

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 LPS, LOT 41 - BUILDING ENVELOPE REMOVAL, HAS LAID OUT, FOR RECORD AND INDEXING THIS PLAT AND IS PURSUANT TO ALL APPLICABLE DOCUMENTS AND RECORDS 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 _____, 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

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 _____ }
 }
 }S

COUNTY OF _____ }

WITNESS MY HAND AND OFFICIAL SEAL.

----- MY COMMISSION EXPIRES: -----
SIGNATURE (NOTARY PUBLIC)

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 SOUTHERLY LINE OF LOT 41 AS INDICATED ON THE PLAT.
4. BLANKET EASEMENT: ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLP, HEREBY RESERVES TO ITSELF AND ITS RESPECTIVE SUCCESSORS, ASSIGNS AND DESIGNES 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 LOTS.
5. ACCESS AND UTILITY EASEMENTS: ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLP, HEREBY RESERVES TO ITSELF AND ITS RESPECTIVE SUCCESSORS, ASSIGNS AND DESIGNES 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. THE RESIDUALS AND OTHER BUILDINGS AND IMPROVEMENTS CONSTRUCTED UPON SUCH LOT, WITH SUCH RESPONSIBILITY, SHALL 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, LLP, HEREBY RESERVES TO ITSELF AND ITS RESPECTIVE SUCCESSORS, ASSIGNS AND DESIGNES 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 ONE HUNDRED (100.00) FEET OF THE CENTERLINE OF ANY ACCESS AND UTILITY EASEMENT IMMEDIATELY ADJACENT TO SUCH LOT. SAID NON-EXCLUSIVE SNOW STORAGE, SNOW REMOVAL AND SLOPE EASEMENT IS RESERVED ON THE ALPINE MOUNTAIN RANCH LPSE PLAT RECORDED AT RECEPTION NO. 650154.
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.
10. ROUTT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING THE SUBDIVISION'S ROADS.
11. THE PURPOSE OF 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. WILDFIRE MITIGATION PLAN FOR ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED AT RECEPTION NO. 650154.
 - c. ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION 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. THE EASEMENT RESERVATIONS SET FORTH IN THIS PLAT NAMES ABOVE SHALL BE DEEMED EFFECTIVE IMMEDIATELY UPON CONVEYANCE OF ANY LOT OR ALL OR A PORTION OF THE REMAINDER PARCEL, NOTWITHSTANDING THE DOCTRINE OF MERGER OF TITLE, IT BEING THE INTENTION OF ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLP, 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

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. ABS30031552, EFFECTIVE DATE NOVEMBER 22, 2023, AND BASED UPON SAID TITLE COMMITMENT, IT IS MY OPINION THAT TITLE TO LOT 41, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION 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 BELOW.

9. EXISTING LEASES AND TENANCIES, IF ANY.
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 JUNE 13, 1905 IN BOOK 29 AT PAGE 345.
10. 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 AMENDMENTS RECORDED JULY 25, 2008 UNDER RECEPTION NO. 677071 AND APRIL 8, 2009 UNDER RECEPTION NO. 685616 AND DECEMBER 8, 2009 UNDER RECEPTION NO. 694074.
11. 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 AS AMENDED IN INSTRUMENT RECORDED JANUARY 6, 2017 UNDER RECEPTION NO. 775982.
12. TERMS, CONDITIONS AND PROVISIONS OF WILDLIFE MITIGATION PLAN RECORDED DECEMBER 29, 2006 AT RECEPTION NO. 650167 AND AMENDMENT RECORDED MAY 22, 2018 UNDER RECEPTION NO. 790134.
13. TERMS, CONDITIONS AND PROVISIONS OF DEED OF DEDICATION RECORDED DECEMBER 29, 2006 AT RECEPTION NO. 650164.
14. TERMS, CONDITIONS AND PROVISIONS OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2006 AT RECEPTION NO. 650169 AND AMENDMENTS RECORDED JULY 25, 2008 UNDER RECEPTION NO. 677072 AND APRIL 8, 2009 UNDER RECEPTION NO. 685617 AND MAY 22, 2018 UNDER RECEPTION NO. 790133.
15. ANY TAX, LIEN OR FEE RESULTING FROM INCLUSION IN ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT AS SET OUT IN INSTRUMENT RECORDED JANUARY 04, 2007 AT RECEPTION NO. 650357 AND RECORDED NOVEMBER 3, 2014 UNDER RECEPTION NO. 753202.
16. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL DECLARATION OF COVENANT REGARDING CONSTRUCTION TRAFFIC FOR ALPINE MOUNTAIN RANCH RECORDED JUNE 21, 2007 AT RECEPTION NO. 659202.
17. TERMS, CONDITIONS AND PROVISIONS OF OUT OF DISTRICT WATER SERVICE AGREEMENT RECORDED JUNE 21, 2007 AT RECEPTION NO. 659205.
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 14, 2011 UNDER RECEPTION NO. 769287.
19. 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 AMENDMENT RECORDED JUNE 10, 2016 UNDER RECEPTION NO. 769207.
20. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN VACATION OF UTILITY EASEMENTS ALPINE MOUNTAIN RANCH RECORDED JUNE 11, 2020 UNDER RECEPTION NO. 810330.
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF NOTICE OF IMPOSITION OF SPECIAL ASSESSMENTS RECORDED JULY 26, 2021 UNDER RECEPTION NO. 827562.

DATED THIS ____ DAY OF _____, 2023.

JOHN A. VANDERBLOEMEN, ATTORNEY AT LAW



VICINITY MAP
1" = 500'

BOARD OF COUNTY COMMISSIONERS APPROVAL

- 1) THIS PLAT IS APPROVED OR 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 ROUIT 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 COMMISSIONERS
ROUTT COUNTY, COLORADO

ATTEST:

BY: _____
JENNY L. THOMAS, ROUTT COUNTY CLERK

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

I, WALTER N. MAGILL, PLSD. 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.

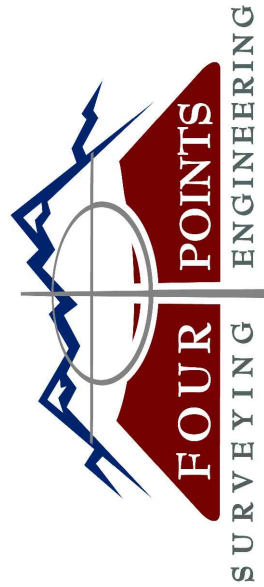
DATED THIS _____ DAY OF _____ 2023.

BY: _____
WALTER N. MAGILL, PLS 38024

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

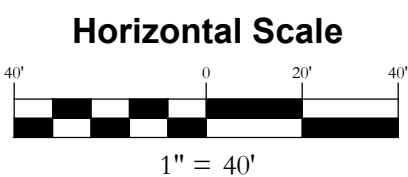


**440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com**

[illegible]

33170 MEADOW CREEK DRIVE
STEAMBOAT SPRINGS, CO

LOT 41, ALPINE MOUNTAIN RANCH



Contour Interval = 2 ft

DATE: 12-11-2023

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

FINAL PLAT

SHEET #

1

[illegible]

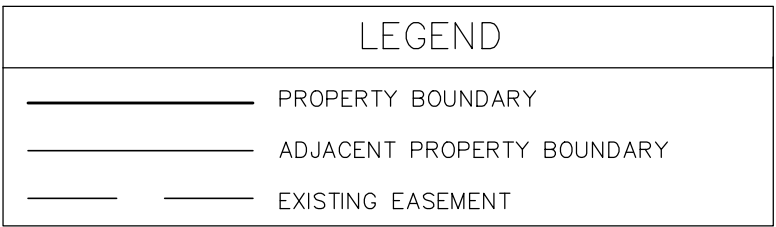
Horizontal Scale

0 20'

1" = 40'

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

2



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	135.67	600.00	12.96	N70° 31' 37"W	135.39
C2	295.64	375.00	45.17	S80° 24' 35"W	288.05
C3	79.14	710.00	6.39	S54° 37' 52"W	79.10
C4	55.97	710.00	4.52	S49° 10' 47"W	55.96