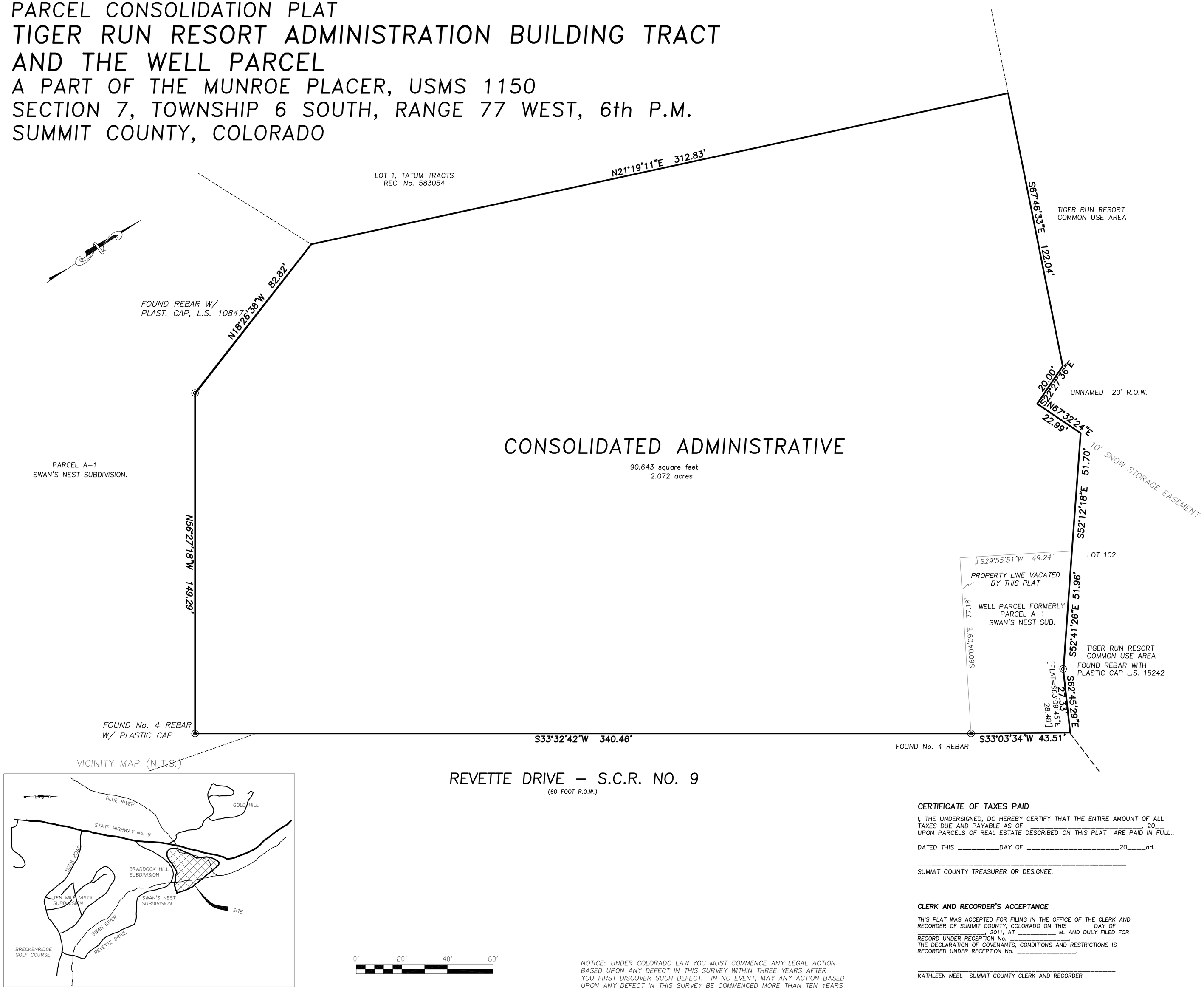
PARCEL CONSOLIDATION PLAT
TIGER RUN RESORT ADMINISTRATION BUILDING TRACT AND THE WELL PARCEL
A PART OF THE MUNROE PLACER, USMS 1150
SECTION 7, TOWNSHIP 6 SOUTH, RANGE 77 WEST, 6th P.M.
SUMMIT COUNTY, COLORADO



VICINITY MAP (N.T.S.)

0' 20' 40' 60'

NOTICE: UNDER 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 TEN YEARS FROM THE DATE OF THE CERTIFICATION ATTACHED HEREON.

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL TAXES DUE AND PAYABLE AS OF _____ 20___ UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL..

DATED THIS _____DAY OF _____20____ad.

_____

SUMMIT COUNTY TREASURER OR DESIGNEE.

CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO ON THIS _____ DAY OF _____, 2011, AT _____ M. AND DULY FILED FOR RECORD UNDER RECEPTION No. _____ THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS RECORDED UNDER RECEPTION No. _____.

_____

KATHLEEN NEEL SUMMIT COUNTY CLERK AND RECORDER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TIGER RUN OWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION, BEING THE OWNER OF THE LANDS DESCRIBED AS FOLLOWS:
A TRACT OF LAND BEING A PORTION OF THE MUNROE PLACER, UNITED STATES MINERAL SURVEY NO. 1150, LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO. SAID TRACT OF LAND LYING WEST OF AND ADJACENT TO THE WESTERLY LINE OF TIGER RUN RESORT RECREATIONAL VEHICLE PARK PLATS, SHEET 2 OF 5, A SUBDIVISION AS FILED FOR RECORD UNDER RECEPTION NUMBER 236574 IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT ON SAID WESTERLY LINE OF TIGER RUN RESORT VEHICLE PARK PLATS, THENCE SOUTH 21°19'11" WEST A DISTANCE OF 312.83 FEET;
THENCE SOUTH 18°26'38" EAST A DISTANCE OF 82.82 FEET;
THENCE SOUTH 56°27'18" EAST A DISTANCE OF 149.29 FEET;
THENCE NORTH 33°32'42" EAST A DISTANCE OF 340.46 FEET;
THENCE NORTH 60°04'09" WEST A DISTANCE OF 77.18 FEET;
THENCE NORTH 29°55'51" EAST A DISTANCE OF 49.24 FEET TO A POINT ON SAID WESTERLY LINE OF TIGER RUN RESORT RECREATIONAL VEHICLE PARK PLATS;
THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING FOUR COURSES:
NORTH 52°12'18" WEST A DISTANCE OF 51.70 FEET;
SOUTH 67°32'24" WEST A DISTANCE OF 22.99 FEET;
NORTH 22°27'36' WEST A DISTANCE OF 20.00 FEET;
NORTH 67°46'33" WEST A DISTANCE OF 122.03 FEET TO THE POINT OF BEGINNING.
containing 87,134 square feet or 2.0 acres more or less

THE WELL PARCEL IDENTIFIED IN DISTRICT COURT, SUMMIT COUNTY, COLORADO CASE No. 12CV534, DIVISION K AND MORE PARTICULARY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SE ¼ OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT CORNER 12 OF THE MUNROE PLACER, UNITED STATES MINERAL SURVEY NUMBER 1150; THENCE N 14°11'50" E A DISTANCE OF 553.30 FEET TO CORNER 11 OF SAID MUNROE PLACER; THENCE N 57°18.36" E A DISTANCE OF 300.02 FEET; THENCE N 63°09'45" W A DISTANCE OF 153.48 FEET TO THE TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;

1. THENCE S 33°03'34" W A DISTANCE OF 43.51 FEET;
2. THENCE N 60°33'17" W A DISTANCE OF 77.18 FEET;
3. THENCE N 29°26'43" E A DISTANCE OF 49.24 FEET;
4. THENCE S 52°41'26" E A DISTANCE OF 28.48 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

containing square feet or 0.08 acre more or less

HAS LAID OUT, RESUBDIVIDED AND REPLATTED SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "PARCEL CONSOLIDATION PLAT, TIGER RUN RESORT ADMINISTRATION TRACT AND THE WELL PARCEL" AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE COUNTY OF SUMMIT, STATE OF COLORADO, THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR USE BY UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. MAINTENANCE OF UTILITY LINES AND FACILITIES.
IN WITNESS WHEREOF, ---------- HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 2018.

_____
_____

NOTARIAL

STATE OF COLORADO }
COUNTY OF SUMMIT } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____, 2011 BY ----------

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC_____

MY COMMISSION EXPIRES_____

SURVEYOR'S CERTIFICATE

I, ROBERT E. ANDREWS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF "CONSOLIDATION PLAT, TIGER RUN ADMINISTRATION BUILDING TRACT AND THE WELL PARCEL" WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, STEEL PINS WITH CAPS HAVE BEEN SET PURSUANT TO C.R.S. 38-51-105.

DATED THIS _____DAY OF _____, 2018.

_____
ROBERT E. ANDREWS R.L.S. 27924

TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY, DOES HEREBY CERTIFY THAT WE HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN ON THIS PLAT AND TITLE TO SUCH LANDS IS IN THE OWNER FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT AS FOLLOWS:

_____

_____
AGENT

BOARD OF COUNTY COMMISSIONERS APPROVAL

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS PLAT AT A MEETING HELD ON THIS ____ DAY OF _____, 2011, AND HEREBY ACCEPTS DEDICATION OF PUBLIC RIGHTS-OF-WAY, UTILITY EASEMENTS, AND OTHER PUBLIC AREAS AS SHOWN HEREON. ACCEPTANCE OF PUBLIC RIGHTS-OF-WAY FOR STREETS OR ROADS DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF ROADS CONSTRUCTED THEREIN. THE PROCEDURE FOR ACCEPTANCE OF ROADS FOR MAINTENANCE PURPOSES SHALL BE AS STATED IN THE SUMMIT COUNTY ROAD AND BRIDGE DESIGN AND CONSTRUCTION STANDARDS OR SUCH REGULATIONS AS SHALL BE ADOPTED IN LIEU OF THE SUMMIT COUNTY ROAD AND BRIDGE DESIGN AND CONSTRUCTION STANDARDS.

_____
CHAIRMAN

ROB ANDREWS LAND SURVEYING
P. O. BOX 1351, BRECKENRIDGE, CO 80424 (970) 453-1860

PARCEL CONSOLIDATION PLAT

PROJECT: 93303	ADMINISTRATIVE TRACT TIGER RUN RESORT A PART OF THE MUNROE PLACER SUMMIT COUNTY, COLORADO	DATE: 4-16-18
DRAWN BY: REA		SCALE: 1" : 20'
FIELD BOOK: N.A.		SHEET: 1 of 1