ALPINE MOUNTAIN RANCH
LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 7

A REPLAT OF LOTS 46, 47, 48, 49, 50, 53, 55, AND 57 LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 LOCATED IN SECTION 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

LOTS 46, 47, 48, 49, 50, 53, 55, AND 57, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3, COUNTY OF ROUTT, STATE OF COLORADO, ACCORDING TO ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED AT FINAL PLAT NO. 13927 AND RECEPTION NO. 685816.

CONTAINING A CALCULATED AREA OF 40.07 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT UNDER THE NAME AS ALPINE MOUNTAIN RANCH LAND PRESERVATION EXEMPTION PLAT AMENDMENT NO. 7 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 ROUTT, 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 ROUTT 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 HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 26TH DAY OF July, 2022.

BY: [signature]
WILLIAM P. BUTLER AS MANAGER 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 26th DAY OF July, 2022, BY WILLIAM P. BUTLER AS MANAGER 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 }
}SS
COUNTY OF Kenton }

WITNESS MY HAND AND OFFICIAL SEAL.
Lori L. Burks
SIGNATURE (NOTARY PUBLIC) MY COMMISSION EXPIRES: June 16, 2025

Lori L. Burks
Notary Public, ID KYNP30264
State at Large, Kentucky
My Commission Expires June 16, 2025

CONSENT OF DEEDS OF TRUST BENEFICIARY

THE UNDERSIGNED BEING THE BENEFICIARY UNDER THAT CERTAIN DEEDS OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. 680072 AND RE-RECORDED IN THE FOLLOWING RECEPTION NOS. 710603, 723659, 766149, 770528, 770927, 770928, 770929, 780406, 806997, AND 808998 IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON AND HEREBY AGREES THAT ANY AND ALL OF ITS RIGHTS AND INTEREST UNDER THE DEED OF TRUST SHALL BE AND ARE HEREBY DECLARED TO BE JUNIOR AND SUBORDINATE TO THE SUBDIVISION CONVEYANCES AND DEDICATIONS SHOWN HEREON.

CPX COLORADO CREDIT COMPANY, A COLORADO LLLP
BY: [signature]
WILLIAM P. BUTLER AS CHIEF EXECUTIVE OFFICER OF CPX COLORADO CREDIT COMPANY, A COLORADO LLLP

THE FOREGOING CONSENT OF DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF July, 2022, BY WILLIAM P. BUTLER AS CHIEF EXECUTIVE OFFICER OF CPX COLORADO CREDIT COMPANY, A COLORADO LLLP

STATE OF Kentucky }
}SS
COUNTY OF Kenton }

WITNESS MY HAND AND OFFICIAL SEAL.
Lori L. Burks
SIGNATURE (NOTARY PUBLIC) MY COMMISSION EXPIRES: June 16, 2025

Lori L. Burks
Notary Public, ID KYNP30264
State at Large, Kentucky
My Commission Expires June 16, 2025

LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. ABS30028663 3 EXCEPTIONS B – PART 4

TITLE COMMITMENT EXCEPTIONS EXCEPTED FROM LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. ABS30028663-3 EFFECTIVE DATE MAY 26, 2022

6. EXISTING LEASES AND TENANCIES, IF ANY.
9. 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 AUGUST 15, 1922 IN BOOK 124 AT PAGE 230.
10. 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 503.
11. BEAVER HOLME DITCH AND RIGHT OF WAY THEREFOR AS DISCLOSED BY INSTRUMENT FILED SEPTEMBER 21, 1891 AS FILING NO. 8232 AND RECORDED FEBRUARY 21, 1912 IN BOOK 73 AT PAGE 287 AND AS SHOWN ON THIS PLAT FOR ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION.
12. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AND RIGHT OF WAY IN INSTRUMENT RECORDED AUGUST 08, 1979 IN BOOK 451 AT PAGE 146. THE SPECIFIC LOCATION OF SAID EASEMENT IS NOT DEFINED.
13. TERMS, CONDITIONS AND PROVISIONS OF PRE-ANNEXATION AGREEMENT RECORDED OCTOBER 10, 1986 IN BOOK 726 AT PAGE 916.
14. TERMS, CONDITIONS AND PROVISIONS OF REQUEST FOR MATERIALS AND COOPERATIVE AGREEMENT FOR DAMAGE PREVENTION FENCING RECORDED JUNE 15, 2005 UNDER RECEPTION NO. 639711.
15. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF RECORDING RECORDED SEPTEMBER 06, 2006 UNDER RECEPTION NO. 644203.
16. 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. 650156, AND AS AMENDED IN INSTRUMENT RECORDED JULY 18, 2007, UNDER RECEPTION NO. 660742 AND AMENDMENT RECORDED JANUARY 6, 2017 UNDER RECEPTION NO.775982 AND AMENDMENT RECORDED JULY 19, 2007 UNDER RECEPTION NO. 660742 AND AMENDMENT RECORDED JUNE 16, 2021 UNDER RECEPTION NO. 879972.
17. TERMS, CONDITIONS AND PROVISIONS OF WILDLIFE MITIGATION PLAN RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650167 AND AMENDMENT RECORDED MAY 22, 2018 UNDER RECEPTION NO. 790134.
18. TERMS, CONDITIONS AND PROVISIONS OF DEED OF DEDICATION RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650168.
19. TERMS, CONDITIONS AND PROVISIONS OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650169 AND AMENDMENT RECORDED JULY 25, 2008 UNDER RECEPTION NO. 677072 AND AMENDMENT RECORDED APRIL 8, 2020 UNDER RECEPTION NO. 885617 AND AMENDMENT RECORDED MAY 22, 2018 UNDER RECEPTION NO. 790133.
20. TERMS, CONDITIONS AND PROVISIONS OF ROUTT COUNTY SUBDIVISION IMPROVEMENTS AGREEMENT ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650170 AND AMENDMENT RECORDED APRIL 7, 2009 UNDER RECEPTION NO. 685576 AND SECOND AMENDMENT RECORDED FEBRUARY 24, 2010 UNDER RECEPTION NO. 695805, AND SUBDIVISION IMPROVEMENTS AGREEMENT ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 RECORDED APRIL 8, 2009 UNDER RECEPTION NO. 685618, RELEASE OF SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JANUARY 8, 2013 UNDER RECEPTION NO. 723423.
21. TERMS, CONDITIONS AND PROVISIONS OF FINDINGS, ORDER AND DECREE CREATING THE ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT RECORDED JANUARY 24, 2007 UNDER RECEPTION NO. 650357.
22. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL DECLARATION OF COVENANT REGARDING CONSTRUCTION TRAFFIC FOR ALPINE MOUNTAIN RANCH RECORDED JUNE 21, 2007 UNDER RECEPTION NO. 659202.
23. THIS LINE WAS INTENTIONALLY DELETED.
24. TERMS, CONDITIONS AND PROVISIONS OF OUT OF DISTRICT WATER SERVICE AGREEMENT RECORDED JUNE 21, 2007 UNDER RECEPTION NO. 659203.
25. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650154, RESOLUTION FOR VACATION OF UTILITY EASEMENTS RECORDED JUNE 11, 2020 UNDER RECEPTION NO. 910336.

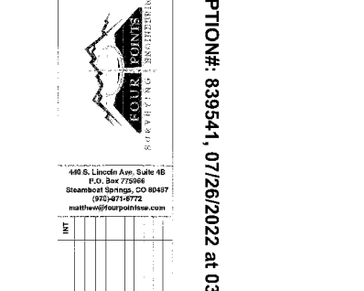
File # 14573 SP 3672

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINES OF LOT 53 AND 57, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 AS RECORDED AT FINAL PLAT NO. 13927 AND RECEPTION NO. 685816. THIS FINAL PLAT ALSO REMOVES THE BUILDING ENVELOPES ON LOTS 46–50, 53, 55, AND 57.
2. BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N87°16'11"E, 2602.90 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, BEING THE SOUTH 1/4 CORNER OF SECTION 33 AS MONUMENTED BY A FOUND 3 1/2" 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 1/2" ALUMINUM CAP ON A #6 REBAR AS INDICATED HEREON.
3. 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 THE 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.
4. 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 PERSONNEL), (B) INGRESS TO AND 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 LINES AND FACILITIES, GAS LINES AND FACILITIES, TELEPHONE AND OTHER COMMUNICATION LINES AND FACILITIES, CABLE TELEVISION LINES AND FACILITIES.
5. 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.
6. 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.
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 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. 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.
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. 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.
15. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
16. THE WITNESS CORNERS SET ON THE SUBDIVISION BOUNDARY ARE SET ALONG THE ACCESS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

TITLE COMMITMENT EXCEPTIONS EXCEPTED FROM LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. ABS30028663-3 EFFECTIVE DATE MAY 26, 2022 – CONTINUED

26. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 RECORDED APRIL 8, 2009 UNDER RECEPTION NO. 685616.
27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ALPINE MOUNTAIN RANCH CONTINGENT LOT RELEASE (LOT 53) RECORDED APRIL 07, 2010 UNDER RECEPTION NO. 697855.
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ALPINE MOUNTAIN RANCH CONTINGENT LOT RELEASE (LOT 47) RECORDED APRIL 07, 2010 UNDER RECEPTION NO. 697853.
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ALPINE MOUNTAIN RANCH CONTINGENT LOT RELEASE (LOT 49) RECORDED APRIL 07, 2010 UNDER RECEPTION NO. 697854.
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBSTITUTION LOT RELEASE AGREEMENT RECORDED JANUARY 28, 2011 UNDER RECEPTION NO. 708542.
31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ALPINE MOUNTAIN RANCH CONTINGENT LOT RELEASE (LOT 50) RECORDED FEBRUARY 14, 2011 UNDER RECEPTION NO. 709306.
32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ALPINE MOUNTAIN RANCH CONTINGENT LOT RELEASE (LOT 53) RECORDED FEBRUARY 14, 2011 UNDER RECEPTION NO. 709309.
33. 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 FEBRUARY 23, 2011, UNDER RECEPTION NO. 709596 AND AMENDMENT RECORDED JUNE 10, 2016 UNDER RECEPTION NO. 789207. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED NOVEMBER 3, 2014 UNDER RECEPTION NO. 793322. RECORD OF PROCEEDINGS RECORDED JULY 26, 2021 UNDER RECEPTION NO. 827562.
34. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ALPINE MOUNTAIN RANCH, AMENDMENT NO. 7 RECORDED _____ UNDER RECEPTION NO. _____



VICINITY MAP
1" = 5000'

BOARD OF COUNTY COMMISSIONERS APPROVAL

BOARD OF COUNTY COMMISSIONERS APPROVAL

1) THIS PLAT IS APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO THE LAND PRESERVATION SUBDIVISION EXEMPTION REGULATIONS AND ROUTT COUNTY SUBDIVISION REGULATIONS SECTION 2.04 LOT LINE ADJUSTMENT. THIS PLAT HAS NOT BEEN REVIEWED UNDER ANY OTHER PROVISION OF THE ROUTT COUNTY ZONING OR SUBDIVISION REGULATIONS.
2) THE ROADS SHOWN HEREON HAVE NOT BEEN DEDICATED OR ACCEPTED BY THE COUNTY.
3) THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.
4) EASEMENTS AS DEDICATED TO AND FOR PUBLIC USE ARE HEREBY ACCEPTED.

DATED THIS 26th DAY OF July, 2022.

[signature]
V. ELIZABETH MELTON, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

ATTEST:
BY: [signature] For Clerk
JENNY THOMAS ROUTT 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: HAVE EXAMINED FAND TITLE GUARANTEE INSURANCE COMPANY TITLE COMMITMENT NO. ABS30028663-3, EFFECTIVE MAY 26, 2022, AND BASED UPON SAID TITLE COMMITMENT, IT IS MY OPINION THAT TITLE TO LOTS 46–50 INCLUSIVE AND LOTS 53, 55, AND 57, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 ARE 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 UNDER THE TITLE EXCEPTIONS LISTED ON PAGE 1.

DATED THIS 19 DAY OF JULY, 2022.

[signature]
JOHN A. VANDERBLOEMEN, ATTORNEY AT LAW

PLANNING DIRECTOR APPROVAL

THE PLANNING DIRECTOR OF ROUTT COUNTY, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS 8TH DAY OF JUNE, AD, 2022.

[signature]
~~JOHN WINKELMAN, COUNTY BUILDING DIRECTOR~~
Alan Goldich, Senior Planner

SURVEYOR'S CERTIFICATE

I, WALTER N. JAGELL, 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. 7 (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 (I), IS ACCURATE TO THE BEST OF MY KNOWLEDGE. SURVEY PINS, MARKERS AND/OR MONUMENTS WERE SET AS REQUIRED AND SHOWN HEREON.

DATED THIS 19th DAY OF July, 2022.

BY: [signature]
WALTER N. JAGELL, PLS 38024

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR WALTER N. JAGELL 38024 7-19-22

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO THIS 26th DAY OF July AD, 2022

RECEPTION NO. 839541 TIME 3:50 P.M. AND SLIDE NO. 14573

[signature]
JENNY THOMAS, ROUTT COUNTY CLERK AND RECORDER

ROUTT COUNTY SURVEYOR CERTIFICATE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP 3672 ON THIS 26 DAY OF July, 2022, IN THE OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO SECTION 30-28-101, C.R.S.

ROUTT COUNTY SURVEYOR

BY: [signature]
THOMAS R. SPRINGER, PLS 17651

RECEPTION#: 839541, 07/26/2022 at 03:50:05 PM, 1 of 3, R: $33.00, D: $0.00, Jenny Thomas, Routt County, CO

FOUR POINTS SURVEYING ENGINEERING INC
440 S. Lincoln Ave. Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)871-6772
matthew@fourpointsse.com

NO.	DATE	REVISIONS	INT

ALPINE MOUNTAIN RANCH
L.P.S.E - AMENDMENT NO. 7

Horizontal Scale
1" = NTS
Contour Interval = 2 ft

DATE: 7-19-2022
JOB #: 1147-001
DRAWN BY: WNM
DESIGN BY:
REVIEW BY:
BY SIGNING THIS DRAWING, I ATTEST THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT AND THAT I HAVE REVIEWED THE DRAWING AND FOUND IT TO BE ACCURATE AND IN GOOD ENGINEERING PRACTICE.

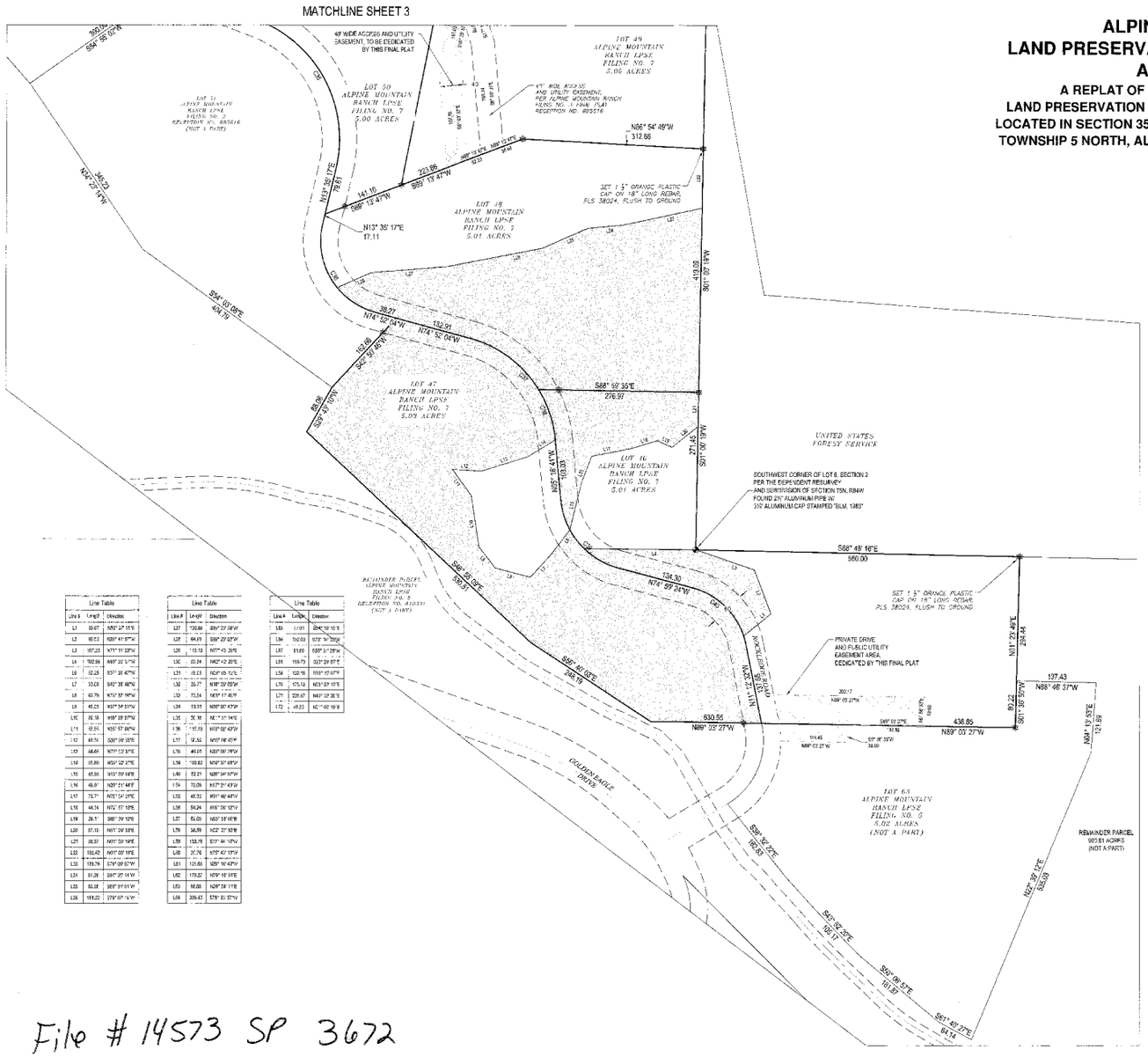
DRAWING: FINAL PLAT

SHEET # 1

RECEPTION#: 839541, 07/26/2022 at 03:50:05 PM, 2 of 3, Jenny Thomas, Routt County, CO

ALPINE MOUNTAIN RANCH
LAND PRESERVATION SUBDIVISION EXEMPTION
AMENDMENT NO. 7

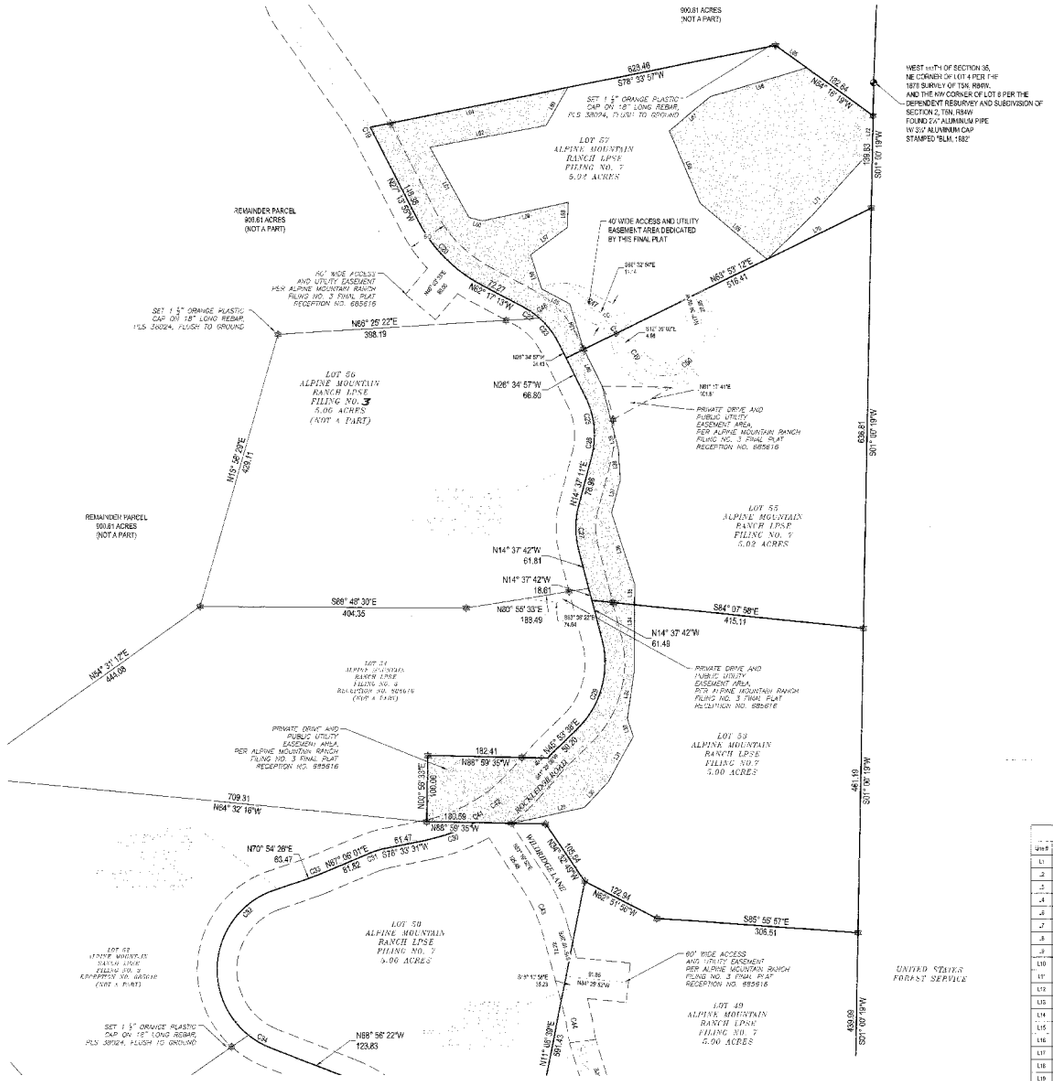
A REPLAT OF LOTS 46, 47, 48, 49, 50, 53, 55, AND 57
LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3
LOCATED IN SECTION 35 TOWNSHIP 6 NORTH, AND SECTIONS 2 AND 3, TOWNSHIP 5 NORTH, ALL IN RANGE 84 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO


MATCHLINE SHEET 3
40' WIDE ACCESS AND UTILITY EASEMENT, TO BE DEDICATED BY THIS FINAL PLAT
LOT 49 ALPINE MOUNTAIN RANCH LLPSE FILING NO. 7 5.06 ACRES
LOT 50 ALPINE MOUNTAIN RANCH LLPSE FILING NO. 7 5.00 ACRES
LOT 48 ALPINE MOUNTAIN RANCH LLPSE FILING NO. 7 5.01 ACRES
LOT 47 ALPINE MOUNTAIN RANCH LLPSE FILING NO. 7 5.09 ACRES
LOT 46 ALPINE MOUNTAIN RANCH LLPSE FILING NO. 7 5.01 ACRES
UNITED STATES FOREST SERVICE
SOUTHWEST CORNER OF LOT 6, SECTION 2 PER THE DEPENDENT RESURVEY AND SUBDIVISION OF SECTION T5N, R84W FOUND 2½" ALUM/BRASS PIPE W/ 3½" ALUMINUM CAP STAMPED "BLM, 1983"
SET 1 ½" ORANGE PLASTIC CAP ON 18" LONG REBAR, PLS 38024, FLUSH TO GROUND
PRIVATE DRIVE AND PUBLIC UTILITY EASEMENT AREA DEDICATED BY THIS FINAL PLAT
REMAINDER PARCEL ALPINE MOUNTAIN RANCH LLPSE FILING NO. 3 (NOT A PART)
LOT 63 ALPINE MOUNTAIN RANCH LLPSE FILING NO. 3 5.02 ACRES (NOT A PART)
REMAINDER PARCEL 907.61 ACRES (NOT A PART)
GOLDEN EAGLE DRIVE
ROCKLEDGE ROAD
N86° 54' 49"W 312.66
S88° 59' 35"E 276.97
S88° 48' 16"E 560.00
N89° 03' 27"W 630.56
N59° 03' 27"W 438.85
N88° 46' 37"W 137.43
N89° 03' 27"W 134.30
N13° 35' 17"E 17.11
N13° 35' 17"E 78.51
S89° 13' 47"W 223.86
S89° 13' 47"W 141.10
S89° 13' 47"W 34.48
S89° 13' 47"W 32.33
S89° 13' 47"W 32.33

RECEPTION#: 839541, 07/26/2022 at 03:50:05 PM, 3 of 3, Jenny Thomas, Routt County, CO

ALPINE MOUNTAIN RANCH
LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 7

A REPLAT OF LOTS 46, 47, 48, 49, 50, 53, 55, AND 57 LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 LOCATED IN SECTION 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



File # 14573 SP 3672

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	159.70	750.00	12.21	S84° 37' 26"W	159.07
C14	133.48	250.00	28.95	N70° 32' 29"W	132.05
C15	11.20	300.00	2.16	N58° 18' 41"W	11.20
C20	137.56	250.00	31.51	S44° 45' 34"E	135.82
C22	30.80	127.00	13.91	N51° 23' 03"W	30.73
C23	46.54	127.00	21.01	N37° 51' 55"W	46.25
C25	51.06	127.00	23.04	N15° 55' 53"W	50.72
C26	47.27	127.00	19.17	N5° 32' 11"E	47.01
C27	64.23	127.00	29.21	30° 07' 15"E	63.53
C28	147.06	142.00	59.35	N59° 37' 08"E	141.10
C30	76.13	275.00	15.85	N70° 17' 02"E	75.90
C31	35.00	150.00	17.46	S72° 46' 46"E	35.05
C32	272.94	127.00	122.18	58° 48' 18"W	222.38
C33	8.44	127.00	3.81	N69° 52' 51"E	8.44
C34	35.54	127.00	17.46	S62° 36' 36"E	35.39
C35	314.54	215.53	83.63	N27° 42' 30"W	286.32
C36	199.07	127.00	89.81	S31° 58' 29"E	177.77
C37	153.25	200.00	43.91	N33° 18' 23"W	147.06
C38	30.09	200.00	8.62	N18° 58' 43"W	30.07
C39	194.09	154.00	80.71	S42° 36' 28"E	184.16

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C40	141.56	117.30	69.78	N43° 05' 58"W	134.19
C41	24.77	275.00	5.16	N59° 28' 44"E	24.76
C42	99.99	275.00	20.83	N51° 41' 20"E	99.45
C43	78.98	230.00	19.00	N24° 18' 15"W	78.63
C44	64.87	530.00	7.43	N31° 27' 38"W	64.82
C46	84.59	60.00	80.82	S63° 12' 24"W	85.08
C47	15.87	60.00	14.87	S38° 03' 05"E	15.83
C48	88.43	60.00	52.95	N38° 34' 20"W	84.42
C49	46.84	60.00	42.82	S34° 10' 18"E	45.80
C50	156.93	60.00	151.26	N46° 28' 11"E	115.24

Line Table		
Line #	Length	Direction
L1	63.67	N59° 37' 11"E
L2	63.30	N22° 41' 07"E
L3	107.25	N7° 11' 25"W
L4	192.96	N48° 30' 20"W
L5	63.25	S37° 30' 40"W
L7	69.06	S42° 18' 48"W
L8	86.79	N59° 32' 10"W
L9	43.30	N27° 24' 15"W
L10	58.15	N68° 29' 01"W
L11	56.05	N24° 37' 08"W
L12	49.34	S89° 28' 55"E
L13	84.45	N72° 31' 31"E
L14	53.80	N48° 22' 11"E
L15	53.95	N13° 52' 03"E
L16	38.47	N28° 51' 44"E
L17	73.71	N78° 54' 31"E
L18	44.14	N72° 57' 13"E
L19	26.11	S60° 30' 12"E
L20	57.15	N01° 29' 53"E
L21	54.37	N01° 30' 19"E
L22	112.42	N01° 30' 19"E
L23	138.76	S28° 09' 07"W
L24	61.26	S84° 33' 54"W
L25	61.26	S60° 31' 07"W
L26	108.22	S70° 07' 48"W

Line Table		
Line #	Length	Direction
L27	132.86	S65° 32' 50"W
L28	64.09	S84° 32' 02"W
L29	112.13	N77° 42' 28"E
L30	53.34	S42° 42' 23"E
L31	73.35	N29° 05' 12"E
L32	23.77	N19° 26' 06"W
L33	14.64	N38° 17' 41"E
L34	99.01	N60° 30' 40"W
L35	33.16	N01° 37' 51"E
L36	116.19	N19° 52' 49"W
L37	53.05	N15° 06' 41"E
L38	46.01	N60° 35' 28"W
L39	110.02	N74° 31' 40"W
L40	62.21	N28° 34' 07"W
L44	12.09	N11° 31' 40"W
L45	43.32	N61° 40' 44"W
L46	54.24	N18° 58' 12"W
L47	49.05	N53° 32' 08"E
L48	39.59	N42° 27' 39"E
L55	123.76	S77° 44' 10"W
L60	20.73	N23° 43' 10"W
L61	121.86	N29° 18' 49"W
L69	179.27	N79° 41' 54"E
L63	66.45	N39° 32' 11"E
L64	306.13	S78° 33' 57"W

Line Table		
Line #	Length	Direction
L65	57.31	S61° 16' 12"E
L68	152.53	S73° 14' 22"W
L67	81.50	S80° 31' 24"W
L68	119.13	S83° 38' 07"E
L69	152.18	N60° 16' 07"E
L70	136.16	N61° 32' 12"E
L71	22.87	N42° 37' 07"E
L72	49.25	N51° 58' 13"E

LEGEND
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PLATTED EASEMENT
- NEW DEDICATED EASEMENT
- NO BUILD ZONES

COLORADO LICENSED WILLIAM A. MARSH 38034 PROFESSIONAL LAND SURVEYOR

FOUR POINTS SURVEYING
440 S. Lincoln Ave. Suite 4B
P.O. Box 779066
Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointssurveying.com

No.	DATE	REVISIONS	INIT

ALPINE MOUNTAIN RANCH
L.P.S.E - AMENDMENT NO. 7

Horizontal Scale
1" = 80'
Contour Interval = 2 ft

DATE: 7-13-2022
JOB #: 1147-001
DRAWN BY: WNM
DESIGN BY:
REVIEW BY:

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

DRAWING: FINAL PLAT

SHEET # 3