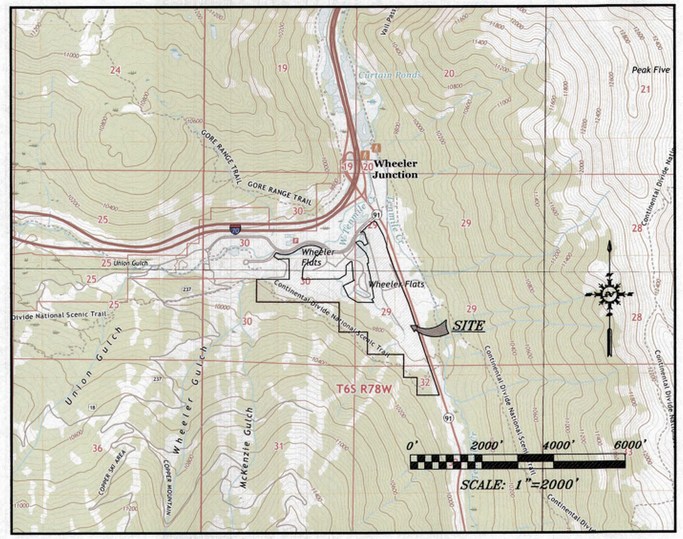
A-LIFT NEIGHBORHOOD

A RESUBDIVISION OF LOT 2B
ACCORDING TO, A LOT LINE ADJUSTMENT PLAT OF LOT 2B, COPPER MOUNTAIN EAST NEIGHBORHOOD SUBDIVISION AND A PORTION OF LOT 1, COPPER MOUNTAIN FILING 5 - PHASE 1
EMBRACING PORTIONS OF SECTIONS 29, 30, AND 32,
TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6th P.M.
SUMMIT COUNTY, COLORADO
SHEET 1 of 4



OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS THAT: POWDR-COPPER PARTICIPATION LLC, THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LOT 2B, A RESUBDIVISION OF LOT 2B, ACCORDING TO A LOT LINE ADJUSTMENT PLAT OF LOT 2B, COPPER MOUNTAIN EAST NEIGHBORHOOD SUBDIVISION AND A PORTION OF LOT 1, COPPER MOUNTAIN FILING 5 - PHASE 1, A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR SUMMIT COUNTY ON JULY 14th, 2017 AT RECEPTION No. 1146200S. DESCRIBED PARCEL CONTAINING 7,208,520 SQ. FT. OR 165.4849 ACRES, MORE OR LESS.

HAVING LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "A-LIFT NEIGHBORHOOD, A RESUBDIVISION OF LOT 2B COPPER MOUNTAIN EAST NEIGHBORHOOD SUBDIVISION" AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF POWDR-COPPER PARTICIPATION LLC HAS CAUSED IT'S NAME TO HEREUNTO BE SUBSCRIBED.

THIS _____ DAY OF _____ A.D., 2020.

_____
BY DUSTIN LYMAN, PRESIDENT/GM
POWDR-COPPER PARTICIPATION LLC

ACKNOWLEDGEMENT:

STATE OF COLORADO)
) SS
COUNTY OF SUMMIT)

THE FORECOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME

THIS_____ DAY OF _____, 2020
BY BY DUSTIN LYMAN, PRESIDENT/GM OF POWDR-COPPER PARTICIPATION LLC

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

APPROVAL BY CHAIR OF THE BOARD OF COUNTY COMMISSIONERS:

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY

APPROVED THIS PLAT, AT A MEETING HELD ON THIS ____ DAY OF _____, 2020, 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 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 THE SUMMIT COUNTY ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS.

_____
CHAIR

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 TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLAT NOTES:

1. THE OWNERSHIP, USE, AND OPERATION OF THE LOTS AND TRACTS DEPICTED ON THIS PLAT WITHIN THE A-LIFT NEIGHBORHOOD (I.E. LOTS 1-5, TRACTS 1-4 AND THE ROAD TRACT) WILL BE GOVERNED BY, AND SUBJECT TO, THE TERMS AND CONDITIONS OF THAT CERTAIN PLANNED COMMUNITY DECLARATION FOR A-LIFT COMMUNITY (THE "DECLARATION") RECORDED AFTER THIS PLAT IN THE REAL PROPERTY RECORDS OF SUMMIT COUNTY. THE DECLARATION SETS FORTH VARIOUS RIGHTS AND RESPONSIBILITIES FOR OWNERS AND USERS OF PROPERTY THAT IS SUBJECT TO THE TERMS OF THE DECLARATION AND REFERENCE TO THE DECLARATION IS HEREBY MADE FOR FURTHER INFORMATION REGARDING THE FOREGOING. THE REAL PROPERTY SUBJECT TO THIS PLAT MAY BE SUBJECT TO OTHER COMMON INTEREST COMMUNITIES CREATED BEFORE OR AFTER THE DATE OF THIS PLAT. THE OPEN SPACE TRACTS ESTABLISHED AS DESCRIBED IN NOTE 19 BELOW ARE NOT SUBJECT TO THE DECLARATION.

2. THE DECLARATION SETS FORTH VARIOUS SPECIAL RESERVED DECLARANT AND DEVELOPMENT RIGHTS IN FAVOR OF THE "DECLARANT" (AS DEFINED IN THE DECLARATION), INCLUDING, WITHOUT LIMITATION, THE RIGHT OF DECLARANT TO ADD, WITHDRAW, AND FURTHER SUBDIVIDE PROPERTY SUBJECT TO THE TERMS OF THE DECLARATION. UNTIL A LOT OR TRACT IS CONVEYED TO A PARTY WHO IS NOT DECLARANT OR IS OTHERWISE CONVEYED OR DEDICATED TO THE A-LIFT COMMUNITY ASSOCIATION, INC. (THE "ASSOCIATION") AS A COMMON ELEMENT, SUCH LOT OR TRACT SHALL BE SUBJECT TO ALL OF THE DEVELOPMENT RIGHTS RESERVED TO DECLARANT SET FORTH IN ARTICLE XVI OF THE DECLARATION.

3. THE EASEMENT AREA DESCRIBED HEREON AS "40.00' PUBLIC ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT" IS HEREBY DEDICATED AS PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE FOLLOWING PURPOSES: (A) PUBLIC PEDESTRIAN AND BICYCLE INGRESS AND EGRESS; (B) EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS; AND (C) THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES . SUCH NON-EXCLUSIVE EASEMENT AREAS ARE NOT BEING DEDICATED AS SEPARATE PUBLIC RIGHTS-OF-WAY AND THE OWNER OF THE LAND ON WHICH SUCH EASEMENTS ARE LOCATED RETAINS THE RIGHT TO USE SUCH LAND SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASMENT BENEFICIARIES AND SUBJECT TO APPLICABLE PROVISIONS OF THE COPPER PUD AND ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW. MAINTENANCE OF SUCH EASEMENT AREAS SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION AS FURTHER DESCRIBED BELOW.

4. THE EASEMENT AREA DESCRIBED HEREON AS "50.00' PUBLIC ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT" IS HEREBY DEDICATED AS PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE FOLLOWING PURPOSES: (A) PUBLIC VEHICULAR, PEDESTRIAN AND BICYCLE INGRESS AND EGRESS; (B) EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS; AND (C) THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES. SUCH NON-EXCLUSIVE EASEMENT AREAS ARE NOT BEING DEDICATED AS SEPARATE PUBLIC RIGHTS-OF-WAY AND THE OWNER OF THE LAND ON WHICH SUCH EASEMENTS ARE LOCATED RETAINS THE RIGHT TO USE SUCH LAND SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW. MAINTENANCE OF SUCH EASEMENT AREAS SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION AS FURTHER DESCRIBED BELOW.

5. SUMMIT COUNTY SHALL RETAIN THE RIGHT TO ENFORCE ALL APPLICABLE RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO PROHIBITIONS ON PARKING WITHIN THE ACCESS EASEMENTS AND OTHER TRAFFIC RELATED OFFENSES, IN ALL DEDICATED PUBLIC ACCESS EASEMENTS, INCLUDING THE ROAD TRACT.

6. THE ASSOCIATION SHALL MAINTAIN THE DEDICATED PUBLIC ACCESS EASEMENTS DESCRIBED IN NOTES 3 AND 4 ABOVE IN A MANNER AND TO A GENERAL LEVEL OF SERVICE CONSISTENT WITH OR BETTER THAN ALL OTHER PUBLIC ROADWAYS IN COPPER MOUNTAIN. IF THE ASSOCIATION FAILS TO PROVIDE AN EQUIVALENT QUALITY OF SERVICE, THE COUNTY RESERVES THE RIGHT TO PERFORM SUCH MAINTENANCE AND SHALL BE RECOMPENSED BY THE ASSOCIATION FOR THE COST OF PROVIDING SAID SERVICES. PRIOR TO THE COUNTY PERFORMING ANY SUCH MAINTENANCE, IT SHALL FIRST PROVIDE WRITTEN NOTICE TO THE ASSOCIATION OF THE OBSERVED DEFICIENCY IN THE LEVEL OF SERVICE BEING PROVIDED BY THE ASSOCIATION AND GIVE THE ASSOCIATION A REASONABLE PERIOD OF TIME TO CURE SUCH DEFICIENCY.

7. THE EASEMENT AREA DESCRIBED HEREON AS "30' EMERGENCY ACCESS EASEMENT" EXTENDING TO COPPER ROAD (CR 1190) IS HEREBY GRANTED AS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE FOLLOWING PURPOSES: (A) EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS; AND (B) THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES. SUCH NON-EXCLUSIVE EASEMENT AREA IS NOT BEING DEDICATED AS A SEPARATE PUBLIC RIGHT-OF-WAY AND THE OWNER OF THE LAND ON WHICH SUCH EASEMENT IS LOCATED RETAINS THE RIGHT TO USE SUCH LAND SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW. MAINTENANCE OF SUCH EASEMENT AREA SHALL BE THE RESPONSIBILITY OF THE UNDERLYING LANDOWNER OR WHOMEVER SUCH LANDOWNER MAY CONTRACT WITH FOR SUCH PURPOSES.

8. THE "EMERGENCY ACCESS EASEMENT" DESIGNATED HEREON WITHIN LOT 5 IS HEREBY DEDICATED AS A PERPETUAL, NON-EXCLUSIVE EASEMENT TO PROVIDE FIRE TRUCKS AND OTHER EMERGENCY VEHICLES WITH A TURN-AROUND POINT. THE ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE AND SNOW PLOWING OF SUCH EMERGENCY ACCESS EASEMENT. THE OWNER OF LOT 5 RETAINS THE RIGHT TO USE SUCH EASEMENT SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW.

9. THE "25.00' UTILITY EASEMENT" ALONG THE COMMON BOUNDARY OF TRACT 1 AND LOT 4 IS HEREBY GRANTED AS A PERPETUAL NONEXCLUSIVE EASEMENT FOR: (A) THE OWNER AND OPERATOR OF THE COPPER MOUNTAIN SKI RESORT FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXTENSION OF AN UNDERGROUND RAW WATER LINE FOR SNOW MAKING PURPOSES; AND (B) TO THE APPLICABLE UTILITY PROVIDERS OR PRIVATE USERS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UNDERGROUND POWER AND COMMUNICATIONS LINES. THE OWNERS OF TRACT 1 AND LOT 4 RETAIN THE RIGHT TO USE SUCH EASEMENT AREA SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW.

10. THE "15.00' PRIVATE TRAIL EASEMENT" WITHIN TRACT 1 ADJACENT TO LOT 4 IS HEREBY GRANTED TO THE ASSOCIATION AS A PERPETUAL PRIVATE, NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND SKIER ACCESS PURPOSES FOR THE BENEFIT OF THE ASSOCIATION AND ITS MEMBERS. SUCH EASEMENT INTEREST SHALL BE A "GENERAL COMMON ELEMENT" PURSUANT TO THE DECLARATION. THE OWNER OF TRACT 1 RETAINS THE RIGHT TO USE SUCH EASEMENT AREA SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW.

11. THE "ROAD TRACT" WILL BE GRANTED IN FEE SIMPLE TO THE ASSOCIATION AS A GENERAL COMMON ELEMENT PURSUANT TO THE TERMS OF THE DECLARATION. THERE ARE HEREBY GRANTED PERPETUAL NONEXCLUSIVE EASEMENTS IN THE ROAD TRACT FOR (A) THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES, (B) EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS, AND (C) PUBLIC NON-MOTORIZED ACCESS.

12. WITHOUT LIMITING THE FOREGOING, THE ROADS AND ASSOCIATED ACCESS IMPROVEMENTS WITHIN THE AREAS ON THIS PLAT IDENTIFIED AS THE "ROAD TRACT", "40.00' PUBLIC ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT", AND "50.00' PUBLIC ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT" SHALL BE MAINTAINED BY THE ASSOCIATION PURSUANT TO THE TERMS OF THE DECLARATION. MAINTENANCE OF CERTAIN OF THE COMMON ELEMENTS IS ALSO GOVERNED BY, AND MORE PARTICULARLY DESCRIBED IN, THE CERTAIN PRESERVATION OF ASSOCIATION MAINTENANCE RESPONSIBILITIES EXECUTED BETWEEN THE ASSOCIATION AND THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY.

13. THE "20.00' TRAIL EASEMENT" EXTENDING ACROSS PRIVATE OPEN SPACE TRACT A FROM THE INTERSECTION WITH COLORADO HIGHWAY NO. 91 TO THE A-LIFT NEIGHBORHOOD IS HEREBY DEDICATED TO PUBLIC USE AS A PERPETUAL NON-EXCLUSIVE EASEMENT FOR TRAIL PURPOSES. WITHOUT LIMITING THE PUBLIC USE OF SUCH EASEMENT, THE ASSOCIATION AND ITS MEMBERS ARE ALSO BENEFICIARIES OF SUCH TRAIL EASEMENT. THE OWNER OF PRIVATE OPEN SPACE TRACT A RETAINS THE RIGHT TO USE SUCH EASEMENT AREA SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW.

14. THE 10.00' SNOW STACK AND UTILITY EASEMENTS DEPICTED ALONG THE FRONT LOT LINES OF LOTS 1 AND 2 ARE HEREBY GRANTED AS NON-EXCLUSIVE PERPETUAL EASEMENTS TO: (A) ALL UTILITY PROVIDERS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES IN LOCATIONS REASONABLY APPROVED BY EACH LOT OWNER; AND (B) THE ASSOCIATION FOR STACKING AND STORAGE OF SNOW PLOWED FROM THE ROAD TRACT; PROVIDED, HOWEVER, THAT NO SNOW WILL BE STACKED OR STORED WITHIN THE DRIVEWAYS CONSTRUCTED INTO EACH SUCH LOT.

15. ALL OF THE "DRAINAGE EASEMENTS" DEPICTED ON PRIVATE OPEN SPACE TRACT A PURSUANT TO SHEET 3 OF THIS PLAT ARE GRANTED AS NON-EXCLUSIVE PERPETUAL EASEMENTS FOR STORM WATER CONVEYANCE, DRAINAGE AND RETENTION PURPOSES FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE A-LIFT NEIGHBORHOOD. THE OWNER OF PRIVATE OPEN SPACE TRACT A RETAINS THE RIGHT TO USE SUCH DRAINAGE EASEMENT AREAS IN ANY MANNER THAT IS NOT INCONSISTENT WITH THE FOREGOING EASEMENT PURPOSE. THESE DRAINAGE EASEMENT AREAS WILL BE MAINTAINED BY THE OWNER OF THE UNDERLYING LAND, SUBJECT TO ANY SEPARATE AGREEMENT BETWEEN THE APPLICABLE PARTIES. THE COUNTY WILL HAVE THE RIGHT TO MAINTAIN ANY SUCH AREAS THAT ARE NOT OTHERWISE BEING PROPERLY MAINTAINED.

16. PURSUANT TO THE DECLARATION, AND EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED THEREIN, ALL OF THE "COMMON ELEMENTS" WILL BE MAINTAINED BY THE ASSOCIATION.

17. THE SINGLE-FAMILY DWELLINGS ON LOT 1 AND LOT 2 SHALL NOT EXCEED 30' IN HEIGHT AS MEASURED PER THE 2018 INTERNATIONAL FIRE CODE AND SHALL BE FURNISHED WITH THE SPRINKLER SYSTEM PER NFPA 13D. THE CROSS-HATCHED AREAS ON LOTS 1 AND 2 ARE NON-DISTURBANCE AREAS WITHIN WHICH NO SITE DISTURBANCE IS PERMITTED AND SUCH AREAS SHALL BE PROTECTED WITH CONSTRUCTION FENCING OR SIMILAR MEANS DURING THE CONSTRUCTION ON SUCH LOTS.

18. THE "SWALE EASEMENT" IS A PERPETUAL, NON-EXCLUSIVE DRAINAGE SWALE EASEMENT HEREBY GRANTED TO THE A-LIFT NEIGHBORHOOD AND THE ASSOCIATION FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING AND REPLACING FROM TIME TO TIME DRAINAGE SWALES TO INTERCEPT, CONTROL AND CHANNEL STORM WATER AND SNOWMELT RUNOFF AWAY FROM THE A-LIFT NEIGHBORHOOD. THE DRAINAGE SWALE IMPROVEMENTS WITHIN THE SWALE EASEMENT WILL BE MAINTAINED BY THE OWNER OF THE UNDERLYING LAND, SUBJECT TO ANY SEPARATE AGREEMENT BETWEEN THE APPLICABLE PARTIES.

19. OPEN SPACE TRACTS: THIS PLAT HEREBY ESTABLISHES PRIVATE OPEN SPACE TRACTS A, B AND C ALSO KNOWN AS OS-U, OS-V, AND OS-X AS REGULATED BY THE COPPER MOUNTAIN PUD.

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 _____, 2020.

SIGNATURE_____
SUMMIT COUNTY TREASURER

TITLE COMPANY CERTIFICATE:

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:_____

DATED THIS _____ DAY OF _____,A.D., 2020.

_____
AGENT

SURVEYOR'S CERTIFICATE:

I, DENNIS E. O'NEIL, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. DATED THIS_____ DAY OF _____, 2020.

_____
DENNIS E. O'NEIL, P.L.S. 23901

SUMMIT COUNTY CLERK AND RECORDERS ACCEPTANCE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ACCEPTED FOR FILING IN MY OFFICE AT _____ .M., THIS _____ DAY OF _____, 2020, AND FILED UNDER RECEPTION NO. _____.

_____
KATHLEEN NEEL
SUMMIT COUNTY CLERK AND RECORDER

SURVEY NOTES:

1. FOR THE PURPOSE OF TITLE AND EASEMENTS OF RECORD, BASELINE SURVEYS LLC RELIED UPON THE TITLE COMMITMENT ORDER No. M20060255.3, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED SEPTEMBER 03, 2019.

2. THE FOLLOWING ITEMS FROM SCHEDULE B-2 OF THE TITLE POLICY PROVIDED FROM LAND TITLE GUARANTEE COMPANY ARE NOT SHOWN HEREON BECAUSE THEY DO NOT AFFECT THE PROPERTY OR CAN NOT BE PLOTTED: 1 THROUGH 9, 11, 13, 14, 16, 18, 19, 21, 23, 25 THROUGH 32 and 35.

3. THE CONTINENTAL DIVIDE SCENIC TRAIL aka THE COLORADO TRAIL EASEMENT SHOWN ON SHEET 2 IS APPROXIMATE AND WAS SCALED IN FROM GOOGLE EARTH.

Baseline Surveys LLC
P.O.BOX 7678
13541 COLO. HWY #9
BRECKENRIDGE, CO
80424 (970) 453-7155

A-LIFT NEIGHBORHOOD
A RESUBDIVISION OF LOT 2B
ACCORDING TO A LOT LINE ADJUSTMENT PLAT OF LOT 2B, COPPER MOUNTAIN EAST NEIGHBORHOOD SUBDIVISION AND A PORTION OF LOT 1, COPPER MOUNTAIN FILING 5 - PHASE 1

Date	Revisions	SHEET 1 of 4	
		Date: 03/12/2020	Scale Horiz 1"=20'
		Drawn By: R.D.G.	Checked By: D.E.O.
		Job File: 4180	DWG File: 4180 A-LIFT

A-LIFT NEIGHBORHOOD

A RESUBDIVISION OF LOT 2B
ACCORDING TO A LOT LINE ADJUSTMENT PLAT OF LOT 2B, COPPER MOUNTAIN EAST NEIGHBORHOOD SUBDIVISION AND A PORTION OF LOT 1, COPPER MOUNTAIN FILING 5 - PHASE 1
EMBRACING PORTIONS OF SECTIONS 29, 30, AND 32,
TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6th P.M.
SUMMIT COUNTY, COLORADO
SHEET 2 of 4

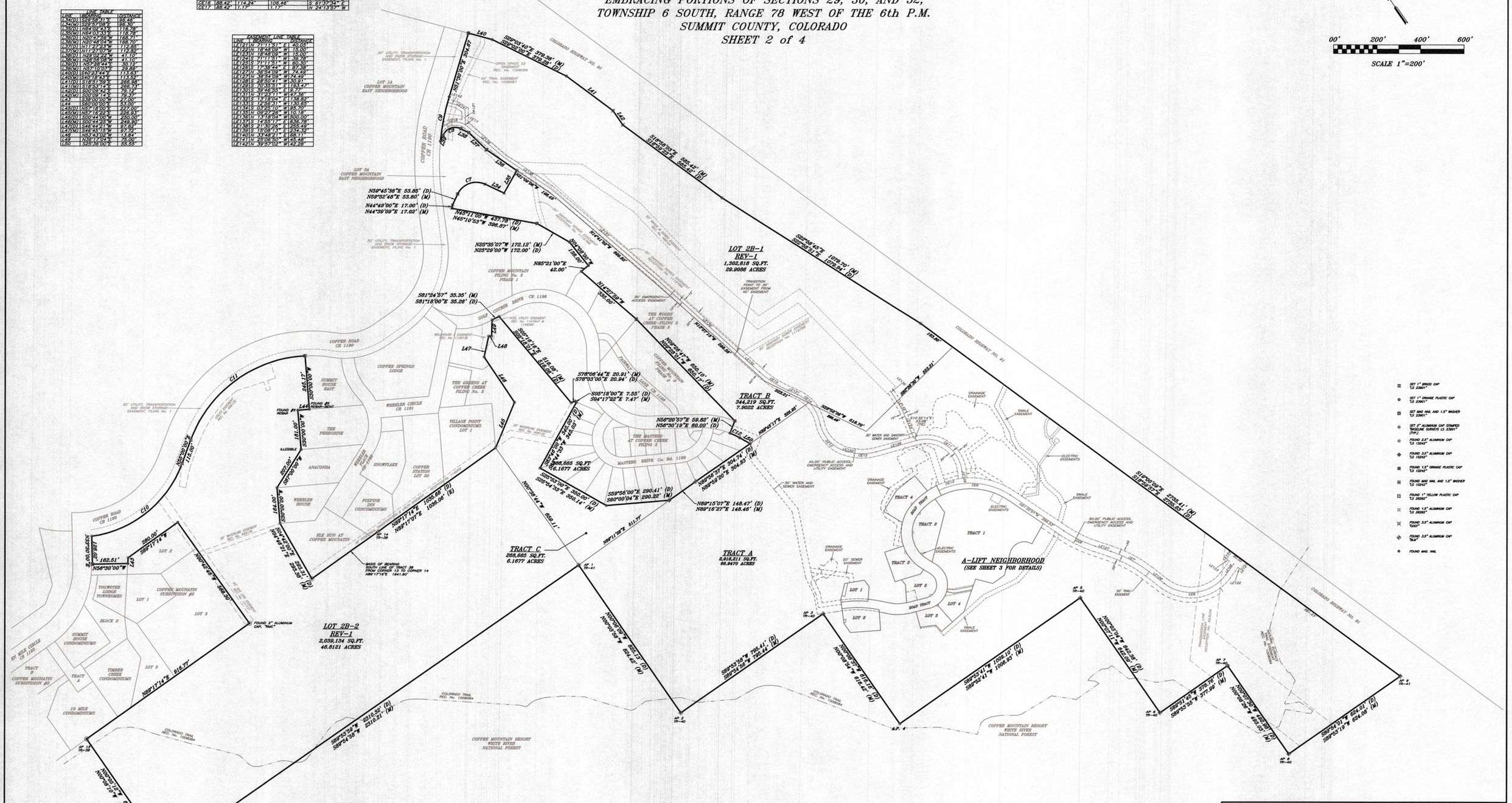
00' 200' 400' 600'
SCALE 1"=200'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1(D)	65.00'	149.44°	170.96'	S75°06'45"W
C2(D)	65.00'	142.58°	161.73'	S75°06'45"W
C3(D)	65.00'	90.00°	102.10'	N45°49'43"W
C3(M)	65.00'	89.95°	91.49'	N45°49'43"W
C4	330.00'	20.00°	115.22'	N45°49'43"W
C10	330.00'	63.54°	365.83'	N85°49'43"W
C11	330.00'	126.12°	726.32'	S72°43'43"W
C12	357.44'	49.92°	49.18'	S29°31'25"E

EASEMENT CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C5	600.00'	8°01'55"	83.98'	S 53°13'57"E
C6	600.00'	90°01'55"	900.71'	S 29°16'55"E
C7	600.00'	180.04°	1188.46'	S 53°13'05"E
C8	439.99'	142.89°	1097.94'	S 51°40'25"E
C9	439.99'	125.49°	964.43'	S 71°08'21"E
C11	165.00'	288.43°	831.76'	S 20°52'35"E
C13	140.00'	129.08°	315.53'	N 55°11'23"W
C14	170.00'	179.89°	169.10'	S 09°27'52"E
C15	170.00'	156.55°	465.00'	S 05°45'51"W
C16	500.00'	157.92°	1377.77'	S 22°20'49"E
C17	66.42'	117.24°	136.46'	S 61°37'44"E
C18	66.42'	11.77°	13.64'	N 24°13'57"W

LINE TABLE		
LINE	BEARING	DISTANCE
L2(D)	S23°59'51"E	195.48'
L3(D)	S23°59'08"E	96.35'
L5(D)	N42°02'43"E	178.79'
L6(D)	N42°03'33"E	119.79'
L7(D)	N42°25'56"W	168.73'
L8(D)	N00°46'04"E	168.70'
L9(D)	N11°23'43"W	137.89'
L10(D)	N11°24'07"W	119.88'
L20(D)	S00°00'00"E	41.10'
L21(D)	N89°59'55"E	41.10'
L22(D)	S00°00'00"E	33.98'
L23(D)	S27°10'07"E	39.26'
L24(D)	S00°00'44"E	114.63'
L25(D)	S26°10'44"E	138.93'
L31(D)	S18°51'59"E	265.59'
L32(D)	S18°53'14"E	268.93'
L33(D)	S00°00'42"E	79.19'
L34(D)	S00°00'12"E	53.97'
L43	S89°00'00"W	37.00'
L44	S00°00'00"E	53.00'
L45(D)	N57°18'00"E	237.00'
L46(D)	N57°16'23"E	258.93'
L48(D)	S00°44'00"W	250.00'
L49(D)	S00°44'00"W	249.90'
L50(D)	S45°44'51"W	97.65'
L51(D)	S45°45'15"W	97.72'
L58	N54°43'02"W	13.64'
L59	N26°17'14"W	78.00'
L60	S39°35'00"E	58.58'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
LE1(D)	N11°17'51"E	40.00'
LE2(D)	N45°00'00"W	15.00'
LE3(D)	N45°00'00"W	15.00'
LE4(D)	N11°17'51"W	10.72'
LE5(D)	N11°17'51"W	60.00'
LE6(D)	N11°38'44"E	62.39'
LE7(D)	N00°00'00"E	64.29'
LE8(D)	N11°17'51"W	74.40'
LE9(D)	N11°17'51"W	10.72'
LE10(D)	N00°00'00"E	64.29'
LE11(D)	N00°00'00"E	153.47'
LE12(D)	N00°00'00"E	9.97'
LE13(D)	N11°17'51"W	142.76'
LE14(D)	N11°18'04"E	138.83'
LE15(D)	N11°24'07"W	135.63'
LE16(D)	N00°00'00"E	95.70'
LE17(D)	N00°00'00"E	110.18'
LE18(D)	N11°18'04"W	500.00'
LE19(D)	N11°53'12"E	636.29'
LE20(D)	S11°30'26"E	255.49'
LE21(D)	S11°30'26"E	334.35'
LE22(D)	N11°53'12"E	68.11'
LE23(D)	S00°00'00"W	91.25'
LE24(D)	N00°00'00"E	42.38'



SET 1" BRASS CAP "LS 23801"
SET 1" ORANGE PLASTIC CAP "LS 23801"
SET MAG NAIL AND 1.5" WASHER "LS 23801"
SET 2" ALUMINUM CAP STAMPED "BASELINE SURVEYS LS 23801" (TYP.)
FOUND 2.5" ALUMINUM CAP "LS 15242"
FOUND 3.5" ALUMINUM CAP "LS 15242"
FOUND 1.5" ORANGE PLASTIC CAP "LS 15242"
FOUND MAG NAIL AND 1.5" WASHER "LS 15242"
FOUND 1" YELLOW PLASTIC CAP "LS 26282"
FOUND 1.5" ALUMINUM CAP "LS 26282"
FOUND 3.5" ALUMINUM CAP "30027"
FOUND 3.5" ALUMINUM CAP "RLM"
FOUND MAG NAIL

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Baseline Surveys LLC
P.O.BOX 7579
13541 COLO. HWY #9
BRECKENRIDGE, CO
80424 (970) 453-7155

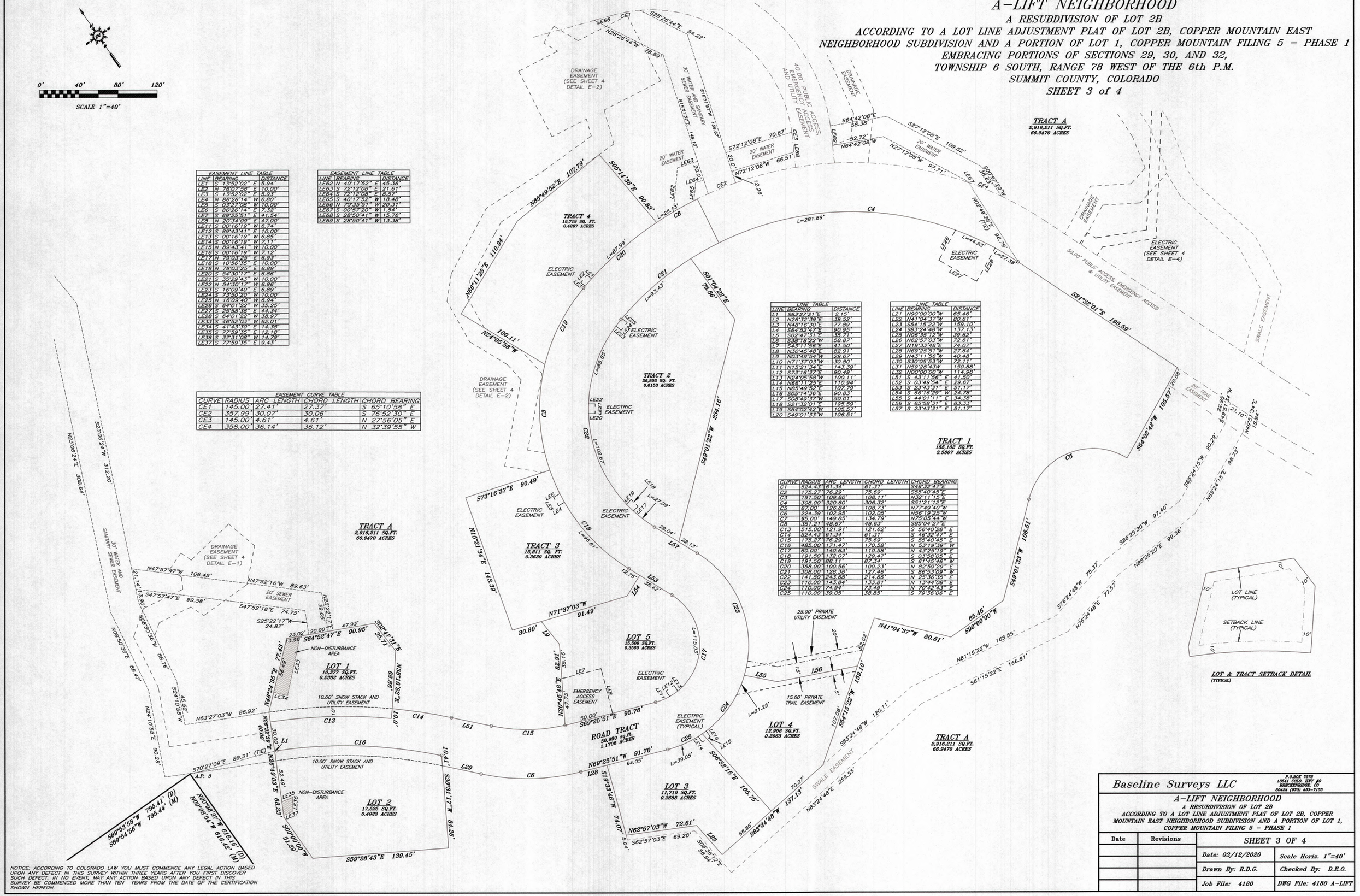
A-LIFT NEIGHBORHOOD
A RESUBDIVISION OF LOT 2B
ACCORDING TO A LOT LINE ADJUSTMENT PLAT OF LOT 2B, COPPER MOUNTAIN EAST NEIGHBORHOOD SUBDIVISION AND A PORTION OF LOT 1, COPPER MOUNTAIN FILING 5 - PHASE 1

Date	Revisions	SHEET 2 of 4	
		Date: 03/12/2020	Scale Horiz 1"=200'
		Drawn By: R.D.G.	Checked By: D.E.O.
		Job File: 4180	DWG File: 4180 A-LIFT

A-LIFT NEIGHBORHOOD

A RESUBDIVISION OF LOT 2B
ACCORDING TO A LOT LINE ADJUSTMENT PLAT OF LOT 2B, COPPER MOUNTAIN EAST NEIGHBORHOOD SUBDIVISION AND A PORTION OF LOT 1, COPPER MOUNTAIN FILING 5 – PHASE 1
EMBRACING PORTIONS OF SECTIONS 29, 30, AND 32,
TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6th P.M.
SUMMIT COUNTY, COLORADO
SHEET 3 of 4

0' 40' 80' 120'
SCALE 1"=40'



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
LE1	S 13°32'02" E	5.94'
LE2	N 76°07'58" E	10.00'
LE3	S 13°52'02" E	5.93'
LE4	N 86°26'14" W	6.80'
LE5	S 03°27'08" W	10.00'
LE6	S 86°26'14" E	7.32'
LE7	S 69°25'51" E	41.54'
LE8	N 20°34'09" E	47.00'
LE11	S 00°16'19" W	6.74'
LE12	S 89°43'41" E	10.00'
LE13	S 00°16'19" W	6.85'
LE14	S 00°16'19" W	7.11'
LE15	N 89°43'41" W	10.00'
LE16	S 00°16'19" W	7.12'
LE17	N 79°03'25" E	6.93'
LE18	S 10°56'35" E	10.00'
LE19	N 79°03'25" E	6.89'
LE20	S 54°30'17" E	6.86'
LE21	S 35°29'43" W	10.00'
LE22	N 54°30'17" W	6.96'
LE23	S 16°09'40" E	6.89'
LE24	S 73°50'20" W	10.00'
LE25	N 16°09'40" W	6.94'
LE26	S 64°01'22" W	35.25'
LE27	S 25°58'38" E	44.34'
LE28	S 64°01'22" W	38.97'
LE33	S 46°52'03" W	62.01'
LE34	S 41°43'30" E	14.38'
LE35	S 77°59'35" E	12.18'
LE36	S 37°31'08" W	14.79'
LE37	S 77°59'35" E	9.43'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
LE62	N 40°17'52" E	45.36'
LE63	S 72°12'08" E	21.61'
LE64	S 72°12'08" E	8.57'
LE65	S 40°17'52" W	18.48'
LE66	N 70°35'51" W	20.31'
LE67	S 00°57'20" W	1.54'
LE68	S 28°50'41" W	15.76'
LE69	S 28°50'41" W	13.38'

EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CE1	145.00'	27.41'	27.37'	S 65°10'58" E
CE2	357.99'	30.07'	30.06'	S 76°52'30" E
CE3	145.00'	4.61'	4.61'	N 27°56'05" E
CE4	358.00'	36.14'	36.12'	N 32°39'55" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°27'21"E	2.15'
L2	N26°32'39"E	39.52'
L3	N46°12'50"E	27.89'
L4	S64°55'47"E	90.95'
L5	S02°49'31"E	35.71'
L6	S38°18'22"W	58.87'
L7	S43°11'56"E	41.50'
L8	N30°45'48"E	82.91'
L9	N03°49'54"W	23.67'
L10	N71°37'03"W	30.80'
L11	N15°21'34"E	143.39'
L12	S73°16'37"E	90.49'
L13	N24°05'58"W	100.11'
L14	N66°11'25"E	110.94'
L15	N85°49'52"E	107.79'
L16	S05°14'38"E	90.83'
L17	S08°49'37"W	50.01'
L18	S21°39'01"E	195.59'
L19	S64°02'42"W	105.57'
L20	S49°01'33"W	106.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N90°00'00"W	65.46'
L22	N41°04'37"W	80.61'
L23	S54°15'22"W	159.10'
L24	S83°24'48"W	137.13'
L25	N06°35'12"W	39.62'
L26	N62°57'03"W	72.61'
L27	N19°33'46"E	74.07'
L28	N69°25'51"W	27.64'
L29	N43°11'56"W	40.48'
L30	S30°05'53"W	72.11'
L31	N59°28'43W	150.88'
L32	N00°00'00"W	114.98'
L51	S 43°11'56" E	41.50'
L52	S 03°49'54" E	29.67'
L53	S 23°43'31" E	51.17'
L54	S 66°16'29" W	24.78'
L55	S 44°01'11" E	34.38'
L56	S 65°58'31" E	83.33'
L57	S 23°43'31" E	51.17'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	524.43'	61.34'	61.31'	S46°32'47"E
C2	175.27'	76.29'	75.69'	S55°40'45"E
C3	191.50'	109.60'	108.11'	N32°11'13"E
C4	308.00'	320.60'	306.32'	S51°21'12"E
C5	67.00'	126.84'	108.73'	N77°49'40"W
C6	224.39'	102.95'	102.05'	N56°19'25"W
C7	95.00'	149.85'	134.79'	N75°05'44"W
C8	351.21'	48.67'	48.63'	S85°04'27"E
C13	515.00'	121.91'	121.62'	S 56°40'28" E
C14	524.43'	61.34'	61.31'	S 46°32'47" E
C15	175.27'	76.29'	75.69'	S 55°40'45" E
C16	485.00'	171.42'	170.58'	N 53°19'39" W
C17	60.00'	140.63'	110.58'	N 43°25'19" E
C18	191.50'	132.07'	129.47'	S 03°58'05" E
C19	191.50'	88.11'	87.34'	S 61°45'46" W
C20	358.00'	100.56'	100.23'	N 82°39'29" E
C21	308.00'	128.38'	127.46'	S 86°53'09" W
C22	141.50'	243.68'	214.66'	N 25°36'35" E
C23	110.00'	143.84'	133.81'	N 13°44'08" E
C24	110.00'	74.94'	73.49'	N 70°42'43" E
C25	110.00'	39.05'	38.85'	S 79°38'06" E

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A-LIFT NEIGHBORHOOD
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ACCORDING TO A LOT LINE ADJUSTMENT PLAT OF LOT 2B, COPPER MOUNTAIN EAST NEIGHBORHOOD SUBDIVISION AND A PORTION OF LOT 1, COPPER MOUNTAIN FILING 5 – PHASE 1

Date	Revisions	SHEET 3 OF 4	
		Date: 03/12/2020	Scale Horiz. 1"=40'
		Drawn By: R.D.G.	Checked By: D.E.O.
		Job File: 4180	DWG File: 4180 A-LIFT

A-LIFT NEIGHBORHOOD

A RESUBDIVISION OF LOT 2B
ACCORDING TO A LOT LINE ADJUSTMENT PLAT OF LOT 2B, COPPER MOUNTAIN EAST NEIGHBORHOOD SUBDIVISION AND A PORTION OF LOT 1, COPPER MOUNTAIN FILING 5 - PHASE 1
EMBRACING PORTIONS OF SECTIONS 29, 30, AND 32,
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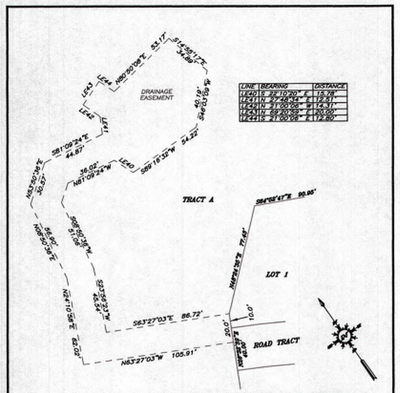
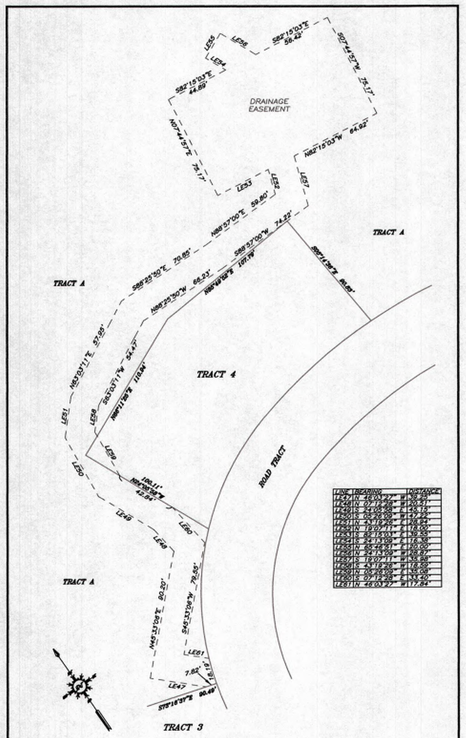
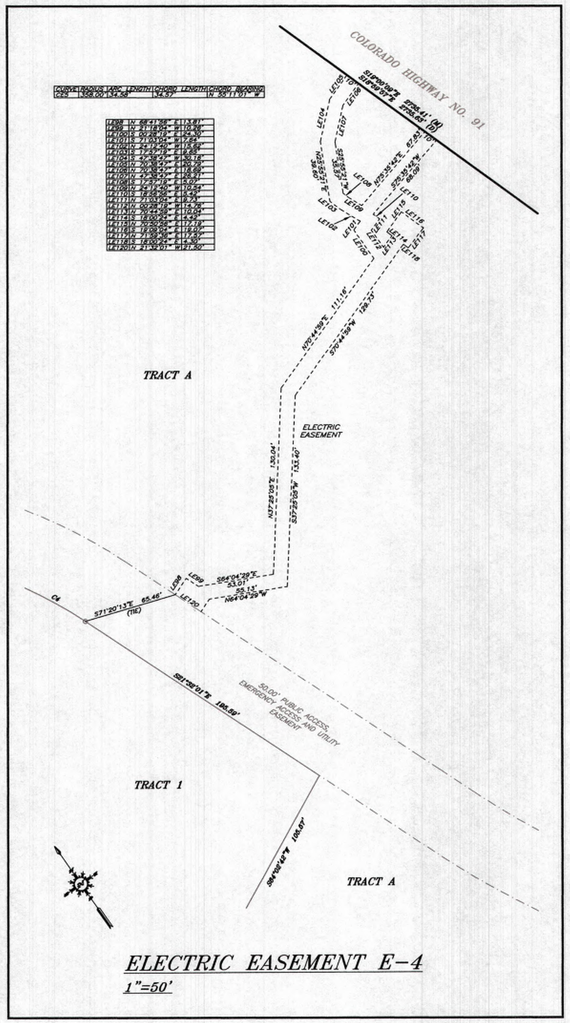
SUMMIT COUNTY, COLORADO
SHEET 4 of 4



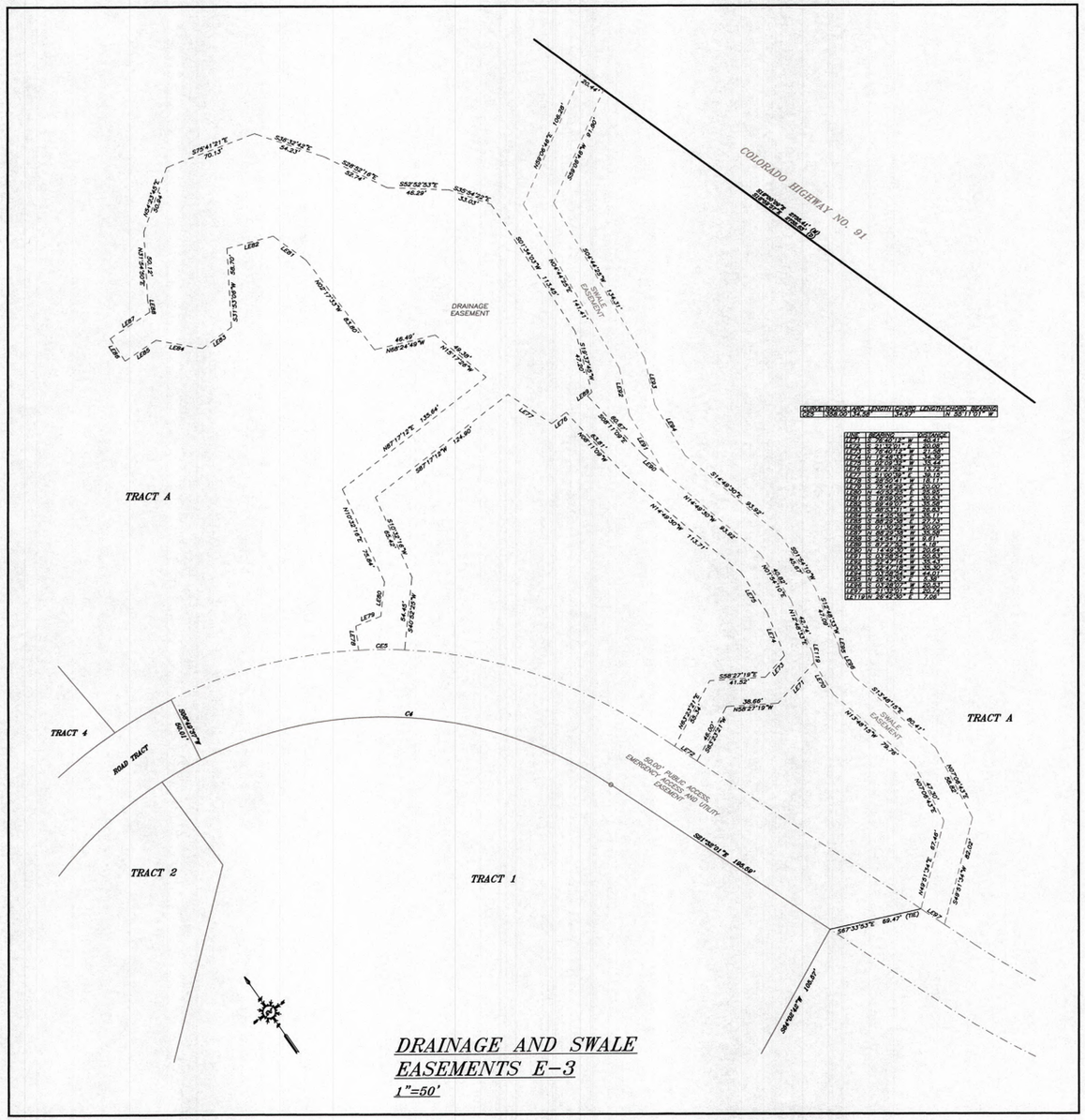
DRAINAGE EASEMENT E-1
1"=50'



DRAINAGE EASEMENT E-2
1"=50'



ELECTRIC EASEMENT E-4
1"=50'



DRAINAGE AND SWALE EASEMENTS E-3
1"=50'

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Date	Revisions	SHEET 4 OF 4	
		Date: 03/12/2020	Scale Horiz. 1"=50'
		Drawn By: R.D.G.	Checked By: D.E.O.
		Job File: 4180	DWG File: 4180 A-LIFT