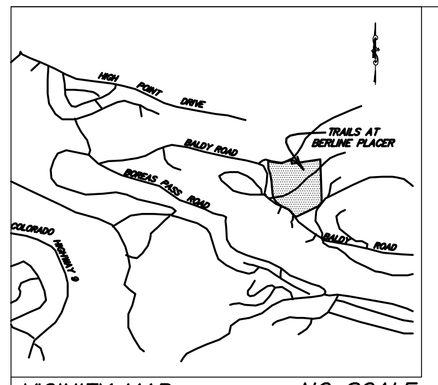
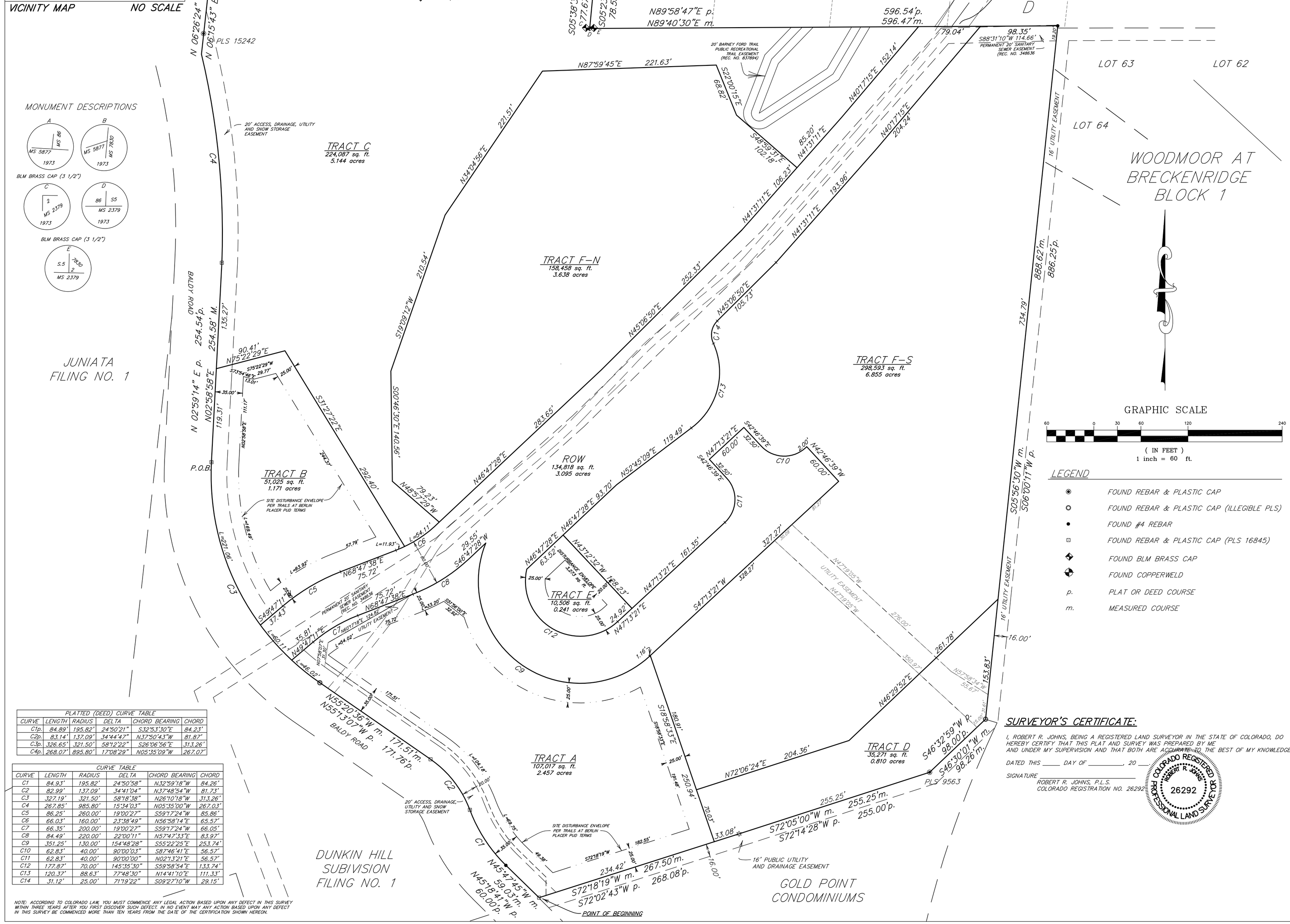
A SUBDIVISION EXEMPTION PLAT OF
TRAILS AT BERLIN PLACER

A PORTION OF BERLIN PLACER (M.S. NO. 2379) AND THE T.H. FULLER PLACER (M.S. NO. 86) LOCATED IN SECTION 5, T7S, R77W OF THE 6TH P.M. SUMMIT COUNTY, COLORADO



VICINITY MAP NO SCALE



MONUMENT DESCRIPTIONS

PLATTED (DEED) CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1p.	84.89'	195.82'	24°50'21"	S32°53'30"E	84.23'
C2p.	83.14'	137.09'	34°44'47"	N37°50'43"W	81.87'
C3p.	326.65'	321.50'	58°12'22"	S26°06'56"E	313.26'
C4p.	268.07'	895.80'	17°08'29"	N05°35'09"W	267.07'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	84.93'	195.82'	24°50'58"	N32°59'18"W	84.26'
C2	82.99'	137.09'	34°41'04"	N37°48'54"W	81.73'
C3	327.19'	321.50'	58°18'38"	N26°10'18"W	313.26'
C4	267.85'	985.80'	15°34'03"	N05°35'00"W	267.03'
C5	86.25'	260.00'	19°00'27"	S59°17'24"W	85.86'
C6	66.03'	160.00'	23°38'49"	N56°58'14"E	65.57'
C7	66.35'	200.00'	19°00'27"	S59°17'24"W	66.05'
C8	84.49'	220.00'	22°00'11"	N57°47'33"E	83.97'
C9	351.25'	130.00'	154°48'28"	S55°22'25"E	253.74'
C10	62.83'	40.00'	90°00'03"	S87°46'41"E	56.57'
C11	62.83'	40.00'	90°00'00"	N02°13'21"E	56.57'
C12	177.87'	70.00'	145°35'30"	S59°58'54"E	133.74'
C13	120.37'	88.63'	77°48'30"	N14°41'10"E	111.33'
C14	31.12'	25.00'	71°19'22"	S09°27'10"W	29.15'

NOTE: 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.

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT: LANGE BERGER, LLC BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE BERLIN PLACER (M.S. 2379) AND A PORTION OF THE TH FULLER PLACER (M.S. 86), LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF GOLD POINT CONDOMINIUMS (REC. NO. 288334), THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BALDY ROAD (CO. RD. NO. 520), FOR THE FOLLOWING 7 COURSES:
1) N45°47'45"W A DISTANCE OF 59.03 FEET;
2) 84.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.82 FEET, A CENTRAL ANGLE OF 24°50'58" AND A CHORD WHICH BEARS N32°59'18"W 84.26 FEET DISTANT;
3) 82.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 137.09 FEET, A CENTRAL ANGLE OF 34°41'04" AND A CHORD WHICH BEARS N37°48'54"W 81.73 FEET DISTANT;
4) N55°20'36"W A DISTANCE OF 171.51 FEET;
5) 327.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 321.50 FEET, A CENTRAL ANGLE OF 58°18'38" AND A CHORD WHICH BEARS N26°10'18"W 313.26 FEET DISTANT;
6) N02°58'58"E A DISTANCE OF 254.58 FEET;
7) 267.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 985.80 FEET, A CENTRAL ANGLE OF 15°34'03" AND A CHORD WHICH BEARS N05°35'00"W 267.03 FEET DISTANT TO A POINT ON THE RIGHT-OF-WAY LINE FOR SAID BALDY ROAD;
THENCE ALONG THE FOLLOWING 5 COURSES:
1) N06°15'43"E A DISTANCE OF 149.39 FEET;
2) S73°51'48"E A DISTANCE OF 273.70 FEET;
3) N80°10'15"E A DISTANCE OF 226.28 FEET;
4) S05°23'52"W A DISTANCE OF 78.55 FEET;
5) N89°40'30"E A DISTANCE OF 596.47 FEET TO THE NORTHWEST CORNER OF BLOCK 1, WOODMOOR AT BRECKENRIDGE (REC. NO. 118891);
THENCE S05°56'30"W A DISTANCE OF 888.62 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID GOLD POINT CONDOMINIUMS; THENCE ALONG SAID NORTH BOUNDARY LINE FOR THE FOLLOWING 3 COURSES:
1) S46°30'01"W A DISTANCE OF 98.26 FEET;
2) S72°05'00"W A DISTANCE OF 255.25 FEET;
3) S72°18'19"W A DISTANCE OF 267.50 FEET TO THE POINT OF BEGINNING, CONTAINING 23.407 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF "TRAILS AT BERLIN PLACER" HAS 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 THE UTILITY COMPANIES OR OTHER PROVIDERS OF UTILITIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT THE DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF SUMMIT.

IN WITNESS WHEREOF, THE SAID OWNER HAS CAUSED ITS NAME TO HEREUNTO BE SUBSCRIBED THIS _____ DAY OF _____, 20___.

LANGE BERGER, LLC

_____
BY: JOHN ANDREW HAYHURST
AS MANGAGER

NOTORIAL CERTIFICATE:

STATE OF _____)
COUNTY OF _____)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY JOHN ANDREW HAYHURST AS MANAGER OF LANGE BERGER, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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 _____, 20____,

SIGNATURE _____
SUMMIT COUNTY TREASURER

TITLE COMPANY CERTIFICATE:

_____ TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS 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 _____, 20___.

_____
AGENT

BOARD OF COUNTY COMMISSIONERS' APPROVAL:

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS SUBDIVISION EXEMPTION PLAT AT A MEETING HELD ON THIS _____ DAY OF _____, 20___, 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 & 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 OF THE BOCC

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- FOUND REBAR & PLASTIC CAP
- FOUND REBAR & PLASTIC CAP (ILLEGIBLE PLS)
- FOUND #4 REBAR
- FOUND REBAR & PLASTIC CAP (PLS 16845)
- FOUND BLM BRASS CAP
- FOUND COPPERWELD
- p. PLAT OR DEED COURSE
- m. MEASURED COURSE

SURVEYOR'S CERTIFICATE:

I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WAS PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS _____ DAY OF _____, 20 ____

SIGNATURE _____
ROBERT R. JOHNS, P.L.S.
COLORADO REGISTRATION NO. 26292

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR ROBERT R. JOHNS 26292

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 _____.M., UNDER RECEPTION NUMBER _____.

SIGNATURE _____ BY: _____
SUUMIT COUNTY CLERK AND RECORDER

Drawn DPB/RRJ	Dwg 21728SUB	Project 21728
Checked RRJ	Date 03/04/2020	Sheet 1 of 1

R-A-N-G-E-W-E-S-T INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281