CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOWN ALL MEN BY THESE PRESENTS: THAT SUNSHINE STEAMBOAT LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: LOT 3, EAGLES VISTA SUBDIVISION ACCORDING TO THE FINAL PLAT OF THE EAGLES VISTA SUBDIVISION RECORDED AT FILE NO. 14367 AND RECEPTION NO. 795570 ON NOVEMBER 29, 2018 CONTAINING 0.47 ACRES, CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF ALPINE HOUSE TOWNHOMES HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT. FURTHER THE COMMON AREA 1, COMMON AREA 2, AND COMMON AREA 3 SHOWN ON THE TOWNHOME PLAT SHALL BE OWNED AS AN EQUAL UNDIVIDED ONE—HALF $(\frac{1}{2})$ INTEREST BY EACH OF THE OWNERS OF THE UNITS. THE COMMON UTILITY AND ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED FOR THE BENEFIT OF UNIT 1 AND UNIT 2 FOR PURPOSES OF INGRESS/EGRESS TO AND FROM UNIT 1 AND UNIT 2 AND FOR UTILITIES BENEFITING UNIT 1 AND UNIT 2.

IN WITNESS WHEREOF, SAID SUNSHINE STEAMBOAT LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS ______ DAY OF ______ DAY OF _____, 2025.

LARRY LANTERO AS MANAGER OF SUNSHINE STEAMBOAT LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO}

COUNTY OF ROUTT}

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

LARRY LANTERO AS MANAGER OF SUNSHINE STEAMBOAT LLC A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _______ WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (SEAL) NOTARY PUBLIC

PLAT NOTES

- 1. BASIS OF BEARING: N 87°30'07" E, 135.93 FEET ALONG THE NORTH LINE OF LOT 3, EAGLES VISTA SUBDIVISION BETWEEN FOUND PROPERTY CORNERS AS INDICATED HEREON.
- UNITS SHOWN HEREON ARE IN US SURVEY FEET.
 COMMON AREA 3 OF ALPINE HOUSE TOWNHOMES CONTAINS ALL OF THE RECEIVING PERVIOUS AREA (RPA) OF LOT 3, EAGLE'S VISTA SUBDIVISION AS RECORDED AT RECEPTION NO. 795570 AND FILE NO. 14367, ON NOVEMBER 29, 2018.
- 4. RECEIVING PERVIOUS AREA (RPA) EAGLES VISTA SUBD FINAL PLAT IS NOTED AS THE FOLLOWING ON THE FINAL PLAT. "THE RECEIVING PERVIOUS AREA'S SHOWN ON THE PLAT ARE PART OF THE STORMWATER MANAGEMENT AND STORMWATER QUALITY PLAN FOR THE SUBDIVISION. IN ACCORDANCE WITH THE APPROVED FINAL DRAINAGE STUDY FOR EAGLES VISTA SUBDIVISION DATED JUNE 21, 2018. ANY STORMWATER RUNOFF FROM CONSTRUCTED IMPROVEMENTS ON THE LOTS WHICH DOES NOT DISCHARGE INTO THE SAND FILTER IN OPEN SPACE TRACT B SHALL BE DIRECTED TO THE RPA OF EACH LOT. STORMWATER WHICH IS DIRECTED TO THE RPA, SHALL EXHIBIT SHEET FLOW CHARACTERISTICS PRIOR TO ENTERING THE RPA OF EACH LOT. SHEET FLOW IS DEFINED AS STORMWATER THAT SPREADS OUT OVER A LARGE AREA AT A SOMEWHAT UNIFORM DEPTH THAT DOES NOT HAVE DEFINED CHANNELS. RPA AREAS SHOWN ON EACH LOT SHALL BE USED IN A MANNER THAT MAINTAINS SHEET FLOW RUNOFF CHARACTERISTICS AND REMAIN PERVIOUS."

CONSENT OF DEED OF TRUST BENEFICIARY

WITNESS MY HAND AND OFFICIAL SEAL.

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. 849405 ON OCTOBER 28, 2023, IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON AND HEREBY SUBORDINATES THE INTERESTS OF THE UNDERSIGNED EXISTING BY VIRTUE OF SAID DEED OF TRUST TO THE SUBDIVISION AND CONVEYANCE SHOWN HEREON.

| BYAS | OF WELLS FARGO, N.A. |
|-----------|--|
| | DEED OF TRUST BENEFICIARY WAS ACKNOWLEDGED BEFORE ME THIS AS (0.25, BY AS |
| STATE OF | } }SS |
| COUNTY OF | <pre>}</pre> |

MY COMMISSION EXPIRES:

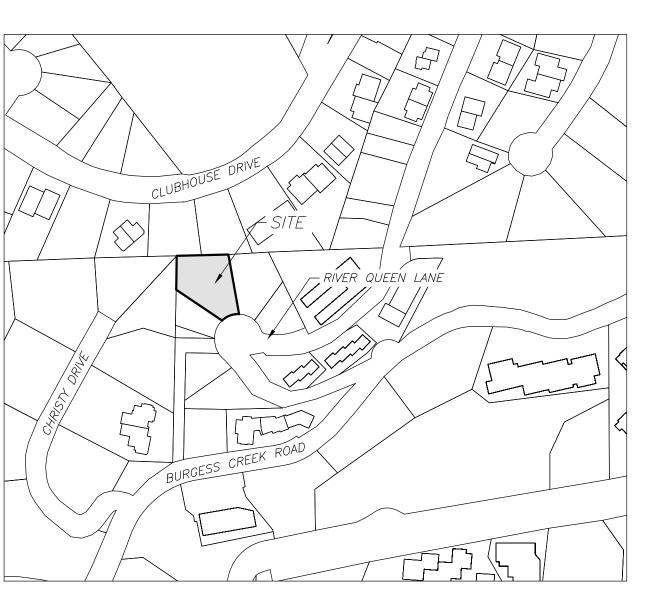
SIGNATURE (NOTARY PUBLIC)

ALPINE HOUSE TOWNHOMES

A REPLAT OF LOT 3, EAGLE'S VISTA SUBDIVISION

LOCATED IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO





VICINITY MAP SCALE: 1" = 250'

CITY COUNCIL APPROVAL

THE WITHIN PLAT OF ALPINE HOUSE TOWNHOMES IS APPROVED FOR FILING THIS _______DAY OF ______, A.D. 2025..

Y: _______ Gail garey, city council president

PLANNING AND COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE

REBECCA BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, PLS NO. 38024, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP AND SURVEY OF ALPINE HOUSE TOWNHOMES, (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 AND (IV) CONTAINS ALL OF THE INFORMATION REQUIRED BY C.R.S. 38-51-101.

BY: ______ WALTER N. MAGILL, PLS 38024

DECLARATION OF PROTECTIVE COVENANTS FOR ALPINE HOUSE TOWNHOMES

THE DECLARATIONS OF PROTECTIVE COVENANTS FOR ALPINE HOUSE TOWNHOMES ARE RECORDED AT RECEPTION NO. ______ OF THE RECORDS OF THE ROUTT COUNTY CLERK AND RECORDER.

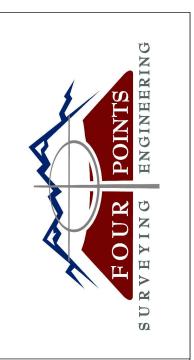
ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO THIS _____ DAY OF ____ A.D., 2025 AT RECEPTION NUMBER _____ TIME: ____ ___ M. AND FILE NO.

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

City of Steamboat Springs Planning Department Approved Plan Set 04/01/2025 tstauffer

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 4A P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 www.fourpointsse.com | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| Z | | | | | | | | | | | |
| REVISIONS | | | | | | | | | | | |
| DATE | | | | | | | | | | | |
| N O | | | | | | | | | | | |

1859 RIVER QUEEN LANE STEAMBOAT SPRINGS, CO 804

田

ALPINE

Horizontal Scale

1" = 10'

Contour Interval = 2 ft

DATE: 3-12-2025

JOB #: 1998-001

DRAWN BY: WNM

DESIGN BY:

REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

ORAWING SHEET #

1