATED IN SECTIONS 26, 34 AND 35, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL
MERIDIAN AND IN SECTIONS 2 AND 3, TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING 1000.32 ACRES, MORE OR LESS



LINE TABLE

LINE	BEARING	LENGTH
134	S74°20'21"E	24.52
135	S62°32'31"E	63.62
136	S26°33'50"E	10.50
137	S14°24'20"E	24.27
138	S49°33'52"E	11.18
139	S05°20'08"W	118.16
140	S74°43'37"W	366.69
141	N80°03'33"E	148.38
142	S10°48'10"W	79.84
143	N47°26'04"E	87.00
144	N47°02'24"E	18.88
145	N17°54'48"E	73.00
146	S87°31'48"W	187.39
147	S27°31'30"W	93.82
148	N63°14'45"E	77.45
149	S1°34'39"W	78.88
150	S32°24'14"E	61.81
151	N19°34'14"E	18.81
152	S15°34'14"E	61.49
153	S44°37'05"W	90.20
154	N09°26'00"W	185.41
155	S00°00'00"E	100.00
156	N83°48'22"W	122.84
157	N35°29'22"W	109.54
158	N89°28'08"W	106.48

LINE TABLE

LINE	BEARING	LENGTH
611	N69°56'58"W	74.12
612	S77°38'50"E	81.82
613	N05°42'28"E	60.29
614	S67°50'30"W	38.79
615	S00°00'00"E	101.79
616	N08°13'37"E	76.24
617	S29°48'37"E	171.18
618	S28°28'31"E	96.20
619	N41°34'31"E	102.68
620	N42°10'31"E	120.20
621	N80°00'00"E	80.15
622	S00°00'00"E	120.00
623	N08°26'16"E	143.14
624	S30°00'00"E	83.12
625	S22°12'03"E	77.45
626	S02°24'52"E	66.61
627	S02°24'52"E	66.82
628	S30°00'00"E	83.12
629	S32°18'18"E	86.61
630	S08°00'00"E	74.06
631	N12°54'14"E	42.48
632	N12°40'39"E	41.58
633	S09°28'08"W	308.12
634	N65°24'16"E	35.70

LINE TABLE

LINE	BEARING	LENGTH
1111	S68°24'36"E	52.07
1112	S51°14'57"E	87.87
1113	N05°42'28"E	60.29
1114	S67°50'30"W	38.79
1115	S00°00'00"E	101.79
1116	N08°13'37"E	76.24
1117	S29°48'37"E	171.18
1118	S28°28'31"E	96.20
1119	N41°34'31"E	102.68
1120	N42°10'31"E	120.20
1121	N80°00'00"E	80.15
1122	S00°00'00"E	120.00
1123	N08°26'16"E	143.14
1124	S30°00'00"E	83.12
1125	S22°12'03"E	77.45
1126	S02°24'52"E	66.61
1127	S02°24'52"E	66.82
1128	S30°00'00"E	83.12
1129	S32°18'18"E	86.61
1130	S08°00'00"E	74.06
1131	N12°54'14"E	42.48
1132	N12°40'39"E	41.58
1133	S09°28'08"W	308.12
1134	N65°24'16"E	35.70

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C18	87.20	165.00	30°27'30"	S58°56'03"E	86.76
C19	61.48	127.00	23°12'24"	N68°00'00"E	51.09
C20	55.84	106.00	24°50'00"	S30°22'28"E	53.93
C21	80.20	228.00	23°38'41"	N42°24'11"E	80.15
C22	52.72	228.00	13°59'24"	N41°34'08"E	51.28
C23	458.68	218.00	96°11'17"	N28°14'42"W	441.18
C24	109.00	192.00	40°58'30"	S25°11'47"E	102.95
C25	183.00	127.00	69°54'12"	S80°20'42"W	143.99
C26	238.16	178.20	78°45'40"	N04°11'06"E	218.92
C27	142.20	208.80	40°59'51"	N17°30'37"E	139.86
C28	111.76	127.00	50°29'16"	S72°18'23"E	108.19
C29	82.24	208.00	24°52'02"	N30°24'31"E	86.25
C30	73.68	138.67	31°58'24"	S33°28'00"W	72.37
C31	11.32	300.00	2°39'32"	N28°15'14"W	11.30
C34	137.68	228.00	35°32'36"	S45°42'27"E	135.29
C35	79.14	127.00	37°42'30"	N55°12'28"W	77.47
C36	81.32	127.00	41°22'00"	N05°56'28"W	80.27
C37	48.83	122.00	28°43'41"	S09°50'04"E	44.13
C38	143.80	140.00	90°37'00"	N45°41'35"E	141.16
C39	11.82	150.00	4°52'50"	S42°41'40"W	11.80
C40	79.42	275.00	16°32'38"	N69°20'49"E	79.18

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C41	30.00	150.00	11°27'30"	S71°53'17"W	28.85
C42	8.44	127.00	3°48'20"	N68°00'00"E	8.44
C43	509.96	327.00	92°50'48"	S09°50'29"W	288.57
C44	314.84	218.80	82°31'39"	S29°31'00"W	288.22
C45	138.07	127.00	68°24'21"	S31°34'58"E	123.17
C46	242.91	208.00	68°30'17"	N41°00'50"W	228.28
C47	164.00	138.86	62°42'41"	S41°19'30"E	158.10
C48	141.35	127.00	62°48'52"	N44°02'10"E	134.19
C49	168.50	208.00	70°58'37"	S70°58'58"W	170.92
C50	114.60	168.00	41°02'16"	N68°29'07"E	113.17
C51	173.23	168.00	62°01'44"	S78°54'50"W	164.89
C52	124.29	150.00	47°28'22"	N68°11'30"E	120.77
C54	86.81	132.00	30°28'16"	S72°11'30"W	86.64
C55	84.44	127.00	38°07'30"	N73°34'10"E	82.94
C56	209.21	172.00	61°30'47"	N70°00'30"E	184.29
C57	136.15	127.00	74°12'37"	N62°24'20"E	29.18
C58	77.02	172.00	24°50'36"	N18°59'28"W	76.42
C59	39.31	77.00	30°14'51"	S00°56'48"E	38.89
C60	87.30	168.86	30°55'36"	S11°13'72"E	86.18
C61	101.86	86.86	63°54'31"	S19°24'16"E	97.53

LEGEND

- SUBDIVISION BOUNDARY
- LOT BOUNDARY CREATED BY THIS PLAT
- ADJOINING PROPERTY BOUNDARY
- BUILDING ENVELOPE
- EXISTING EASEMENT BOUNDARY FOR FILE NO. 13888
- FOUND ALUMINUM CORNER AS DESCRIBED HEREON
- FOUND MONUMENT AS DESCRIBED HEREON
- FOUND 1" ALUMINUM CAP ON 3/8" REBAR STAMPED "R.S. ROOST"
- FOUND 1" ALUMINUM CAP ON 3/8" REBAR STAMPED "R.S. JACOBS"
- FOUND 1" ALUMINUM CAP ON 3/8" REBAR STAMPED "R.S. JACOBS"
- SET 1" ALUMINUM CAP ON 3/8" REBAR STAMPED "R.S. JACOBS"
- SET 1" ALUMINUM CAP ON 3/8" REBAR STAMPED "R.S. JACOBS" ALONG THE ACCESS AND PUBLIC UTILITY EASEMENT AS SHOWN
- LINE TABLE FOR THIS SUBDIVISION EXEMPTION

**Alpine Mountain Ranch
L.P.S.E. Amendment No. 3
Route County, Colorado**

DATE: 01-18-08 DRAWN BY: JAE
JOB NO: 1392-008 CHECK BY: JAE
DRC NO: 1682-006, 01, P.L.E. SURV BY: LO

Horizontal Scale

1" = 200'

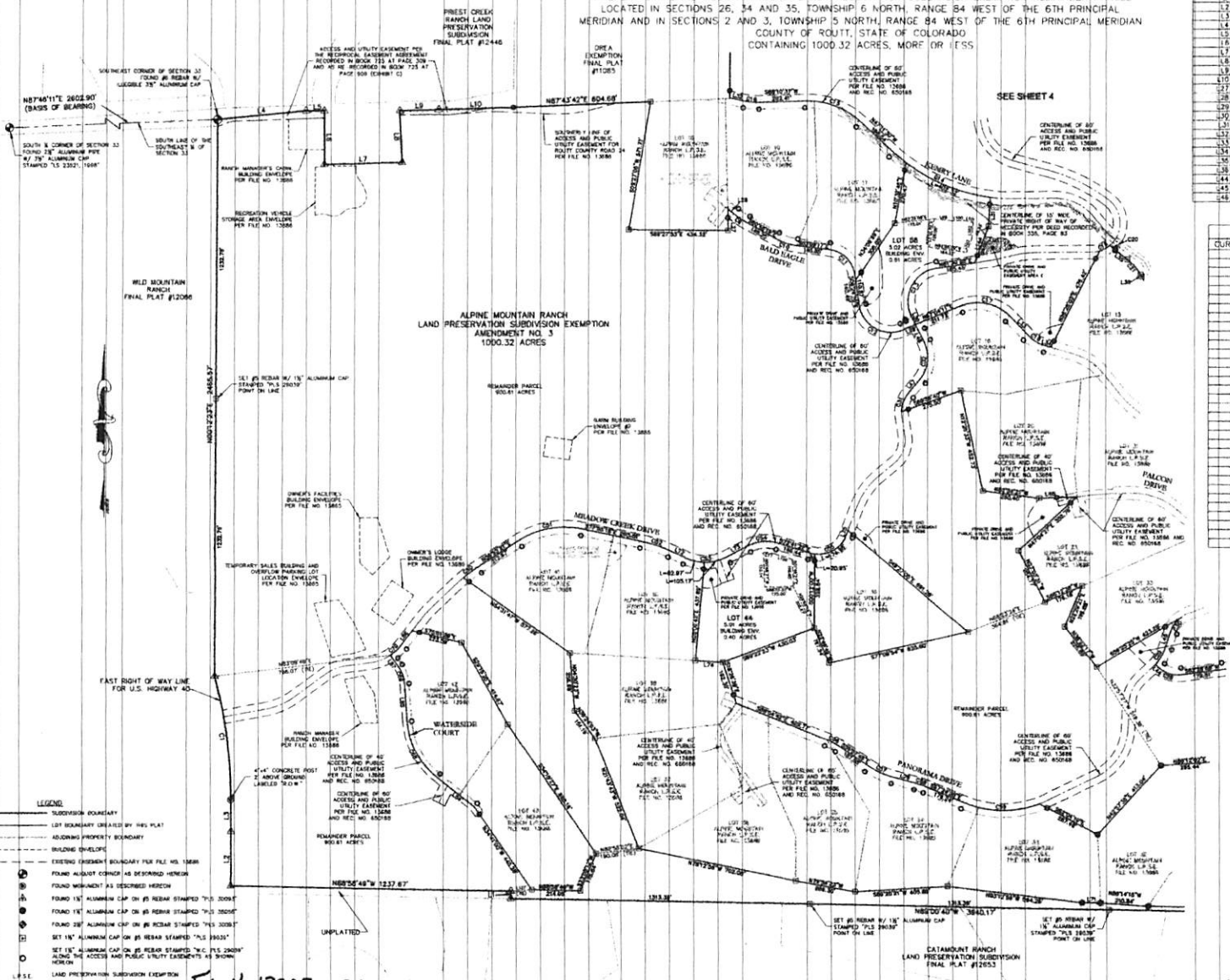
PRIVATE DRIVEWAY EASEMENT AREA	BENEFITED LOT	SUBDIVISION LOT	RECEPTION NUMBER
F	LOT 34	LOT 53	
G	LOT 48	LOT 48	

180 N. Grand, P.O. Box 77660
Nederland, Colorado 80457
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www.LANDMARKS.CO

File No 13927 SP2168

ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3

A REPLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION PARCEL LOCATED IN SECTIONS 26, 34 AND 35, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 2 AND 3, TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ROUTT, STATE OF COLORADO CONTAINING 1000.32 ACRES, MORE OR FEWER



LINE	BEARING	LENGTH
L1	N00°08'38"E	33.00'
L2	N00°12'33"E	438.24'
L3	N00°18'45"E	140.00'
L4	N84°28'27"E	308.26'
L5	S88°50'21"E	81.00'
L6	S00°38'37"E	238.45'
L7	N82°28'52"E	343.87'
L8	N02°43'11"W	228.15'
L9	N82°33'01"E	72.75'
L10	N80°27'48"E	322.80'
L11	S82°38'27"E	238.45'
L12	N07°18'40"W	36.87'
L13	S82°38'27"E	238.45'
L14	N67°14'11"E	58.23'
L15	N08°12'17"W	36.87'
L16	S74°58'37"E	26.31'
L17	N73°47'17"E	85.95'
L18	S43°54'00"E	114.04'
L19	N74°52'42"E	28.31'
L20	S02°17'52"E	85.47'
L21	S08°13'50"E	10.39'
L22	N67°04'57"W	18.88'
L23	N12°44'45"E	26.00'
L24	S83°14'48"W	187.38'

LINE	BEARING	LENGTH
L47	N38°45'27"E	85.21'
L48	S28°21'17"W	81.49'
L49	N82°03'26"W	86.10'
L50	S84°28'27"E	238.26'
L51	N11°14'11"E	151.82'
L52	S89°23'22"W	118.72'
L53	N82°33'01"E	24.49'
L54	S73°04'34"E	103.88'
L55	N07°12'27"W	225.17'
L56	N04°23'07"W	167.38'
L57	S73°04'34"E	80.89'
L58	N04°23'07"W	205.17'
L59	N04°23'07"W	167.38'
L60	S73°04'34"E	80.89'
L61	S72°41'22"E	79.12'
L62	S02°17'52"E	76.08'
L63	S02°17'52"E	85.47'
L64	S02°17'52"E	85.47'
L65	S02°17'52"E	85.47'
L66	N02°33'01"E	72.75'
L67	N02°33'01"E	72.75'
L68	N02°33'01"E	72.75'
L69	N02°33'01"E	72.75'
L70	N02°33'01"E	72.75'

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	559.71	8970.00	1024.33	S67°22'05"W	559.80'
C2	46.19	450.00	47.56	S28°21'17"W	46.08'
C3	91.62	200.00	277.80	N73°47'17"E	91.50'
C4	163.69	127.00	74.45	N42°48'46"W	154.12'
C5	230.41	145.00	104.13	S02°45'07"E	231.47'
C6	298.28	159.00	129.43	N74°52'42"E	292.49'
C7	474.12	260.00	304.38	N45°03'49"W	468.47'
C8	272.64	350.00	447.23	N83°38'27"E	268.80'
C9	63.92	200.00	121.38	S84°28'27"E	61.77'
C10	241.65	200.00	69.14	N78°18'37"W	227.22'
C11	87.27	165.00	202.54	S28°21'17"W	86.72'
C12	34.46	127.00	131.24	N02°33'01"E	34.38'
C13	243.84	139.00	140.08	S02°45'07"E	233.67'
C14	36.78	220.00	238.43	N82°33'01"E	36.10'
C15	111.18	127.00	102.91	N73°47'17"E	109.18'
C16	81.64	200.00	142.24	N04°23'07"W	80.56'
C17	73.88	139.67	138.28	S42°38'00"W	72.76'
C18	81.06	127.00	102.91	S18°07'50"W	81.57'
C19	176.46	159.00	63.00	N78°18'37"E	161.44'
C20	78.14	710.00	67.51	S03°41'21"W	78.10'
C21	225.64	315.00	131.01	S18°07'50"W	208.93'
C22	135.82	600.00	124.24	N73°47'17"E	135.38'
C23	186.14	200.00	121.32	N82°33'01"E	179.50'
C24	129.31	159.00	102.91	S84°28'27"E	126.88'
C25	193.91	159.00	102.91	N74°52'42"E	177.80'
C26	59.21	280.00	120.26	N92°01'14"E	58.17'
C27	116.78	350.00	130.66	S89°23'22"W	116.24'
C28	48.84	350.00	74.00	N74°52'42"E	48.81'
C29	34.35	450.00	432.74	S89°23'22"W	33.22'
C30	888.89	350.00	472.24	S72°41'22"W	781.46'
C31	73.85	150.00	101.18	N83°14'57"W	73.12'
C32	68.07	200.00	182.01	N65°20'33"E	65.20'
C33	56.78	125.00	238.08	N84°17'28"W	50.42'

**Alpine Mountain Ranch
L.P.S.E. Amendment No. 3
Routt County, Colorado**

DATE: 5/21/24 DRAWN BY: JMG
JOB NO: 1392-006 CHECKED BY: JMG
DWC NO: 1392-006-DL-PLAT SUPPLY BY: LLD

Horizontal Scale
1" = 300'

LANDMARK
CONVILLE PAVING, P.C.

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File No 13927 SP 2168