CERTIFICATE OF OWNERSHIP

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:

LOT 41, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION, COUNTY OF ROUTT, STATE OF COLORADO, ACCORDING TO ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED AT FINAL PLAT NO. 13686 AND RECEPTION NO. 650154 CONTAINING 5.03 ACRES TOTAL IN THE COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF ALPINE MOUNTAIN RANCH LPSE LOT 41 — BUILDING ENVELOPE REMOVAL, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON. FURTHER, THE PUBLIC UTILITY AND DRAINAGE 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, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS ______ DAY OF

NICHOLAS J. HEEKIN AS MANAGING DIRECTOR OF STEAMBOAT ALPINE DEVELOPMENT, LLC, A COLORADO 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 ______ DAY OF ______, 2023, BY NICHOLAS J. HEEKIN AS MANAGING DIRECTOR OF STEAMBOAT ALPINE DEVELOPMENT, LLC, A COLORADO LIABILITY COMPANY, GENERAL PARTNER OF ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

STATE OF }		
COUNTY OF }		
WITNESS MY HAND AND OFFICIAL SEAL.		
SIGNATURE (NOTARY PUBLIC)	MY COMMISSION EXPIRES:	

PLAT NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO REMOVE THE BUILDING ENVELOPE ON LOT 41, ALPINE MOUNTAIN RANCH LPSE AS SHOWN AND DEFINED ON THE FINAL PLAT OF THE ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED AT RECEPTION NO. 650154 ON DECEMBER 29, 2008. THE DESIGN REVIEW BOARD MAY IMPOSE A MORE LIMITED BUILDING ENVELOPE PURSUANT TO ITS COVENANTS OR DESIGN REVIEW REGULATIONS.

 2. NO ADDITIONAL LOTS OR BUILDING ENVELOPES ARE BEING MODIFIED BY THE RECORDING OF THIS PLAT.
- 3. BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING S 85°33'21" E, 67.25 FEET ALONG
- THE SOUTH LINE OF LOT 41 AS INDICATED HEREON.

 4. 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
- 5. 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.

 6. OWNERS OF THE LOT 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.
- 7. 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 SHOWN ON THIS FINAL PLAT LYING WITHIN EIGHTY (80.00) FEET OF THE CENTERLINE OF ANY ACCESS AND UTILITY EASEMENT IMMEDIATELY ADJACENT TO SUCH LOT. THE RESERVED EIGHTY (80') FOOT WIDE EASEMENT IS TWENTY (20') FEET NARROWER THAN THE ORIGINAL ONE HUNDRED (100.00) FOOT, WIDE EASEMENT RESERVED ON THE ALPINE MOUNTAIN
- 8. 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.
- 9. ALL BUILDINGS ON LOTS MUST MEET APPLICABLE ROUTT COUNTY ZONING SETBACK REQUIREMENTS.

RANCH LPSE PLAT RECORDED AT RECEPTION NO. 650154.

- 10. ROUTT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING THE SUBDIVISION'S ROADS.
- 11. 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:

 a. DECLARATION OF COVENANTS FOR ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED AT RECEPTION NO. 650154.
 - b. WILDLIFE MITIGATION PLAN FOR ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED AT RECEPTION NO. 650154.
- c. ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED AT RECEPTION NO. 650154.
- 12. NOTICE IS HEREBY GIVEN TO PROPERTY OWNERS THAT ADJACENT OR NEARBY PROPERTIES MAY HAVE LONG TERM GRAVEL EXTRACTION OPERATIONS.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO

ATTORNEY'S OPINION

8. EXISTING LEASES AND TENANCIES, IF ANY.

- 9. BEAVER HIGHLINE DITCH AND RIGHT OF WAY THEREFOR AS DISCLOSED BY INSTRUMENT FILED SEPTEMBER 21, 1891 AS FILING NO.#232 AND RECORDED FEBRUARY 21, 1912 IN BOOK 73 AT PAGE 287 AND AS SHOWN ON THE PLAT FOR
- ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION.

 10. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN
- UNITED STATES PATENT RECORDED SEPTEMBER 02, 1920, IN BOOK 160 AT PAGE 215.

 1. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN WARRANTY DEED
- RECORDED JUNE 23, 1933 IN BOOK 167 AT PAGE 567. 12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN QUIT CLAIM DEED
- RECORDED JANUARY 27, 1972 IN BOOK 354 AT PAGE 598.

 13. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AND RIGHT OF WAY IN INSTRUMENT RECORDED AUGUST 08, 1979

 IN PAGE 481 AT PAGE 146. THE SPECIFIC LOCATION OF SAID FASEMENT IS NOT DEFINED.
- IN BOOK 481 AT PAGE 146. THE SPECIFIC LOCATION OF SAID EASEMENT IS NOT DEFINED.

 14. 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.

 15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 911.
- 16. TERMS, CONDITIONS AND PROVISIONS OF PRE-ANNEXATION AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 916.
- 17. TERMS, CONDITIONS AND PROVISIONS OF REQUEST FOR MATERIALS AND COOPERATIVE AGREEMENT FOR DAMAGE PREVENTION FENCING RECORDED JUNE 15, 2006 UNDER RECEPTION NO. 639711.
- 18. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF RECORDING RECORDED SEPTEMBER 06, 2006 UNDER RECEPTION NO. 644203.
- 19. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN WARRANTY DEED RECORDED DECEMBER 29. 2006 UNDER RECEPTION NO. 650151.
- 20. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650154.

 DEED AS TO CERTAIN ROADS AND UTILITY IMPROVEMENT EASEMENT RECORDED FEBRUARY 14, 2011 UNDER RECEPTION NO. 709287.

 RELEASE OF PLAT RESTRICTION 1. AS DEFINED AND DESCRIBED IN INSTRUMENT RECORDED JANUARY 8, 2013 UNDER
- RELEASE OF PLAT RESTRICTION 1, AS DEFINED AND DESCRIBED IN INSTRUMENT RECORDED JANUARY 8, 2013 UNDER RECEPTION NO. 733425.
- 1. 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 INSTRUMENTS RECORDED JULY 18, 2007, UNDER RECEPTION NO. 660742, JANUARY 6, 2017 UNDER RECEPTION NO. 775982, AND JUNE 16, 2021 UNDER RECEPTION NO. 825972.
- 22. TÉRMS, CONDITIONS, PROVISIONS, BURDÉNS 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
- 23. TERMS, CONDITIONS AND PROVISIONS OF DEED OF DEDICATION RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650168, AND DEED RECORDED FEBRUARY 14, 2011 UNDER RECEPTION NO. 709287, AND AMENDED AND PARTIAL RELEASE OF EASEMENT RECORDED DECEMBER 23, 2022 UNDER RECEPTION NO. 842994.
- 24. TERMS, CONDITIONS AND PROVISIONS OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650169, AND AMENDMENTS RECORDED JULY 25, 2008 UNDER RECEPTION NO. 677072, APRIL 8, 2009 UNDER RECEPTION NO. 685617, AND MAY 22, 2018 UNDER RECEPTION NO. 790133.
- 25. 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. 696305, AND RELEASE OF SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JANUARY 8, 2013 UNDER RECEPTION NO. 733425.
- 26. 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 JANUARY 04, 2007, UNDER RECEPTION NO. 650357, AND THE SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED NOVEMBER 3, 2014 UNDER RECEPTION
- 27. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL DECLARATION OF COVENANT REGARDING CONSTRUCTION TRAFFIC FOR ALPINE MOUNTAIN RANCH RECORDED JUNE 21, 2007 UNDER RECEPTION NO. 659202.
- 28. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED JUNE 21, 2007 UNDER RECEPTION NO.
- 29. TERMS, CONDITIONS AND PROVISIONS OF OUT-OF-DISTRICT WATER SERVICE AGREEMENT RECORDED JUNE 21, 2007
- UNDER RECEPTION NO. 659205.
 30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED FEBRUARY 15, 2008 UNDER RECEPTION NO. 670599, AND THE DECREE QUIETING TITLE
- RECORDED MARCH 12, 2008 UNDER RECEPTION NO. 671553.

 31. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 1 RECORDED JULY 25, 2008 UNDER RECEPTION
- 32. 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, AND AFFIDAVIT OF CORRECTION RECORDED DECEMBER 8, 2009 UNDER RECEPTION NO. 694074.

 33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROUTT COUNTY SUBDIVISION IMPROVEMENTS AGREEMENT ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3
- RECORDED APRIL 08, 2009 UNDER RECEPTION NO. 685618.

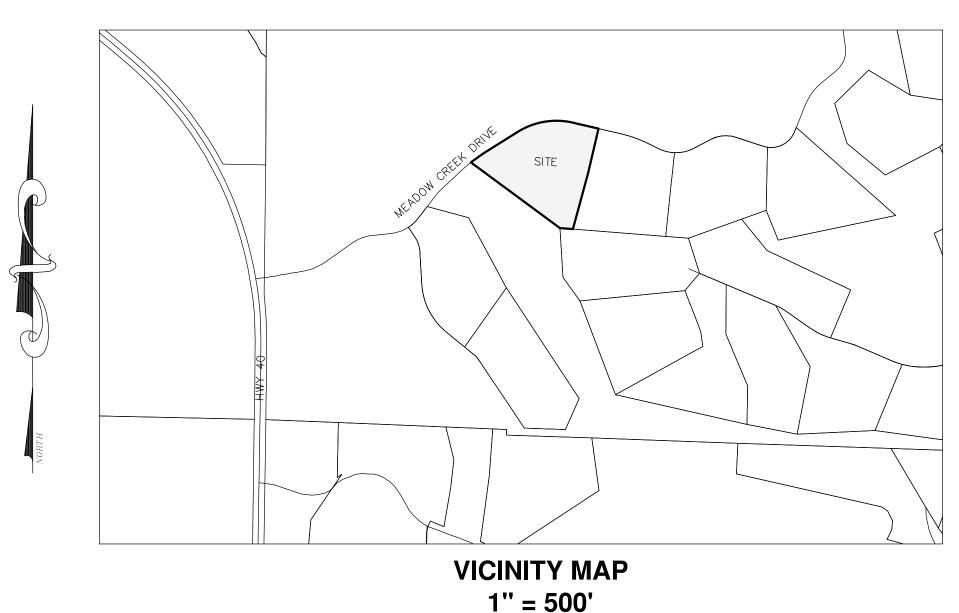
 34. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN SPECIAL WARRANTY DEED
- RECORDED FEBRUARY 14, 2011 UNDER RECEPTION NO. 709287. 35. ANY AND ALL WATER RIGHTS AS DEFINED AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 25,
- 2013 UNDER RECEPTION NO. 744167.
- 36. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT, SPECIAL IMPROVEMENT DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED JULY 26, 2021, UNDER RECEPTION NO. 827562.

DATED THIS ___ DAY OF _____, 2023.

JOHN A. VANDERBLOEMEN, ATTORNEY AT LAW

ALPINE MOUNTAIN RANCH LPSE LOT 41, BUILDING ENVELOPE REMOVAL

LOCATED IN THE NW ¹/₄ OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 84 WEST, 6TH P.M., ROUTT COUNTY, COLORADO



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. 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	DAY OF,	2023.
TIM REDMOND, CHAIR BOARD OF COUNTY COI ROUTT COUNTY, COLOR		
ATTEST:		
BY:		

PLANNING DIRECTOR APPROVAL

THE PLANNING DIRECTOR OF ROUTT COUNTY, COLORADO DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS ______ DAY OF ______, 2023.

KRISTY WINSER, ROUTT 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 LOT 41 — BUILDING ENVELOPE REMOVAL (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 HEREON.

DATED THIS		_ DAY OF	20
BY:			
WALTER N. MAGI	.L, PLS 38024		

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 _____ DAY OF ____ A.D., 2023.

RECEPTION NUMBER _____ TIME: _______.M. AND FILE NO. ______

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER



440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

33170 MEADOW CREEK DRIVE STEAMBOAT SPRINGS, CO

Horizontal Scale

1" = 40'

Contour Interval = 2 ft

DATE: 9-27-2023

JOB #: 1147-053

DRAWN BY: AAC

DESIGN BY: AAC

REVIEW BY: WMM

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

1

SHEET#