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

ABS30026389-2 EFFECTIVE DATE MAY 13, 2021 EXISTING LEASES AND TENANCIES, IF ANY. ANY QUESTION, DISPUTE OR ADVERSE CLAIMS AS TO ANY LOSS OR GAIN OF LAND AS A RESULT ANY CHANGE IN THE RIVER BED LOCATION BY NATURAL OR OTHER THAN NATURAL CAUSES. OR _TERATION THROUGH ANY CAUSE, NATURAL OR UNNATURAL, OF THE CENTER THREAD, BANK, HANNEL OR FLOW OF WATERS LYING WITHIN SUBJECT LAND: AND ANY QUESTION AS TO THE OCATION OF SUCH CENTER THREAD, BED, BANK OR CHANNEL AS A LEGAL DESCRIPTION MONUMENT OR MARKER FOR PURPOSES OF DESCRIBING OR LOCATING SUBJECT LANDS. . HIGH LINE BEAVER DITCH AND RIGHT OF WAY THEREFOR OR AS DISCLOSED BY INSTRUMENT ECORDED SEPTEMBER 21, 1891 IN BOOK 73 AT PAGE 287. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, HOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A IGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 15, 1892 IN BOOK 6 AT PAGE 465. . C.E. LAUB DITCH AND RIGHT OF WAY THEREFOR AS DISCLOSED BY DEED RECORDED SEPTEMBER O, 1898 IN BOOK 2 AT PAGE 196. 3. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, HOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A IGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS ESERVED IN UNITED STATES PATENT RECORDED MARCH 30. 1901 IN BOOK 27 AT PAGE 509. 4. 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 IGHT 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. 5. 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 IGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 05, 1907 IN BOOK 49 AT PAGE 191. 3. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, HOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A IGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 23, 1911 IN BOOK 64 AT PAGE 395. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, HOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A IGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS ESERVED IN UNITED STATES PATENT RECORDED AUGUST 09, 1917 IN BOOK 77 AT PAGE 330. 8. 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 IGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MAY 14, 1920 IN BOOK 77 AT PAGE 505. 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 IGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS ESERVED IN UNITED STATES PATENT RECORDED AUGUST 15, 1922 IN BOOK 124 AT PAGE 209. 20. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY DEED RECORDED DECEMBER 19, 1931 IN BOOK 174 AT PAGE 378. . RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, HOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A IGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS ESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 02. 1932 IN BOOK 160 AT PAGE 215. 22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED RECORDED JUNE 22, 1933 IN BOOK 167 AT PAGE 567. 23. 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 ESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 06, 1940 IN BOOK 160 AT PAGE 483.

COMMITMENT EXCEPTIONS EXCERPTED FROM LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT

24. RESERVATIONS AS STATED IN WARRANTY DEED RECORDED OCTOBER 15, 1946 IN BOOK 223 AT

25. RESERVATIONS AS STATED IN DEED RECORDED AUGUST 6, 1959 IN BOOK 291 AT PAGE 410. 26. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN WARRANTY DEED RECORDED DECEMBER 11, 1968 IN BOOK 335 AT PAGE 83. 27. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN QUIT CLAIM DEED RECORDED JANUARY 27, 1972 IN BOOK 354 AT PAGE 598. 28. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY EASEMENT RECORDED AUGUST 08, 1979 IN BOOK 481 AT PAGE 146. THE SPECIFIC LOCATION OF SAID EASEMENT IS NOT DEFINED.

29. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ACCESS EASEMENT AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 908. 30. 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. 31. OBLIGATIONS OF MAINTENANCE AND MODIFICATIONS AS SET OUT IN UTILITY EASEMENT AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 911.

32. TERMS, CONDITIONS AND PROVISIONS OF PRE-ANNEXATION AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 916. 33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESIDENCE LEASE RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 917. NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE

ARE NOT SHOWN HEREIN. 34. TERMS, CONDITIONS AND PROVISIONS OF REQUEST FOR MATERIALS AND COOPERATIVE AGREEMENT FOR DAMAGE PREVENTION FENCING RECORDED JUNE 15, 2006 AT RECEPTION NO. 639711. 35. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF RECORDING RECORDED SEPTEMBER 06,

2006 AT RECEPTION NO. 644203. 36. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED DECEMBER

29, 2006 UNDER RECEPTION NO. 650154. RELEASE OF A CERTAIN PLAT RESTRICTION AS SET FORTH IN INSTRUMENT RECORDED JANUARY 08, 2013 UNDER RECEPTION NO. 733425.

QUIT CLAIM DEED FROM ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT TO ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

RECORDED OCTOBER 7, 2019 UNDER RECEPTION NO. 803738. 37. 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 AMENDED IN INSTRUMENT RECORDED JANUARY 6, 2017 UNDER RECEPTION 38. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND

IGRANTED IN DECLARATION OF PRIVATE DRIVEWAY EASEMENT RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650160. 39. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND IGRANTED IN DECLARATION OF PRIVATE DRIVEWAY EASEMENT RECORDED DECEMBER 29, 2006 UNDER

40. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND IGRANTED IN DECLARATION OF PRIVATE DRIVEWAY EASEMENT RECORDED DECEMBER 29, 2006 UNDER

RECEPTION NO. 650162. 41. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND IGRANTED IN DECLARATION OF PRIVATE DRIVEWAY EASEMENT RECORDED DECEMBER 29, 2006 UNDER

42. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND IGRANTED IN DECLARATION OF PRIVATE DRIVEWAY EASEMENT RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650164. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND

GRANTED IN DECLARATION OF PRIVATE DRIVEWAY EASEMENT RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650166.

44. 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. 45. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEED OF

DEDICATION RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650168. 46. 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. 47. TERMS, CONDITIONS AND PROVISIONS OF FINDINGS, ORDER AND DECREE CREATING THE ALPINE

MOUNTAIN RANCH METROPOLITAN DISTRICT RECORDED JANUARY 04, 2007 AT RECEPTION NO. 650357. 48. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL DECLARATION OF COVENANT REGARDING CONSTRUCTION TRAFFIC FOR ALPINE MOUNTAIN RANCH RECORDED JUNE 21, 2007 AT RECEPTION 49. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED JUNE 21, 2007 AT

IRFCEPTION NO. 659204. 50. TERMS, CONDITIONS AND PROVISIONS OF OUT OF DISTRICT WATER SERVICE AGREEMENT RECORDED

JUNE 21, 2007 AT RECEPTION NO. 659205. 51. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE OF CONTRACT TO PURCHASE PROPERTY RECORDED DECEMBER 04, 2007 UNDER RECEPTION NO. 667571. 52. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED FEBRUARY 15, 2008 UNDER RECEPTION NO. 670599. 53. 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 NO. 677071.

54. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED JULY 25, 2008 UNDER RECEPTION NO. 677073.

55. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED APRIL 08, 2009 UNDER RECEPTION NO. 685615.

56. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 RECORDED APRIL 08, 2009 UNDER RECEPTION NO. 685616, AND AFFIDAVIT OF CORRECTION RECORDED DECEMBER 3, 2009 UNDER RECEPTION NO. 694074. RESOLUTION OF VACATION AS TO CERTAIN UTILITY EASEMENTS RECORDED JUNE 11, 2020 UNDER RECEPTION NO. 810330.

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

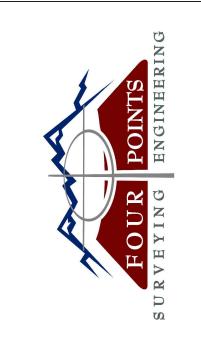
58. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 14, 2011 UNDER RECEPTION NO. 709287. 59. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SPECIAL IMPROVEMENT DISTRICT NO. 1 IN THE ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 23, 2011, UNDER RECEPTION NO. 709596 AND JUNE 10. 2016 UNDER RECEPTION NO. 769207.

60. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS WATER RIGHTS SET FORTH IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 25, 2013 UNDER RECEPTION NO. 744167. 61. 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

NOVEMBER 03, 2014, UNDER RECEPTION NO. 753202. 62. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND IGRANTED IN DECLARATION OF TRAIL AND PATHWAY EASEMENT RECORDED APRIL 25, 2019 UNDER RECEPTION NO. 798805.

63. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICES OF CONTRACT TO PURCHASE PROPERTY, AS TO CERTAIN UNDIVIDED INTERESTS RECORDED MARCH 02. 2020 UNDER RECEPTION NO. 807795, SEPTEMBER 24, 2020 UNDER RECEPTION NO. 814258 AND OCTOBER 05, 2020 UNDER RECEPTION NO. 814790.

64. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 5 RECORDED JUNE 11, 2020 UNDER RECEPTION NO. 810331.



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Horizontal Scale

Contour Interval = 2 ft DATE:4-9-2022 JOB #: 1147-001 **DRAWN BY: WNM DESIGN BY:**

REVIEW BY: FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED

SHEET#