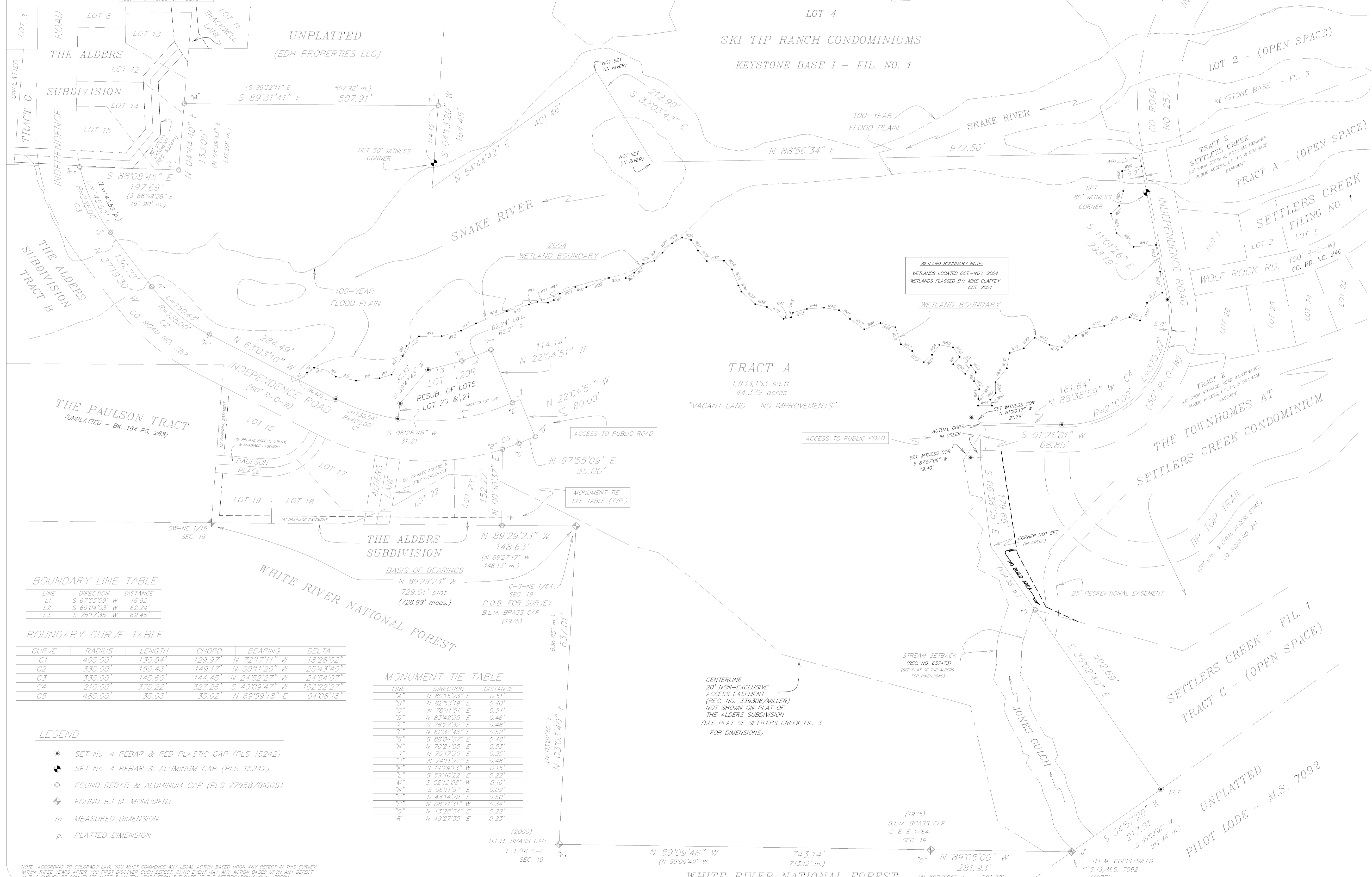
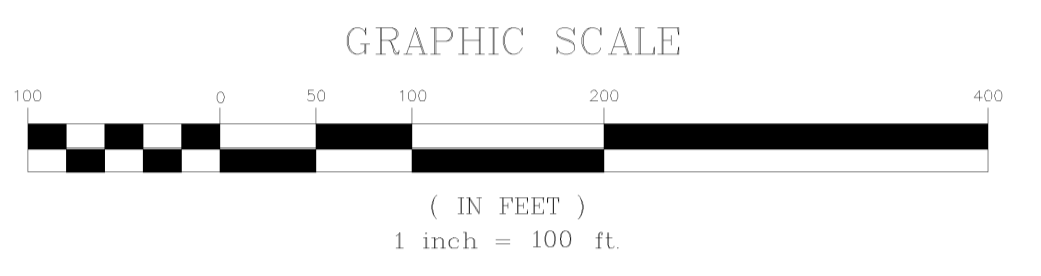
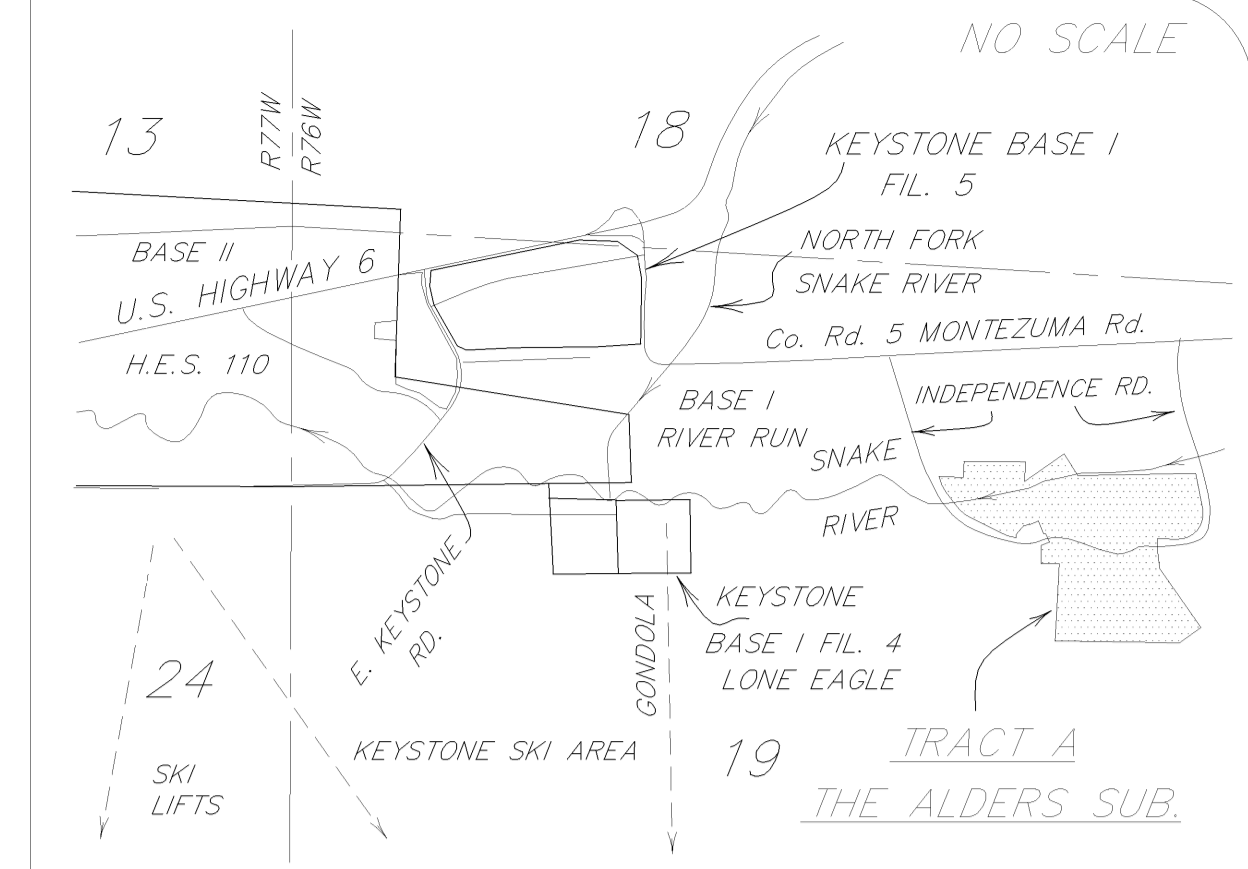


# A PRELIMINARY PLAT OF THE ALDERS SUBDIVISION

ACCORDING TO THE PLAT RECORDED MARCH 26, 2003 AT REC. 713788  
SUMMIT COUNTY, COLORADO  
SHEET 1 of 2

LINE TABLE - WETLAND BOUNDARY (2004)

| LINE | DIRECTION  | DISTANCE | #46 | S 5125'40" E | 28.02' |
|------|------------|----------|-----|--------------|--------|
| #1   | N 45'43" E | 28.51'   | #47 | S 54'04" W   | 35.51' |
| #2   | N 44'40" E | 16.86'   | #48 | N 68'07" E   | 34.55' |
| #3   | S 78'29" E | 24.90'   | #49 | S 73'27" E   | 31.16' |
| #4   | S 80'54" E | 23.71'   | #50 | N 17'52" E   | 27.79' |
| #5   | S 78'42" E | 41.28'   | #51 | S 59'19" W   | 26.51' |
| #6   | N 44'18" E | 41.80'   | #52 | S 45'16" E   | 31.85' |
| #7   | N 42'42" E | 29.91'   | #53 | N 48'29" E   | 26.91' |
| #8   | N 31'01" E | 43.59'   | #54 | N 30'16" E   | 24.65' |
| #9   | N 29'58" E | 23.14'   | #55 | N 11'52" E   | 27.64' |
| #10  | N 53'05" E | 31.34'   | #56 | S 34'29" E   | 23.08' |
| #11  | N 52'30" E | 17.75'   | #57 | S 11'52" E   | 19.19' |
| #12  | N 44'18" E | 40.60'   | #58 | S 51'25" E   | 30.78' |
| #13  | N 61'57" E | 33.69'   | #59 | N 32'36" E   | 20.91' |
| #14  | N 68'07" E | 60.45'   | #60 | S 34'39" E   | 36.79' |
| #15  | N 71'12" E | 46.15'   | #61 | N 70'11" W   | 18.34' |
| #16  | N 71'12" E | 17.75'   | #62 | S 11'52" E   | 18.21' |
| #17  | S 82'29" E | 21.27'   | #63 | S 03'12" E   | 19.63' |
| #18  | N 45'14" E | 25.70'   | #64 | S 02'00" E   | 13.91' |
| #19  | N 40'47" E | 16.81'   | #65 | S 89'50" E   | 22.86' |
| #20  | N 67'25" E | 34.09'   | #66 | N 14'35" W   | 12.81' |
| #21  | S 69'07" E | 21.47'   | #67 | N 38'21" E   | 16.69' |
| #22  | N 68'07" E | 40.74'   | #68 | N 05'26" W   | 21.65' |
| #23  | S 82'29" E | 23.71'   | #69 | S 75'58" E   | 35.78' |
| #24  | N 58'01" E | 20.64'   | #70 | N 10'28" W   | 30.99' |
| #25  | N 42'42" E | 29.91'   | #71 | N 71'50" E   | 20.81' |
| #26  | N 42'42" E | 29.91'   | #72 | S 45'25" E   | 35.46' |
| #27  | N 44'18" E | 23.80'   | #73 | S 64'29" E   | 33.16' |
| #28  | N 45'14" E | 25.70'   | #74 | S 78'05" E   | 24.64' |
| #29  | N 59'19" E | 23.16'   | #75 | N 55'26" W   | 36.79' |
| #30  | S 54'04" E | 19.48'   | #76 | S 01'59" W   | 30.66' |
| #31  | S 54'16" E | 25.27'   | #77 | N 80'12" W   | 30.37' |
| #32  | S 59'19" E | 23.16'   | #78 | N 70'57" E   | 33.58' |
| #33  | N 58'01" E | 20.64'   | #79 | N 72'01" E   | 21.58' |
| #34  | S 42'36" E | 23.62'   | #80 | N 22'02" E   | 38.21' |
| #35  | S 51'25" E | 34.61'   | #81 | N 56'12" E   | 36.59' |
| #36  | S 23'17" E | 13.73'   | #82 | N 05'32" E   | 42.13' |
| #37  | S 40'19" E | 17.26'   | #83 | N 03'04" E   | 54.08' |
| #38  | S 25'07" E | 23.87'   | #84 | S 85'09" W   | 44.87' |
| #39  | S 24'02" E | 40.96'   | #85 | N 91'16" W   | 43.87' |
| #40  | N 29'41" E | 19.52'   | #86 | N 15'28" E   | 40.60' |
| #41  | N 20'35" E | 10.09'   | #87 | N 47'05" E   | 22.95' |
| #42  | N 23'55" E | 23.63'   | #88 | N 15'08" E   | 30.91' |
| #43  | N 55'40" E | 34.16'   | #89 | N 03'23" E   | 39.84' |
| #44  | S 80'19" E | 30.83'   | #90 | N 75'58" E   | 35.81' |
| #45  | S 80'19" E | 30.83'   | #91 | N 11'01" W   | 26.70' |



BOUNDARY LINE TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | S 67'55'09" W | 16.92'   |
| L2   | S 69'04'03" W | 62.24'   |
| L3   | S 75'17'35" W | 69.46'   |

BOUNDARY CURVE TABLE

| CURVE | RADIUS  | LENGTH  | CHORD   | BEARING       | DELTA      |
|-------|---------|---------|---------|---------------|------------|
| C1    | 405.00' | 130.54' | 129.97' | N 72'17'11" W | 18'28'02"  |
| C2    | 335.00' | 150.43' | 149.17' | N 50'11'20" W | 25'43'40"  |
| C3    | 335.00' | 145.60' | 144.45' | N 24'52'27" W | 24'54'07"  |
| C4    | 210.00' | 375.22' | 327.26' | S 40'09'47" W | 102'22'27" |
| C5    | 485.00' | 35.03'  | 35.02'  | N 69'59'18" E | 04'08'18"  |

LEGEND

- SET No. 4 REBAR & RED PLASTIC CAP (PLS 15242)
- ◆ SET No. 4 REBAR & ALUMINUM CAP (PLS 15242)
- FOUND REBAR & ALUMINUM CAP (PLS 27958/BIGGS)
- ◆ FOUND B.L.M. MONUMENT
- m. MEASURED DIMENSION
- p. PLATTED DIMENSION

MONUMENT TIE TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| "A"  | N 80'15'31" E | 0.51'    |
| "B"  | N 82'53'19" E | 0.40'    |
| "C"  | N 78'41'51" E | 0.34'    |
| "D"  | N 83'42'23" E | 0.46'    |
| "E"  | S 78'29'32" E | 0.48'    |
| "F"  | N 82'37'46" E | 0.52'    |
| "G"  | S 88'04'37" E | 0.48'    |
| "H"  | N 70'24'05" E | 0.53'    |
| "I"  | N 70'17'20" E | 0.35'    |
| "J"  | N 74'11'22" E | 0.48'    |
| "K"  | S 14'29'13" W | 0.15'    |
| "L"  | S 59'46'22" E | 0.22'    |
| "M"  | S 02'12'08" W | 0.16'    |
| "N"  | S 06'11'53" E | 0.09'    |
| "O"  | S 48'14'29" E | 0.50'    |
| "P"  | N 08'21'31" W | 0.34'    |
| "Q"  | N 43'28'34" E | 0.22'    |
| "R"  | N 48'27'35" E | 0.23'    |

CENTERLINE  
20' NON-EXCLUSIVE  
ACCESS EASEMENT  
(REC. NO. 339306/MILLER)  
NOT SHOWN ON PLAT OF  
THE ALDERS SUBDIVISION  
(SEE PLAT OF SETTLERS CREEK FIL. 3  
FOR DIMENSIONS)

**TITLE COMMITMENT:** USED FOR EASEMENT INFORMATION  
ORDER NO. M20052679-5, BY LAND TITLE GUARANTEE OF SUMMIT COUNTY/BRECKENRIDGE  
EFFECTIVE DATE: JUNE 10, 2006  
FOR: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
A. PREVIOUSLY PLATTED EASEMENTS SHOWN ARE FROM:  
1. THE FINAL PLAT OF THE ALDERS SUBDIVISION  
RECORDED 03/26/03 AT REC. 713788

**EASEMENT NOTES:**  
A.) EASEMENTS LISTED AS EXCEPTIONS IN THE PRIOR  
THE TITLE COMMITMENT NO. M2005279 DATED 10/27/05  
WHICH DID NOT AFFECT THIS PROPERTY HAVE BEEN  
REMOVED FROM THE CURRENT COMMITMENT.  
B.) THE ACCESS EASEMENT RECORDED AT RECEPTION NO.  
339306 DOES CROSS TRACT A AND IS SHOWN HEREON.  
THIS EASEMENT WAS NOT SHOWN ON THE PLAT OF THE  
ALDERS SUBDIVISION. CURRENT EXCEPTION NO. 13.



Drawn TCB Dwg 20545FP1.DWG Project 18574  
Checked TCB Date 03/10/10 Sheet 1 of 3  
**R-A-N-G-E-W-E-S-T**  
ENGINEERS & SURVEYORS INC.  
P.O. Box 589  
Silverthorne, CO 80498 970-468-6281