

CERTIFICATE OF OWNERSHIP

BE IT HEREBY MADE KNOWN: THAT SUSAN R. MONAHAN LIVING TRUST BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LOT 60, ALPINE MOUNTAIN RANCH, LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 5, COUNTY OF ROUTT, STATE OF COLORADO RECORDED JUNE 11, 2020 UNDER RECEPTION NO. 810331 CONTAINING 5.02 ACRES TOTAL IN THE COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF ALPINE MOUNTAIN RANCH LOT 60 – BUILDING ENVELOPE REMOVAL, HAS Laid out, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL APPROPRIATE 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 SUSAN R. MONAHAN LIVING TRUST HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 2022.

BY _____ AS TRUSTEE OF SUSAN R. MONAHAN LIVING TRUST

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY _____ AS TRUSTEE OF SUSAN R. MONAHAN LIVING TRUST

STATE OF _____ }
 } SS
 COUNTY OF _____ }

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
 SIGNATURE (NOTARY PUBLIC)

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. ABS30028939, EFFECTIVE DATED AUGUST 5, 2022, AND BASED UPON SAID TITLE COMMITMENT, IT IS MY OPINION THAT TITLE TO LOT 60, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AMENDMENT NO. 5 IS IN SUSAN R. MONAHAN LIVING TRUST, 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.

- EXISTING LEASES AND TENANCIES, IF ANY.
- ANY QUESTION, DISPUTE OR ADVERSE CLAIMS AS TO ANY LOSS OR GAIN OF LAND AS A RESULT OF ANY CHANGE IN THE RIVER BED LOCATION BY NATURAL OR OTHER THAN NATURAL CAUSES, OR ALTERATION THROUGH ANY CAUSE, NATURAL OR UNNATURAL, OF THE CENTER THREAD, BANK, CHANNEL OR FLOW OF WATERS LYING WITHIN SUBJECT LAND; AND ANY QUESTION AS TO THE LOCATION OF SUCH CENTER THREAD, BED, BANK OR CHANNEL AS A LEGAL DESCRIPTION MONUMENT OR MARKER FOR PURPOSES OF DESCRIBING OR LOCATING SUBJECT LANDS.
- C.E. LAUB DITCH AND RIGHT OF WAY THEREFOR AS DISCLOSED BY DEED RECORDED SEPTEMBER 20, 1898 IN BOOK 2 AT PAGE 196.
- 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.
- 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.
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RECEIPT EASEMENT AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 909 AND RECORDED MAY 23, 1997 IN BOOK 733 AT PAGE 293.
- OBLIGATIONS OF MAINTENANCE AND MODIFICATIONS AS SET OUT IN UTILITY EASEMENT AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 911.
- TERMS, CONDITIONS AND PROVISIONS OF PRE-ANNEXATION AGREEMENT RECORDED OCTOBER 10, 1996 IN BOOK 725 AT PAGE 916.
- TERMS, CONDITIONS AND PROVISIONS OF REQUEST FOR MATERIALS AND COOPERATIVE AGREEMENT FOR DAMAGE PREVENTION FENCING RECORDED JUNE 15, 2006 AT RECEPTION NO. 639711.
- TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF RECORDING RECORDED SEPTEMBER 06, 2006 AT RECEPTION NO. 644203.
- 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. QUIT CLAIM DEED FROM ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT TO SUSAN R. MONAHAN LIVING TRUST RECORDED OCTOBER 7, 2019 UNDER RECEPTION NO. 803738.
- 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 NO. 775982 AND AMENDMENT RECORDED JUNE 16, 2021 AT RECEPTION NO. 825972.
- 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. 650161.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WILDLIFE MITIGATION PLAN RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650167.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEED OF DEDICATION RECORDED DECEMBER 29, 2006 UNDER RECEPTION NO. 650168.
- 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.
- TERMS, CONDITIONS AND PROVISIONS OF FINDINGS, ORDER AND DECREE CREATING THE ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT RECORDED JANUARY 04, 2007 AT RECEPTION NO. 650357.
- TERMS, CONDITIONS AND PROVISIONS OF SPECIAL DECLARATION OF COVENANT REGARDING CONSTRUCTION TRAFFIC FOR ALPINE MOUNTAIN RANCH RECORDED JUNE 21, 2007 AT RECEPTION 659202.
- TERMS, CONDITIONS AND PROVISIONS OF OUT OF DISTRICT WATER SERVICE AGREEMENT RECORDED JUNE 21, 2007 AT RECEPTION NO. 659205.
- 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.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED JULY 25, 2008 UNDER RECEPTION NO. 677073.
- 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.
- 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.
- AFFIDAVIT OF CORRECTION RECORDED DECEMBER 8, 2009 UNDER RECEPTION NO. 694074.
- 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.
- 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.
- 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.
- TERMS, CONDITIONS AND PROVISIONS OF CERTIFIED RECORD OF PROCEEDINGS RECORDED JULY 26, 2021 UNDER RECEPTION NO. 827562.

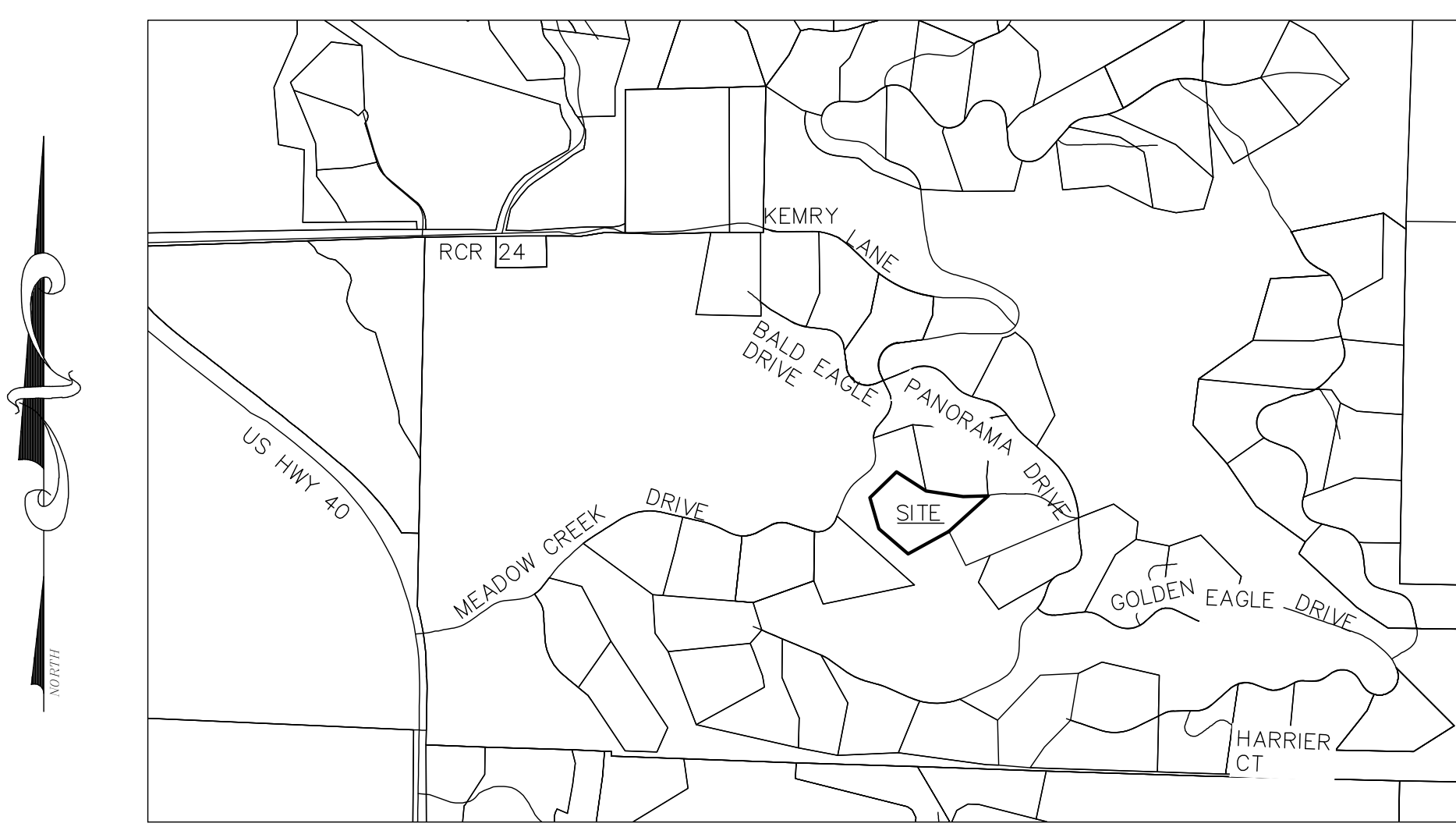
DATED THIS ___ DAY OF _____, 2022.

JOHN A. VANDERBLOEMEN, ATTORNEY AT LAW

PLAT NOTES

- THE PURPOSE OF THIS PLAT IS TO REMOVE THE BUILDING ENVELOPE ON LOT 60, ALPINE MOUNTAIN RANCH LPSE AMENDMENT NO. 5 AS SHOWN AND DEFINED ON THE FINAL PLAT OF THE ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED AT RECEPTION NO. 810331 ON JUNE 11, 2020. 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 S 67°06'39" W, 641.48 FEET ALONG THE SOUTH LINE OF LOT 60 AS INDICATED HEREON.
- 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 COMMUNICATION LINES AND FACILITIES, CABLE TELEVISION LINES AND FACILITIES.
- 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.
- 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.
- 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.
- ALL BUILDINGS ON LOTS MUST MEET APPLICABLE ROUTT COUNTY ZONING SETBACK REQUIREMENTS.
- ROUTT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING THE SUBDIVISION'S ROADS. 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.
- WILDLIFE MITIGATION PLAN FOR ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION RECORDED AT RECEPTION NO. 650167 AS AMENDED.
- 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.
- NOTICE IS HEREBY GIVEN TO PROPERTY OWNERS THAT ADJACENT OR NEARBY PROPERTIES MAY HAVE LONG TERM GRAVEL EXTRACTION OPERATIONS.
- 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.
- 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.
- 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.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO

**ALPINE MOUNTAIN RANCH
 LPSE AMENDMENT NO. 5 -LOT 60
 BUILDING ENVELOPE REMOVAL
 LOCATED IN THE NE ¹/₄ OF SECTION 3, TOWNSHIP 5
 NORTH, RANGE 84 WEST OF THE 6TH P.M., ROUTT
 COUNTY, COLORADO**



**VICINITY MAP
 1" = 1000'**

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 ACCESS EASEMENTS SHOWN HEREON ARE 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 HEREON ARE HEREBY ACCEPTED.~~

DATED THIS _____ DAY OF _____, 2022.

- 1 - Keep as-is
- 2 - The roads shown hereon have not been dedicated or accepted by the County.
- 3 - Keep as-is
- 4 - Easements as dedicated to and for public use are hereby accepted.

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

ATTEST:

BY: _____
 JENNY L. THOMAS, ROUTT COUNTY CLERK

PLANNING DIRECTOR APPROVAL

THE PLANNING DIRECTOR OF ROUTT COUNTY, COLORADO DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS _____ DAY OF _____, 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 LPSE AMENDMENT NO. 5, LOT 60 BUILDING ENVELOPE REMOVAL (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY, SUPERVISION AND CHECKING (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 RECORDER OF ROUTT COUNTY, COLORADO THIS _____ DAY OF _____ A.D., 2022.

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

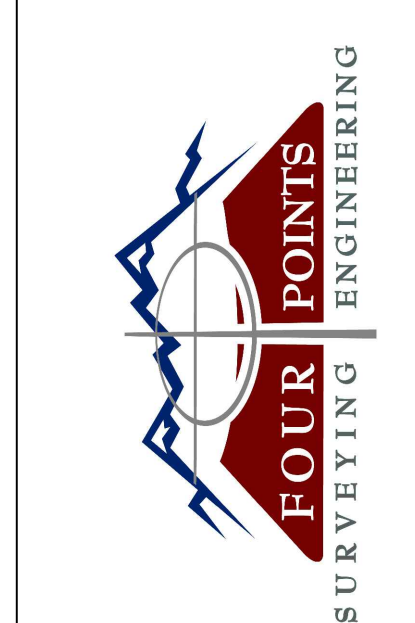
JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

ROUTT COUNTY SURVEYOR CERTIFICATE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____ DAY OF _____, 2022. AT _____ .M. IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

ROUTT COUNTY SURVEYOR

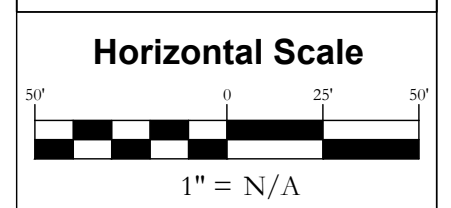
BY: _____
 THOMAS H. EFFINGER, JR. PLS 17651



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

No.	DATE	REVISIONS	
		DESCRIPTION	BY

**LOT 60,
 ALPINE MOUNTAIN RANCH LPSE
 AMENDMENT NO. 5
 32725 FALCON DRIVE
 STEAMBOAT SPRINGS, CO 80487**



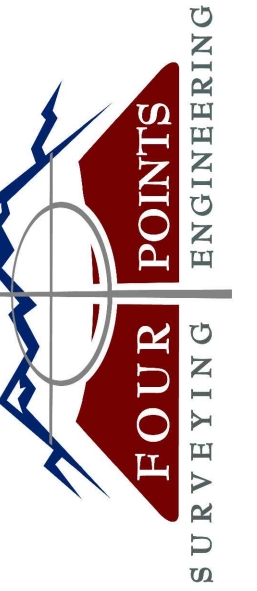
Contour Interval = 2 ft
DATE: 8-31-2022
JOB #: 1147-021
DRAWN BY: WNM
DESIGN BY:
REVIEW BY:
<small>IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN THAT OF THIS DRAWING, THE GRAPHIC SCALE SHOULD BE UTILIZED.</small>

BUILDING ENVELOPE REMOVAL

DRAWING: SHEET #

1

**ALPINE MOUNTAIN RANCH
LPSE AMENDMENT NO. 5 -LOT 60
BUILDING ENVELOPE REMOVAL
LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 5
NORTH, RANGE 84 WEST OF THE 6TH P.M., ROUTT
COUNTY, COLORADO**

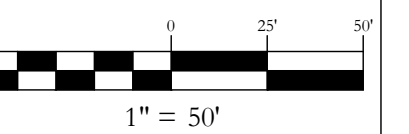


440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointse.com

No.	DATE	REVISIONS

**LOT 60,
ALPINE MOUNTAIN RANCH LPSE
AMENDMENT NO. 5
32725 FALCON DRIVE
STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale



Contour Interval = 2 ft

DATE: 8-31-2022

JOB #: 2021-001

DRAWN BY: CFB

DESIGN BY:

REVIEW BY:

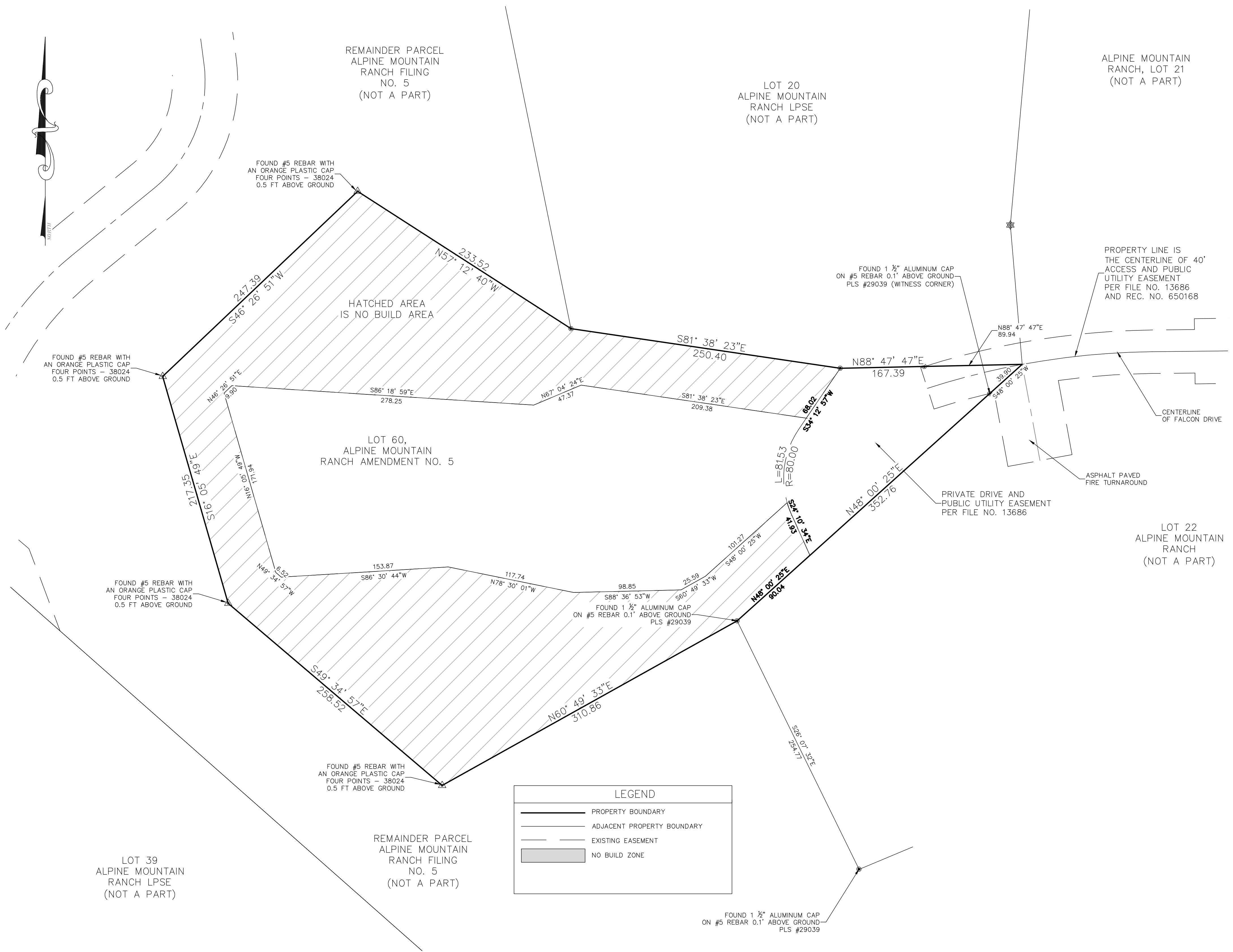
IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A4 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

**BUILDING
ENVELOPE
REMOVAL**

DRAWING:

SHEET #

2



LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	NO BUILD ZONE

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.