# 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:

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 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

STATE OF COLORADO

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2024, 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.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 164

Kristin Hager
NOTARY PUBLIC:
STATE OF COLL DYCEDO
NOTAPY IC 2020/2012535
MY COMMISSION ELEPIGES December 4/2024

#### 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.

NO ADDITIONAL LOTS OR BUILDING ENVELOPES ARE BEING MODIFIED BY THE RECORDING OF THIS PLAT.
BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING N 54°31'47" W, 577.26 FEET ALONG

THE SOUTH WEST 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.

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 COMMINICATION LINES AND FACILITIES, CARLS 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 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.

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 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. 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. 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

JANUARY 6, 2017 UNDER RECEPTION NO. 775982.

B. TERMS, CONDITIONS, PROVISIONS, BURDENS 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.

C. TERMS, CONDITIONS AND PROVISIONS OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2006 AT RECEPTION NO. 650169 AND AMENDED JULY 25, 2008 UNDER RECEPTION NO. 677072 AND AMENDED IN INSTRUMENT APRIL 8, 2009 UNDER RECEPTION NO. 685617 AND AMENDED IN INSTRUMENT MAY 22, 2018 UNDER RECEPTION NO. 790133

12. NOTICE IS HEREBY GIVEN TO PROPERTY OWNERS THAT ADJACENT OR NEARBY PROPERTIES MAY HAVE LONG TERM GRAVEL EXTRACTION OPERATIONS.

THESE AREAS MUST BE SPECIFICALLY MITIGATED IN COOPERATION WITH THE COLORADO STATE FORESTER IN A SITE

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.

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 RECORDED AT RECEPTION NO. 650154 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

I, JOHN A. VANDERBLOEMEN, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT BY REVIEW OF THE TITLE COMMITMENT NO. ABS30031552-3, DATED DECEMBER 22, 2023 ISSUED BY LAND TITLE GUARANTEE INSURANCE COMPANY ("TITLE COMMITMENT") AND THAT TITLE TO SUCH LANDS IS IN ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP ("THIS OWNER") 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.

8. 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 JUNE 13, 1905 IN BOOK 28 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.

3. TERMS, CONDITIONS AND PROVISIONS OF DEED OF DEDICATION RECORDED DECEMBER 29, 2006 AT RECEPTION NO. 650168

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.

7. TERMS, CONDITIONS AND PROVISIONS OF OUT OF DISTRICT WATER SERVICE AGREEMENT RECORDED JUNE 21, 2007 AT RECEPTION NO. 659205.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 14, 2011 UNDER RECEPTION NO. 709287.

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.

D. 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.

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 31 DAY OF THURRY, 2024.

JOHN A. VANDERBLOEMEN, ATTORNEY AT LAW

### CONSENT AND SUBORDINATION OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED HEREON, AS SUCH IS RECORDED AT RECEPTION NO. 686072 OF THE OFFICIAL RECORDS OF THE ROUTT COUNTY CLERK AND RECORDER (THE "DEED OF TRUST"), HEREBY CONSENTS TO AND JOINS IN THE PLATTING OF THE SUBDIVISION HEREIN SHOWN AND HEREBY AGREES THAT ANY AND ALL OF ITS RIGHTS AND INTERESTS UNDER THE DEED OF TRUST SHALL BE AND ARE HEREBY DECLARED TO BE JUNIOR AND SUBORDINATE TO THE SUBDIVISION, CONVEYANCES, AND DEDICATIONS SHOWN HEREON.

BY Nicholas J. Herrin, Managing Director

STATE OF COLORADO

THE FOREGOING CONSENT AND SUBORDINATION OF DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2024, BY Name of AS

MY COMMISSION EXPIRES: 12.04.1014

NOTARY PUBLIC

# **ALPINE MOUNTAIN RANCH LPSE, LOT 41**

**BUILDING ENVELOPE REMOVAL** 

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



VICINITY MAP 1" = 500'

# 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 TO 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 LO DAY OF February , 2024.

THMOTHY V. CORRIGAN, CHAIR Sonja Macys, Chair Pro Tem
BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Y: Jewin Louis By Buleau For Diepel

PLANNING DIRECTOR APPROVAL

THE ROUTT COUNTY PLANNING DIRECTOR DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS 29TH DAY OF NOVEMBER, 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 ALPINE MOUNTAIN RANCH LPSE 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 MARKERS AND/OR MONUMENTS WERE SET AS REQUIRED AND SHOWN HEREON.

ED THIS \_3/5+ DAY C

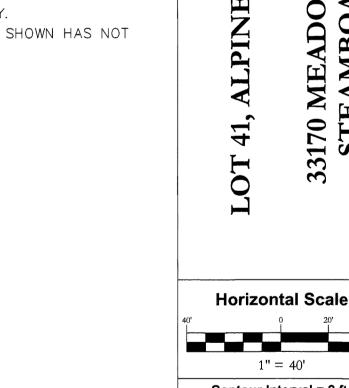
ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO THIS 23'9 DAY OF FEB. A.D., 2024.

RECERTION NUMBER 1851423 TIME: 9'4/AM AND PER NO 3844

RECEPTION NUMBER 851423 TIME: 9:4/ A.M. AND PILE NO. 3844

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER



1" = 40'  Contour Interval = 2 ft  DATE: 1-31-2024  JOB #: 1147-053  DRAWN BY: AP  DESIGN BY: FPSE  REVIEW BY: FPSE  IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.		· · · · ·	Jours	
Contour Interval = 2 ft  DATE: 1-31-2024  JOB #: 1147-053  DRAWN BY: AP  DESIGN BY: FPSE  REVIEW BY: FPSE  IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24' X 36", THE		0	20'	
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DATE: 1-31-2024  JOB #: 1147-053  DRAWN BY: AP  DESIGN BY: FPSE  REVIEW BY: FPSE  IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE	1"	' = 40'		
JOB #: 1147-053  DRAWN BY: AP  DESIGN BY: FPSE  REVIEW BY: FPSE  IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24' X 36", THE	ontour l	nterva	al = 2 ft	
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DESIGN BY: FPSE REVIEW BY: FPSE  IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE	1147-0	53		
REVIEW BY: FPSE  IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE	N BY: A	P		
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE	N BY: F	PSE		
FORMAT OTHER THAN 24" X 36", THE	W BY: F	PSE		
	RMAT OTHER	R THAN 2	4" X 36", THE	
		1-31-20 1147-0 N BY: A N BY: F W BY: F HIS DRAWING	1-31-2024 1147-053 N BY: AP N BY: FPSE W BY: FPSE W BY: FPSE	1" = 40'  Intour Interval = 2 ft  1-31-2024  1147-053  N BY: AP  N BY: FPSE  W BY: FPSE  W BY: FPSE  HIS DRAWING IS PRESENTED IN A  RMAT OTHER THAN 24" X 36", THE

FINAL PLAT

SHEET#

1

RECEPTION#: 851423 02/23/2024 at 09:41:15 AM, Pg 1 of 2 R: \$23.00, D: \$0.00 Jenny Thomas, Routt County, CO

0

Contour Interval = 2 ft DATE: 2-1-2024

JOB #: 1147-053 DRAWN BY: AP **DESIGN BY: FPSE REVIEW BY: FPSE** IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

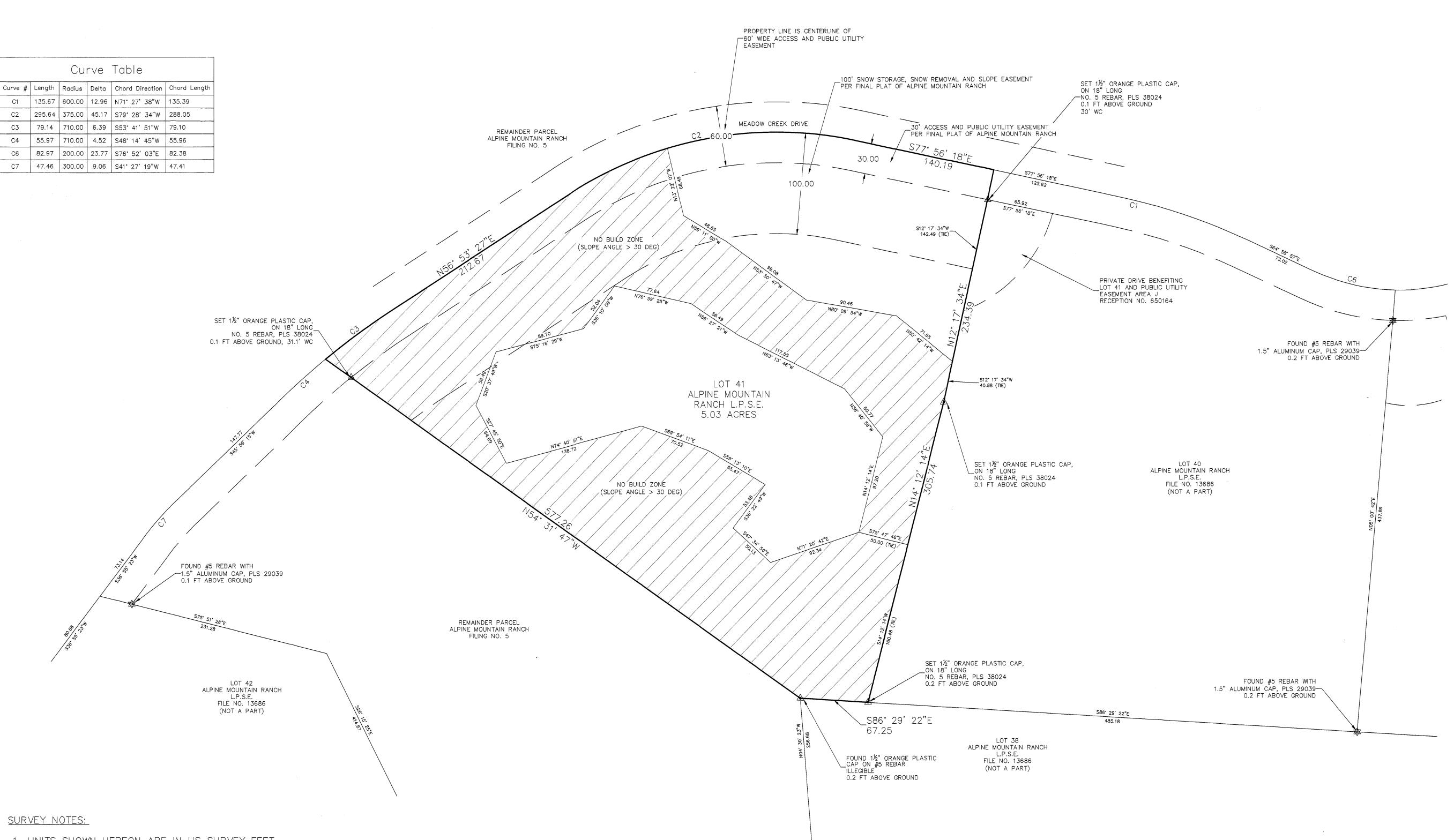
SHEET#

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.

# **ALPINE MOUNTAIN RANCH LPSE, LOT 41**

**BUILDING ENVELOPE REMOVAL** 

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



1. UNITS SHOWN HEREON ARE IN US SURVEY FEET.

2. BASIS OF BEARING: N 54°31'47" W, 577.26FT ALONG SOUTH WEST LINE OF LOT 41.

LEGEND

PROPERTY BOUNDARY

--- EASEMENT

RECEPTION#: 851423 02/23/2024 at 09:41:15 AM, Pg 2 of 2 R: \$23.00, D: \$0.00 Jenny Thomas, Routt County, CO