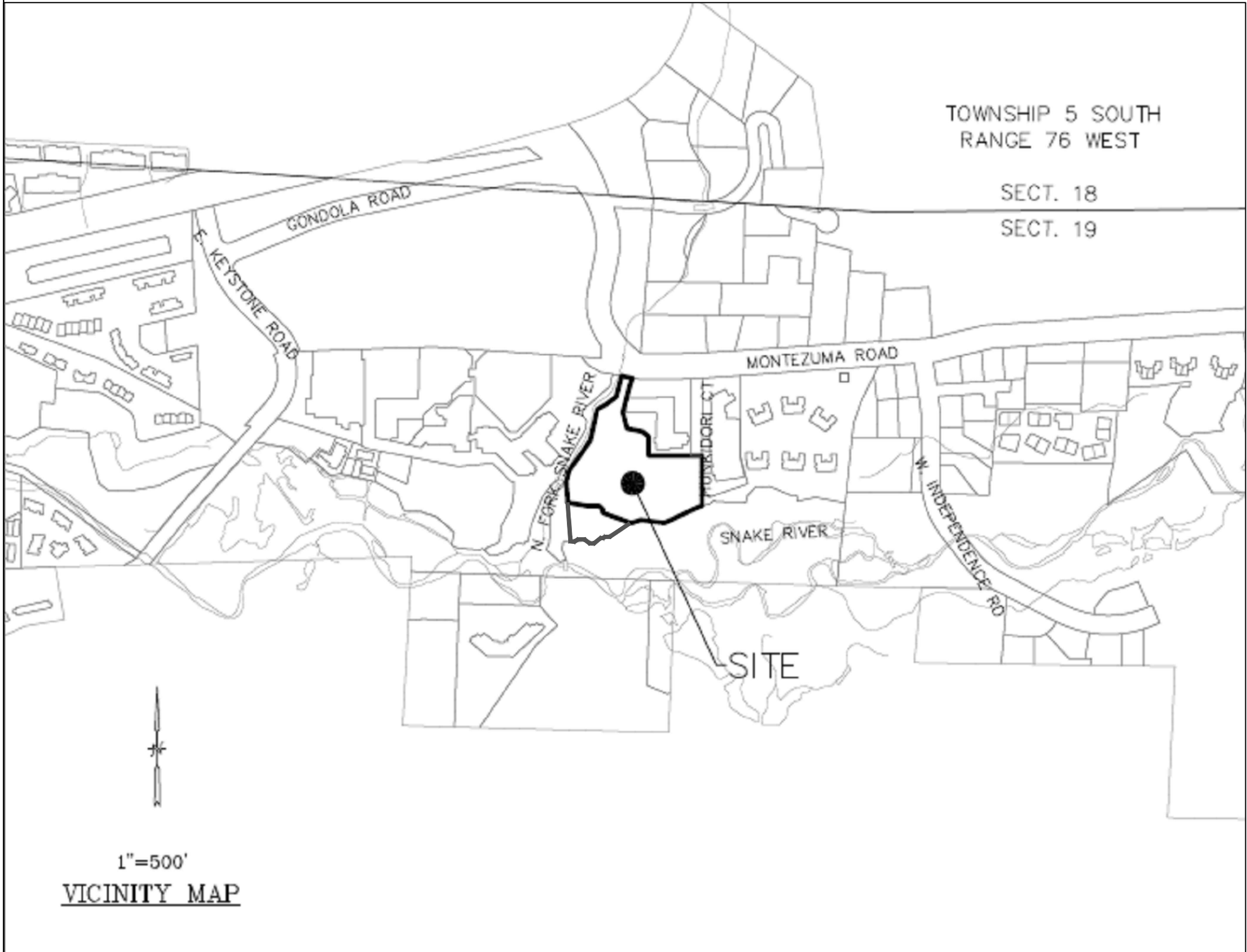


AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
FOR LOTS 4A-1 AND 4A-2, ONE RIVER RUN SUBDIVISION SECOND AMENDMENT
AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2) A
PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO



TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____, 2025 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS ____ DAY OF _____, A.D., 20__.

TREASURER

KEYSTONE TOWN COUNCIL APPROVAL FOR PLATS APPROVED AT TOWN COUNCIL MEETING

THE TOWN COUNCIL OF THE TOWN OF KEYSTONE, COLORADO, DOES HEREBY APPROVE THIS PLAT, AT A MEETING HELD ON THIS ____ DAY OF _____, 2025, 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 ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS OR SUCH REGULATIONS AS SHALL BE ADOPTED IN LIEU OF THE ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS.

MAYOR OR MAYOR PRO TEM

DATE

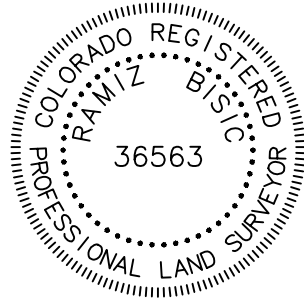
GENERAL NOTES:

- THE FIELD SURVEY WAS COMPLETED ON APRIL 3, 2025.
- 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.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1019573-C, EFFECTIVE DATE JANUARY 30, 2025, 7:00 AM. ALL EASEMENTS COVENANTS AND RESTRICTION 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.
- 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 SAID TITLE COMMITMENT NO. 1019573-C, PREPARED BY CHICAGO TITLE INSURANCE COMPANY.
- 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.
- LOT 4A-2 IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED FEBRUARY 11, 2019, AT RECEPTION NO. 1190835 (UNDISCLOSED LOCATION) AND IS AMENDED HEREIN TO BE COEXTENSIVE WITH THE WOODS ACCESS EASEMENT DESCRIBED IN NOTE 15 AND SHOWN IN DETAIL 6, SHEET 4
- THE PURPOSE OF THIS AMENDED EXEMPTION PLAT IS TO (i) ADJUST THE LOT LINE BETWEEN LOTS 4A-1 AND 4A-2, (ii) TO VACATE CERTAIN OF THE EASEMENTS AS SHOWN HEREON, (iii) TO SHOW ALL NEW AND REMAINING EASEMENTS WITHIN LOT 4A-1, AND (iv) TO SHOW CERTAIN OF THE NEW AND REMAINING EASEMENTS WITHIN LOT 4A-2 RELATED TO OR AFFECTED BY (i) - (iii).
- THE PEDESTRIAN EASEMENT REFERENCED IN PLAT NOTE 11 ON THE 2021 PLAT RECORDED AT RECEPTION NO. 1278533 AND DESCRIBED IN DETAIL 12 ON SHEET 6 THEREOF IS VACATED IN ITS ENTIRETY AND REPLACED WITH A NON-EXCLUSIVE, 12-FOOT WIDE PEDESTRIAN EASEMENT (THE "COMMUNITY PATH") AS SHOWN IN DETAIL 15, SHEET 8 OF THIS PLAT. THE COMMUNITY PATH EASEMENT IS DEDICATED FOR PUBLIC USE.
- CONSISTENT WITH THE PLAT NOTES INCLUDED ON THE PLATS RECORDED AT RECEPTION NOS. 818174, 1215126, AND 1278533, AND PURSUANT TO WHAT IS NOW CODIFIED AS SECTION 3505.13.G.2. OF THE TOWN OF KEYSTONE LAND USE CODE, FUTURE DEVELOPMENT OR SUBDIVISION (INCLUDING CONDOMINIUMIZATION) OF THE LOTS SHOWN HEREON MAY MAINTAIN OR MODIFY THE INTERIOR PRIVATE PROPERTY LINE SETBACKS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE TOWN OF KEYSTONE LAND USE CODE INCLUDING, BUT NOT LIMITED TO, SECTION 3505.13.G.2, AS MAY BE AMENDED FROM TIME TO TIME.
- MAINTENANCE OF THE RECREATIONAL PATH ON LOT 4A-1 AND THE COMMUNITY PATH ON LOTS 4A-1 AND 4A-2 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THEIR SUCCESSORS UNTIL SUCH TIME AS THE APPLICABLE COMMUNITY ASSOCIATION ASSUMES RESPONSIBILITY FOR SUCH MAINTENANCE BY RECORDED DOCUMENT.
- PLAT NOTE NOS. 10 OF THE 2019 PLAT RECORDED AT RECEPTION NO. 1215126 AND 2021 PLAT RECORDED AT RECEPTION NO. 1278533 ARE AMENDED HEREIN TO VACATE SUCH ACCESS EASEMENT AS REFLECTED IN DETAIL NO. 3, SHEET 4.
- THE RECORDATION OF THIS PLAT AND THE INFORMATION REFLECTED HEREIN SHALL SATISFY PLAT NOTE NO. 7 OF THE 2021 PLAT RECORDED AT RECEPTION NO. 1278533.
- THE 6' RECREATIONAL PATH DEPICTED ON THE APPROVED SITE PLAN FOR LOT 4A-1 IS SHOWN IN DETAIL 13, SHEET 7, CREATED BY THIS PLAT, AND DEDICATED FOR PUBLIC USE.
- THE UTILITY EASEMENT SHOWN ON THE PLAT RECORDED AT RECEPTION NUMBER 278533 HAS BEEN EXPANDED INTO LOT 4A-2 TO ENCOMPASS EXISTING AND NEW UTILITIES WITHIN.
- A PART OF THE 12' WIDE WOODS ACCESS EASEMENT, RECEPTION NO. 1190833, THAT USED TO RUN THROUGH THE MIDDLE OF LOT 4A-1 IN EAST-WEST DIRECTION (DESIGNATED HEREON AS PARCEL A), IS VACATED BY THIS PLAT AND REPLACED BY AN ADEQUATE EASEMENT IN THE SOUTH PART OF LOT 4A-1 (DESIGNATED HEREON AS PARCEL C). THE PARCEL C MEETS WITH THE PARCEL A AT A POINT OF TERMINATION OF VACATION OF SAID PARCEL A AND MERGES WITH THE REMAINING PORTION OF WOODS ACCESS EASEMENT THAT STAYS INTACT, THE SAME BEING DESIGNATED AS PARCEL B, AS DEPICTED HEREIN ON DETAIL 6, SHEET 4.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
- PROPERTY ADDRESS: 75 HUNKIDORI COURT, KEYSTONE, CO 80435
- 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.

SURVEYOR'S CERTIFICATE

I, RAMIZ BISIC, BEING A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF LOTS 4A-1 AND 4A-2 ONE RIVER RUN SUBDIVISION SECOND AMENDMENT WERE MADE BY ME AND UNDER MY SUPERVISION, THAT SAIDSURVEY AND ATTACHED PRINT HEREON WERE MADE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

DATED THIS 21ST DAY OF APRIL, 2025.



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 NUMBER _____.

SUMMIT COUNTY CLERK AND RECORDER

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT 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 IN THE TOWN OF KEYSTONE

UNDER THE NAME AND STYLE OF LOT LINE ADJUSTMENT AND EASEMENT VACATION AND ADJUSTMENT 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 DO HEREBY DEDICATE TO THE TOWN OF KEYSTONE, 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 TOWN OF KEYSTONE FOR USE BY THE TOWN AND 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 TOWN OF KEYSTONE.

IN WITNESS WHEREOF, THE SAID OWNER HAD CAUSED HIS OR HER NAME TO HEREUNTO BE SUBSCRIBED THIS ____ DAY OF _____, 2025.

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

STATE OF COLORADO

COUNTY OF SUMMIT

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED

BEFORE ME THIS ____ DAY OF _____, 2025,

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES _____, 20__

OWNER - LOT 4A-2:

VAIL SUMMIT RESORTS, INC.
a Colorado Corporation

By:

Name: _____

Title: _____

Address:
390 Interlocken Crescent, Suite 1000
Broomfield, CO 80021

STATE OF COLORADO

COUNTY OF SUMMIT

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED

BEFORE ME THIS ____ DAY OF _____, 2025,

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES _____, 20__

LENDER:

TIG ROMSPEN US MASTER MORTGAGE LP
an exempted Cayman Islands limited partnership

By: Romspen US Master Mortgage GP LLC
Its: General Partner

By: Romspen US Mortgage GP Inc.
Its: General partner of its sole member

By: _____
Print Name: Joel Mickelson
Title: Authorized Signing Officer

STATE OF COLORADO

COUNTY OF SUMMIT

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED

BEFORE ME THIS ____ DAY OF _____, 2025,

BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES _____, 20__

DRAFT

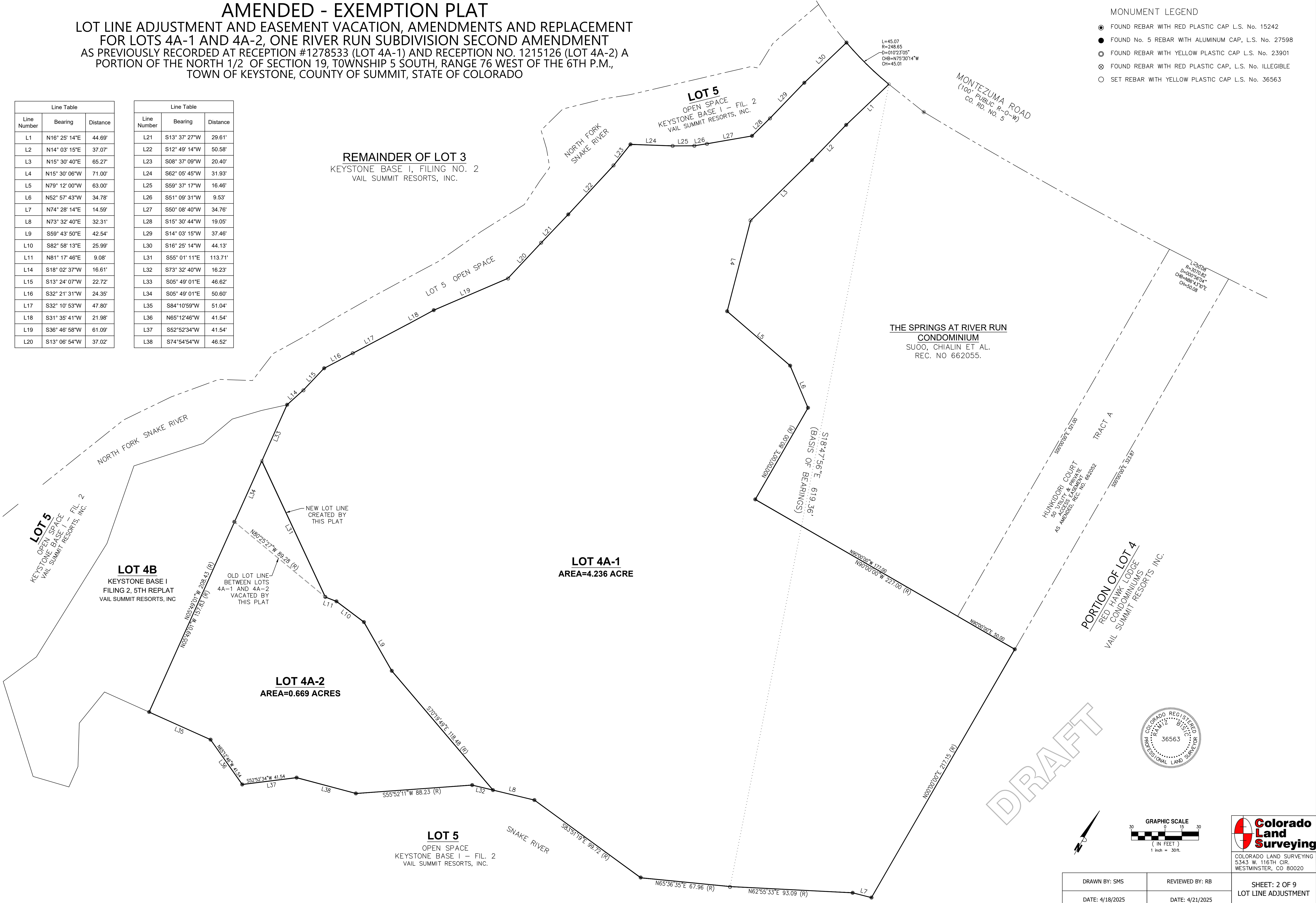


DRAWN BY: SMS	REVIEWED BY: RB	SHEET: 1 OF 9 COVER SHEET
DATE: 4/18/2025	DATE: 4/21/2025	

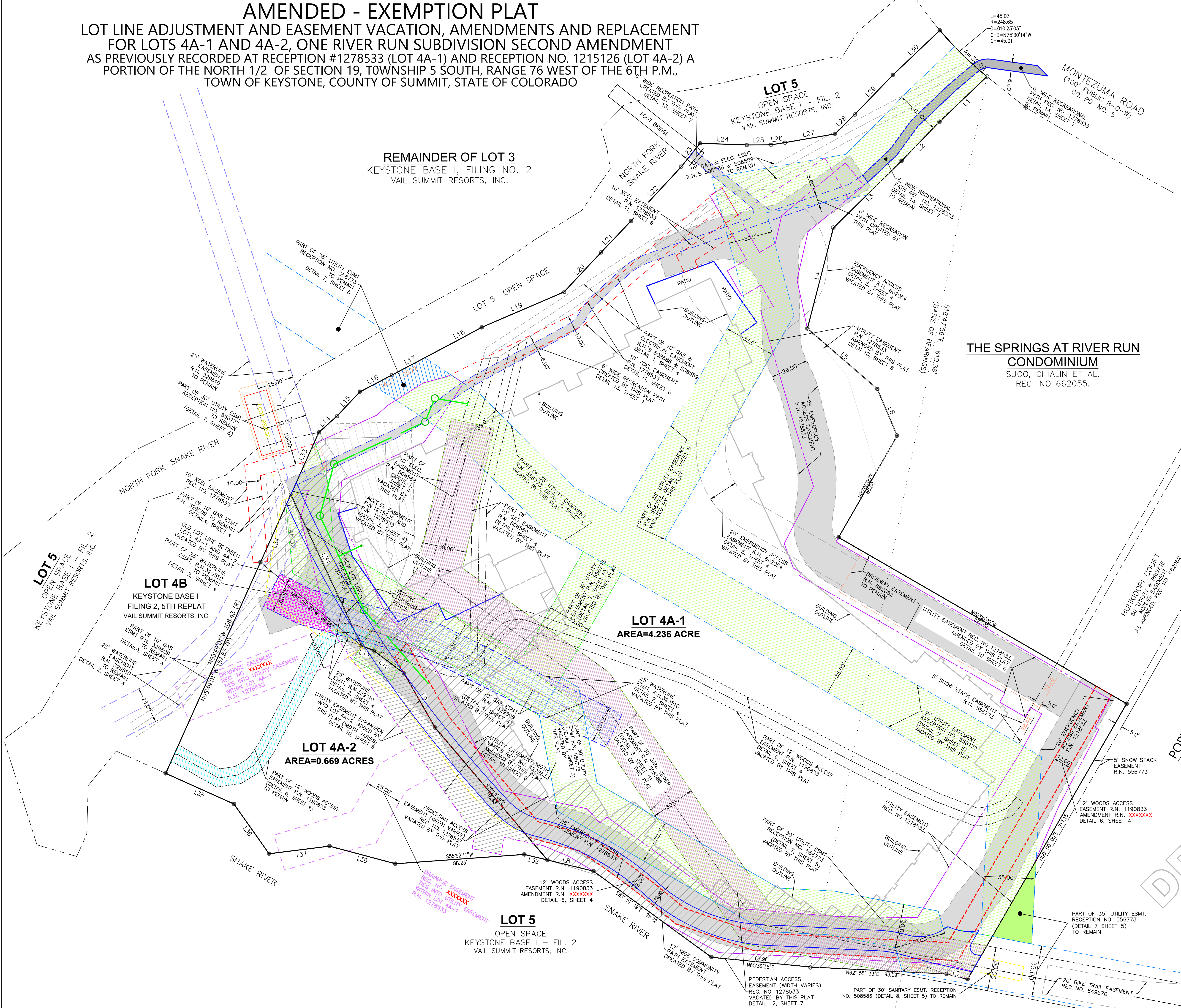
AMENDED - EXEMPTION PLAT
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FOR LOTS 4A-1 AND 4A-2, ONE RIVER RUN SUBDIVISION SECOND AMENDMENT
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PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF 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'
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'



AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
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
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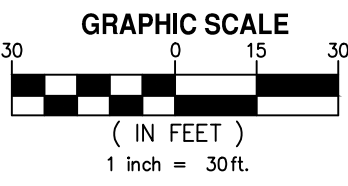
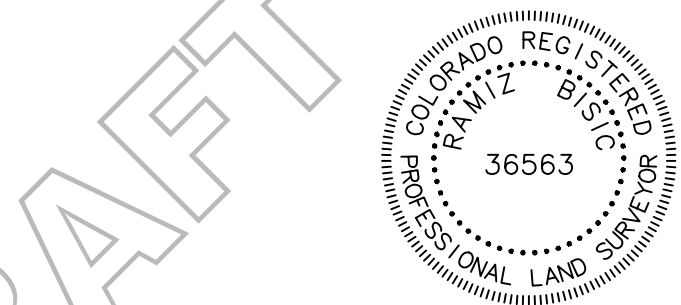


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L5	N79° 12' 00"W	63.00'
L6	N52° 57' 43"W	34.78'
L7	N74° 28' 14"E	14.59'
L8	N73° 32' 40"E	32.31'
L9	S59° 43' 50"E	42.54'
L10	S82° 58' 13"E	25.99'
L11	N81° 17' 46"E	9.08'
L14	S18° 02' 37"W	16.61'
L15	S13° 24' 07"W	22.72'
L16	S32° 21' 31"W	24.35'
L17	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'
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

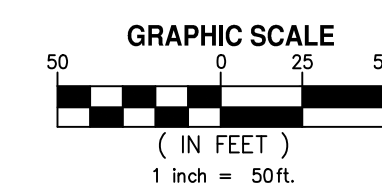
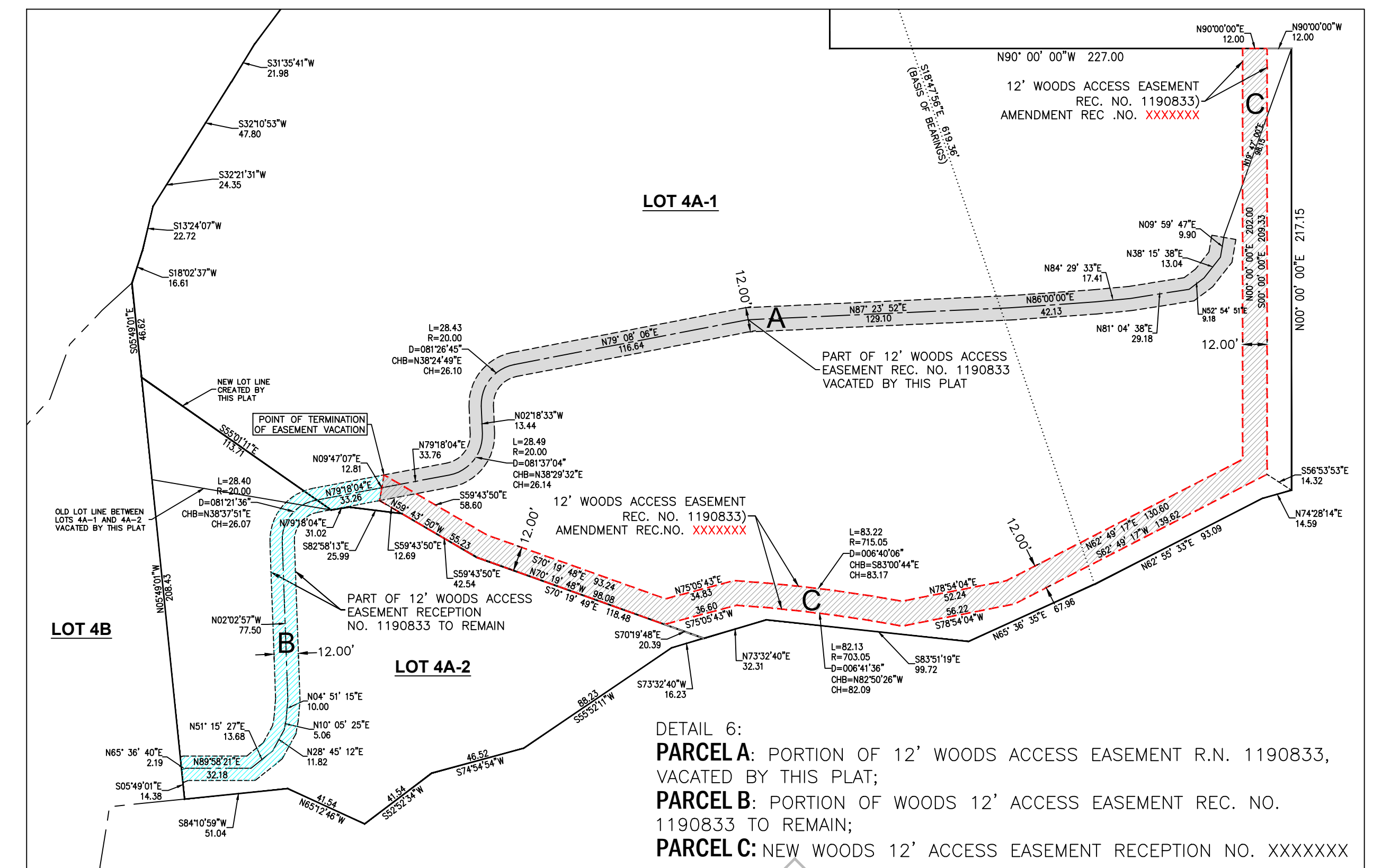
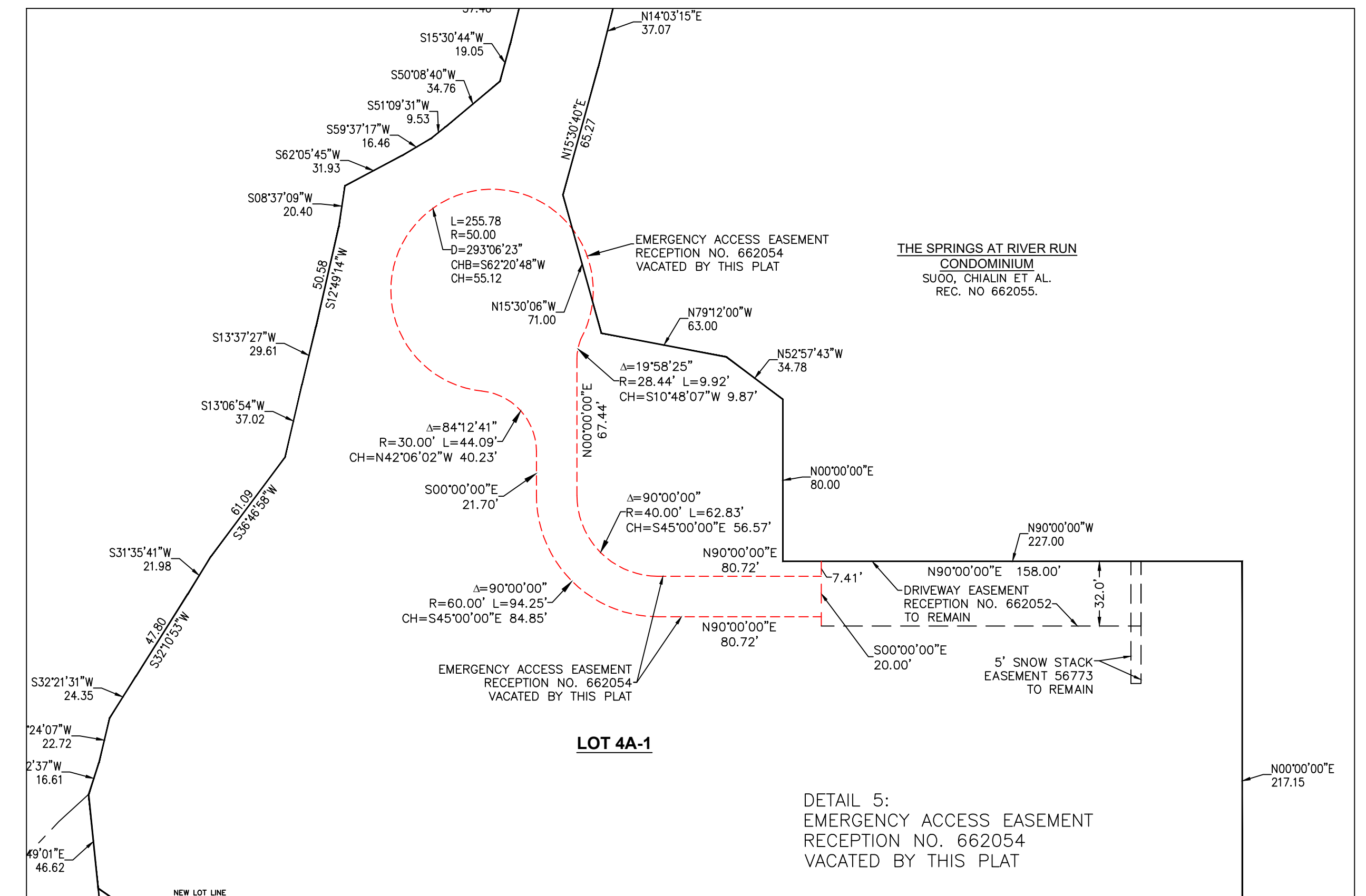
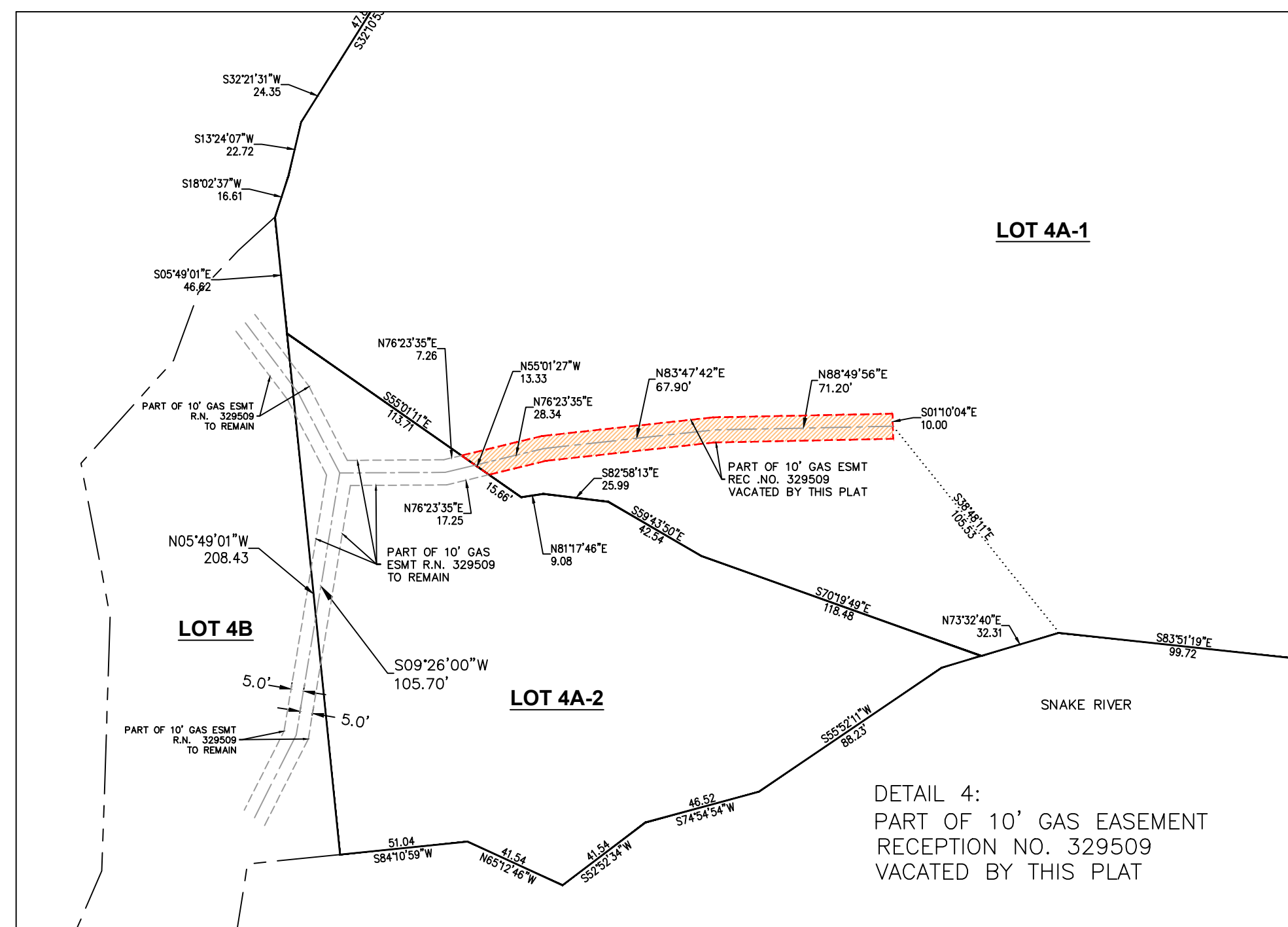
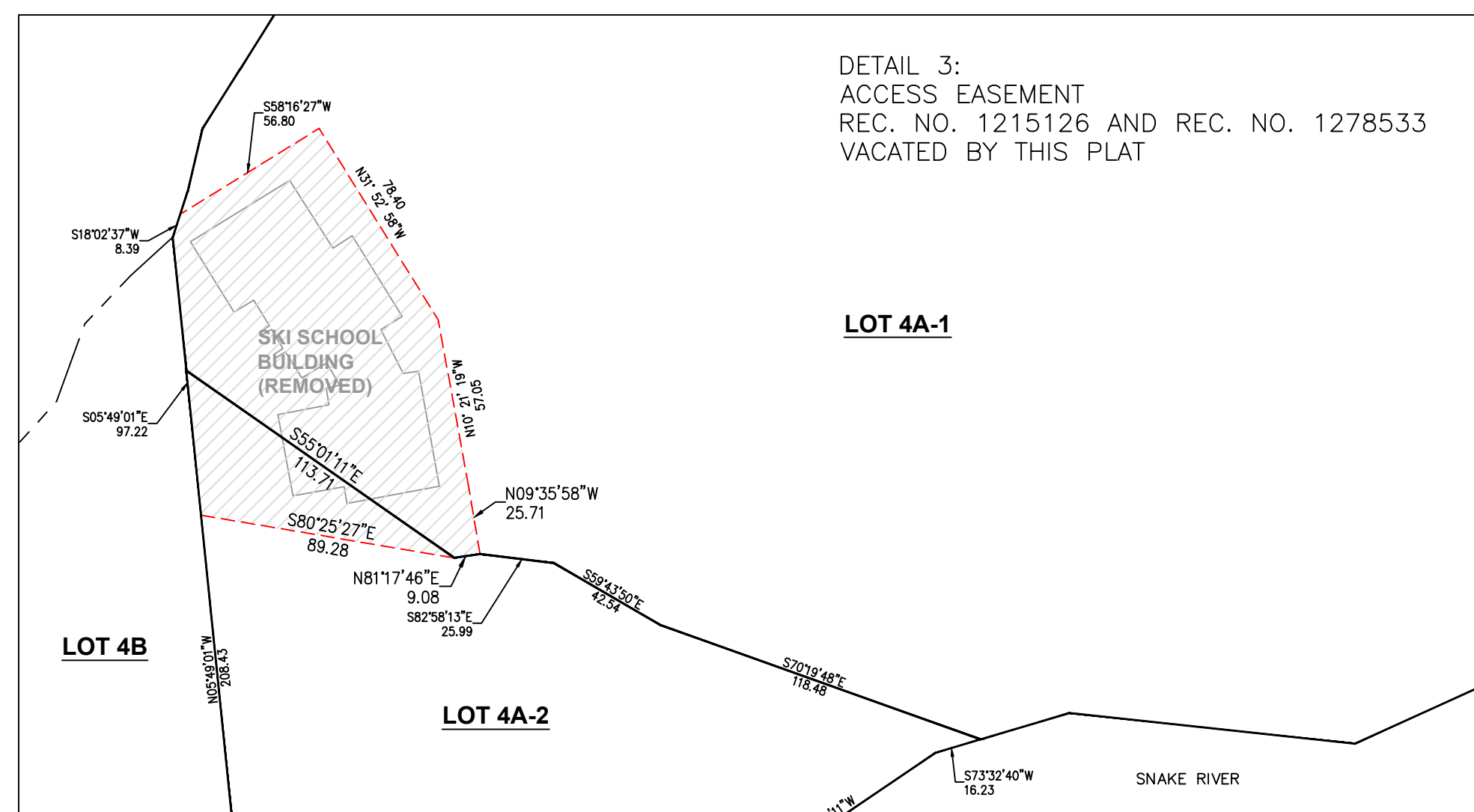
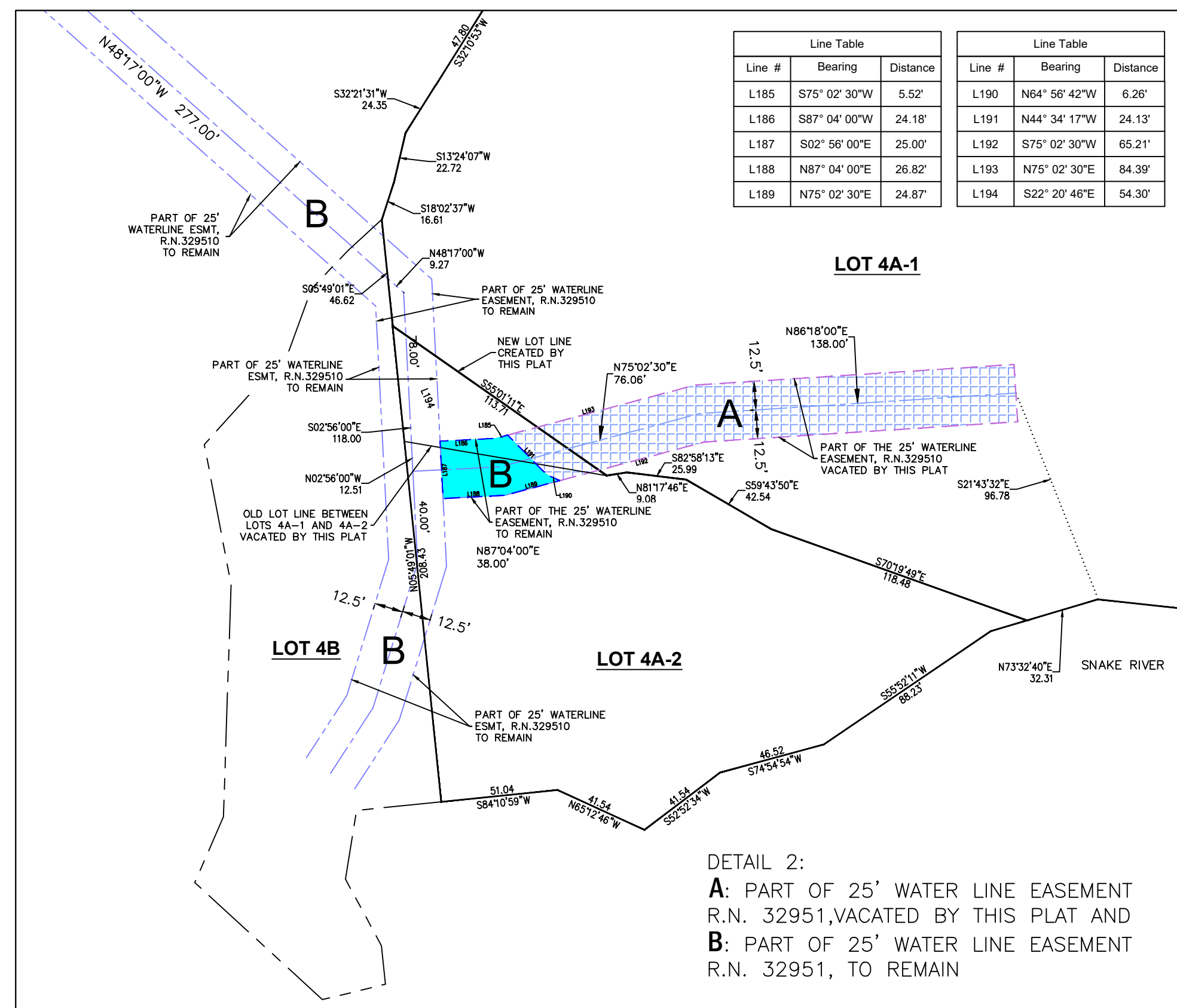
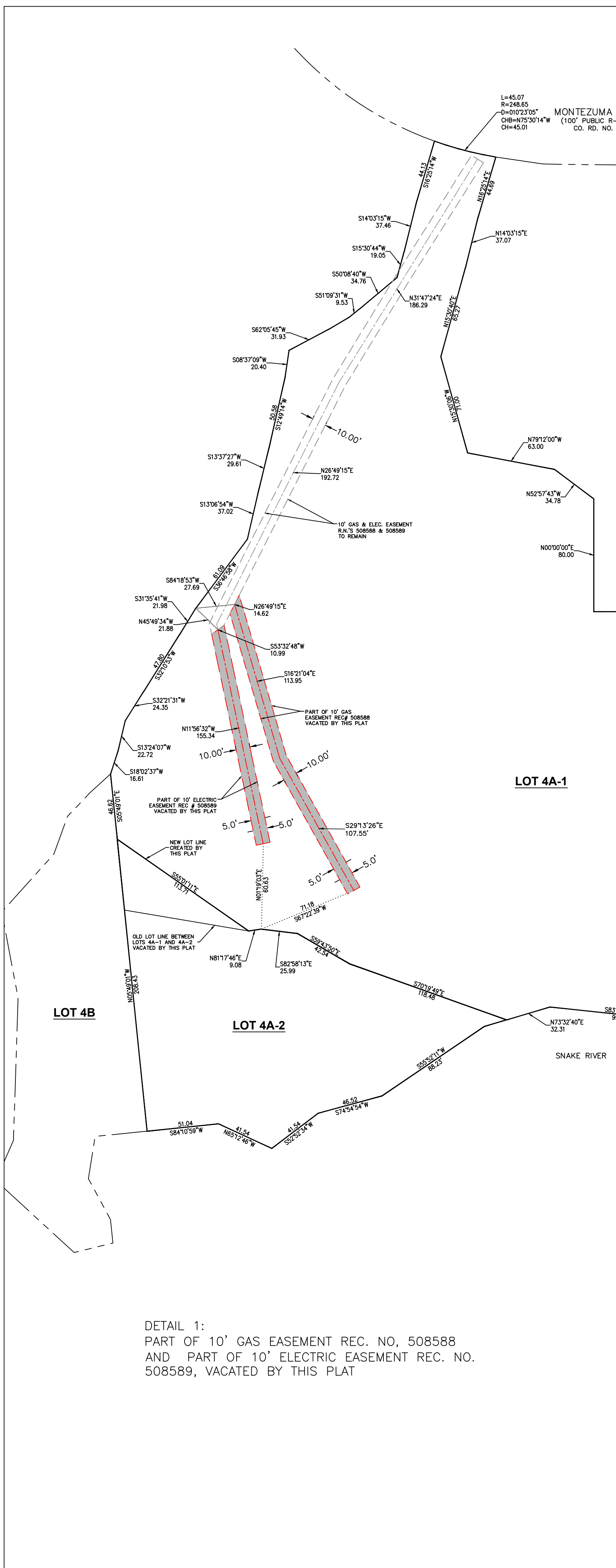
- FOUND REBAR WITH RED PLASTIC CAP L.S. No. 15242
- FOUND No. 5 REBAR WITH ALUMINUM CAP, L.S. No. 27598
- FOUND REBAR WITH YELLOW PLASTIC CAP L.S. No. 23901
- ⊗ FOUND REBAR WITH RED PLASTIC CAP, L.S. No. ILLEGIBLE
- SET REBAR WITH YELLOW PLASTIC CAP L.S. No. 36563



DRAWN BY: SMS	REVIEWED BY: RB
DATE: 4/18/2025	DATE: 4/21/2025

SHEET: 3 OF 9
OVERALL EASEMENTS

AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
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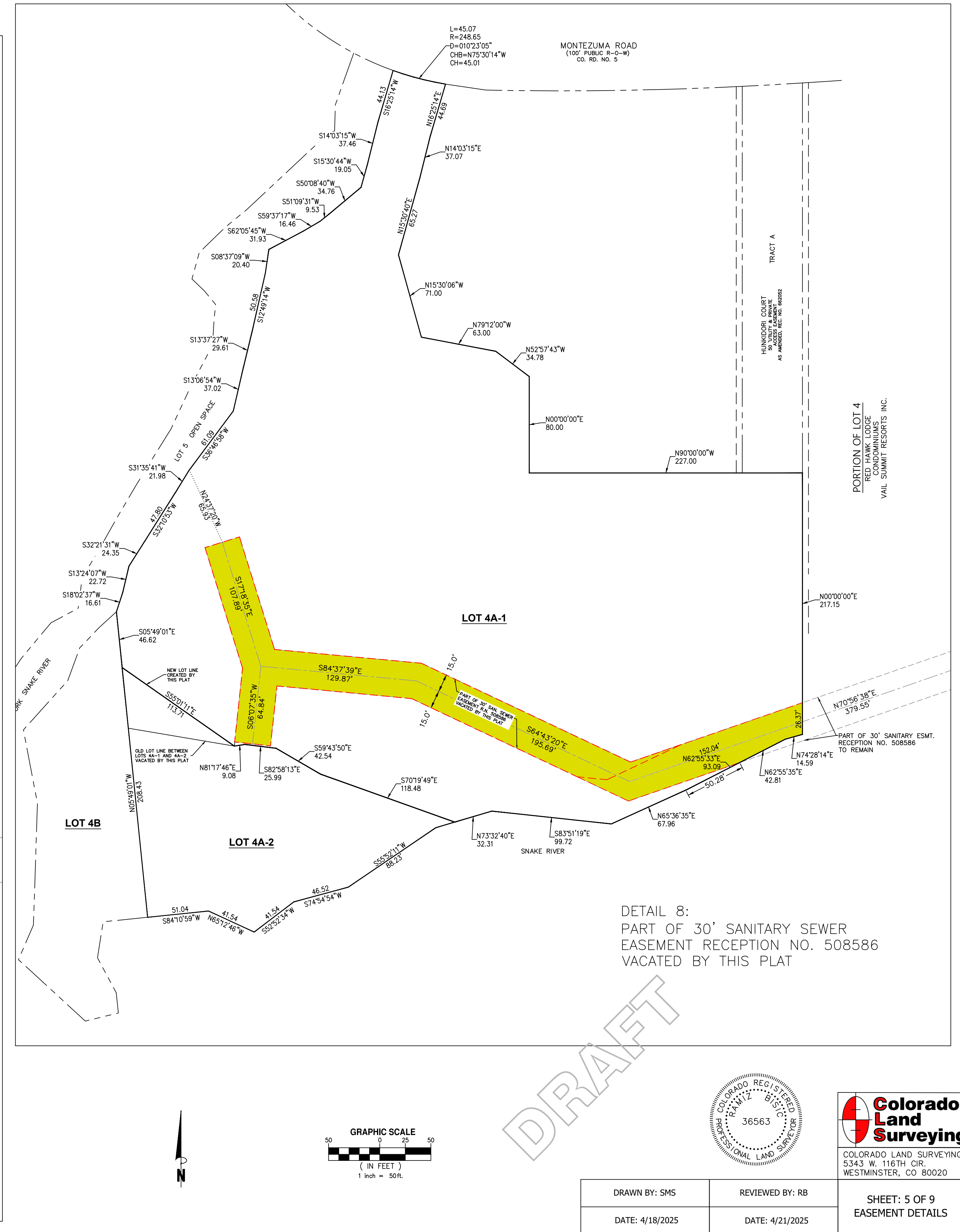
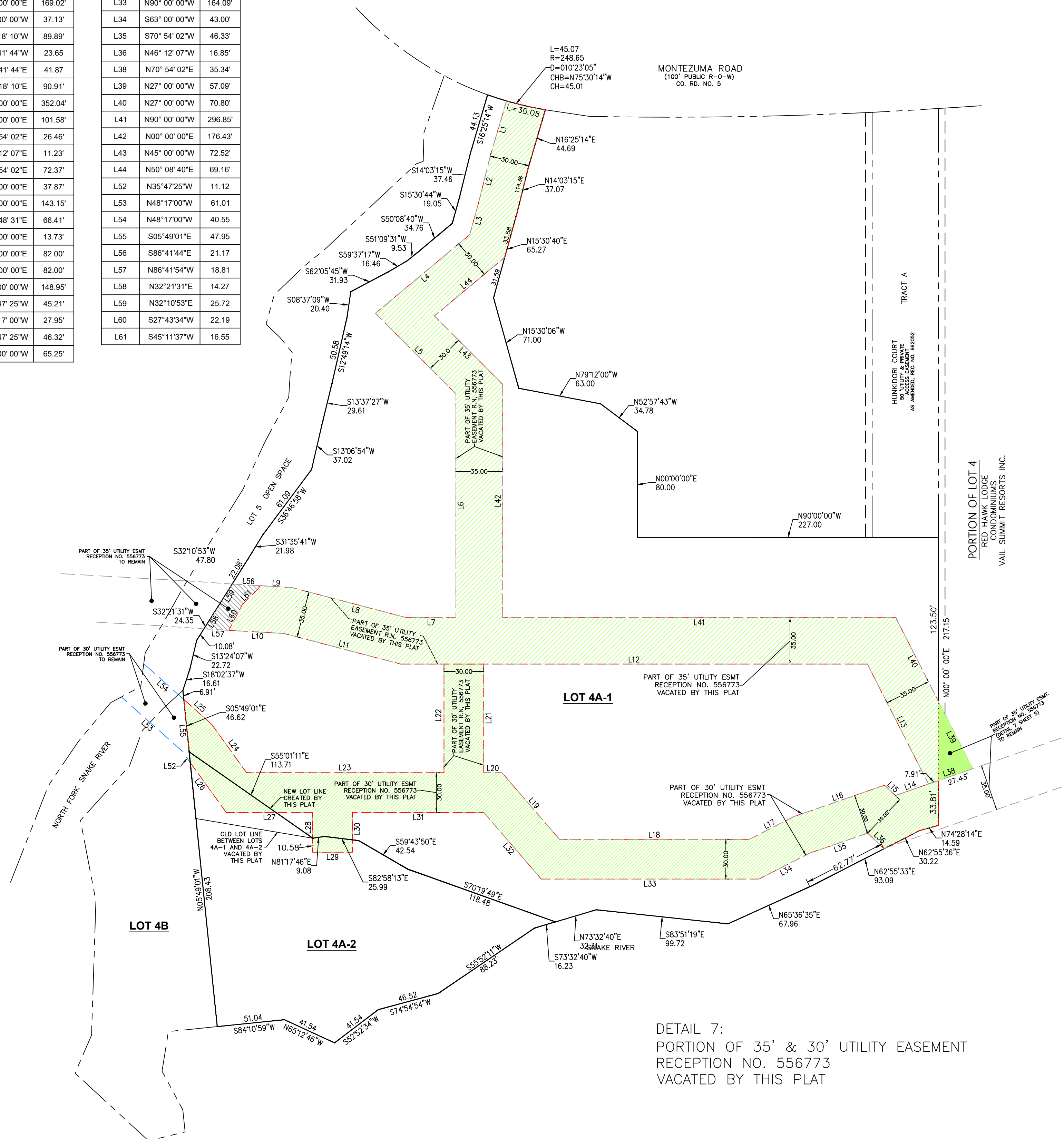


DRAWN BY: SMS	REVIEWED BY: RB	SHEET: 4 OF 9 EASEMENT DETAILS
DATE: 4/18/2025	DATE: 4/21/2025	

AMENDED - EXEMPTION PLAT
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Line Number	Line Table	
	Bearing	Distance
L1	S16° 25' 14" W	43.38
L2	S14° 03' 15" W	37.34
L3	S15° 30' 44" W	23.92
L4	S50° 08' 45" W	92.63
L5	S45° 00' 00" E	85.84
L6	S00° 00' 00" E	169.02
L7	N00° 00' 00" W	37.13
L8	N75° 18' 10" W	89.89
L9	N86° 41' 44" W	23.65
L10	S86° 41' 44" E	41.87
L11	S75° 18' 10" E	90.91
L12	N90° 00' 00" E	352.04
L13	S27° 00' 00" E	101.58
L14	N70° 54' 02" E	26.26
L15	S46° 12' 07" E	11.43
L16	N70° 54' 02" E	72.37
L17	N63° 00' 00" E	37.87
L18	N90° 00' 00" E	13.15
L19	S40° 48' 31" E	66.41
L20	N90° 00' 00" E	13.73
L21	S00° 00' 00" E	82.00
L22	S00° 00' 00" E	82.00
L23	N90° 00' 00" W	48.21
L24	N35° 47' 25" W	45.95
L25	N48° 17' 00" W	27.92
L26	N35° 47' 25" W	46.36
L27	N00° 00' 00" W	65.25

Line Table		
Line Number	Bearing	Distance
L28	N00° 00' 00"E	30.00'
L29	N90° 00' 00"W	30.00'
L30	S00° 00' 00"E	30.00'
L31	N90° 00' 00"W	99.06'
L32	N40° 48' 31"W	66.41'
L33	N90° 00' 00"W	164.09'
L34	S63° 00' 00"W	43.00'
L35	S70° 54' 02"W	46.33'
L36	N46° 12' 07"W	16.85'
L38	N70° 54' 02"E	35.34'
L39	N27° 00' 00"W	57.09'
L40	N27° 00' 00"W	70.80'
L41	N90° 00' 00"W	296.85'
L42	N00° 00' 00"E	176.43'
L43	N45° 00' 00"W	72.52'
L44	N50° 08' 40"E	69.16'
L45	N35° 47' 25"W	11.12'
L53	N48° 17' 00"W	61.01'
L54	N48° 17' 00"W	60.55'
L55	S05° 49' 01"E	47.95'
L56	S86° 41' 44"E	21.17'
L57	N86° 41' 54"W	18.81'
L58	N32° 21' 31"E	14.27'
L59	N32° 10' 53"E	25.72'
L60	S27° 43' 34"W	22.19'
L61	S45° 11' 37"W	16.55'



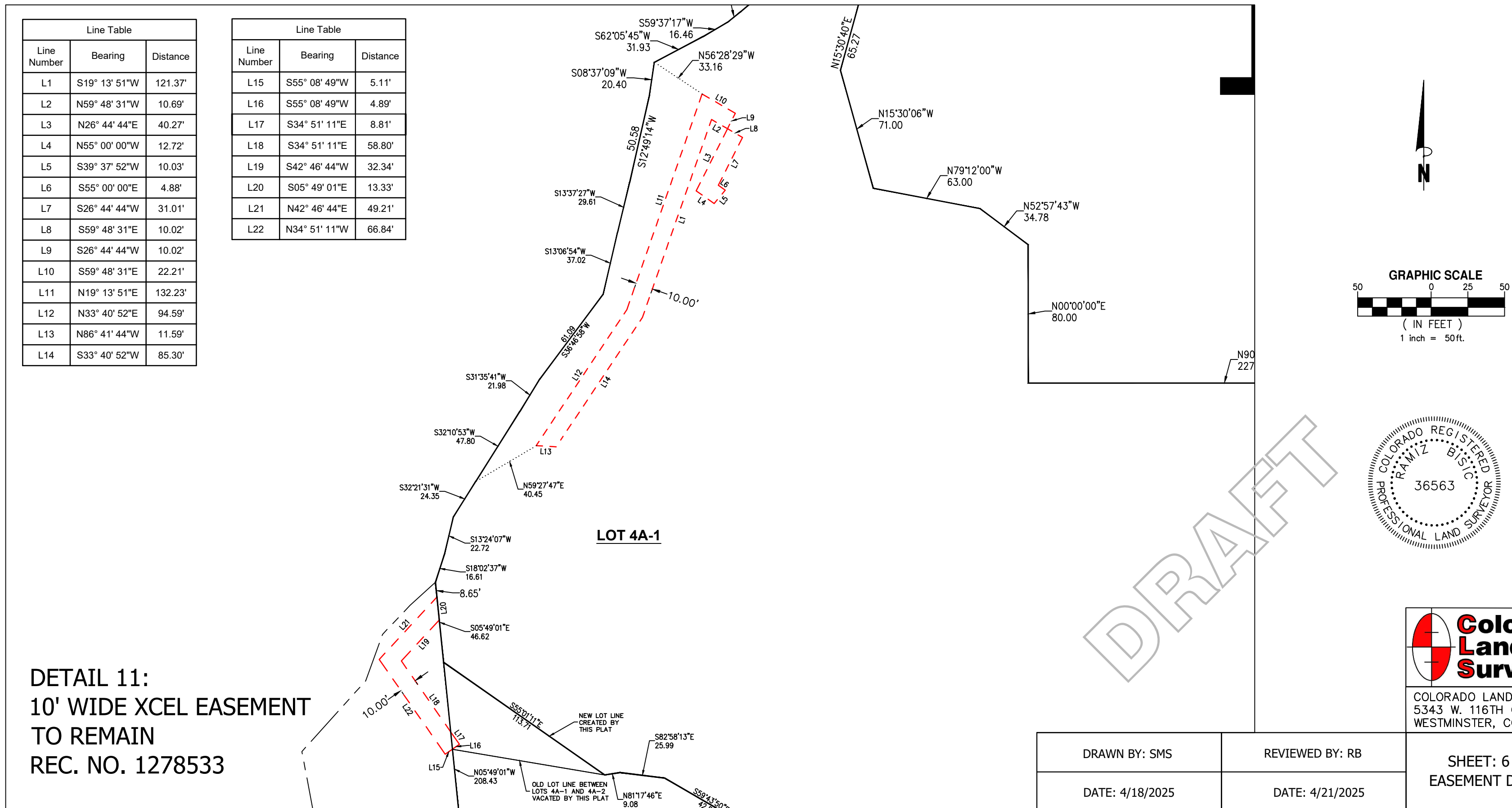
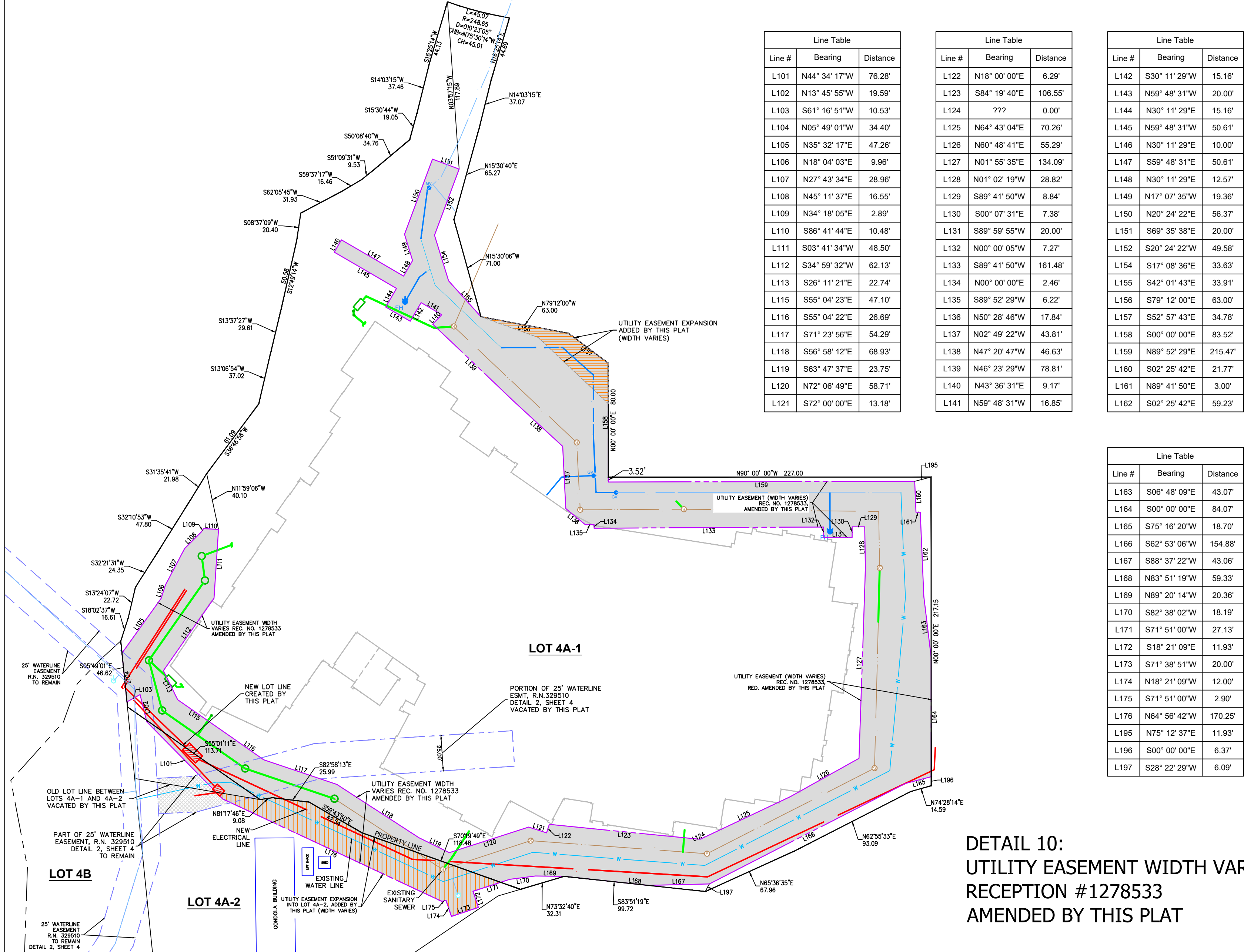
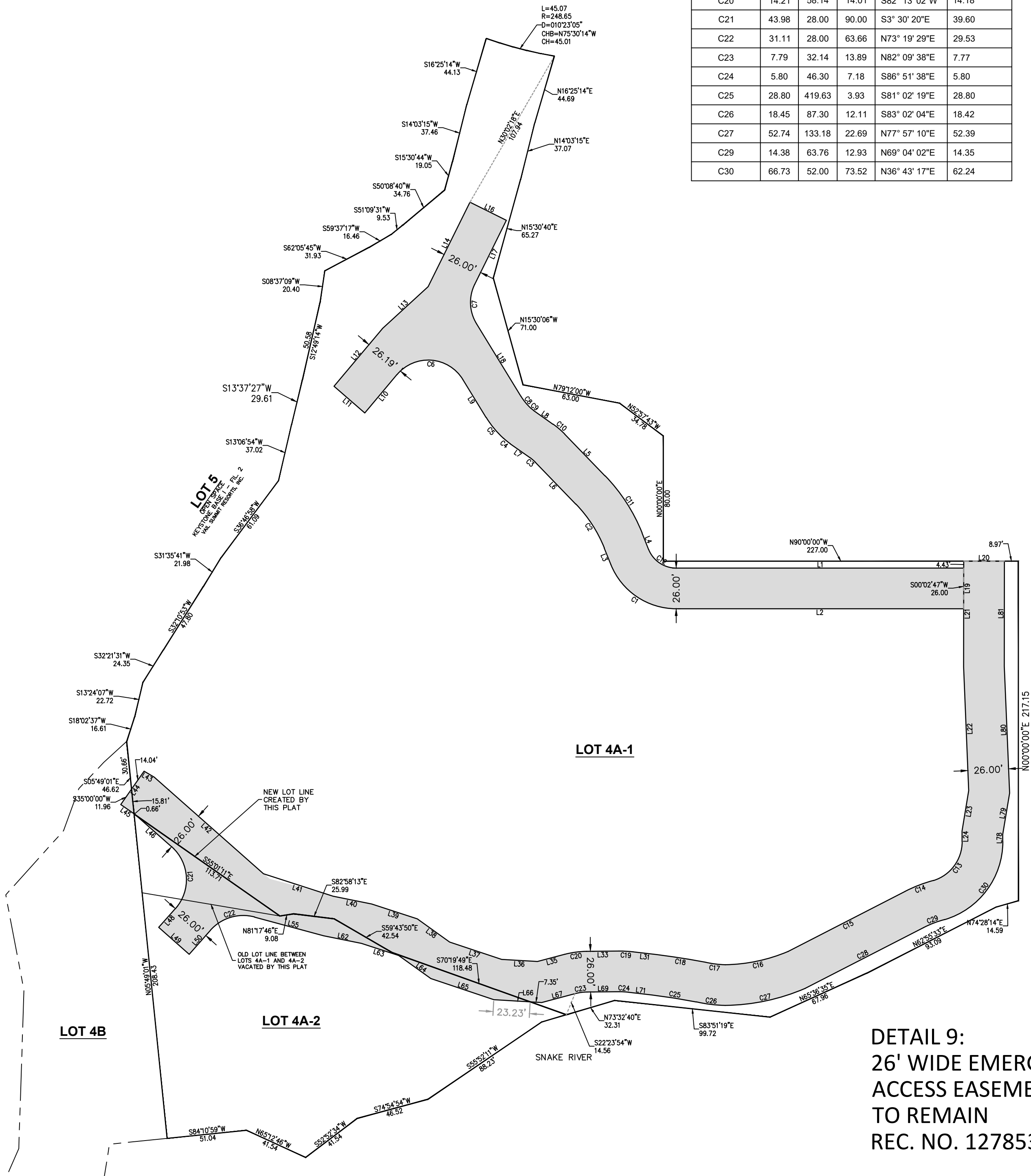
AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
FOR LOTS 4A-1 AND 4A-2, ONE RIVER RUN SUBDIVISION SECOND AMENDMENT
AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2) A
PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO

Line Table		
Line Number	Bearing	Distance
L1	N90° 00' 00"E	183.77'
L2	N90° 00' 00"W	183.77'
L3	N21° 50' 24"W	11.30'
L4	S21° 50' 24"E	11.30'
L5	S44° 01' 10"E	37.11'
L6	N44° 01' 10"W	37.11'
L7	N55° 00' 00"W	15.23'
L8	S55° 00' 00"E	15.13'
L9	N31° 26' 10"W	28.45'
L10	S40° 00' 00"W	32.06'
L11	N48° 59' 34"W	26.00'
L12	N40° 00' 00"E	48.48'
L13	N47° 30' 35"E	39.31'
L14	N26° 18' 35"E	60.20'
L16	S63° 41' 25"E	26.00'
L17	S26° 18' 35"W	45.75'
L18	S31° 26' 10"E	54.36'
L19	S00° 02' 47"W	26.00'

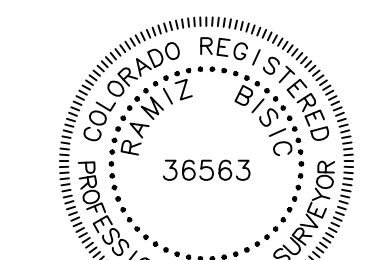
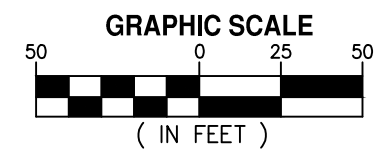
Line Table		
Line Number	Bearing	Distance
L20	S89° 57' 37"E	26.00'
L21	S00° 02' 23"W	67.74'
L22	S02° 22' 31"E	79.05'
L23	S09° 23' 13"W	26.18'
L24	S00° 02' 21"E	6.76'
L31	N83° 29' 55"W	15.26'
L33	S89° 32' 53"W	20.73'
L35	S75° 12' 50"W	17.91'
L36	N86° 42' 15"W	22.97'
L37	N71° 28' 22"W	35.07'
L38	N54° 15' 31"W	25.39'
L39	N71° 57' 15"W	30.65'
L40	N78° 44' 01"W	25.24'
L41	N74° 50' 43"E	42.13'
L42	N48° 30' 20"W	93.24'
L43	N55° 00' 00"W	12.47'
L44	S35° 00' 00"W	26.00'
L45	S55° 00' 00"E	10.99'

Line Table		
Line Number	Bearing	Distance
L46	S48° 30' 20"E	31.26'
L48	S41° 28' 40"W	16.00'
L49	S48° 30' 20"E	26.00'
L50	N41° 29' 40"E	20.39'
L55	S74° 50' 43"E	45.75'
L62	S78° 44' 01"E	24.59'
L63	S71° 57' 15"E	25.07'
L64	S54° 15' 31"E	25.28'
L65	S71° 28' 22"E	42.48'
L66	S86° 42' 15"E	30.58'
L67	N75° 12' 50"E	22.05'
L69	N89° 32' 53"E	20.64'
L71	S83° 29' 55"E	15.19'
L78	N00° 02' 21"W	4.62'
L79	N09° 23' 13"E	26.72'
L80	N02° 22' 31"W	81.18'
L81	N00° 02' 23"E	67.19'

Curve Table					
Curve Number	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.53	45.00	68.16	N55° 55' 10"W	50.43
C2	33.68	87.00	22.18	N32° 55' 45"W	33.47
C3	4.79	25.00	10.98	N49° 30' 35"W	4.78
C4	5.57	43.50	7.33	N51° 00' 10"W	5.56
C5	17.51	61.52	16.31	N39° 34' 39"W	17.45
C6	49.24	25.99	108.56	N85° 45' 30"W	42.20
C7	26.20	26.00	57.75	S2° 33' 48"E	25.11
C8	10.21	35.52	16.46	S39° 39' 22"E	10.17
C9	2.26	17.50	7.41	S50° 46' 27"E	2.26
C10	9.77	51.00	10.98	S49° 30' 35"E	9.76
C11	43.74	113.00	22.18	S32° 55' 45"E	43.47
C12	22.60	19.00	68.16	S55° 55' 09"E	21.29
C13	33.02	26.00	72.76	S36° 20' 20"W	30.84
C14	19.58	89.76	12.50	S68° 54' 33"W	19.54
C16	41.22	107.18	22.04	S78° 04' 33"W	40.97
C17	13.03	61.30	12.18	N82° 40' 12"W	13.00
C18	31.22	445.63	4.01	N81° 00' 44"W	31.22
C19	9.01	72.30	7.14	N86° 53' 00"W	9.00
C20	14.21	58.14	14.01	S82° 13' 02"W	14.18
C21	43.98	28.00	90.00	S3° 30' 20"E	39.60
C22	31.11	28.00	63.66	N73° 19' 29"E	29.53
C23	7.79	32.14	13.89	N82° 09' 38"E	7.77
C24	5.80	46.30	7.18	S86° 51' 38"E	5.80
C25	28.80	419.63	3.93	S81° 02' 19"E	28.80
C26	18.45	87.30	12.11	S83° 02' 04"E	18.42
C27	52.74	133.18	22.69	N77° 57' 10"E	52.39
C29	14.38	63.76	12.93	N69° 04' 02"E	14.35
C30	66.73	52.00	73.52	N36° 43' 17"E	62.24

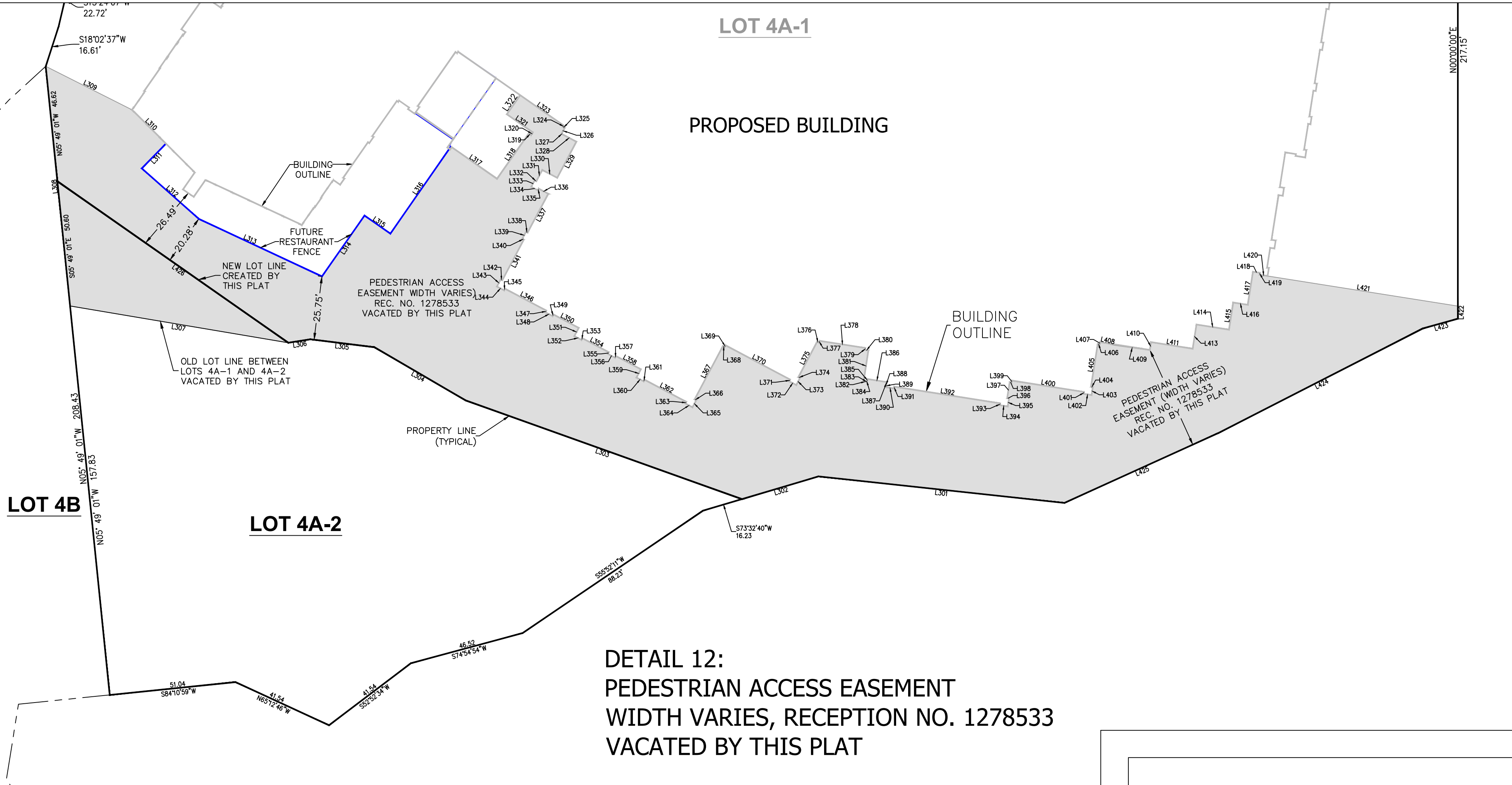


Line Table		
Line #	Bearing	Distance
L163	S06° 48' 09"E	43.07'
L164	S00° 00' 00"E	84.07'
L165	S75° 16' 20"W	18.70'
L166	S62° 53' 06"W	154.88'
L167	S88° 37' 22"W	43.06'
L168	N83° 51' 19"W	59.33'
L169	N89° 20' 14"W	20.36'
L170	S82° 38' 02"W	18.19'
L171	S71° 51' 00"W	27.13'
L172	S18° 21' 09"E	11.93'
L173	S71° 38' 51"W	20.00'
L174	N18° 21' 09"W	12.00'
L175	S71° 51' 00"W	2.90'
L176	N64° 56' 42"W	170.25'
L195	N75° 12' 37"E	11.93'
L196	S00° 00' 00"E	6.37'
L197	S28° 22' 29"W	6.09'



DRAWN BY: SMS	REVIEWED BY: RB	SHEET: 6 OF 9 EASEMENT DETAILS
DATE: 4/18/2025	DATE: 4/21/2025	

AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
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.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO



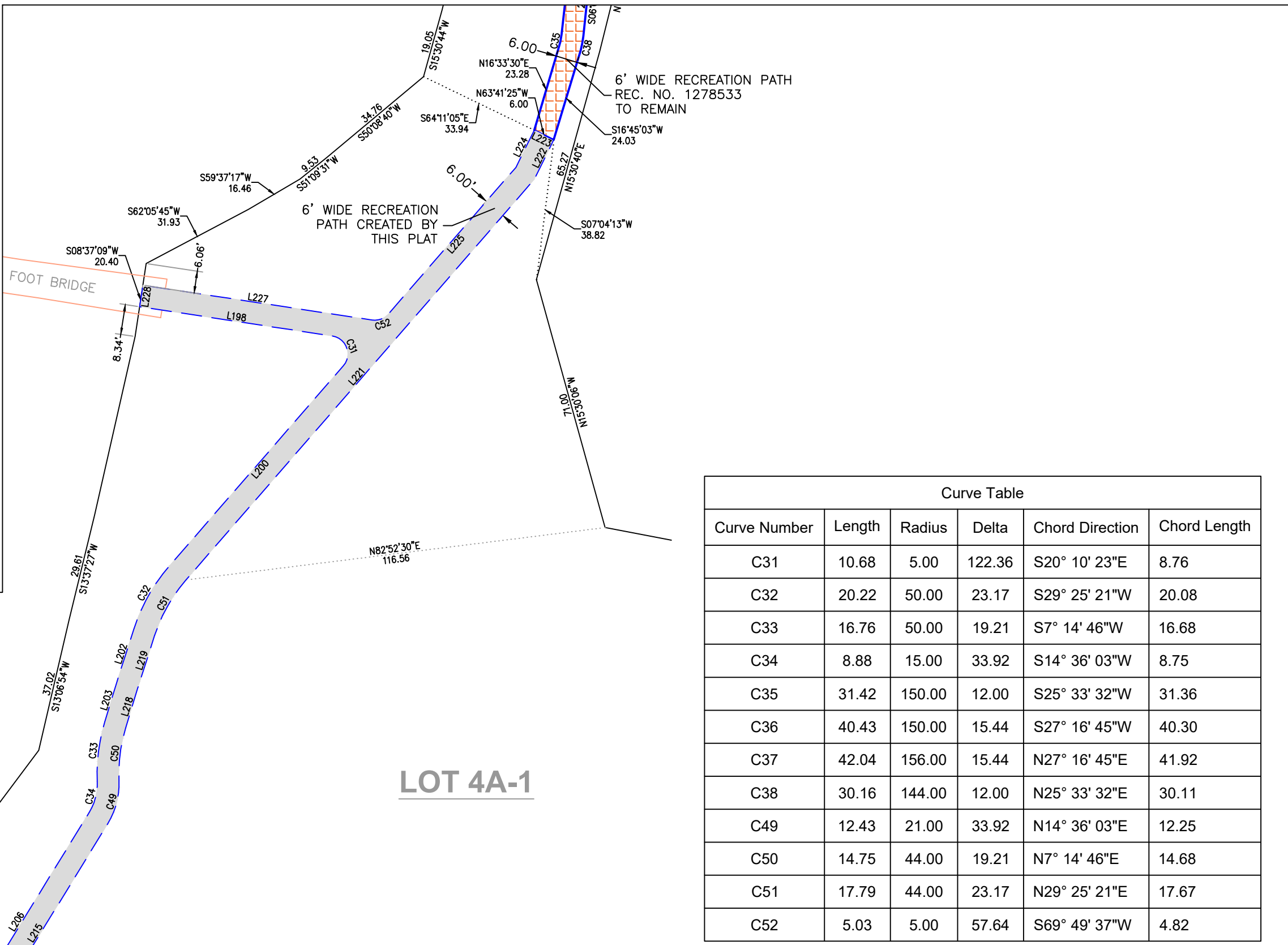
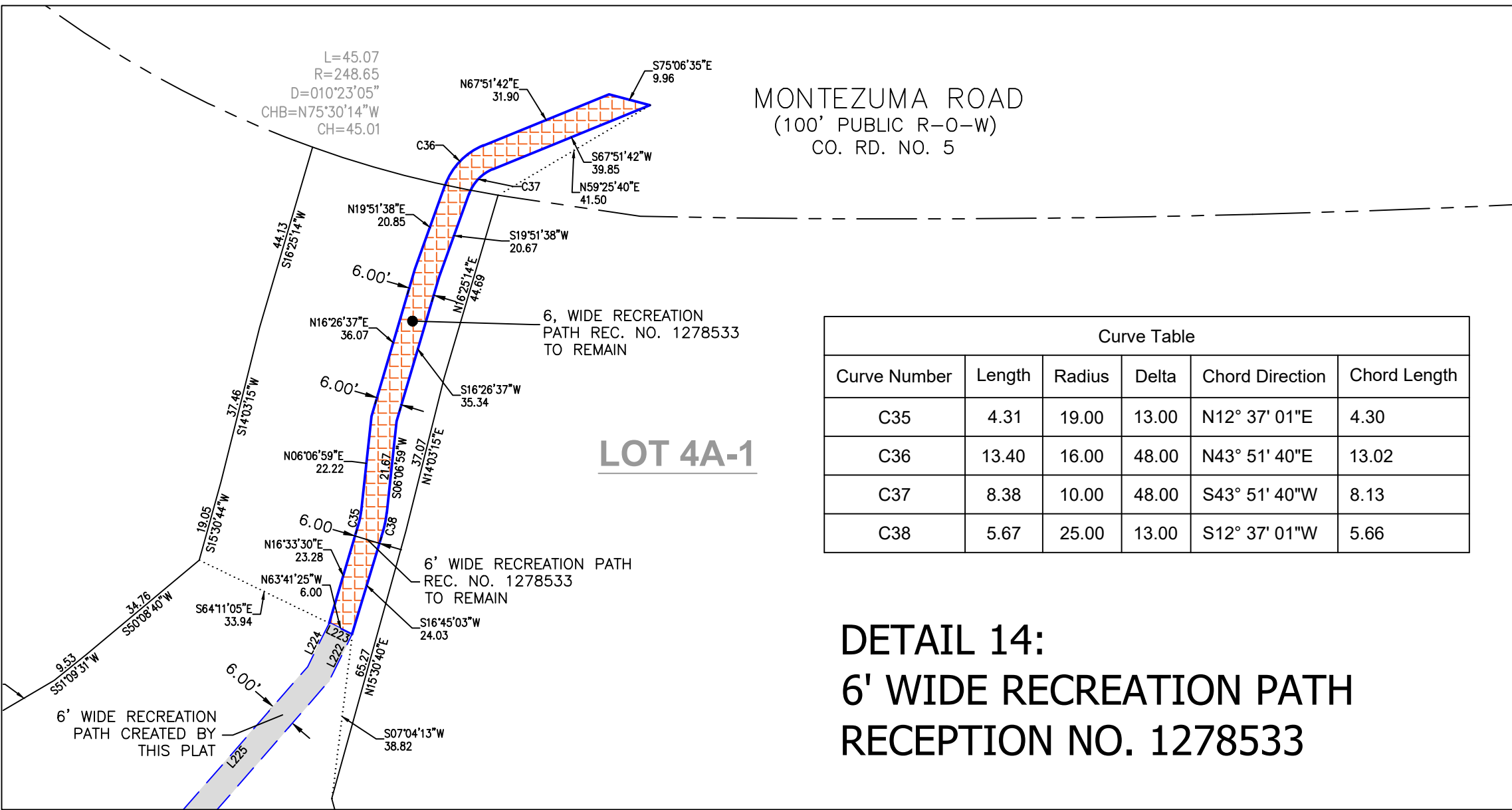
Line Table		
Line Number	Bearing	Distance
L301	N83° 51' 19"W	99.72'
L302	S73° 32' 40"W	32.31'
L303	N70° 19' 49"W	118.48'
L304	N59° 43' 50"W	42.54'
L305	N82° 58' 13"W	25.99'
L306	S81° 17' 46"W	9.08'
L307	N80° 25' 27"W	89.28'
L308	N05° 49' 01"W	97.22'
L309	S63° 18' 44"E	38.99'
L310	S45° 07' 59"E	19.40'
L311	S44° 26' 39"W	13.99'
L312	S48° 28' 22"E	30.73'
L313	S64° 55' 00"E	54.87'
L314	N35° 01' 20"E	30.00'
L315	S55° 01' 26"E	12.68'
L316	N34° 50' 57"E	42.81'
L317	S55° 00' 09"E	22.70'
L318	N35° 00' 00"E	22.31'
L319	S57° 43' 39"E	1.09'
L320	N34° 18' 14"E	1.27'
L321	N55° 16' 49"W	12.78'
L322	N35° 00' 00"E	9.45'
L323	S55° 00' 00"E	21.48'
L324	S28° 07' 09"W	0.56'
L325	S61° 56' 45"E	0.75'

Line Table		
Line Number	Bearing	Distance
L326	S28° 00' 00"W	2.75'
L327	S61° 59' 58"E	0.16'
L328	S62° 00' 00"E	6.62'
L329	S28° 00' 17"W	16.52'
L330	N62° 00' 20"W	6.78'
L331	S28° 19' 20"W	5.11'
L332	N62° 03' 21"W	0.72'
L333	S28° 00' 00"W	3.00'
L334	S61° 59' 58"E	3.00'
L335	N28° 00' 02"E	0.72'
L336	S62° 21' 14"E	4.53'
L337	S28° 23' 58"W	17.73'
L338	N62° 00' 00"W	0.76'
L339	S28° 00' 00"W	3.27'
L340	S62° 00' 00"E	0.72'
L341	S28° 00' 00"W	18.51'
L342	N62° 00' 00"W	0.72'
L343	S28° 00' 00"E	3.27'
L344	S62° 00' 00"E	3.27'
L345	N28° 00' 00"E	0.89'
L346	S61° 37' 14"E	18.88'
L347	S28° 00' 00"W	0.76'
L348	S62° 00' 00"E	3.27'
L349	N28° 00' 00"E	0.76'
L350	S61° 59' 53"E	11.58'

Line Table		
Line Number	Bearing	Distance
L351	S28° 00' 07"W	3.76'
L352	S62° 00' 00"E	3.29'
L353	N28° 02' 49"E	0.76'
L354	S62° 00' 00"E	12.04'
L355	S28° 00' 00"W	0.76'
L356	S62° 00' 00"E	3.26'
L357	N28° 00' 03"E	0.76'
L358	S61° 59' 57"E	11.53'
L359	S29° 59' 20"W	3.76'
L360	S62° 00' 00"E	3.26'
L361	N28° 00' 00"E	0.76'
L362	S62° 00' 00"E	19.08'
L363	S62° 00' 00"E	0.76'
L364	S62° 00' 00"E	3.26'
L365	N28° 00' 00"E	3.26'
L366	N62° 00' 00"W	0.76'
L367	N28° 00' 00"E	24.32'
L368	S62° 00' 00"E	0.75'
L369	N28° 00' 02"E	0.78'
L370	S62° 00' 01"E	29.47'
L371	S26° 01' 56"W	0.78'
L372	S62° 00' 00"E	3.26'
L373	N28° 00' 00"E	3.26'
L374	N60° 58' 27"W	0.76'
L375	N27° 33' 22"E	16.14'

Line Table		
Line Number	Bearing	Distance
L376	S63° 34' 11"E	0.88'
L377	N28° 00' 00"E	0.80'
L378	S81° 00' 00"E	18.59'
L379	S09° 00' 00"W	0.78'
L380	S81° 00' 00"E	1.42'
L381	S09° 08' 28"W	12.69'
L382	S82° 25' 37"E	1.24'
L383	N09° 00' 00"E	0.22'
L384	S81° 00' 00"E	0.19'
L385	N09° 00' 00"E	1.00'
L386	S80° 59' 53"E	7.76'
L387	S09° 00' 00"W	1.00'
L388	S81° 00' 00"E	0.19'
L389	S09° 00' 00"W	1.09'
L390	S81° 00' 00"E	3.27'
L391	N09° 00' 02"E	0.76'
L392	S80° 59' 58"E	43.19'
L393	S09° 00' 00"W	0.76'
L394	S81° 00' 00"E	3.26'
L395	N09° 00' 00"E	3.26'
L396	N81° 00' 00"W	0.76'
L397	N09° 00' 00"E	6.57'
L398	S81° 00' 00"E	0.76'
L399	N09° 00' 00"E	0.76'
L400	S81° 00' 00"E	29.42'

Line Table		
Line Number	Bearing	Distance
L401	S09° 00' 00"W	0.76'
L402	S81° 00' 00"E	3.26'
L403	N09° 00' 00"E	3.26'
L404	N81° 00' 00"W	0.76'
L405	N09° 00' 00"E	17.51'
L406	S81° 00' 00"E	0.76'
L407	N09° 00' 00"E	0.88'
L408	S77° 41' 42"E	5.98'
L409	S81° 52' 01"E	14.52'
L410	N09° 00' 00"E	3.34'
L411	S81° 00' 00"E	16.89'
L413	N09° 00' 00"E	9.87'
L414	S81° 00' 00"E	13.25'
L415	N09° 00' 00"E	11.10'
L416	S81° 00' 00"E	5.92'
L417	N09° 00' 00"E	13.50'
L418	S81° 00' 00"E	2.86'
L419	S09° 00' 00"W	0.76'
L420	S81° 00' 00"E	3.26'
L421	S81° 00' 00"E	77.75'
L423	S74° 28' 14"W	14.59'
L424	S62° 55' 33"W	93.09'
L425	S65° 36' 35"W	67.96'

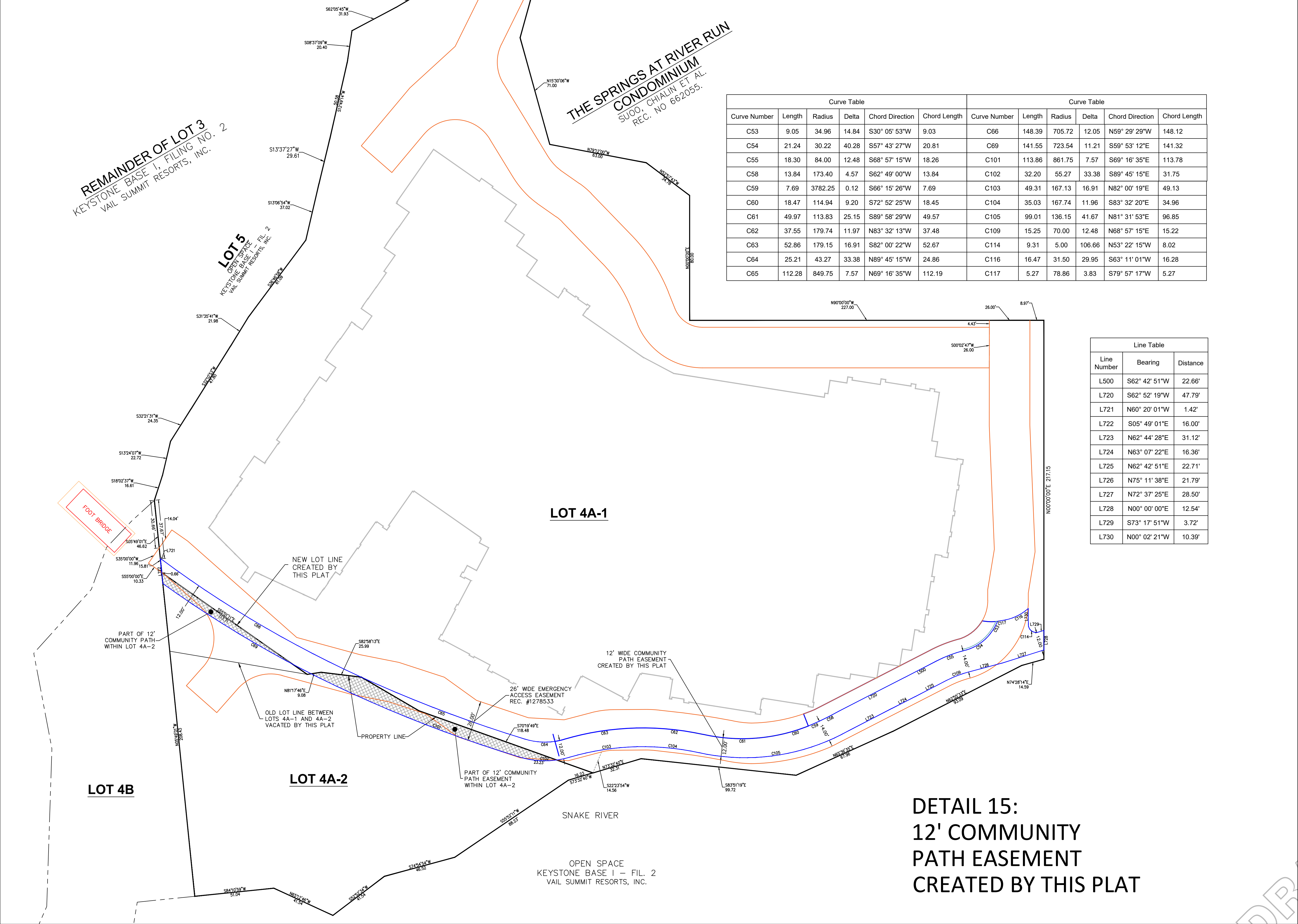


Line Table		
Line Number	Bearing	Distance
L198	S81° 21' 11"E	53.81'
L200	S41° 00' 26"W	73.08'
L202	S17° 50' 16"W	15.11'
L203	S16° 50' 59"W	11.65'
L206	S31° 33' 33"W	72.33'
L209	S35° 00' 00"W	66.19'
L210	S05° 49' 01"E	7.01'
L211	S60° 20' 01"E	1.42'
L212	N35° 00' 00"E	71.36'
L215	N31° 33' 33"E	72.33'

Line Table		
Line Number	Bearing	Distance
L218	N16° 50' 59"E	11.60'
L219	N17° 50' 16"E	15.06'
L221	N41° 00' 26"E	146.40'
L222	N26° 18' 35"E	12.19'
L223	N63° 41' 25"W	6.00'
L224	S26° 18' 35"W	11.41'
L225	S41° 00' 26"W	53.61'
L227	N81° 21' 11"W	63.95'
L228	S08° 37' 09"W	6.00'

DETAIL 13:
6' WIDE RECREATION PATH
CREATED BY THIS PLAT

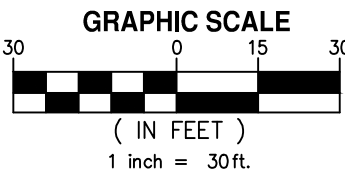
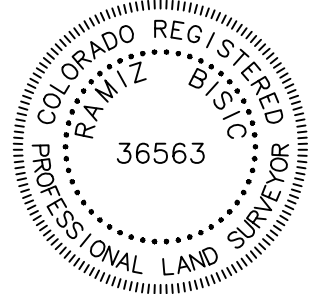
AMENDED - EXEMPTION PLAT
LOT LINE ADJUSTMENT AND EASEMENT VACATION, AMENDMENTS AND REPLACEMENT
FOR LOTS 4A-1 AND 4A-2, ONE RIVER RUN SUBDIVISION SECOND AMENDMENT
AS PREVIOUSLY RECORDED AT RECEPTION #1278533 (LOT 4A-1) AND RECEPTION NO. 1215126 (LOT 4A-2) A
PORTION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M.,
TOWN OF KEYSTONE, COUNTY OF SUMMIT, STATE OF COLORADO



Curve Table						Curve Table					
Curve Number	Length	Radius	Delta	Chord Direction	Chord Length	Curve Number	Length	Radius	Delta	Chord Direction	Chord Length
C53	9.05	34.96	14.84	S30° 05' 53"W	9.03	C66	148.39	705.72	12.05	N59° 29' 29"W	148.12
C54	21.24	30.22	40.28	S57° 43' 27"W	20.81	C69	141.55	723.54	11.21	S59° 53' 12"E	141.32
C55	18.30	84.00	12.48	S68° 57' 15"W	18.26	C101	113.86	861.75	7.57	S69° 16' 35"E	113.78
C58	13.84	173.40	4.57	S62° 49' 00"W	13.84	C102	32.20	55.27	33.38	S89° 45' 15"E	31.75
C59	7.69	3782.25	0.12	S66° 15' 26"W	7.69	C103	49.31	167.13	16.91	N82° 00' 19"E	49.13
C60	18.47	114.94	9.20	S72° 52' 25"W	18.45	C104	35.03	167.74	11.96	S83° 32' 20"E	34.96
C61	49.97	113.83	25.15	S89° 58' 29"W	49.57	C105	99.01	136.15	41.67	N81° 31' 53"E	96.85
C62	37.55	179.74	11.97	N83° 32' 13"W	37.48	C109	15.25	70.00	12.48	N68° 57' 15"E	15.22
C63	52.86	179.15	16.91	S82° 00' 22"W	52.67	C114	9.31	5.00	106.66	N53° 22' 15"W	8.02
C64	25.21	43.27	33.38	N89° 45' 15"W	24.86	C116	16.47	31.50	29.95	S63° 11' 01"W	16.28
C65	112.28	849.75	7.57	N69° 16' 35"W	112.19	C117	5.27	78.86	3.83	S79° 57' 17"W	5.27

Line Table		
Line Number	Bearing	Distance
L500	S62° 42' 51"W	22.66'
L720	S62° 52' 19"W	47.79'
L721	N60° 20' 01"W	1.42'
L722	S05° 49' 01"E	16.00'
L723	N62° 44' 28"E	31.12'
L724	N63° 07' 22"E	16.36'
L725	N62° 42' 51"E	22.71'
L726	N75° 11' 38"E	21.79'
L727	N72° 37' 25"E	28.50'
L728	N00° 00' 00"E	12.54'
L729	S73° 17' 51"W	3.72'
L730	N00° 02' 21"W	10.39'

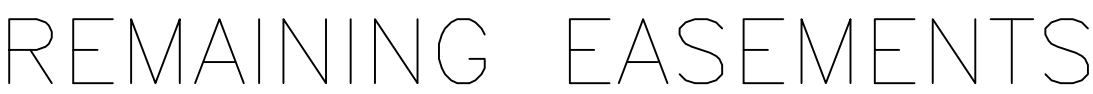
DETAIL 15:
12' COMMUNITY
PATH EASEMENT
CREATED BY THIS PLAT



DRAWN BY: SMS	 Surveying COLORADO LAND SURVEYING 5343 W. 116TH CIR. WESTMINSTER, CO 80020
DATE: 4/18/2025	
REVIEWED BY: RB	
DATE: 4/21/2025	
SHEET: 8 OF 9 EASEMENT DETAILS	

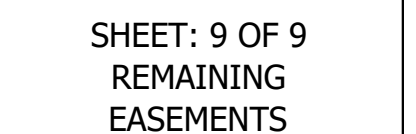
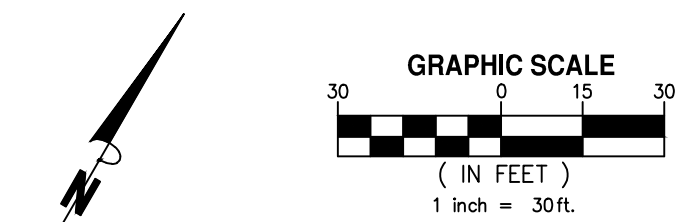
AMENDED - EXEMPTION PLAT

REMAINDER OF LOT 3
KEYSTONE BASE I, FILING NO. 2
VAIL SUMMIT RESORTS, INC.



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'

- 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



REVIEWED BY: RE
DATE: 4/21/2025

SHEET: 9 OF 9
REMAINING
EASEMENTS