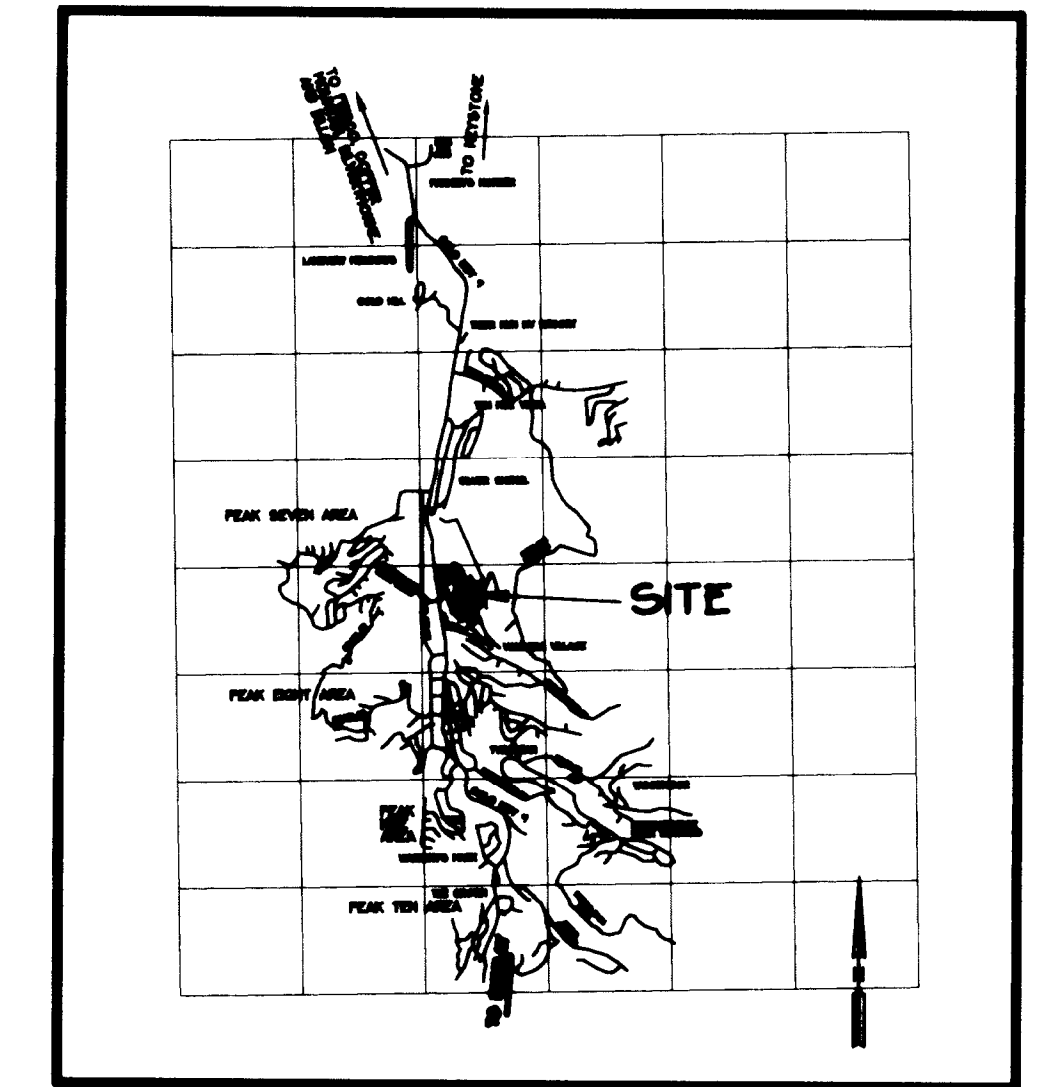


AMENDED PLAT PARCEL A, THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION, FILING No. 3

LOCATED IN SECTION 30, TOWNSHIP 6 SOUTH
RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

PLAT NOTES

- The purpose of this plat is to amend the location of the 25' Public Trail easement in Parcel A.
- All terms and conditions of "The Highlands at Breckenridge Subdivision, Filing No. 3" as recorded in Reception 495444 in the records of the Summit County Clerk and Recorder's Office remain applicable.
- Date of Survey: April 23, 1997
- Basis of Bearing: The Northeast corner of Parcel A, The Highlands at Breckenridge Subdivision, Filing No. 3 (Rebar & Cap PE-LS 16836) to the Southeast corner of Parcel A, The Highlands at Breckenridge Subdivision, Filing No. 3 (Rebar & Cap PE-LS 16836), S25°57'18"W, 446.55'.
- 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 the certification shown hereon.
- The real property within The Highlands at Breckenridge Subdivision, Filing No. 3, is subject to the provisions of the Declaration of Land Use Restrictions for The Highlands at Breckenridge recorded September 15, 1994, at Reception No. 478057, as amended by the First Amendment to Declaration of Land Use Restrictions for The Highlands at Breckenridge, recorded December 2, 1994, at Reception No. 481613 and by the Second Amendment to Declaration of Land Use Restrictions for The Highlands at Breckenridge, recorded May 22, 1995, at Reception No. 491598 (as so amended, the "Declaration"), as the same may be further amended or supplemented.
- The Highlands at Breckenridge Property Owners' Association (Declarant) hereby grants, dedicates and conveys to the Town of Breckenridge, State of Colorado, for public use, a perpetual easement in, over and through those portions of Filing No. 3 designated on the Plat as "25' Public Trail Easement and 25' Public Trail and Sanitary Sewer Easement" (collectively, the "Trail Easement"), which easement may be used for pedestrian and bicycle traffic and the construction, repair and maintenance of trails suitable for such use. No motorcycle, motorbike, snowmobile, golf cart or other motorized vehicle shall be permitted on such Trail Easement. No horses or similar animals, whether being mounted or unmounted, are permitted on such Trail Easement. Declarant is hereby released from any liability associated with such dedication and public use of the Trail Easement, including without limitation, liability associated with construction, maintenance and repair of such easement. Declarant reserves the right to place reasonable restrictions on the time and manner of use of such Trail Easement for the purpose of protecting the owners' rights to peaceful enjoyment of their property.
- Nothing contained in this plat shall restrict the Town of Breckenridge, State of Colorado, from reasonable use of the easements herein granted in the event of an emergency, as reasonably determined by the Town of Breckenridge, free from restrictions, if any, on the time and manner of use of such easements imposed by Declarant.
- By virtue of this plat and the approval of and signature on this plat by the Town of Breckenridge, the Public Trail easement traversing Parcel A as shown by dashed line hereon and as dedicated on the Highlands at Breckenridge Subdivision, Filing No. 3 final plat is hereby vacated.



VICINITY MAP

OWNER'S CERTIFICATE

That: The Highlands at Breckenridge Property Owners' Association, a Colorado nonprofit Corporation, being the owner of Parcel A, The Highlands at Breckenridge Subdivision, Filing No. 3, located in Section 30, Township 6 South Range 77 West of the Sixth Principal Meridian, Town of Breckenridge, County of Summit, State of Colorado, more particularly described as follows:

Parcel A, The Highlands at Breckenridge Subdivision, Filing No. 3 as recorded in Reception No. 495444 of the public records of Summit County, Colorado. Beginning at the Northeast corner of Parcel A; thence S25°57'18"W, 446.55 feet; thence N64°02'44"W, 239.63 feet; thence 41.94 feet along an arc of a tangent curve to the left with a radius of 113.00 feet, a central angle of 21°15'55" and a chord which bears N74°40'42"W, 41.70 feet; thence N08°01'45"E, 360.48 feet; thence S84°20'00"W, 220.00 feet; thence S09°45'10"E, 403.92 feet; thence S28°58'17"W, 44.70 feet; thence N66°44'15"W, 156.38 feet; thence N07°14'50"W, 374.78 feet; thence 132.90 feet along an arc of a nontangent curve to the right with a radius of 5990.00 feet, a central angle of 01°20'18" and a chord which bears N06°34'50"W, 132.90 feet; thence N05°54'20"W, 495.91 feet; thence S51°22'44"E, 1076.72 feet to the Point of Beginning, containing 9.71 acres more or less.

Have laid out, subdivided and platted the same into easements as shown hereon under the name and style of Amended Plat Parcel A, The Highlands at Breckenridge Subdivision, Filing No. 3 and by these presents, do hereby set apart and dedicate to the perpetual use of the public the public trail easement.

IN WITNESS WHEREOF, T. Mark O'Reilly and James H. Adams have caused their names to be hereto subscribed this 10th day of December, A.D., 1997.

ATTEST: T. Mark O'Reilly Secretary
James H. Adams President

STATE OF COLORADO }
COUNTY OF SUMMIT }

The foregoing instrument was acknowledged before me this 10th day of December, 1997, by Highlands at Breckenridge Property Owners' Association, a Colorado nonprofit Corporation, on behalf of such Corporation, as owner of Parcel A The Highlands at Breckenridge, Filing No. 3

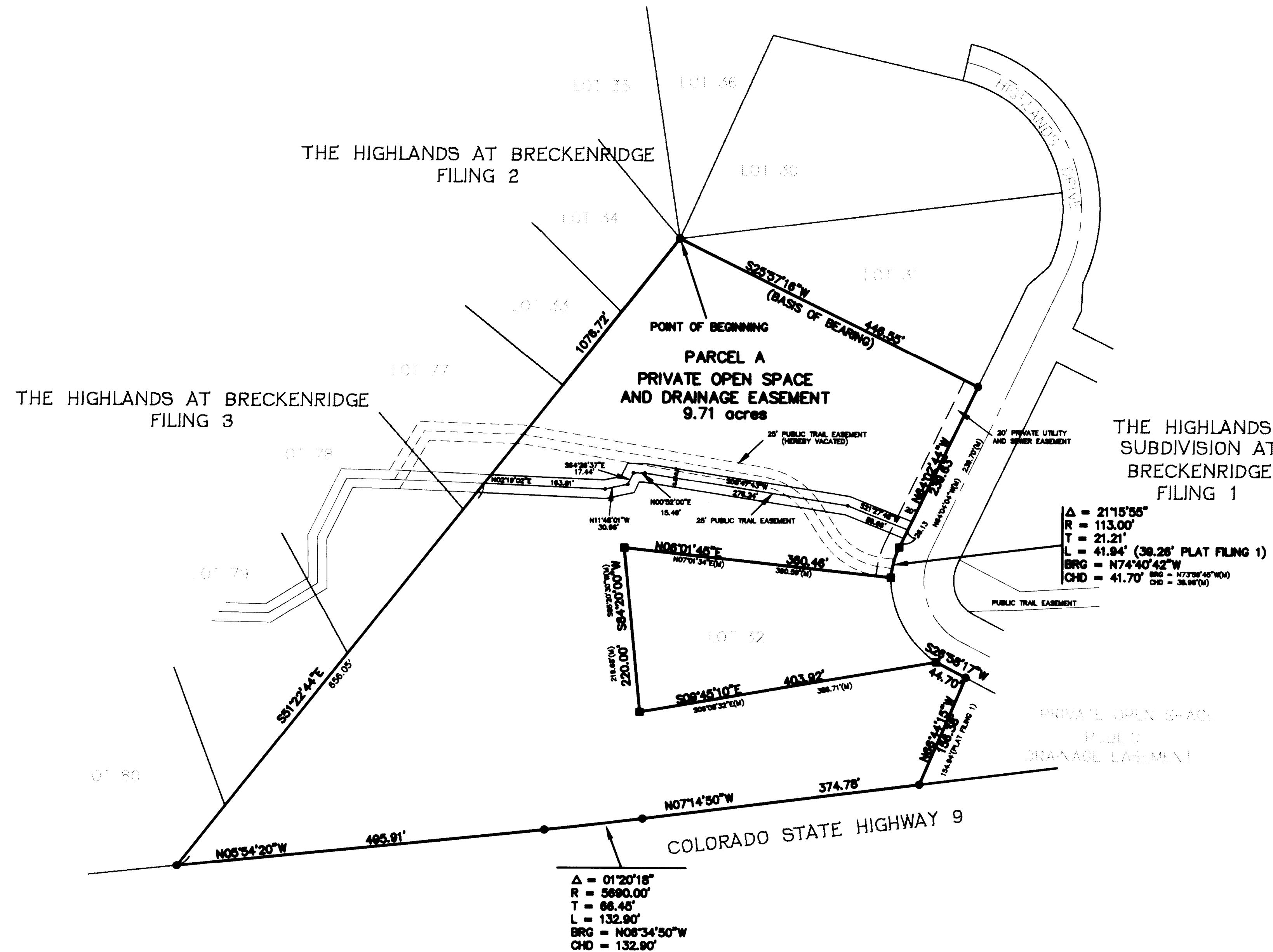
MY COMMISSION EXPIRES: 6-13-2000
Carlson Dorn
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF SUMMIT }

I hereby certify that this instrument was filed in my office at 10:15 o'clock, P.M. this 9 day of December, 1997, and filed under Reception Number 553777

Christi Baumgardner by Kathleen Neff
SUMMIT COUNTY CLERK AND RECORDER



BRECKENRIDGE TOWN COUNCIL CERTIFICATE

Approved this 22 day of April, 1997, Town Council Breckenridge, Colorado. This approval does not guarantee that 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, gutters, street lights, street signs and sidewalks shall be financed by others and not the Town of Breckenridge.

ATTEST: Mary Jane Sauge TOWN CLERK
Stacy MAYOR

NOTICE: Public notice is 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 are specifically accepted by this Town by recording with the Town Clerk of the Town an Official "Acceptance." 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.

BRECKENRIDGE PLANNING COMMISSION CERTIFICATE

Approved this 15 day of April, 1997, Town Planning Commission, Breckenridge, Colorado.

TOWN CLERK'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF SUMMIT }

I hereby certify that this instrument was filed in my office at 2:45 o'clock, P.M. this 9 day of December, 1997, and is duly recorded.

Mary Jane Sauge
TOWN CLERK

TITLE COMPANY CERTIFICATE

Summit County Abstract Company 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 dedicator free and clear of all liens, taxes and encumbrances, except as follows:

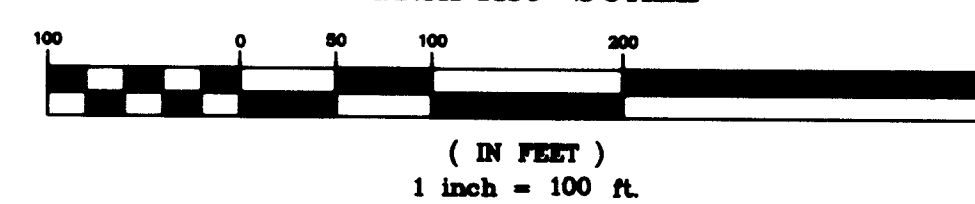
Dated this 26th day of November, 1997.

SUMMIT COUNTY ABSTRACT COMPANY
By: Debra Kluderman as agent for First American Title Insurance Company

LEGEND

- N19°02'19"E 592.06'—PLATTED BEARING AND DISTANCE
- N19°02'19"(M) 591.97(M)—FIELD BEARING AND DISTANCE BETWEEN MONUMENTS
- —FOUND REBAR AND CAP PE-LS 16836
- —FOUND REBAR AND CAP LS 9836

GRAPHIC SCALE



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.

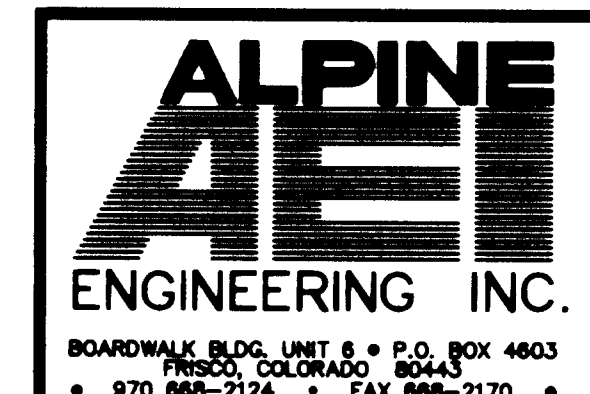
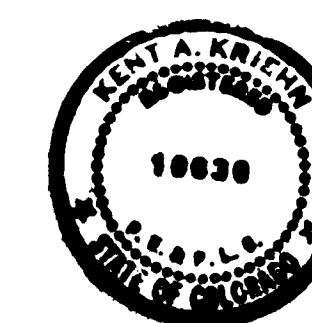
Kenneth W. Guffman PE-LS #26820
5/18/98

SURVEYOR'S CERTIFICATE

I, Kent A. Kriehn, a Colorado Registered Land Surveyor, do hereby certify that this Amended Plat of Parcel A, The Highlands at Breckenridge Subdivision, Filing No. 3, was prepared by me and under my supervision, and 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 CRS 38-51-105.

Dated this 27th day of May, 1997.

KENT A. KRIEHN, PE-LS, NO. 16836



D:\DMS\BHV\FILE_3\16836-PA Thu May 22 13:52:33 1997