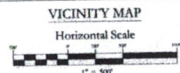
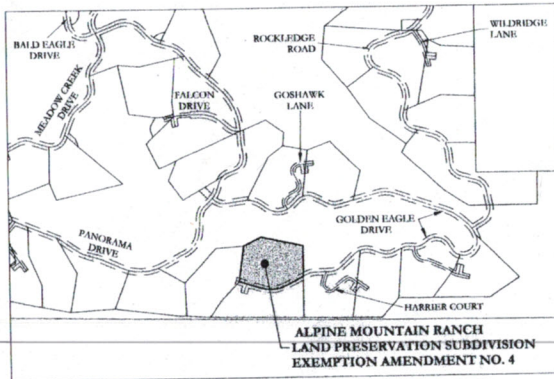


ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 4

BEING A REPLAT OF LOT 31, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH,
RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING 5.04 ACRES, MORE OR LESS

Lot 31 Replat
(Speers)



SHEET INDEX
SHEET 1 - COVER PAGE
SHEET 2 - SUBDIVISION LAYOUT

NOTES:

1. BASIS OF RECORDING: THE NORTHEASTERNLY LINE OF LOT 31, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AS RECORDED AT FILE NO. 13086 IN THE ROUTT COUNTY RECORDS, BEING MONUMENTED AS SHOWN HEREON, AND BEARING 377°40'17" PER SAID PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT NO. 71-0007753 DATED APRIL 22, 2009, AT 7:00 A.M. PREPARED BY LAWYERS TITLE ASSURANCE CORPORATION WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 181-4-508.
4. LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING 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.

NOTE: 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.

5. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
6. ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 4 IS SUBJECT TO ALL UNDERLYING GOVERNING DOCUMENTS AND EASEMENTS FOR ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AS RECORDED AT FILE NO. 13086 IN THE ROUTT COUNTY RECORDS.
7. THE PURPOSE OF THIS PLAT AMENDMENT IS TO AMEND THE LOCATION OF THE BUILDING ENVELOPE LOCATED ON LOT 31, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AS RECORDED AT FILE NO. 13086 IN THE ROUTT COUNTY RECORDS.
8. THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS FOR THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION:
 - a) A BLANKET EASEMENT FOR TRAILS, ACCESS, UTILITIES AND DRAINAGE OVER ALL PORTIONS OF THE SUBJECT PROPERTY LYING OUTSIDE PLATTED BUILDING ENVELOPES FOR ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION.
 - b) A SNOW STORAGE, SNOW REMOVAL, AND SLOPE EASTMENT OVER ALL PORTIONS OF THE SUBJECT PROPERTY LYING WITHIN 100.00 FEET OF THE CENTERLINE OF ANY ACCESS AND UTILITY EASEMENT IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY FOR ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION NOTE 5.

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN THAT STEVEN J. SPEERS AND KAREN A. SPEERS BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

LOT 31, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION, AS RECORDED DECEMBER 29, 2006 AT RECEPTION NO. 62014 IN FILE NO. 13086 IN THE ROUTT COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONTAINING A CALCULATED AREA OF 5.04 ACRES.

IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 4, HAVE LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON.

IN WITNESS WHEREOF, SAID STEVEN J. SPEERS HAS CAUSED HIS NAME TO BE HERETO SUBSCRIBED THIS 10th DAY OF June, A.D. 2009.

BY: *Steven J. Speers*
STEVEN J. SPEERS

STATE OF COLORADO
COUNTY OF ROUTT

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BY THIS 10th DAY OF June, A.D. 2009 BY STEVEN J. SPEERS

MY COMMISSION EXPIRES 1/31/2012

WITNESS MY HAND AND OFFICIAL SEAL
Notary Public



IN WITNESS WHEREOF, SAID KAREN A. SPEERS HAS CAUSED HER NAME TO BE HERETO SUBSCRIBED THIS 10th DAY OF June, A.D. 2009.

BY: *Karen A. Speers*
KAREN A. SPEERS

STATE OF COLORADO
COUNTY OF ROUTT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF June, A.D. 2009 BY KAREN A. SPEERS

MY COMMISSION EXPIRES 1/31/2012

WITNESS MY HAND AND OFFICIAL SEAL
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 ENCUMBERING THE PREMISES SUBSCRIBED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. 675779 IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATING AND SUBDIVISION SHOWN HEREON, CONSENTS TO AND JOINS IN THE DEDICATION OF THE EASEMENTS SHOWN OR NOTED HEREON AND HEREBY SUBORDINATES THE INTERESTS IN THE UNDERSIGNED EXISTING BY VIRTUE OF SAID DEED OF TRUST TO THE PLATING AND SUBDIVISION SHOWN HEREON AND TO THE AFORESAID DEDICATION.

CACHE BANK & TRUST

ROUTT COUNTY PUBLIC TRUSTEE
JANINE BRIDGON

BY: *Janine Bridgon*
TITLE: Public Trustee

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF June, A.D. 2009 BY *Janine Bridgon* AS Public Trustee OF CACHE BANK & TRUST

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 1/31/2012

Notary Public

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF July, A.D. 2009 BY *Janine Bridgon* AS Public Trustee OF ROUTT COUNTY

ATTEST: *Kat Weiland*
KAT WEILAND - ROUTT COUNTY CLERK AND RECORDER

Notary Public



LAND SURVEYOR'S CERTIFICATE

I, JEFFRY A. GUSTAFSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT BY REVIEW OF THE TITLE COMMITMENT NO. 71-0007753 DATED APRIL 22, 2009, ISSUED BY LAWYERS TITLE ASSURANCE CORPORATION AND THAT TITLE TO SUCH LANDS IS IN STEVEN J. SPEERS AND KAREN A. SPEERS, TRUSTEES AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS: THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RECORDS OR APPROPRIATE, THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION, RESTRICTIONS, RESERVATIONS, COVENANTS, DECLARATIONS AND AGREEMENTS OF RECORD, WILDLIFE MITIGATION PLAN, AND DEED OF TRUST DESCRIBED HEREIN.

DATED THIS 10th DAY OF June, A.D. 2009

JEFFRY A. GUSTAFSON
COLORADO P.L.S. NO. 29039



ATTORNEY'S OPINION

I, BRUCE L. JARCHOW, BEING AN ATTORNEY AT LAW FULLY LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREON DEDICATED AND SHOWN UPON THIS PLAT BY REVIEW OF THE TITLE COMMITMENT NO. 71-0007753 DATED APRIL 22, 2009, ISSUED BY LAWYERS TITLE ASSURANCE CORPORATION AND THAT TITLE TO SUCH LANDS IS IN STEVEN J. SPEERS AND KAREN A. SPEERS, TRUSTEES AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS: THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RECORDS OR APPROPRIATE, THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION, RESTRICTIONS, RESERVATIONS, COVENANTS, DECLARATIONS AND AGREEMENTS OF RECORD, WILDLIFE MITIGATION PLAN, AND DEED OF TRUST DESCRIBED HEREIN.

DATED THIS 10th DAY OF June, A.D. 2009

BY: *Bruce L. Jarchow*
BRUCE L. JARCHOW, ATTORNEY AT LAW

PLANNING DIRECTOR APPROVAL

THE ROUTT COUNTY PLANNING DIRECTOR DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS 10th DAY OF June, A.D. 2009.

BY: *Quaid Phillips*
QUAID PHILLIPS, ROUTT COUNTY PLANNING DIRECTOR

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. THIS 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 PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.

DATED THIS 10th DAY OF July, 2009

BY: *Douglas B. Muehlen*
DOUGLAS B. MUEHLEN, CHAIR, BOARD OF COUNTY COMMISSIONERS, ROUTT COUNTY, COLORADO

ATTEST:

BY: *Kat Weiland*
KAT WEILAND, ROUTT COUNTY CLERK

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP 21188 ON 07/10/09 AT 11:58 AM IN THE LAND SURVEY FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY RECORDER PURSUANT TO C.R.S. SEC. 38-50-105.

ROUTT COUNTY SURVEYOR
R.C. MOON, COLORADO REG. NO. 13221



CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS 10th DAY OF July, A.D. 2009 AT 9:43 AM.

RECESSION NUMBER
FILE NUMBER

BY: *Kat Weiland*
KAT WEILAND - ROUTT COUNTY CLERK AND RECORDER

**Alpine Mountain Ranch
L.P.S.E. Amendment No. 4
Routt County, Colorado**

DATE: 06-08-09 DWG. BY: JAC
JOB NO. 1318-002 DWG. BY: JAC
DWG. NO. 2118-001 LOT 31 PLAT SURV. BY: JAC



841 9th Street, P.O. Box 77943
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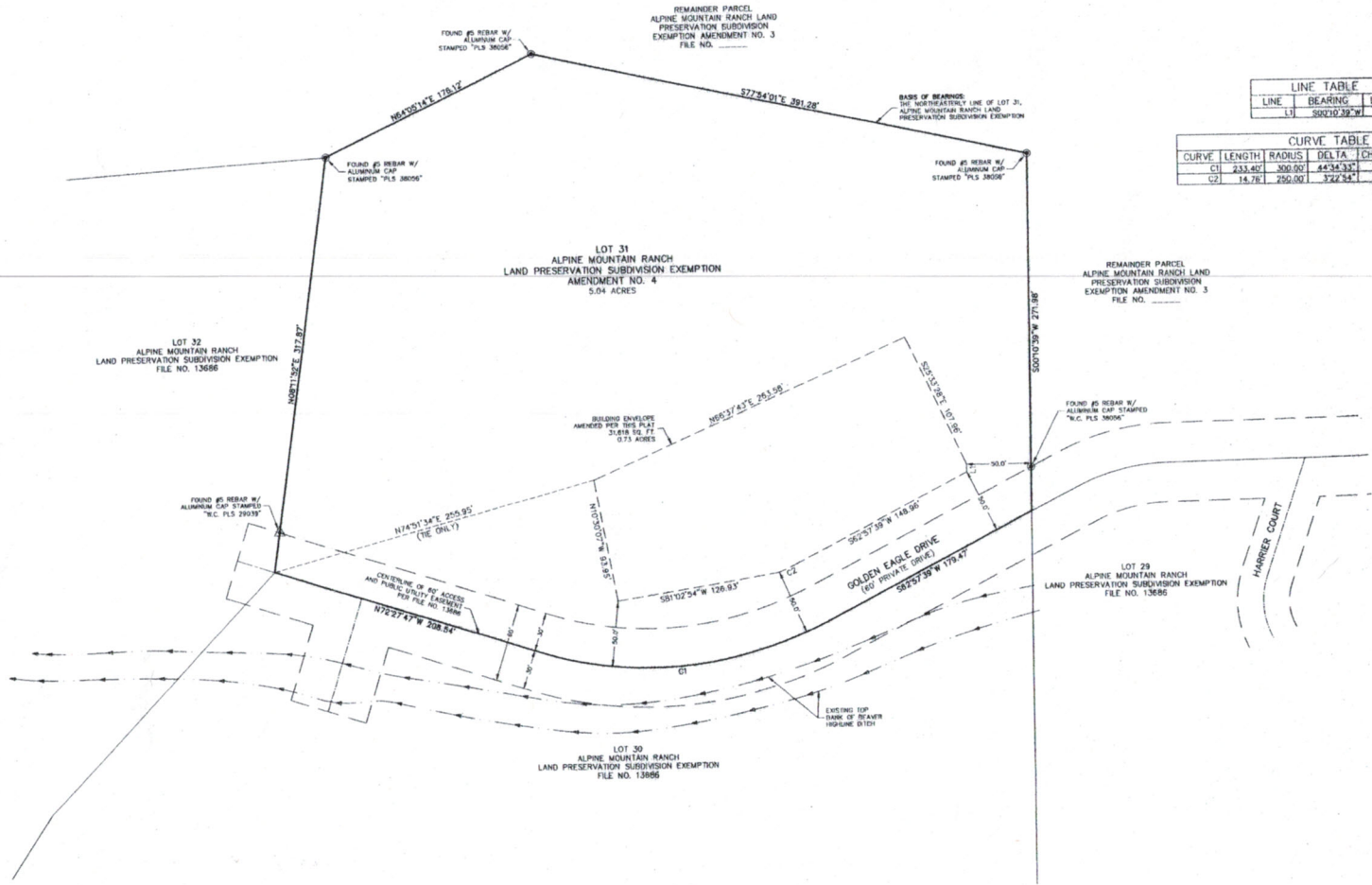
SHEET NO.
1
OF 2

File No. 13942

SP2188

ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 4

BEING A REPLAT OF LOT 31, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH,
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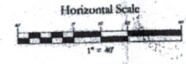


LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°10'39\"/>	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	233.40'	300.00'	44.3433°	N83°15'47\"/>	
C2	14.78'	250.00'	3.2254°	N84°39'04\"/>	

Alpine Mountain Ranch
L.P.S.E. Amendment No. 4
Route County, Colorado

DATE: 06-28-09 DWN BY: JSS
 JOB NO: 2118-001 CDR BY: JSS
 DPC NO: 2118-001 LOT 31 PLAT SHW BY: JSS



141 9th Street, P.O. Box 754943
 Greenwood Springs, Colorado 80477
 Phone (770) 871-9494 Fax (770) 871-9299
 www.LANDMARK-CO.com

SHEET NO.
 2
 OF 2

File No. 13942

SP2188