

# GENERAL SUBDIVISION EXEMPTION PLAT VACATING LOTS 2 & 3, SKIERS EDGE LOCATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 78 WEST OF THE 6th P.M. COUNTY OF SUMMIT, STATE OF COLORADO

**OWNERS CERTIFICATE**

KNOW ALL PERSONS BY THESE PRESENTS THAT: GLOBAL CONNECTIONS INC., BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, SKIERS EDGE, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1981 AT RECEPTION NO. 226900, EXCEPTING THEREFROM THAT PORTION OF LOT 1 CONVEYED TO BRECKENRIDGE SANITATION DISTRICT BY WARRANTY DEED RECORDED JULY 14, 1987 AT RECEPTION NO. 339402, COUNTY OF SUMMIT, STATE OF COLORADO.

DESCRIBED PARCEL CONTAINING 159623 SQUARE FEET, OR 3.6644 ACRES, MORE OR LESS.

HAVE VACATED AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "GENERAL SUBDIVISION EXEMPTION PLAT, VACATING LOTS 2 AND 3 SKIERS EDGE", AND BY THESE PRESENTS DO 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 GLOBAL CONNECTIONS INC., THE OWNER OF THE LAND DESCRIBED HAVE CAUSED IT'S NAME TO HEREUNTO BE SUBSCRIBED.

*Thomas D. Lyons*, President  
GLOBAL CONNECTIONS INC.  
By: THOMAS D. LYONS, PRESIDENT

GLOBAL CONNECTIONS INC.  
By: \_\_\_\_\_ SECRETARY

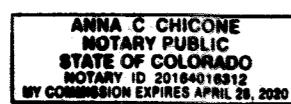
**ACKNOWLEDGEMENT**

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF SUMMIT )

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF December 2017, By: GLOBAL CONNECTIONS INC., THOMAS D. LYONS, ITS PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL:

*Anna C. Chicone*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 4.28.2020



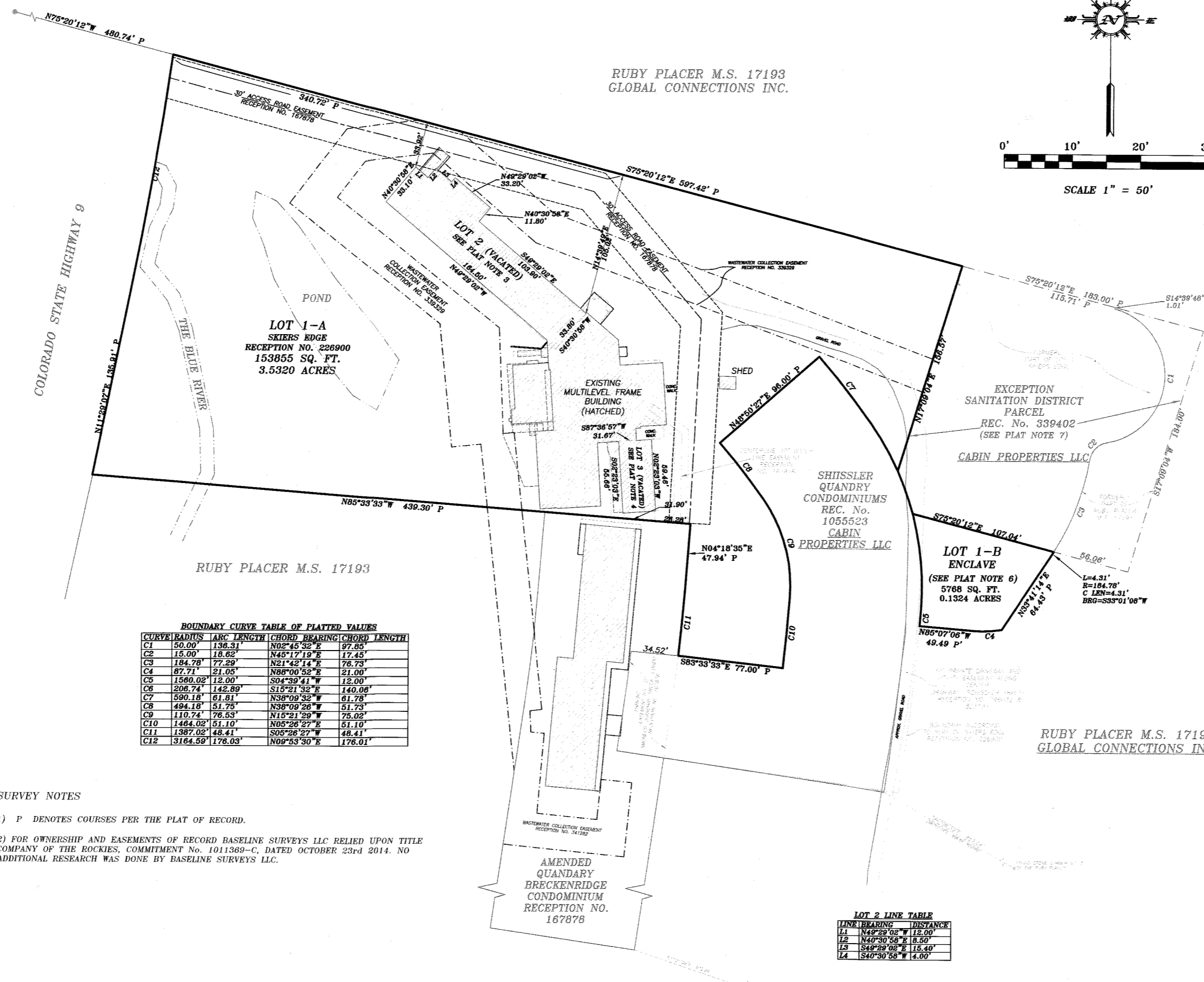
**APPROVAL BY CHAIR OF THE BOARD OF COUNTY COMMISSIONERS**

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS PLAT, AT A MEETING HELD ON THIS 18<sup>th</sup> DAY OF December, 2017, 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 FROM 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.

*Karn Stiegelmeier*  
KARN STEIGELMEIER  
CHAIR



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you 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.



**BOUNDARY CURVE TABLE OF PLATTED VALUES**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00	156.51	N02°45'52" E	17.45
C2	15.00	18.62	N45°17'19" E	17.45
C3	184.78	77.29	N21°42'14" E	78.73
C4	87.71	51.05	N08°00'52" E	51.00
C5	1560.02	12.00	S04°39'41" W	12.00
C6	206.74	142.89	S15°21'32" E	140.00
C7	290.18	61.41	N38°09'32" W	61.78
C8	494.18	51.75	N38°09'32" W	51.73
C9	110.74	78.53	N15°21'32" W	78.02
C10	1464.02	51.10	N05°39'27" E	51.10
C11	1387.02	48.41	S05°28'27" W	48.41
C12	3164.50	178.03	N09°53'30" E	178.01

**LOT 2 LINE TABLE**

LINE	BEARING	DISTANCE
L1	N45°17'19" E	12.50
L2	N40°50'56" E	18.50
L3	S46°49'09" E	15.40
L4	S46°30'56" W	4.60

**SURVEY NOTES**

- 1) P DENOTES COURSES PER THE PLAT OF RECORD.
- 2) FOR OWNERSHIP AND EASEMENTS OF RECORD BASELINE SURVEYS LLC RELIED UPON TITLE COMPANY OF THE ROCKIES, COMMITMENT No. 1011389-C, DATED OCTOBER 23rd 2014. NO ADDITIONAL RESEARCH WAS DONE BY BASELINE SURVEYS LLC.

**PLAT NOTES**

- 1) NOTWITHSTANDING ANY LOTS LINES OR VACATED LINES BY MEANS OF THIS PLAT, IT IS EXPRESSLY UNDERSTOOD THAT ALL USES ON THE RESPECTIVE PROPERTY INTERESTS DELINEATED HEREIN ARE SUBJECT TO THE DICTATES OF THE LODGE BY THE BLUE PLANNED UNIT DEVELOPMENT DESIGNATION, DATED JUNE 28, 2016, AND RECORDED IN THE RECORDS OF THE SUMMIT COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 1159959.
- 2) ANY FUTURE CREATION OF CONDOMINIUMS SHALL BE IN ACCORDANCE WITH THE LODGE BY THE BLUE P.U.D. AND THE SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE.
- 3) THIS PLAT HEREBY VACATES LOT 2, ACCORDING TO THE PLAT OF SKIERS EDGE, A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR SUMMIT COUNTY COLORADO, ON AUGUST 5th 1981, AT RECEPTION NUMBER 226900.
- 4) THIS PLAT HEREBY VACATES THE SUBDIVISION LINES CREATED BY THE PLAT FOR SKIERS EDGE CONDOMINIUMS - ANNEX AMENDMENT No. 1, A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR SUMMIT COUNTY COLORADO ON SEPTEMBER 6th 1982, AT RECEPTION NUMBER 302872.

**PLAT NOTES**

- 4) THIS PLAT HEREBY VACATES LOT 3, ACCORDING TO THE PLAT OF SKIERS EDGE, A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR SUMMIT COUNTY COLORADO, ON AUGUST 5th 1981, AT RECEPTION NUMBER 226900.
- 4) THIS PLAT HEREBY VACATES THE SUBDIVISION LINES CREATED BY THE PLAT OF SKIERS EDGE CONDOMINIUMS, A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR SUMMIT COUNTY COLORADO ON SEPTEMBER 6th 1982, AT RECEPTION NUMBER 302872.
- 5) THE PURPOSE OF THIS PLAT IS TO VACATE PORTIONS OF PRIOR PLATS OF RECORD AND THEREFORE A BOUNDARY SURVEY OF THE PROPERTIES IS NOT A PART OF THIS PLAT.
- 6) LOT 1-B SHALL NOT BE SOLD SEPARATELY FROM LOT 1-A.
- 7) THE EXCEPTION SHOWN HEREIN WAS CREATED ILLEGALLY OUTSIDE OF THE SUMMIT COUNTY SUBDIVISION REGULATIONS. THIS PLAT DOES NOT PURPORT TO FORMALIZE THIS ILLEGAL PARCEL.

**TITLE COMPANY CERTIFICATE**

TITLE COMPANY OF THE ROCKIES DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS 18<sup>th</sup> DAY OF December, A.D., 2017.

*Patricia Hurley*  
AGENT

**TREASURER'S CERTIFICATE**

I, THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF January 1st, 2017 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL. DATED THIS 28<sup>th</sup> DAY OF December, 2017.

*Patricia Hurley*  
SUMMIT COUNTY TREASURER



**SURVEYOR'S CERTIFICATE**

I, DENNIS E. O'NEIL, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS "GENERAL SUBDIVISION EXEMPTION PLAT VACATING LOTS 2 AND 3 SKIERS EDGE" WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THE SUBDIVISION AS SHOWN HEREON IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

*Dennis E. O'Neil*  
DENNIS E. O'NEIL, S.L.S. No. 23901  
PROFESSIONAL LAND SURVEYOR

**CLERK AND RECORDER'S ACCEPTANCE**

STATE OF COLORADO COUNTY OF SUMMIT I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:22 P.M. THIS 29<sup>th</sup> DAY OF December, A.D., 2017, AND FILED UNDER RECEPTION NO. 1159959

*Kathleen Neel*  
KATHLEEN NEEL  
SUMMIT COUNTY CLERK AND RECORDER



<b>Baseline Surveys LLC</b>		P.O. BOX 7578 13541 COLONY #9 BRECKENRIDGE, CO 80424 (970) 453-7155	
GENERAL SUBDIVISION EXEMPTION PLAT VACATING LOTS 2 & 3, SKIERS EDGE, LOCATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 78 WEST OF THE 6th P.M. COUNTY OF SUMMIT, STATE OF COLORADO			
Date	Revisions	<b>SHEET 1 OF 1</b>	
		Date: <u>12/18/17</u>	Scale Horiz <u>1"=50'</u>
		Drawn By: <u>D.E.O.</u>	Checked By: <u>D.E.O.</u>
		DWG File: <u>4107</u>	Dwg File: <u>4107 VACATE</u>