

DUNKIN HILL
PLANNED UNIT DEVELOPMENT DESIGNATION

This Planned Unit Development Designation, to be known as Dunkin Hill is approved this 11th day of January, 1993 and revised this 14th day of June by the Board of County Commissioners of Summit County, Colorado, hereinafter referred to as the "County," for certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "Property." This designation establishes the general uses which shall be permitted on the Property, a general development plan and a statement of development guidelines and conditions which must be adhered to by Hank Broadhurst hereinafter referred to as the "Owner/Developer." This designation also specifies improvements which must be made and conditions which must be fulfilled in conjunction with this designation by the Owner/Developer.

A. PERMITTED USES AND DEVELOPMENT PLAN

Use and development of the property shall be in accordance with the Development Plan attached hereto as Exhibit B and the following specific requirements:

1. Permitted Uses

Permitted uses shall be as follows: Ten (10) single family residential units.

2. Accessory and Conditional Uses

Allowable accessory and/or conditional uses shall be those uses described as accessory and/or conditional uses in the R-1 zone district in Section 3404 of the Summit County Land Use and Development Code now in effect of hereafter amended except as otherwise stated in this document. Approval of accessory and/or conditional uses shall go through the same process and procedures as described in the Summit County Land Use and Development Code.

3. Accessory Apartments

Accessory apartments meeting all requirements of Section 3801 are permitted uses in Filing #1 only.

4. Animal Keeping

Animal keeping shall be restricted the same as in the R-1 zone district as described in the Summit County Land Use and Development Code Section 3802. Dogs shall be restrained at all times by means of fenced yard, pen, run or leash.

B. DEVELOPMENT STANDARDS

1. Building Height

Building heights shall not exceed 35 feet as defined in the Summit County Land Use and Development Code.

2. Setbacks

Setbacks for structures shall be as provided by the building envelopes established on the final subdivision plat for the property except that in no event shall any structure be located within 25 10 feet of any lot line within the subdivision nor shall any structure be located closer than 35 feet from Baldy and/or Boreas Pass right-of-ways. Structures shall not be located on slopes of greater than 30%.

DORIS L. BRILL

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SUMMIT COUNTY RECORDER

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Baldy and/or Boreas Pass right-of-ways. Structures shall not be located on slopes of greater than 30%.

3. Parking

No parking shall be allowed within any County road right-of-way or common driveway. At least two parking spaces for each dwelling unit shall be provided in conformance with all requirements of the Summit County Land Use and Development Code.

4. Design Standards

Buildings shall be designed so that they are stepped into the hillside in such a way that not only is the foundation stepped into the hillside but also the face of the building shall be broken up (i.e. no side of the building shall be more than 25 feet straight up). Buildings shall be painted and/or stained in subdued, natural colors.

5. Designated Open Space Areas

- a. **Open space areas:** Areas outside of designated building envelopes shall remain open and free from all improvements except landscaping, utility work and access.
- b. **Public use areas:** Pursuant to Section 8601 of the Summit County Land Use and Development Code the Owner/Developer is required to provide lands for public use. The Owner/Developer shall dedicate ten-foot-wide public pedestrian/bicycle easements in filing #1 in the areas indicated on Exhibit B.

C. REQUIRED IMPROVEMENTS

Public utilities, improvements and services are to be provided in the development of the property as set forth in this section. Detailed specifications and time schedules for their construction shall be set forth in the Improvements Agreement required as a condition of final plat approval. All utility lines will be located underground.

1. Access

Access to the property and all building sites shall be provided by roads and driveways built to all County standards including grade and site distance. Final road designs shall be approved by the County Engineer prior to approval of final plat. The County reserves the right to accept or reject responsibility for road maintenance on all dedicated public roads.

The owner/developer shall dedicate right-of-way or easements sufficient to allow a 100 foot right-of-way for Baldy Road. This additional right-of-way shall be dedicated in conjunction with the filing of a final plat for filing #1.

2. Water Systems

Water supply shall be provided by on-site wells subject to approval by the State Division of Water Resources. The water supply system shall provide adequate fire flows as determined by the Red, White and Blue Fire District in accord with fire mitigation requirements.

3. Sewer Systems

Sewage disposal shall be provided by the Breckenridge Sanitation District and shall meet all requirements of the district.

4. Fire Protection

The entire property is located within the Red, White and Blue Fire Protection District. All development on the property shall meet all fire protection requirements of the District in accordance with fire mitigation requirements.

5. Landscaping/Reclamation

Reclamation of disturbed areas including mine sites, exploration holes and tailings areas shall be completed prior to the issuance of a certificate of occupancy for each lot. The County Engineer may determine that reclamation need not be completed on some sites when the environmental damage to repair the site would exceed the benefits of reclamation. All newly disturbed areas to receive a minimum of four inches of topsoil and shortgrass/perennial flower mix. A landscape plan shall be provided for County approval prior to issuance of grading permits. Cut or fill spaces greater than 2:1 shall receive erosion control netting. Illinois Gulch drainage shall be reclaimed as shown on Exhibit B. Reclamation shall be completed prior to approval of a final plat for the property or provided for in the subdivision improvements agreement.

6. Baldy Road Improvements

The Owner/Developer acknowledges the improvements to Baldy Road will be necessary in the future. It is understood that the developer and other adjacent landowners will benefit from any improvement of Baldy Road. The Owner/Developer agrees to participate in any local improvements district formed to upgrade Baldy Road or record a covenant for each property ownership in the subdivision requiring each lot to join a future improvement district formed by the County to improve Baldy Road.

E. GENERAL PROVISIONS

1. Enforcement

The provisions of the planned unit designation and the development plan relating to the use of land and the location of common open space shall run in favor of Summit County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law. Other provisions of the planned unit development designation and the development plan shall run in favor of the residents, occupants and owners of the planned unit development, but only to the extent expressly provided in, and in accordance with the terms of, the planned unit development designation and the development plan. Provisions not expressly stated as running in favor of the residents, occupants or owners of the planned unit development shall run in favor of the County.

2. Breach of Provisions of PUD Designation

If any time any provision or requirements stated in the planned unit development designation has been breached by the Owner/Developer, the County may withhold approval of any or all site plans or plat maps, or the issuance of any or all grading or building permits or occupancy permits applied for on the Property, until such breach has been remedied; provided, however, that the County shall not take affirmative action on account of such breach until it shall have first notified the Owner/Developer in writing and afforded the Owner/Developer a reasonable opportunity to remedy the same.

3. Binding Effect

The PUD Designation shall run with the land and be binding upon the Owner/Developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof, with the exception that provisions of this designation may be modified through an amendment in accordance with the procedure stated in the County Development Review Procedures. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

4. Amendments

Amendments to the provisions of a planned unit development designation shall be reviewed and acted upon as a rezoning application, subject to the County's procedures for zoning amendments and to the requirement for findings under the Planned Unit Development Act of 1972 at C.R.S. 24-67-106(3)(b).

5. Notices

All notices required by this designation shall be in writing and shall be either hand-delivered or sent by certified mail, return receipt requested, postage prepaid, as follows:

Notice to County:

Board of County Commissioners
P.O. Box 68
Breckenridge, CO 80424

Notice to Owner/Developer

Hank Broadhurst, The Dunkin Hill Group
2855 E. Dartmouth Ave.,
Denver, CO 80210-6722

All notices so given shall be considered delivered three days after the mailing thereof. Either party, by notice so given, may change the address to which future notices shall be sent.

6. Entire Designation

This designation contains all provisions and requirements incumbent upon the Owner/Developer relative to the Dunkin Hill Planned Unit Development, except as modified by subsequent action of the Board of County Commissioners in accordance with procedures set forth in the Summit County Land Use and Development Code and the Colorado Planned Unit Development Act (CRS 24-67-106) for amending planned unit developments, and except that nothing contained herein shall be construed as waiving any requirements of the Summit County Land Use and Development Code or other regulations otherwise applicable to the development of the Property.

7. Effective Date

This designation must be signed by both the Summit County Board of County Commissioners and the Owner/Developer and must be recorded by the Summit County Clerk and Recorder in order to become effective. The effective date shall be the date of recordation.

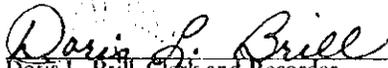
IN WITNESS WHEREOF, the County and the Owner/Developer have executed this Designation as of the date first written above.

BOARD OF COUNTY COMMISSIONERS
OF SUMMIT COUNTY, COLORADO



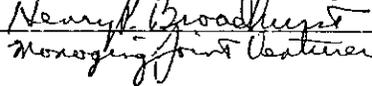
Joe Sands, Chairman

ATTEST:



Doris L. Brill, Clerk and Recorder

Hank Broadhurst, The Dunkin' Group



Managing Joint Venturer

LEGAL DESCRIPTION

ALTA COMMITMENT

SCHEDULE A

Our Order No. M13814

OF THE GOLD DUST A DISTANCE OF 150.00 FEET:

THENCE SOUTH 72 DEGREES 02 MINUTES 43 SECONDS WEST ALONG A LINE OF THE GOLD DUST A DISTANCE OF 974.83 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF BOREAS PASS ROAD:

THENCE ALONG THE EASTERLY RIGHT OF WAY ON A NON TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 73.85 FEET, A CENTRAL ANGLE OF 15 DEGREES 15 MINUTES 26 SECONDS, A RADIUS OF 277.32 FEET, AND A CHORD THAT BEARS NORTH 34 DEGREES 9 MINUTES 22 SECONDS WEST A CHORD LENGTH OF 73.63 FEET TO A POINT ON LINE 3-4 OF THE PACIFIC LODGE:

THENCE NORTH 62 DEGREES 57 MINUTES 14 SECONDS EAST ALONG LINE 2-1 OF THE PACIFIC LODGE A DISTANCE OF 930.00 FEET TO RETURN TO THE POINT OF BEGINNING. *5.67 acres*

PARCEL III A

14.61 acres
A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, ALSO BEING PART OF M.S. 86, M.S. 968, M.S. 2509, M.S. 6328, AND M.S. 20603, MINNESOTA MINING DISTRICT, SUMMIT COUNTY COLORADO AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER 2 OF THE BRIGHT HOPE, M.S. 6328: THENCE NORTH 54 DEGREES 14 MINUTES 05 SECONDS EAST ALONG LINE 2-3 OF THE BRIGHT HOPE, WITH ALL BEARINGSS CONTAINED HEREIN BEING RELATIVE TO SAID LINE, A DISTANCE OF 92.29 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING NORTH 54 DEGREES 14 MINUTES 05 SECONDS EAST ALONG LINE 2-3 A DISTANCE OF 564.22 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BOREAS PASS ROAD: THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A CENTRAL ANGLE OF 03 DEGREES 52 MINUTES 59 SECONDS, A RADIUS OF 552.47 FEET, AND A CHORD OF 37.43 FEET WHICH BEARS SOUTH 48 DEGREES 45 MINUTES 4 SECONDS EAST, A DISTANCE OF 37.44 FEET TO A POINT OF TANGENCY: THENCE SOUTH 46 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF ALONG THE SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 127.36 FEET TO A POINT OF CURVATURE: THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHICH HAS A CENTRAL ANGLE OF 26 DEGREES 55 MINUTES 30 SECONDS, A RADIUS OF 447.73 FEET, AND A CHORD OF 208.47 FEET WHICH BEARS SOUTH 60 DEGREES 16 MINUTES 20 SECONDS EAST, A DISTANCE OF 210.40 FEET TO A POINT OF TANGENCY: THENCE SOUTH 73 DEGREES 44 MINUTES 05 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 114.82 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC OF A CURVE TO THE RIGHT, WHICH HAS A CENTRAL ANGLE OF 23 DEGREES 20 MINUTES 00 SECONDS, A RADIUS OF 454.30 FEET, AND A CHORD OF 183.73 FEET WHICH BEARS SOUTH 62 DEGREES 04 MINUTES 05 SECONDS EAST, A DISTANCE OF 185.01 FEET TO A POINT OF TANGENCY: THENCE

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SOUTH 50 DEGREES 24 MINUTES 05 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 389.50 FEET TO A POINT OF CURVATURE: THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHICH HAS A CENTRAL ANGLE OF 22 DEGREES 30 MINUTES 53 SECONDS, A RADIUS OF 399.27 FEET, AND A CHORD OF 155.89 FEET WHICH BEARS SOUTH 61 DEGREES 35 MINUTES 43 SECONDS EAST, A DISTANCE OF 156.90 FEET TO THE POINT OF TANGENCY: THENCE SOUTH 72 DEGREES 54 MINUTES 58 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 102.59 FEET TO A POINT OF CURVATURE: THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A CENTRAL ANGLE OF 27 DEGREES 29 MINUTES 53 SECONDS, A RADIUS OF 217.32 FEET, AND A CHORD OF 103.30 FEET WHICH BEARS SOUTH 59 DEGREES 10 MINUTES 05 SECONDS EAST, A DISTANCE OF 104.30 FEET TO A POINT ON LINE 1-2 OF THE PACIFIC LODE, M.S. 968 AND NORTHERLY LINE OF A DEED RECORDED MARCH 8, 1984 AT RECEPTION NO. 274029, THENCE SOUTH 62 DEGREES 57 MINUTES 14 SECONDS WEST ALONG LINE 1-2 AND NORTHERLY LINE OF DEED RECORDED MARCH 8, 1984 AT RECEPTION NO. 274029 A DISTANCE OF 46.21 FEET: THENCE SOUTH 04 DEGREES 40 MINUTES 09 SECONDS EAST ALONG THE WESTERLY LINE OF A DEED RECORDED MARCH 8, 1984 AT RECEPTION NO. 274029 A DISTANCE OF 23.82 FEET: THENCE SOUTH 74 DEGREES 25 MINUTES 34 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF A DEED RECORDED MARCH 8, 1984 AT RECEPTION NO. 274029 A DISTANCE OF 39.42 FEET: THENCE SOUTH 73 DEGREES 12 MINUTES 35 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF A DEED RECORDED MARCH 8, 1984 AT RECEPTION NO. 274029 A DISTANCE OF 1.63 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE AND POINT OF CURVATURE: THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 48 SECONDS, A RADIUS OF 217.33 FEET, AND A CHORD OF 13.64 FEET WHICH BEARS SOUTH 30 DEGREES 53 MINUTES 36 SECONDS EAST, A DISTANCE OF 13.64 FEET TO A POINT ON THE NORTHERLY LINE OF THE GOLD DUST, A METES AND BOUNDS DESCRIPTION ON THE T.H. FULLER PLACER, M.S. 86: THENCE SOUTH 72 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE NORTHERLY LINE OF THE GOLD DUST A DISTANCE OF 464.34 FEET: THENCE SOUTH 17 DEGREES 57 MINUTES 18 SECONDS EAST ALONG THE WESTERLY LINE OF THE GOLD DUST A DISTANCE OF 150.00 FEET: THENCE NORTH 72 DEGREES 02 MINUTES 43 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE GOLD DUST A DISTANCE OF 150.00 FEET TO CORNER 6 OF THE T.H. FULLER PLACER, M.S. 86: THENCE SOUTH 58 FEBRUARY 45 MINUTES 33 SECONDS WEST ALONG A LINE CONNECTING CORNER 6 AND CORNER 50 OF THE T.H. FULLER PLACER, M.S. 86, A DISTANCE OF 158.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS GULCH ROAD: THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHICH HAS A CENTRAL ANGLE OF 16 DEGREES 19 MINUTES 28 SECONDS, A RADIUS OF 595.34 FEET, AND A CHORD OF 169.05 FEET WHICH BEARS NORTH 46 DEGREES 15 MINUTES 27 SECONDS WEST, A DISTANCE OF 169.62 FEET TO A POINT OF TANGENCY: THENCE NORTH 54 DEGREES 25 MINUTES 10 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS GULCH ROAD A DISTANCE OF 329.80 FEET TO

Exhibit A

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A POINT OF CURVATURE: THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHICH HAS A CENTRAL ANGLE 23 DEGREES 39 MINUTES 43 SECONDS, A RADIUS 563.20 FEET, AND A CHORD OF 230.94 FEET WHICH BEARS NORTH 66 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF 232.59 FEET TO A POINT OF TANGENCY: THENCE NORTH 78 DEGREES 04 MINUTES 53 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS GULCH ROAD A DISTANCE OF 253.72 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BOREAS PASS ROAD: THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHICH HAS A CENTRAL ANGLE OF 46 DEGREES 31 MINUTES 16 SECONDS, A RADIUS OF 300.00 FEET, AND A CHORD OF 236.94 FEET WHICH BEARS NORTH 21 DEGREES 38 MINUTES 20 SECONDS WEST, A DISTANCE OF 243.58 FEET TO A POINT ON THE RADIAL LINE: THENCE SOUTH 45 DEGREES 04 MINUTES 06 SECONDS WEST ALONG THE RADIAL LINE, ALSO THE NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE: THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHICH HAS A CENTRAL ANGLE OF 38 DEGREES 42 SECONDS 26 SECONDS, A RADIUS OF 290.00 FEET, AND A CHORD OF 192.21 FEET WHICH BEARS NORTH 64 DEGREES 15 MINUTES 10 SECONDS WEST, A DISTANCE OF 195.92 FEET TO A POINT ON A RADIAL LINE, THENCE NORTH 06 DEGREES 23 MINUTES 37 SECONDS EAST ALONG THE RADIAL LINE, ALSO THE NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT OF TANGENCY: THENCE NORTH 83 DEGREES 36 MINUTES 22 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 192.03 FEET TO RETURN TO THE POINT OF BEGINNING.

PARCEL III B *.65 acres*

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN ALSO BEING LOCATED IN PORTIONS OF M.S. 6328 AND M.S. 20603, MINNESOTA MINING DISTRICT, SUMMIT COUNTY COLORADO AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER 61 OF THE T.H. FULLER PLACER M.S. 86, ALSO THE BEING THE POINT OF BEGINNING: THENCE SOUTH 88 FEBRUARY 00 MINUTES 25 SECONDS EAST ALONG LINE 61-62 OF THE T.H. FULLER PLACER, M.S. 86, A DISTANCE OF 363.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BOREAS PASS ROAD: THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHICH HAS A CENTRAL ANGLE OF 37 DEGREES 43 MINUTES 14 SECONDS, A RADIUS OF 210.00 FEET, AND A CHORD OF 135.77 FEET WHICH BEARS NORTH 64 DEGREES 44 MINUTES 45 SECONDS WEST, A DISTANCE OF 138.25 FEET TO A POINT OF TANGENCY: THENCE NORTH 06 DEGREES 23 MINUTES 37 SECONDS WEST ALONG A RADIAL LINE, ALSO THE SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET: THENCE NORTH 83 DEGREES 36 MINUTES 22 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 204.70 FEET TO A POINT OF CURVATURE TO THE RIGHT, WHICH HAS A CENTRAL ANGLE OF 05 DEGREES 11 MINUTES 42 SECONDS, A RADIUS OF 455.00 FEET, AND A CHORD OF 41.25 WHICH BEARS NORTH

A L T A C O M M I T M E N T

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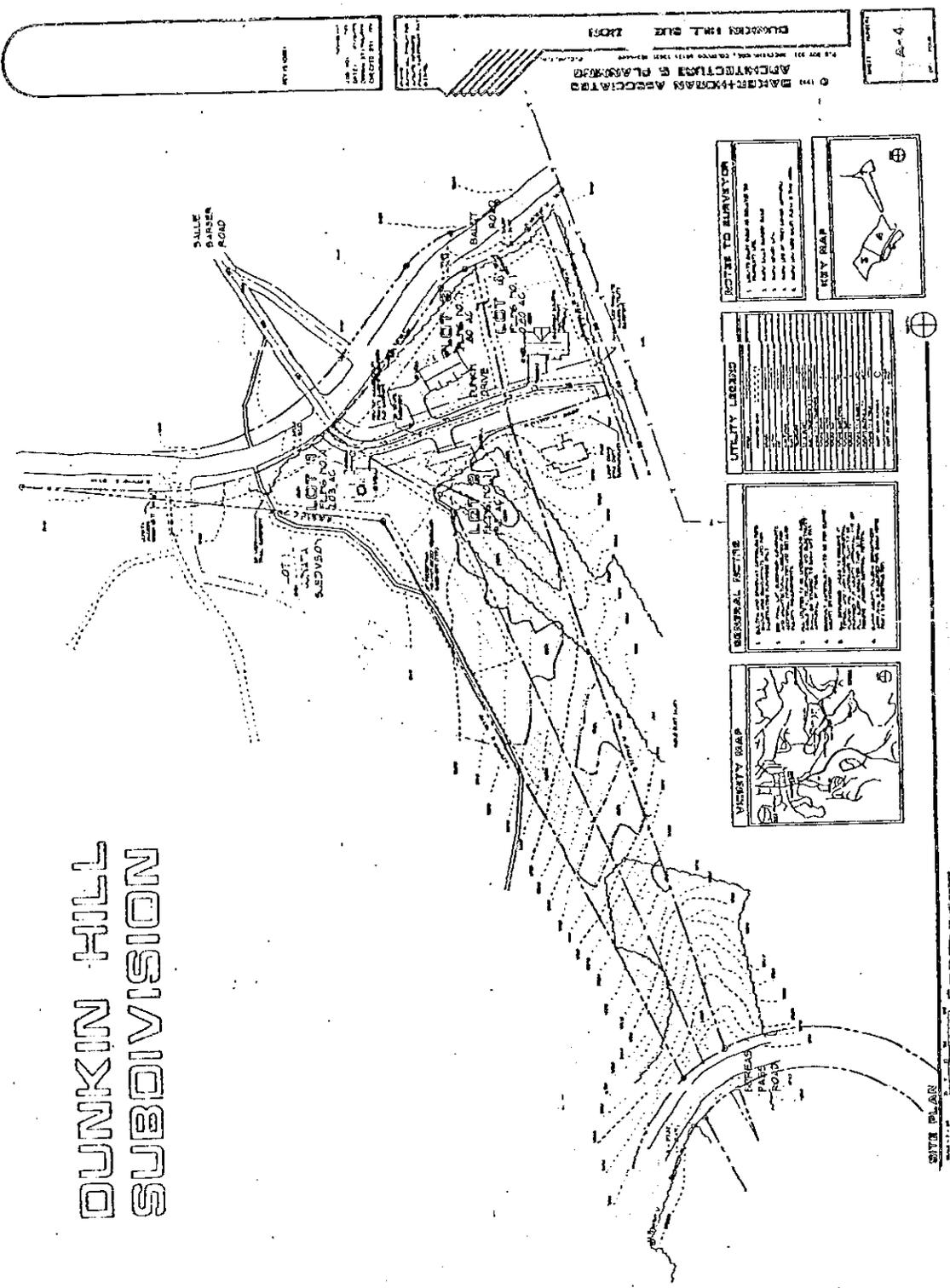
81 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 41.26 FEET TO A POINT ON LINE 2-1 OF THE BRIGHT HOPE LODGE, M.S. 6328: THENCE SOUTH 35 DEGREES 31 MINUTES 57 SECONDS EAST ALONG LINE 2-1 A DISTANCE OF 4.80 FEET TO A POINT ON LINE 7-8 OF THE HIDDEN TREASURE LODGE, M.S. 6704: THENCE SOUTH 55 DEGREES 48 MINUTES 15 SECONDS WEST ALONG LINE 7-8 A DISTANCE OF 178.94 FEET TO A POINT ON LINE 2-1 OF THE JUNE LODGE, M.S. 20603: THENCE SOUTH 13 DEGREES 07 MINUTES 23 SECONDS WEST ALONG LINE 2-1 A DISTANCE OF 0.13 FEET TO CORNER 1 OF THE JUNE LODGE, M.S. 20603, A DISTANCE OF 23.77 FEET TO INTERSECT LINE 60-61 OF THE T.H. FULLER PLACER, M.S. 86: THENCE NORTH 81 DEGREES 17 MINUTES 15 SECONDS EAST ALONG LINE 60-61 A DISTANCE OF 127.63 FEET TO RETURN TO THE POINT OF BEGINNING.

PARCEL IV *2.35 acres*

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 SECTION 5, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, ALSO BEING A PART OF THE T. H. FULLER PLACER, M.S. 86, MINNESOTA MINING DISTRICT, SUMMIT COUNTY, COLORADO MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER 50 OF THE T.H. FULLER PLACER, M.S. 86, ALSO BEING THE POINT OF BEGINNING: THENCE NORTH 58 DEGREES 45 MINUTES 33 SECONDS EAST ALONG A LINE CONNECTING CORNER 50 AND CORNER 6 OF THE T. H. FULLER PLACER, M.S. 86, A DISTANCE OF 174.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS GULCH ROAD: THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHICH HAS A CENTRAL ANGLE OF 15 DEGREES 33 MINUTES 07 SECONDS, A RADIUS OF 535.34 FEET, AND A CHORD OF 144.86 FEET THAT BEARS NORTH 46 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 145.31 FEET TO A POINT OF TANGENCY: THENCE NORTH 54 DEGREES 25 MINUTES 10 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY A DISTANCE OF 329.80 FEET TO A POINT OF CURVATURE: THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHICH HAS A CENTRAL ANGLE OF 23 DEGREES 39 MINUTES 43 SECONDS, A RADIUS OF 503.20 FEET, AND A CHORD OF 206.34 FEET THAT BEARS NORTH 66 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF 207.81 FEET TO A POINT OF TANGENCY: THENCE NORTH 78 DEGREES 04 MINUTES 53 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY A DISTANCE OF 215.16 FEET TO A POINT ON THE LINE CONNECTING CORNER 52 OF THE T. H. FULLER PLACER, M.S. 86, WITH THE POINT OF CURVATURE OF A CURVE ON THE VACATED RIGHT OF WAY OF BOREAS PASS ROAD: THENCE SOUTH 21 DEGREES 16 MINUTES 16 SECONDS EAST ALONG LINE 52-51 OF THE T.H. FULLER PLACER M.S. 86, A DISTANCE OF 450.30 FEET TO CORNER 51 OF THE T. H. FULLER PLACER, M.S. 86: THENCE SOUTH 38 DEGREES 30 MINUTES 39 SECONDS EAST ALONG LINE 51-50 OF THE T. H. FULLER PLACER M.S. 86, A DISTANCE OF 284.37 FEET TO RETURN TO THE POINT OF BEGINNING, COUNTY OF SUMMIT, STATE OF COLORADO.

DUNKIN HILL SUBDIVISION



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ARCHITECTS & PLANNERS
P.O. BOX 201, WASHINGTON, D.C. 20004 (202) 462-1234

NOTES TO SURVIVOR
 1. The owner of the land shown on this plan shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. The owner shall be responsible for the construction and maintenance of all utility lines shown on this plan.
 3. The owner shall be responsible for the construction and maintenance of all roads shown on this plan.

KEY MAP

UTILITY LEGEND

Water	—
Sewer	- - -
Gas	— · — · —
Electric	— x — x —
Telephone	— o — o —
Other	—

GENERAL NOTES

1. The owner shall be responsible for the construction and maintenance of all utility lines shown on this plan.
2. The owner shall be responsible for the construction and maintenance of all roads shown on this plan.
3. The owner shall be responsible for the construction and maintenance of all other facilities shown on this plan.

VICINITY MAP

SITE PLAN

