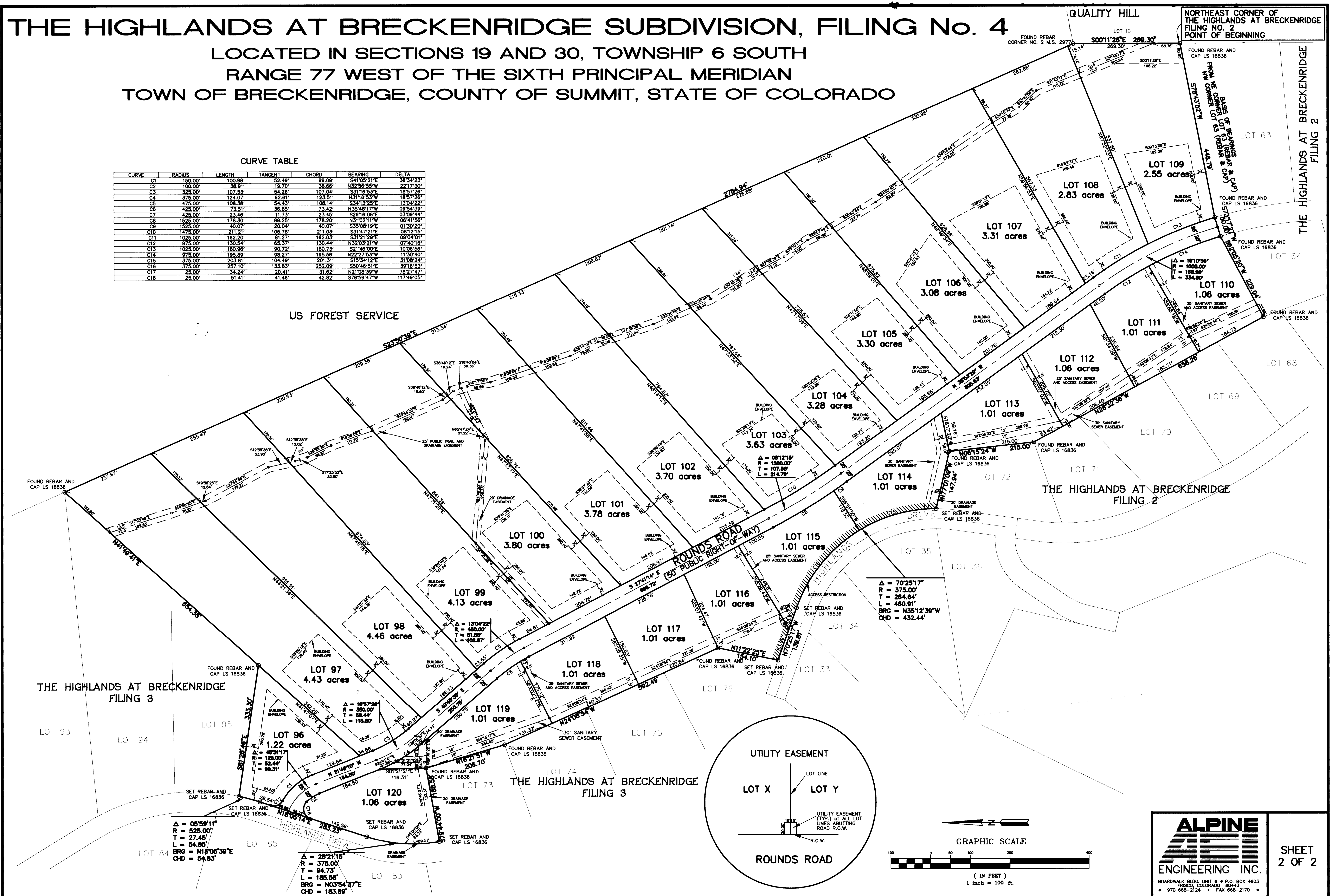


THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION, FILING No. 4

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 6 SOUTH
RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	100.98'	52.49'	99.09'	S41°05'21"E	38°34'23"
C2	100.00'	36.91'	19.70'	36.66'	N32°56'55"W	22°17'30"
C3	325.00'	107.53'	54.26'	107.04'	S31°16'53"E	18°57'28"
C4	375.00'	124.07'	62.61'	123.51'	N31°16'53"W	18°57'28"
C5	475.00'	108.38'	54.43'	108.14'	S34°13'25"E	13°04'22"
C6	425.00'	73.51'	36.85'	73.42'	N35°48'17"W	09°54'39"
C7	425.00'	23.46'	11.73'	23.45'	S39°16'06"E	03°09'44"
C8	1525.00'	178.30'	88.25'	178.20'	N31°02'11"W	06°41'56"
C9	1525.00'	40.07'	20.04'	40.07'	S35°08'19"E	01°30'20"
C10	1475.00'	211.21'	105.78'	211.03'	S31°47'21"E	08°12'15"
C11	1025.00'	162.20'	81.27'	162.03'	S31°21'29"E	09°04'01"
C12	975.00'	130.54'	65.37'	130.44'	N32°03'21"W	07°40'16"
C13	1025.00'	180.96'	90.72'	180.73'	S21°48'00"E	10°06'56"
C14	975.00'	195.69'	98.27'	195.56'	N22°27'53"W	11°30'40"
C15	375.00'	203.81'	104.49'	203.31'	S15°34'12"E	31°08'24"
C16	375.00'	257.10'	133.83'	252.09'	S30°48'51"E	39°16'53"
C17	25.00'	34.24'	20.41'	31.62'	N21°08'39"W	78°27'47"
C18	25.00'	51.41'	41.46'	42.82'	S78°59'47"W	117°49'05"



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**ALPINE
AEI
ENGINEERING INC.**

BOARDWALK BLDG. UNIT 6 • P.O. BOX 4603
FRISCO, COLORADO 80443
• 970 668-2124 • FAX 668-2170 •

THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION, FILING No. 4

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 6 SOUTH RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That Lincoln Highlands I Limited, a Colorado Limited Partnership ("Declarant"), being sole owner in fee simple of the real property situated in the Town of Breckenridge and in Summit County, Colorado and more particularly described as follows:

A portion of Tract A, The Highlands at Breckenridge Subdivision, Filing No. 1 as recorded in Reception No. 476056, lying within Sections 19 and 30, Township 6 South, Range 77 West of the 6th Principal Meridian, situated in the Town of Breckenridge, County of Summit, State of Colorado and more particularly described as follows:

Beginning at the Northeast corner of the Highlands at Breckenridge Subdivision, Filing No. 2 as recorded in Reception No. 484609 of the public records of Summit County, Colorado; thence along the northerly boundary of said Highlands at Breckenridge Subdivision, Filing No. 2 the following 8 courses:

1. S78°43'52"W, 446.79 feet; thence
2. S73°17'27"W, 50.00 feet; thence
3. S62°05'20"W, 229.04 feet; thence
4. N28°32'36"W, 658.26 feet; thence
5. N06°15'24"W, 215.00 feet; thence
6. N77°01'09"W, 147.94 feet; thence
7. 460.91 feet along the arc of a 375.00 foot radius curve to the left whose long chord bears N35°12'39"W, 432.44 feet; thence
8. N70°25'17"W, 139.81 feet; thence

9. the following 9 courses:
 1. N11°22'25"E, 154.10 feet; thence
 2. N24°08'54"W, 592.49 feet; thence
 3. N16°21'51"W, 206.70 feet; thence
 4. S79°44'00"W, 188.58 feet; thence
 5. 185.58 feet along the arc of a 375.00 foot radius curve to the right whose long chord bears N03°54'37"E, 183.69 feet; thence
 6. N18°05'14"E, 283.23 feet; thence
 7. S4°45'28"E, 333.30 feet; thence
 8. S81°28'46"E, 333.30 feet; thence
 9. N41°48'41"E, 654.35 feet; thence

departing from said easterly boundary of The Highlands at Breckenridge, Filing No. 3 and along the easterly boundary of Tract A, The Highlands at Breckenridge, Filing No. 1, the following 2 courses:

1. S23°50'39"E, 2784.94 feet; thence
2. S00°11'28"E, 269.30 feet to the Point of Beginning. Containing 61.97 acres or less, has laid out subdivided and platted the same into lots, tracts, parcels, roads and easements as shown hereon under the name and style of The Highlands at Breckenridge Subdivision, Filing No. 4, and by these presents does hereby set apart and dedicate to the perpetual use of the public (1) all of the Roads (as defined in the notes) and other public ways, places and portions of land designated as easements for the installation and maintenance of public utilities and (2) an easement in, over, through, and under those portions of land labeled as '25' Trail and Drainage Easement, 20' Drainage Easement and Drainage Easement as shown hereon.

IN WITNESS WHEREOF, Kenneth M. Adams, as President of Lincoln North, Inc., a Colorado corporation and General Partner of Lincoln Highlands I Limited, and Nick J. Hackett, as President of Highlands Management Group, Inc., a Colorado corporation and General Partner of Lincoln Highlands I Limited have caused their names to be hereunto subscribed this 6th day of February, 1996.

By: Kenneth M. Adams President
By: Nick J. Hackett President

STATE OF COLORADO }
COUNTY OF SUMMIT }

The foregoing instrument was acknowledged before me this 6th day of February, 1996, by Kenneth M. Adams, President, Lincoln North, Inc., a Colorado Corporation, on behalf of such Corporation, as General Partner of Lincoln Highlands I Limited.

MY COMMISSION EXPIRES: July 24, 1998
Ray D. Lupton
NOTARY PUBLIC

STATE OF COLORADO }
COUNTY OF SUMMIT }

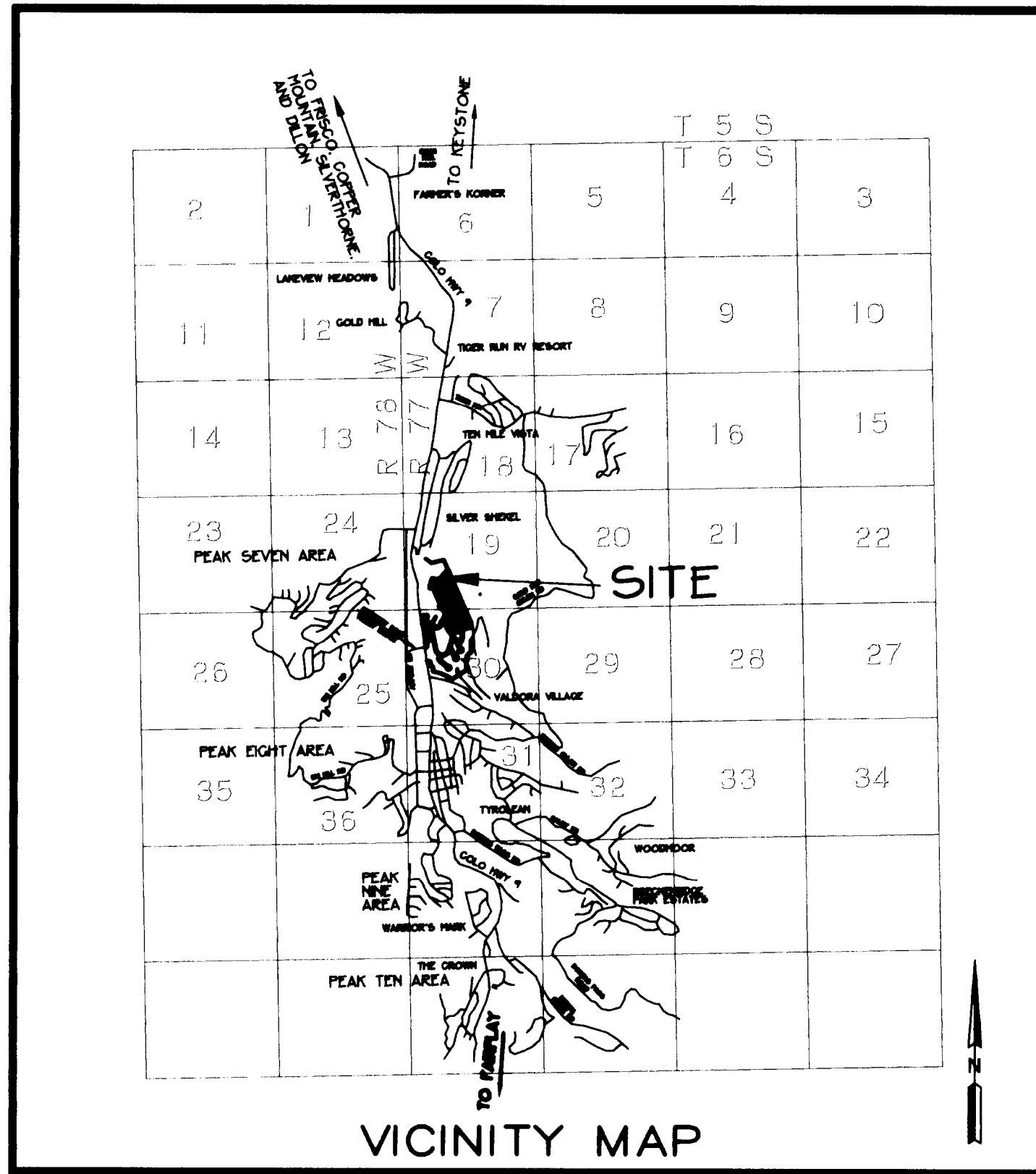
The foregoing instrument was acknowledged before me this 6th day of February, 1996, by Nick J. Hackett, President, Highlands Management Group, Inc., a Colorado Corporation, on behalf of such Corporation, as General Partner of Lincoln Highlands I Limited.

MY COMMISSION EXPIRES: July 24, 1998
Ray D. Lupton
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, Kent A. Kriehn, a Colorado Registered Land Surveyor, do hereby certify that this Plat of The Highlands at Breckenridge Subdivision, Filing No. 4, 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 5th day of FEBRUARY, 1996, at FRANK, A.D., 1996.
Kent A. Kriehn
KENT A. KRIEHN, PE-LS, NO. 16836



PLAT NOTES

10. 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. 4 designated on the Plat as "25' Public Trail and Drainage 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 and the right to assign such right to The Highlands at Breckenridge Property Owners' Association (the "Association"), for the purpose of protecting the owners' rights to peaceful enjoyment of their property.
11. The location of any dwelling, deck or site disturbance, except for allowable driveway access or utility service connections on any lot shall be within the building envelope designated hereon by dotted line for such lot, if any, or where no building envelope is delineated on this Plat within such area as the Board of Directors of the Association designates as to any lot in writing prior to the conveyance by deed of such lot.
12. By acceptance of a deed to a lot burdened or benefitted by easements described in notes set forth herein, the owners thereof agree to indemnify and hold harmless Declarant and the Association and Design Review Board, and their respective successors and assigns, from any liability pertaining to the use of such easements and further agree to use the easements in a safe and reasonable manner which does not unreasonably interfere with the rights of the other owners.
13. 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 or the Association.
14. Declarant reserves to itself and its successors in interest and assigns, and hereby grants, dedicates and conveys to Public Service Company of Colorado, U.S. West Communications and Classic Cable, together with their respective successors and assigns, a perpetual, nonexclusive easement in, through and under those portions of each lot in Filing No. 4 designated on the Plat as "Utility Easement", as shown on the inset on page 2 of this Plat, which easement may be used for construction, installation, maintenance, and repair of above-ground and underground transformers and other equipment necessary for the provision of electricity, gas, telephone, water and cable television services to the lots. Except as otherwise agreed to by Declarant in writing, Declarant is hereby released from any liability associated with such use of the Utility Easement, including without limitation, liability associated with the installation, construction, and repair of transformers or other equipment thereon. Declarant reserves the right to place reasonable restrictions on the time and manner of use of such easement, and the right to assign such right to the Association, for the purpose of protecting the owners' rights to peaceful enjoyment of their property.
15. Access to Lots 114, 115 and 116 shall be from Rounds Road. Under no circumstances shall access to such lots be made or permitted from Highlands Drive, as shown by the "Access Restriction" designated hereon.

BRECKENRIDGE TOWN COUNCIL CERTIFICATE

Approved this 26th day of July, 1996, 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, gutter, street lights, street signs and sidewalks shall be financed by others and not the Town of Breckenridge.

ATTEST:
Maureen K. Soule Mayor
Stefan 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 18th day of July, 1996, Town Planning Commission, Breckenridge, Colorado.

CHAIRMAN
Maureen K. Soule

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 in the dedicatory free and clear of all liens, taxes and encumbrances, except as follows:
TAXES FOR 1995 AND SUBSEQUENT YEARS

Dated this 20th day of MARCH, 1996.
SUMMIT COUNTY ABSTRACT COMPANY
BY: Deanna D. Rendleman Vice-President

TOWN CLERK'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF SUMMIT }
TOWN OF BRECKENRIDGE }
I hereby certify that this instrument was filed in my office at 12 O'clock, P.M., this 22ND day of MARCH, 1996, and is duly recorded.
Maureen K. Soule
TOWN CLERK

PLAT NOTES

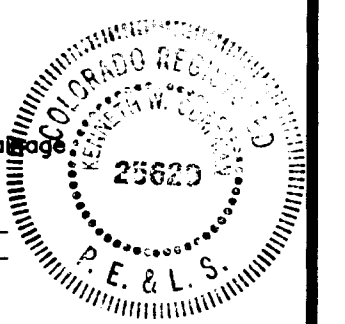
1. Lincoln Highlands I Limited, a Colorado Limited Partnership, ("Declarant") hereby reserves to itself and its successors and assigns and hereby grants and conveys to the Breckenridge Sanitation District a perpetual, nonexclusive easement in, through, and under Rounds Road, which easement may be used solely for the construction, maintenance, repair and reconstruction of underground sewage facilities. Except for the obligations of the Declarant pursuant to the Subdivision Improvements Agreement described in Note 9 below, Declarant is hereby released from any liability associated with such use of the Roads, including without limitation, liability associated with the construction, maintenance and repair of underground sewage facilities thereon. Declarant reserves the right to place reasonable restrictions on the use of such easement and the right to assign such right to the Association (as defined in note 10 below).
2. Declarant hereby grants, dedicates and conveys to the Town of Breckenridge, State of Colorado, for public use, a perpetual, nonexclusive easement in, through and under those portions of Filing No. 4 designated on the Plat as "20' Drainage Easement", "Drainage Easement" and "25' Public Trail and Drainage Easement" (collectively the "Drainage Easements") which easements may be used solely for the purpose of constructing, operating, maintaining and repairing drainage facilities, and the drainage and storage of water from other land. Upon acceptance of the dedication of such Drainage Easements and facilities by the Town of Breckenridge, Declarant shall be deemed released from any liability associated with such dedication and public use of the Drainage Easements and the facilities associated with maintenance and repair of such easements and facilities. Declarant reserves the right to place reasonable restrictions on the time and manner of use of such Drainage Easements and the right to assign such right to the Association, for the purpose of protecting the owners' rights to peaceful enjoyment of their property.
3. Declarant hereby reserves to itself and its successors and assigns and hereby grants and conveys to the Breckenridge Sanitation District a perpetual, nonexclusive easement in, through and under those portions of Filing No. 4 designated on the Plat as (a) "30' Sanitary Sewer Easement" which Sewer Easement may be used for the construction, maintenance, repair and reconstruction of underground sewage facilities, and (b) "25' Sanitary Sewer and Access Easement", which easement may be used solely for access to the Sewer Easement. Except for the obligations of Declarant pursuant to the Subdivision Improvements Agreement described in note 9 below, Declarant is hereby released from any liability associated with the use of such Sewer Easement and Access Easement, including without limitation, liability associated with the construction, maintenance and repair of underground sewage facilities thereon. Declarant reserves the right to place reasonable restrictions on the time and manner of use of such Sewer Easement and Access Easement and the right to assign such right to the Association.
4. Each lot designated by number on the Plat for this Filing No. 4 is a Single-Family Residential Lot, as such term is defined in the Declaration (as defined in note 9 below).
5. Date of Survey: January 8, 1996.
6. Basis of Bearing: The Northeast corner of Lot 63, The Highlands at Breckenridge Filing 2 (Rebar & Cap LS 16836) to the Northwest corner of Lot 63, The Highlands at Breckenridge Filing 2 (Rebar & Cap LS 16836), S78°43'52"W, 446.79'.
7. 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.
8. The real property within The Highlands at Breckenridge Subdivision, Filing No. 4, is subject to the provisions of the Declaration of Land Use Restrictions for The Highlands at Breckenridge recorded September 15, 1994 at Reception No. 476057, as amended and as the same may be further amended or supplemented.
9. Declarant hereby grants, dedicates and conveys to the Town of Breckenridge, State of Colorado, in fee simple, for public use, Rounds Road as shown hereon. Except for the obligations of Declarant pursuant to the Subdivision Improvements Agreement between Declarant, and the Town of Breckenridge, upon acceptance of the Road by the Town of Breckenridge Declarant shall be deemed released from any liability associated with such dedication and public use of the Road, including without limitation, liability associated with construction, maintenance and repair of such road.

LAND USE SUMMARY		
LOT/PARCEL/ROAD	ACREAGE	% OF SITE
LOTS 96-120	58.778	94.82%
ROUNDS ROAD	3.209	5.18%
TOTAL	61.987	100%

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. Gueffran PE-LS #85520
Kenneth W. Gueffran 2/2/96



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF SUMMIT }
I hereby certify that this instrument was filed in my office at 14:26 O'clock, P.M. this 22nd day of MARCH, 1996, and filed under Reception Number 571898.
Ann R. Brail / Madison J. Walter
SUMMIT COUNTY CLERK AND RECORDER

