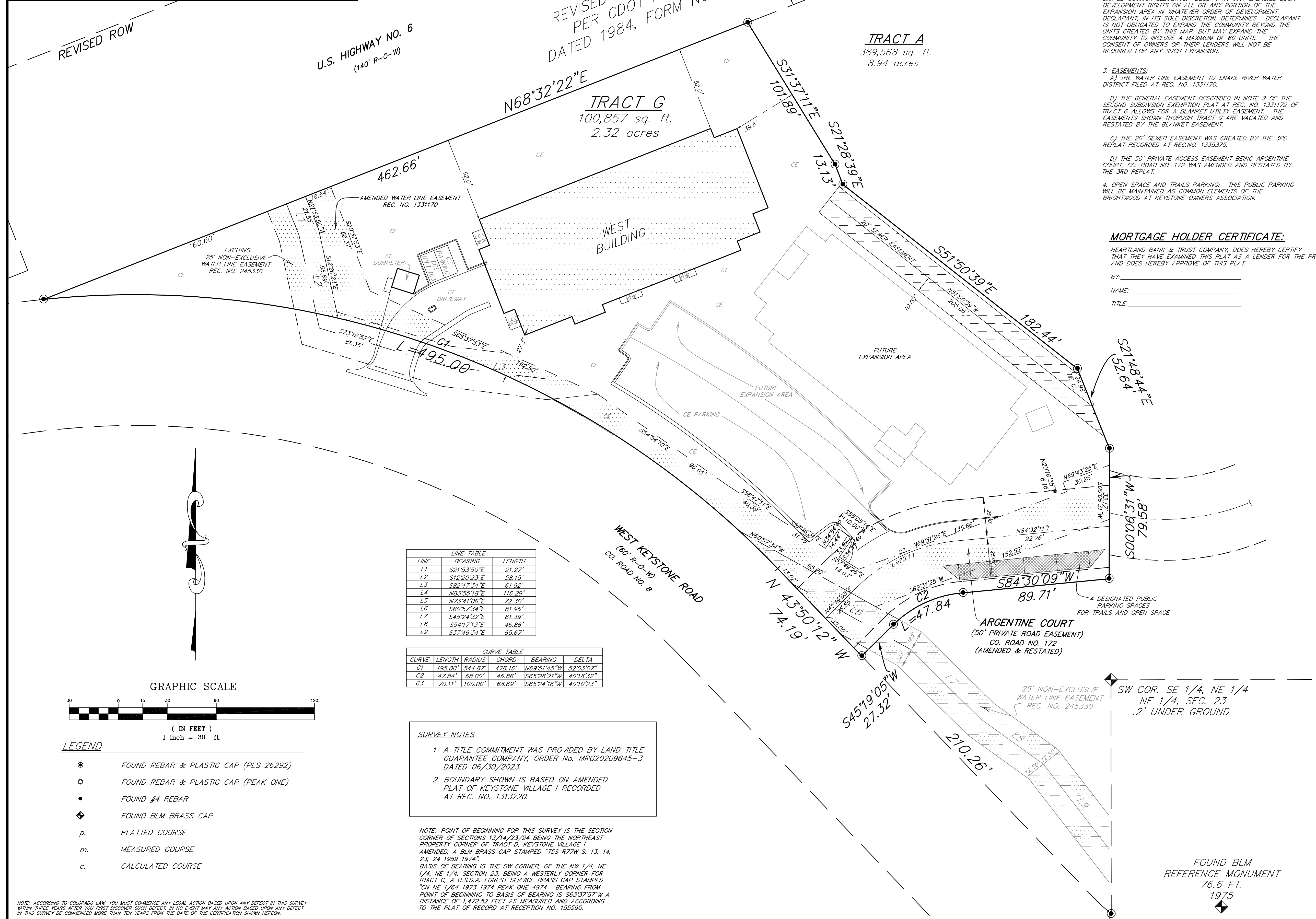


**A CONDOMINIUM MAP OF
BRIGHTWOOD AT KEYSTONE – WEST BUILDING**
A RESUBDIVISION OF THE THIRD SUBDIVISION EXEMPTION REPLAT OF TRACT G, KEYSTONE VILLAGE I AMENDED
ACCORDING TO THE PLAT RECORDED AT REC. NO. 1335375 ON 8/8/2024
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
TOWN OF KEYSTONE, SUMMIT COUNTY, COLORADO
SHEET 1 OF 8

VICINITY MAP



LINE	BEARING	LENGTH
L1	S21°3'50"E	21.27'
L2	S12°20'23"E	58.15'
L3	S82°47'34"E	61.92'
L4	N81°53'18"E	116.29'
L5	N73°41'06"E	72.30'
L6	S60°57'34"E	81.96'
L7	S45°24'32"E	61.39'
L8	S54°17'13"E	46.86'
L9	S37°46'34"E	65.67'

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	495.00'	544.87'	478.16'	N69°57'45"W	52°03'07"
C2	47.84'	68.00'	46.86'	S62°28'21"W	40°18'59"
C3	70.11'	100.00'	68.69'	S62°24'16"W	40°10'23"

SURVEY NOTES

- A TITLE COMMITMENT WAS PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER No. MRG20209645-3 DATED 06/30/2023.
- BOUNDARY SHOWN IS BASED ON AMENDED PLAT OF KEYSTONE VILLAGE I RECORDED AT REC. NO. 1313220.

NOTE: POINT OF BEGINNING FOR THIS SURVEY IS THE SECTION CORNER OF SECTIONS 13/14/23/24 BEING THE NORTHEAST PROPERTY CORNER OF TRACT D, KEYSTONE VILLAGE I AMENDED, A BLM BRASS CAP STAMPED "T55 R77W S. 13, 14, 23, 24 1899 1974".
BASIS OF BEARING IS THE SW CORNER OF THE NW 1/4, NE 1/4, NE 1/4, SECTION 23, BEING A WESTERLY CORNER FOR TRACT C, A U.S.D.A. FOREST SERVICE BRASS CAP STAMPED "ON NE 1/64 1973 1974 PEAK ONE 4974". BEARING FROM POINT OF BEGINNING TO BASIS OF BEARING IS S63°37'57"W A DISTANCE OF 1,472.52 FEET AS MEASURED AND ACCORDING TO THE PLAT OF RECORD AT RECEPTION NO. 155590.

REVISED ROW

U.S. HIGHWAY NO. 6
(140' R-O-W)

REVISED R-O-W LINE
PER CDOT PLANS
DATED 1984, FORM NO. 126

TRACT A
389,568 sq. ft.
8.94 acres

TRACT G
100,857 sq. ft.
2.32 acres

MAP NOTES:

- DECLARATION. ALL PROPERTY DESCRIBED IN THIS MAP IS SUBJECT TO THE DECLARATION FOR BRIGHTWOOD AT KEYSTONE RECORDED AT RECEPTION NO. _____ AND ALL DEFINED TERMS IN THE DECLARATION HAVE THE SAME MEANING IN THIS MAP.
- DEVELOPMENT RIGHTS. AS PROVIDED IN ARTICLE 8 OF THE DECLARATION, DECLARANT EXPRESSLY RESERVES THE RIGHT TO ADD TO THE PROJECT ALL OR ANY PORTION OF THE EXPANSION AREA TO DEVELOP ADDITIONAL UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS. DECLARANT MAY EXERCISE SUCH DEVELOPMENT RIGHTS ON ALL OR ANY PORTION OF THE EXPANSION AREA IN WHATEVER ORDER OF DEVELOPMENT DECLARANT, IN ITS SOLE DISCRETION, DETERMINES. DECLARANT IS NOT OBLIGATED TO EXPAND THE COMMUNITY BEYOND THE UNITS CREATED BY THIS MAP, BUT MAY EXPAND THE COMMUNITY TO INCLUDE A MAXIMUM OF 60 UNITS. THE CONSENT OF OWNERS OR THEIR LENDERS WILL NOT BE REQUIRED FOR ANY SUCH EXPANSION.
- EASEMENTS:
 - THE WATER LINE EASEMENT TO SNAKE RIVER WATER DISTRICT FILED AT REC. NO. 1331170.
 - THE GENERAL EASEMENT DESCRIBED IN NOTE 2 OF THE SECOND SUBDIVISION EXEMPTION PLAT AT REC. NO. 1331172 OF TRACT G ALLOWS FOR A BLANKET UTILITY EASEMENT. THE EASEMENTS SHOWN THROUGH TRACT G ARE VACATED AND REINSTATED BY THE BLANKET EASEMENT.
 - THE 20' SEWER EASEMENT WAS CREATED BY THE 3RD REPLAT RECORDED AT REC. NO. 1335375.
 - THE 50' PRIVATE ACCESS EASEMENT BEING ARGENTINE COURT, CO. ROAD NO. 172 WAS AMENDED AND REINSTATED BY THE 3RD REPLAT.
- OPEN SPACE AND TRAILS PARKING: THIS PUBLIC PARKING WILL BE MAINTAINED AS COMMON ELEMENTS OF THE BRIGHTWOOD AT KEYSTONE OWNERS ASSOCIATION.

MORTGAGE HOLDER CERTIFICATE:

HEARTLAND BANK & TRUST COMPANY, DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.

BY: _____
NAME: _____
TITLE: _____

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT LODGE, LLC BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:
TRACT G, KEYSTONE VILLAGE I AMENDED
AREA IN ACRES 2.32
IN TOWN OF KEYSTONE, SUMMIT COUNTY, COLORADO
UNDER THE NAME AND STYLE OF "BRIGHTWOOD AT KEYSTONE – WEST BUILDING" HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES 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 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 TOWN OF KEYSTONE.
IN WITNESS WHEREOF, THE SAID OWNER, LODGE, LLC HAS CAUSED THEIR NAME TO HEREUNTO BE SUBSCRIBED THIS _____ DAY OF _____, 20____.
BY: BLAKE SHUTLER AS MANAGER OF TIP TOP DEVELOPMENT, LLC
AS MANAGER OF LODGE, LLC

NOTARIAL CERTIFICATE:

STATE OF _____
COUNTY OF _____
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY BLAKE SHUTLER AS MANAGER OF TIP TOP DEVELOPMENT, LLC AS MANAGER OF LODGE, LLC
WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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____.

SURVEYOR'S CERTIFICATE:

I, JESSICA J. KOETTERITZ, 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 _____
JESSICA J. KOETTERITZ, P.L.S.
COLORADO REGISTRATION NO. 38855



TOWN OF KEYSTONE APPROVAL:

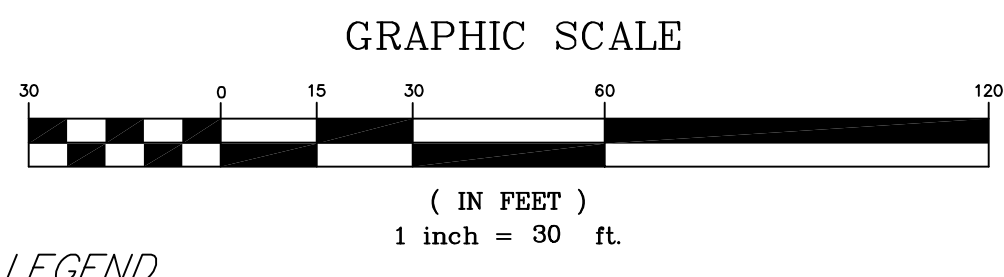
THE TOWN COUNCIL OF TOWN OF KEYSTONE, SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS CONDOMINIUM MAP AT A MEETING HELD ON THIS _____ DAY OF _____, 20____, AND HEREBY ACCEPTS DEDICATION OF PUBLIC RIGHTS-OF-WAY, UTILITY EASEMENTS, AND OTHER PUBLIC AREAS AS SHOWN HEREON. ACCEPTANCE OF PUBLIC RIGHTS-OF-WAY 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 TOWN OF KEYSTONE ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS OR SUCH REGULATIONS AS SHALL BE ADOPTED IN LIEU OF THE TOWN OF KEYSTONE ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS.
_____, MAYOR OR MAYOR PRO TEM

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

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: _____



- LEGEND**
- FOUND REBAR & PLASTIC CAP (PLS 26292)
 - FOUND REBAR & PLASTIC CAP (PEAK ONE)
 - FOUND #4 REBAR
 - ◆ FOUND BLM BRASS CAP
 - p. PLATTED COURSE
 - m. MEASURED COURSE
 - c. CALCULATED COURSE

FOUND BLM REFERENCE MONUMENT
76.6 FT.
1975

Drawn RRJ/JESH/JJK	Dwg COVER SHEET	Project 22436
Checked JJK	Date 02/10/2025	Sheet 1 of 8

RANGEWEST
ENGINEERS & SURVEYORS

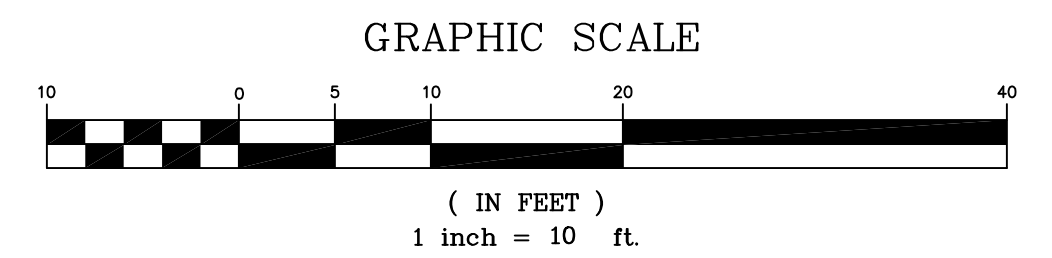
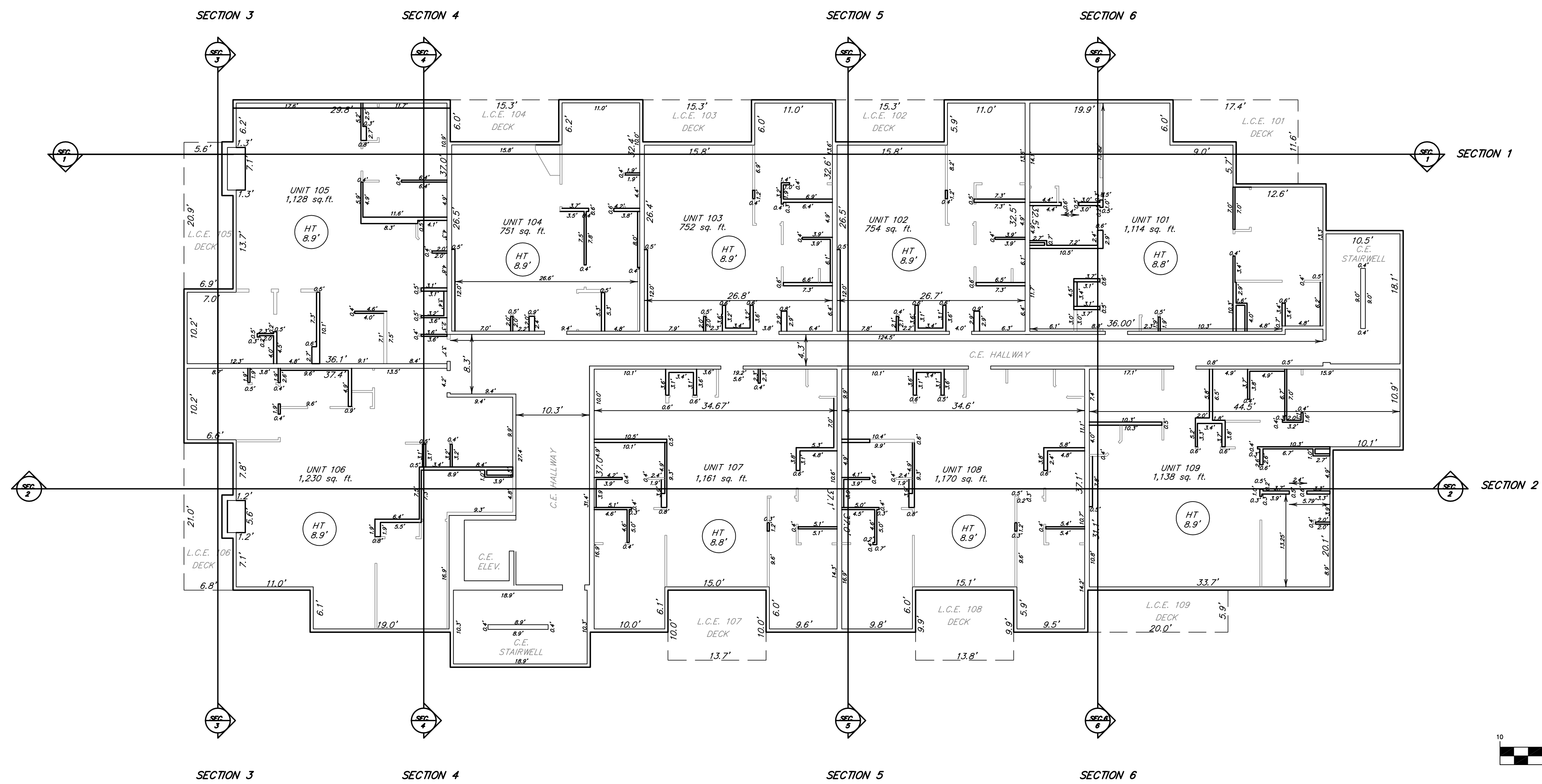
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

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.

A CONDOMINIUM MAP OF
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 SECTION 23, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
 TOWN OF KEYSTONE, SUMMIT COUNTY, COLORADO
 SHEET 2 OF 8

FLOOR 1



- EXTERIOR WALL
- STRUCTURAL WALL
- NON-STRUCTURAL WALL
- UTILITY WALL

C.E. COMMON ELEMENT
 L.C.E. LIMITED COMMON ELEMENT



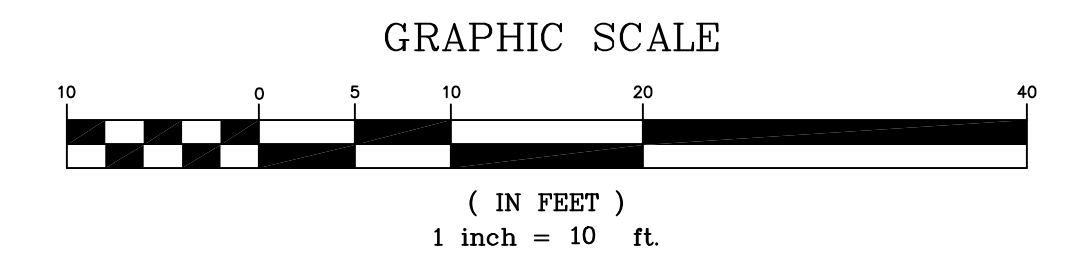
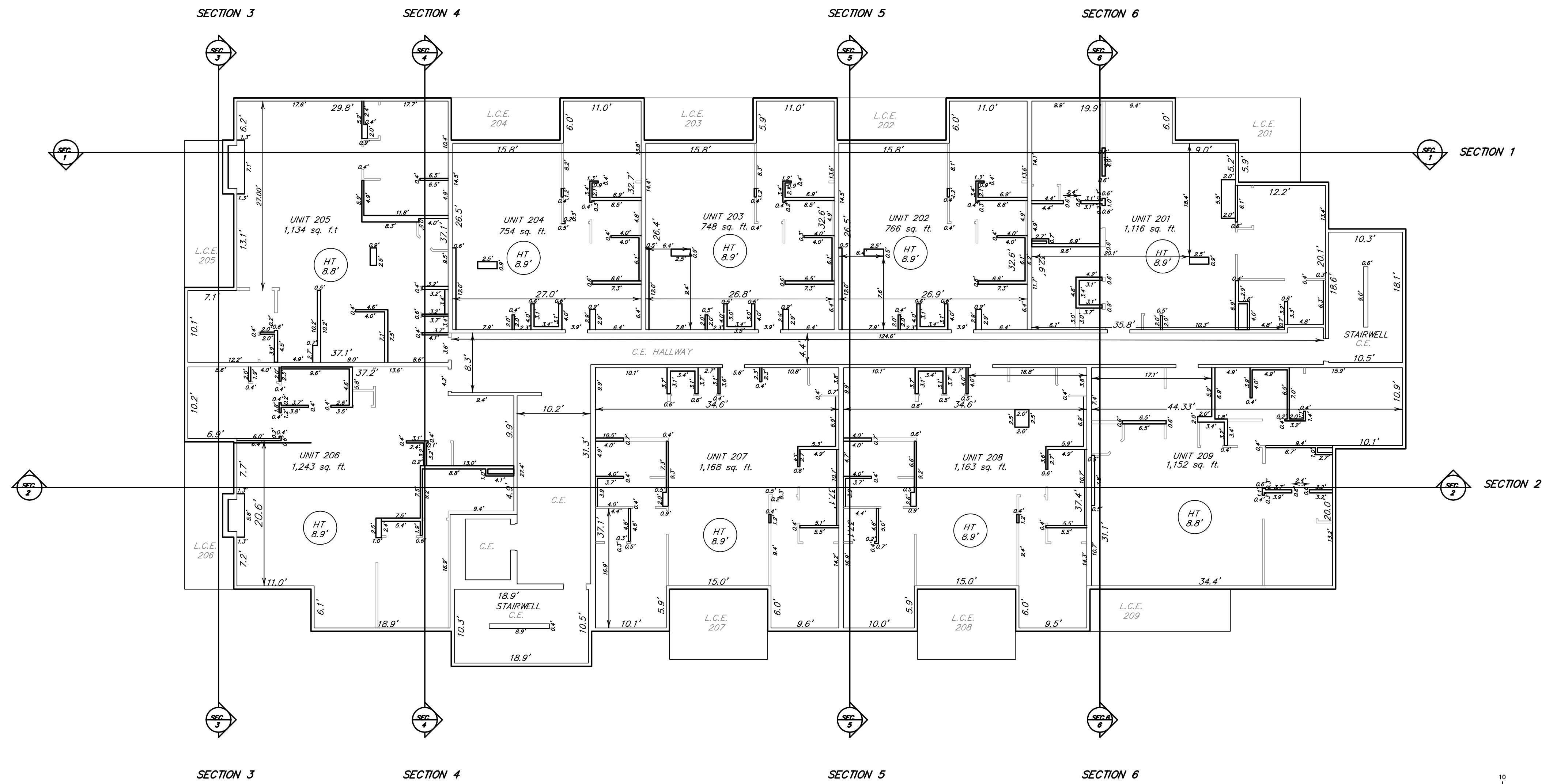
Drawn ESH/FG	Dwg SHEET 2	Project 22436
Checked JJK	Date 02/10/2025	Sheet 2 of 8
R-ANGE-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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 TOWN OF KEYSTONE, SUMMIT COUNTY, COLORADO
 SHEET 3 OF 8

FLOOR 2



C.E. COMMON ELEMENT
 L.C.E. LIMITED COMMON ELEMENT

- EXTERIOR WALL
- STRUCTURAL WALL
- NON-STRUCTURAL WALL
- UTILITY WALL



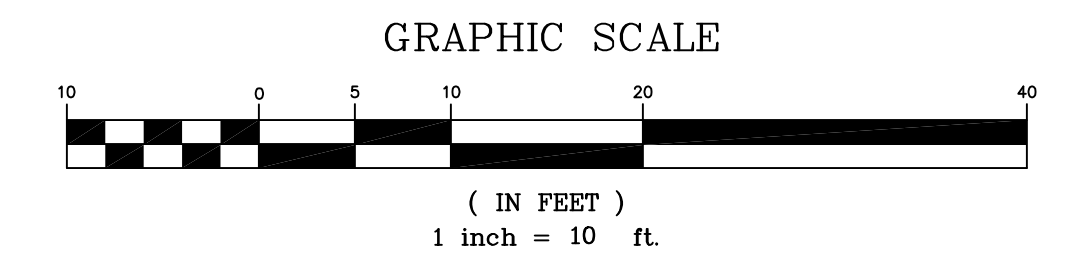
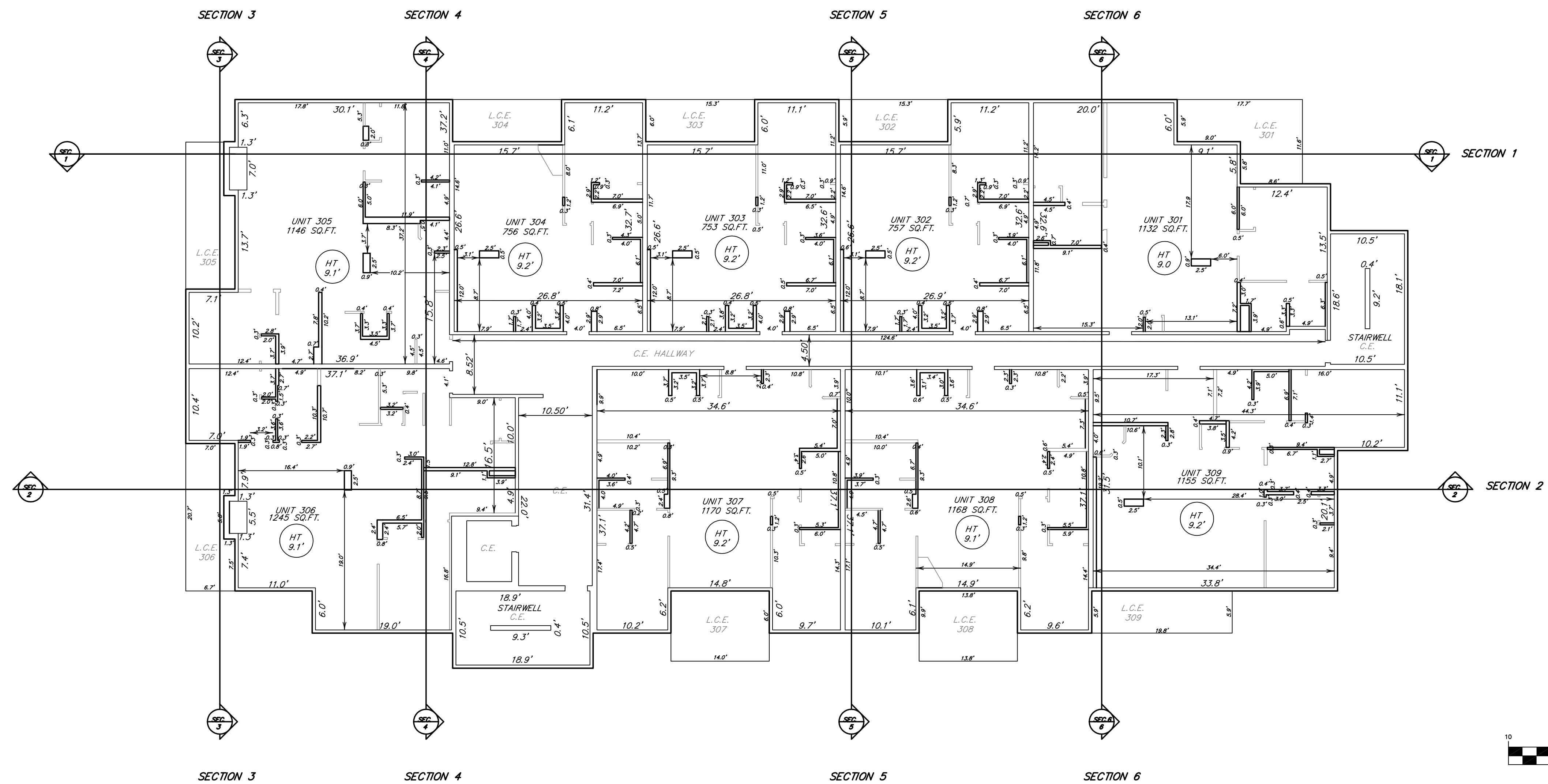
Drawn ESH/FG	Dwg SHEET 3	Project 22436
Checked JJK	Date 01/24/2025	Sheet 3 of 8
RANGEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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 SHEET 4 OF 8

FLOOR 3



C.E. COMMON ELEMENT
 L.C.E. LIMITED COMMON ELEMENT



- EXTERIOR WALL
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- UTILITY WALL

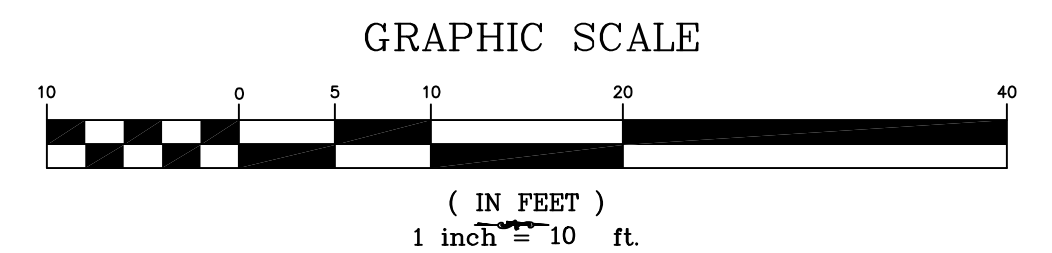
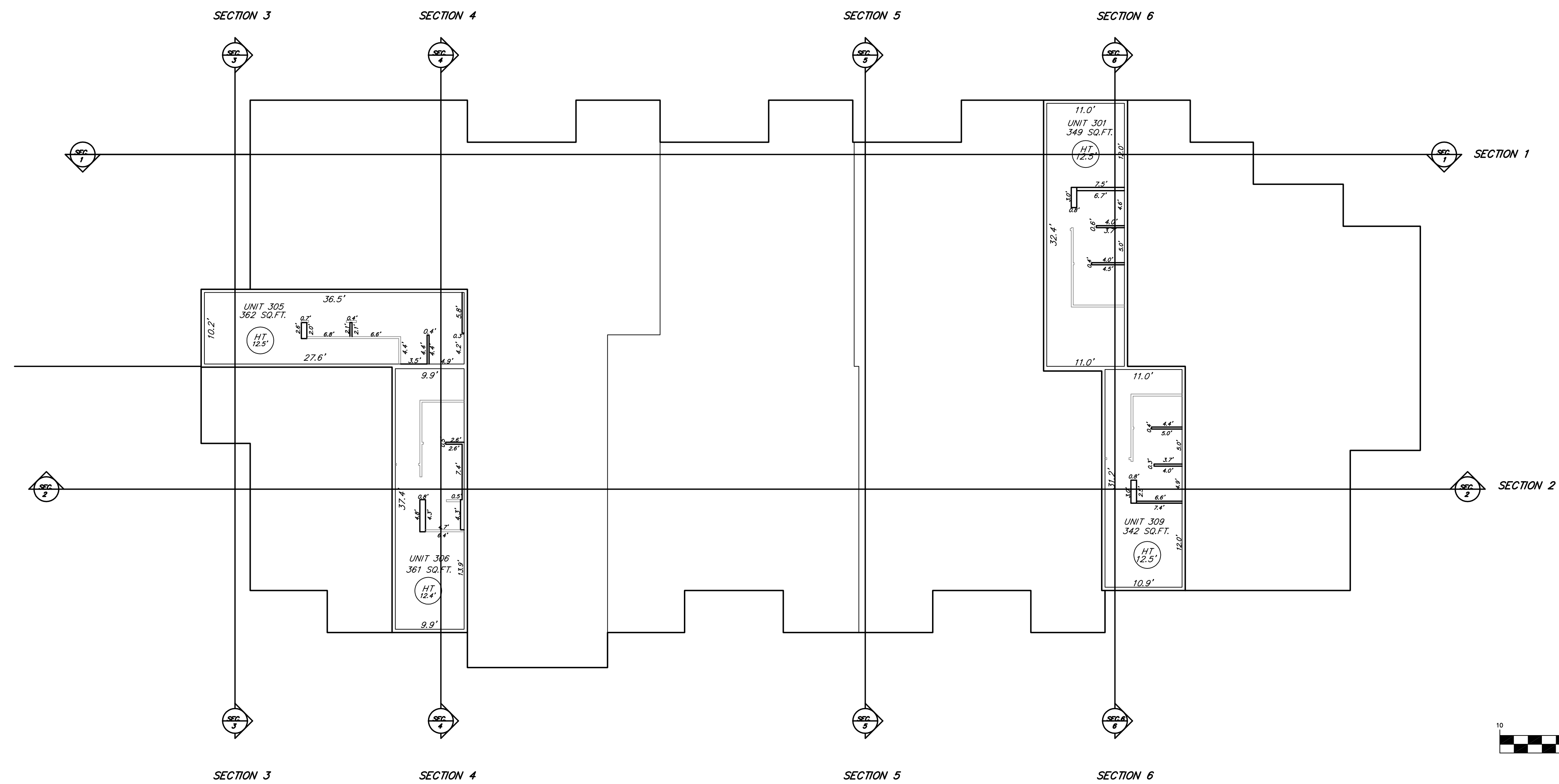
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Checked JJK	Date 2/06/2025	Sheet 4 of 8
RANGEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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 TOWN OF KEYSTONE, SUMMIT COUNTY, COLORADO
 SHEET 5 OF 8

FLOOR 4
 LOFTS



C.E. COMMON ELEMENT
 L.C.E. LIMITED COMMON ELEMENT



- STRUCTURAL WALL
- EXTERIOR WALL
- UTILITY WALL
- NON-STRUCTURAL WALL

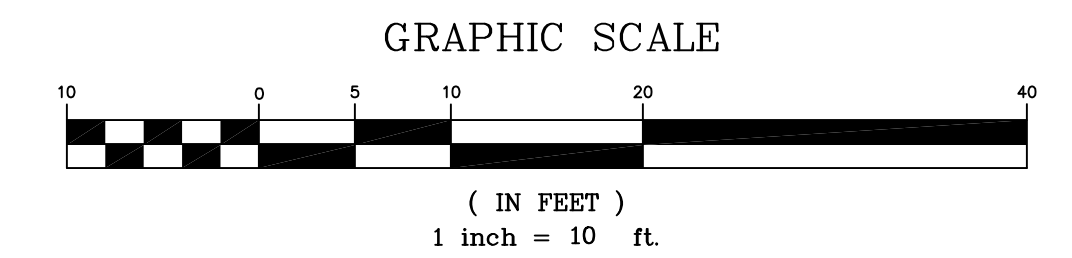
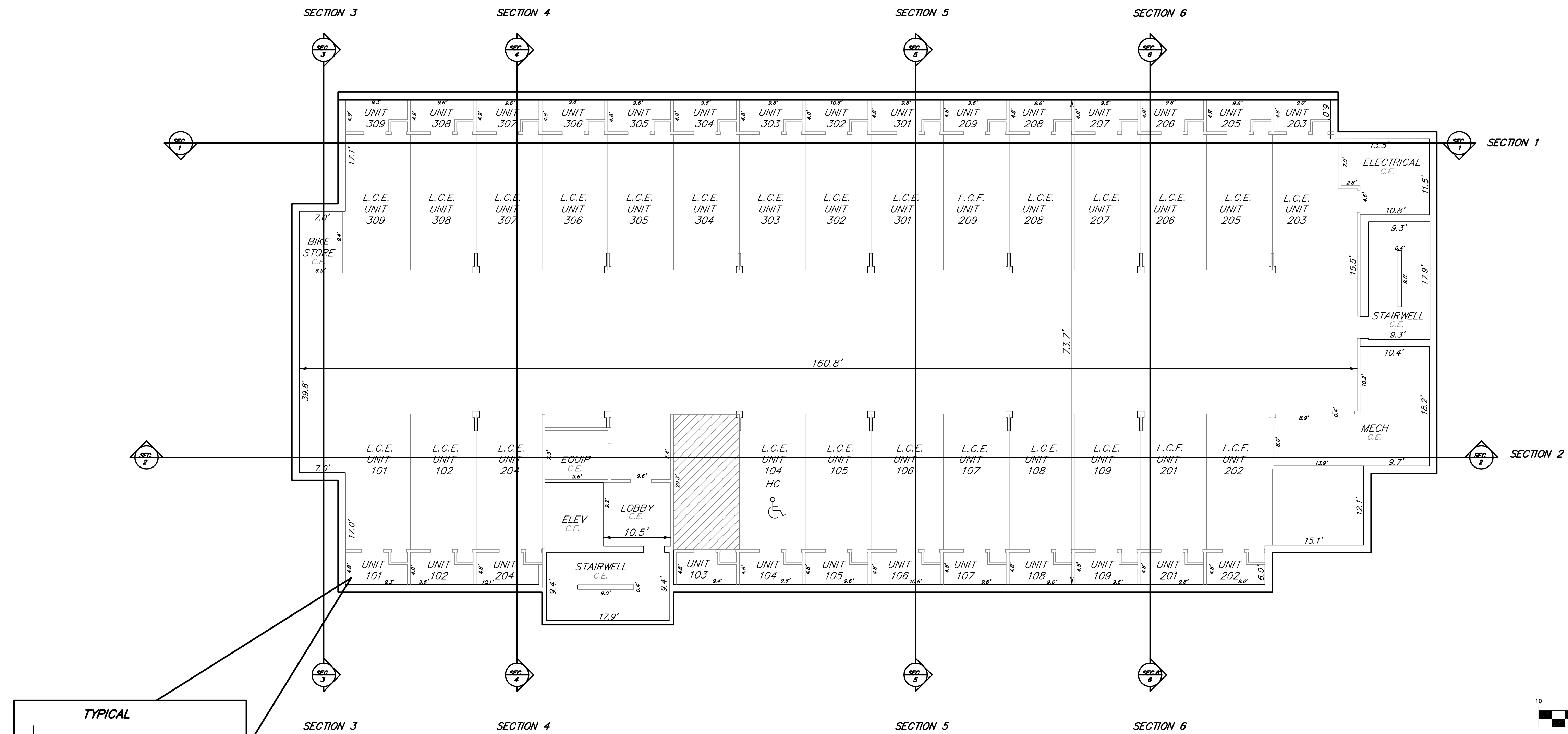
Drawn ESH	Dwg SHEET 5	Project 22436
Checked JJK	Date 01/24/2025	Sheet 5 of 8
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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 TOWN OF KEYSTONE, SUMMIT COUNTY, COLORADO
 SHEET 6 OF 8

GARAGE LEVEL



C.E. COMMON ELEMENT
 L.C.E. LIMITED COMMON ELEMENT



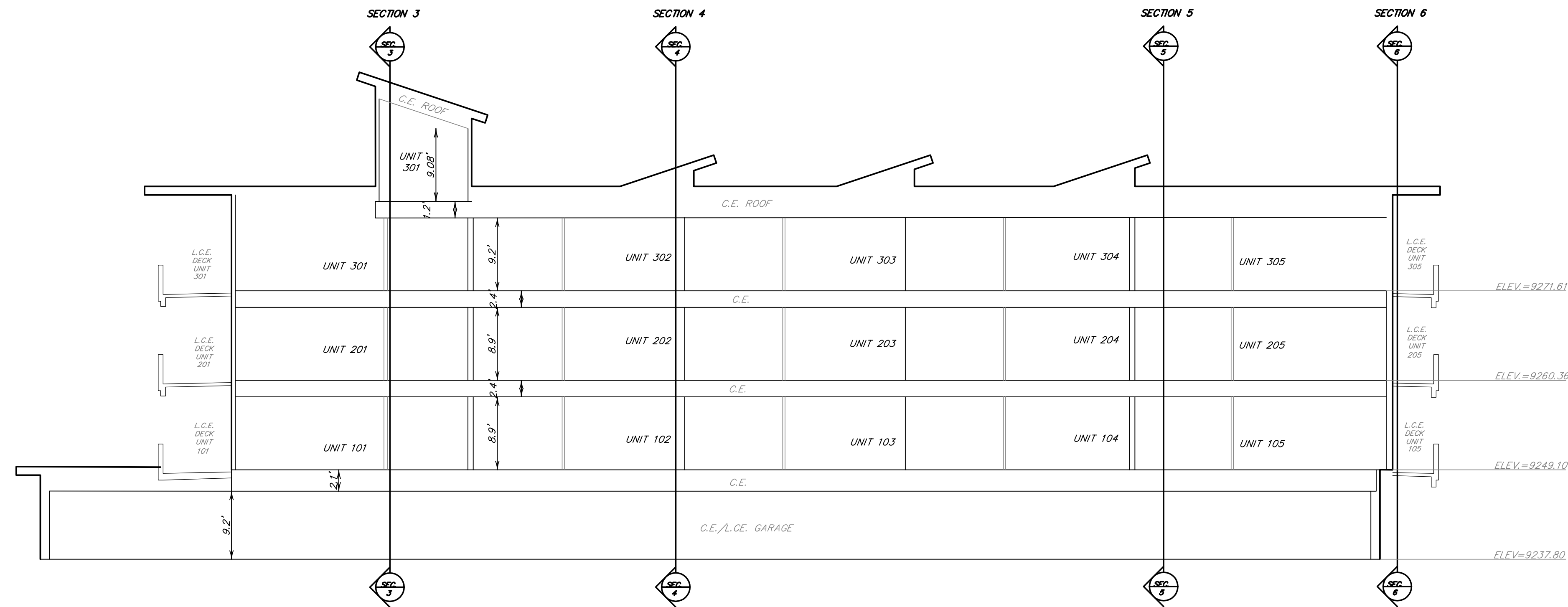
- EXTERIOR WALL
- STRUCTURAL WALL
- NON-STRUCTURAL WALL
- UTILITY WALL

Drawn ESH/FG	Dwg SHEET 6	Project 22436
Checked JJK	Date 1/24/2025	Sheet 6 of 8
RANGEL WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

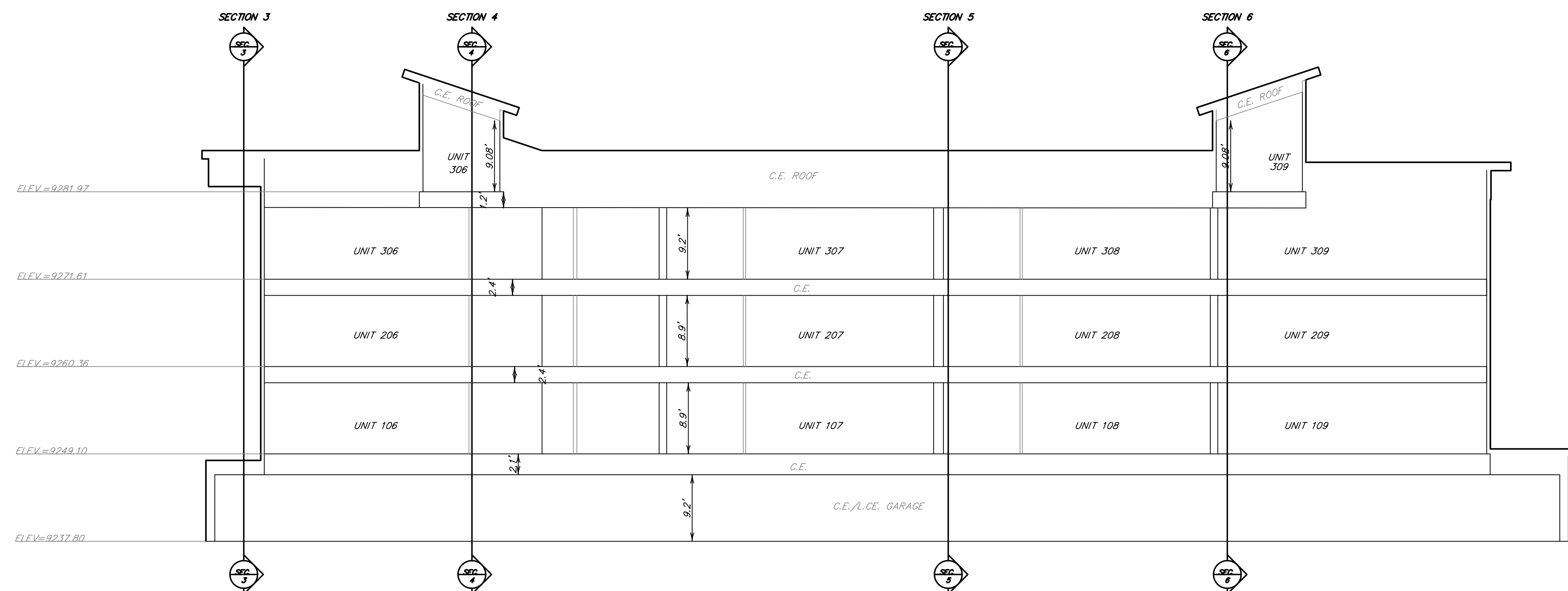
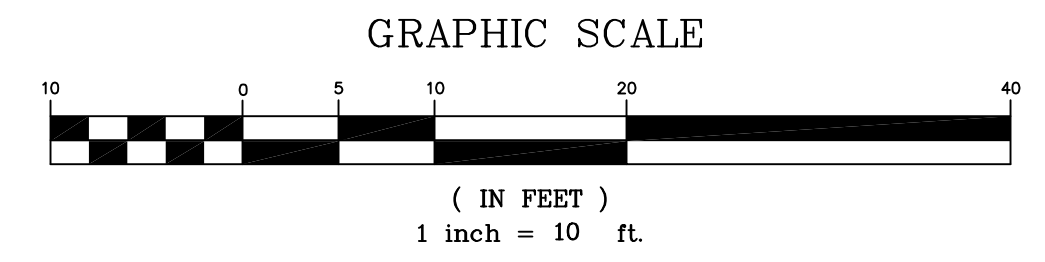
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 TOWN OF KEYSTONE, SUMMIT COUNTY, COLORADO
 SHEET 7 OF 8



SECTION 1



SECTION 2

- EXTERIOR WALL
- STRUCTURAL WALL
- NON-STRUCTURAL WALL
- UTILITY WALL

- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT



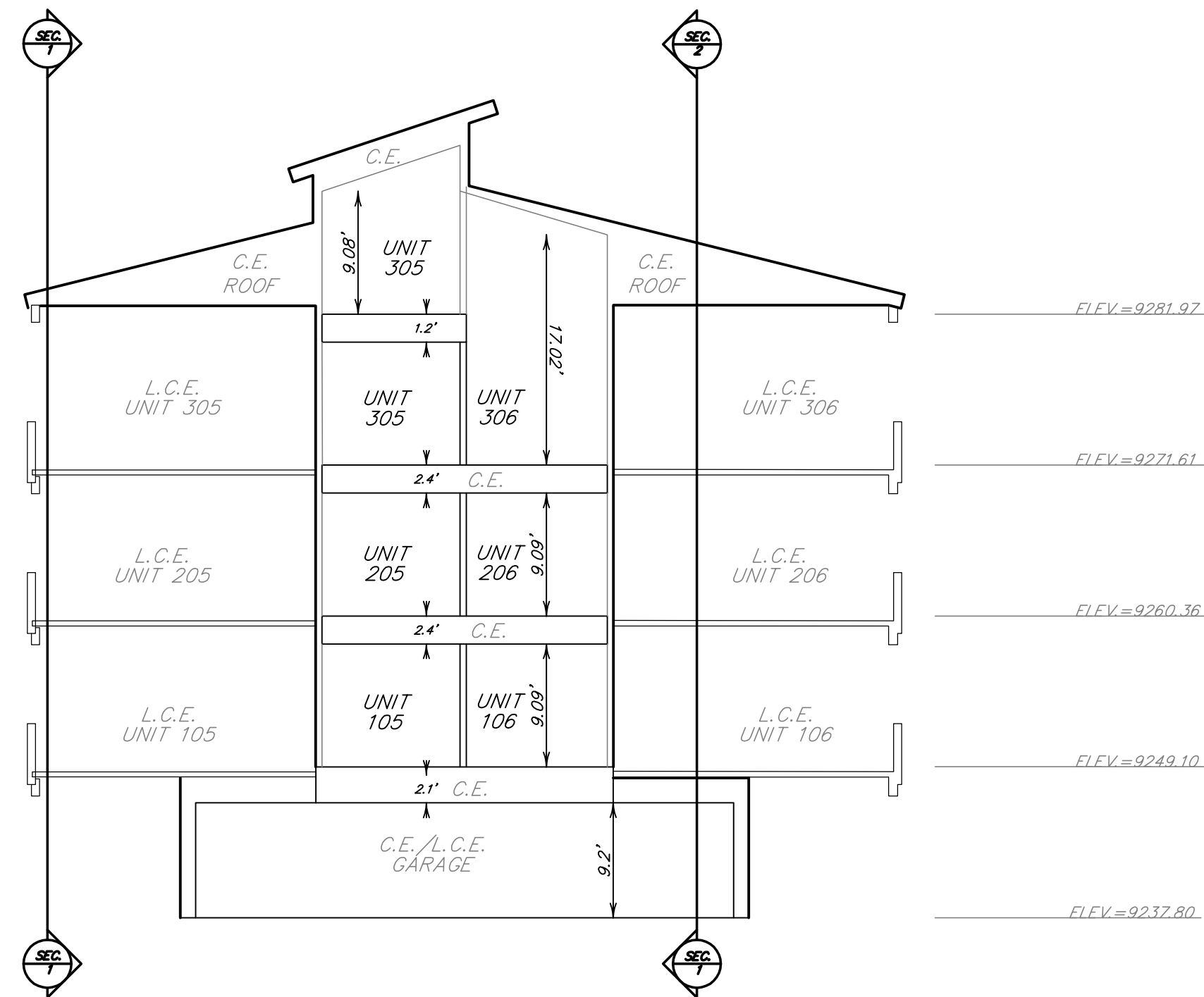
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Drawn ESH	Dwg SHEET 7	Project 22436
Checked JJK	Date 01/24/2025	Sheet 7 of 8
RAN-G-E-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

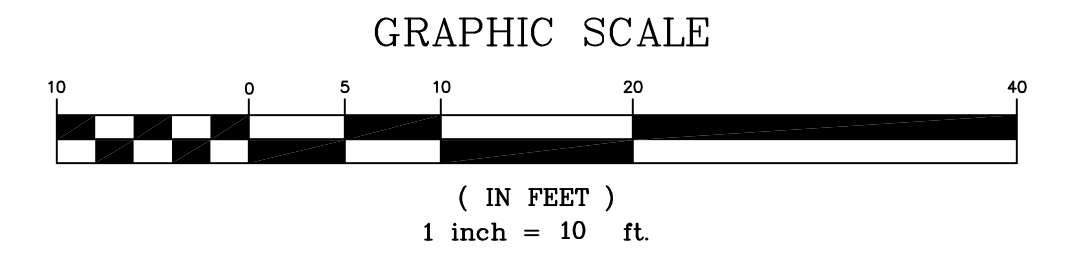
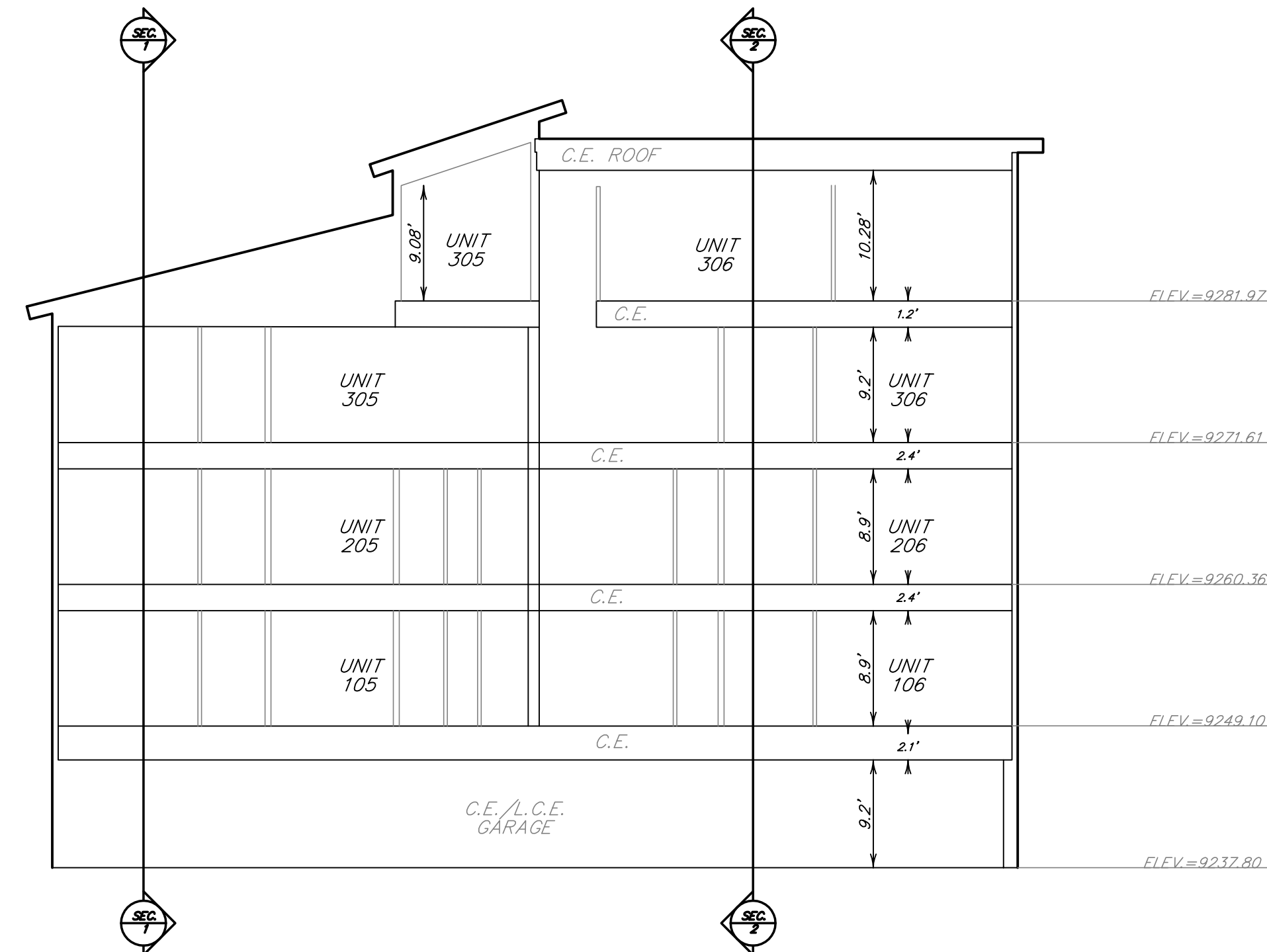
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 SHEET 8 OF 8

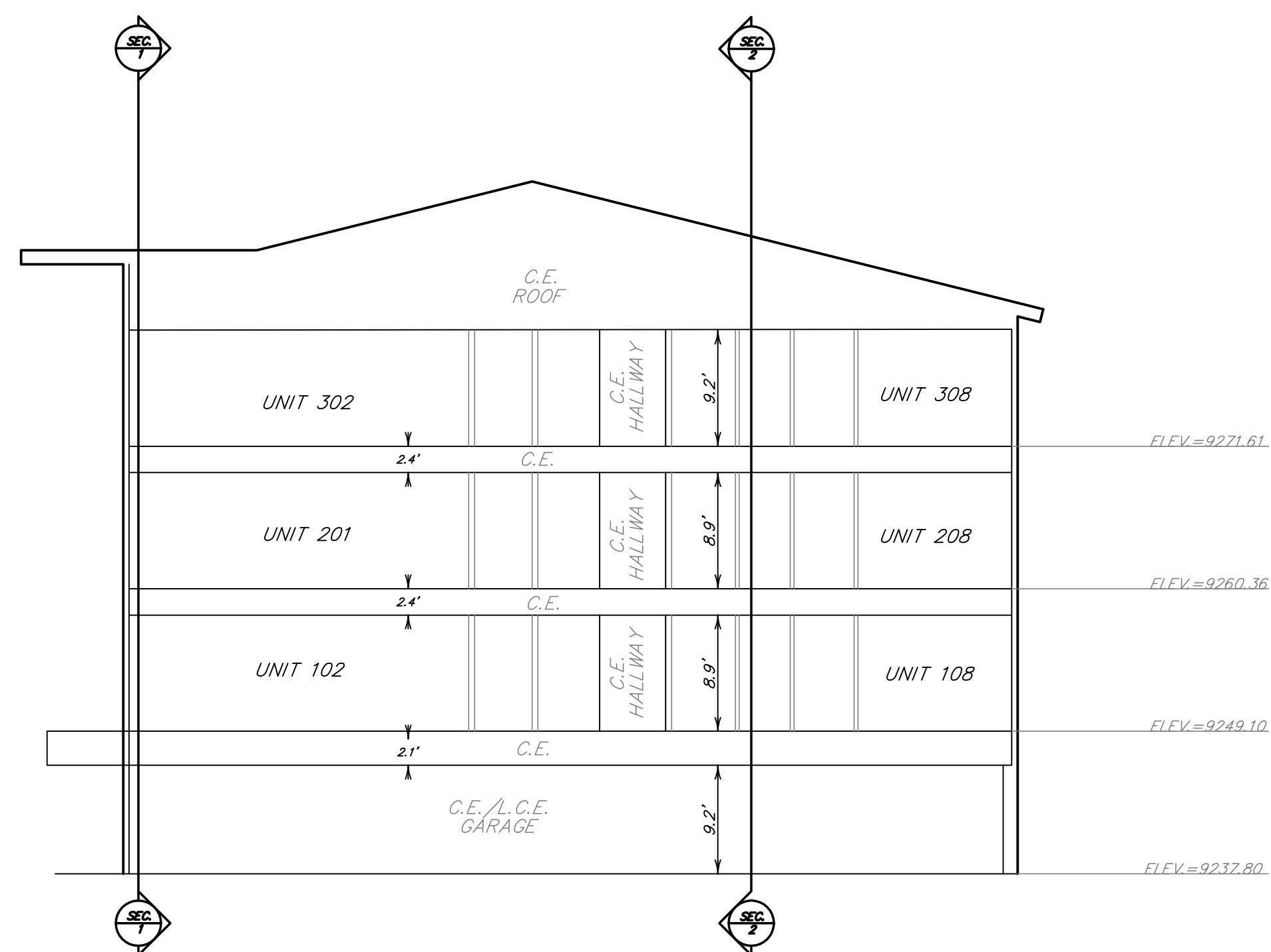
SECTION 3



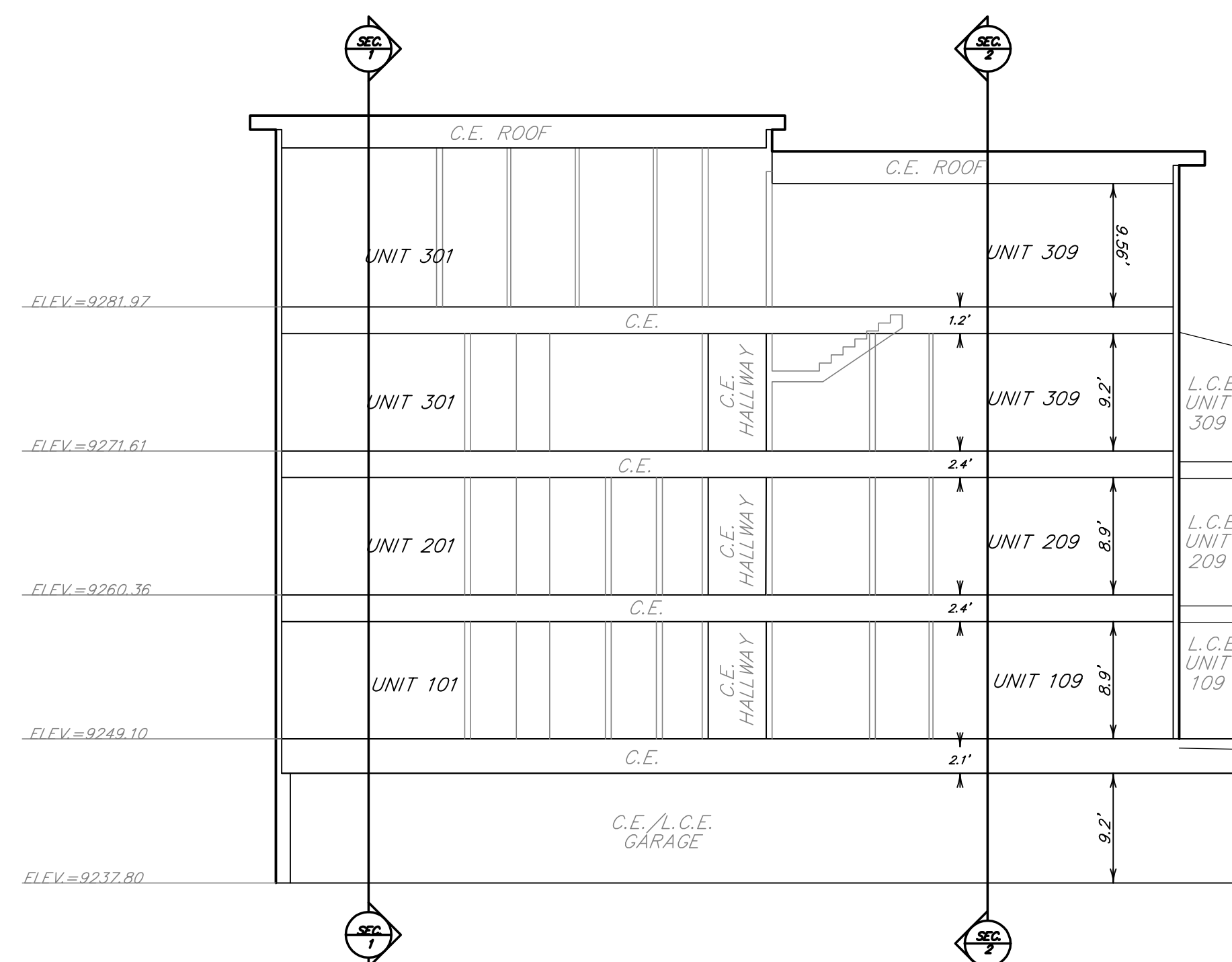
SECTION 4



SECTION 5



SECTION 6



- EXTERIOR WALL
- STRUCTURAL WALL
- NON-STRUCTURAL WALL
- UTILITY WALL
- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT



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Drawn ESH	Dwg SHEET 8	Project 22436
Checked JJK	Date 01/24/2025	Sheet 8 of 8
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		