

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 OWNERS 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 S RECORDED AT FINAL PLAT NO. 13927 AND RECEPTION NO. 685616.

EXCEPTING AND EXCLUDING THEREFROM THAT CERTAIN 30.0 FOOT WIDE LANE FOR A RIGHT-OF-WAY FOR A ROAD AS DESCRIBED BY DEED RECORDED JUNE 22, 1933 IN BOOK 167 AT PAGE 567 AND THOSE LANDS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 14, 2011 AT RECEPTION NO. 709297.

CONTAINING A CALCULATED AREA OF _____ 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 ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 2022.

BY _____
NICHOLAS J. HEKIN AS MANAGING DIRECTOR 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 _____ DAY OF _____, 2022, BY NICHOLAS J. HEKIN AS MANAGING DIRECTOR 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 _____ }
 }SS
COUNTY OF _____ }

WITNESS MY HAND AND OFFICIAL SEAL.

_____ MY COMMISSION EXPIRES: _____

SIGNATURE (NOTARY PUBLIC)

CONSENT OF DEED OF TRUST BENEFICIARY

THE UNDERSIGNED BEING THE BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. 686072 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 _____ AS _____ OF _____ CPX COLORADO CREDIT COMPANY, A COLORADO LLLP

THE FOREGOING CONSENT OF DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY _____ AS _____ OF CPX COLORADO CREDIT COMPANY, A COLORADO LLLP

STATE OF _____ }
 }SS
COUNTY OF _____ }

WITNESS MY HAND AND OFFICIAL SEAL.

_____ MY COMMISSION EXPIRES: _____

SIGNATURE (NOTARY PUBLIC)

ALPINE MOUNTAIN RANCH

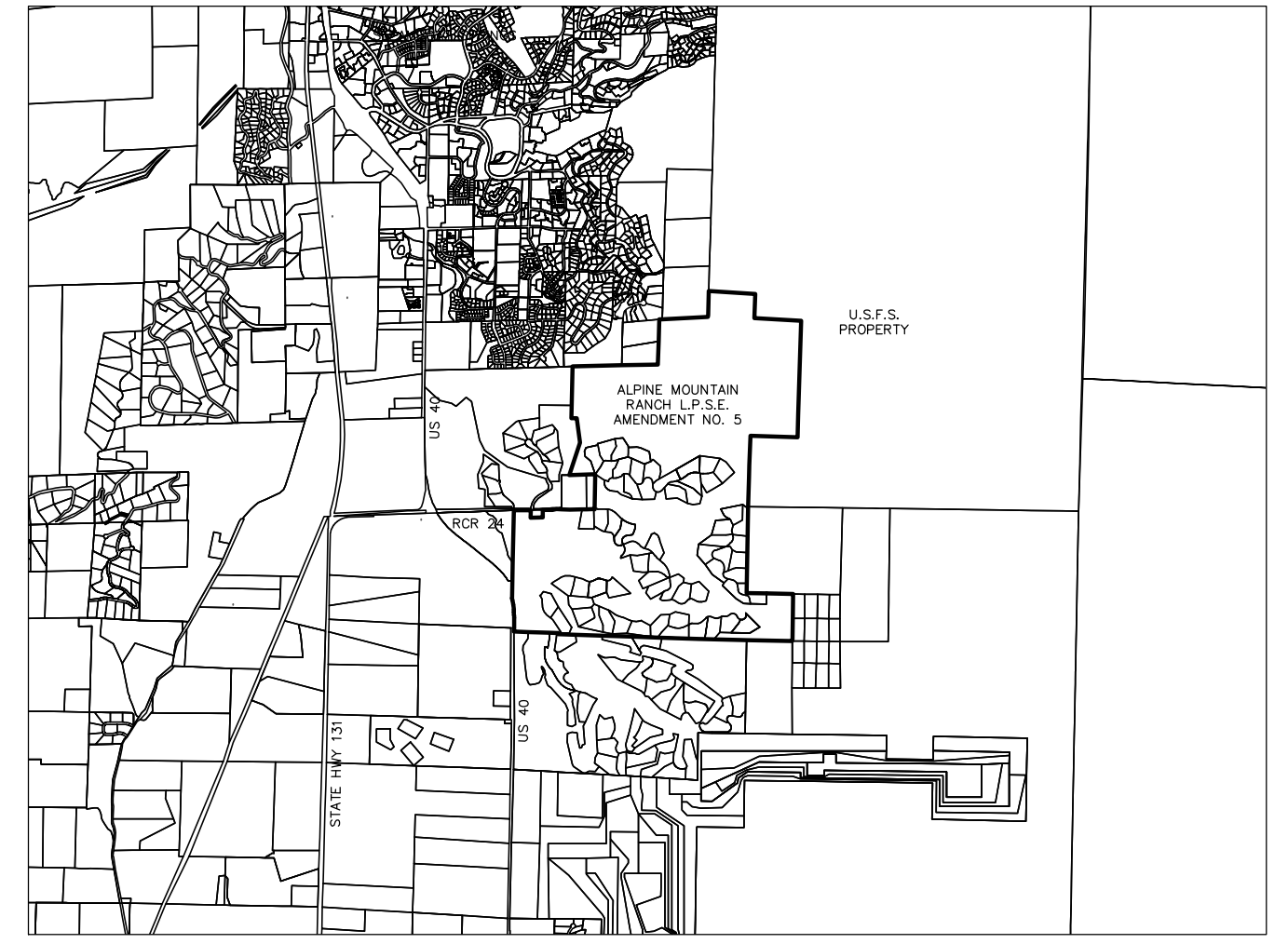
LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 7

A REPLAT OF LOTS 46, 47, 48, 49, 50, 53, 55, AND 57

LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3

LOCATED IN SECTIONS 26, 34, AND 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

- PLAT NOTES**
1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINES OF LOT 55 AN 57, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 AS RECORDED AT FINAL PLAT NO. 13927 AND RECEPTION NO. 685616. THIS FINAL PLAT ALSO ADJUSTS 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°46'11"E, 2602.90 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T6N, R84W FROM THE SOUTH 1/4 CORNER OF SECTION 33 AS MONUMENTED BY A FOUND 3 1/2" ALUMINUM CAP ON A 2 1/8" ALUMINUM PIPE, LS 23521 AND THE SOUTHEAST CORNER OF SECTION 33 AS MONUMENTED BY A FOUND ILLIBLE 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 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.
 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 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.
 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. 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.
 8. ALL BUILDINGS ON LOTS MUST MEET APPLICABLE ROUTT COUNTY ZONING SETBACK REQUIREMENTS.
 9. ALL BUILDINGS ON THE REMAINDER PARCEL MUST BE LOCATED WITHIN THE BUILDING ENVELOPES FOR THE REMAINDER PARCEL AS SHOWN.
 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:
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.
 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. 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.
 16. 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.
 17. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO
 18. THE WITNESS CORNERS SET ON THE SUBDIVISION BOUNDARY ARE SET ALONG THE ACCESS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.



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 2.4 LOT LINE ADJUSTMENT. THIS PLAT HAS NOT BEEN REVIEWED UNDER ANY OTHER PROVISION OF THE ROUTT COUNTY ZONING OR SUBDIVISION REGULATIONS.

2) THE ACCESS EASEMENTS 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 _____ DAY OF _____, 2022.

M. ELIZABETH MELTON, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

ATTEST:

BY: _____
JENNY L. 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 I HAVE EXAMINED LAND TITLE GUARANTEE INSURANCE COMPANY TITLE COMMITMENT NO. _____ AND BASED UPON SAID TITLE COMMITMENT, IT IS MY OPINION THAT TITLE TO LOT _____ ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 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 SHEET 2 HEREOF.

DATED THIS ___ DAY OF _____, 2022.

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 _____ DAY OF _____ AD, 2022.

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 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 (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 _____, 2022.

BY: _____
WALTER N. MAGILL, PLS 38024

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDED OF ROUTT COUNTY, COLORADO THIS _____ DAY OF _____ A.D., 2022

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

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

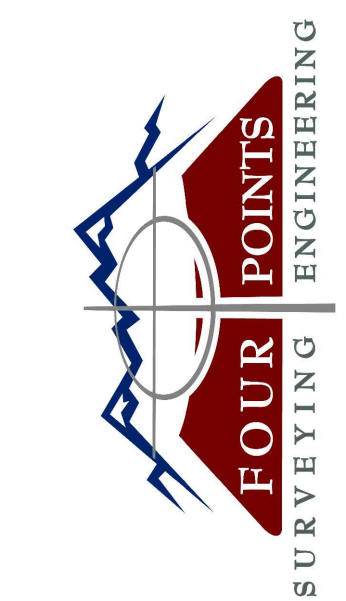
ROUTT COUNTY SURVEYOR CERTIFICATE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____ DAY OF _____, 2022, OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

ROUTT COUNTY SURVEYOR

BY: _____
THOMAS H. EFFINGER, JR. PLS 17651

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.



440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointss.com

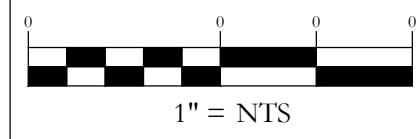
INT

REVISIONS

No.	DATE

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

Horizontal Scale



1" = NTS

Contour Interval = 2 ft

DATE: 4-8-2022
JOB #: 1147-001
DRAWN BY: WNM
DESIGN BY:
REVIEW BY:
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 8 1/2" X 11" THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: **FINAL PLAT**

SHEET # **1**