

ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION

A PARCEL OF LAND LOCATED IN SECTIONS 26, 34 AND 35, T6N, R84W AND IN SECTIONS 2 AND 3, T5N, R84W OF THE 6TH P.M., ROUTT COUNTY, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

BE IT HEREBY MADE KNOWN, THAT ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, L.L.P., 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 AND IN SECTIONS 2 AND 3, TOWNSHIP 5 NORTH, RANGE 84 WEST, 6TH P.M., ROUTT COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

A PARCEL OF LAND LOCATED IN THE S1/2SW1/4, NE1/4SW1/4, SE1/4NW1/4, S1/2NE1/4, SE1/4, NE1/4NE1/4 OF SECTION 34, NW1/4, W1/2SW1/4, N1/2NE1/4SW1/4 OF SECTION 35, S1/2SW1/4SW1/4 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., AND IN LOT 4 AND THE S1/2NW1/4 OF SECTION 2, LOTS 1 THROUGH 4, S1/2NE1/4 AND THE S1/2NW1/4 OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH P.M. BEGINNING AT THE NW CORNER OF SECTION 3;

THENCE S 00'12'23" W, 2465.57 FEET ALONG THE WEST LINE OF LOT 4 AND THE WEST LINE OF THE SW1/4NW1/4 OF SECTION 3 TO A CURVE ON THE EASTERLY BOUNDARY LINE OF US HIGHWAY NO. 40 FROM WHICH THE RADIUS POINT BEARS S 74°18'17" W, 1970.00 FEET. SAID EASTERLY BOUNDARY LINE BEING AS DESCRIBED BY DEED AS FILED IN BOOK 243 AT PAGE 122;

THENCE ALONG SAID EASTERLY BOUNDARY LINE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 548.40 FEET, WITH A CENTRAL ANGLE OF 15°56'59", AND WHOSE CHORD BEARS S 07°43'14" E, 546.63 FEET;

THENCE S 00'14'53" W, 7.27 FEET ALONG SAID EASTERLY BOUNDARY LINE TO A NORTH BOUNDARY LINE OF US HIGHWAY NO. 40 AS DESCRIBED BY DEED RECORDED IN BOOK 176 AT PAGE 162;

THENCE S 89°05'37" E, 1.58 FEET ALONG SAID NORTH BOUNDARY LINE;

THENCE S 00°54'23" W, 137.31 FEET ALONG AN EAST BOUNDARY LINE OF SAID US HIGHWAY NO. 40 (BOOK 176 AT PAGE 162) TO ITS INTERSECTION WITH AN EAST BOUNDARY LINE FOR US HIGHWAY NO. 40 AS DESCRIBED BY DEED AS FILED IN BOOK 243 AT PAGE 122;

THENCE S 00'14'53" W, 239.34 FEET ALONG SAID EAST BOUNDARY LINE TO THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN BOOK 43 AT PAGE 295;

THENCE S 88°58'49" E, 1237.67 FEET ALONG SAID NORTH LINE TO THE NE CORNER OF SAID TRACT OF LAND;

THENCE S 00°06'55" W, 33.00 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND TO THE SE CORNER OF SAID TRACT AND TO THE SOUTH LINE OF THE NW1/4 OF SECTION 3;

THENCE S 88°58'49" E, 3939.21 FEET ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 3 TO THE W1/4 CORNER OF SECTION 2;

THENCE S 89°38'58" E, 2612.56 FEET ALONG THE SOUTH LINE OF THE S1/2NW1/4 OF SECTION 2 TO THE CENTER OF SAID SECTION 2;

THENCE N 00°01'42" W, 1316.28 FEET ALONG THE EAST LINE OF THE SE1/4NW1/4 TO THE NE CORNER OF SAID SE1/4NW1/4. SAID CORNER BEING ALSO THE SE CORNER OF LOT 6 OF SAID SECTION 2;

THENCE N 89°32'43" W, 1304.16 FEET ALONG THE NORTH LINE OF SAID SE1/4NW1/4 AND ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SE CORNER OF LOT 4 OF SAID SECTION 2;

THENCE N 00°03'52" E, 2416.85 FEET ALONG THE EAST LINE OF SAID LOT 4 TO THE NE CORNER OF SAID LOT 4;

THENCE N 01°02'33" E, 1319.05 FEET ALONG THE EAST LINE OF THE SW1/4SW1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 84 WEST TO THE NE CORNER OF SAID SW1/4SW1/4;

THENCE N 01°02'33" E, 659.53 FEET ALONG THE EAST LINE OF THE S1/2NW1/4SW1/4 TO THE NE CORNER OF SAID S1/2NW1/4SW1/4;

THENCE S 89°11'10" E 1316.98 FEET ALONG THE SOUTH LINE OF THE N1/2NE1/4SW1/4 TO THE SE CORNER OF SAID N1/2NE1/4SW1/4;

THENCE N 00°57'42" E, 652.29 FEET ALONG THE EAST LINE OF SAID N1/2NE1/4SW1/4 TO THE CENTER OF SAID SECTION 35;

THENCE N 00°57'42" E, 2609.15 FEET ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 35 TO THE N1/4 CORNER OF SAID SECTION 35;

THENCE N 87°36'25" W, 1312.74 FEET ALONG THE NORTH LINE OF THE NE1/4NW1/4 OF SAID SECTION 35 TO THE SE CORNER OF THE S1/2SW1/4SW1/4 OF SECTION 26;

THENCE N 00°53'56" E, 670.13 FEET ALONG THE EAST LINE OF SAID S1/2SW1/4SW1/4 TO THE NE CORNER OF SAID S1/2SW1/4SW1/4;

THENCE N 87°08'41" W, 1312.10 FEET ALONG THE NORTH LINE OF SAID S1/2SW1/4SW1/4 TO THE NW CORNER OF SAID S1/2SW1/4SW1/4;

THENCE S 00°58'47" W, 680.69 FEET ALONG THE WEST LINE OF SAID S1/2SW1/4SW1/4 TO THE NE CORNER OF SECTION 34;

THENCE S 87°04'30" W, 1351.32 FEET ALONG THE NORTH LINE OF THE NE1/4NE1/4 OF SAID SECTION 34 TO THE NW CORNER OF SAID NE1/4NE1/4;

THENCE S 00°40'12" W, 1329.15 FEET ALONG THE WEST LINE OF SAID NE1/4NE1/4 TO THE SW CORNER OF SAID NE1/4NE1/4;

THENCE S 87°36'50" W, 1320.75 FEET ALONG THE NORTH LINE OF THE SW1/4NE1/4 TO THE NW CORNER OF SAID SW1/4NE1/4;

THENCE S 87°37'05" W, 1067.18 FEET ALONG THE NORTH LINE OF THE SE1/4NW1/4 TO THE NE CORNER OF PRIEST CREEK RANCH, A SUBDIVISION AS FILED BY PLAT APPEARING AT FILE NO. 12446;

THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PRIEST CREEK RANCH THE FOLLOWING FOUR (4) CALLS:

1. THENCE S 00°36'02" W, 1443.24 FEET;
2. THENCE N 89°25'33" E, 149.67 FEET;
3. THENCE S 08°45'39" E, 686.42 FEET;
4. THENCE S 17°28'04" W, 957.24 FEET TO THE NORTH LINE OF DREA EXEMPTION, A SUBDIVISION AS FILED BY PLAT APPEARING AT FILE NO. 11085;

THENCE N 87°43'12" E, 728.76 FEET ALONG SAID NORTH LINE TO THE NE CORNER OF SAID DREA EXEMPTION;

THENCE S 00°22'09" W, 950.00 FEET ALONG THE EAST LINE OF SAID DREA EXEMPTION TO THE SE CORNER OF SAID DREA EXEMPTION;

THENCE S 87°43'12" W, 950.00 FEET ALONG THE SOUTH LINE SAID DREA EXEMPTION TO THE SW CORNER OF SAID DREA EXEMPTION. SAID CORNER BEING ALSO THE SE CORNER OF THE ABOVE SAID PRIEST CREEK RANCH;

THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PRIEST CREEK RANCH THE FOLLOWING SEVEN (7) CALLS:

1. THENCE S 88°31'07" W, 327.77 FEET;
2. THENCE S 88°31'07" W, 171.78 FEET;
3. THENCE S 02°43'11" E, 228.15 FEET;
4. THENCE S 88°26'42" W, 343.87 FEET;
5. THENCE N 00°01'02" W, 236.46 FEET;
6. THENCE N 89°52'01" W, 81.08 FEET;
7. THENCE S 84°24'28" W, 595.76 FEET TO THE POINT OF BEGINNING CONTAINING 1216.04 ACRES MORE OR LESS.

EXCEPT THAT CERTAIN 30.0 FOOT WIDE LANE FOR A RIGHT-OF-WAY FOR A ROAD AS DESCRIBED BY DEED RECORDED IN BOOK 167 AT PAGE 567.

BEARINGS ARE BASED UPON THE MONUMENTED SOUTH LINE OF THE SE1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 84 WEST BEING N 87°46'11" E. SAID MONUMENTS BEING A 2 1/2 INCH ALUMINUM PIPE WITH A 3 1/4 INCH ALUMINUM CAP AFFIXED AND STAMPED LS 23521 SET AT THE S1/4 CORNER, SECTION 33 AND A 2 INCH ALUMINUM PIPE WITH A 3 1/4 INCH ILLEGIBLE ALUMINUM CAP AFFIXED FOR THE SE CORNER OF SECTION 33.

IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON.

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

IN WITNESS WHEREOF, THE SAID ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, HAS CAUSED ITS NAME TO BE HERETOON SUBSCRIBED THIS 20th DAY OF December, 2006.

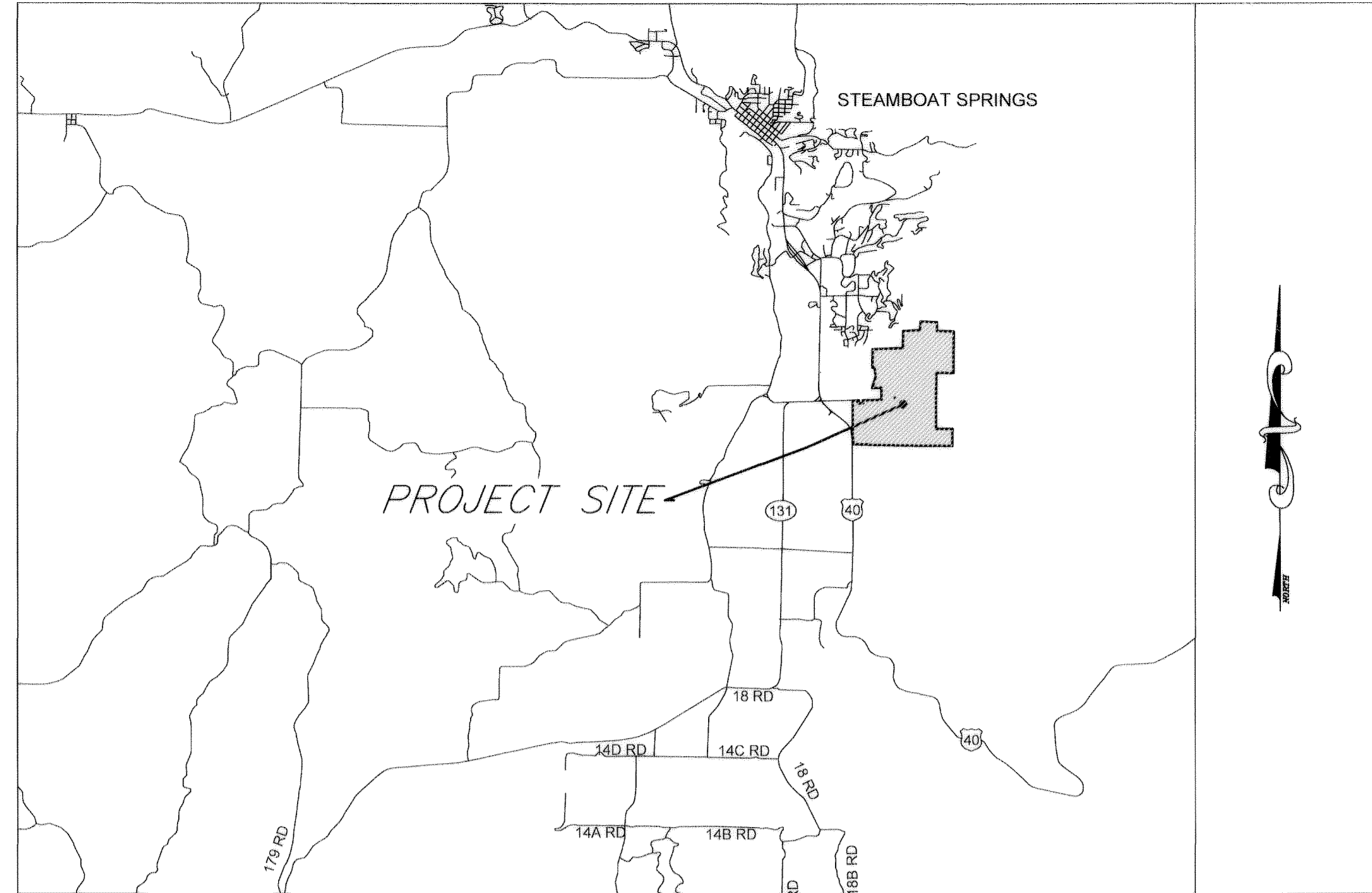
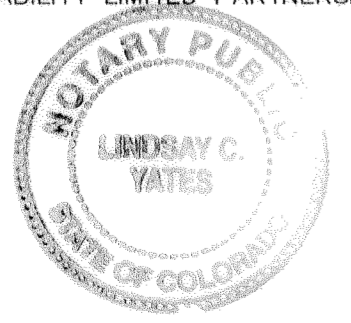
ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP
BY: STEAMBOAT ALPINE DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, GENERAL PARTNER
BY: Andrew P. Daly
ANDREW P. DALY, MANAGER

STATE OF COLORADO)
COUNTY OF ROUTT) SS.

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF Dec, A.D. 2006 BY ANDREW P. DALY AS MANAGER OF STEAMBOAT ALPINE DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, GENERAL PARTNER OF ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: June 1, 2008

Lawrence C. Yates
NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

PLAT SHEET INDEX

- 1 COVER PAGE
- 2 PLAT NOTES, KEY MAP
- 3 OVERALL BOUNDARY MAP
- 4 LOTS 1"-200' (1 OF 3)
- 5 LOTS 1"-200' (2 OF 3)
- 6 LOTS 1"-200' (3 OF 3)
- 7 ROADWAY EASEMENT DETAIL
- 8 CURVE AND LINE TABLES

SURVEYOR'S CERTIFICATE

I, GREG J. ELDRIDGE, 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 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. ALUMINUM PINS/BRASS OR PLAS TICLE MARKERS WERE SET/FOUND ON ALL BOUNDARY CORNERS.

DATED THIS 19th DAY OF DECEMBER, 2006

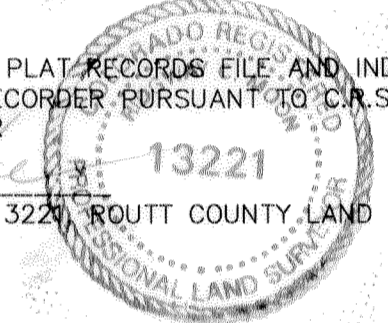
GREG J. ELDRIDGE, PLS 30093



ROUTT COUNTY SURVEYOR'S ACCEPTANCE

THIS PLAT WAS INDEXED AS FILE SP 1739 IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

ROUTT COUNTY SURVEYOR
Ridgway C. Moon
RIDGWAY C. MOON, LS 13221, ROUTT COUNTY LAND SURVEYOR



File 13686

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 SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. 617226, ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON AND HEREBY SUBORDINATES THE INTERESTS OF THE UNDERSIGNED EXISTING BY VIRTUE OF SAID TRUST DEED TO THE SUBDIVISION, CONVEYANCES AND DEDICATIONS SHOWN HEREON.

U.S. BANK NATIONAL ASSOCIATION

BY: Jerry B. Rahn TITLE Senior Vice President
STATE OF OHIO
COUNTY OF Hamilton

JERRY B. RAHN, Attorney at Law
Biology Public, State of Ohio
My Commission Expires on expiration date:
Expires: 10/03 P.C.

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF December, A.D. 2006 BY Jerry B. Rahn AS Senior Vice President OF U.S. BANK NATIONAL ASSOCIATION
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

Jerry B. Rahn
NOTARY PUBLIC



JEANNE WHIDDON

BY: Jeanne Whiddon
TITLE: PUBLIC TRUSTEE

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF Dec, A.D. 2006 BY JEANNE WHIDDON AS PUBLIC TRUSTEE OF ROUTT COUNTY, COLORADO.
Kay Weiland by Kim Barnes, Dep
KAY WEINLAND - ROUTT COUNTY CLERK AND RECORDER



ATTORNEY'S OPINION

I, ROBERT G. WEISS, BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED TRANSNATION TITLE INSURANCE COMMITMENT NO. INSS0003995 EFFECTIVE AUGUST 11, 2006 AND THE DEED RECORDED AT RECEPTION NO. 657142 AND BASED UPON SAID TITLE COMMITMENT AND SAID DEED, IT IS MY OPINION THAT TITLE TO ALL LANDS SHOWN HEREON IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES, PATENT RESERVATIONS, TRAVERSE AND RIGHT OF WAY FOR DITCHES, EASEMENTS AND ENROACHMENTS OF RECORD AND APPARENT, RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS OF RECORD; AND THE DEED OF TRUST SUBORDINATED HEREIN.

DATED THIS 20th DAY OF December, 2006.

Robert G. Weiss
ROBERT G. WEISS, ATTORNEY-AT-LAW

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 PROVISIONS OF THE ROUTT COUNTY ZONING OR SUBDIVISION REGULATIONS.
- B. THE ACCESS EASEMENTS SHOWN HEREON HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE COUNTY.
- C. THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE PLOTS OR PARCELS SHOWN HEREON HAS NOT BEEN ESTABLISHED.
- D. EASEMENTS AS DEDICATED TO AND FOR PUBLIC USE HEREON ARE HEREBY ACCEPTED.

DATED THIS 19th DAY OF DECEMBER, 2006

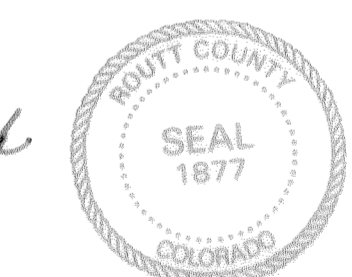
BY: Douglas B. Menger
DOUGLAS B. MENGER, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS, ROUTT COUNTY, COLORADO

ATTEST:
Kay Weiland
COUNTY CLERK AND RECORDER

ROUTT COUNTY PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF ROUTT COUNTY, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AT THE MEETING OF SAID COMMISSION HELD ON THIS 1ST DAY OF JUNE, A.D., 2006.

Donald J. Alpert
DONALD J. ALPERTI, CHAIRMAN



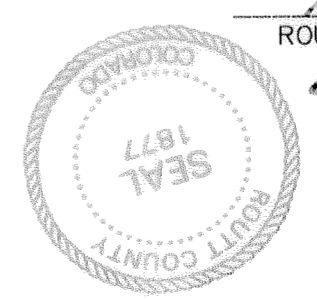
CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS 20th DAY OF Dec, A.D. 2006.

RECEPTION NUMBER 650154 TIME 12:28 PM FILE NUMBER 13686

Kay Weiland
ROUTT COUNTY CLERK AND RECORDER SP 1739

BY: Judy Weigand
Deputy Clerk



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.

NO.	DATE	REVISIONS	INT
3	12-12-06	COUNTY COMMENTS	JMB
2	11-03-06	WEISS COMMENTS	JMB
1	9-8-06	COUNTY COMMENTS	JMB

Alpine Mountain Ranch at
Steamboat Springs, L.L.P.
Routt County, CO

**Alpine Mountain Ranch
Land Preservation
Subdivision Exemption**

DATE: 7-27-06 DGN. BY: JMB
JOB NO. 1592-006 DWN. BY: JMB
DWG. NO. 1592-006-Plat-Cover1 SURV. BY: LCI



141 9th Street, P.O. Box 774943
Steamboat Springs, Colorado 80477
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SHEET NO.

1
OF 8

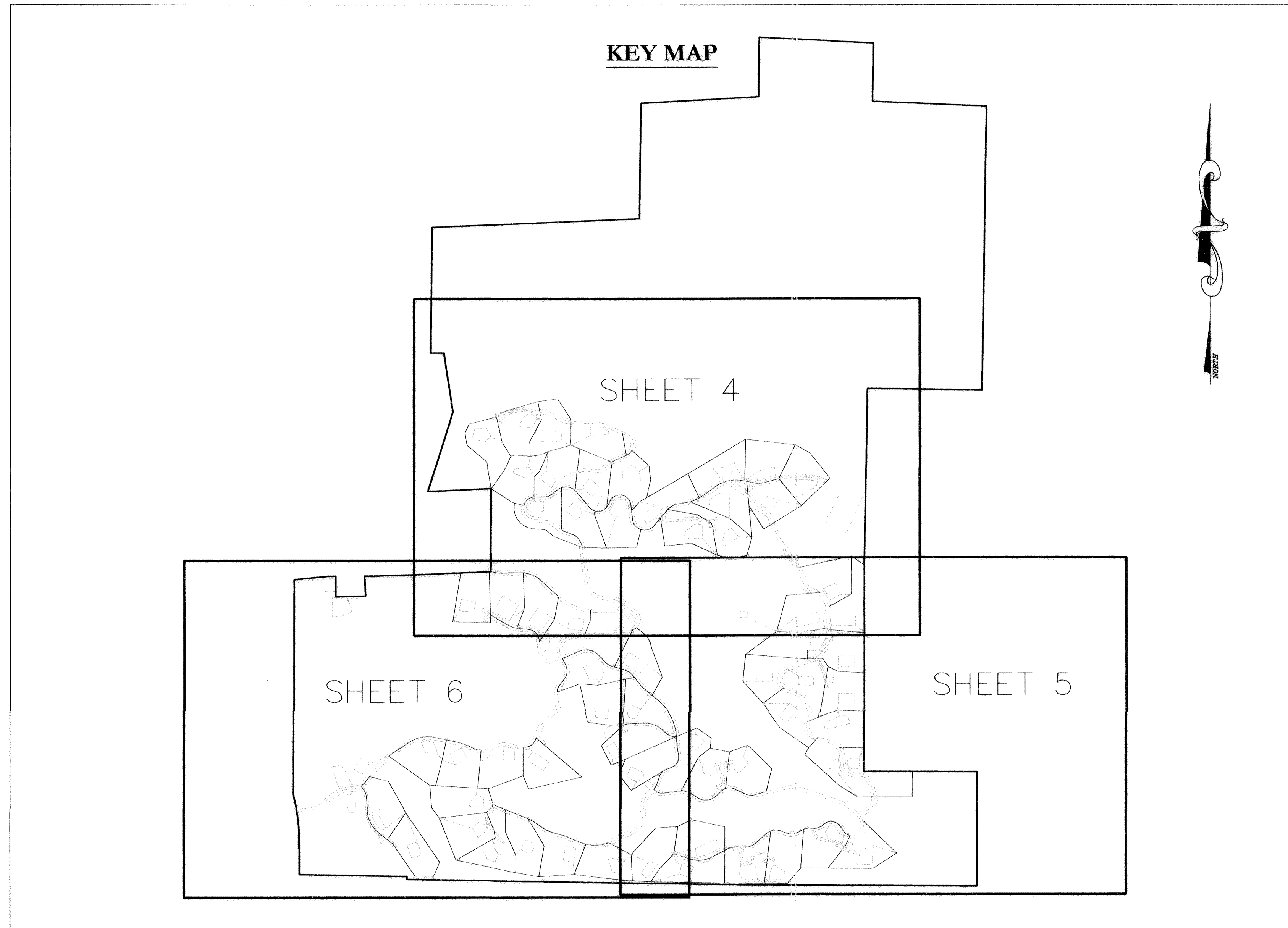
File 13686

SP 1739

Pg 1 of 8

PLAT NOTES

1. 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 ¼ OF SECTION 33, T6N, R84W FROM THE SOUTH ¼ CORNER OF SECTION 33 AS MONUMENTED BY A FOUND 3/8" ALUMINUM CAP ON A 2 1/2" ALUMINUM PIPE, LS 23521 AND THE SOUTHEAST CORNER OF SECTION 33 AS MONUMENTED BY A FOUND ILLEGIBLE 3/8" ALUMINUM CAP ON A #6 REBAR AS INDICATED HEREON.
2. BLANKET EASEMENT: ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, L.L.P. 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.
3. ACCESS AND UTILITY EASEMENTS: ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, L.L.P. 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.
4. 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.
5. ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, L.L.P. 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.
6. THE RECORD LEGAL DESCRIPTION AND RECORD EASEMENTS ARE BASED ON A TRANSNATION TITLE INSURANCE PARTNERSHIP COMMITMENT NO. TNSS0003995 DATED AUGUST 11, 2006.
7. ROUTT 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 ROUTT 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 ROUTT 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.
8. ALL BUILDINGS ON LOTS MUST BE LOCATED WITHIN THE BUILDING ENVELOPE FOR THE LOT AS SHOWN HEREON AND ALSO MEET APPLICABLE ROUTT COUNTY ZONING SETBACK REQUIREMENTS.
9. ROUTT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING THE SUBDIVISION'S ROADS.
10. PROPERTY WITHIN THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS AMONG OTHERS RECORDED IN THE ROUTT 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. 450170
 - ii. ROUTT COUNTY SUBDIVISION IMPROVEMENTS AGREEMENT FOR ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED AT RECEPTION NO. 450170
 - iii. WILDLIFE MITIGATION PLAN FOR ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED AT RECEPTION NO. 450147
 - iv. ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED AT RECEPTION NO. 450147
 - v. THE CONVEYANCE OR TRANSFER OF TITLE TO OR INTERESTS IN ANY LOT, LOTS, TRACT, OR TRACTS OF LAND, AND THE ISSUANCE OF BUILDING PERMITS, WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT RECEPTION NO. 450170, AS SUCH MAY BE AMENDED (THE "SUBDIVISION IMPROVEMENTS AGREEMENT"). THIS PLAT RESTRICTION SHALL BE RELEASED ONLY UPON A RECORDED STATEMENT TO THAT EFFECT EXECUTED BY THE BOARD OF COUNTY COMMISSIONERS AFTER COMPLIANCE BY THE SUBDIVIDER WITH THE PROVISIONS OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT.
 - vi. USE AND DEVELOPMENT OF ALL LOTS AND THE REMAINDER PARCEL CREATED BY THIS PLAT SHALL BE SUBJECT TO THE CONDITIONS AND RESTRICTIONS CONTAINED IN ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED AT RECEPTION NO. 450147
11. NOTICE IS HEREBY GIVEN TO PROPERTY OWNERS THAT ADJACENT OR NEARBY PROPERTIES MAY HAVE LONG TERM GRAVEL EXTRACTION OPERATIONS.
12. 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.
13. 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.
14. CONTINGENT LOTS DENOTED BY A "CL" IN FRONT OF THE LOT NUMBER MAY BE CONVERTED IN THE FUTURE TO BUILDABLE LOTS PURSUANT TO ROUTT COUNTY REGULATIONS. THESE CONTINGENT LOTS ARE NOT CREATED BY THIS PLAT AND UNTIL APPROVAL IS RECEIVED FROM ROUTT COUNTY DESIGNATING THEM AS BUILDABLE LOTS, THEY SHALL BE CONSIDERED PART OF THE REMAINDER PARCEL.
15. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ALPINE MOUNTAIN RANCH ("DECLARATION") PROVIDES FOR THE RESERVATION IN ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, L.L.P. ("DECLARANT") OF DEVELOPMENT RIGHTS WITHIN THE REMAINDER PARCEL INCLUDING, WITHOUT LIMITATION, THE RIGHT FROM TIME TO TIME TO EXPAND THE PROPERTY SUBJECT TO THE DECLARATION TO INCLUDE PART OR ALL OF THE REMAINDER PARCEL WITHIN THE PROPERTY BY EXPANDING THE PROPERTY TO INCLUDE UP TO TWENTY (20) ADDITIONAL LOTS WITHOUT THE CONSENT OR APPROVAL OF ANY OTHER LOT OWNER AND TO EXPAND THE COMMON AREA. THESE ADDITIONAL LOTS ARE SHOWN AS CONTINGENT LOTS DENOTED BY A CL IN FRONT OF THE LOT NUMBER ON THE PLAT. OTHER DEVELOPMENT RIGHTS RESERVED BY DECLARANT ARE SET FORTH IN ARTICLE 14 OF THE DECLARATION.
16. 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, L.L.P., TO PERPETUALLY DECLARE AND ESTABLISH SUCH RESERVED EASEMENTS UPON THE EXECUTION AND RECORDING OF THIS PLAT.



NO.	DATE	REVISIONS	INT
4	12-19-06	WEISS COMMENTS	JMB
3	12-12-06	COUNTY COMMENTS	JMB
2	11-03-06	WEISS COMMENTS	JMB
1	9-8-06	COUNTY COMMENTS	JMB

Alpine Mountain Ranch at Steamboat Springs, L.L.P.
Routt County, CO

**Alpine Mountain Ranch
Land Preservation
Subdivision Exemption**

DATE: 7-27-06 DGN. BY: JMB
JOB NO. 1592-006 DWN. BY: JMB
DWG. NO. 1592-006-Flat-Cover1 SURV. BY: LJC



141 9th Street, P.O. Box 774943
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SHEET NO.
2
OF 8

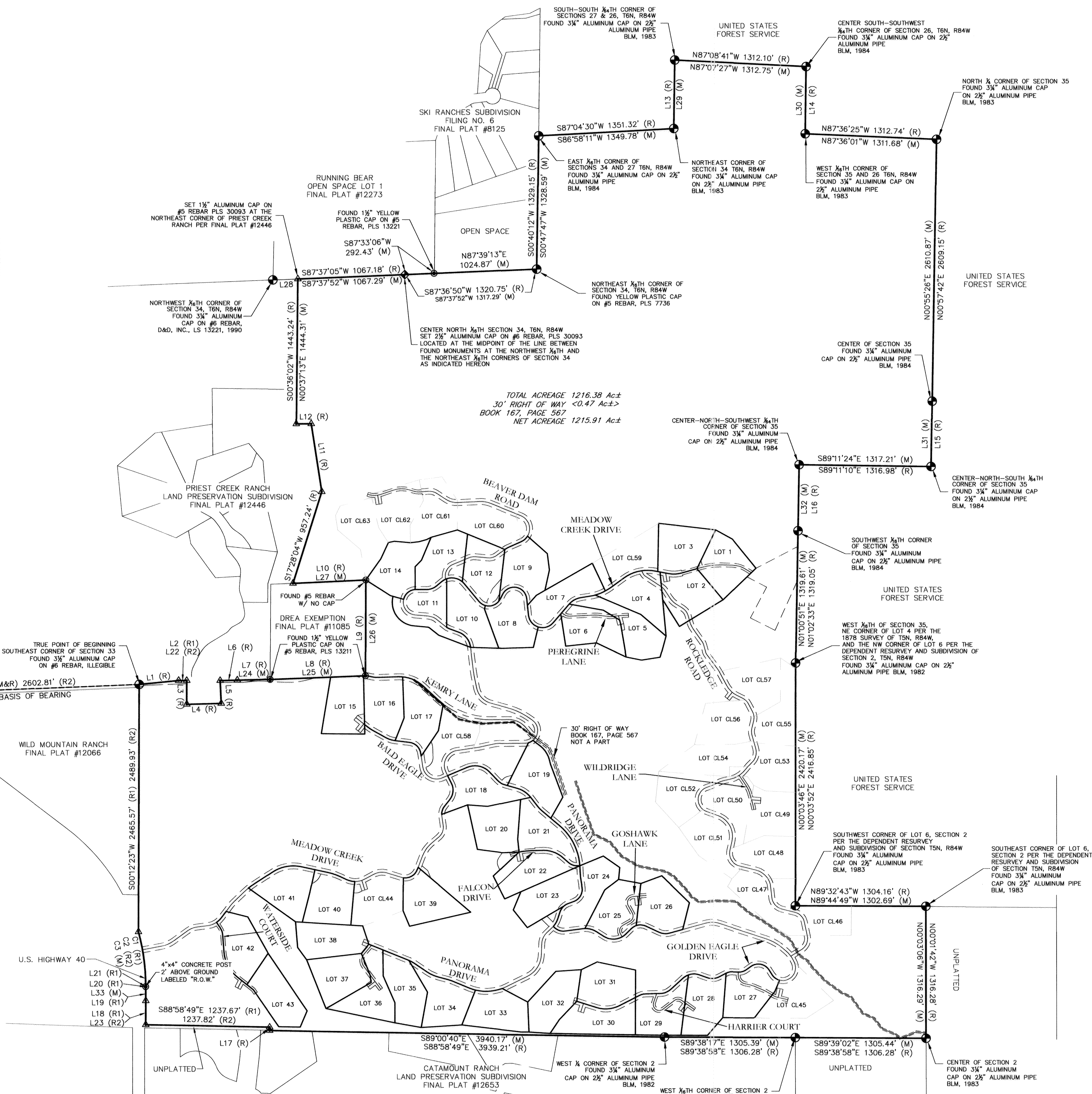
File 13686 SP 1739 Pg 2 of 8

LINE	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	S02°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

LINE	LENGTH	BEARING
L18 (R1)	239.34	S00°14'53"W
L19 (R1)	137.31	S00°34'23"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	S02°24'11"W
L27 (M)	727.49	N87°19'01"E
L28	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°55'26"E
L32 (M)	658.88	N01°01'21"E
L33 (M)	140.06	S02°25'46"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1 (R1)	548.40	1970.00	15°56'59"	275.98	546.63	N07°43'14"W
C2 (R2)	527.29	1971.35	15°19'31"	265.23	525.72	N07°45'55"W
C3 (M)	552.71	1970.00	16°04'30"	278.18	550.90	N07°29'05"W

- LEGEND**
- (R) RECORD BEARING AND DISTANCE PER LEGAL DESCRIPTION PROVIDED BY TRANSACTION TITLE INSURANCE COMPANY, COMMITMENT NO. TNS0003995 AND PER A.L.T.A. SURVEY PERFORMED BY D & D, INC. AS PROJECT NO. 2152-13
 - (R1) RECORD BEARING AND DISTANCE PER LEGAL DESCRIPTION PROVIDED BY TRANSACTION TITLE INSURANCE COMPANY, COMMITMENT NO. TNS0003995
 - (R2) RECORD BEARING AND DISTANCE PER A.L.T.A. SURVEY PERFORMED BY D & D, INC. AS PROJECT NO. 2152-13
 - (M) SURVEYED BEARING AND DISTANCE BETWEEN FOUND MONUMENTS INDICATED HEREON
 - SUBDIVISION BOUNDARY
 - LOT BOUNDARY
 - CONTINGENT LOT BOUNDARY
 - EASEMENT BOUNDARY
 - ⊙ FOUND ALIQUOT CORNER AS DESCRIBED HEREON
 - ⊙ FOUND MONUMENT AS DESCRIBED HEREON
 - ▲ SET 1 1/2" ALUMINUM CAP ON #5 REBAR, PLS 30093
 - ◆ SET 2 1/2" ALUMINUM CAP ON #6 REBAR, PLS 30093



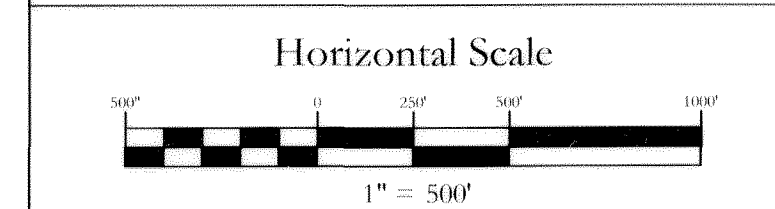
NO.	DATE	REVISIONS	INT
3	12-12-06	COUNTY COMMENTS	JMB
2	11-03-06	WEISS COMMENTS	JMB
1	9-8-06	COUNTY COMMENTS	JMB

Alpine Mountain Ranch at Steamboat Springs, L.L.P.
 Routt County, CO

Alpine Mountain Ranch Land Preservation Subdivision Exemption

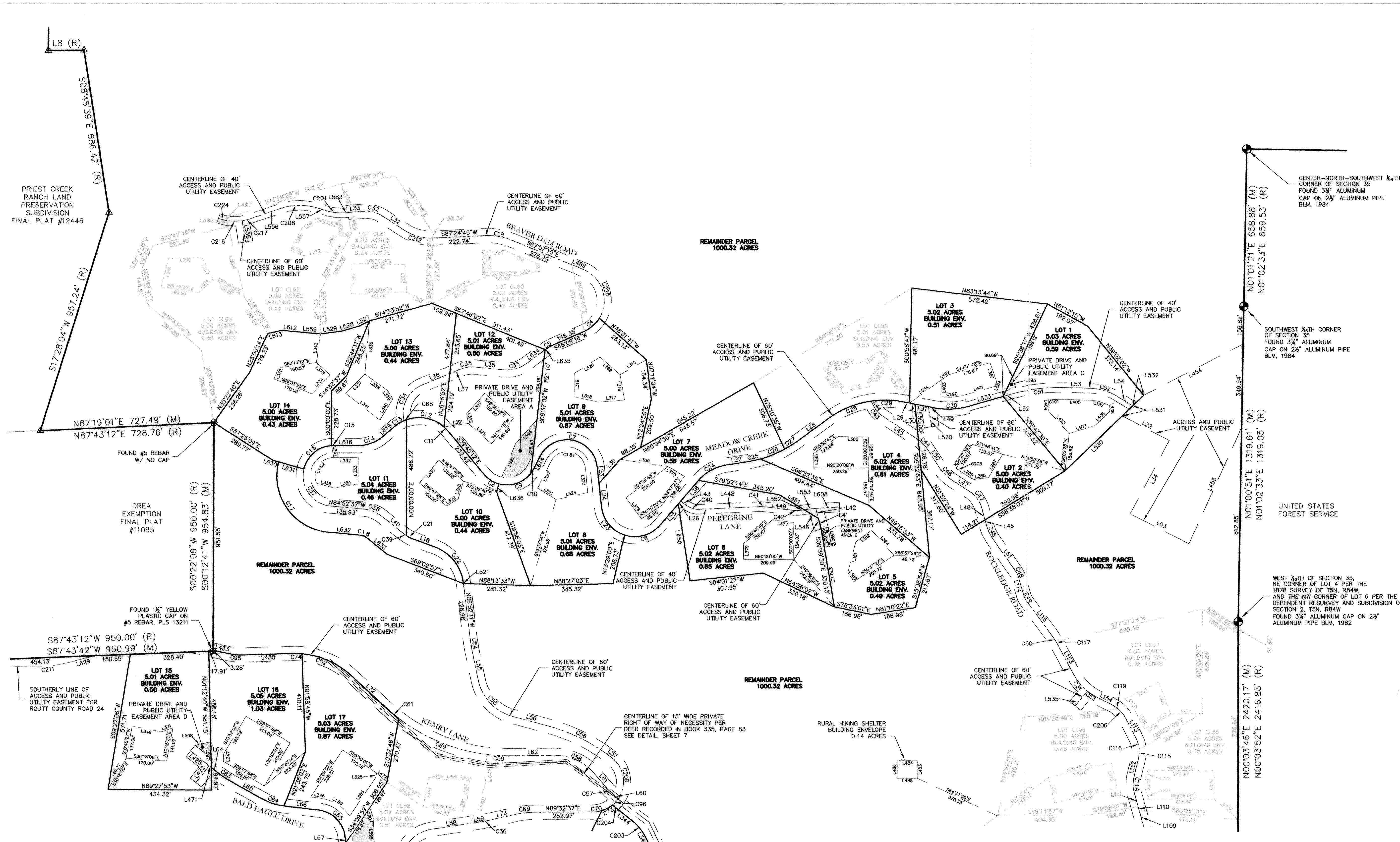
DATE: 7-27-06 DGN. BY: JMB
 JOB NO. 1592-006 DWN. BY: JMB
 DWG. NO. 1592-006-FPlat-Bndy SURV. BY: LCI

Contour Interval = N/A



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File 13686 SP 1739 Pg 3 of 8



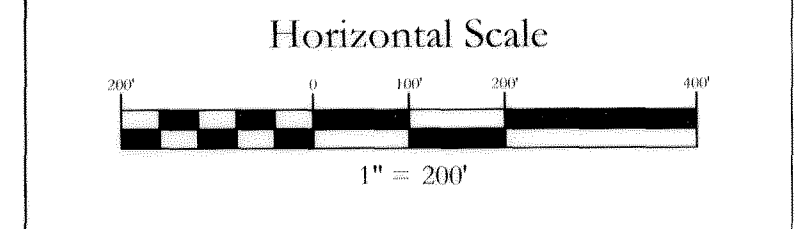
3	12-12-06	COUNTY COMMENTS	JMB
2	11-03-06	WEISS COMMENTS	JMB
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NO.	DATE	REVISIONS	INT

Alpine Mountain Ranch at Steamboat Springs, L.L.P., Routt County, CO

Alpine Mountain Ranch Land Preservation Subdivision Exemption

DATE: 7-27-06 DGN. BY: JMB
 JOB NO. 1592-006 DWN. BY: JMB
 DWG. NO. 1592-006-Flat SURV. BY: LCI

Contour Interval = N/A



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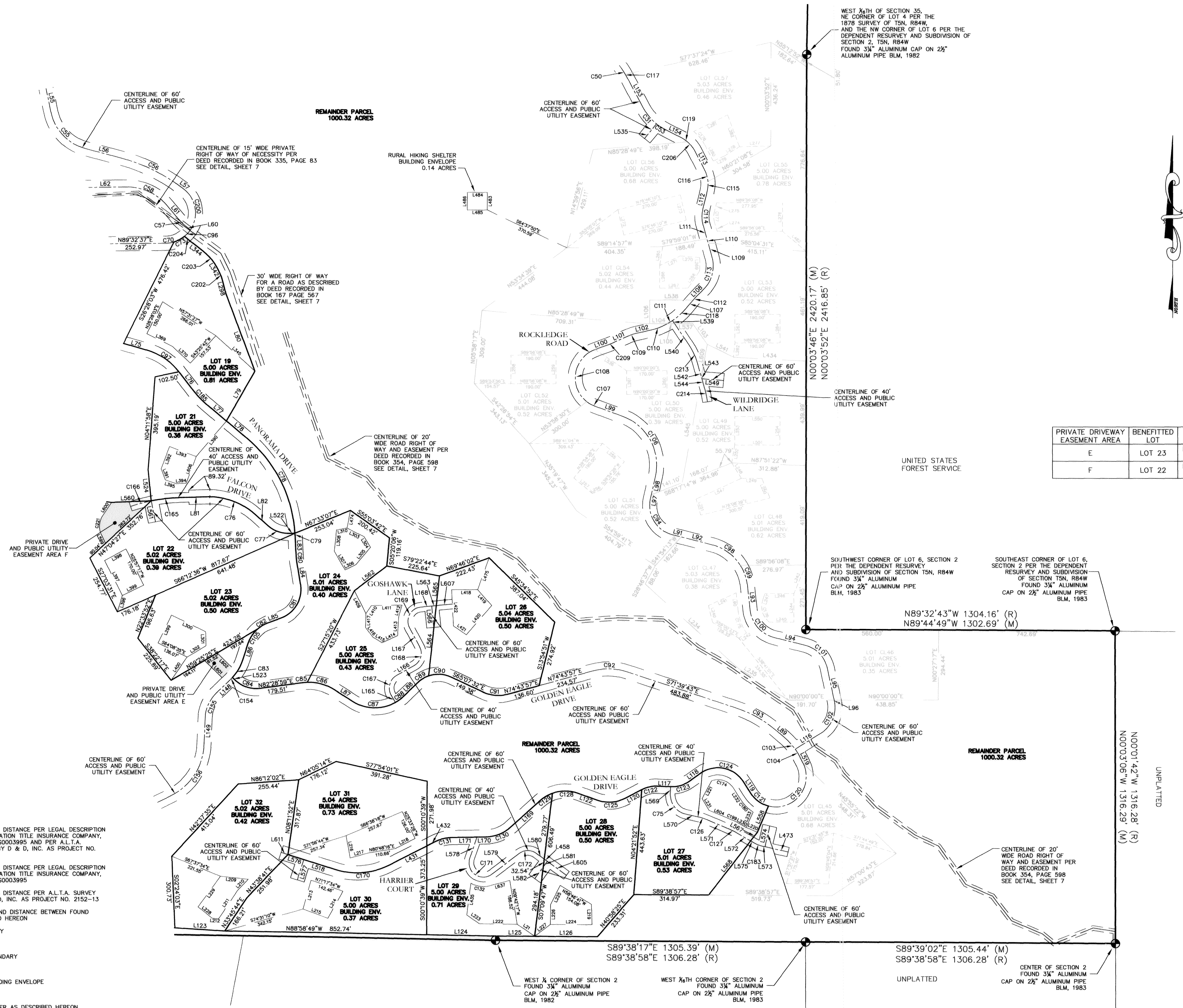
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SHEET NO.
4
OF 8

- LEGEND**
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 - ◆ SET 2 1/2" ALUMINUM CAP ON #6 REBAR, PLS 30093

PRIVATE DRIVEWAY EASEMENT AREA	BENEFITTED LOT	BURDENED PROPERTY	RECEPTION NUMBER
A	LOT 9	LOT 12	650156
B	LOT 6	LOT 5	650157
C	LOT 3	LOT 1	650158
D	LOT 16	LOT 15	650159

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WEST 1/4TH OF SECTION 35,
 NE CORNER OF LOT 4 PER THE
 1878 SURVEY OF T5N, R84W,
 AND THE NW CORNER OF LOT 6 PER THE
 DEPENDENT RESURVEY AND SUBDIVISION OF
 SECTION 2, T5N, R84W
 FOUND 3/4" ALUMINUM CAP ON 2 1/2"
 ALUMINUM PIPE BLM, 1982

PRIVATE DRIVEWAY EASEMENT AREA	BENEFITTED LOT	BURDENED PROPERTY	RECEPTION NUMBER
E	LOT 23	REMAINDER PARCEL	650160
F	LOT 22	REMAINDER PARCEL	650161

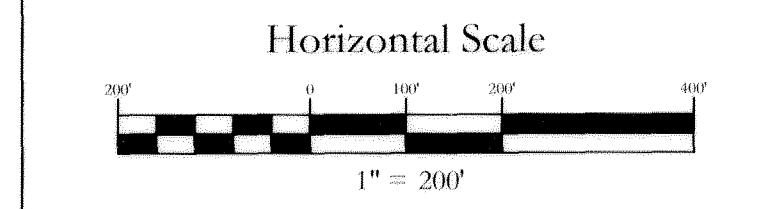
NO.	DATE	REVISIONS	INT
3	12-12-06	COUNTY COMMENTS	JMB
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Alpine Mountain Ranch at
 Steamboat Springs, L.L.P.,
 Routt County, CO

Alpine Mountain Ranch Land Preservation Subdivision Exemption

DATE: 7-27-06 DGN. BY: JMB
 JOB NO. 1592-006 DWN. BY: JMB
 DWG. NO. 1592-006-Plat SURV. BY: LCI

Contour Interval = N/A

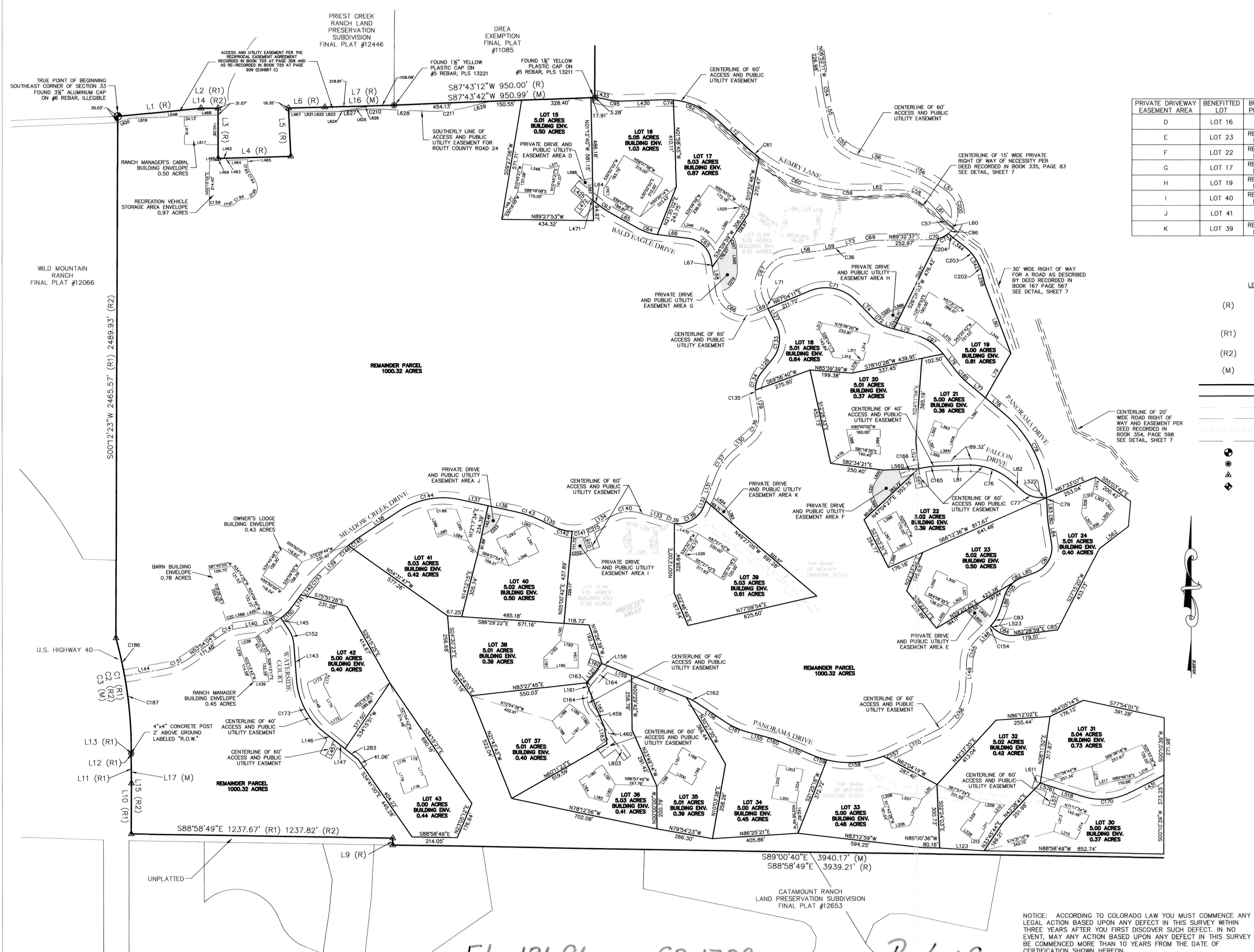


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- LEGEND**
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File 13686 SP 1739 Pg 5 of 8



PRIVATE DRIVEWAY EASEMENT AREA	BENEFITTED LOT	BURDENED PROPERTY	RECEPTION NUMBER
D	LOT 16	LOT 15	650159
E	LOT 23	REMAINDER PARCEL	650160
F	LOT 22	REMAINDER PARCEL	650161
G	LOT 17	REMAINDER PARCEL	650162
H	LOT 19	REMAINDER PARCEL	650163
I	LOT 40	REMAINDER PARCEL	650164
J	LOT 41	LOT 40	650165
K	LOT 39	REMAINDER PARCEL	650166

- LEGEND**
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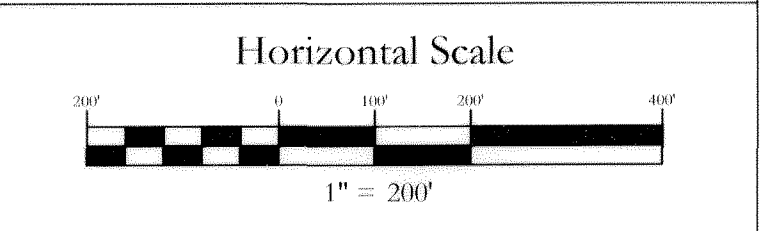
NO.	DATE	REVISIONS	INT
3	12-12-06	COUNTY COMMENTS	JMB
2	11-03-06	WEISS COMMENTS	JMB
1	9-8-06	COUNTY COMMENTS	JMB
			INT

Alpine Mountain Ranch at Steamboat Springs, I.L.L.P., Routt County, CO

Alpine Mountain Ranch Land Preservation Subdivision Exemption

DATE: 7-27-06 DGN. BY: JMB
 JOB NO. 1592-006 DWN. BY: JMB
 DWG. NO. 1592-006-Plot SURV. BY: LCI

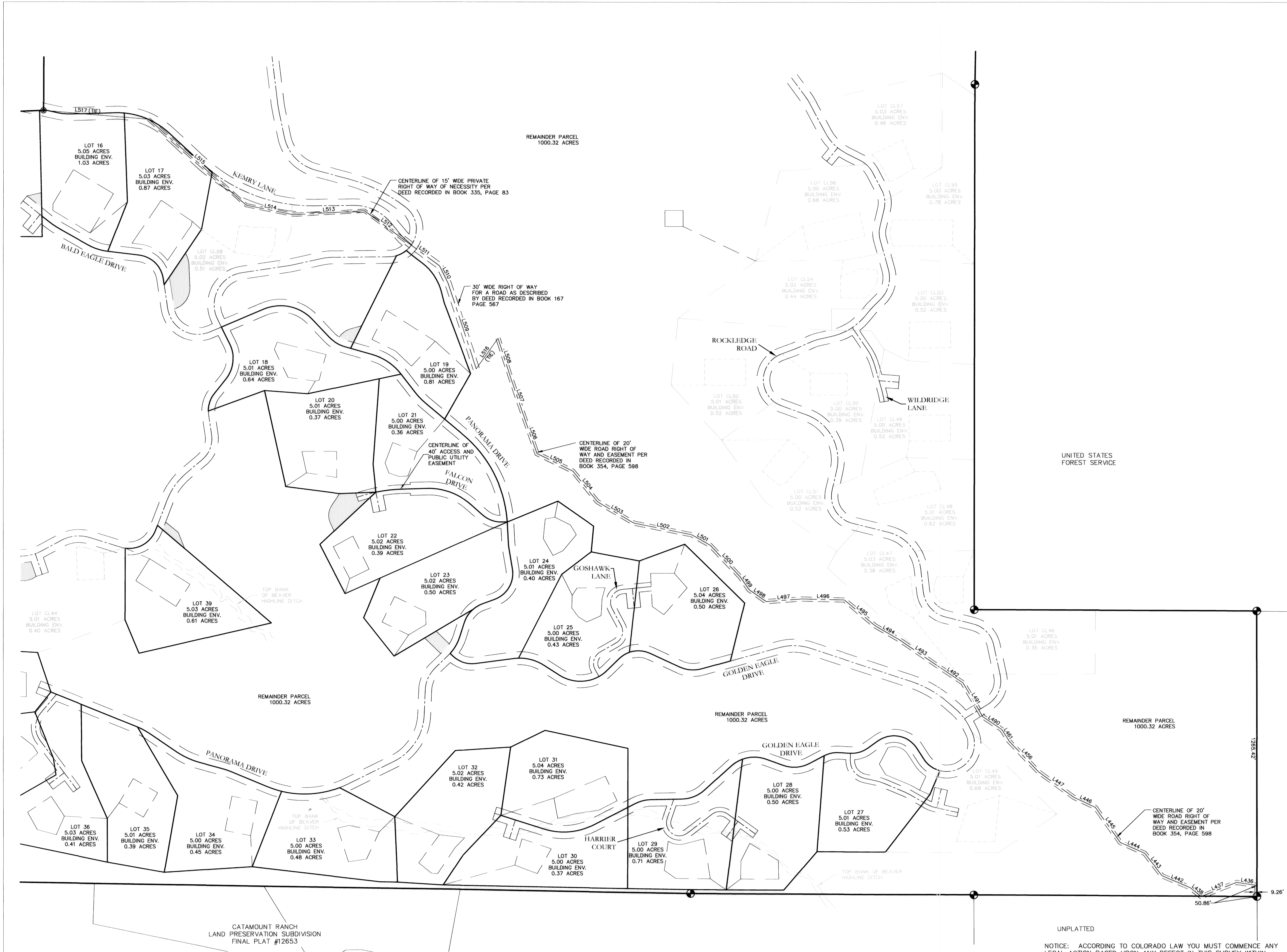
Contour Interval = N/A



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File 13686 SP 1739 Pg. 6 of 8



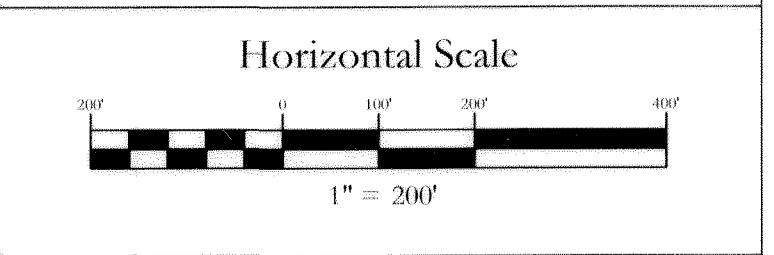
3	12-12-06	COUNTY COMMENTS	JMB
2	11-03-06	WEISS COMMENTS	JMB
1	9-8-06	COUNTY COMMENTS	JMB
NO.	DATE	REVISIONS	INT

Alpine Mountain Ranch at
 Steamboat Springs, ILLP,
 Routt County, CO

**Alpine Mountain Ranch
 Land Preservation
 Subdivision Exemption**

DATE: 7-27-06 DGN. BY: JMB
 JOB NO. 1592-006 DWN. BY: JMB
 DWG. NO. 1592-006-Flplat SURV. BY: LCI

Contour Interval = N/A



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SHEET NO.
 7
 OF 8

File 13686 SP 1739 Pg. 7 of 8

UNPLATTED
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LINE TABLE with columns: LINE, LENGTH, BEARING. Contains 128 rows of data.

LINE TABLE with columns: LINE, LENGTH, BEARING. Contains 128 rows of data.

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CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, BEARING. Contains 25 rows of data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, BEARING. Contains 25 rows of data.

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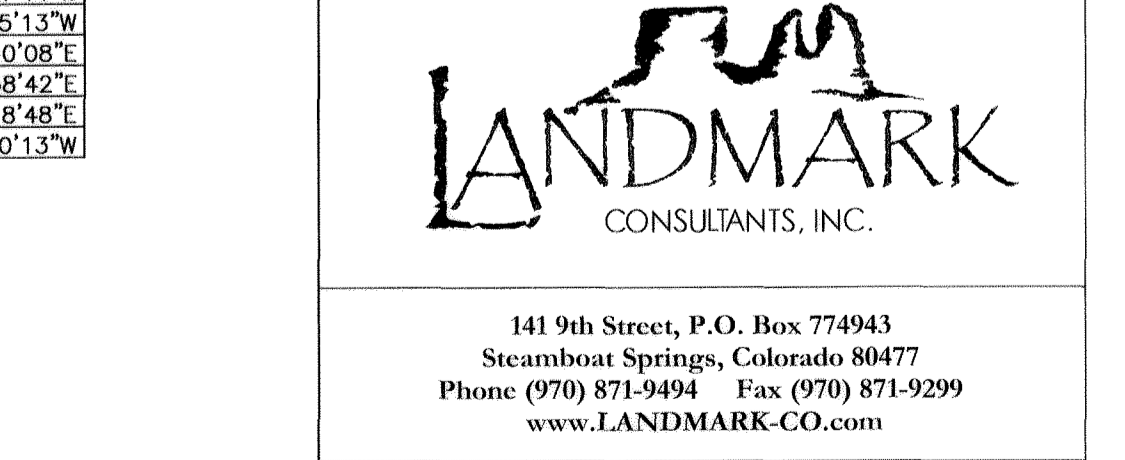
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Alpine Mountain Ranch at Steamboat Springs, L.L.P., Routt County, CO

Alpine Mountain Ranch Land Preservation Subdivision Exemption

DATE: 7-27-06 DGN. BY: JMB JOB NO. 1592-006 DWN. BY: JMB DWG. NO. 1592-006-Fpld SURV. BY: LCI



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File 136816 SP 1739

Pg. 8 of 8