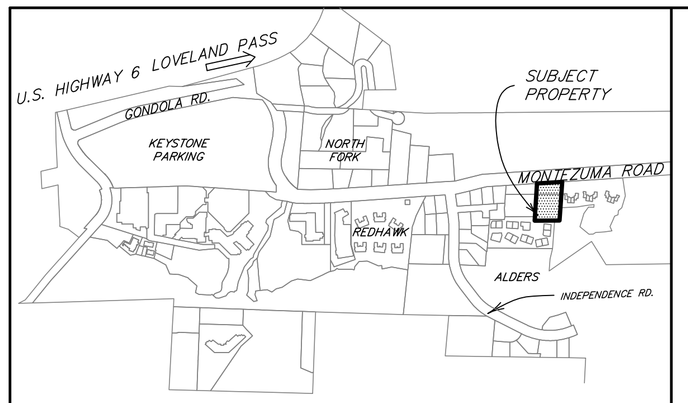
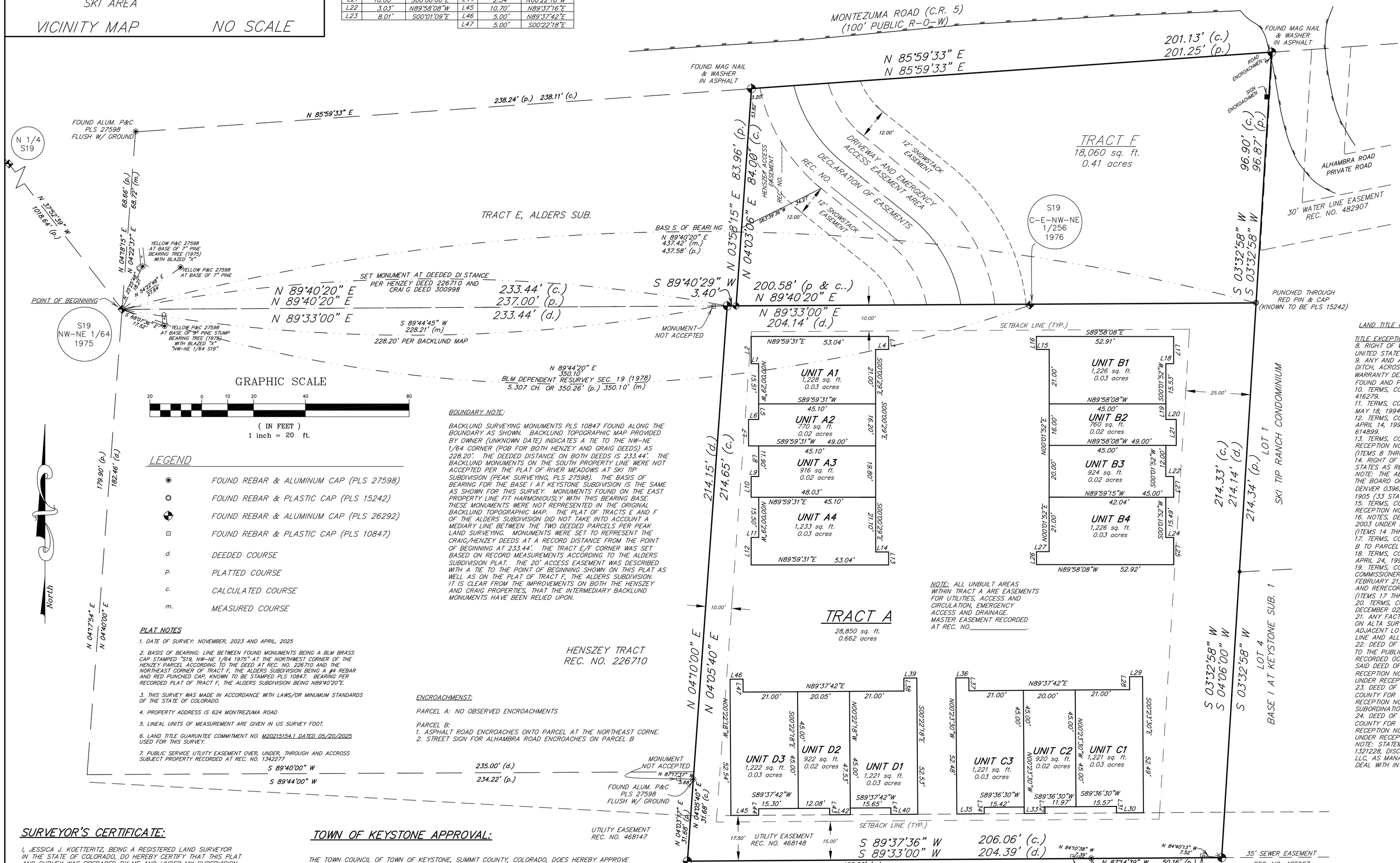
CAMBER TOWNHOMES

A RESUBDIVISION PLAT OF
UNPLATTED CRAIG TRACT, LOCATED IN THE SE 1/4, NW 1/4, NE 1/4, SECTION 19
and TRACT F, THE ALDERS SUBDIVISION
ACCORDING TO THE PLAT RECORDED 03/26/2003 AT REC. NO. 713788
SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF KEYSTONE, SUMMIT COUNTY, COLORADO



VICINITY MAP NO SCALE

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	2.92'	N89°59'31"E	L24	3.05'	N89°58'08"W
L2	10.49'	S00°00'00"E	L25	10.51'	S00°01'09"E
L3	5.00'	S00°00'29"E	L26	5.00'	S00°01'52"W
L4	5.02'	S89°59'31"W	L27	4.86'	S89°58'08"E
L5	6.00'	S00°00'29"E	L28	5.00'	N00°23'30"W
L6	3.90'	N89°59'31"E	L29	5.00'	N89°36'30"E
L7	10.20'	N00°00'00"W	L30	10.43'	N89°36'30"E
L8	11.79'	N00°00'29"W	L31	2.49'	N00°23'30"W
L9	2.83'	N89°59'31"E	L32	2.49'	N00°23'30"W
L10	8.00'	N00°00'00"E	L33	8.03'	N89°36'30"E
L11	2.93'	N89°59'31"E	L34	2.48'	N00°23'30"W
L12	10.61'	N00°00'00"E	L35	10.58'	N89°37'16"E
L13	5.00'	N00°00'29"W	L36	5.00'	N89°36'30"E
L14	5.00'	N89°59'31"E	L37	5.00'	N00°23'30"W
L15	4.93'	S89°58'08"E	L38	5.00'	S00°22'18"E
L16	5.00'	S00°01'52"W	L39	5.00'	N89°37'42"E
L17	10.47'	S00°01'09"E	L40	10.35'	N89°37'16"E
L18	2.99'	N89°58'08"W	L41	2.53'	N00°22'18"W
L19	6.00'	S00°01'52"W	L42	7.96'	N89°37'42"E
L20	3.99'	N89°58'08"W	L43	2.53'	N00°22'18"W
L21	10.00'	S00°00'00"E	L44	2.54'	N00°22'18"W
L22	3.03'	N89°58'08"W	L45	10.70'	N89°37'16"E
L23	8.01'	S00°01'09"E	L46	5.00'	N89°37'42"E
			L47	5.00'	S00°22'18"E



BOUNDARY NOTE:

BACKLUND SURVEYING MONUMENTS PLS 10847 FOUND ALONG THE BOUNDARY AS SHOWN. BACKLUND TOPOGRAPHIC MAP PROVIDED BY OWNER (UNKNOWN DATE) INDICATES A TIE TO THE NW-NE 1/64 CORNER (POB FOR BOTH HENZEY AND GRAIG DEEDS) AS 228.20'. THE DEEDED DISTANCE ON BOTH DEEDS IS 233.44'. THE BACKLUND MONUMENTS ON THE SOUTH PROPERTY LINE WERE NOT ACCEPTED PER THE PLAT OF RIVER MEADOWS AT SKI TIP SUBDIVISION (PEAK SURVEYING, PLS 27598). THE BASIS OF BEARING FOR THE BASE I AT KEYSTONE SUBDIVISION IS THE SAME AS SHOWN FOR THIS SURVEY. MONUMENTS FOUND ON THE EAST PROPERTY LINE FIT HARMONIOUSLY WITH THIS BEARING BASE. THESE MONUMENTS WERE NOT REPRESENTED IN THE ORIGINAL BACKLUND TOPOGRAPHIC MAP. THE PLAT OF TRACTS E AND F OF THE ALDERS SUBDIVISION DID NOT TAKE INTO ACCOUNT A BOUNDARY LINE BETWEEN THE TWO DEEDED PARCELS PER PEAK LAND SURVEYING. MONUMENTS WERE SET TO REPRESENT THE CRAIG/HENZEY DEEDS AT A RECORD DISTANCE FROM THE POINT OF BEGINNING AT 233.44'. THE TRACT E/F CORNER WAS SET BASED ON RECORD MEASUREMENTS ACCORDING TO THE ALDERS SUBDIVISION PLAT. THE 20' ACCESS EASEMENT WAS DESCRIBED WITH A TIE TO THE POINT OF BEGINNING SHOWN ON THIS PLAT AS WELL AS ON THE PLAT OF TRACT F, THE ALDERS SUBDIVISION. IT IS CLEAR FROM THE IMPROVEMENTS ON BOTH THE HENSZEY AND CRAIG PROPERTIES, THAT THE INTERMEDIARY BACKLUND MONUMENTS HAVE BEEN RELIED UPON.

LEGEND

- FOUND REBAR & ALUMINUM CAP (PLS 27598)
- FOUND REBAR & PLASTIC CAP (PLS 15242)
- FOUND REBAR & ALUMINUM CAP (PLS 26292)
- FOUND REBAR & PLASTIC CAP (PLS 10847)
- d. DEEDED COURSE
- p. PLATTED COURSE
- c. CALCULATED COURSE
- m. MEASURED COURSE

North N 04°17'54" E 179.80' (p.) N 04°40'00" E 182.46' (d.)

PLAT NOTES

1. DATE OF SURVEY: NOVEMBER, 2023 AND APRIL, 2025
2. BASIS OF BEARING: LINE BETWEEN FOUND MONUMENTS BEING A BLM BRASS CAP STAMPED "S19, NW-NE 1/64 1975" AT THE NORTHWEST CORNER OF THE HENZEY PARCEL ACCORDING TO THE DEED AT REC. NO. 226710 AND THE NORTHEAST CORNER OF TRACT F, THE ALDERS SUBDIVISION BEING A #4 REBAR AND RED PUNCHED CAP, KNOWN TO BE STAMPED PLS 10847. BEARING PER RECORDED PLAT OF TRACT F, THE ALDERS SUBDIVISION BEING N89°40'20"E.
3. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
4. PROPERTY ADDRESS IS 624 MONTREZUMA ROAD
5. LINEAL UNITS OF MEASUREMENT ARE GIVEN IN US SURVEY FOOT.
6. LAND TITLE GUARUNTEE COMMITMENT NO. M20215154.1 DATED 05/20/2025 USED FOR THIS SURVEY.
7. PUBLIC SERVICE UTILITY EASEMENT OVER, UNDER, THROUGH AND ACCROSS SUBJECT PROPERTY RECORDED AT REC. NO. 1342277.

ENCROACHMENT:

PARCEL A: NO OBSERVED ENCROACHMENTS

PARCEL B:
1. ASPHALT ROAD ENCROACHES ONTO PARCEL AT THE NORTHEAST CORNE.
2. STREET SIGN FOR ALHAMBRA ROAD ENCROACHES ON PARCEL B

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT: 624 MONTEZUMA ROAD, LLC BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

PARCEL A:

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST 1/4 CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE
NORTH 89 DEGREES 33 MINUTES EAST ALONG SAID NORTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 233.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE

NORTH 89 DEGREES 33 MINUTES EAST ALONG SAID NORTH LINE A DISTANCE OF 204.14 FEET; THENCE
SOUTH 04 DEGREES 06 MINUTES WEST A DISTANCE OF 214.14 FEET; THENCE
SOUTH 89 DEGREES 33 MINUTES WEST A DISTANCE OF 204.39 FEET; THENCE
NORTH 04 DEGREES 10 MINUTES EAST A DISTANCE OF 214.15 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

TRACT F, ALDERS SUBDIVISION, ACCORDING TO THE PLAT FILED MARCH 26, 2003 UNDER RECEPTION NO. 713788,

TOWN OF KEYSTONE

UNDER THE NAME AND STYLE OF "CAMBER TOWNHOMES" HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE SAID OWNER, 624 MONTEZUMA ROAD, LLC HAS CAUSED THEIR NAME TO HEREUNTO BE SUBSCRIBED THIS _____ DAY OF _____, 20___.

_____
BY: TIM WELLAND AS AUTHORIZED REPRESENTATIVE OF 624 MONTEZUMA ROAD, LLC

NOTORIAL CERTIFICATE:

STATE OF _____)
COUNTY OF _____)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, BY TIM WELLAND AS AUTHORIZED REPRESENTATIVE OF 624 MONTEZUMA ROAD, 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___.

_____

LAND TITLE GUARANTEE COMPANY ORDER NO. M20215154.1 DATED 05/20/2025 USED FOR THIS SURVEY.

TITLE EXCEPTIONS:
8. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 11, 1919, IN BOOK 105 AT PAGE 212. (NOT PLOTABLE)
9. ANY AND ALL MATTERS RELATED TO AN EASEMENT TO AN EXISTING WATER DITCH RIGHT-OF-WAY KNOWN AS DERCUM DITCH, ACROSS SAID PROPERTY, AS RESERVED BY MAX DERCUM AND EDNA DERCUM AND THEIR HEIRS AND ASSIGNS, IN WARRANTY DEED RECORDED AUGUST 21, 1968 IN BOOK 192 AT PAGE 40 UNDER RECEPTION NO. 110305. (SHORT DITCH FOUND AND PLOTTED)
10. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 91-27 RECORDED JANUARY 21, 1992 UNDER RECEPTION NO. 416279.
11. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT TO SNAKE RIVER WASTEWATER UTILITY RECORDED MAY 18, 1994 UNDER RECEPTION NO. 468148. (NOT PLOTTABLE)
12. TERMS, CONDITIONS AND PROVISIONS OF SKI TIP WEST GROUP PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED APRIL 14, 1995 UNDER RECEPTION NO. 489435 AND AMENDMENT RECORDED JANUARY 12, 2000 UNDER RECEPTION NO. 614699.
13. TERMS, CONDITIONS AND PROVISIONS OF SKI TIP WEST PLANNED UNIT DEVELOPMENT RECORDED JUNE 7, 2004 UNDER RECEPTION NO. 758660.
(ITEMS 8 THROUGH 13 AFFECT PARCEL A)
14. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 19, 1986 UNDER RECEPTION NO. 329502.
NOTE: THE ABOVE PATENT WAS ISSUED SUBJECT TO THOSE RIGHTS FOR TUNNEL PURPOSES AS HAVE BEEN GRANTED TO THE BOARD OF WATER COMMISSIONERS, CITY AND COUNTY OF DENVER, ITS SUCCESSORS AND ASSIGNS, BY RIGHT OF WAY DENVER 039624 UNDER THE ACTS OF FEBRUARY 15, 1901 (31 STAT. 790), AS AMENDED BY THE ACT OF FEBRUARY 1, 1905 (33 STAT. 628; 16 U.S.C. 472) (50 FOOT RIGHT OF WAY FOR THE MOFFIT TUNNEL)
15. TERMS, CONDITIONS AND PROVISIONS OF KEYSTONE PLANNED UNIT DEVELOPMENT RECORDED MARCH 13, 2023 UNDER RECEPTION NO. 1306938.
16. NOTES, DEDICATIONS AND EASEMENTS SET FORTH ON THE PLAT FOR THE ALDERS SUBDIVISION RECORDED MARCH 26, 2003 UNDER RECEPTION NO. 713788.
(ITEMS 14 THROUGH 16 AFFECT PARCEL B)
17. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT FOR ACCESS FROM MONTEZUMA ROAD ACROSS PARCEL B TO PARCEL A, RECORDED JULY 13, 1987 UNDER RECEPTION NO. 339308. (AS SHOWN)
18. TERMS, CONDITIONS AND PROVISIONS OF ORDER FOR INCLUSION INTO THE SNAKE RIVER WATER DISTRICT RECORDED APRIL 24, 1995 AT RECEPTION NO. 489833.
19. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE 20-C BY THE SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS FOR A REVISED AND RESTATED ORDINANCE FOR SHORT TERM VACATION RENTAL REGULATIONS RECORDED FEBRUARY 21, 2023 UNDER RECEPTION NO. 1305927 AND RERECORDED MARCH 3, 2023 UNDER RECEPTION NO. 1306650 AND RERECORDED MARCH 10, 2023 UNDER RECEPTION NO. 1306881.
(ITEMS 17 THROUGH 19 AFFECTS BOTH PARCELS)
20. TERMS, CONDITIONS AND PROVISIONS OF PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT RECORDED DECEMBER 02, 2024 UNDER RECEPTION NO. 1342277.
21. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA SURVEY CERTIFIED OCTOBER 5, 2023, PREPARED BY RANGE WEST, JOB NO. 22649: ENCROACHMENT OF ADJACENT LOT DRIVEWAY ACROSS NORTHEAST CORNER AND ALL MATTERS RELATED TO FENCES NOT BEING ON PROPERTY LINE AND ALL MATTERS RELATED TO LOT LINE DISCREPANCY BETWEEN MONUMENTS AND INSURED LEGAL DESCRIPTION.
22. DEED OF TRUST DATED OCTOBER 07, 2024, FROM 624 MONTEZUMA RD, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF SUMMIT COUNTY FOR THE USE OF FIRSTBANK TO SECURE THE SUM OF $12,085,433.00 RECORDED OCTOBER 08, 2024, UNDER RECEPTION NO. 1339175.
SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED OCTOBER 08, 2024, UNDER RECEPTION NO. 1339176.DISBURSER'S NOTICE IN CONNECTION WITH SAID MORTGAGE WAS RECORDED OCTOBER 08, 2024, UNDER RECEPTION NO. 1339177.
23. DEED OF TRUST DATED AUGUST 09, 2024, FROM 624 MONTEZUMA RD., LLC TO THE PUBLIC TRUSTEE OF SUMMIT COUNTY FOR THE USE OF FIRSTBANK TO SECURE THE SUM OF $204,020.35 RECORDED AUGUST 20, 2024, UNDER RECEPTION NO. 1335988.
SUBORDINATION IN CONNECTION WITH SAID DEED OF TRUST RECORDED OCTOBER 8, 2024 UNDER RECEPTION NO. 1339178.
24. DEED OF TRUST DATED AUGUST 29, 2024, FROM 624 MONTEZUMA RD., LLC TO THE PUBLIC TRUSTEE OF SUMMIT COUNTY FOR THE USE OF FIRSTBANK TO SECURE THE SUM OF $621,586.50 RECORDED SEPTEMBER 03, 2024, UNDER RECEPTION NO. 1336714.SUBORDINATION IN CONNECTION WITH SAID DEED OF TRUST RECORDED NOVEMBER 13, 2024 UNDER RECEPTION NO. 1341356.
NOTE: STATEMENT OF AUTHORITY FOR 624 MONTEZUMA RD., LLC RECORDED NOVEMBER 20, 2023 UNDER RECEPTION NO. 1321228, DISCLOSES PAUL L. BOOKS, AS PRESIDENT OF PALISADE PARTNERS, INC., AS MANAGER OF PALISADE PARTNERS, LLC, AS MANAGER OF 624 MONTEZUMA RD., LLC AS TO WHO MAY ACQUIRE, CONVEY, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID LIMITED LIABILITY COMPANY.

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: _____

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

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 38855

TOWN OF KEYSTONE APPROVAL:

THE TOWN COUNCIL OF TOWN OF KEYSTONE, 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 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 TEMP.

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

MORTGAGE HOLDER CERTIFICATE:

FIRST BANK OF COLORADO, 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: _____

Drawn JJK/ESH/GAW	Dwg 22649_COVER_SH1	Project 22649
Checked RRJ/JJK	Date 07/21/2025	Sheet 1 of 1

RANGE WEST INC.
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.