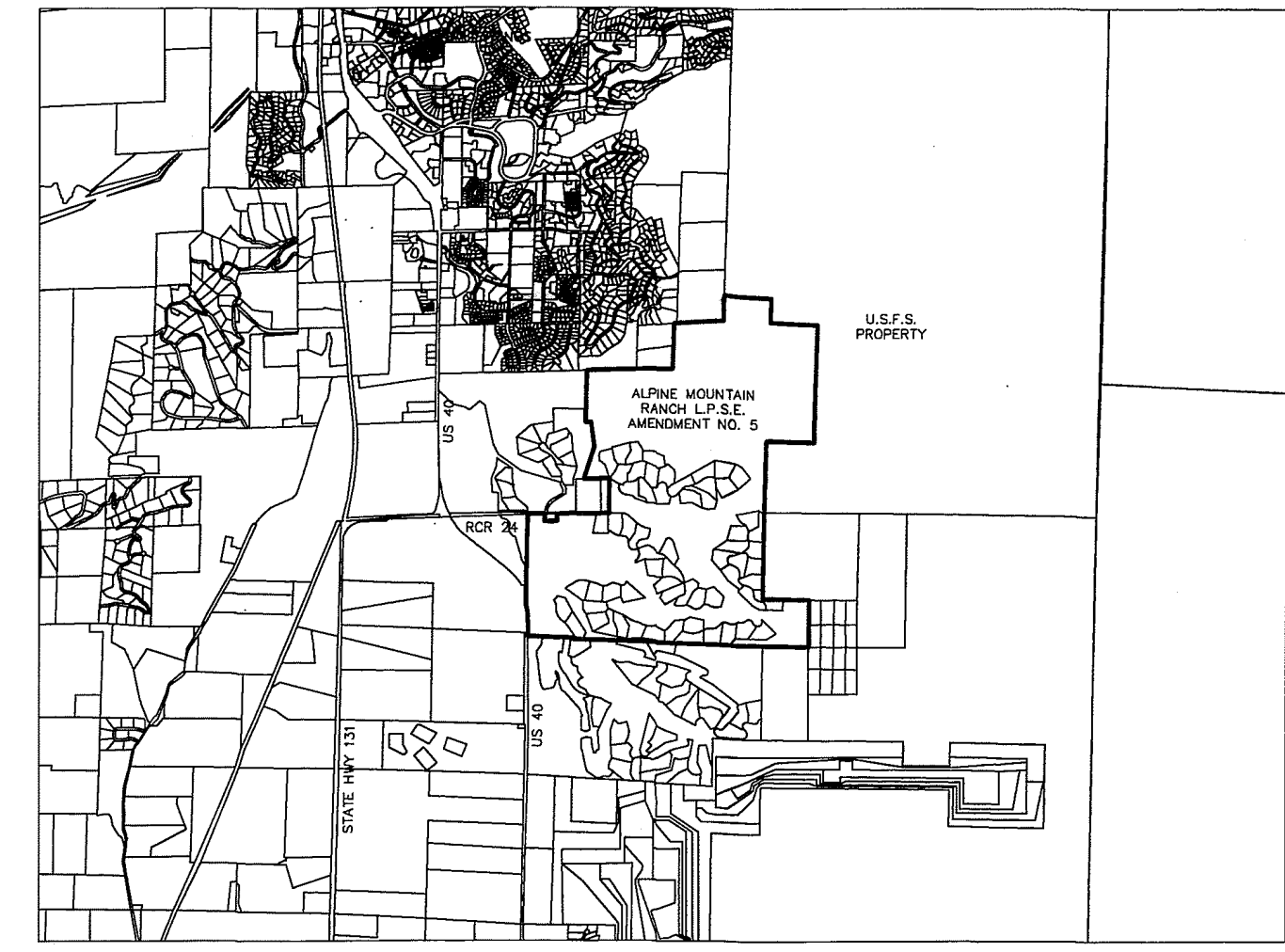


ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 6

A LOT LINE ADJUSTMENT BETWEEN LOT 1 AND LOT 2, ALPINE MOUNTAIN RANCH AND THE REMAINDER PARCEL OF ALPINE MOUNTAIN RANCH AMENDMENT NO. 5, LAND PRESERVATION SUBDIVISION EXEMPTION LOCATED IN SECTIONS 26, 34, AND 35, TOWNSHIP 6 NORTH, AND SECTIONS 2 AND 3, TOWNSHIP 5 NORTH, ALL IN RANGE 84 WEST OF THE 6TH P.M., ROUNTT COUNTY, COLORADO



VICINITY MAP
1" = 5000'

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: THAT ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP, A COLORADO LIMITED LIABILITY PARTNERSHIP BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

PARCEL A: LOTS 1 AND 2, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION, COUNTY OF ROUNTT, STATE OF COLORADO, ACCORDING TO ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AS RECORDED AT FINAL PLAT NO. 13686 AND RECEPTION NO. 650154.

PARCEL B: REMAINDER PARCEL, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 5, COUNTY OF ROUNTT, STATE OF COLORADO AS RECORDED AT FINAL PLAT NO. 14444 AND RECEPTION NO. 810331.

EXCEPTING AND EXCLUDING THEREFROM THAT CERTAIN 30.0 FOOT WIDE LANE FOR A RIGHT-OF-WAY FOR A ROAD AS DESCRIBED BY DEED RECORDED JUNE 22, 1933 IN BOOK 167 AT PAGE 567 AND THOSE LANDS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 14, 2011 AT RECEPTION NO. 709287.

CONTAINING A CALCULATED AREA OF 910.84 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON, AND DO HEREBY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC BY AND THROUGH THE COUNTY OF ROUNTT, STATE OF COLORADO, ROAD, UTILITY AND DRAINAGE EASEMENTS AS SHOWN OR NOTED HEREON. FURTHER, THE ACCESS AND DRIVEWAY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY DEDICATED AS EMERGENCY VEHICLE AND PERSONNEL EASEMENTS TO ROUNTT COUNTY, COLORADO ON BEHALF OF THE PUBLIC.

IN WITNESS WHEREOF, THE SAID ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED ITS NAME TO BE HERETO SUBSCRIBED THIS 15th DAY OF JUNE, 2021.

By *Mark J. Heekin*
NICHOLAS J. HEEKIN AS MANAGING DIRECTOR OF STEAMBOAT ALPINE DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, GENERAL PARTNER OF ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF JUNE, 2021, BY NICHOLAS J. HEEKIN AS MANAGING DIRECTOR OF STEAMBOAT ALPINE DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, GENERAL PARTNER OF ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

STATE OF KENTUCKY }
COUNTY OF KENTON } SS

WITNESS MY HAND AND OFFICIAL SEAL:
Lori L. Burks
SIGNATURE (NOTARY PUBLIC) MY COMMISSION EXPIRES: JUNE 16, 2021

PLAT NOTES

- THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINES OF LOT 1, LOT 2 AND THE ADJACENT PORTION OF THE REMAINDER PARCEL, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AS RECORDED AT FINAL PLAT NO. 13686 AND RECEPTION NO. 650154. THERE IS TO BE NO NET LOSS OF ACREAGE OF THE REMAINDER PARCEL AS DEFINED ON SAID ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 OR AMENDMENT NO. 5.
- LOTS 3-43 OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AS RECORDED AT FINAL PLAT NO. 13686 AND RECEPTION NO. 650154 AND LOTS 44-59 AS SHOWN ON ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 RECORDED AT FILE NO. 13927 AND RECEPTION NO. 685616 ARE NOT PART OF THIS AMENDMENT.
- BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N87°46'11"E, 2602.90 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T8N, R84W FROM THE SOUTH 1/4 CORNER OF SECTION 33 AS MONUMENTED BY A FOUND 3 1/2" ALUMINUM PIPE, LS 23521 AND THE SOUTHEAST CORNER OF SECTION 33 AS MONUMENTED BY A FOUND ILLEGIBLE 3 1/2" ALUMINUM PIPE ON A #6 REBAR AS INDICATED HEREON.
- BLANKET EASEMENT: ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP, HEREBY RESERVES TO ITSELF AND ITS RESPECTIVE SUCCESSORS, ASSIGNS AND DESIGNEES THE FOLLOWING PERPETUAL, NON-EXCLUSIVE BLANKET EASEMENTS UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH ALL EASEMENT AREAS, ROADS, LOTS, PARCELS AND ALL OTHER PROPERTY WITHIN THIS PLAT, EXCEPTING ONLY THOSE PORTIONS LYING WITHIN THE BUILDING ENVELOPES SHOWN ON THIS PLAT FOR THE PURPOSES OF (A) THE USE, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF PEDESTRIAN AND BICYCLE TRAILS (B) INGRESS TO AND EGRESS FROM AND THE USE, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF ROADS, UTILITY AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, STORM DRAINAGE FACILITIES, DITCHES AND IRRIGATION FACILITIES, SANITARY SEWER LINES AND FACILITIES, WATER LINES AND FACILITIES, ELECTRIC LINES AND FACILITIES, GAS LINES AND FACILITIES, TELEPHONE AND OTHER COMMUNICATION LINES AND FACILITIES, CABLE TELEVISION LINES AND FACILITIES; AND (C) THE DRAINAGE OF WATER FROM OTHER LANDS.
- ACCESS AND UTILITY EASEMENTS: ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP, HEREBY RESERVES TO ITSELF AND ITS RESPECTIVE SUCCESSORS, ASSIGNS AND DESIGNEES THE FOLLOWING PERPETUAL, NON-EXCLUSIVE EASEMENTS UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH ALL PLATTED "ACCESS AND UTILITY" EASEMENT AREAS FOR THE PURPOSES OF (A) THE USE, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF PEDESTRIAN AND BICYCLE TRAILS AND ACCESS WAYS FOR VEHICULAR ACCESS (INCLUDING CONSTRUCTION AND MAINTENANCE VEHICLES AND EQUIPMENT), (B) INGRESS TO AND EGRESS FROM AND THE INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES, INCLUDING, WITHOUT LIMITATION, STORM DRAINAGE FACILITIES, DITCHES AND IRRIGATION FACILITIES, SANITARY SEWER LINES AND FACILITIES, WATER TANK, WATERLINES AND FACILITIES, ELECTRIC LINE AND FACILITIES, GAS LINES AND FACILITIES, TELEPHONE AND OTHER COMMUNICATION LINES AND FACILITIES, CABLE TELEVISION LINES AND FACILITIES.
- OWNERS OF LOTS DEPICTED ON THIS PLAT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND REPAIRS OF UTILITY SERVICE LINES, CONNECTIONS, FACILITIES AND RELATED EQUIPMENT PROVIDING SERVICE TO SUCH OWNER'S LOT AND THE RESIDENCE AND OTHER BUILDINGS AND IMPROVEMENTS CONSTRUCTED UPON SUCH LOT, WITH SUCH RESPONSIBILITY TO BEGIN AT THE POINT WHERE A UTILITY PROVIDER CEASES RESPONSIBILITY FOR MAINTENANCE AND REPAIR FOR A PARTICULAR UTILITY.
- ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP, HEREBY RESERVES TO ITSELF AND ITS RESPECTIVE SUCCESSORS, ASSIGNS AND DESIGNEES A PERPETUAL, NON-EXCLUSIVE SNOW STORAGE, SNOW REMOVAL AND SLOPE EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH THOSE PORTIONS OF EACH LOT AND PARCEL SHOWN ON THIS FINAL PLAT LYING WITHIN ONE HUNDRED (100.00) FEET OF THE CENTERLINE OF ANY ACCESS AND UTILITY EASEMENT IMMEDIATELY ADJACENT TO SUCH LOT OR PARCEL. THIS PRIVATE RESERVED EASEMENT IS NOT A PUBLIC EASEMENT AND SHALL NOT BE THE BASIS OF DENIAL OF A COUNTY BUILDING PERMIT.
- ROUNTT COUNTY, THE STEAMBOAT SPRINGS RURAL FIRE PROTECTION DISTRICT AND THE CITY OF STEAMBOAT SPRINGS FIRE PROTECTION DISTRICT SHALL BE HELD HARMLESS FROM ANY INJURY, DAMAGE OR CLAIM THAT MAY BE MADE AGAINST ROUNTT COUNTY, THE STEAMBOAT SPRINGS RURAL FIRE PROTECTION DISTRICT AND THE CITY OF STEAMBOAT SPRINGS FIRE PROTECTION DISTRICT BY REASON OF THEIR FAILURE TO PROVIDE AMBULANCE, FIRE, RESCUE OR POLICE PROTECTION TO THE SUBDIVISION, PROVIDED THAT THE FAILURE TO PROVIDE SUCH SERVICES IS DUE TO INACCESSIBILITY TO THE PROPERTY BY REASON OF INTERNAL ROADS BEING IMPASSABLE. THIS CONDITION SHALL NOT RELIEVE ROUNTT COUNTY, THE STEAMBOAT SPRINGS RURAL FIRE PROTECTION DISTRICT AND THE CITY OF STEAMBOAT SPRINGS FIRE PROTECTION DISTRICT OF THEIR RESPONSIBILITY TO MAKE A BONA FIDE EFFORT TO PROVIDE EMERGENCY SERVICES SHOULD THE NEED ARISE.
- ALL BUILDINGS ON LOTS MUST MEET APPLICABLE ROUNTT COUNTY ZONING SETBACK REQUIREMENTS.
- ALL BUILDINGS ON THE REMAINDER PARCEL MUST BE LOCATED WITHIN THE BUILDING ENVELOPES FOR THE REMAINDER PARCEL AS SHOWN.
- ROUNTT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING THE SUBDIVISION'S ROADS.
- PROPERTY WITHIN THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS AMONG OTHERS RECORDED IN THE ROUNTT COUNTY REAL ESTATE RECORDS AND THE CONDITIONS AND STIPULATIONS CONTAINED THEREIN:
i. DECLARATION OF COVENANTS FOR ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED AT RECEPTION NO. 650155, AS AMENDED BY FIRST AMENDMENT RECORDED AT RECEPTION NO. 660742, AS AMENDED BY SECOND AMENDMENT RECORDED AT RECEPTION NO. 775982.
ii. WILDLIFE MITIGATION PLAN FOR ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED AT RECEPTION NO. 650167 AS AMENDED.
iii. ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED AT RECEPTION NO. 650169, AND AMENDED UNDER RECEPTION NO. 677072, AND AMENDED UNDER RECEPTION NO. 685617, AND AMENDED UNDER RECEPTION NO. 790133.
- NOTICE IS HEREBY GIVEN TO PROPERTY OWNERS THAT ADJACENT OR NEARBY PROPERTIES MAY HAVE LONG TERM GRAVEL EXTRACTION OPERATIONS.
- NOTICE IS HEREBY GIVEN TO PROPERTY OWNERS THAT THE LOTS MAY CONTAIN AREAS OF UNSTABLE SLOPES. THESE AREAS MUST BE SPECIFICALLY DETERMINED BY SITE SPECIFIC SOILS INVESTIGATION AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- NOTICE IS HEREBY GIVEN TO PROPERTY OWNERS THAT THE LOTS MAY CONTAIN AREAS OF HIGH WILDFIRE HAZARDS. THESE AREAS MUST BE SPECIFICALLY MITIGATED IN COOPERATION WITH THE COLORADO STATE FORESTER IN A SITE SPECIFIC PLAN TO BE SUBMITTED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ALL OF THE EASEMENT RESERVATIONS SET FORTH IN THE PLAT NOTES ABOVE SHALL BE DEEMED EFFECTIVE IMMEDIATELY AND, UPON THE CONVEYANCE OF ANY LOT OR ALL OR ANY PORTION OF THE REMAINDER PARCEL, NOTWITHSTANDING THE DOCTRINE OF MERGER OF TITLE, IT BEING THE INTENTION OF ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP TO PERPETUALLY DECLARE AND ESTABLISH SUCH RESERVED EASEMENTS UPON THE EXECUTION AND RECORDING OF THE ORIGINAL PLAT AND RECORDED AMENDMENTS THERETO.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUNTT COUNTY, COLORADO
- THE WITNESS CORNERS SET ON THE SUBDIVISION BOUNDARY ARE SET ALONG THE ACCESS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

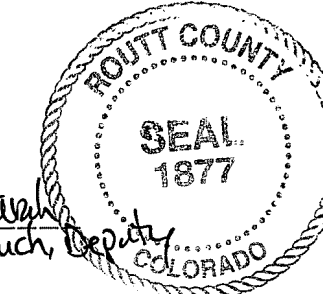
BOARD OF COUNTY COMMISSIONERS APPROVAL

BOARD OF COUNTY COMMISSIONERS APPROVAL

- THIS PLAT IS APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO THE LAND PRESERVATION SUBDIVISION EXEMPTION REGULATIONS AND ROUNTT COUNTY SUBDIVISION REGULATIONS SECTION 2.4 LOT LINE ADJUSTMENT. THIS PLAT HAS NOT BEEN REVIEWED UNDER ANY OTHER PROVISION OF THE ROUNTT COUNTY ZONING OR SUBDIVISION REGULATIONS.
 - THE ACCESS EASEMENTS SHOWN HEREON HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE COUNTY.
 - THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.
 - EASEMENTS AS DEDICATED TO AND FOR PUBLIC USE ARE HEREBY ACCEPTED.
- DATED THIS 4th DAY OF JUNE, 2021.
- T.V.C.*
TIMOTHY V. CORRIGAN, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
ROUNTT COUNTY, COLORADO

ATTTEST:

BY: *Kim Bonner*
KIM BONNER, ROUNTT COUNTY CLERK



ATTORNEY'S OPINION

I, JOHN A. VANDERBLOEMEN, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED LAND TITLE GUARANTEE INSURANCE COMPANY TITLE COMMITMENT NO. ABS30026389-2, EFFECTIVE MAY 13, 2021, AND BASED UPON SAID TITLE COMMITMENT, IT IS MY OPINION THAT TITLE TO LOT 1 AND LOT 2 ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AND THE REMAINDER PARCEL ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 5 IS IN ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP, FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT THE LIEN OF GENERAL REAL PROPERTY TAXES, PATENT RESERVATIONS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD, AND THE DEEDS OF TRUST SUBORDINATED HEREIN, AND THE TITLE COMMITMENT EXCEPTIONS SET FORTH ON SHEET 2 HEREOF.

DATED THIS 28th DAY OF MAY, 2021.

John A. Vanderbloemen
JOHN A. VANDERBLOEMEN, ATTORNEY AT LAW

PLANNING DIRECTOR APPROVAL

THE PLANNING DIRECTOR OF ROUNTT COUNTY, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS 10TH DAY OF MAY, AD, 2021.

Kristy Winsler
KRISTY WINSLER, ROUNTT COUNTY PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, PLS NO. 38024, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF THE ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 6 (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE, SURVEY PINS, MARKERS AND/OR MONUMENTS WERE SET AS REQUIRED AND SHOWN ON THIS HEREON.

DATED THIS 28th DAY OF May, 2021.

BY: *Walter N. Magill*
WALTER N. MAGILL, PLS 38024

ROUNTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDED OF ROUNTT COUNTY, COLORADO THIS 7th DAY OF June, A.D., 2021

RECEPTION NUMBER: 825577 TIME: 10:26 A.M. AND FILE NO. 14503

Kim Bonner
KIM BONNER
ROUNTT COUNTY CLERK AND RECORDER

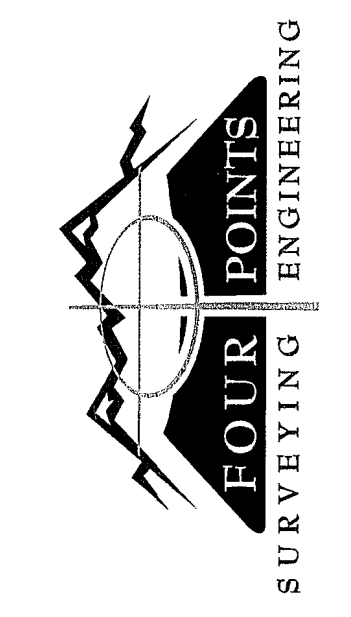
ROUNTT COUNTY SURVEYOR CERTIFICATE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP 3509 ON 7 DAY OF June, 2021, AT 10:26 A.M. IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF ROUNTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

ROUTT COUNTY SURVEYOR
BY: *Thomas H. Effinger, Jr.*
THOMAS H. EFFINGER, JR., PLS 17651

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 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

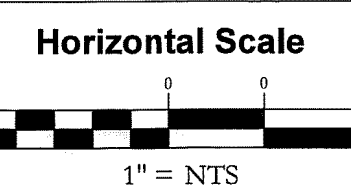
File # 14503 SP3509



440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970) 871-6772
matthew@fourpointssurveying.com

INT	NO.	DATE	REVISIONS

ALPINE MOUNTAIN RANCH
L.P.S.E. - AMENDMENT NO. 6



1" = NTS
Contour Interval = 2 ft

DATE: 5-21-2021
JOB #: 1147-001
DRAWN BY: WNM
DESIGN BY: TL
REVIEW BY:

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

FINAL PLAT

DRAWING: SHEET #

1

**ALPINE MOUNTAIN RANCH
LAND PRESERVATION SUBDIVISION EXEMPTION
AMENDMENT NO. 6**

A LOT LINE ADJUSTMENT BETWEEN LOT 1 AND LOT 2, ALPINE MOUNTAIN RANCH AND THE REMAINDER PARCEL OF ALPINE MOUNTAIN RANCH AMENDMENT NO. 5, LAND PRESERVATION SUBDIVISION EXEMPTION LOCATED IN SECTIONS 26, 34, AND 35, TOWNSHIP 6 NORTH, AND SECTIONS 2 AND 3, TOWNSHIP 5 NORTH, ALL IN RANGE 84 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO

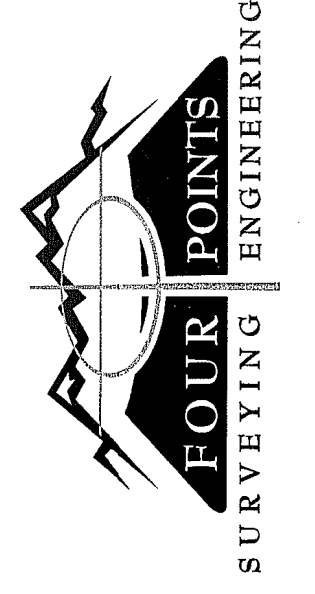
TITLE COMMITMENT EXCEPTIONS EXCERPTED FROM LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. ABS30026389-2 EFFECTIVE DATE MAY 13, 2021

8. EXISTING LEASES AND TENANCIES, IF ANY.
9. ANY QUESTION, DISPUTE OR ADVERSE CLAIMS AS TO ANY LOSS OR GAIN OF LAND AS A RESULT OF ANY CHANGE IN THE RIVER BED LOCATION BY NATURAL OR OTHER THAN NATURAL CAUSES, OR ALTERATION THROUGH ANY CAUSE, NATURAL OR UNNATURAL, OF THE CENTER THREAD, BANK, CHANNEL OR FLOW OF WATERS LYING WITHIN SUBJECT LAND; AND ANY QUESTION AS TO THE LOCATION OF SUCH CENTER THREAD, BED, BANK OR CHANNEL AS A LEGAL DESCRIPTION MONUMENT OR MARKER FOR PURPOSES OF DESCRIBING OR LOCATING SUBJECT LANDS.
10. HIGH LINE BEAVER DITCH AND RIGHT OF WAY THEREFOR OR AS DISCLOSED BY INSTRUMENT RECORDED SEPTEMBER 21, 1891 IN BOOK 73 AT PAGE 287.
11. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 30, 1901 IN BOOK 27 AT PAGE 509.
14. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 15, 1892 IN BOOK 6 AT PAGE 465.
12. C.E. LAUB DITCH AND RIGHT OF WAY THEREFOR AS DISCLOSED BY DEED RECORDED SEPTEMBER 20, 1898 IN BOOK 2 AT PAGE 196.
13. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 30, 1901 IN BOOK 27 AT PAGE 509.
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16. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 05, 1907 IN BOOK 49 AT PAGE 191.
17. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 05, 1907 IN BOOK 49 AT PAGE 191.
18. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MAY 14, 1920 IN BOOK 77 AT PAGE 505.
19. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 05, 1907 IN BOOK 49 AT PAGE 191.
20. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY DEED RECORDED DECEMBER 19, 1931 IN BOOK 174 AT PAGE 378.
21. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 02, 1932 IN BOOK 160 AT PAGE 215.
22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED RECORDED JUNE 22, 1933 IN BOOK 167 AT PAGE 567.
23. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 06, 1940 IN BOOK 160 AT PAGE 483.

24. RESERVATIONS AS STATED IN WARRANTY DEED RECORDED OCTOBER 15, 1946 IN BOOK 223 AT PAGE 130.
25. RESERVATIONS AS STATED IN DEED RECORDED AUGUST 6, 1959 IN BOOK 291 AT PAGE 410.
26. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN WARRANTY DEED RECORDED DECEMBER 11, 1968 IN BOOK 335 AT PAGE 83.
27. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN QUIT CLAIM DEED RECORDED JANUARY 27, 1972 IN BOOK 354 AT PAGE 598.
28. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY EASEMENT RECORDED AUGUST 08, 1979 IN BOOK 481 AT PAGE 146. THE SPECIFIC LOCATION OF SAID EASEMENT IS NOT DEFINED.
29. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ACCESS EASEMENT AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 908.
30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 909 AND RE-RECORDED MAY 23, 1997 IN BOOK 733 AT PAGE 293.
31. OBLIGATIONS OF MAINTENANCE AND MODIFICATIONS AS SET OUT IN UTILITY EASEMENT AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 911.
32. TERMS, CONDITIONS AND PROVISIONS OF PRE-ANNEXATION AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 916.
33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESIDENCE LEASE RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 917. NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
34. TERMS, CONDITIONS AND PROVISIONS OF REQUEST FOR MATERIALS AND COOPERATIVE AGREEMENT FOR DAMAGE PREVENTION FENCING RECORDED JUNE 15, 2006 AT RECEPTION NO. 639711.
35. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF RECORDING RECORDED SEPTEMBER 06, 2006 AT RECEPTION NO. 644203.
36. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650154.
- RELEASE OF A CERTAIN PLAT RESTRICTION AS SET FORTH IN INSTRUMENT RECORDED JANUARY 08, 2013 UNDER RECEPTION NO. 733425.
- QUIT CLAIM DEED FROM ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT TO ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP RECORDED OCTOBER 7, 2019 UNDER RECEPTION NO. 803738.
37. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 29, 2006, UNDER RECEPTION NO. 650155, AND AS AMENDED IN INSTRUMENT RECORDED JULY 18, 2007, UNDER RECEPTION NO. 660742 AND AMENDED IN INSTRUMENT RECORDED JANUARY 6, 2017 UNDER RECEPTION NO. 775982.
38. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF PRIVATE DRIVEWAY EASEMENT RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650160.
39. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF PRIVATE DRIVEWAY EASEMENT RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650161.
40. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF PRIVATE DRIVEWAY EASEMENT RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650162.
41. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF PRIVATE DRIVEWAY EASEMENT RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650163.
42. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF PRIVATE DRIVEWAY EASEMENT RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650164.
43. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF PRIVATE DRIVEWAY EASEMENT RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650166.
44. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WILDLIFE MITIGATION PLAN RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650167, AND AMENDMENT RECORDED MAY 22, 2018 UNDER RECEPTION NO. 790134.
45. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEED OF DEDICATION RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650168.
46. TERMS, CONDITIONS AND PROVISIONS OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2006 AT RECEPTION NO. 650169 AND AMENDED JULY 25, 2008 UNDER RECEPTION NO. 677072 AND AMENDED IN INSTRUMENT APRIL 8, 2009 UNDER RECEPTION NO. 685617 AND AMENDED IN INSTRUMENT MAY 22, 2018 UNDER RECEPTION NO. 790133.
47. TERMS, CONDITIONS AND PROVISIONS OF FINDINGS, ORDER AND DECREE CREATING THE ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT RECORDED JANUARY 04, 2007 AT RECEPTION NO. 650357.
48. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL DECLARATION OF COVENANT REGARDING CONSTRUCTION TRAFFIC FOR ALPINE MOUNTAIN RANCH RECORDED JUNE 21, 2007 AT RECEPTION 659202.
49. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED JUNE 21, 2007 AT RECEPTION NO. 659204.
50. TERMS, CONDITIONS AND PROVISIONS OF OUT OF DISTRICT WATER SERVICE AGREEMENT RECORDED JUNE 21, 2007 AT RECEPTION NO. 659205.
51. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE OF CONTRACT TO PURCHASE PROPERTY RECORDED DECEMBER 04, 2007 UNDER RECEPTION NO. 667571.
52. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED FEBRUARY 15, 2008 UNDER RECEPTION NO. 670599.
53. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION AMENDMENT NO. 1 RECORDED JULY 25, 2008 UNDER RECEPTION NO. 677071.
54. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED JULY 25, 2008 UNDER RECEPTION NO. 677073.
55. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED APRIL 08, 2009 UNDER RECEPTION NO. 685615.
56. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 RECORDED APRIL 08, 2009 UNDER RECEPTION NO. 685616, AND AFFIDAVIT OF CORRECTION RECORDED DECEMBER 8, 2009 UNDER RECEPTION NO. 694074. RESOLUTION OF VACATION AS TO CERTAIN UTILITY EASEMENTS RECORDED JUNE 11, 2020 UNDER RECEPTION NO. 810330.
57. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROUTT COUNTY SUBDIVISION IMPROVEMENTS AGREEMENT ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED APRIL 08, 2009 UNDER RECEPTION NO. 685618.
58. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 14, 2011 UNDER RECEPTION NO. 709287.
59. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SPECIAL IMPROVEMENT DISTRICT NO. 1 IN THE ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 23, 2011, UNDER RECEPTION NO. 709596 AND JUNE 10, 2016 UNDER RECEPTION NO. 769207.
60. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS WATER RIGHTS SET FORTH IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 25, 2013 UNDER RECEPTION NO. 744167.
61. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 03, 2014, UNDER RECEPTION NO. 753202.
62. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF TRAIL AND PATHWAY EASEMENT RECORDED APRIL 25, 2019 UNDER RECEPTION NO. 798805.
63. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICES OF CONTRACT TO PURCHASE PROPERTY, AS TO CERTAIN UNDIVIDED INTERESTS RECORDED MARCH 02, 2020 UNDER RECEPTION NO. 807795, SEPTEMBER 24, 2020 UNDER RECEPTION NO. 814258 AND OCTOBER 05, 2020 UNDER RECEPTION NO. 814790.
64. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 5 RECORDED JUNE 11, 2020 UNDER RECEPTION NO. 810331.

File # 14503 SP 3509



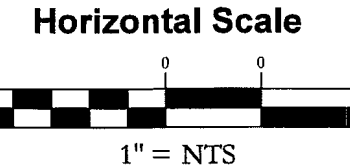


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**ALPINE MOUNTAIN RANCH
L.P.S.E. - AMENDMENT NO. 6**



Horizontal Scale
1" = NTS
Contour Interval = 2 ft

DATE: 5-21-2021
JOB #: 1147-001
DRAWN BY: WJM
DESIGN BY: TL
REVIEW BY:

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FINAL PLAT

DRAWING: SHEET # **2**

RECEPTION#: 825577, 06/07/2021 at 10:26:46 AM, 2 of 8, Kim Bonner, Routt County, CO



SHEET 5

ALPINE MOUNTAIN RANCH
LAND PRESERVATION SUBDIVISION EXEMPTION
AMENDMENT NO. 6
900.81 ACRES

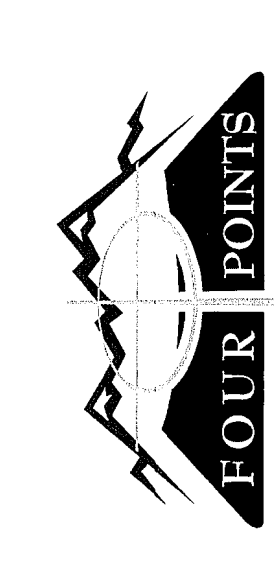
SHEET 6

SHEET 8

SHEET 7

File # 14503

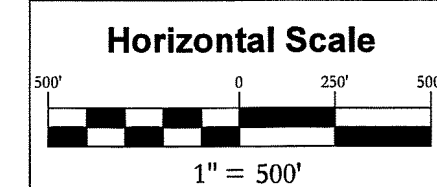
SP3509



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No.	DATE	REVISIONS	INT

ALPINE MOUNTAIN RANCH L.P.S.E. - AMENDMENT NO. 6



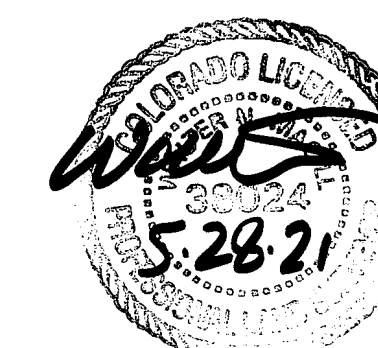
Contour Interval = 2 ft
DATE: 5-21-2021
JOB #: 1147-001
DRAWN BY: WNM
DESIGN BY: TL
REVIEW BY:

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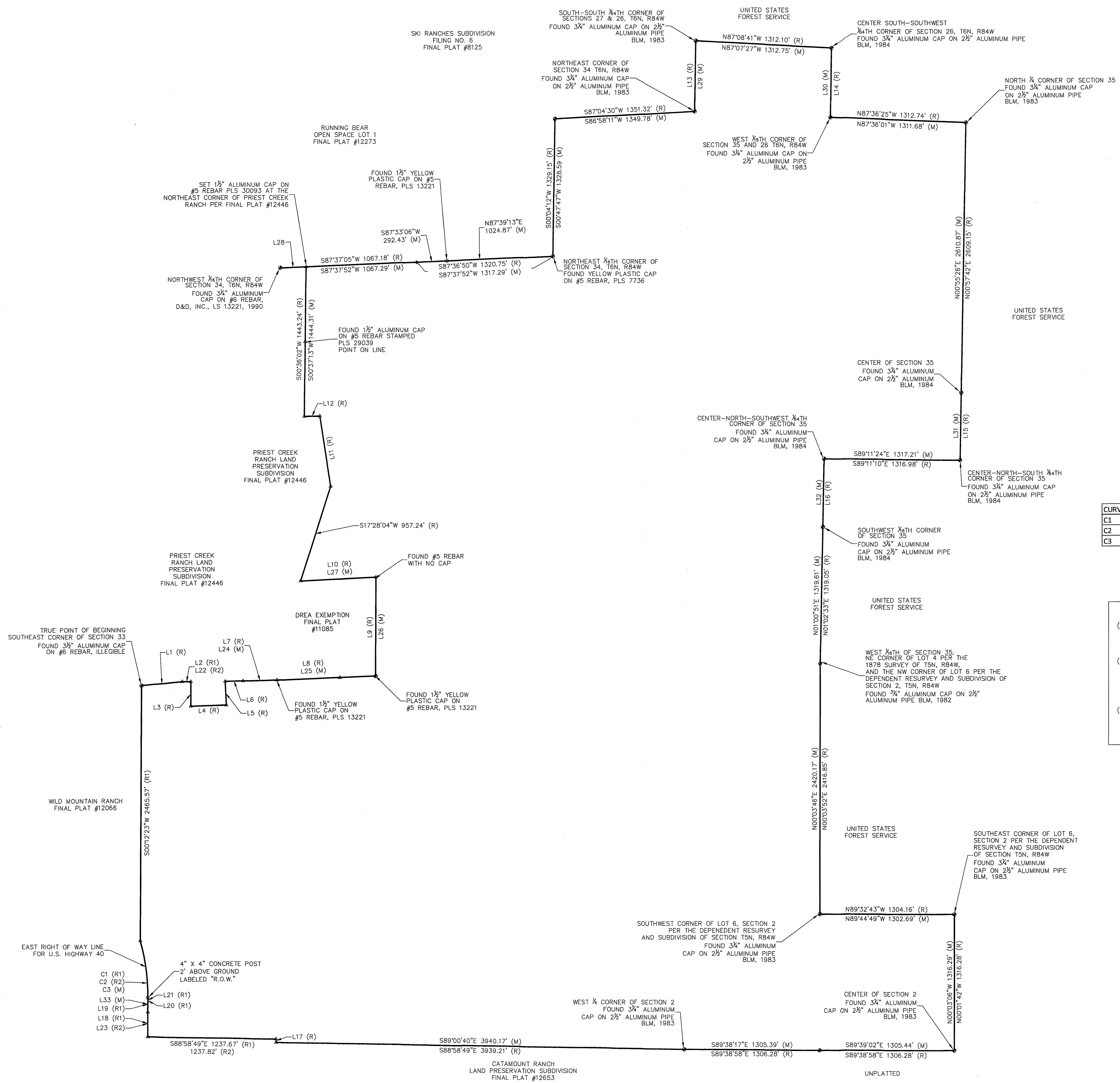
FINAL PLAT

DRAWING:
SHEET #

3



RECEPTION#: 825577, 06/07/2021 at 10:26:46 AM, 3 of 8, Kim Bonner, Routt County, CO



LINE	R	LENGTH	BEARING
L1	R	395.76	S84°24'28"W
L2	(R1)	81.08	N89°52'01"W
L3	R	236.46	N00°01'02"W
L4	R	343.87	S88°26'42"W
L5	R	228.15	S02°43'11"E
L6	R	171.78	S88°31'07"W
L7	R	327.77	S88°31'07"W
L8	R	950.00	S87°43'12"W
L9	R	950.00	S00°22'09"W
L10	R	728.76	N87°43'12"E
L11	R	686.42	S08°45'39"E
L12	R	149.67	N89°25'33"E
L13	R	680.69	S00°58'47"W
L14	R	670.13	N00°53'56"E
L15	R	652.29	N00°57'42"E
L16	R	659.53	N01°02'33"E
L17	R	33.00	S00°06'55"W
L18	(R1)	239.34	S00°14'53"W
L19	(R1)	137.31	S00°54'23"W
L20	(R1)	1.58	S89°05'37"E
L21	(R1)	7.27	S00°14'53"W
L22	(R2)	81.09	N89°52'01"W
L23	(R2)	380.33	S00°06'09"E
L24	(M)	327.90	S88°27'48"W
L25	(M)	950.99	S87°43'42"W
L26	(M)	954.83	S00°12'41"W
L27	(M)	727.49	N87°19'01"E
L28	(M)	250.00	N87°37'52"E
L29	(M)	682.06	S00°44'53"W
L30	(M)	670.20	N00°43'23"E
L31	(M)	652.72	N00°55'28"E
L32	(M)	658.88	N01°01'21"E
L33	(M)	140.06	S00°25'46"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	548.4	1970.00	15°56'59"	275.98	546.63	N07°43'14"W
C2	527.29	1971.35	15°19'31"	265.23	525.72	N07°45'55"W
C3	552.71	1970.00	16°04'30"	278.18	550.91	N07°29'05"W

(R) RECORD BEARING AND DISTANCE PER A.L.T.A. PERFORMED BY D & D, INC. AS PROJECT 2152-13

(R1) RECORD BEARING AND DISTANCE PER LEGAL DESCRIPTION BASED UPON TRANSPORTATION TITLE INSURANCE COMPANY TITLE COMMITMENT NO. INSS0003995, AND FINAL PLAT FILED AT 13686.

(M) SURVEYED BEARING AND DISTANCE BETWEEN FOUND MONUMENTS INDICATED HEREON AND FINAL PLAT FILED AT 13686.

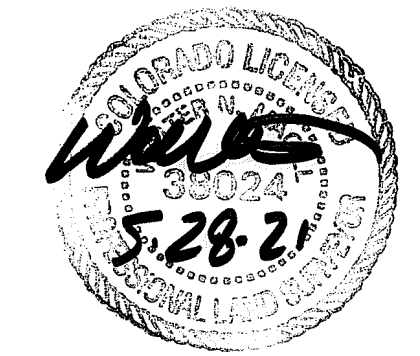
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**ALPINE MOUNTAIN RANCH
L.P.S.E. - AMENDMENT NO. 6**

FINAL PLAT

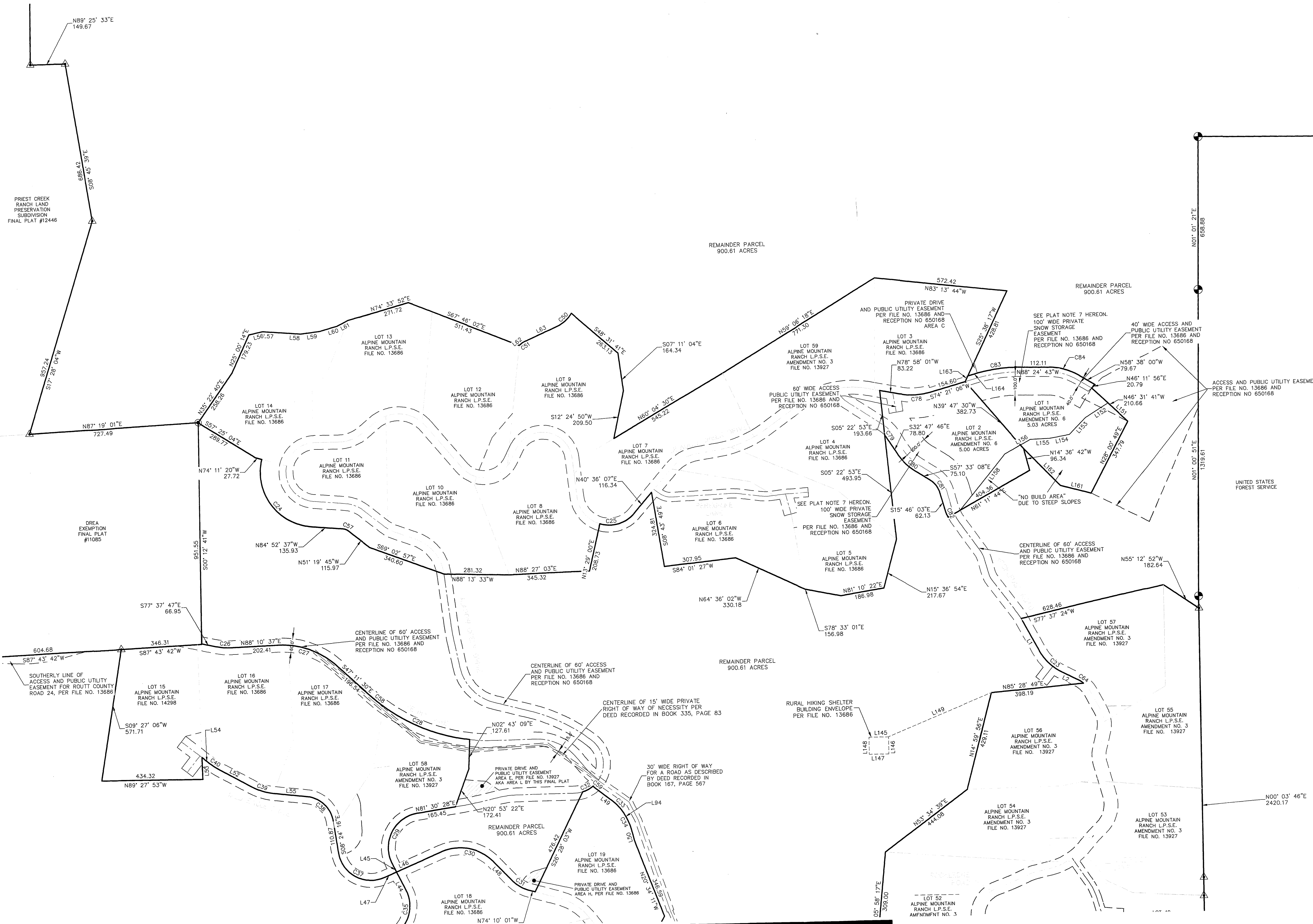
DRAWING: SHEET # **4**

File # 14503 SP3509



RECEPTION#: 825577, 06/07/2021 at 10:26:46 AM, 4 of 8, Kim Bonner, Routt County, CO

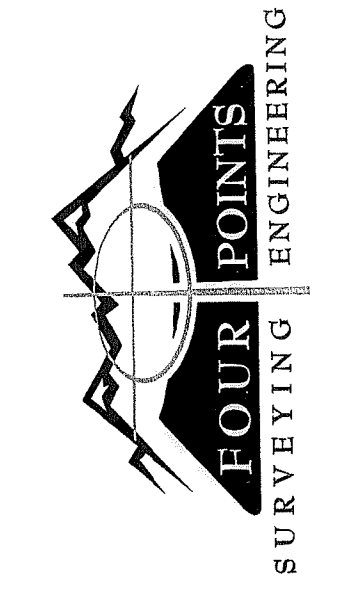
MATCHLINE SHEET 5



MATCHLINE SHEET 8

MATCHLINE SHEET 7

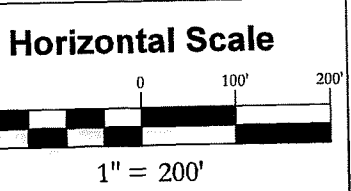
File # 14503 SP3509



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NO.	DATE	REVISIONS

ALPINE MOUNTAIN RANCH
L.P.S.E. - AMENDMENT NO. 6



Contour Interval = n/a
DATE: 5-21-2021
JOB #: 1147-001
DRAWN BY: WMM
DESIGN BY: TL
REVIEW BY:

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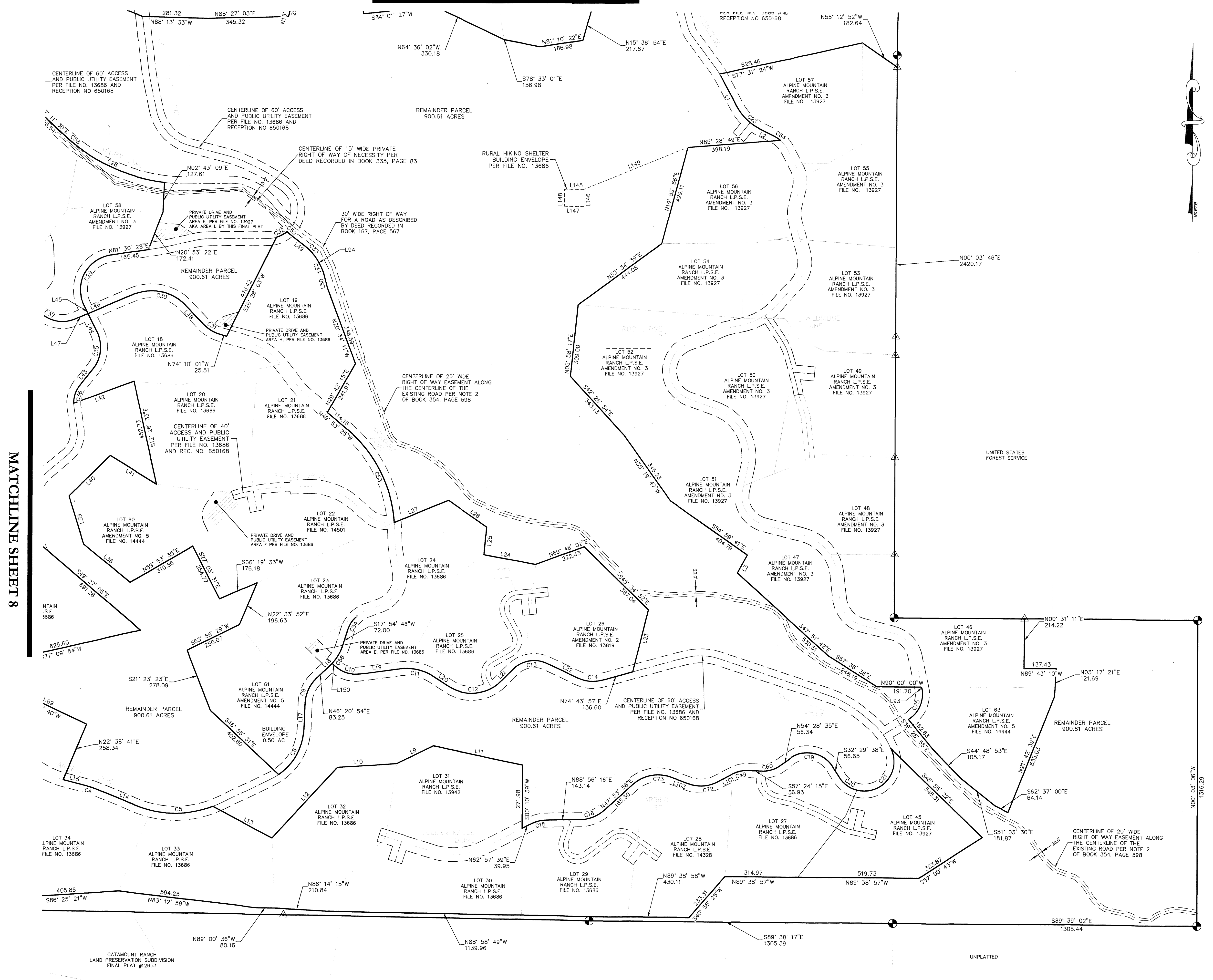
FINAL PLAT

DRAWING:
SHEET #
6



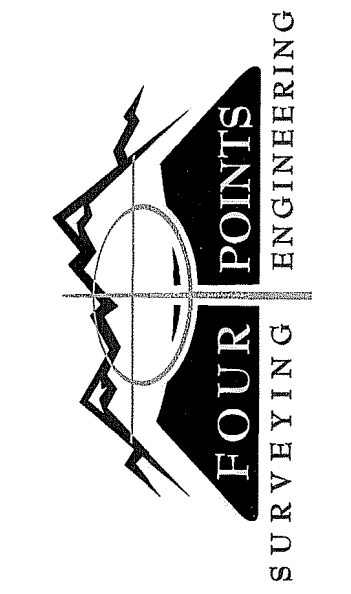
RECEPTION#: 825577, 06/07/2021 at 10:26:46 AM, 6 of 8, Kim Bonner, Routt County, CO

MATCHLINE SHEET 5



MATCHLINE SHEET 8

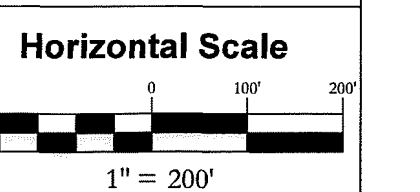
File #14503 SP3509



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NO.	DATE	REVISIONS

ALPINE MOUNTAIN RANCH
L.P.S.E. - AMENDMENT NO. 6



Contour Interval = n/a
DATE: 5-20-2021
JOB #: 1147-001
DRAWN BY: WNM
DESIGN BY: TL
REVIEW BY:

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FINAL PLAT

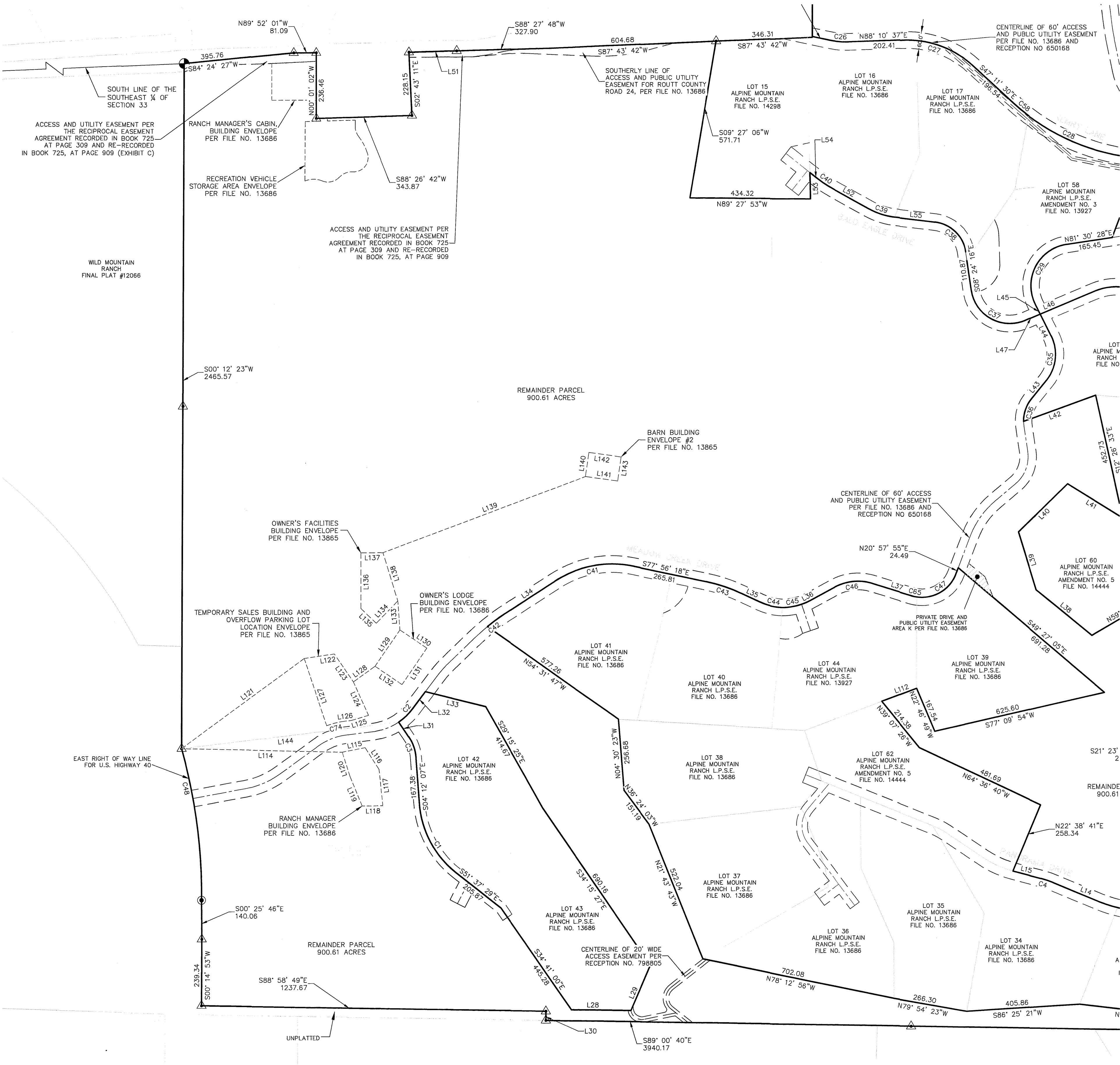
SHEET #

7



RECEPTION#: 825577, 06/07/2021 at 10:26:46 AM, 7 of 8, Kim Bonner, Routt County, CO

MATCHLINE SHEET 6



MATCHLINE SHEET 7

Line #	Length	Direction
L1	148.38	N28° 10' 28"W
L2	72.27	N63° 13' 46"W
L3	88.06	S28° 46' 37"W
L9	176.12	N64° 05' 14"E
L10	255.44	N86° 12' 02"E
L11	391.28	S77° 54' 01"E
L12	413.04	N42° 37' 35"E
L13	287.48	S62° 04' 19"E
L14	179.24	S67° 24' 28"E
L15	103.86	S75° 04' 34"E
L17	114.26	N2° 23' 11"E
L18	83.25	N46° 20' 54"E
L19	179.51	N82° 28' 59"E
L20	87.05	S57° 26' 04"E
L21	79.84	N45° 48' 16"E
L22	149.38	S65° 07' 32"E
L23	274.92	S13° 54' 51"W
L24	225.64	S79° 22' 44"E
L25	119.16	S5° 20' 06"W
L26	200.42	S55° 03' 42"E
L27	253.04	N67° 33' 07"E
L28	214.05	S88° 58' 49"E
L29	176.64	N23° 05' 12"E
L30	33.00	S0° 06' 55"W
L31	63.58	S34° 23' 26"E
L32	80.66	S36° 55' 23"W
L33	223.59	N75° 51' 26"W
L34	212.67	N56° 53' 27"E
L35	73.02	S64° 58' 57"E
L36	101.52	N61° 41' 31"E
L37	146.44	S72° 41' 22"E
L38	258.52	S50° 30' 55"E
L39	217.35	S17° 01' 48"E

Line #	Length	Direction
L40	247.39	S45° 30' 53"W
L41	233.52	N58° 08' 39"W
L42	275.90	S69° 56' 40"W
L43	85.31	N38° 45' 27"E
L44	87.46	N26° 21' 17"W
L45	39.99	N26° 21' 17"W
L46	211.72	N67° 04' 11"E
L47	59.23	N67° 04' 11"E
L48	114.03	N43° 42' 05"W
L49	65.47	N52° 12' 32"W
L50	54.57	N14° 34' 26"W
L51	171.78	S88° 31' 07"W
L52	148.25	S60° 48' 19"E
L53	94.97	N1° 12' 40"W
L54	36.53	S51° 28' 23"E
L55	145.55	S83° 09' 17"E
L56	59.28	S77° 17' 02"W
L57	70.42	N84° 57' 39"W
L58	93.21	N84° 55' 26"W
L59	85.21	S83° 03' 06"W
L60	77.08	S74° 29' 09"W
L61	51.95	S63° 27' 02"W
L62	7.16	N53° 23' 45"E
L63	146.35	N66° 09' 14"E
L93	5.14	N12° 09' 05"W
L94	10.59	N28° 33' 50"W
L101	77.48	S62° 27' 20"W
L103	83.43	N70° 04' 08"W
L112	430.03	S69° 22' 23"W
L114	577.71	N88° 37' 38"W
L115	83.91	N78° 38' 33"E
L116	92.71	S32° 16' 25"E
L117	132.29	S6° 13' 17"E

Line #	Length	Direction
L118	74.65	N89° 58' 08"W
L119	114.58	N22° 13' 43"W
L120	91.68	N17° 51' 06"W
L121	546.95	N53° 40' 19"E
L122	109.75	S81° 40' 05"W
L123	121.53	N34° 14' 25"W
L124	132.22	N24° 09' 49"W
L125	63.48	N73° 17' 48"E
L126	28.41	N82° 49' 34"E
L127	255.56	S18° 26' 18"E
L128	95.41	N54° 11' 25"E
L129	158.30	N34° 40' 48"E
L130	116.62	S55° 50' 05"E
L131	158.29	S34° 09' 55"W
L132	118.04	N55° 50' 05"W
L133	104.75	N4° 13' 37"W
L134	111.54	N44° 09' 40"E
L135	76.66	S45° 50' 20"E
L136	200.29	S0° 00' 00"E
L137	79.59	N90° 00' 00"W
L138	181.61	S17° 00' 16"E
L139	776.82	N69° 27' 07"E
L140	88.00	N8° 07' 47"E
L141	116.70	S81° 52' 13"E
L142	116.70	N81° 52' 13"W
L143	88.00	N8° 07' 47"E
L144	786.07	S83° 09' 48"W
L145	84.00	N90° 00' 00"W
L146	74.00	N0° 00' 00"E
L147	84.00	N90° 00' 00"E
L148	74.00	S0° 00' 00"E
L149	481.51	N67° 49' 43"E
L150	18.88	S47° 05' 45"E

Line #	Length	Direction
L151	115.80	S46° 31' 41"E
L152	114.81	S57° 55' 23"W
L153	100.76	S45° 00' 48"W
L154	82.48	S80° 03' 14"W
L155	86.99	S88° 07' 23"W
L156	126.94	S61° 08' 38"W
L158	307.73	S39° 33' 17"W
L161	136.80	S74° 52' 29"E
L162	224.53	S43° 43' 19"E
L163	26.62	S25° 38' 17"W
L164	42.28	S74° 39' 12"W

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FINAL PLAT

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File 14503 SP3509

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