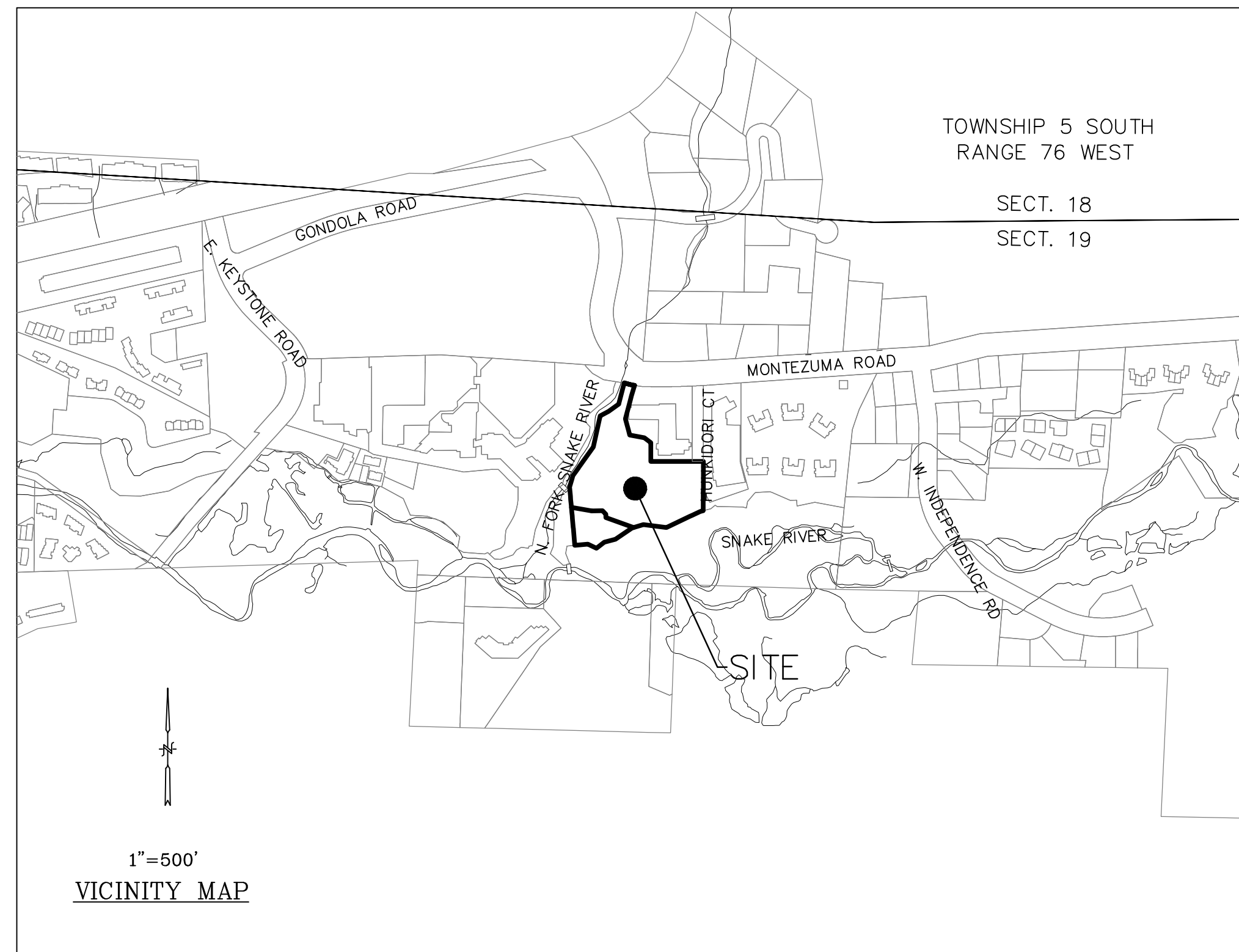


EXEMPTION PLAT
 ONE RIVER RUN SUBDIVISION
 A RESUBDIVISION OF LOT 4A,
 A LOT LINE ADJUSTMENT OF LOT 4A AND TRACT A
 OF THE FIFTH SUBDIVISION EXEMPTION REPLAT
 OF THE REMAINDER OF LOTS 3 AND 4, KEYSTONE BASE I, FILING NO. 2
 SUMMIT COUNTY, COLORADO



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. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NO. M20171425-4 WITH AN EFFECTIVE DATE OF AUGUST 4, 2017, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT 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 EXEMPTION PLAT IS TO SUBDIVIDE LOT 4A INTO 2 LOTS AND TO CREATE THE EASEMENTS SHOWN HEREON.
7. **PLAT NOTES PER LOT LINE ADJUSTMENT PLAT, RECEPTION NUMBER 818174**
 - 1) BASED ON SECTION 3505.13B(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 TO THE STREAMSIDE SETBACKS.
 - 4) TRACT A IS RESTRICTED TO ACCESS, SNOW STORAGE, DRAINAGE, UTILITY AND OTHER RELATED LAND USES.
8. THE PORTION OF THE SNAKE RIVER RECPATH LOCATED WITHIN LOT 4A-1 SHALL BE MAINTAINED BY OWNER OF SAID PARCEL.
9. OWNER OF LOT 4A-1, FIFTH SUBDIVISION EXEMPTION REPLAT OF THE REMAINDER OF LOTS 3 AND 4 KEYSTONE BASE 1, FILING NO. 2, RECORDED MARCH 28, 2006 IN THE OFFICIAL REAL PROPERTY RECORDS OF SUMMIT COUNTY, COLORADO (THE "COUNTY," AND SUCH RECORDS, THE "OFFICIAL RECORDS") AT RECEPTION NO. 818174, (HEREINAFTER REFERRED TO AS "AUTHORITY" OR "GRANTOR"), OWNER OF LOT 4A-2, FIFTH SUBDIVISION EXEMPTION REPLAT OF THE REMAINDER OF LOTS 3 AND 4 KEYSTONE BASE 1, FILING NO. 2, RECORDED MARCH 28, 2006 IN THE OFFICIAL REAL PROPERTY RECORDS OF SUMMIT COUNTY, COLORADO (THE "COUNTY," AND SUCH RECORDS, THE "OFFICIAL RECORDS") AT RECEPTION NO. 818174, (HEREINAFTER REFERRED TO AS "GRANTEE"), DOES HEREBY PROVIDE AND GRANT UNTO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY (THE "EASEMENT") OVER AND ACROSS THE FOLLOWING DESCRIBED REAL PROPERTY (THE "EASEMENT AREA"), FOR SO LONG AS THE EASEMENT IS USED SOLELY FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS FROM THE BUILDING AND PROPERTY WITHIN THE EASEMENT KNOWN AS THE "SKI SCHOOL":
10. ONE RIVER RUN SUBDIVISION IS SUBJECT TO RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 19, 1986 UNDER RECEPTION NO. 329502. (NOT ABLE TO PLOT, BLANKET IN NATURE)
11. ONE RIVER RUN SUBDIVISION IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF EASEMENT DEED TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED DECEMBER 19, 1986 AT RECEPTION NO. 329508, AND AMENDMENT RECORDED FEBRUARY 2, 1996 UNDER RECEPTION NO. 508589. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT DEED WITH COVENANTS AND RESERVATIONS (GAS DISTRIBUTION) TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED DECEMBER 19, 1986 AT RECEPTION NO. 329509 AND AMENDMENT RECORDED FEBRUARY 2, 1996 UNDER RECEPTION NO. 508588. (AS SHOWN HEREON)
12. ONE RIVER RUN SUBDIVISION IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF ORDER OF INCLUSION INTO THE SNAKE RIVER WATER DISTRICT RECORDED SEPTEMBER 17, 1985 UNDER RECEPTION NO. 303432. (NOT ABLE TO PLOT)
13. ONE RIVER RUN SUBDIVISION IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT WITH THE SNAKE RIVER WATER DISTRICT RECORDED DECEMBER 19, 1986 AT RECEPTION NO. 329510 (AS SHOWN HEREON) AND AMENDED FEBRUARY 2, 1996 UNDER RECEPTION NO. 508587 (DOES NOT APPLY) AND SECOND AMENDMENT RECORDED MARCH 16, 2010 UNDER RECEPTION NO. 935750 (DOES NOT APPLY).
14. ONE RIVER RUN SUBDIVISION IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NEIGHBORHOODS AT KEYSTONE RECORDED DECEMBER 01, 1995 UNDER RECEPTION NO. 504399. (NOT ABLE TO PLOT)
15. ONE RIVER RUN SUBDIVISION IS SUBJECT TO EASEMENTS, NOTES AND DEDICATIONS AS SHOWN ON THE PLAT FOR KEYSTONE BASE 1, FILING NO. 2 RECORDED FEBRUARY 2, 1996 UNDER RECEPTION NO. 508590. NOTES, DEDICATIONS AND EASEMENTS SET FORTH ON THE LOT LINE EXEMPTION PLAT FOR LOTS 4A AND TRACT A, THE FIFTH SUBDIVISION EXEMPTION REPLAT OF THE REMAINDER OF LOTS 3 AND 4 KEYSTONE BASE 1, FILING NO. 2 RECORDED MARCH 28, 2006 UNDER RECEPTION NO. 818174. (AS SHOWN HEREON)
16. ONE RIVER RUN SUBDIVISION IS SUBJECT TO EASEMENTS AS SHOWN ON THE SUBDIVISION EXEMPTION REPLAT RECORDED JANUARY 16, 1998 UNDER RECEPTION NO. 556773. (AS SHOWN HEREON)
17. ONE RIVER RUN SUBDIVISION IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF KEYSTONE RESORT PLANNED UNIT DEVELOPMENT RECORDED APRIL 6, 2017 UNDER RECEPTION NO. 1138076 AND A MINOR PUD AMENDMENT RECORDED APRIL 06, 2017 UNDER RECEPTION NO. 1138075. (NOT ABLE TO PLOT).
18. ONE RIVER RUN SUBDIVISION IS SUBJECT TO KEYSTONE RESORT PUD RECEPTION NO. 1153249 DATED OCTOBER 03, 2018 PROVIDED BY CLIENT.
19. 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.

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., 2018.

 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 PURPOSES 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

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, A.D., 2018.

AGENT _____

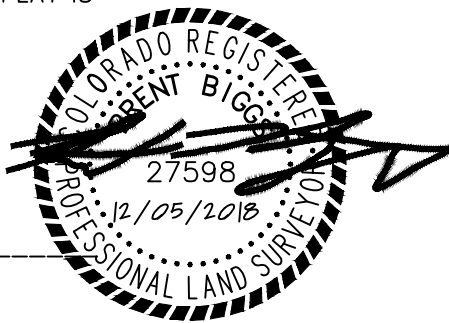
RECORDER'S ACCEPTANCE

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

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 ONE RIVER RUN SUBDIVISION 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 EXPRESSED OR IMPLIED.



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



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 ONE RIVER RUN SUBDIVISION
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 OF THE REMAINDER OF LOTS 3 AND 4, KEYSTONE BASE I, FILING NO. 2
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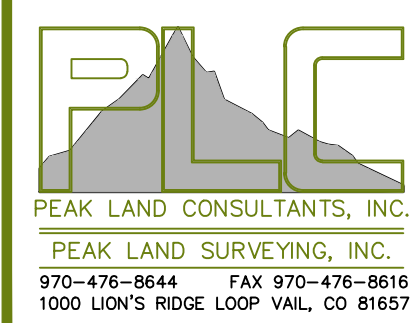
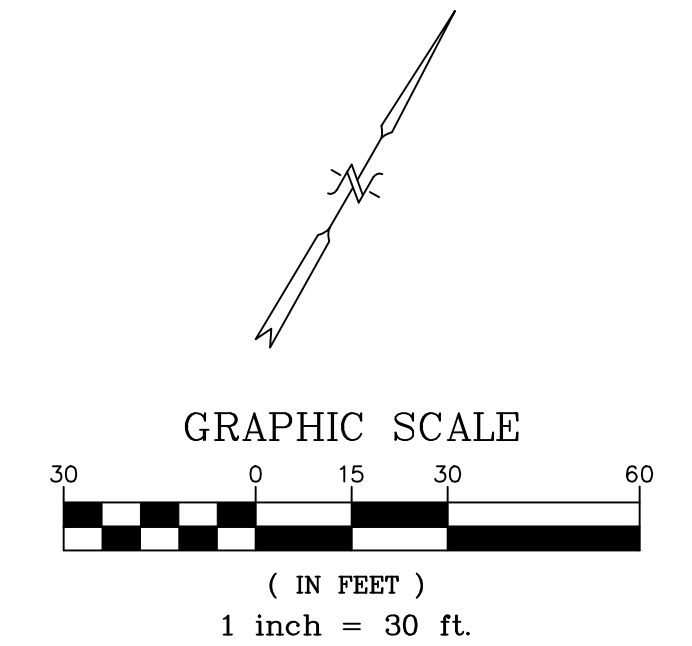
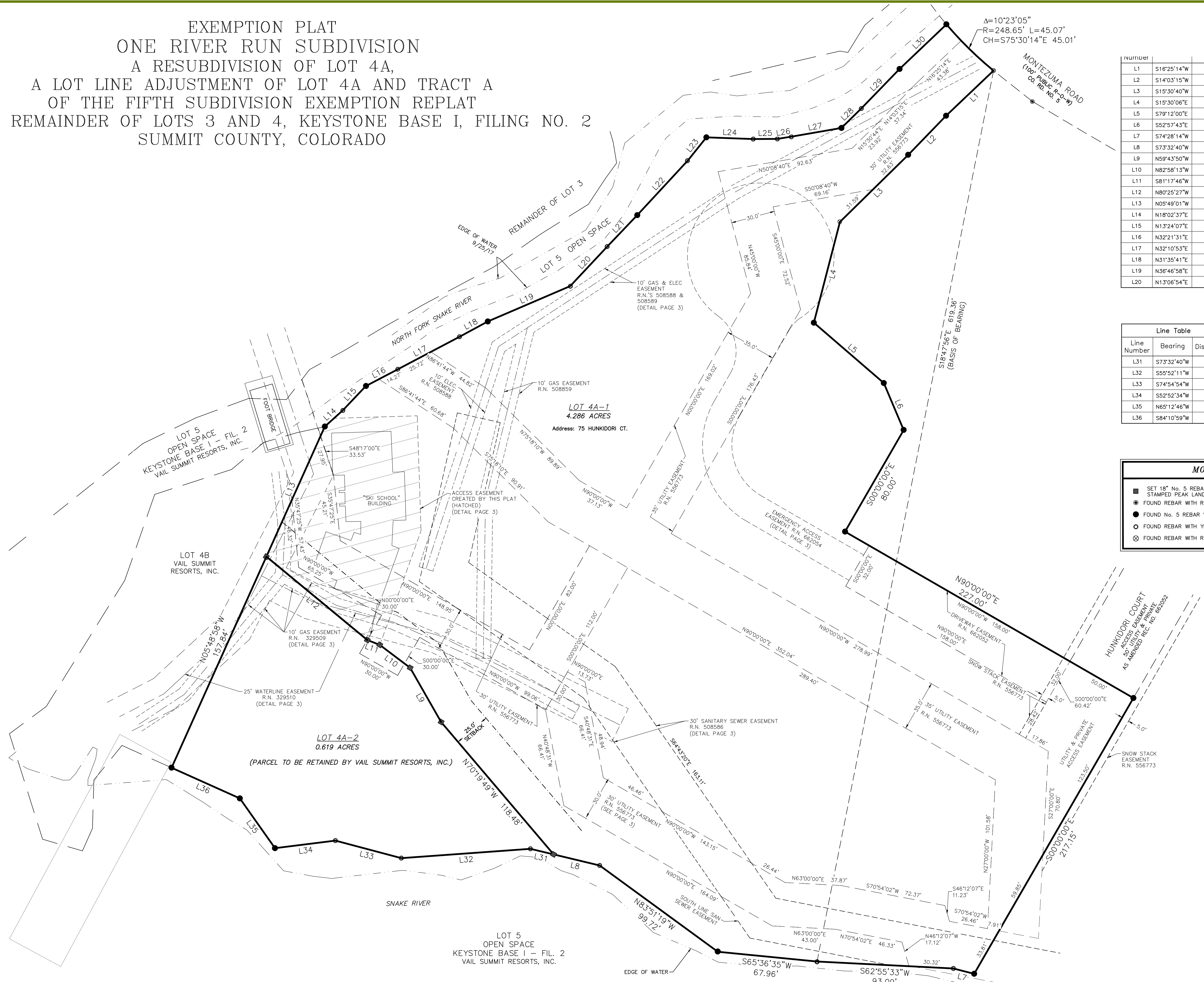
$\Delta=10^{\circ}23'05''$
 $R=248.65'$ $L=45.07'$
 $CH=575'30''14''E$ 45.01'

| 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 | S59°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' |
| 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' |

| Line Table | | |
|-------------|-------------|----------|
| Line Number | Bearing | Distance |
| L31 | S73°32'40"W | 16.23' |
| L32 | S55°52'11"W | 88.23' |
| L33 | S74°54'54"W | 46.52' |
| L34 | S52°52'34"W | 41.54' |
| L35 | N65°12'46"W | 41.54' |
| L36 | S84°10'59"W | 51.04' |

MONUMENT LEGEND

- SET 18" No. 5 REBAR WITH 1 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



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EASEMENT DETAILS

