

FINAL PLAT

HIGHLAND GREENS - FILING No. 1

A PARCEL OF LAND LOCATED IN SECTIONS 7 AND 18, TOWNSHIP 6 SOUTH,
RANGE 77 WEST, OF THE 6th P.M.
TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

DEDICATION OF OWNERSHIP

KNOWN ALL PERSONS BY THESE PRESENTS: THAT HIGHLAND GREENS, LLC A COLORADO LIMITED LIABILITY COMPANY AND US BANK, N.A., BEING THE SOLE OWNER AND MORTGAGEE OF THE FOLLOWING REAL PROPERTY:

A PARCEL OF LAND LOCATED IN SECTIONS 7 AND 18, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th P.M. IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT AND STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER No. 1 OF THE BRADDOCK PLACER (MS 13465), ALSO BEING CORNER No. 12 OF THE MONROE PLACER (MS 1150); THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTHWESTERLY BOUNDARY OF THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION, BRADDOCK HILL:

- 1.) THENCE SOUTH 24°37'56" EAST, A DISTANCE OF 471.13 FEET;
- 2.) THENCE SOUTH 67°05'39" EAST, A DISTANCE OF 50.00 FEET;
- 3.) THENCE SOUTH 29°07'53" EAST, A DISTANCE OF 393.74 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TEN MILE VISTA SUBDIVISION, FILING No. 2; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE WESTERLY BOUNDARY TEN MILE VISTA SUBDIVISION, FILING No. 2:

- 1.) THENCE SOUTH 60°53'23" WEST, A DISTANCE OF 131.94 FEET;
- 2.) THENCE SOUTH 15°35'23" WEST, A DISTANCE OF 551.66 FEET;
- 3.) THENCE SOUTH 76°00'37" EAST, A DISTANCE OF 91.06 FEET;
- 4.) THENCE SOUTH 13°59'23" WEST, A DISTANCE OF 151.59 FEET;
- 5.) THENCE SOUTH 37°50'37" EAST, A DISTANCE OF 61.41 FEET;

THENCE NORTH 77°15'59" WEST, A DISTANCE OF 48.61 FEET;
THENCE SOUTH 12°44'01" WEST, A DISTANCE OF 143.00 FEET;
THENCE 93.99 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 420.04 FEET, A CENTRAL ANGLE OF 12°49'14" AND A CHORD WHICH BEARS SOUTH 19°08'38" WEST, A DISTANCE OF 93.79 FEET;
THENCE A DISTANCE OF 105.18 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 470.04 FEET, A CENTRAL ANGLE OF 12°49'14" AND A CHORD WHICH BEARS SOUTH 19°08'38" WEST, A DISTANCE OF 104.96 FEET; THENCE SOUTH 12°44'01" WEST, A DISTANCE 374.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF TIGER ROAD; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTHERLY RIGHT-OF-WAY TIGER ROAD:

- 1.) THENCE NORTH 77°56'30" WEST, A DISTANCE OF 768.96 FEET;
- 2.) THENCE 47.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°40'35" AND A CHORD WHICH BEARS NORTH 32°36'13" WEST, A DISTANCE OF 42.68 FEET TO A POINT OF THE EASTERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 9; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY RIGHT-OF-WAY COLORADO STATE HIGHWAY 9;

- 1.) THENCE NORTH 12°44'04" EAST, A DISTANCE OF 1606.92 FEET;
- 2.) THENCE 285.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5804.58 FEET, A CENTRAL ANGLE OF 02°49'00" AND A CHORD WHICH BEARS NORTH 11°19'35" EAST, A DISTANCE OF 285.33 FEET; THENCE NORTH 53°46'05" EAST, A DISTANCE OF 410.90 FEET TO THE POINT OF BEGINNING,

CONTAINING 35.712 ACRES, MORE OR LESS, HAVE LAID OUT, PLATTED AND SUBDIVIDED AS SHOWN HEREON, UNDER THE NAME AND STYLE OF "HIGHLAND GREENS - FILING No. 1", AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF SUMMIT, THE STREETS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR THE USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS TO THE COUNTY OF SUMMIT FOR USE BY UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF LINES AND FACILITIES. IT IS UNDERSTOOD THAT DEDICATION OF PUBLIC RIGHT-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF SUMMIT.

OWNER OF PARCEL:

HIGHLAND GREENS, LLC, A COLORADO LIMITED LIABILITY COMPANY

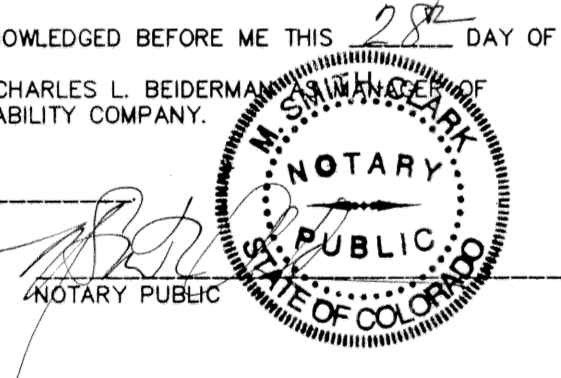
BY: Charles L. Biederman
CHARLES L. BIEDERMAN, MANAGER

ACKNOWLEDGEMENT:

STATE OF Colorado SS
COUNTY OF Engel

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF September 2000, BY CHARLES L. BIEDERMAN, MANAGER OF HIGHLAND GREENS, LLC, A COLORADO LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 5/1/2004



MORTGAGEE: US BANK, National Association ADDRESS: 950 17th St. DENVER, CO 80202

BY: John Achapel
TITLE: Assistant Vice President

ATTEST: [Signature]
TITLE: _____

STATE OF Colorado SS
COUNTY OF Denver

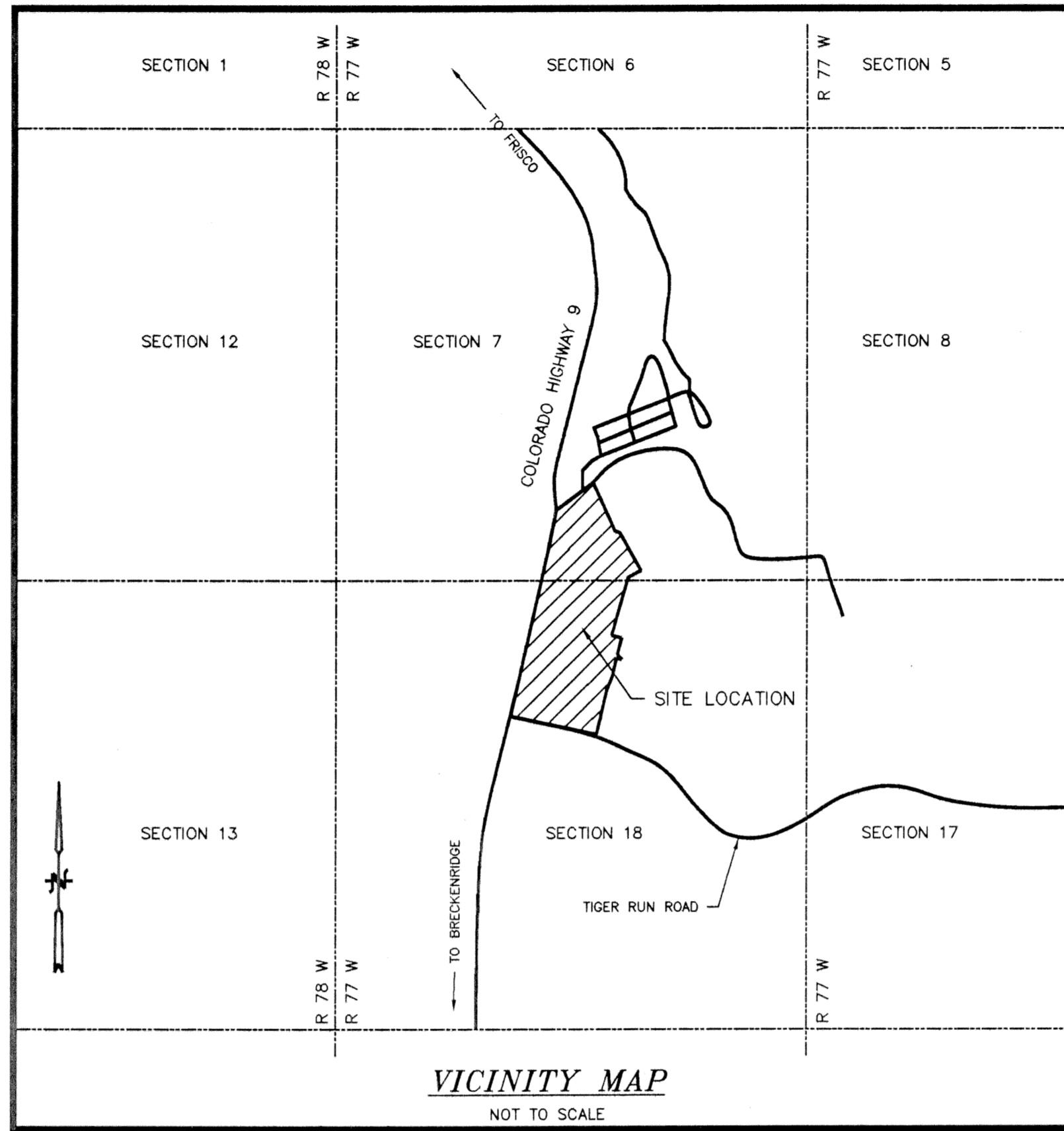
THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF September, A.D., 2000, BY John Achapel AS Assistant Vice President OF US BANK, National Association

MY COMMISSION EXPIRES: 12/7/2000

WITNESS MY HAND AND OFFICIAL SEAL

Pam J. Finch
NOTARY PUBLIC

PAM J. FINCH
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/07/2000

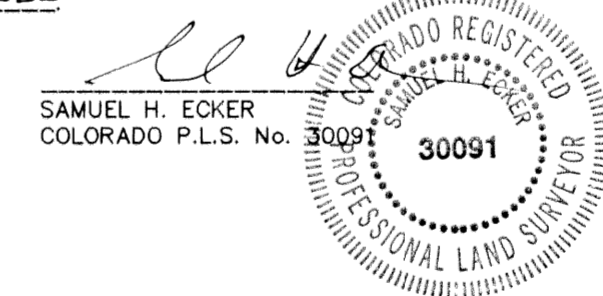


GENERAL NOTES:

- 1 DATE OF SURVEY: MAY, 2000.
- 2 BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENTS FOUND MARKING CORNER No. 1 OF THE BRADDOCK PLACER (M.S. No. 13465) ALSO BEING CORNER No. 12 OF THE MONROE PLACER (M.S. No. 1150) AND THE COMMON ANGLE POINT IN THE BOUNDARY OF THE SUBJECT PARCEL AND THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION, BRADDOCK HILL BEING S24°37'56"E (SEE SHEET 2).
- 3 MONUMENTATION AS INDICATED HEREON.
- 4 THE LOTS AND TRACTS CREATED BY THIS PLAT ARE SUBJECT TO THE MASTER PLAN AGREEMENT BETWEEN DELAWARE ASSOCIATES, LTD. AND THE TOWN OF BRECKENRIDGE RECORDED MARCH 26, 1984, AT RECEPTION No. 275012, AS AMENDED BY AMENDMENT TO MASTER PLAN AGREEMENT RECORDED OCTOBER 7, 1999, AT RECEPTION No. 607559.
- 5 THE LOTS AND TRACTS CREATED BY THIS PLAT ARE SUBJECT TO THE EASEMENT AND RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES, AS GRANTED BY LINCOLN HIGHLANDS III LIMITED, A COLORADO LIMITED PARTNERSHIP TO TOWN OF BRECKENRIDGE BY INSTRUMENT RECORDED JULY 22, 1998, AT RECEPTION No. 570481.
- 6 THE LOTS AND TRACTS CREATED BY THIS PLAT ARE SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN TOWN OF BRECKENRIDGE, LINCOLN HIGHLANDS I LIMITED, A COLORADO LIMITED LIABILITY COMPANY, AND LINCOLN HIGHLANDS III LIMITED, A COLORADO LIMITED LIABILITY COMPANY, RECORDED JULY 15, 1999, AT RECEPTION No. 600487.
- 7 THE LOTS AND TRACTS CREATED BY THIS PLAT ARE SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN TOWN OF BRECKENRIDGE, LINCOLN HIGHLANDS I LIMITED, A COLORADO LIMITED LIABILITY COMPANY, AND LINCOLN HIGHLANDS III LIMITED, A COLORADO LIMITED LIABILITY COMPANY, RECORDED OCTOBER 7, 1999, AT RECEPTION No. 607561.
- 8 THE LOTS AND TRACTS CREATED BY THIS PLAT ARE SUBJECT TO THE EASEMENT AND RIGHT OF WAY FOR UTILITY LINES PURPOSES, AS GRANTED BY W.S. ANDERSON TO PUBLIC SERVICE COMPANY OF COLORADO BY INSTRUMENT RECORDED JANUARY 30, 1984, AT RECEPTION No. 272082.
- 9 PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS FINAL PLAT WERE PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 221584-C2, DATED NOVEMBER 2, 1999 AT 7:00 A.M.
- 10 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, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, SAMUEL H. ECKER, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF "HIGHLAND GREENS - FILING No. 1" WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.
DATED THIS 27 DAY OF September, 2000



LAND USE SUMMARY:

PARCEL	AREA	USE
BLOCK 1	9.345 AC.	RESIDENTIAL
BLOCK 2	8.767 AC.	RESIDENTIAL
TRACT A	12.351 AC.	OPEN SPACE
TRACT B	3.058 AC.	OPEN SPACE
HIGHFIELD TRAIL	2.191 AC.	RIGHT-OF-WAY
TOTAL:	35.712 AC.	

TITLE COMPANY CERTIFICATE

SUMMIT COUNTY ABSTRACT 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:
623978

DATED THIS 10th DAY OF November, 2000

David Anderson
AGENT FOR First American Title Insurance Co.

BRECKENRIDGE TOWN COUNCIL CERTIFICATE

APPROVED THIS 12th DAY OF Sept, 2000, TOWN COUNCIL BRECKENRIDGE, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THE SIZE OF SOIL OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, CUTTING, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF BRECKENRIDGE.

ATTEST:

Maureen Enge TOWN CLERK
Kevin MAYOR

NOTICE:

PUBLIC NOTICE HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF BRECKENRIDGE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY SAID TOWN.

UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.

BRECKENRIDGE PLANNING COMMISSION CERTIFICATE

APPROVED THIS 5th DAY OF Sept, 2000, TOWN PLANNING COMMISSION, BRECKENRIDGE, COLORADO.

[Signature]
CHAIRMAN

ENGINEER'S CERTIFICATE

ALL ROADS AND DRAINAGE IMPROVEMENTS ARE TO BE CONSTRUCTED ACCORDING TO ROAD AND DRAINAGE PLANS THAT HAVE BEEN APPROVED FOR CONSTRUCTION BY THE BRECKENRIDGE TOWN ENGINEER.

James W. Ellerbe III
James W. Ellerbe III
Colorado PE 31658

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF SUMMIT) SS

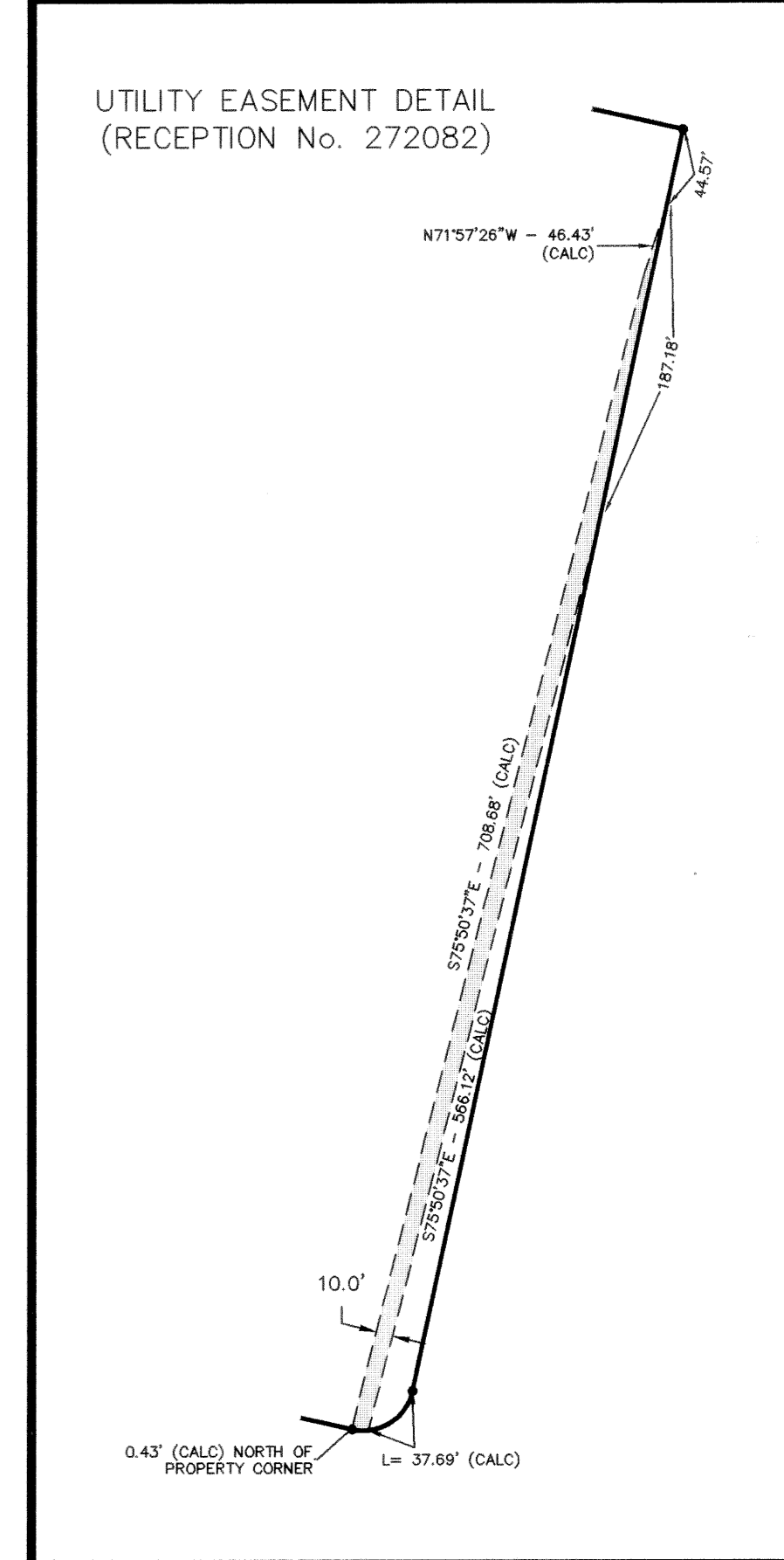
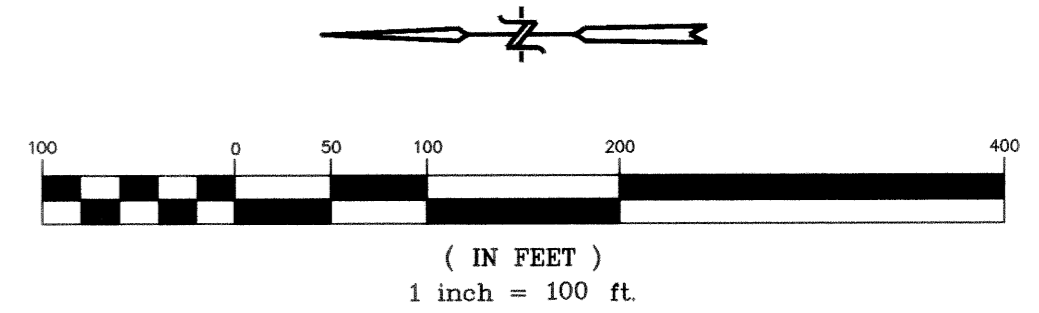
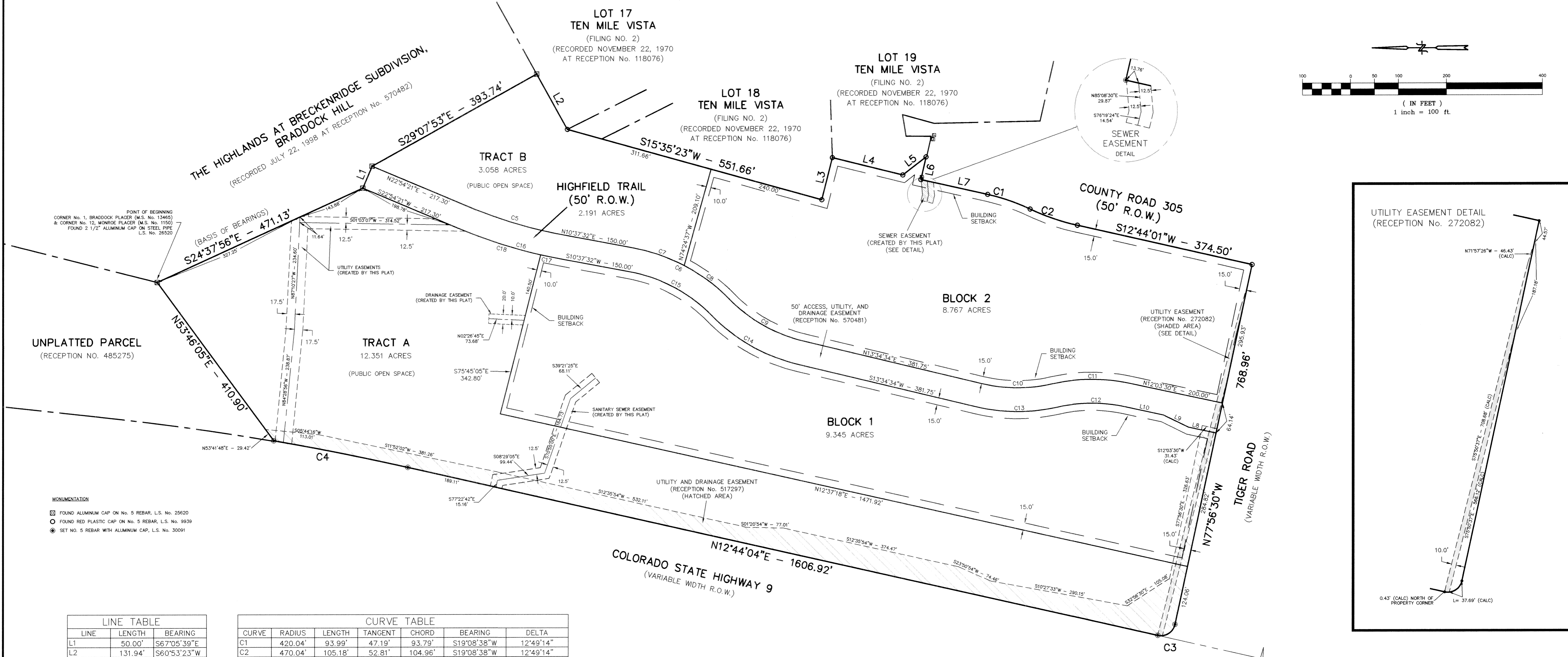
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 14:57 O'CLOCK, P.M. THIS 27th DAY OF Sept, 2000, AND FILED UNDER RECEPTION No. 623978

Cheri Brunvand
SUMMIT COUNTY CLERK AND RECORDER



Map B 135B

FINAL PLAT
HIGHLAND GREENS – FILING No. 1
 A PARCEL OF LAND LOCATED IN SECTIONS 7 AND 18, TOWNSHIP 6 SOUTH,
 RANGE 77 WEST, OF THE 6th P.M.
 TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO



POINT OF BEGINNING
 CORNER No. 1, BRADDOCK PLACER (M.S. No. 13465)
 & CORNER No. 12, MONROE PLACER (M.S. No. 1150)
 FOUND 2 1/2" ALUMINUM CAP ON STEEL PIPE
 L.S. No. 28520

THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION.
 BRADDOCK HILL
 (RECORDED JULY 22, 1998 AT RECEPTION No. 570482)

UNPLATTED PARCEL
 (RECEPTION NO. 485275)

TRACT A
 12.351 ACRES
 (PUBLIC OPEN SPACE)

TRACT B
 3.058 ACRES
 (PUBLIC OPEN SPACE)

HIGHFIELD TRAIL
 (50' R.O.W.)
 2.191 ACRES

LOT 19
 TEN MILE VISTA
 (FILING NO. 2)
 (RECORDED NOVEMBER 22, 1970
 AT RECEPTION No. 118076)

LOT 18
 TEN MILE VISTA
 (FILING NO. 2)
 (RECORDED NOVEMBER 22, 1970
 AT RECEPTION No. 118076)

LOT 17
 TEN MILE VISTA
 (FILING NO. 2)
 (RECORDED NOVEMBER 22, 1970
 AT RECEPTION No. 118076)

COUNTY ROAD 305
 (50' R.O.W.)

BLOCK 2
 8.767 ACRES

BLOCK 1
 9.345 ACRES

TIGER ROAD
 (VARIABLE WIDTH R.O.W.)

COLORADO STATE HIGHWAY 9
 (VARIABLE WIDTH R.O.W.)

MONUMENTATION
 [Symbol] FOUND ALUMINUM CAP ON No. 5 REBAR, L.S. No. 25620
 [Symbol] FOUND RED PLASTIC CAP ON No. 5 REBAR, L.S. No. 9939
 [Symbol] SET NO. 5 REBAR WITH ALUMINUM CAP, L.S. No. 30091

LINE	LENGTH	BEARING
L1	50.00'	S67°05'39"E
L2	131.94'	S60°53'23"W
L3	91.05'	S76°00'37"E
L4	151.59'	S13°59'23"W
L5	61.41'	S37°50'37"E
L6	48.61'	N77°15'59"W
L7	143.00'	S12°44'01"W
L8	58.15'	S12°03'30"W
L9	58.41'	S26°04'21"W
L10	85.18'	N12°03'30"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	420.04'	93.99'	47.19'	93.79'	S19°08'38"W	12°49'14"
C2	470.04'	105.18'	52.81'	104.96'	S19°08'38"W	12°49'14"
C3	30.00'	47.48'	30.36'	42.68'	N32°36'13"W	90°40'35"
C4	5804.58'	285.35'	142.71'	285.33'	N11°19'35"E	2°49'00"
C5	975.00'	208.97'	104.89'	208.57'	S16°45'57"W	12°16'48"
C6	375.00'	228.76'	118.07'	225.23'	N28°06'07"E	34°57'08"
C7	375.00'	111.36'	56.09'	110.95'	N19°07'59"E	17°00'54"
C8	375.00'	117.40'	59.18'	116.92'	N36°36'33"E	17°56'14"
C9	325.00'	181.52'	93.20'	179.17'	S29°34'38"W	32°00'06"
C10	325.00'	149.09'	75.88'	147.78'	S00°26'05"W	26°16'58"
C11	375.00'	162.09'	82.33'	160.83'	N00°19'27"W	24°45'54"
C12	325.00'	140.48'	71.35'	139.38'	N00°19'27"W	24°45'54"
C13	375.00'	172.02'	87.55'	170.52'	S00°26'05"W	26°16'58"
C14	375.00'	209.45'	107.54'	206.74'	S29°34'38"W	32°00'06"
C15	325.00'	198.26'	102.33'	195.20'	N28°06'07"E	34°57'08"
C16	1025.00'	219.69'	110.27'	219.27'	S16°45'57"W	12°16'48"
C17	1025.00'	39.26'	19.63'	39.26'	S11°43'23"W	2°11'41"
C18	1025.00'	180.42'	90.44'	180.19'	S17°51'47"W	10°05'07"

S12°44'38"W – 1117.79' (MEAS)
 S12°44'04"W – 1115.58' (R.O.W. MAP)

