

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: THAT THE MICHAEL J. SCHROEDER LIVING TRUST AND THE MARGARET K. SCHROEDER LIVING TRUST, BEING THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

ALL OF LOT 48, THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION, HIGHLANDS PARK, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO, ACCORDING TO THE FINAL PLAT THEREOF RECORDED JUNE 29, 2000 AT RECEPTION NUMBER 625881 IN THE COUNTY RECORDS AND CONTAINING 43,774 SQUARE FEET OR 1.004 ACRES.

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF:

"A REPLAT OF LOT 48, HIGHLANDS PARK, THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION" AND BY THESE PRESENTS, DOES HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE MICHAEL J. SCHROEDER LIVING TRUST AND THE MARGARET K. SCHROEDER LIVING TRUST HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 2

DAY OF November, A.D. 2012.

OWNER: THE MICHAEL J. SCHROEDER LIVING TRUST

BY: Michael J. Schroeder

OWNER: THE MARGARET K. SCHROEDER LIVING TRUST

BY: Margaret K. Schroeder

AS:

AS:

ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF SUMMIT }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF November 2012 BY MICHAEL J. SCHROEDER AS Trustee OF THE MICHAEL J. SCHROEDER LIVING TRUST

MY COMMISSION EXPIRES: 8-26-13
WITNESS MY HAND AND SEAL.

ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF SUMMIT }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF November 2012 BY MARGARET K. SCHROEDER AS Trustee OF THE MARGARET K. SCHROEDER LIVING TRUST

MY COMMISSION EXPIRES: 8-26-13
WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

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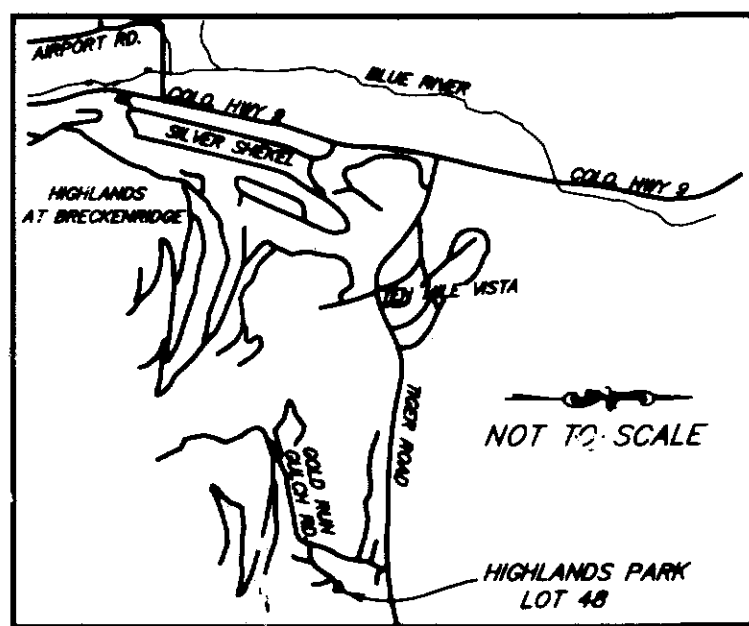
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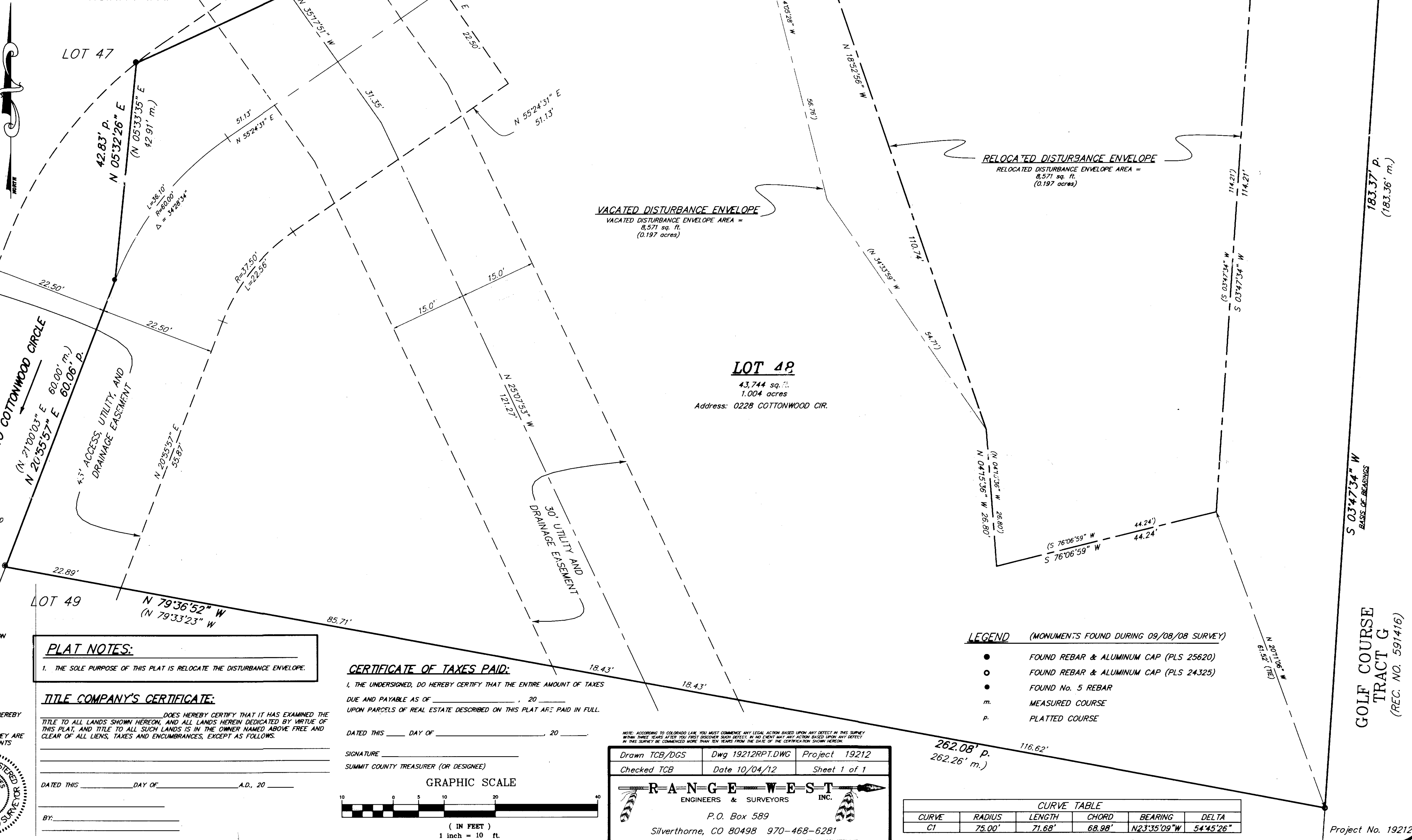
A REPLAT OF
LOT 48, HIGHLANDS PARK

THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION

ACCORDING TO THE PLAT RECORDED 06/29/00 AT REC. NO. 625881
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



VICINITY MAP



TOWN OF BRECKENRIDGE CERTIFICATE:

THIS PLAT IS APPROVED THIS 20 DAY OF November, A.D., 2012

BY (print):

DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT
TOWN OF BRECKENRIDGE

NOTICE:
PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN.

UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND ARE 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 BY THIS SUBDIVISION.

TOWN CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 0:00 O'CLOCK, M. THIS 20 DAY OF November, 2012 AND IS DULY RECORDED

TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF SUMMIT }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 0:00 O'CLOCK, M. THIS 20 DAY OF November, 2012 AND FILED UNDER RECEPTION

NUMBER

SURVEYOR'S CERTIFICATE:

I, TERRY C. BARNES, BEING A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "A REPLAT OF LOT 48, HIGHLANDS PARK, THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION" WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO SECTION 38-51-105, C.R.S.

DATED THIS 23rd DAY OF Oct., A.D., 2012

Terry C. Barnes
TERRY C. BARNES
P.L.S. NO. 15242



PLAT NOTES:

1. THE SOLE PURPOSE OF THIS PLAT IS TO RELOCATE THE DISTURBANCE ENVELOPE.

TITLE COMPANY'S CERTIFICATE:

DOES HEREBY CERTIFY THAT IT HAS 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 OWNER NAMED ABOVE FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS 20 DAY OF November, A.D., 2012

BY:

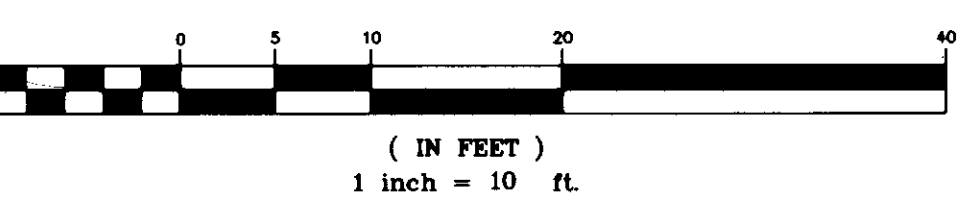
CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF 2012 UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS 20 DAY OF November, 2012

SIGNATURE
SUMMIT COUNTY TREASURER (OR DESIGNEE)

GRAPHIC SCALE



Drawn TCB/DGS Dwg 19212RPT.DWG Project 19212
Checked TCB Date 10/04/12 Sheet 1 of 1
RANGE WEST
ENGINEERS & SURVEYORS INC.
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

LEGEND (MONUMENTS FOUND DURING 09/08/08 SURVEY)

- FOUND REBAR & ALUMINUM CAP (PLS 25620)
- FOUND REBAR & ALUMINUM CAP (PLS 24325)
- FOUND No. 5 REBAR
- MEASURED COURSE
- PLATTED COURSE

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CT	75.00'	71.68'	68.98'	N23°35'09"W	54°45'26"

Project No. 19212