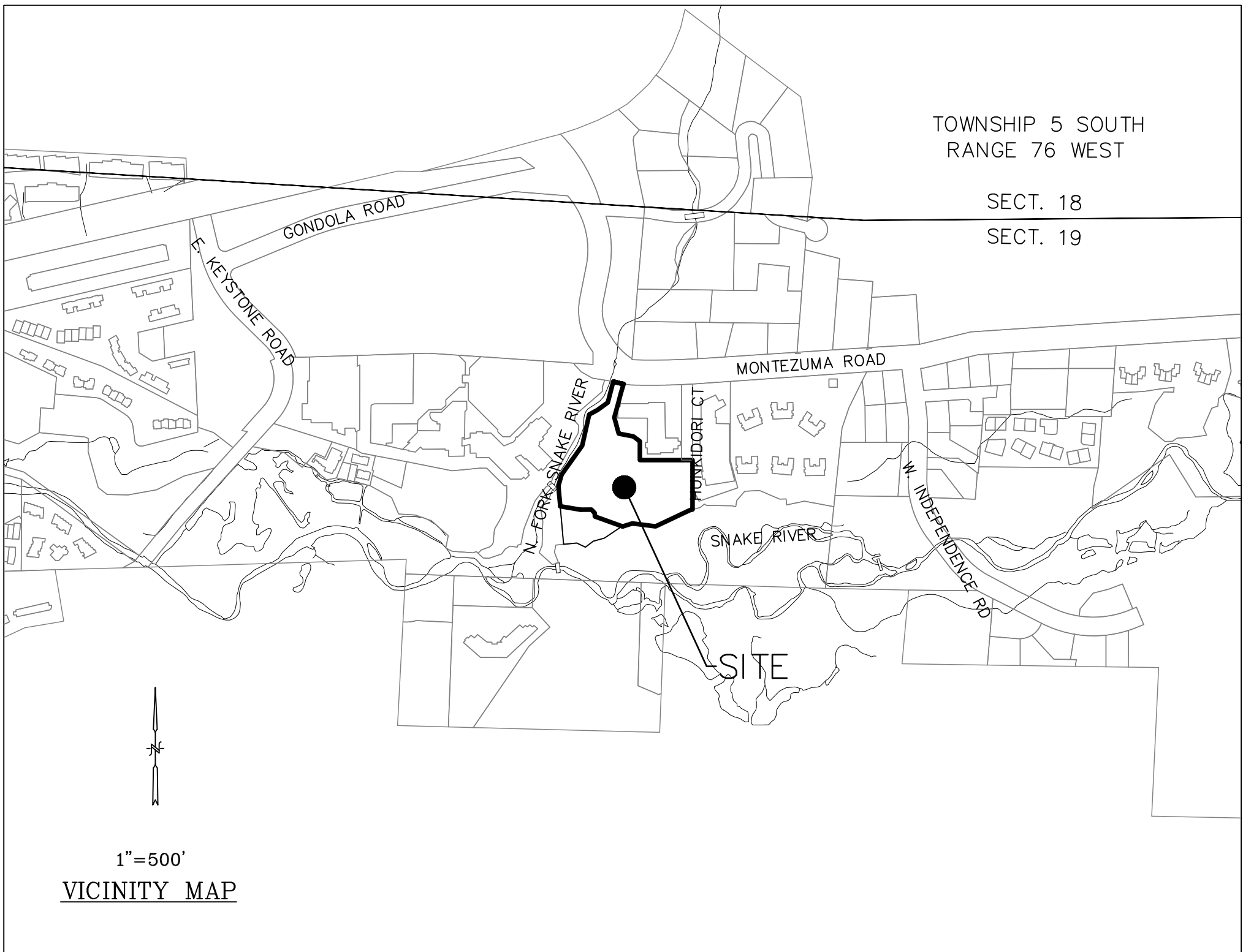




DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS, ONE RIVER RUN ACQUISITION, LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: LOT 4A-1 ONE RIVER RUN SUBDIVISION ACCORDING TO THE PLAT FILED DECEMBER 5, 2019 UNDER RECEPTION NO. 1215126 IN SUMMIT COUNTY, COLORADO CONTAINING 4.286 ACRES MORE OR LESS.

UNDER THE NAME AND STYLE OF LOT 4A-1 ONE RIVER RUN SUBDIVISION FIRST AMENDMENT

HAVE LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE COUNTY OF SUMMIT, STATE OF COLORADO, THE STREETS, ROADS, AND OTHER PUBLIC AREAS AS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO TRAILS AND OPEN SPACE, FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS TO THE COUNTY OF SUMMIT FOR USE BY UTILITY COMPANIES OR OTHER PROVIDERS OF UTILITIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF SUMMIT.

IN WITNESS WHEREOF, THE SAID OWNER HAD CAUSED HIS OR HER NAME TO HEREUNTO BE SUBSCRIBED
THIS _____ DAY OF _____, 20____

OWNER: ONE RIVER RUN ACQUISITION, LIMITED LIABILITY COMPANY
ADDRESS: P.O. BOX 7902
ASPEN, COLORADO 81612

BY: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF SUMMIT
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY NAME

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20____

AMENDED EXEMPTION PLAT
LOT 4A-1
ONE RIVER RUN SUBDIVISION FIRST AMENDMENT
SUMMIT COUNTY, COLORADO

TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, A.D., 20____

SUMMIT COUNTY TREASURER

BOARD OF COUNTY COMMISSIONERS' APPROVAL:

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS PLAT AND HEREBY ACCEPTS DEDICATION OF PUBLIC RIGHTS-OF-WAY, UTILITY EASEMENTS, AND OTHER PUBLIC AREAS SHOWN HEREON. ACCEPTANCE OF PUBLIC RIGHTS-OF-WAY FOR STREETS OR ROADS DOES NOT CONSTITUTE ACCEPTANCE FROM MAINTENANCE OF ROADS CONSTRUCTED THEREIN. THE PROCEDURE FOR ACCEPTANCE OF ROADS FOR MAINTENANCE PURPOSES SHALL BE AS STATED IN THE SUMMIT COUNTY ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS OR SUCH REGULATIONS AS SHALL BE ADOPTED IN LIEU OF SUMMIT COUNTY ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS.

CHAIR OF BOCC

DATE

TITLE CERTIFICATE

_____ DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE
TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN

FREE AND CLEAR OF ALL LIENS, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, A.D., 20____

AGENT

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND
RECORDER ON THIS _____ DAY OF _____, 20____ AND FILED FOR RECORD AT
_____ UNDER _____ RECEPTION No. _____

SUMMIT COUNTY CLERK AND RECORDER

GENERAL NOTES:

1. SURVEY COMPLETED ON APRIL 16, 2018
2. BASIS OF BEARING: S18°47'56"E - BETWEEN FOUND REBAR WITH A RED PLASTIC CAP (MARKING IS ILLEGIBLE) ON THE NORTH PROPERTY LINE OF SUBJECT PROPERTY AND A FOUND REBAR WITH YELLOW PLASTIC CAP MARKED 23901 ON THE SOUTH PROPERTY LINE, AS SHOWN HEREON.
3. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
4. NO TITLE INSURANCE POLICY PROVIDED FOR THIS PLAT THEREFORE ALL EASEMENTS, COVENANTS AND RESTRICTIONS ARE PER RECORDED PLAT ONLY OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
5. THE PROPERTY HAS DIRECT ACCESS TO MONTEZUMA ROAD A DEDICATED PUBLIC STREET.
6. THE PURPOSE OF THIS AMENDED EXEMPTION PLAT IS TO CREATE THE EASEMENTS SHOWN HEREON.
7. THE OWNERS OF LOTS 4A-1 AND 4A-2 SHALL SUBMIT AN AMENDED SUBDIVISION EXEMPTION PLAT INDICATING THE FINAL LOCATION OF ALL UTILITY, PEDESTRIAN, VEHICULAR, AND EMERGENCY ACCESS EASEMENTS WITHIN SIX MONTHS AFTER A SITE PLAN IS APPROVED FOR LOT 4A-1.
8. **PLAT NOTES** PER LOT LINE ADJUSTMENT PLAT, RECEPTION NUMBER 818174.
 - 1) BASED ON SECTION 3505.138(B)(2) OF THE SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE, THE SETBACKS FOR THE EXISTING BUILDINGS FROM THE INTERIOR PRIVATE PROPERTY LINES ON LOT 4A HAVE BEEN REDUCED TO AS SHOWN ON THE EXISTING CONDITIONS PLAN SUBMITTED FOR PLANNING CASE #04-020. FUTURE DEVELOPMENT ON THESE LOTS MAY HAVE THE ABILITY TO MODIFY THESE INTERIOR PRIVATE PROPERTY LINE SETBACKS IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE.
 - 2) EXISTING BUILDING ENCROACHMENT INTO THE STREAMSIDE SETBACKS ON LOT 4A, AS ILLUSTRATED ON THE EXISTING CONDITIONS PLAN FOR PLANNING CASE #04-020, HAVE BEEN APPROVED BY THE COUNTY, EXCEPT FOR THAT ENCROACHMENT EXHIBITED BY THE SKI CHECK BUILDING, WHICH WAS NOT APPROVED BY THE COUNTY TO BE IN THAT LOCATION. REDEVELOPMENT OF THE LOTS AND/OR THE EXISTING STRUCTURES CANNOT INCREASE THE EXISTING STREAMSIDE SETBACK ENCROACHMENTS, SHALL BE OUT OF THE 100-YEAR FLOOD PLAIN, AND SHALL REQUIRE PROPER MITIGATION MEASURES AS DETERMINED BY THE COUNTY ENGINEERING DEPARTMENT, UNLESS SUCH ENCROACHMENTS ARE REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE.
 - 3) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON LOT 4A, THE SKI CHECK BUILDING SHALL BE REMOVED OR RELOCATED.
 - 4) TRACT A IS RESTRICTED TO ACCESS, SNOW STORAGE, DRAINAGE, UTILITY AND OTHER RELATED LAND USES.
9. THE PORTION OF THE SNAKE RIVER RECPATH LOCATED WITHIN LOT 4A-1 SHALL BE MAINTAINED BY OWNER OF SAID PARCEL.
10. OWNER OF LOT 4A-1 HEREBY GRANTS TO OWNER OF LOT 4A-2, ITS SUCCESSORS AND ASSIGNS, ITS GUESTS AND INVITEES, A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY OVER AND ACROSS THE AREA SHOWN AS ACCESS EASEMENT ON THIS PLAT FOR THE PURPOSE OF ACCESSING LOT 4A-2 AND FOR THE PURPOSE OF ACCESSING ANY IMPROVEMENTS OR PROPERTY USED FOR OPERATIONS OF KEYSTONE RESORT.
11. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITH THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF LOT 4A-1 ONE RIVER RUN SUBDIVISION FIRST AMENDMENT AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON; THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND/OR UNDER MY SUPERVISION AND ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND RIGHTS-OF-WAY OF SAID PLAT AS THE SAME ARE MONUMENTED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATION GOVERNING THE SUBDIVISION OF LAND, THAT SUCH PLAT IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.



BRENT BIGGS
PROFESSIONAL LAND SURVEYOR
P.L.S. No. 27598

DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 4
DATE: 06/17/20	PLC JOB#: 2133	

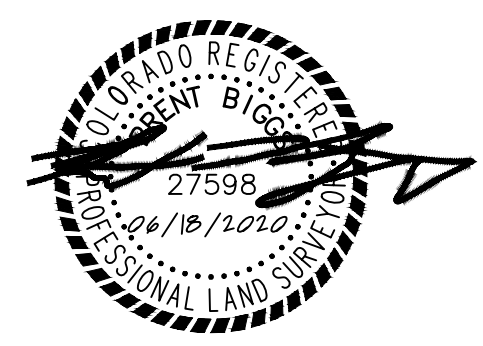
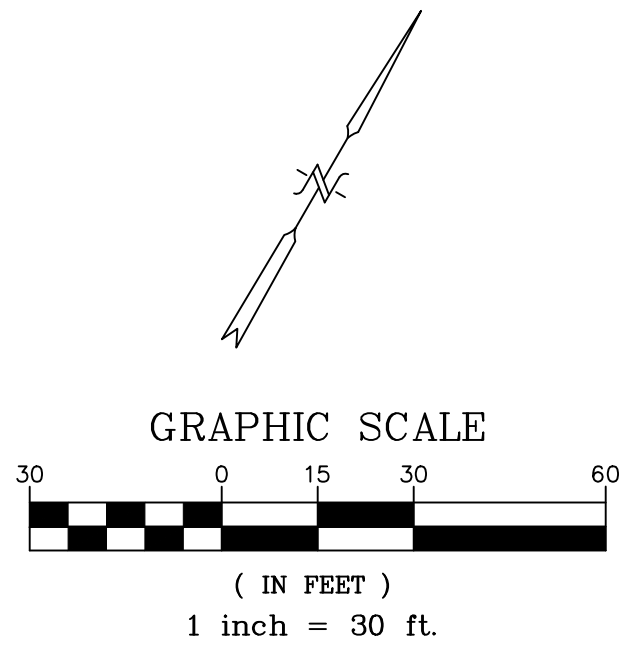
AMENDED EXEMPTION PLAT
LOT 4A-1
ONE RIVER RUN SUBDIVISION FIRST AMENDMENT
SUMMIT COUNTY, COLORADO

Line Table		
Line Number	Bearing	Distance
L1	S16°25'14"W	44.69'
L2	S14°03'15"W	37.07'
L3	S15°30'40"W	65.27'
L4	S15°30'06"E	71.00'
L5	S79°12'00"E	63.00'
L6	S52°57'43"E	34.78'
L7	S74°28'14"W	14.59'
L8	S73°32'40"W	32.31'
L9	N59°43'50"W	42.54'
L10	N82°58'13"W	25.99'
L11	S81°17'46"W	9.08'
L12	N80°25'27"W	89.28'
L13	N05°49'01"W	97.22'
L14	N18°02'37"E	16.61'
L15	N13°24'07"E	22.72'
L16	N32°21'31"E	24.35'
L17	N32°10'53"E	47.80'
L18	N31°35'41"E	21.98'
L19	N36°46'58"E	61.09'
L20	N13°06'54"E	37.02'

Line Table		
Line Number	Bearing	Distance
L21	N13°37'27"E	29.61'
L22	N12°49'14"E	50.58'
L23	N08°37'09"E	20.40'
L24	N62°05'45"E	31.93'
L25	N59°37'17"E	16.46'
L26	N51°09'31"E	9.53'
L27	N50°08'40"E	34.76'
L28	N15°30'44"E	19.05'
L29	N14°03'15"E	37.46'
L30	N16°25'14"E	44.13'

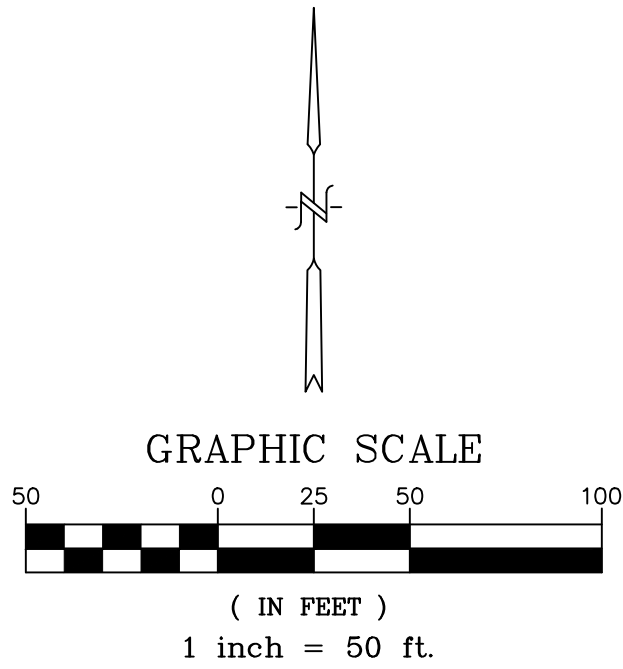
MONUMENT LEGEND

- SET 18" No. 5 REBAR WITH 1/2" ALUMINUM CAP
STAMPED PEAK LAND CONSULTANTS LS 27598
- FOUND REBAR WITH RED PLASTIC CAP L.S. No. 15242
- FOUND No. 5 REBAR WITH ALUMINUM CAP, L.S. No. 27598
- FOUND REBAR WITH YELLOW PLASTIC CAP L.S. No. 23901
- FOUND REBAR WITH RED PLASTIC CAP, L.S. No. ILLEGIBLE

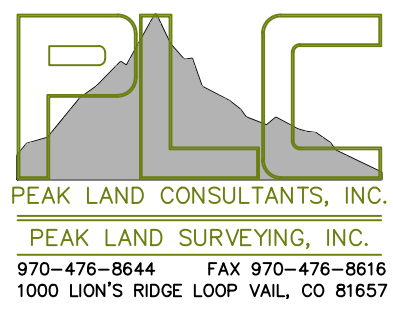
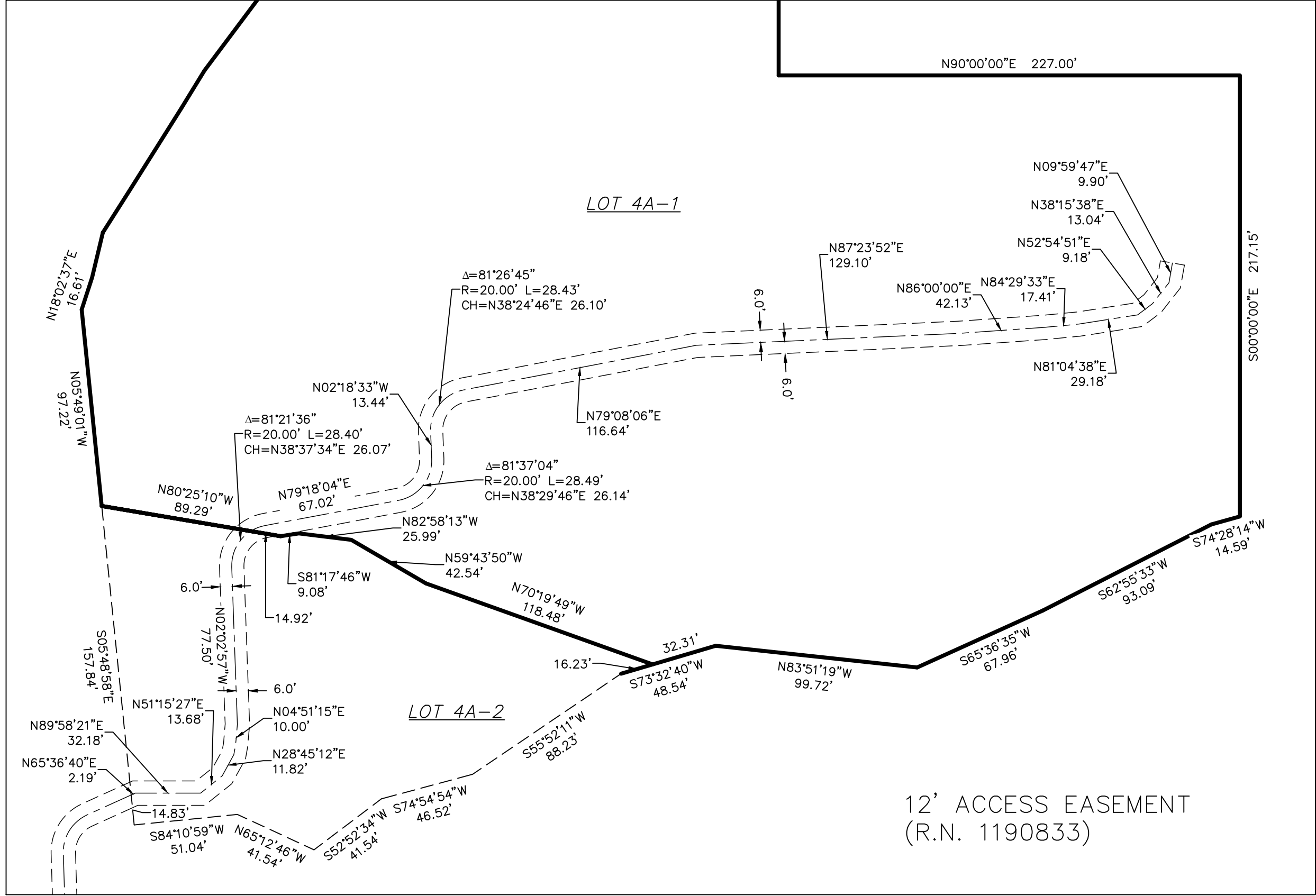
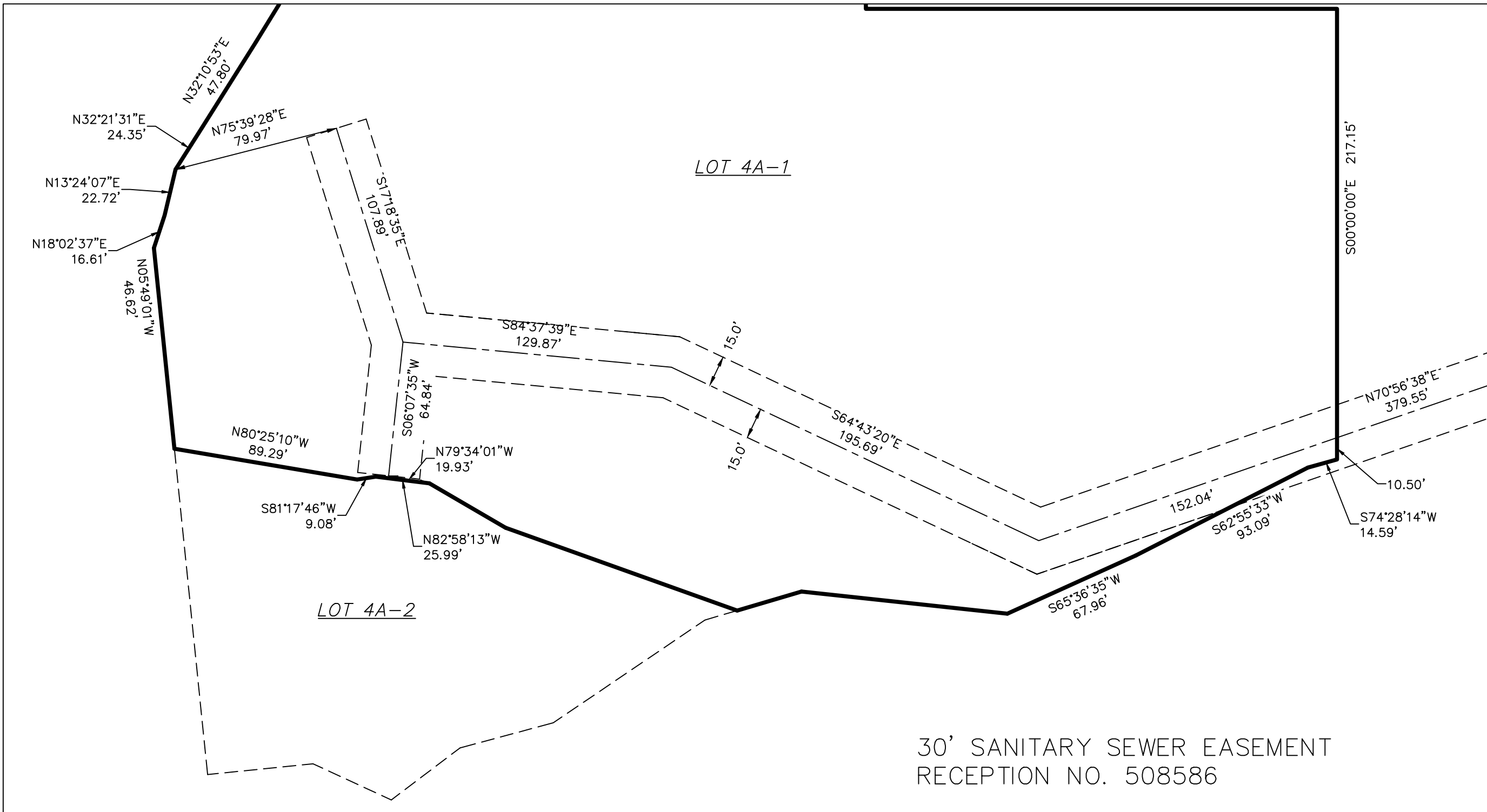
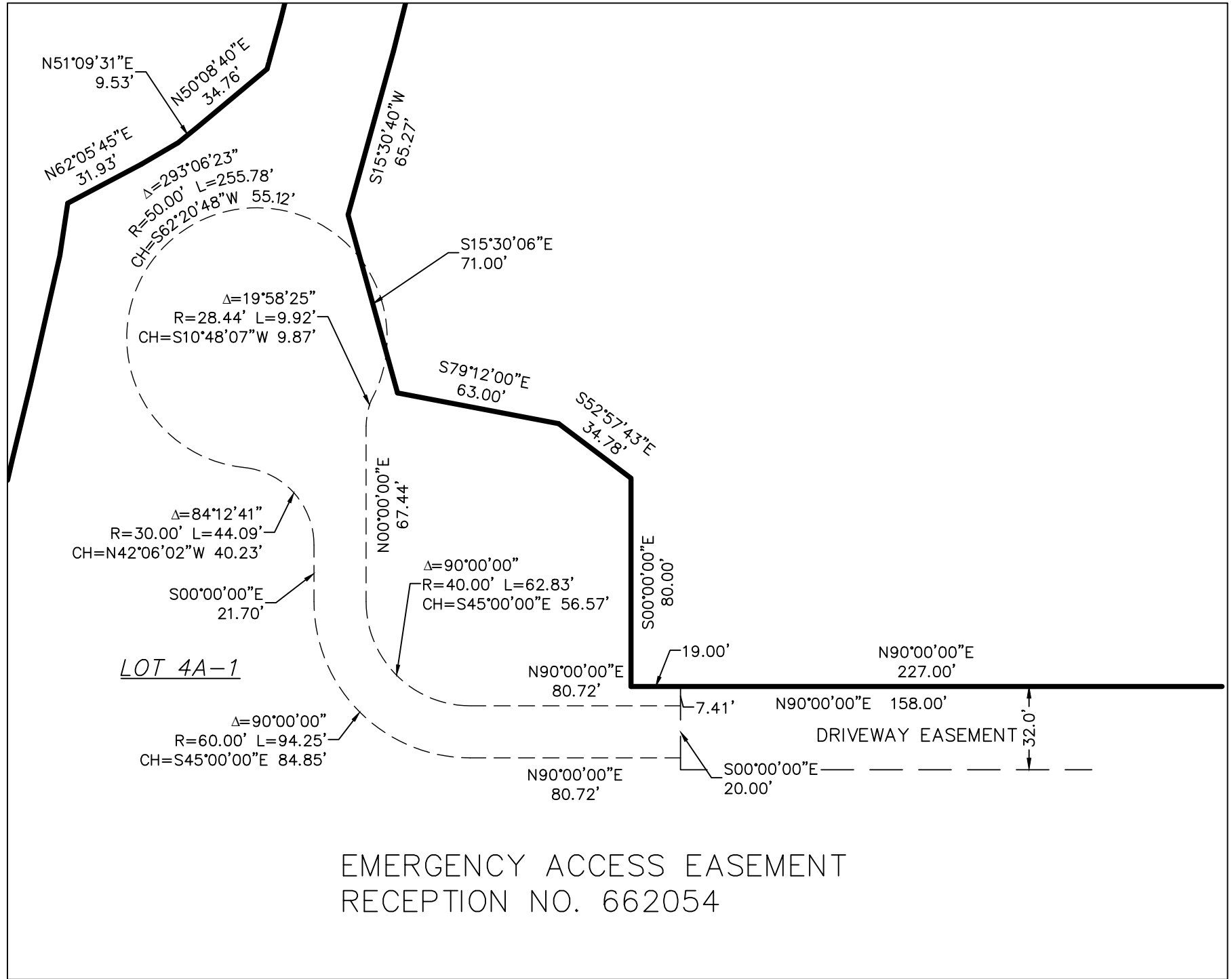
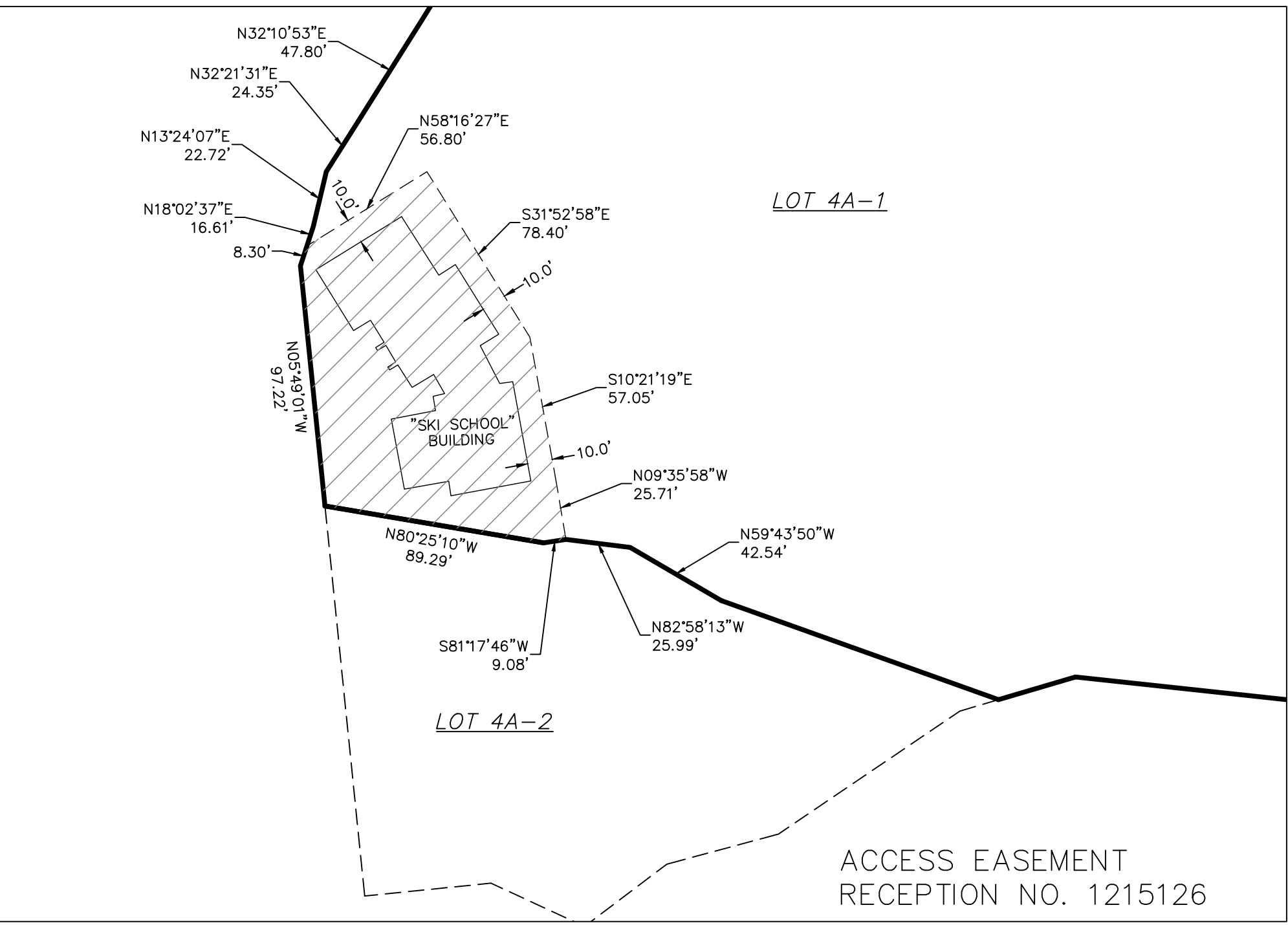
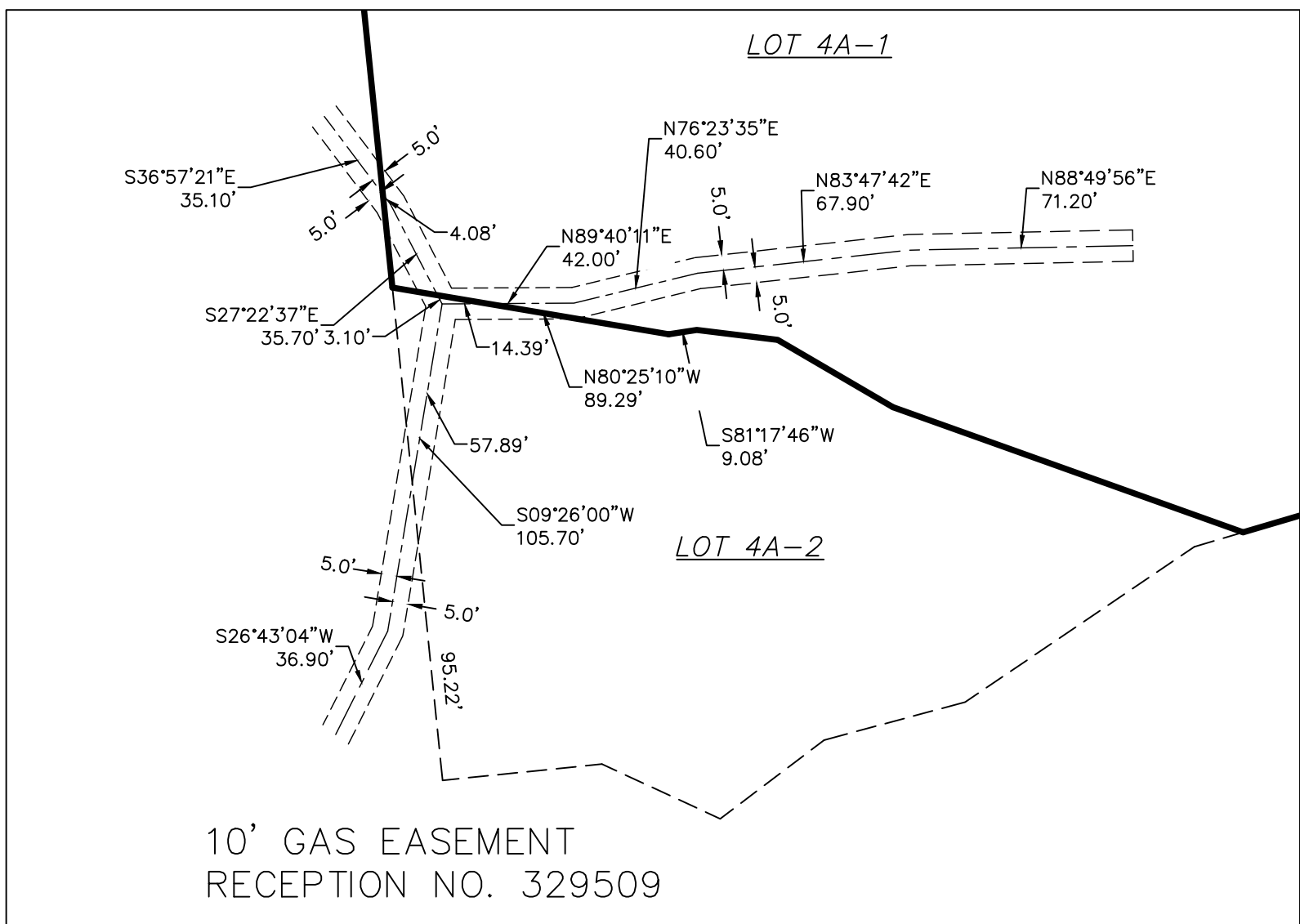
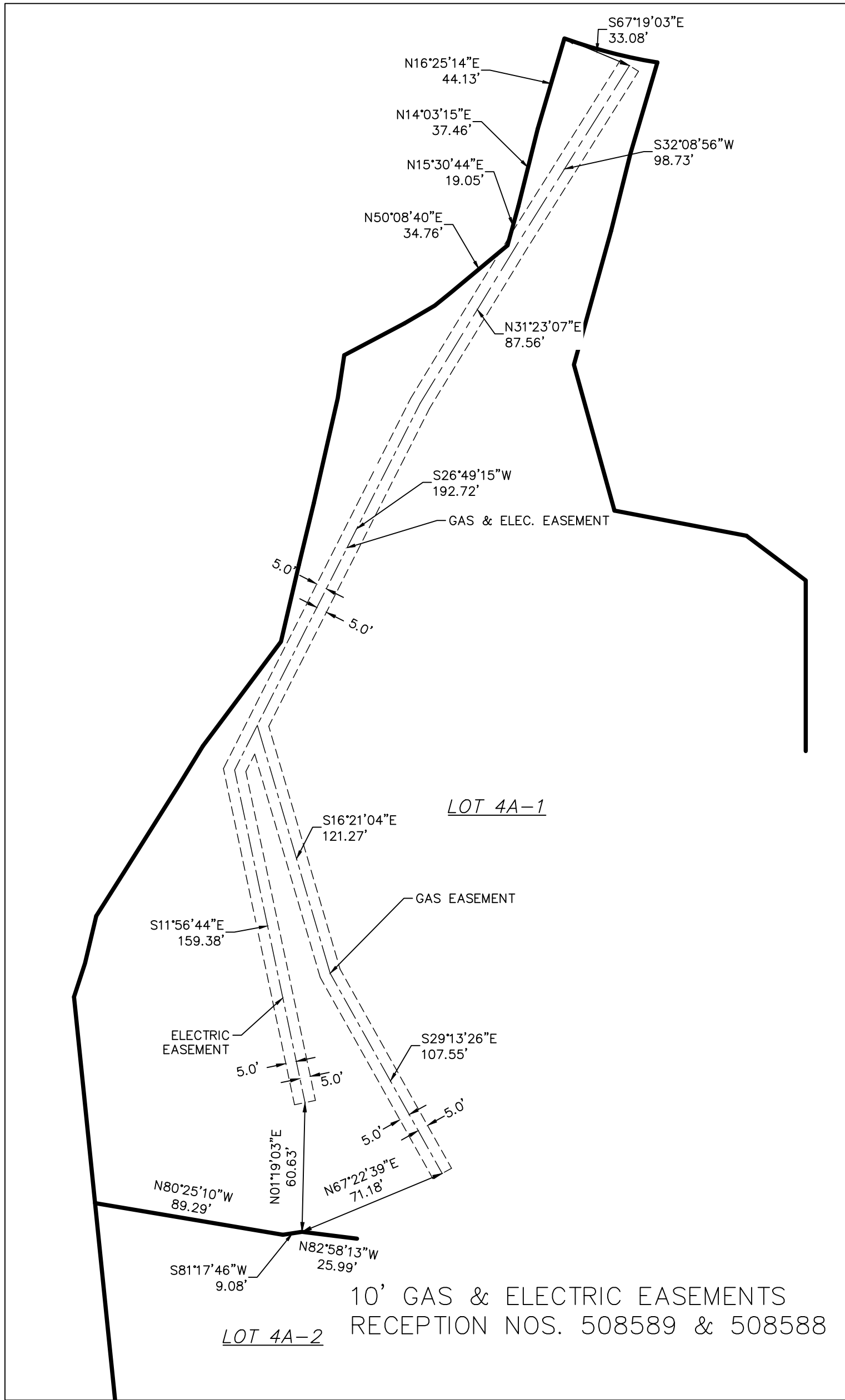


PLC
PEAK LAND CONSULTANTS, INC.
PEAK LAND SURVEYING, INC.
970-476-8644 FAX 970-476-8616
1000 LION'S RIDGE LOOP VAIL, CO 81657

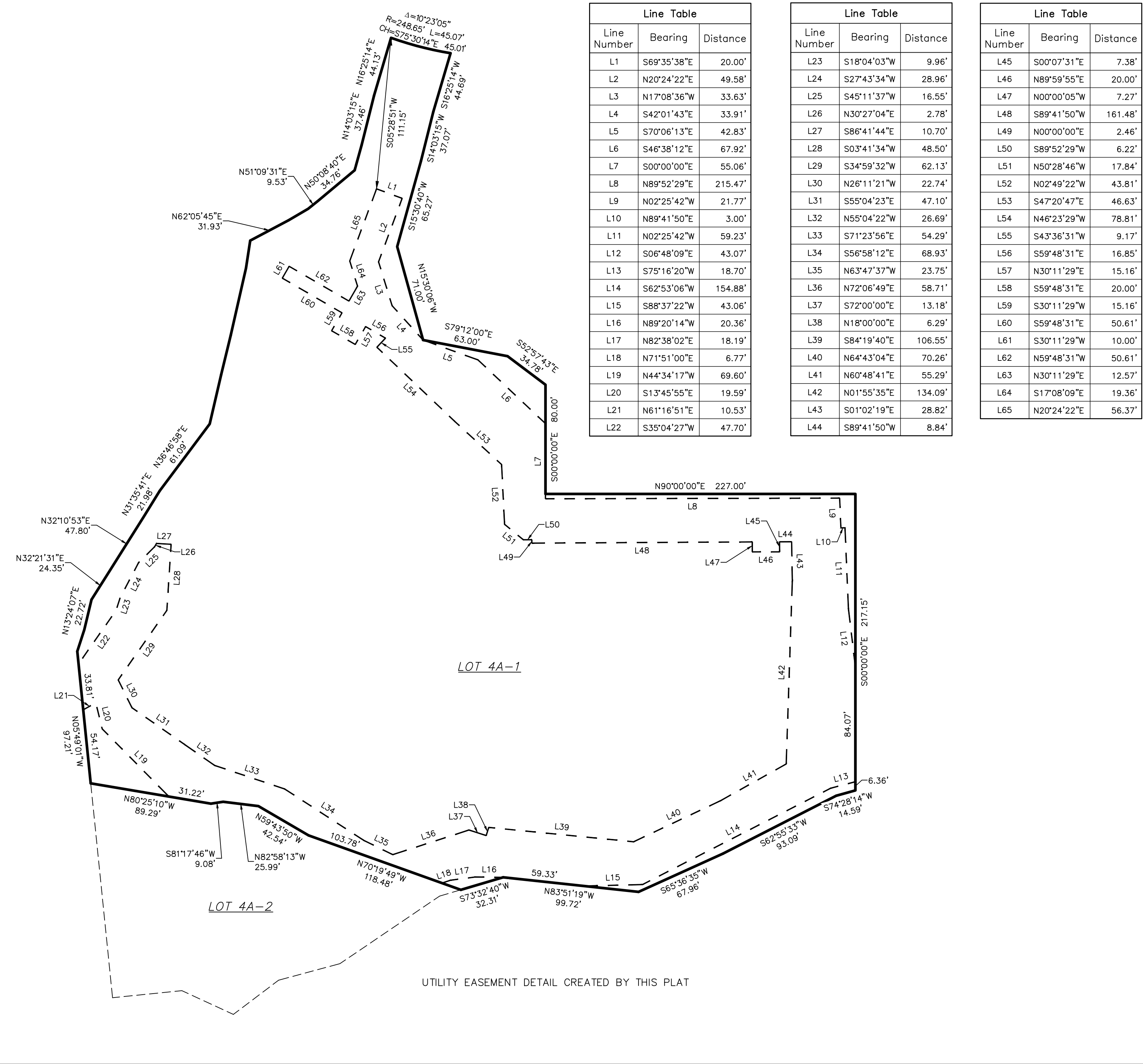
AMENDED EXEMPTION PLAT
LOT 4A-1
ONE RIVER RUN SUBDIVISION FIRST AMENDMENT
SUMMIT COUNTY, COLORADO



EASEMENT DETAILS



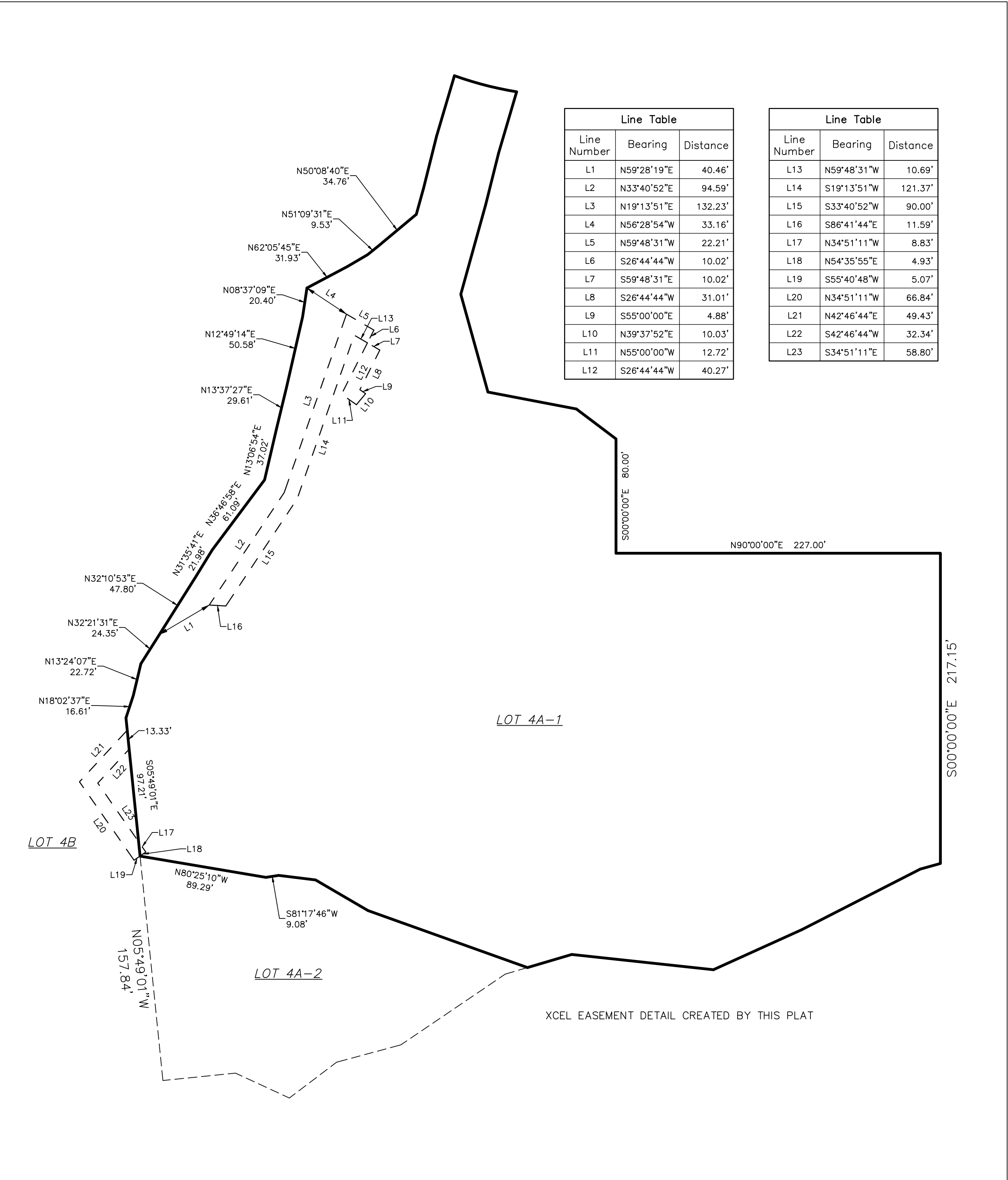
AMENDED EXEMPTION PLAT
LOT 4A-1
ONE RIVER RUN SUBDIVISION FIRST AMENDMENT
SUMMIT COUNTY, COLORADO



Line Table		
Line Number	Bearing	Distance
L1	S69°35'38"E	20.00'
L2	N20°24'22"E	49.58'
L3	N17°08'36"W	33.63'
L4	S42°01'43"E	33.91'
L5	S70°06'13"E	42.83'
L6	S46°38'12"E	67.92'
L7	S00°00'00"E	55.06'
L8	N89°52'29"E	215.47'
L9	N02°25'42"W	21.77'
L10	N89°41'50"E	3.00'
L11	N02°25'42"W	59.23'
L12	S06°48'09"E	43.07'
L13	S75°16'20"W	18.70'
L14	S62°53'06"W	154.88'
L15	S88°37'22"W	43.06'
L16	N89°20'14"W	20.36'
L17	N82°38'02"E	18.19'
L18	N71°51'00"E	6.77'
L19	N44°34'17"W	69.60'
L20	S13°45'55"E	19.59'
L21	N61°16'51"E	10.53'
L22	S35°04'27"W	47.70'

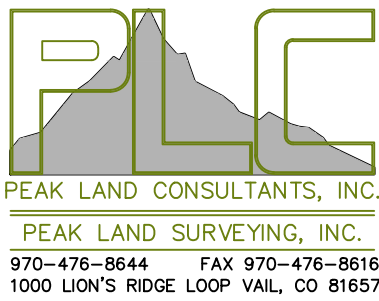
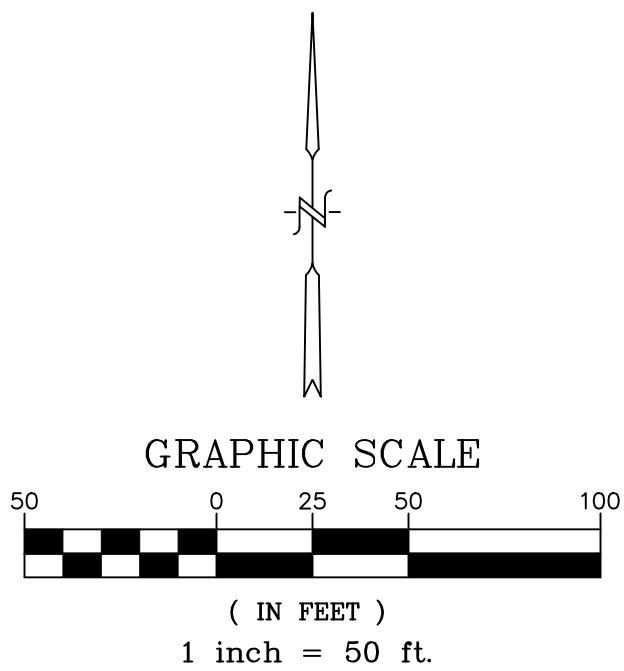
Line Table		
Line Number	Bearing	Distance
L23	S18°04'03"W	9.96'
L24	S27°43'34"W	28.96'
L25	S45°11'37"W	16.55'
L26	N30°27'04"E	2.78'
L27	S86°41'44"E	10.70'
L28	S03°41'34"W	48.50'
L29	S34°59'32"W	62.13'
L30	N26°11'21"W	22.74'
L31	S55°04'23"E	47.10'
L32	N55°04'22"W	26.69'
L33	S71°23'56"E	54.29'
L34	S56°58'12"E	68.93'
L35	N63°47'37"W	23.75'
L36	N72°06'49"E	58.71'
L37	S72°00'00"E	13.18'
L38	N18°00'00"E	6.29'
L39	S84°19'40"E	106.55'
L40	N64°43'04"E	70.26'
L41	N60°48'41"E	55.29'
L42	N01°55'35"E	134.09'
L43	S01°02'19"E	28.82'
L44	S89°41'50"W	8.84'

Line Table		
Line Number	Bearing	Distance
L45	S00°07'31"E	7.38'
L46	N89°59'55"E	20.00'
L47	N00°00'05"W	7.27'
L48	S89°41'50"W	161.48'
L49	N00°00'00"E	2.46'
L50	S89°52'29"W	6.22'
L51	N50°28'46"W	17.84'
L52	N02°49'22"W	43.81'
L53	S47°20'47"E	46.63'
L54	N46°23'29"W	78.81'
L55	S43°36'31"W	9.17'
L56	S59°48'31"E	16.85'
L57	N30°11'29"E	15.16'
L58	S59°48'31"E	20.00'
L59	S30°11'29"W	15.16'
L60	S59°48'31"E	50.61'
L61	S30°11'29"W	10.00'
L62	N59°48'31"W	50.61'
L63	N30°11'29"E	12.57'
L64	S17°08'09"E	19.36'
L65	N20°24'22"E	56.37'



Line Table		
Line Number	Bearing	Distance
L1	N59°28'19"E	40.46'
L2	N33°40'52"E	94.59'
L3	N19°13'51"E	132.23'
L4	N56°28'54"W	33.16'
L5	N59°48'31"W	22.21'
L6	S26°44'44"W	10.02'
L7	S59°48'31"E	10.02'
L8	S26°44'44"W	31.01'
L9	S55°00'00"E	4.88'
L10	N39°37'52"E	10.03'
L11	N55°00'00"W	12.72'
L12	S26°44'44"W	40.27'

Line Table		
Line Number	Bearing	Distance
L13	N59°48'31"W	10.69'
L14	S19°13'51"W	121.37'
L15	S33°40'52"W	90.00'
L16	S86°41'44"E	11.59'
L17	N34°51'11"W	8.83'
L18	N54°35'55"E	4.93'
L19	S55°40'48"W	5.07'
L20	N34°51'11"W	66.84'
L21	N42°46'44"E	49.43'
L22	S42°46'44"W	32.34'
L23	S34°51'11"E	58.80'



EASEMENT DETAILS

EASEMENT DETAILS

DRAWN: KPJ	REVIEWED: BB
DATE: 06/17/20	PLC JOB#: 2133