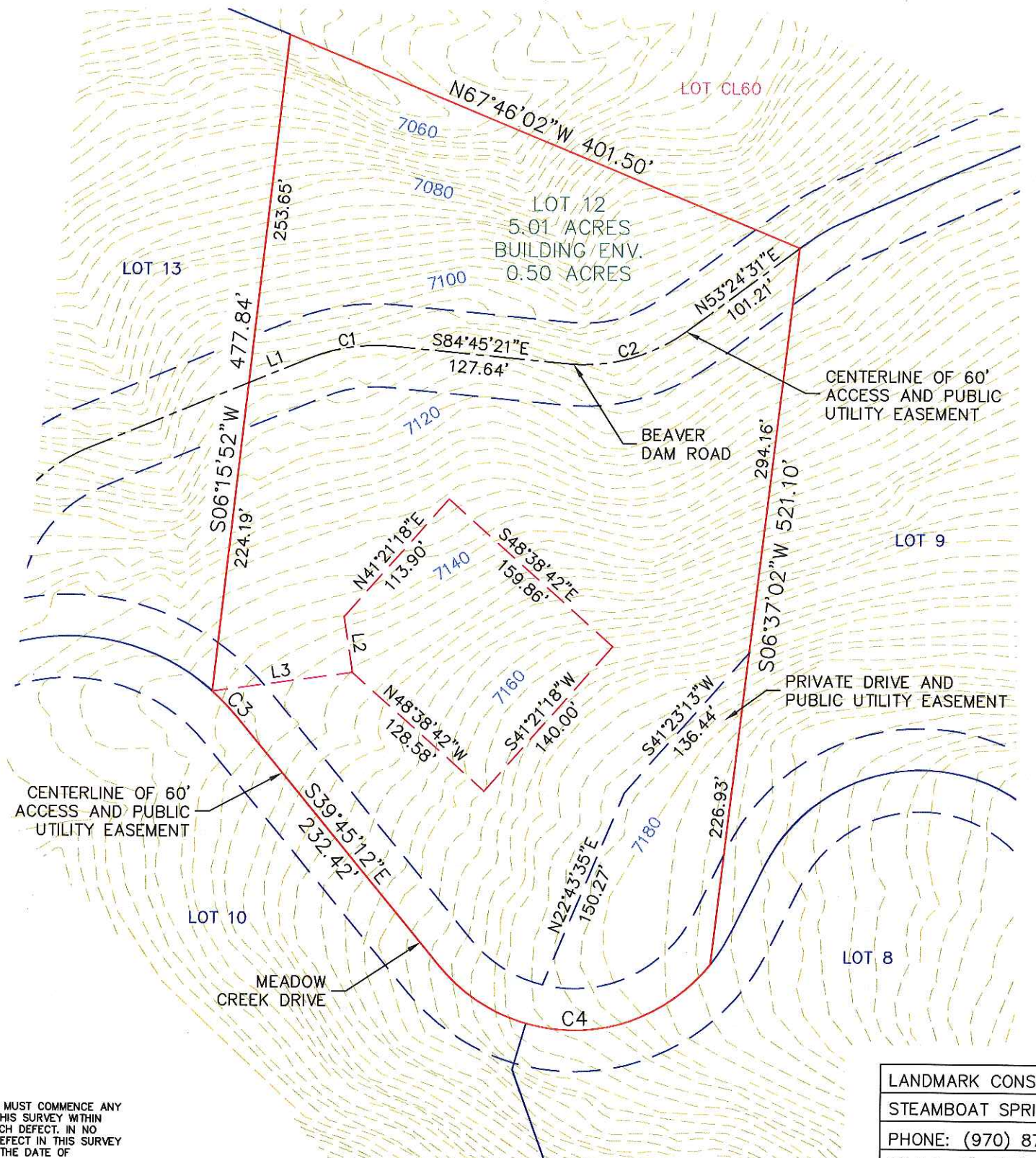


SITE PLAN OF LOT 12, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION



LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- - - PLATTED BUILDING ENVELOPE
- - - PLATTED EASEMENT
- - - CENTERLINE OF ROAD OR EASEMENT
- - - EXISTING 10' CONTOUR
- - - EXISTING 2' CONTOUR

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.16	N67°34'38"E
L2	40.74	N08°48'27"W
L3	102.46	S82°00'27"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	61.33	127.00	27°40'01"	31.27	60.73	S81°24'38"W
C2	92.73	127.00	41°50'08"	48.54	90.69	N74°19'35"E
C3	25.59	158.91	9°13'39"	12.82	25.56	N44°22'01"W
C4	225.85	127.00	101°53'34"	156.53	197.25	N89°18'01"E

NOTES:

- 1) LEGAL DESCRIPTION: LOT 12, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AS RECORDED IN ROUTT COUNTY RECORDS AT FILE NO. 13686, ROUTT COUNTY, COLORADO.
- 2) TOPOGRAPHIC CONTOURS OBTAINED FROM 1995 AERIAL MAPPING PROVIDED BY ALPINE MOUNTAIN RANCH. THERE WAS NO SURVEYING FIELD WORK DONE TO OBTAIN THE INFORMATION SHOWN HEREON.
- 3) THERE WERE NO FOUND MONUMENTS ON THE BUILDING ENVELOPES OR PROPERTY CORNERS AT THE TIME OF THE CREATION OF THIS SITE PLAN.
- 4) THERE IS NO WARRANTY IMPLIED WITH THIS SITE PLAN. IT IS NOT A LAND SURVEY PLAT AND IN NO CASE SHALL MONETARY DAMAGES EXCEED THE AMOUNT OF THE SITE PLAN ITSELF.
- 5) THIS EXHIBIT DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS THE FINAL PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION WAS UTILIZED

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.

LANDMARK CONSULTANTS, INC.	
STEAMBOAT SPRINGS, COLO. 80477	
PHONE: (970) 871-9494	
SCALE: 1"=100'	JOB NO. 1592-006
DATE: 2/20/07	REV.

SITE PLAN OF LOT 12



141 9th Street, P.O. Box 774943
Steamboat Springs, Colorado 80477
Phone (970) 871-9494 Fax (970) 871-9299
www.LANDMARK-CO.com