

preliminary

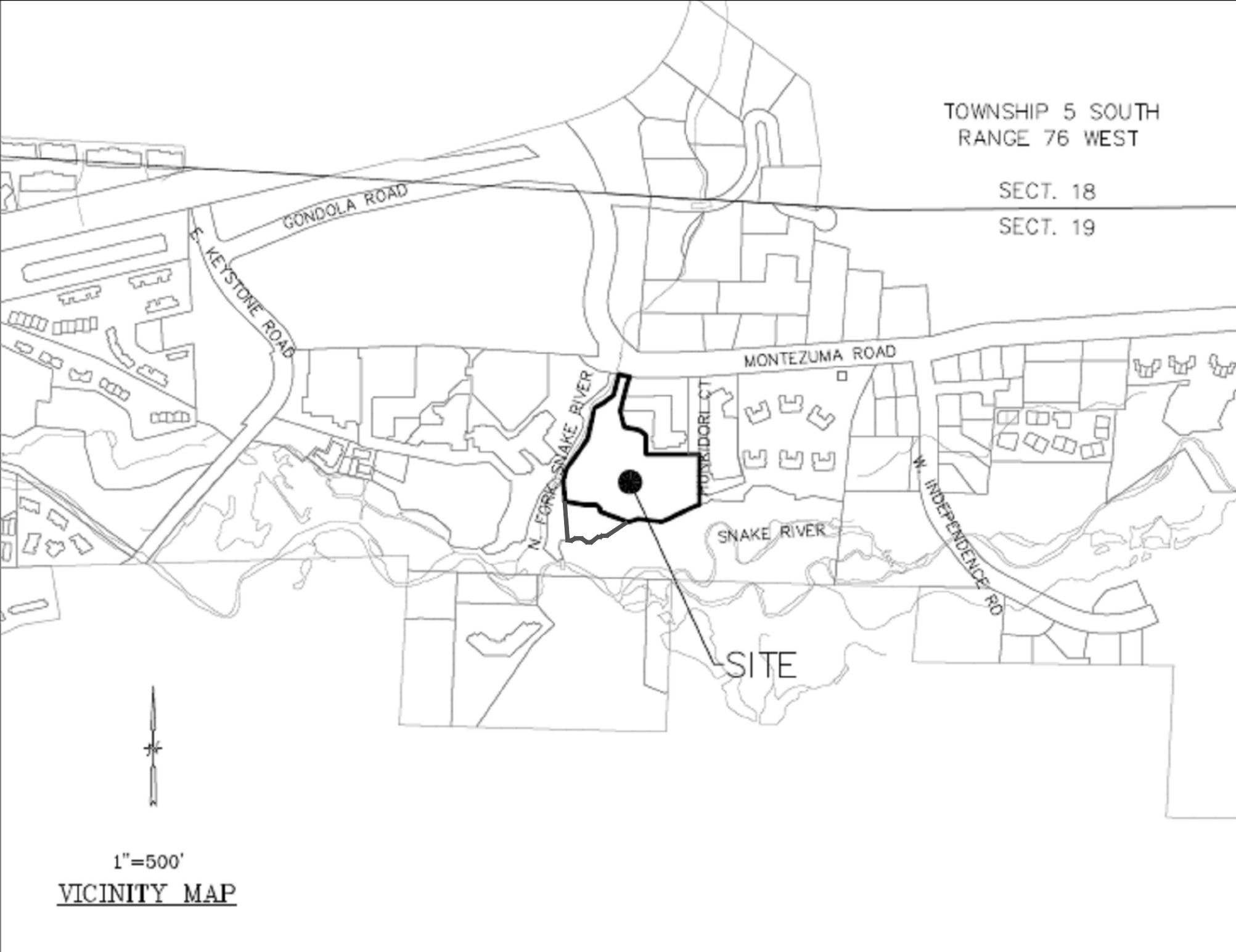
# AMENDED - EXEMPTION PLAT

## LOT LINE ADJUSTMENT AND EASEMENT VACATIONS FOR LOTS 4A-1 AND 4A-2

### ONE RIVER RUN SUBDIVISION SECOND AMENDMENT

#### AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2)

#### A PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M., 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 FOR PLATS APPROVED AT A BOCC MEETING

"THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS 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

\_\_\_\_\_  
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

#### GENERAL NOTES:

1. THE FIELD SURVEY WAS COMPLETED ON DECEMBER 26, 2023
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. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. COLORADO LAND SURVEYING RELIED UPON TITLE COMMITMENT No. 1018921-C, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE MARCH 20, 2024, 7:00 AM.
5. THE PROPERTY HAS AN ACCESS TO MONTEZUMA RD, A DEDICATED PUBLIC STREET, THROUGH HUNKIDORI COURT (TRACT A), AND A DIRECT PEDESTRIAN ACCESS TO MONTEZUMA ROAD.
6. THE PURPOSE OF THIS AMENDED EXEMPTION PLAT IS TO ADJUST LOT LINE BETWEEN LOTS 4A-1 AND 4A-2, TO VACATE CERTAIN OF THE EASEMENTS AS SHOWN HEREON, AND TO SHOW ALL REMAINING EASEMENTS WITHIN LOTS 4A-1 AND 4A-2.
7. THERE IS 8' PEDESTRIAN PATHWAY, BLANKET IN NATURE AND LOCATED WITHIN THE PEDESTRIAN ACCESS EASEMENT AT THE SOUTH SIDE OF THE SUBJECT PARCEL AS PER A LETTER DATED 12/17/2019 AND SIGNED BY BOTH ONE RIVER RUN ACQUISITION LLC AND VAIL SUMMIT RESORT WITH THE FOLLOWING NARRATIVE:  
ONE RIVER RUN ACQUISITION, LLC AND VAIL SUMMIT RESORTS, INC. HAVE COLLABORATED IN IDENTIFYING AN 8' WIDE PEDESTRIAN PATHWAY THROUGH THE ONE RIVER RUN SITE AND PLAZA AS REQUESTED BY THE SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS, EXCEPT AS REQUIRED DURING EMERGENCIES OR OTHER SITUATIONS OUTSIDE THE NORMAL COURSE OF BUSINESS OPERATIONS, BOTH ENTITIES ARE COMMITTED TO HONORING THE INTENT OF THIS 8' CLEAR PEDESTRIAN ROUTE BY NOT ENCRDACHING WITHIN THIS AREA TO PROVIDE AN OPEN, PEDESTRIAN FLOW AREA.
8. PLAT NOTES PER LOT LINE ADJUSTMENT PLAT, RECEPTION NUMBER 818174  
  
A) 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.  
  
B) TRACT A IS RESTRICTED TO ACCESS, SNOW STORAGE, DRAINAGE, UTILITY AND OTHER RELATED LAND USES.

9. ALL PATHWAY MAINTENANCE ON LOT 4A-1A SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER, OR THEIR SUCCESSORS, UNTIL SUCH TIME AS THE FINAL MASTER HOA EASEMENT FOR THIS LOT IS RECORDED.

10. PROPERTY ADDRESS: 75 HUNKIDORI COURT, KEYSTONE, CO 80435

11. 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 SHALL 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: ORRA KEYSTONE INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND VAIL SUMMIT RESORTS, A COLORADO CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS: LOTS 4A-1 AND 4A-2 ONE RIVER RUN SUBDIVISION ACCORDING TO THE PLATS UNDER RECEPTION NO. 1278533 AND RECEPTION NO. 1215126 IN SUMMIT COUNTY, COLORADO CONTAINING 4.286 ACRES MORE OR LESS.

UNDER THE NAME AND STYLE OF LOT LINE ADJUSTMENT AND EASEMENT VACATION FOR LOTS 4A-1 AND 4A-2 ONE RIVER RUN SUBDIVISION SECOND 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 - LOT 4A-1:

ORRA KEYSTONE INVESTMENTS, LLC,  
a Colorado limited liability company  
By: Keystone Mezzanine LLC,  
a Colorado limited liability company,  
its sole member and manager  
By: ORRA Keystone Partners LLC,  
a Colorado limited liability company,  
its Managing Member  
By: ORRA Keystone GP LLC,  
a Colorado limited liability company,  
its Manager  
By: One River Run Acquisition Holdings, LLC,  
a Colorado limited liability company,  
its Manager

By: \_\_\_\_\_  
Name: Scott B. Russell  
Title: Manager

Address:  
123 West Main Street, Suite D  
Aspen, CO 81611

#### OWNER - LOT 4A-2:

VAIL SUMMIT RESORTS, INC.  
a Colorado Corporation  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address:  
390 Interlocken Crescent, Suite 1000  
Broomfield, CO 80021

#### LENDER:

TIG ROMSPEN US MASTER MORTGAGE LP  
By: \_\_\_\_\_

STATE OF COLORADO

COUNTY OF SUMMIT

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_,

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_

STATE OF COLORADO

COUNTY OF SUMMIT

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BY \_\_\_\_\_

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WITNESS MY HAND AND OFFICIAL SEAL:

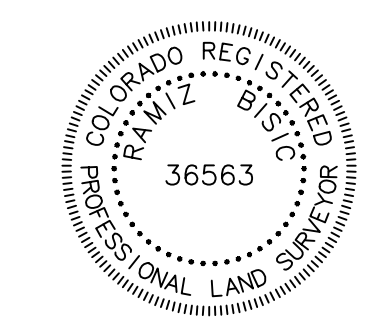
\_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_

#### 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



PRELIMINARY



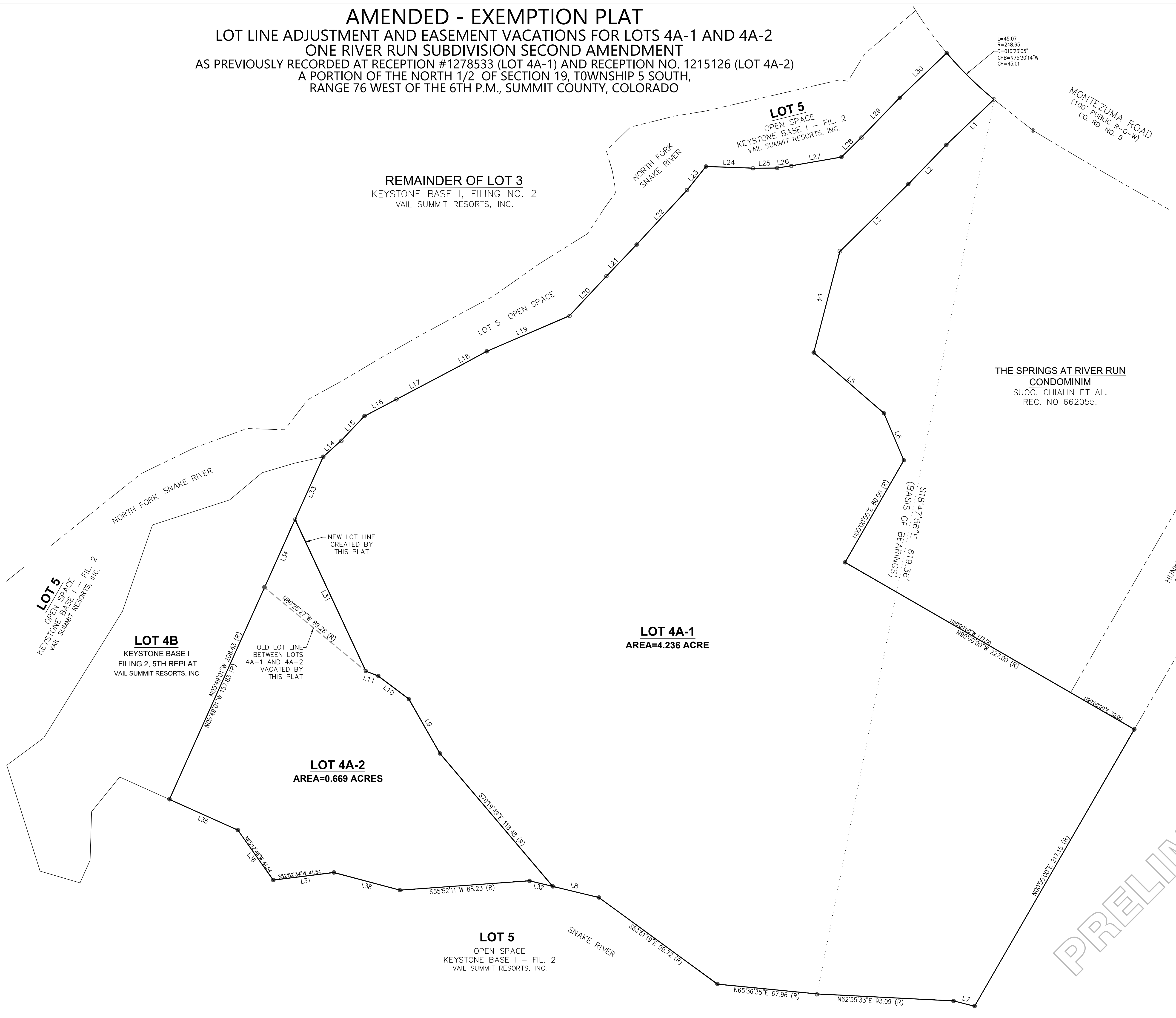
DRAWN BY: SMS	REVIEWED BY: RB	SHEET: 1 OF 7
DATE: 1/30 - 9/5/2024	DATE: 9/6/2024	

# AMENDED - EXEMPTION PLAT

## LOT LINE ADJUSTMENT AND EASEMENT VACATIONS FOR LOTS 4A-1 AND 4A-2

### ONE RIVER RUN SUBDIVISION SECOND AMENDMENT

AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2)  
A PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH,  
RANGE 76 WEST OF THE 6TH P.M., SUMMIT COUNTY, COLORADO



Line Table		
Line Number	Bearing	Distance
L1	N16° 25' 14"E	44.69'
L2	N14° 03' 15"E	37.07'
L3	N15° 30' 40"E	65.27'
L4	N15° 30' 06"W	71.00'
L5	N79° 12' 00"W	63.00'
L6	N52° 57' 43"W	34.78'
L7	N74° 28' 14"E	14.59'
L8	N73° 32' 40"E	32.31'
L9	S59° 43' 50"E	42.54'
L10	S82° 58' 13"E	25.99'
L11	N81° 17' 46"E	9.08'
L14	S18° 02' 37"W	16.61'
L15	S13° 24' 07"W	22.72'
L16	S32° 21' 31"W	24.35'
L17	S32° 10' 53"W	47.80'
L18	S31° 35' 41"W	21.98'
L19	S36° 46' 58"W	61.09'
L20	S13° 06' 54"W	37.02'

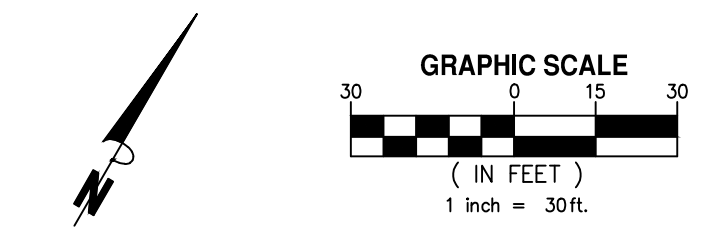
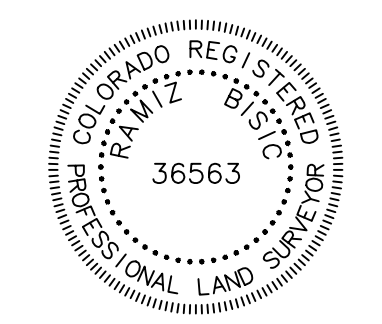
Line Table		
Line Number	Bearing	Distance
L21	S13° 37' 27"W	29.61'
L22	S12° 49' 14"W	50.58'
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L24	S62° 05' 45"W	31.93'
L25	S59° 37' 17"W	16.46'
L26	S51° 09' 31"W	9.53'
L27	S50° 08' 40"W	34.76'
L28	S15° 30' 44"W	19.05'
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L34	S05° 49' 01"E	50.60'
L35	S84° 10' 59"W	51.04'
L36	N65° 12' 46"W	41.54'
L37	S52° 52' 34"W	41.54'
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- MONUMENT LEGEND**
- 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
  - SET REBAR WITH YELLOW PLASTIC CAP L.S. No. 36563

**THE SPRINGS AT RIVER RUN**  
CONDOMINIUM  
SUOO, CHIALIN ET AL.  
REC. NO 662055.

**PORTION OF LOT 4**  
RED HAWK LODGE  
CONDOMINIUMS  
VAIL SUMMIT RESORTS  
INC.

PRELIMINARY



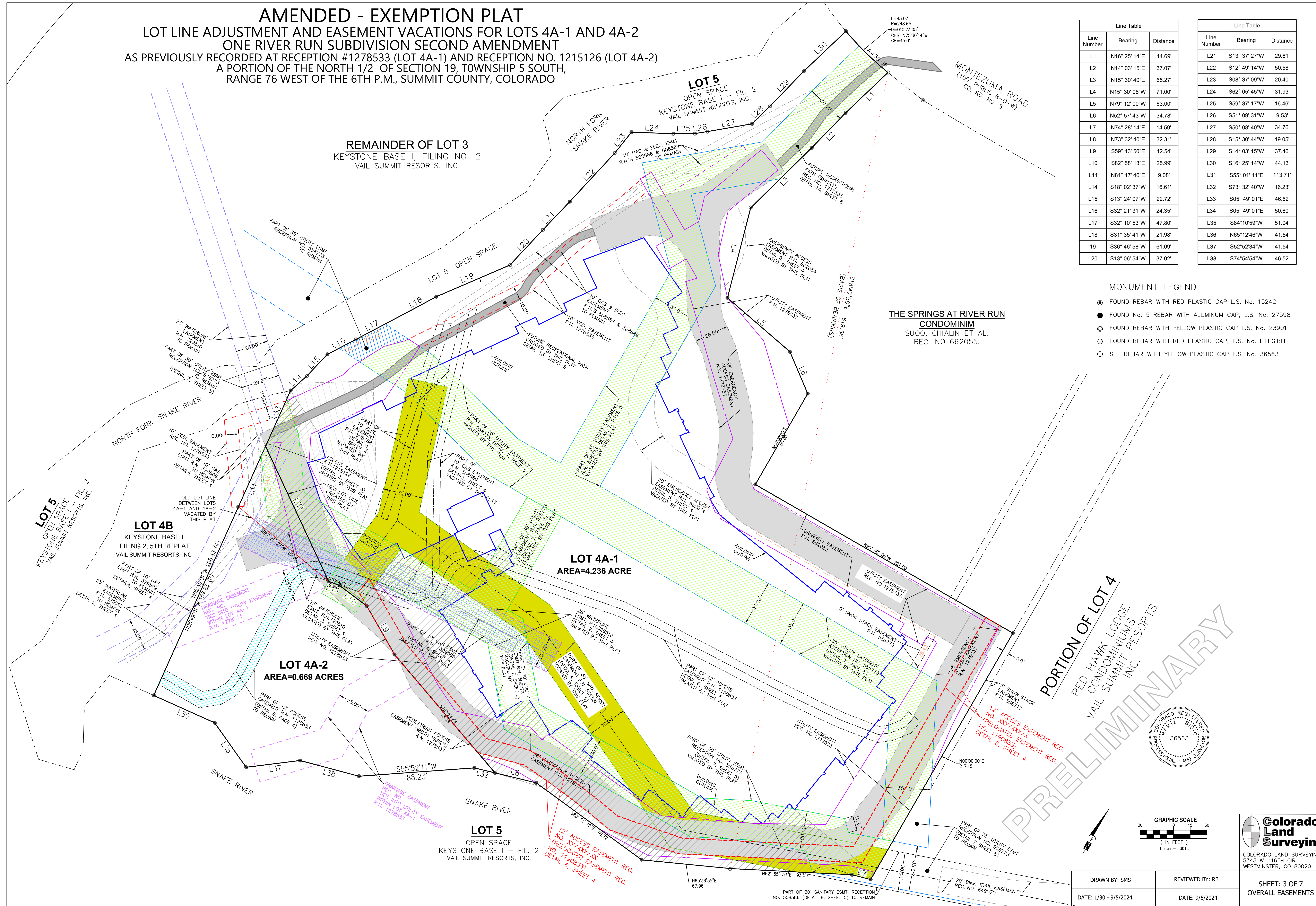
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DATE: 1/30 - 9/5/2024	DATE: 9/6/2024	

# AMENDED - EXEMPTION PLAT

## LOT LINE ADJUSTMENT AND EASEMENT VACATIONS FOR LOTS 4A-1 AND 4A-2

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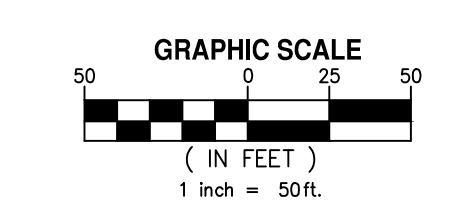
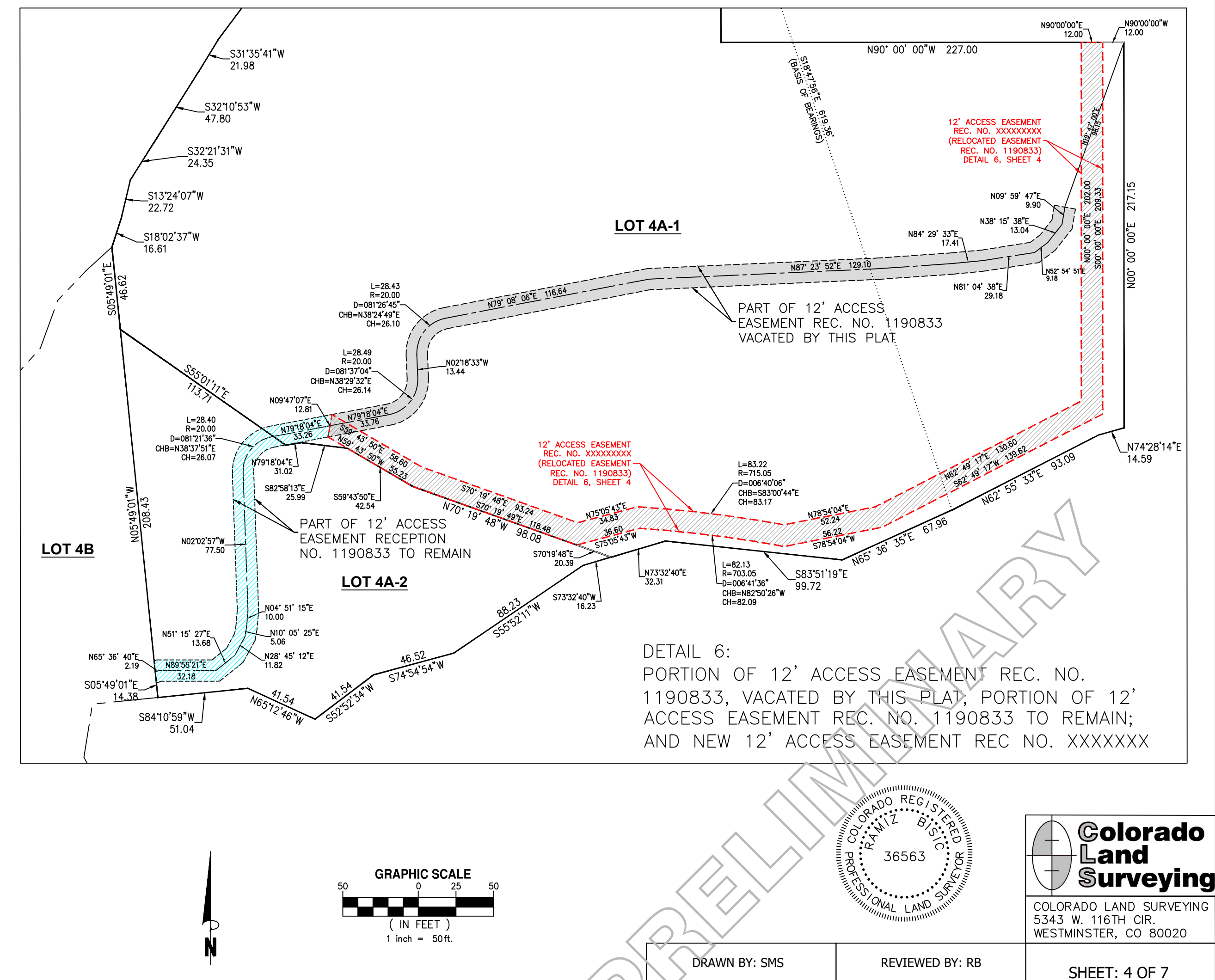
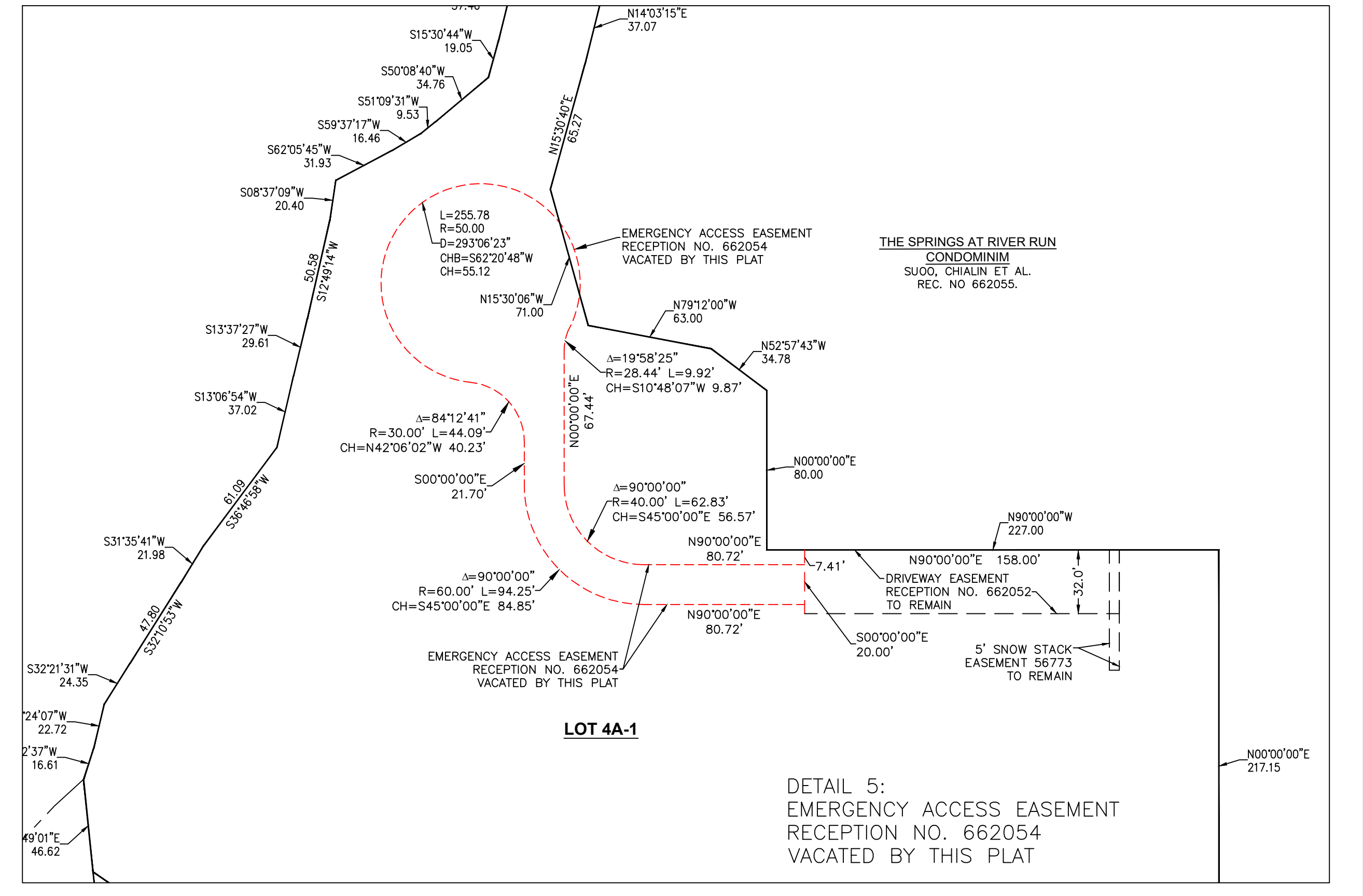
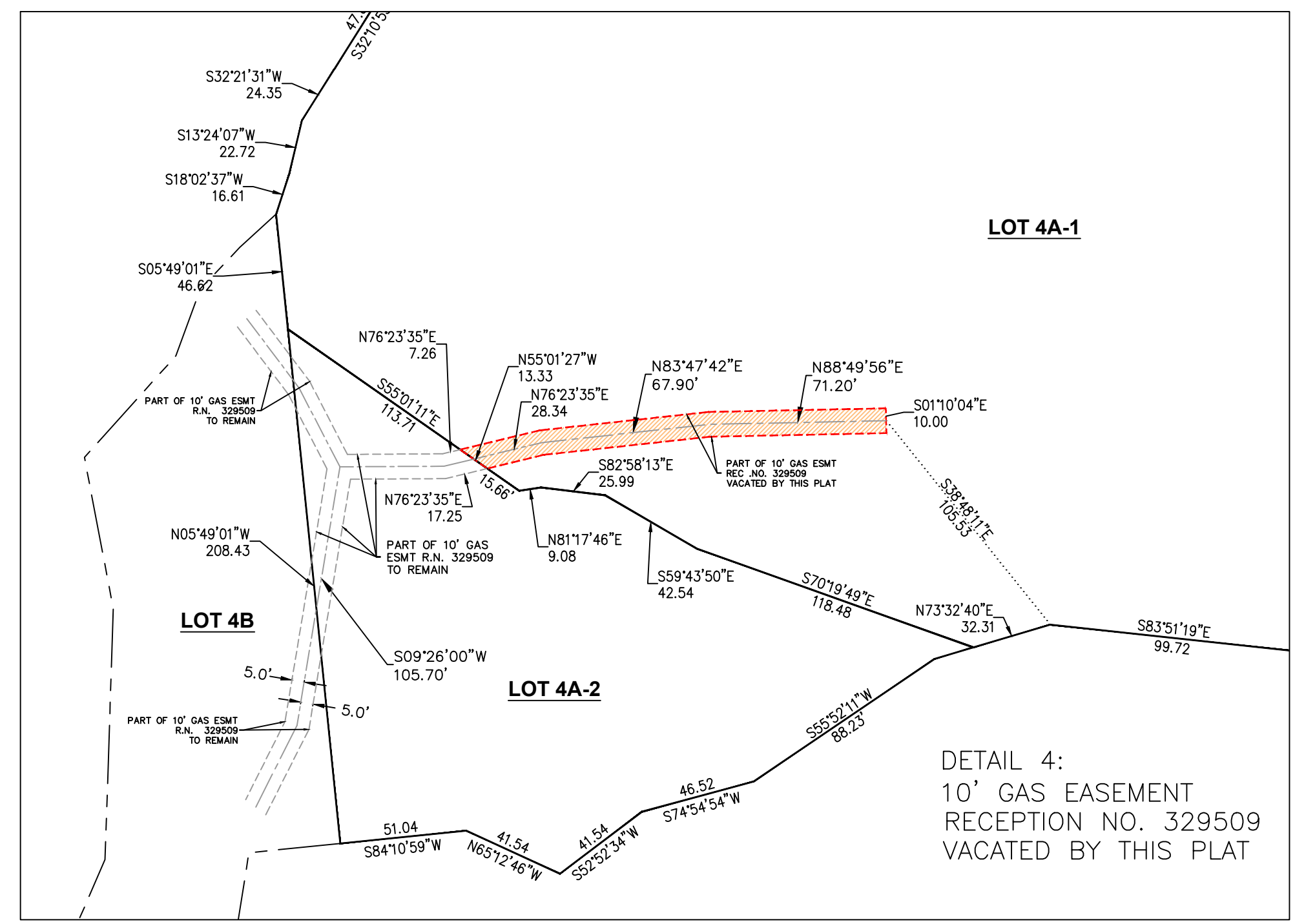
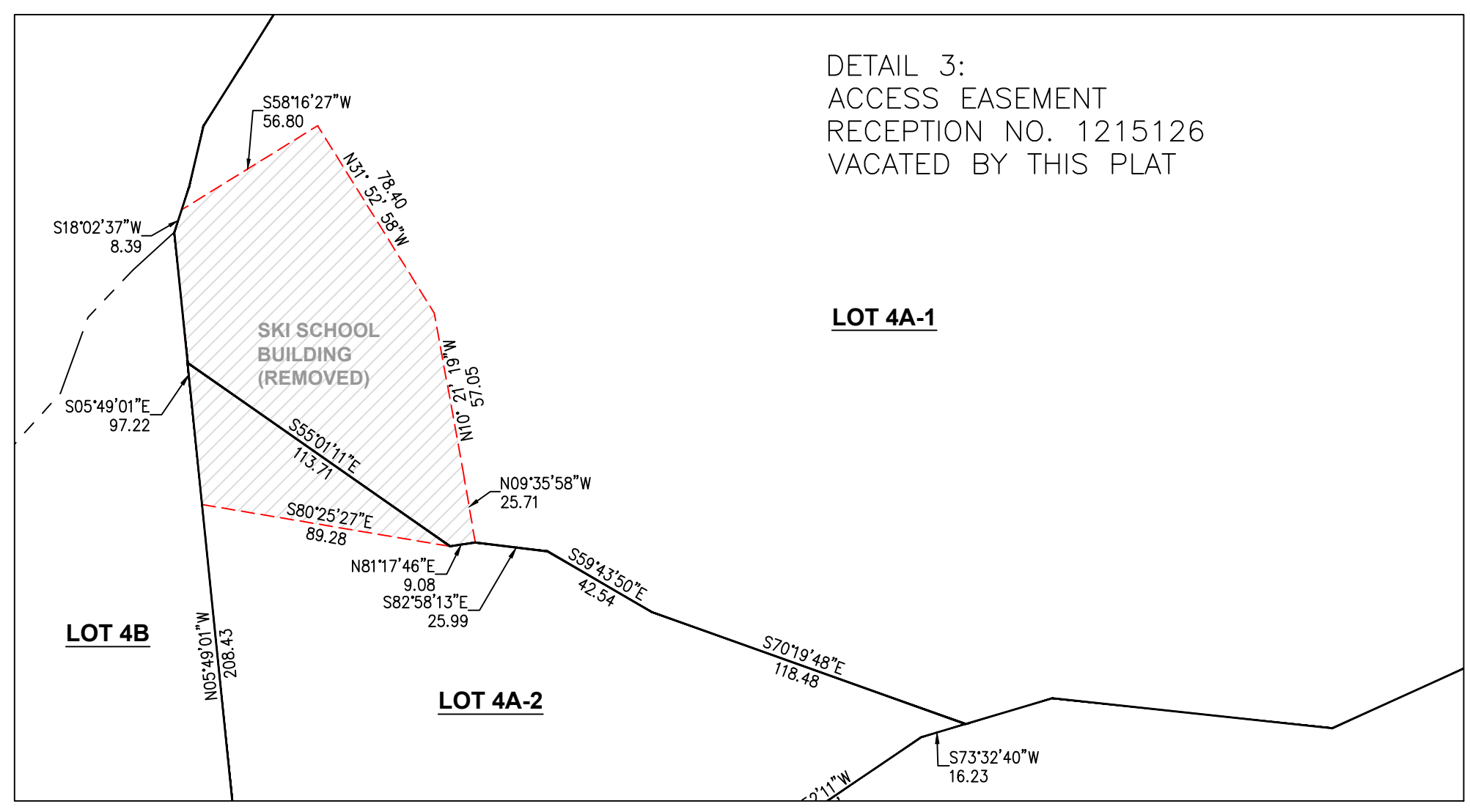
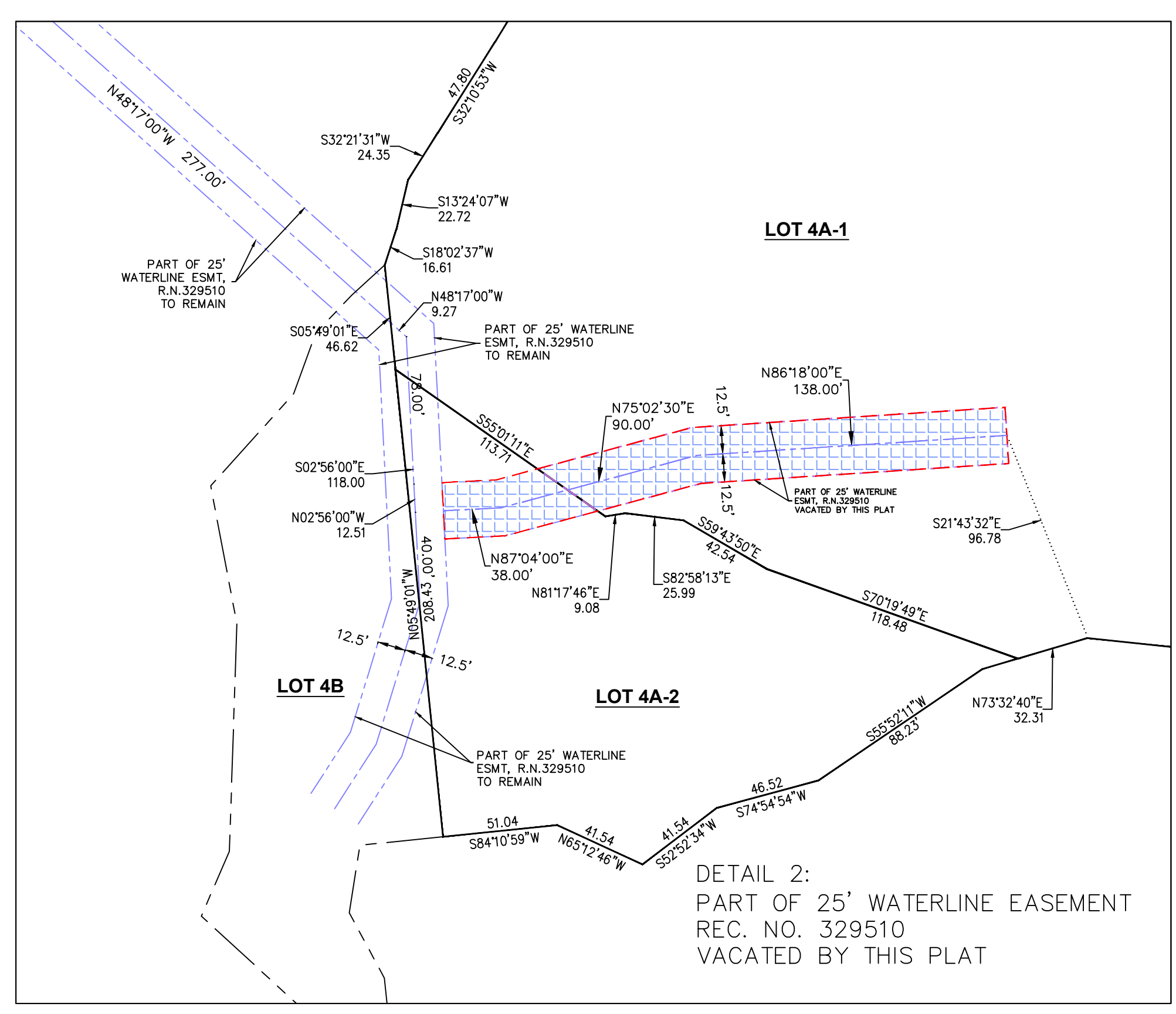
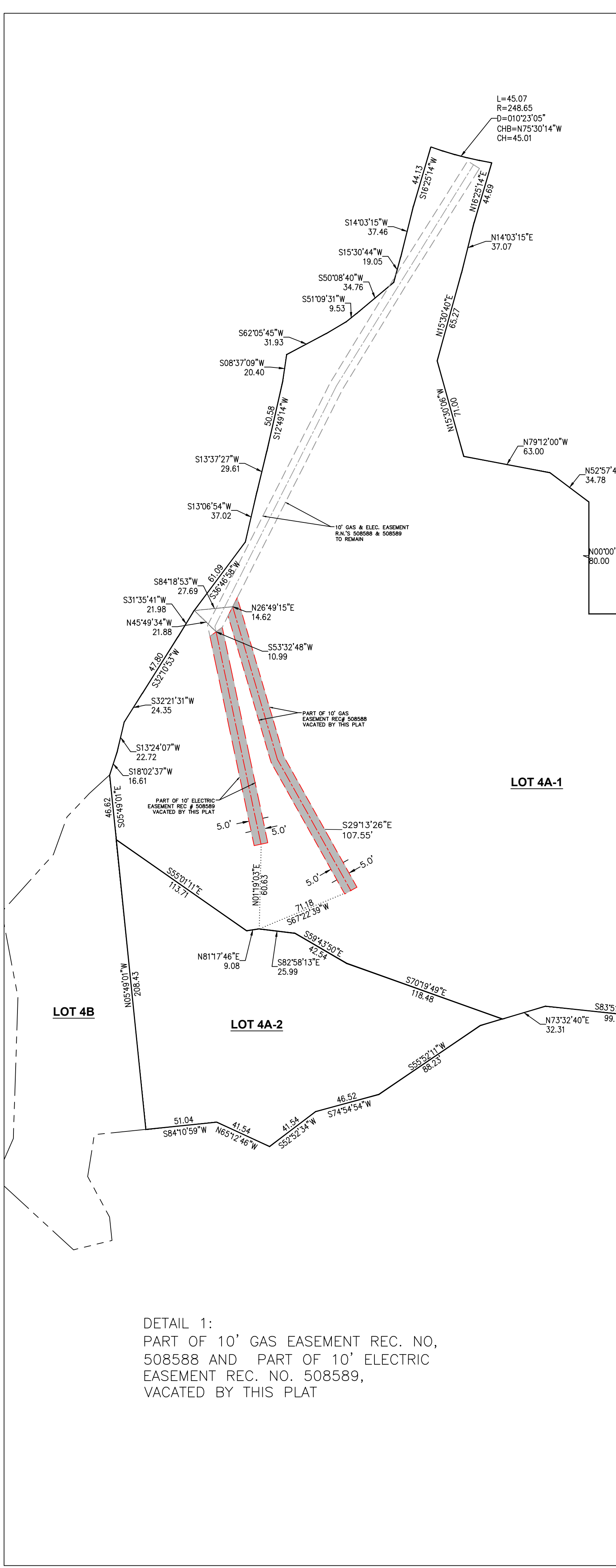
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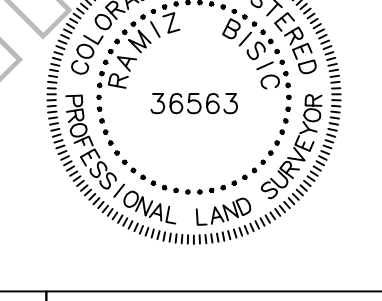
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DRAWN BY: SMS	REVIEWED BY: RB
DATE: 1/30 -9/5/2024	DATE: 9/6/2024

**Colorado Land Surveying**  
COLORADO LAND SURVEYING  
5343 W. 116TH CIR.  
WESTMINSTER, CO 80020



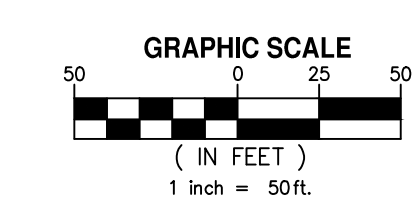
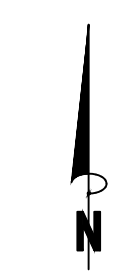
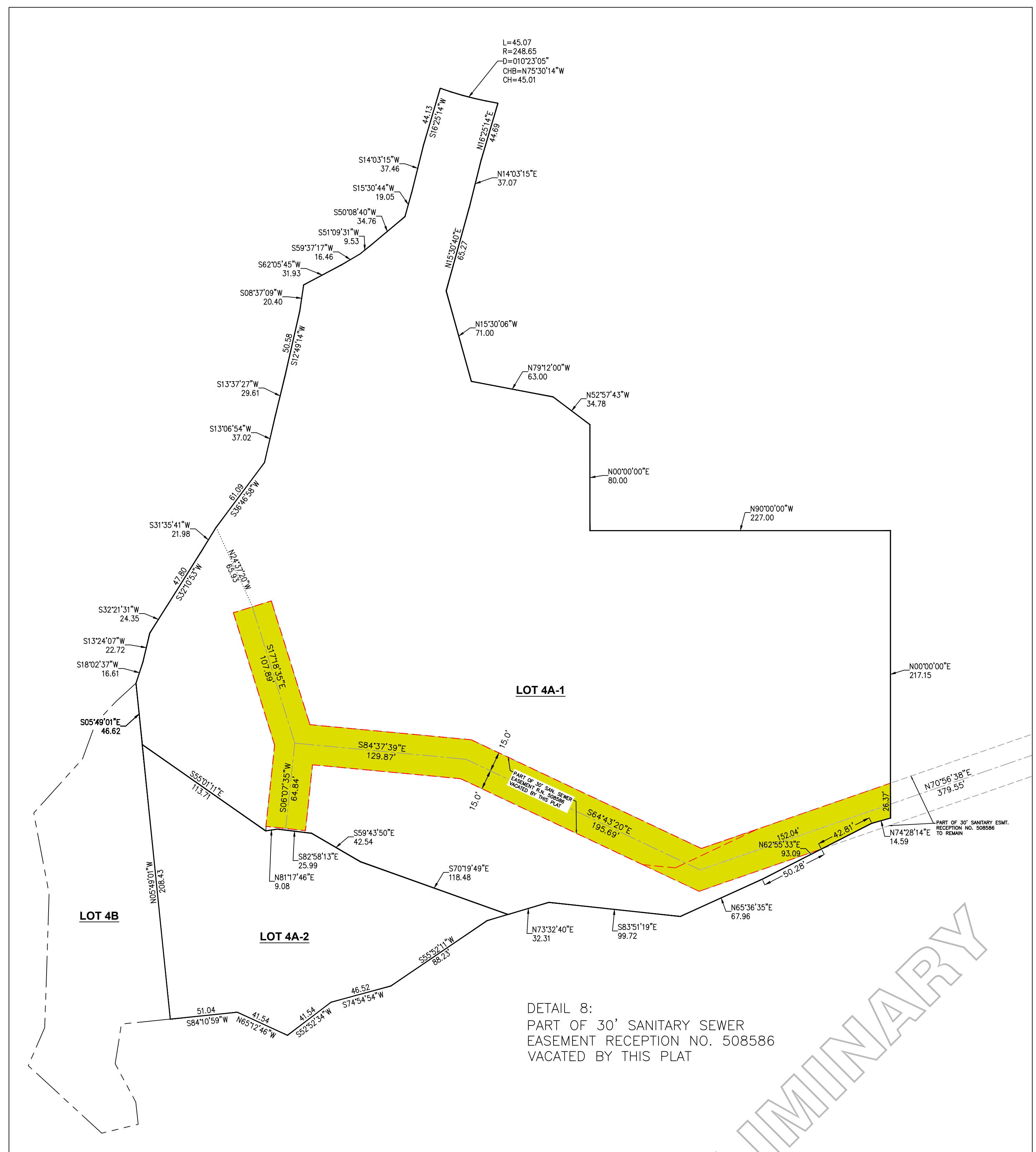
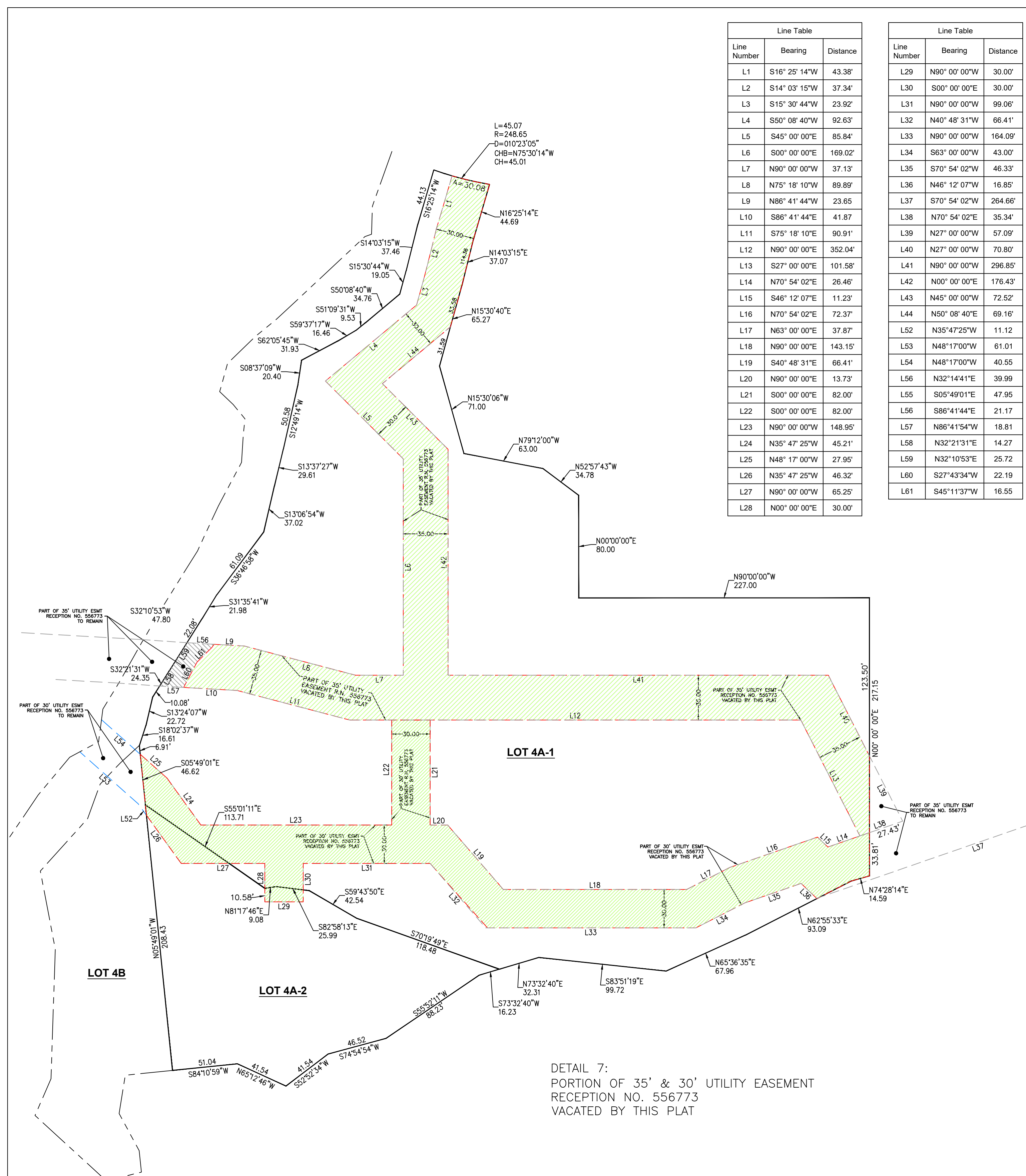
PRELIMINARY

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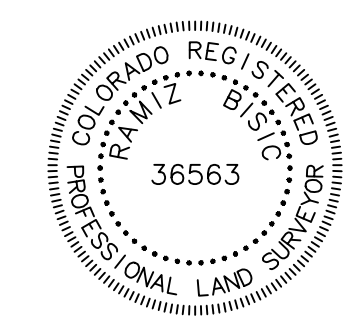
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PRELIMINARY



**Colorado Land Surveying**  
COLORADO LAND SURVEYING  
5343 W. 116TH CIR.  
WESTMINSTER, CO 80020

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DATE: 1/30 - 9/5/2024	DATE: 9/6/2024

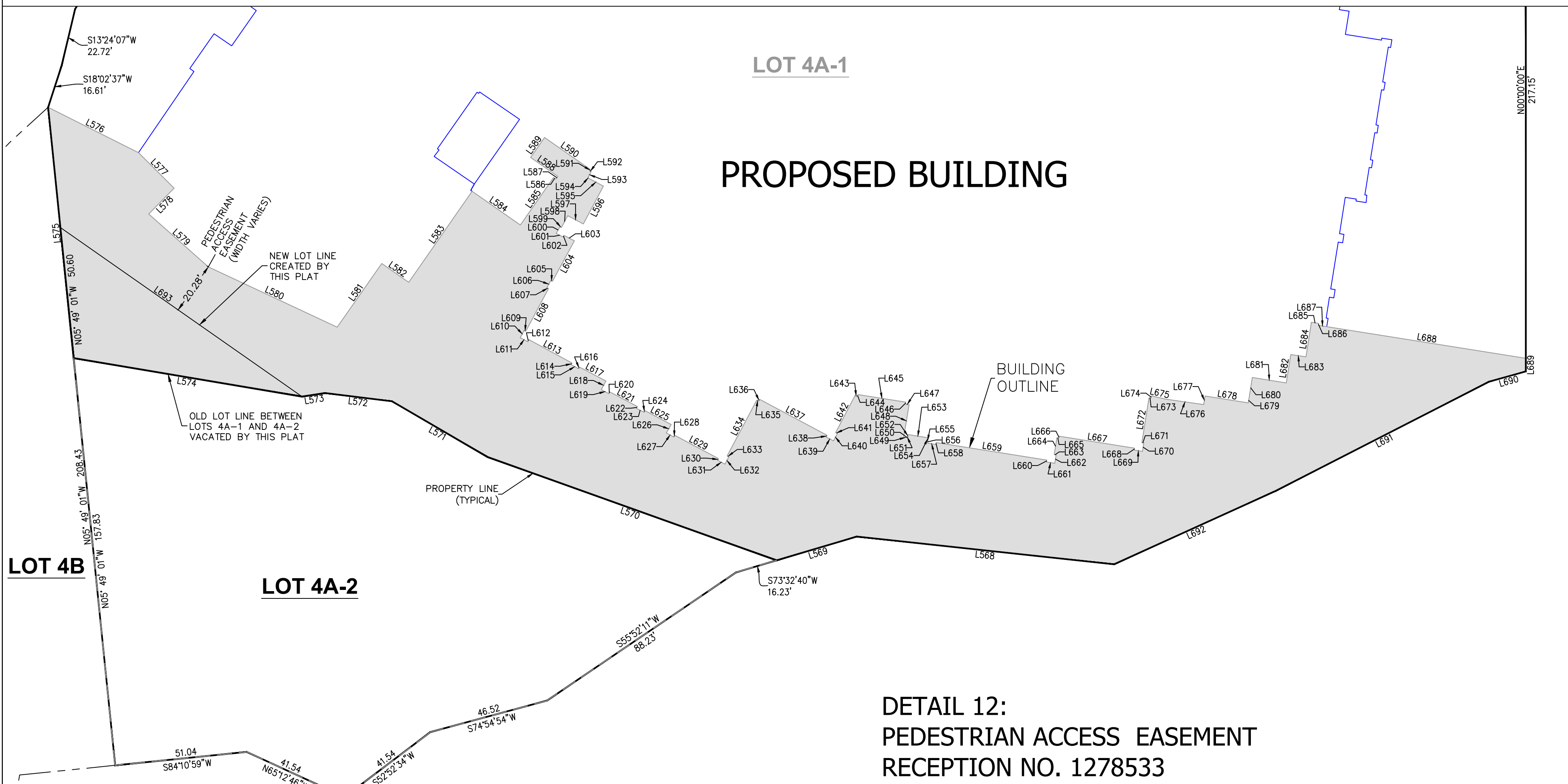
SHEET: 5 OF 7  
EASEMENT DETAILS

# AMENDED - EXEMPTION PLAT

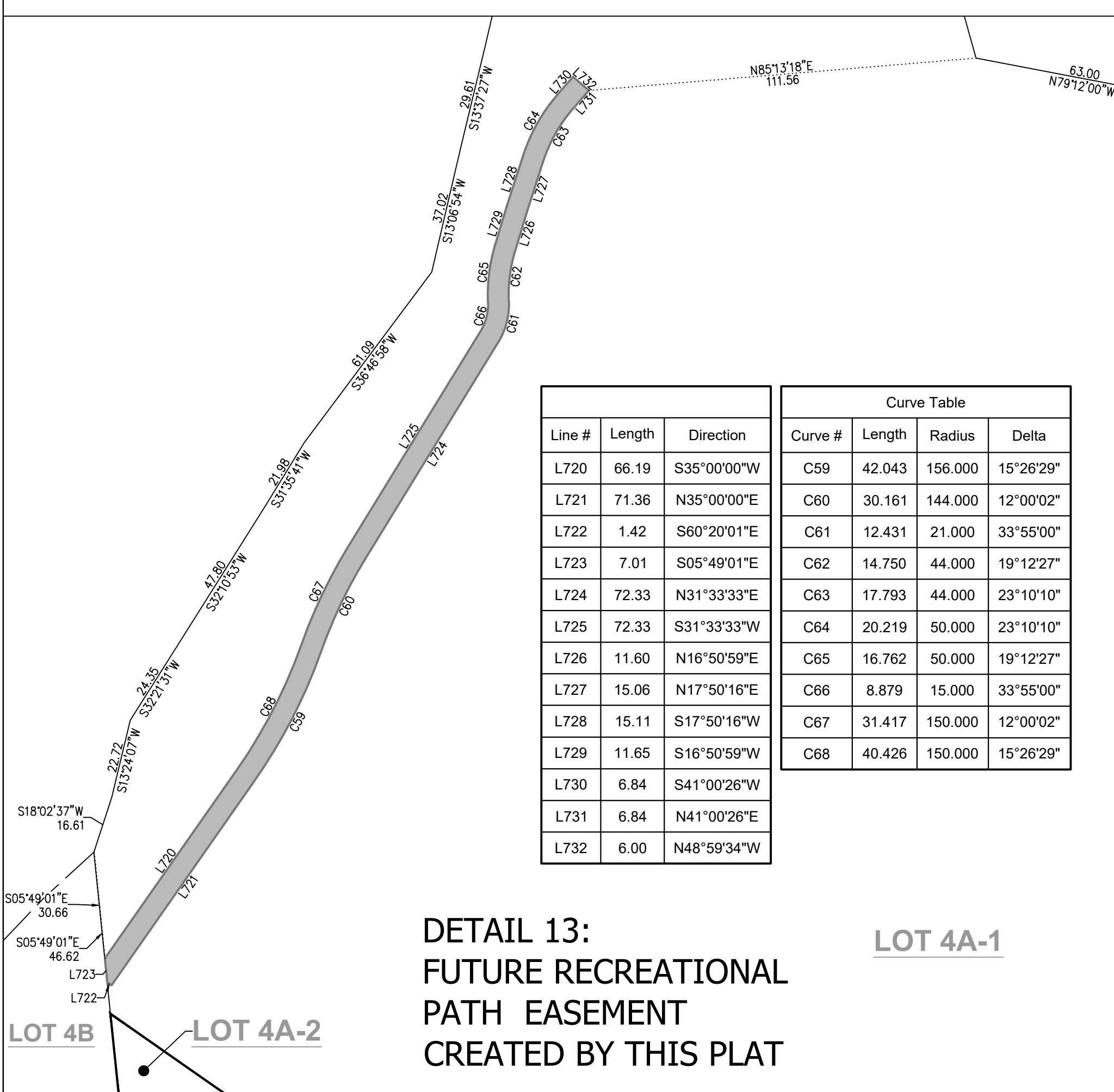
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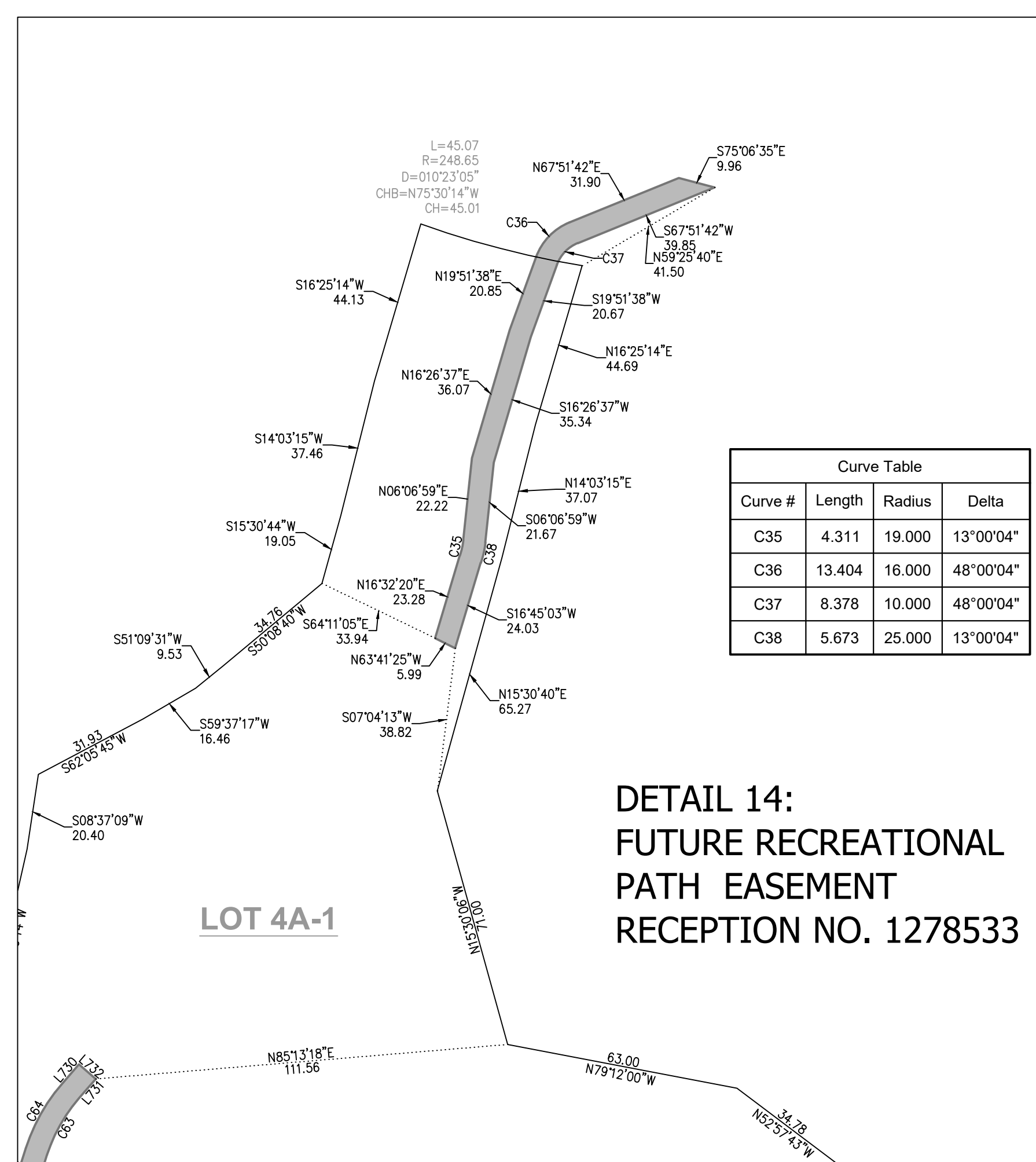
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**DETAIL 12:  
PEDESTRIAN ACCESS EASEMENT  
RECEPTION NO. 1278533**



**DETAIL 13:  
FUTURE RECREATIONAL  
PATH EASEMENT  
CREATED BY THIS PLAT**



**DETAIL 14:  
FUTURE RECREATIONAL  
PATH EASEMENT  
RECEPTION NO. 1278533**

Line #	Length	Direction
L568	99.72	N83°51'19"W
L569	32.31	S73°32'40"W
L570	118.48	N70°19'49"W
L571	42.54	N59°43'50"W
L572	25.99	N82°58'13"W
L573	9.08	S81°17'46"W
L574	89.28	N80°25'27"W
L575	97.22	N05°49'01"W
L576	38.99	S63°18'44"E
L577	19.40	S45°07'59"E
L578	13.99	S44°26'39"W
L579	30.73	S48°28'22"E
L580	54.87	S64°55'00"E
L581	30.00	N35°01'20"E
L582	12.68	S55°01'26"E
L583	42.81	N34°50'57"E
L584	22.70	S55°00'09"E
L585	22.31	N35°00'00"E
L586	1.09	S57°43'39"E
L587	1.27	N34°18'14"E
L588	12.78	N55°16'49"W

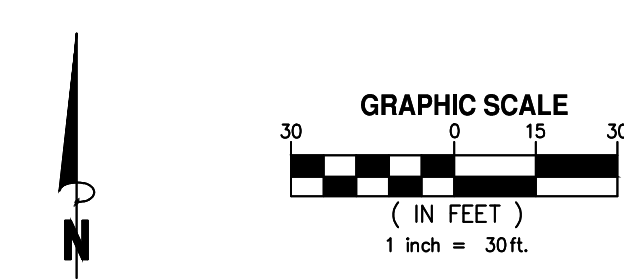
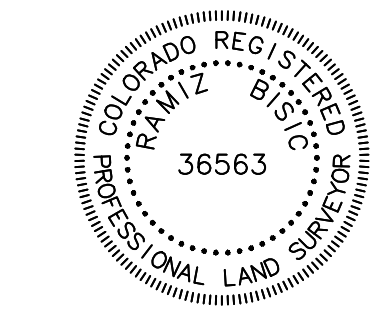
Line #	Length	Direction
L589	9.45	N35°00'00"E
L590	21.48	S55°00'00"E
L591	0.56	S28°07'09"W
L592	0.75	S61°56'45"E
L593	2.75	S28°00'00"W
L594	0.16	S61°59'58"E
L595	6.62	S62°00'00"E
L596	16.52	S28°00'17"W
L597	6.78	N62°00'20"W
L598	5.11	S28°19'20"W
L599	0.72	N62°03'21"W
L600	3.00	S28°00'00"W
L601	3.00	S61°59'58"E
L602	0.72	N28°00'02"E
L603	4.53	S62°21'14"E
L604	17.73	S28°23'58"W
L605	0.76	N62°00'00"W
L606	3.27	S28°00'00"W
L607	0.72	S62°00'00"E
L608	18.51	S28°00'00"W
L609	0.72	N62°00'00"W

Line #	Length	Direction
L610	3.27	S28°00'00"W
L611	3.27	S62°00'00"E
L612	0.89	N28°00'00"E
L613	18.88	S61°37'14"E
L614	0.76	S28°00'00"W
L615	3.27	S62°00'00"E
L616	0.76	N28°00'02"E
L617	11.58	S61°59'53"E
L618	3.76	S28°00'07"W
L619	3.29	S62°00'00"E
L620	0.76	N28°02'49"E
L621	12.04	S62°00'00"E
L622	0.76	S28°00'00"W
L623	3.26	S62°00'00"E
L624	0.76	N28°00'03"E
L625	11.53	S61°59'57"E
L626	3.76	S29°59'20"W
L627	3.26	S62°00'00"E
L628	0.76	N28°00'00"E
L629	19.08	S62°00'00"E
L630	0.76	S28°00'00"W

Line #	Length	Direction
L631	3.26	S62°00'00"E
L632	3.26	N28°00'00"E
L633	0.76	N62°00'00"W
L634	24.32	N28°00'00"E
L635	0.75	S62°00'00"E
L636	0.78	N28°00'02"E
L637	29.47	S62°00'01"E
L638	0.78	S26°01'56"W
L639	3.26	S62°00'00"E
L640	3.26	N28°00'00"E
L641	0.76	N60°58'27"W
L642	16.14	N27°33'22"E
L643	0.88	S63°34'11"E
L644	0.80	N28°00'00"E
L645	18.59	S81°00'00"E
L646	0.78	S09°00'00"W
L647	1.42	S81°00'00"E
L648	12.69	S09°08'28"W
L649	1.24	S82°25'37"E
L650	0.22	N09°00'00"E
L651	0.19	S81°00'00"E

Line #	Length	Direction
L652	1.00	N09°00'00"E
L653	7.76	S80°59'53"E
L654	1.00	S09°00'00"W
L655	0.19	S81°00'00"E
L656	1.09	S09°00'00"W
L657	3.27	S81°00'00"E
L658	0.76	N09°00'02"E
L659	43.19	S80°59'58"E
L660	0.76	S09°00'00"W
L661	3.26	S81°00'00"E
L662	3.26	N09°00'00"E
L663	0.76	N81°00'00"W
L664	6.57	N09°00'00"E
L665	0.76	S81°00'00"E
L666	0.76	N09°00'00"E
L667	29.42	S81°00'00"E
L668	0.76	S09°00'00"W
L669	3.26	S81°00'00"E
L670	3.26	N09°00'00"E
L671	0.76	N81°00'00"W
L672	17.51	N09°00'00"E

Line #	Length	Direction
L673	0.76	S81°00'00"E
L674	0.88	N09°00'00"E
L675	5.98	S77°41'42"E
L676	14.52	S81°52'01"E
L677	3.34	N09°00'00"E
L678	16.89	S81°00'00"E
L679	1.84	N09°00'00"E
L680	8.03	N09°00'00"E
L681	13.25	S81°00'00"E
L682	11.10	N09°00'00"E
L683	5.92	S81°00'00"E
L684	13.50	N09°00'00"E
L685	2.86	S81°00'00"E
L686	0.76	S09°00'00"W
L687	3.26	S81°00'00"E
L688	77.75	S81°00'00"E
L689	5.10	S00°00'00"E
L690	14.59	S74°28'14"W
L691	93.09	S62°55'33"W
L692	67.96	S65°36'35"W
L693	113.71	S55°01'11"E



DRAWN BY: SMS	REVIEWED BY: RB
DATE: 1/30/2023 - 9/5/2024	DATE: 9/6/2024

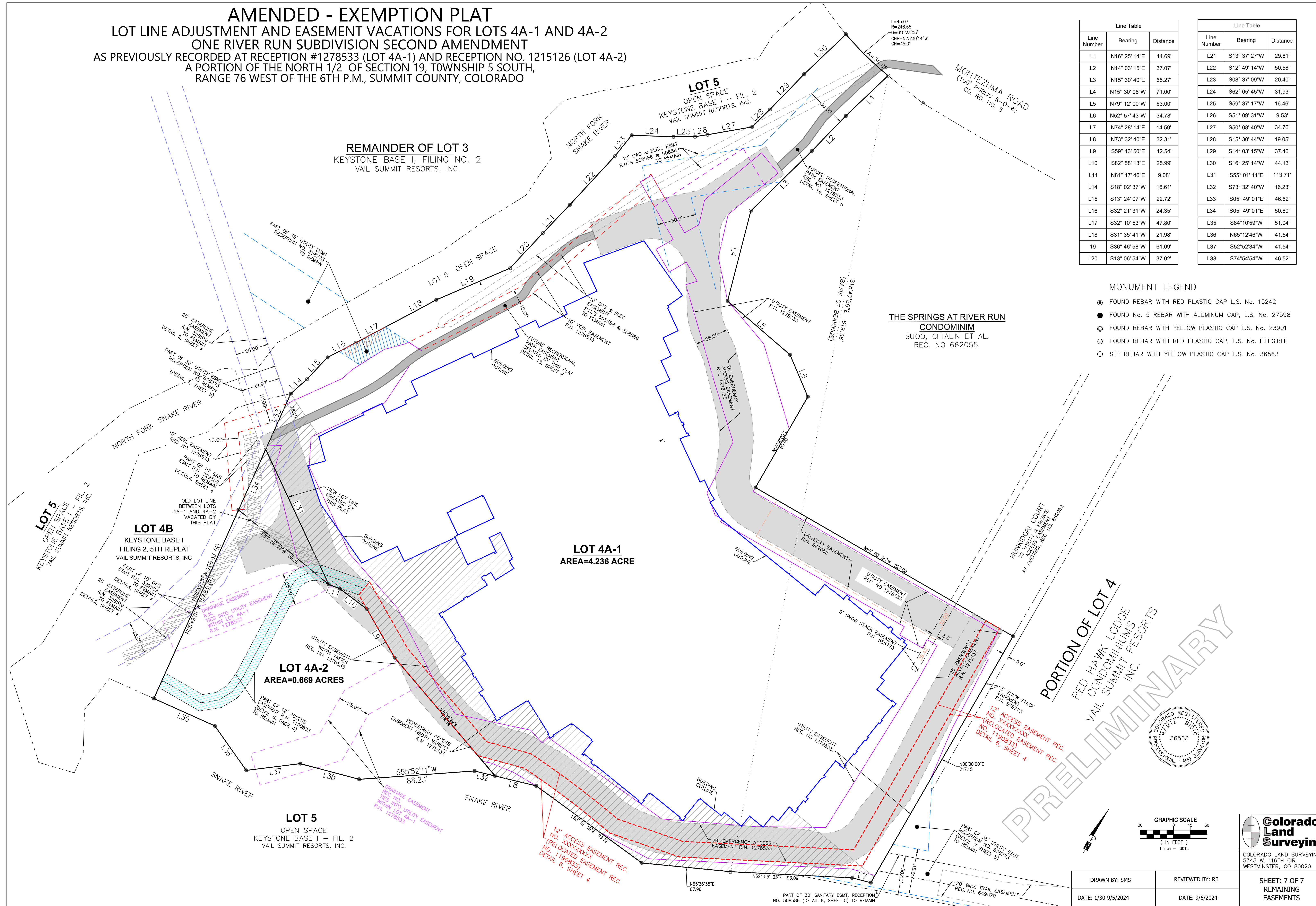
SHEET: 6 OF 7  
EASEMENT DETAILS

# AMENDED - EXEMPTION PLAT

## LOT LINE ADJUSTMENT AND EASEMENT VACATIONS FOR LOTS 4A-1 AND 4A-2

### ONE RIVER RUN SUBDIVISION SECOND AMENDMENT

AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2)  
A PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH,  
RANGE 76 WEST OF THE 6TH P.M., SUMMIT COUNTY, COLORADO



Line Table		
Line Number	Bearing	Distance
L1	N16° 25' 14"E	44.69'
L2	N14° 03' 15"E	37.07'
L3	N15° 30' 40"E	65.27'
L4	N15° 30' 06"W	71.00'
L5	N79° 12' 00"W	63.00'
L6	N52° 57' 43"W	34.78'
L7	N74° 28' 14"E	14.59'
L8	N73° 32' 40"E	32.31'
L9	S59° 43' 50"E	42.54'
L10	S82° 58' 13"E	25.99'
L11	N81° 17' 46"E	9.08'
L14	S18° 02' 37"W	16.61'
L15	S13° 24' 07"W	22.72'
L16	S32° 21' 31"W	24.35'
L17	S32° 21' 53"W	47.80'
L18	S31° 35' 41"W	21.98'
L19	S36° 46' 58"W	61.09'
L20	S13° 06' 54"W	37.02'

Line Table		
Line Number	Bearing	Distance
L21	S13° 37' 27"W	29.61'
L22	S12° 49' 14"W	50.58'
L23	S08° 37' 09"W	20.40'
L24	S62° 05' 45"W	31.93'
L25	S59° 37' 17"W	16.46'
L26	S51° 09' 31"W	9.53'
L27	S50° 08' 40"W	34.76'
L28	S15° 30' 44"W	19.05'
L29	S14° 03' 15"W	37.46'
L30	S16° 25' 14"W	44.13'
L31	S55° 01' 11"E	113.71'
L32	S73° 32' 40"W	16.23'
L33	S05° 49' 01"E	46.62'
L34	S05° 49' 01"E	50.60'
L35	S84° 10' 59"W	51.04'
L36	N65° 12' 46"W	41.54'
L37	S52° 52' 34"W	41.54'
L38	S74° 54' 54"W	46.52'

- MONUMENT LEGEND**
- 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
  - SET REBAR WITH YELLOW PLASTIC CAP L.S. No. 36563

**THE SPRINGS AT RIVER RUN  
CONDOMINIUM**  
SUOO, CHIALIN ET AL.  
REC. NO 662055.

**LOT 4A-1**  
AREA=4.236 ACRE

**LOT 4A-2**  
AREA=0.669 ACRES

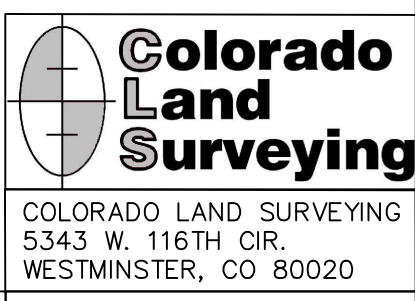
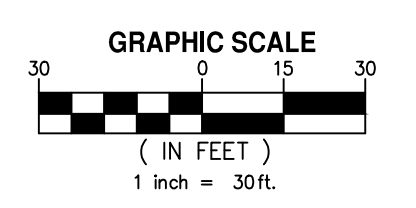
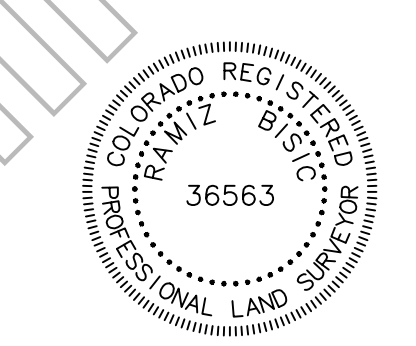
**LOT 4B**  
KEYSTONE BASE I  
FILING 2, 5TH REPLAT  
VAIL SUMMIT RESORTS, INC

**LOT 5**  
OPEN SPACE  
KEYSTONE BASE I - FIL. 2  
VAIL SUMMIT RESORTS, INC.

**LOT 5**  
OPEN SPACE  
KEYSTONE BASE I - FIL. 2  
VAIL SUMMIT RESORTS, INC.

**PORTION OF LOT 4**  
RED HAWK LODGE  
CONDOMINIUMS  
VAIL SUMMIT RESORTS  
INC.

PRELIMINARY



DRAWN BY: SMS	REVIEWED BY: RB	SHEET: 7 OF 7 REMAINING EASEMENTS
DATE: 1/30-9/5/2024	DATE: 9/6/2024	