

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:

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

CONTAINING A CALCULATED AREA OF 40.07 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 20th DAY OF July 2022.

BY: William P. Butler AS MANAGER 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 20th DAY OF July 2022, BY WILLIAM P. BUTLER AS MANAGER 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 Kentucky }
COUNTY OF KENTON } SS

WITNESS MY HAND AND OFFICIAL SEAL.

Signature of Lori L. Burks, Notary Public, My Commission Expires on June 16, 2025



CONSENT OF DEEDS OF TRUST BENEFICIARY

THE UNDERSIGNED BEING THE BENEFICIARY UNDER THAT CERTAIN DEEDS OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. 686072 AND MODIFIED IN THE FOLLOWING RECEPTION NOS. 710603, 723659, 766148, 770526, 770527, 770528, 770529, 788402, 806997, AND 806998 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: William P. Butler AS CHIEF EXECUTIVE OFFICER OF CPX COLORADO CREDIT COMPANY, A COLORADO LLLP

THE FOREGOING CONSENT OF DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July 2022, BY WILLIAM P. BUTLER AS CHIEF EXECUTIVE OFFICER OF CPX COLORADO CREDIT COMPANY, A COLORADO LLLP

STATE OF Kentucky }
COUNTY OF KENTON } SS

WITNESS MY HAND AND OFFICIAL SEAL.

Signature of Lori L. Burks, Notary Public, My Commission Expires on June 16, 2025



LAND TITLE GUARANTY COMPANY TITLE COMMITMENT NO. ABS30028663-3 EXCEPTIONS B - PART II

TITLE COMMITMENT EXCEPTIONS EXCEPTED FROM LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. ABS30028663-3 EFFECTIVE DATE MAY 26, 2022

- 8. EXISTING LEASES AND TENANCIES, IF ANY;
9. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM...
10. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM...
11. 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.
12. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AND RIGHT OF WAY IN INSTRUMENT RECORDED AUGUST 08, 1979 IN BOOK 481 AT PAGE 146. THE SPECIFIC LOCATION OF SAID EASEMENT IS NOT DEFINED.
13. TERMS, CONDITIONS AND PROVISIONS OF PRE-ANNEXATION AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 916.
14. TERMS, CONDITIONS AND PROVISIONS OF REQUEST FOR MATERIALS AND COOPERATIVE AGREEMENT FOR DAMAGE PREVENTION FENCING RECORDED JUNE 15, 2006 UNDER RECEPTION NO. 639711.
15. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF RECORDING RECORDED SEPTEMBER 06, 2006 UNDER RECEPTION NO. 644203.
16. 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 COVENANTS OR RESTRICTIONS IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 29, 2008, UNDER RECEPTION NO. 650155, AND AS AMENDED IN INSTRUMENT RECORDED JULY 18, 2007, UNDER RECEPTION NO. 660742 AND AMENDMENT RECORDED JANUARY 6, 2017, UNDER RECEPTION NO. 775982 AND AMENDMENT RECORDED JULY 18, 2007, UNDER RECEPTION NO. 660742 AND AMENDMENT RECORDED JUNE 16, 2021 UNDER RECEPTION NO. 825972.
17. TERMS, CONDITIONS AND PROVISIONS OF WILDLIFE MITIGATION PLAN RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650167 AND AMENDMENT RECORDED MAY 22, 2018 UNDER RECEPTION NO. 790134.
18. TERMS, CONDITIONS AND PROVISIONS OF DEED OF DEDICATION RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650168.
19. TERMS, CONDITIONS AND PROVISIONS OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650169 AND AMENDMENT RECORDED JULY 25, 2008 UNDER RECEPTION NO. 677072 AND AMENDMENT RECORDED APRIL 8, 2009 UNDER RECEPTION NO. 685617 AND AMENDMENT RECORDED MAY 22, 2018 UNDER RECEPTION NO. 790133.
20. TERMS, CONDITIONS AND PROVISIONS OF ROUTT COUNTY SUBDIVISION IMPROVEMENTS AGREEMENT ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT 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 SUBDIVISION IMPROVEMENTS AGREEMENT ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 RECORDED APRIL 8, 2009 UNDER RECEPTION NO. 685618, RELEASE OF SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JANUARY 8, 2013 UNDER RECEPTION NO. 733425.
21. TERMS, CONDITIONS AND PROVISIONS OF FINDINGS, ORDER AND DECREE CREATING THE ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT RECORDED JANUARY 04, 2007 UNDER RECEPTION NO. 650357.
22. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL DECLARATION OF COVENANT REGARDING CONSTRUCTION TRAFFIC FOR ALPINE MOUNTAIN RANCH RECORDED JUNE 21, 2007 UNDER RECEPTION NO. 659202.
23. THIS ITEM WAS INTENTIONALLY DELETED.
24. TERMS, CONDITIONS AND PROVISIONS OF OUT OF DISTRICT WATER SERVICE AGREEMENT RECORDED JUNE 21, 2007 UNDER RECEPTION NO. 659205.
25. 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, RESOLUTION FOR VACATION OF UTILITY EASEMENTS RECORDED JUNE 11, 2020 UNDER RECEPTION NO. 810330.

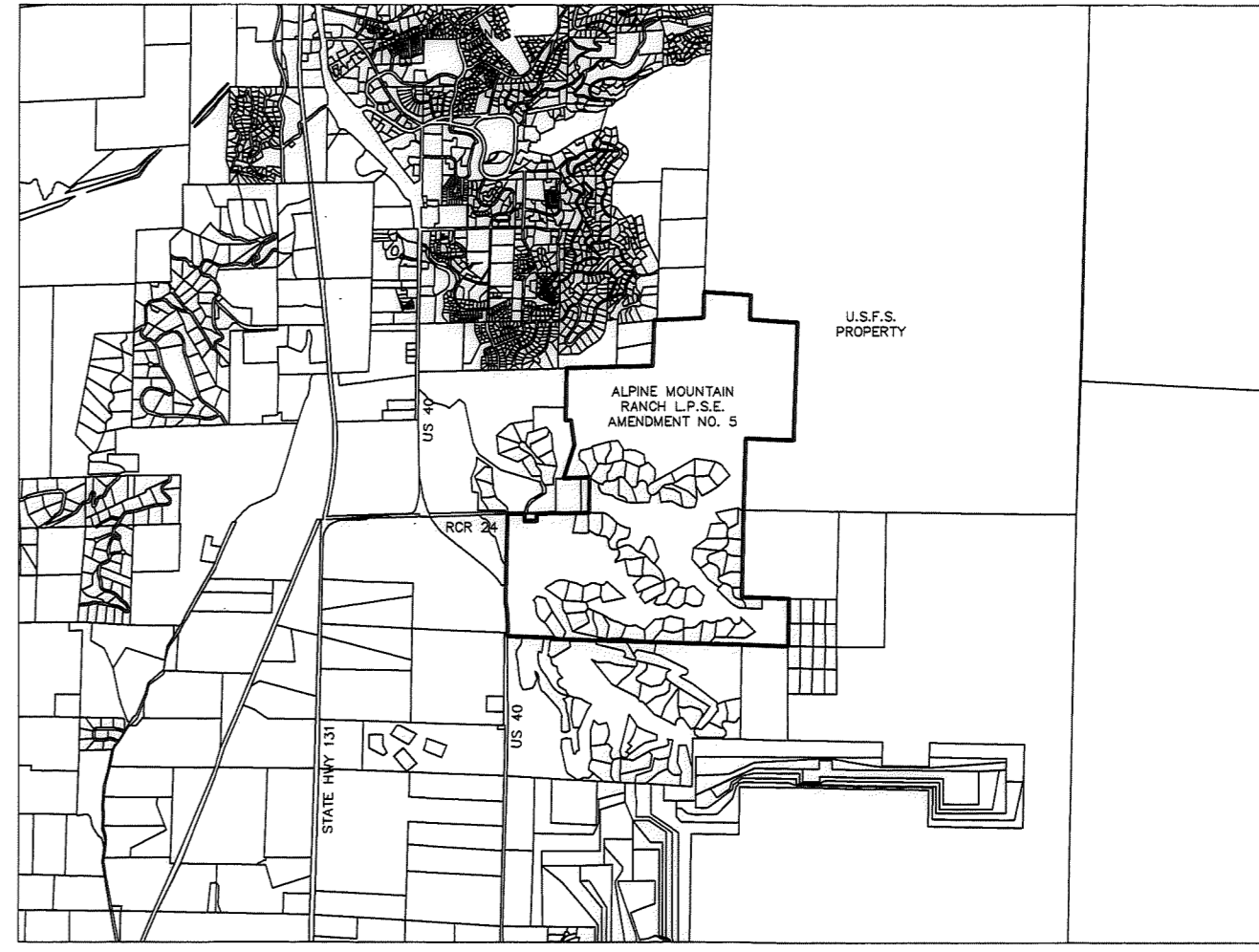
ALPINE MOUNTAIN RANCH
LAND PRESERVATION SUBDIVISION EXEMPTION
AMENDMENT NO. 7
A REPLAT OF LOTS 46, 47, 48, 49, 50, 53, 55, AND 57
LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3
LOCATED IN SECTION 35 TOWNSHIP 6 NORTH, AND SECTIONS 2 AND 3,
TOWNSHIP 5 NORTH, ALL IN RANGE 84 WEST OF THE 6TH P.M., ROUTT
COUNTY, COLORADO

PLAT NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINES OF LOT 55 AND 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 REMOVES 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 1/2" ALUMINUM PIPE, LS 23521 AND THE SOUTHEAST CORNER OF SECTION 33 AS MONUMENTED BY A FOUND 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 OWN 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. 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.
8. ALL BUILDINGS ON LOTS MUST MEET APPLICABLE ROUTT COUNTY ZONING SETBACK REQUIREMENTS.
9. ROUTT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING THE SUBDIVISION'S ROADS.
10. 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.
11. NOTICE IS HEREBY GIVEN TO PROPERTY OWNERS THAT ADJACENT OR NEARBY PROPERTIES MAY HAVE LONG TERM GRAVEL EXTRACTION OPERATIONS.
12. 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.
13. 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.
14. 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.
15. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO
16. THE WITNESS CORNERS SET ON THE SUBDIVISION BOUNDARY ARE SET ALONG THE ACCESS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

TITLE COMMITMENT EXCEPTIONS EXCEPTED FROM LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. ABS30028663-3 EFFECTIVE DATE MAY 26, 2022 - CONTINUED

- 26. 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.
27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ALPINE MOUNTAIN RANCH CONTINGENT LOT RELEASE (LOT 53) RECORDED APRIL 07, 2010 UNDER RECEPTION NO. 697655.
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ALPINE MOUNTAIN RANCH CONTINGENT LOT RELEASE (LOT 47) RECORDED APRIL 07, 2010 UNDER RECEPTION NO. 697653.
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ALPINE MOUNTAIN RANCH CONTINGENT LOT RELEASE (LOT 49) RECORDED APRIL 07, 2010 UNDER RECEPTION NO. 697654.
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBSTITUTION LOT RELEASE AGREEMENT RECORDED JANUARY 26, 2011 UNDER RECEPTION NO. 708542.
31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ALPINE MOUNTAIN RANCH CONTINGENT LOT RELEASE (LOT 50) RECORDED FEBRUARY 14, 2011 UNDER RECEPTION NO. 709306.
32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ALPINE MOUNTAIN RANCH CONTINGENT LOT RELEASE (LOT 53) RECORDED FEBRUARY 14, 2011 UNDER RECEPTION NO. 709309.
33. 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 FEBRUARY 23, 2011, UNDER RECEPTION NO. 709596 AND AMENDMENT RECORDED JUNE 10, 2016 UNDER RECEPTION NO. 769207. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED NOVEMBER 3, 2014 UNDER RECEPTION NO. 753202. RECORD OF PROCEEDINGS RECORDED JULY 26, 2021 UNDER RECEPTION NO. 827562.
34. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ALPINE MOUNTAIN RANCH, AMENDMENT NO. 7 RECORDED UNDER RECEPTION NO.



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 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 20th DAY OF July 2022.

Signature of B. Melton, M. Elizabeth Melton, Chairman, Board of County Commissioners, Routt County, Colorado



Signature of 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. ABS30028663-3, EFFECTIVE MAY 26, 2022, AND BASED UPON SAID TITLE COMMITMENT, IT IS MY OPINION THAT TITLE TO LOTS 46-50 INCLUSIVE, AND LOTS 53, 55, AND 57, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 3 ARE 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 UNDER THE TITLE EXCEPTIONS LISTED ON PAGE 1.

DATED THIS 19 DAY OF July 2022.

Signature of 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 8TH DAY OF JUNE, AD. 2022.

Signature of Alan Goldich, Senior Planner

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 19th DAY OF July 2022.

Signature of Walter N. Magill, PLS 38024



ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

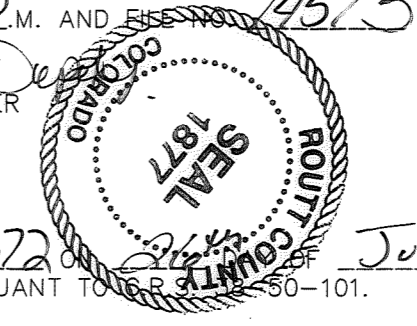
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDED OF ROUTT COUNTY, COLORADO THIS 19th DAY OF July A.D., 2022

Signature of Jenny L. Thomas, Routt County Clerk and Recorder

ROUTT COUNTY SURVEYOR CERTIFICATE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP 3672 UNDER RECEPTION NO. 827562, OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO 2022-01-05-101.

Signature of Thomas H. Effinger, Jr., PLS 17651, Routt County Surveyor



Vertical sidebar containing: FOUR POINTS SURVEYING ENGINEERING logo, address (440 S. Lincoln Ave, Suite 4B, Steamboat Springs, CO 80487), INT table, REVISIONS table, No. DATE table, ALPINE MOUNTAIN RANCH L.P.S.E. - AMENDMENT NO. 7, Horizontal Scale (1" = NTS), Contour Interval = 2 ft, DATE: 7-19-2022, 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., FINAL PLAT, SHEET # 1

File # 14573 SP 3672

RECEPTION#: 839541, 07/26/2022 at 03:50:05 PM, 1 of 3, R: \$33.00, D: \$0.00, Jenny Thomas, Routt County, CO



