

**JUNIATA  
PLANNED UNIT DEVELOPMENT DESIGNATION**

The Juniata Planned Unit Development Designation, approved the 11th day of May, 1992 by the Board of County Commissioners of Summit County, Colorado, and revised on May 25, 1996 and on January 27, 1997, is hereby further revised this 8<sup>th</sup> day of March, 1999. This designation establishes uses permitted on the property, its development plan and phasing, and specific development regulations which must be adhered to by Bruce Purdy & Terese Keil and his successors and assigns, who is owner and development, and is 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." This Planned Unit Development Designation applies to certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "Property."

**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: A total of twenty-three (23) residential units are permitted as follows: Lots 1-17 single family, Lot 18 duplex (2 units), Lots 19-20 single family, Parcel A two (2) single family

**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 or 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 except that the maximum of permitted units being only 10% of the dwelling units shall not apply.

**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. In addition the following restrictions/requirements shall be applicable to all lots within the Juniata subdivision:

- a) All trash disposal shall use one of the following methods to make trash as inaccessible as possible to wild animals; screw top plastic garbage containers, lock top trash dumpsters, physical structures that house loose trash be they buildings, fenced areas, compactors sites, or CDOW certified animal proof containers.
- b) Tree snags and standing dead trees are important components of wildlife habitat. However, because they are dead and at times unattractive, they are often cut down. To prevent the total loss of such habitat within the project area property owners shall make a reasonable effort in their site planning to protect such trees from loss due to construction or

fire mitigation requirements.

- c) To reduce the potential adverse impacts of dogs on wildlife all property owners either owning dogs or keeping dogs on their property shall provide adequate runs/kennels (including electronic) so that dogs can be confined during the owners absence.

**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. In no event shall any structure be located within 15 feet of the front property line within the subdivision.

**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. 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 twenty-foot-wide public pedestrian/bicycle easements in the areas indicated on Exhibit B. All dedication or improvements shall be in lieu of the payment of Public Use Area Fees. Such credit shall meet all requirements of Section 8601.
- c. **Trail dedication:** The applicant shall determine, to the satisfaction of the County Planning Staff, the alignment and dedication of a trail easement that bisects Lots 18-20.

**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. Shared driveways shall be provided for Lots 18, 19 and 20.

**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 on-site septic systems subject to the approval of the County Environmental Health Division.

**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 approval of a final plat for the property or provided for in the subdivision improvements agreement. All disturbed areas shall 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.

**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 CRS 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

Bruce Purdy & Terese Keil  
P.O. Box 5065  
Breckenridge, CO 80424

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 Summit Adventure Park 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.

**8. Relationship to Original PUD Designation and Previous Amendments**

To the extent the provisions of this revised PUD Designation are the same in substance to the provisions of earlier approved versions of this PUD designation, they shall be considered as continuations thereof and not new enactments. Where provisions of this revised PUD Designation conflict with earlier approved versions of the Juniata PUD Designation the provisions of this revised PUD Designation shall supersede and replace such provisions.

**9. PUD Review Requirements**

The Summit County Land Use and Development Code, Chapter 12, includes procedures and requirements for review of all Planned Unit Developments. The Owner/Developer shall be on notice of these requirements and shall insure that information necessary for the periodic review is made available to the County within the time frames as may be established in Chapter 12. The Owner/Developer further understands that failure to provide the necessary information or to proceed with the review process may result in development approvals within the PUD being withheld.

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**

/s/Joe Sands

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Joe Sands, Chairman

ATTEST:

/s/Doris Brill

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Doris L. Brill, Clerk and Recorder

/s/Bruce Purdy

/s/Terese Keil

\_\_\_\_\_  
Developer

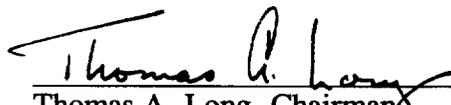
**JUNIATA  
APPROVAL OF AMENDMENTS**

The foregoing document is the Juniata Planned Unit Development Designation as amended and approved by the Summit County Board of County Commissioners on the 8<sup>th</sup> day of March, 1999, by Resolution No. 99-26 .

The planned unit development document dated the 11th day of May, 1992 and recorded at Reception No.423683 and revised on March 25<sup>th</sup>, 1996 and recorded at Reception No. 512879 and revised on 27<sup>th</sup> day of January 1997 recorded at Reception No. 533057 and revised on this 8<sup>th</sup> day of March, 1999 by Resolution No. 99-26 to incorporate the amendments approved as noted above shall remain in force as revised. The foregoing document is issued as a continuation of the original document. Copies of the original Juniata Planned Unit Development Designation and the amendments noted above are available from the Summit County Clerk and Recorder.

Adopted this 8th day of March, 1999.

BOARD OF COUNTY COMMISSIONERS  
OF SUMMIT COUNTY, COLORADO

  
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Thomas A. Long, Chairman

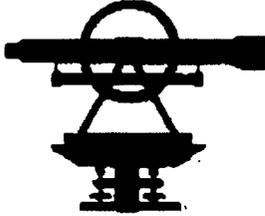
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Long



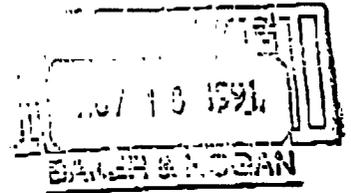
  
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Clerk and Recorder





# RICHARD B. BYREM

Professional Land Surveyor



## LEGAL DESCRIPTION PROPOSED JUNIATA SUBDIVISION BOUNDARY

A PARCEL OF LAND LYING ENTIRELY WITHIN THE NORTH ONE-HALF OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NO. 65 OF THE T.H. FULLER PLACER, MINERAL SURVEY NO. 86 (M.S. 86), BEING A USBLM BRASS CAP, WHENCE CORNER NO. 66 OF SAID T.H. FULLER PLACER, ALSO BEING A USBLM BRASS CAP, BEARS N 06°39'12"E 2475.96 FEET DISTANT; THENCE ALONG SAID 65-66 LINE OF THE T.H. FULLER PLACER N 06°39'12"E A DISTANCE OF 60.85 FEET TO CORNER NO. 1 OF THE CARPENTER PLACER, M.S. 2377, BEING THE POINT OF BEGINNING AND A POINT ON THE 1-2 LINE OF THE PACIFIC LODGE, M.S. 968, AND BEING MARKED BY A PIN & CAP BEARING THE PLS NO. 16845; THENCE ALONG SAID 1-2 LINE OF THE PACIFIC LODGE S 62°44'26"W A DISTANCE OF 923.83 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BOREAS PASS ROAD, A PUBLIC ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING FOURTEEN COURSES:

- 1.) 150.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31°11'29"; A RADIUS OF 277.32 FEET, AND A CHORD WHICH BEARS N 60°35'34"W 143.95 FEET DISTANT;
- 2.) N 61°48'31"W A DISTANCE OF 104.52 FEET;
- 3.) 128.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°35'14", A RADIUS OF 325.56 FEET, AND A CHORD WHICH BEARS N 61°34'01"W 127.51 FEET DISTANT;
- 4.) N 50°15'10"W A DISTANCE OF 66.36 FEET;
- 5.) N 30°34'46"W A DISTANCE OF 65.52 FEET;
- 6.) N 52°32'01"W A DISTANCE OF 99.51 FEET;
- 7.) N 41°00'47"W A DISTANCE OF 230.01 FEET;
- 8.) N 53°55'37"W A DISTANCE OF 84.11 FEET;
- 9.) N 72°15'07"W A DISTANCE OF 64.04 FEET;
- 10.) N 82°07'34"W A DISTANCE OF 58.55 FEET;
- 11.) N 83°41'49"W A DISTANCE OF 109.66 FEET;
- 12.) N 69°56'32"W A DISTANCE OF 90.48 FEET;
- 13.) N 60°32'27"W A DISTANCE OF 115.97 FEET;
- 14.) N 49°05'51"W A DISTANCE OF 87.10 FEET TO A POINT ON THE

2-3 LINE OF THE BRIGHT HOPE LODGE, M.S. 6328; THENCE ALONG SAID 2-3 LINE OF THE BRIGHT HOPE LODGE N 54°23'00"E A DISTANCE OF 573.63 FEET TO A POINT ON THE 5-6 LINE OF THE PRICE LODGE, M.S. 3261, BEING MARKED BY A USBLM BRASS CAP; THENCE ALONG THE BOUNDARY OF SAID PRICE LODGE FOR THE FOLLOWING FIVE COURSES:

- 1.) S 66°49'36"W A DISTANCE OF 363.99 FEET TO CORNER NO. 6, BEING A USBLM BRASS CAP;
- 2.) N 23°10'24"W A DISTANCE OF 158.79 FEET TO CORNER NO. 1, BEING A NO. 4 REBAR;

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## LEGAL DESCRIPTION

PROPOSED JUNIATA SUBDIVISION BOUNDARY (cont.)

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- 3.) N 66°49'36"E A DISTANCE OF 1086.72 FEET TO CORNER NO. 2, BEING A USBLM BRASS CAP;
- 4.) N 54°22'00"E A DISTANCE OF 407.55 FEET TO CORNER NO. 3;
- 5.) S 23°10'00"E A DISTANCE OF 153.58 FEET TO CORNER NO. 4, BEING A POINT ON THE 1-2 LINE OF THE WEST POINT LODE, M.S. 3260, AND BEING MARKED BY A USBLM BRASS CAP;

THENCE ALONG THE BOUNDARY OF SAID WEST POINT LODE FOR THE FOLLOWING TWO COURSES:

- 1.) N 54°24'15"E A DISTANCE OF 155.10 FEET TO CORNER NO. 2;
- 2.) S 35°35'35"E A DISTANCE OF 146.87 FEET TO A POINT ON THE 11-14 LINE OF THE JUNIATA EXTENSION LODE, M.S. 6989;

THENCE ALONG THE BOUNDARY OF SAID JUNIATA EXTENSION LODE FOR THE FOLLOWING TWO COURSES:

- 1.) N 16°28'00"E A DISTANCE OF 125.34 FEET TO CORNER NO. 14, ALSO BEING CORNER NO. 5 OF THE JUNIATA LODE, M.S. 5877;
- 2.) N 80°29'40"W A DISTANCE OF 880.61 FEET TO A POINT ON THE 20-19 LINE OF THE MAGGIE LODE, M.S. 7388;

THENCE ALONG SAID 20-19 LINE OF THE MAGGIE LODE N 69°36'00"E A DISTANCE OF 543.17 FEET TO A POINT ON THE 4-1 LINE OF THE EVENING STAR LODE, M.S. 7604, BEING MARKED BY A USBLM BRASS CAP; THENCE ALONG SAID 4-1 LINE OF THE EVENING STAR LODE S 89°08'00"E A DISTANCE OF 217.34 FEET TO A POINT ON THE 1-2 LINE OF THE BEDROCK PLACER, M.S. 7112, BEING MARKED BY A USFS COPPER WELD; THENCE ALONG THE BOUNDARY OF SAID BEDROCK PLACER FOR THE FOLLOWING TWO COURSES:

- 1.) S 20°28'00"E A DISTANCE OF 14.78 FEET TO CORNER NO. 2, BEING A USBLM BRASS CAP;
- 2.) N 89°31'58"E A DISTANCE OF 591.42 FEET TO CORNER NO. 3, BEING A USBLM BRASS CAP;

THENCE ALONG THE BOUNDARY OF THE EVENING STAR, MORNING STAR, AND OREORNOGO LODES, M.S. 7604, FOR THE FOLLOWING THREE COURSES:

- 1.) S 89°08'00"E A DISTANCE OF 34.98 FEET TO CORNER NO. 1 OF SAID EVENING STAR LODE, BEING A USBLM BRASS CAP;
- 2.) S 06°28'48"W A DISTANCE OF 429.46 FEET TO CORNER NO. 2 OF SAID OREORNOGO LODE, BEING A USBLM BRASS CAP;
- 3.) N 82°36'30"W A DISTANCE OF 155.32 FEET TO A POINT ON THE 5-6 LINE OF SAID JUNIATA LODE, M.S. 5877, BEING MARKED BY A USBLM BRASS CAP;

THENCE ALONG SAID 5-6 LINE OF THE JUNIATA LODE S 73°32'00"E A DISTANCE OF 160.34 FEET TO A POINT ON SAID 65-66 LINE OF THE T.H. FULLER PLACER; THENCE ALONG SAID 65-66 LINE S 06°39'12"W A DISTANCE OF 1164.11 FEET TO THE POINT OF BEGINNING;

INCLUDING THE FOLLOWING FOUR PARCELS:

- I. GOVERNMENT LOT 57: BEGINNING AT CORNER NO. 9 OF SAID CARPENTER PLACER, M.S. 2377, ALSO BEING CORNER NO. 33 OF THE WOLFTONE LODE, M.S. 6328, WHENCE SAID CORNER NO. 65 OF THE T.H. FULLER PLACER BEARS S 28°38'52"E 1053.64 FEET DISTANT; THENCE ALONG THE 9-8 LINE OF SAID CARPENTER PLACER S 05°30'00"W A DISTANCE OF 25.61 FEET TO CORNER NO.

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LEGAL DESCRIPTION  
PROPOSED JUNIATA SUBDIVISION BOUNDARY (cont.)  
RICHARD S. BYREM-PLS  
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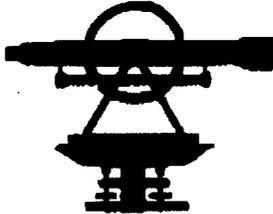
26 OF THE BOLIVIAN LODGE, M.S. 6328; THENCE ALONG THE 26-25 LINE OF SAID BOLIVIAN LODGE N 58°14'30"W A DISTANCE OF 20.79 FEET TO A POINT ON THE 34-33 LINE OF SAID WOLFTONE LODGE; THENCE ALONG SAID 34-33 LINE OF THE WOLFTONE LODGE N 54°07'00"E A DISTANCE OF 24.88 FEET TO THE POINT OF BEGINNING;

II. GOVERNMENT LOT 78: BEGINNING AT CORNER NO. 34 OF SAID WOLFTONE LODGE, WHENCE SAID CORNER NO. 65 OF THE T.H. FULLER PLACER BEARS S 51°46'47"E 1086.81 FEET DISTANT; THENCE ALONG THE 34-33 LINE OF SAID WOLFTONE LODGE N 54°07'00"E A DISTANCE OF 230.23 FEET TO A POINT ON THE 25-24 LINE OF SAID BOLIVIAN LODGE; THENCE ALONG SAID 25-24 LINE OF THE BOLIVIAN LODGE S 05°36'00"W A DISTANCE OF 1.52 FEET TO CORNER NO. 14 OF THE WINDSOR LODGE, M.S. 6328; THENCE ALONG THE 14-13 LINE OF SAID WINDSOR LODGE S 54°25'00"W A DISTANCE OF 229.48 FEET TO THE POINT OF BEGINNING;

III. GOVERNMENT LOT 79 & A PORTION OF THE UNPATENTED PAGE LODGE, M.S. 6988: BEGINNING AT CORNER NO. 30 OF SAID WOLFTONE LODGE, ALSO BEING A POINT ON THE 4-3 LINE OF SAID WEST POINT LODGE, M.S. 3260, WHENCE CORNER NO. 65 OF SAID T.H. FULLER PLACER BEARS S 28°09'48"E 1199.08 FEET DISTANT; THENCE ALONG SAID 4-3 LINE N 54°24'25"E A DISTANCE OF 283.09 FEET TO A POINT ON THE 5-4 LINE OF SAID JUNIATA LODGE, M.S. 5877; THENCE ALONG THE BOUNDARY OF SAID JUNIATA LODGE FOR THE FOLLOWING TWO COURSES:  
1.) S 16°28'00"W A DISTANCE OF 7.41 FEET TO CORNER NO. 4;  
2.) S 73°32'00"E A DISTANCE OF 258.19 FEET TO A POINT ON THE 32-31 LINE OF SAID WOLFTONE LODGE;  
THENCE ALONG THE BOUNDARY OF SAID WOLFTONE LODGE FOR THE FOLLOWING TWO COURSES:  
1.) N 74°03'00"W A DISTANCE OF 133.12 FEET TO COR. NO. 3;  
2.) S 70°48'08"W A DISTANCE OF 368.17 FEET TO THE POINT OF BEGINNING;

IV. GOVERNMENT LOT 59 & A PORTION OF THE UNPATENTED PAGE LODGE, M.S. 6988: BEGINNING AT CORNER NO. 5 OF SAID PRICE LODGE, M.S. 3261, BEING A USBLM BRASS CAP, WHENCE CORNER NO. 4 OF SAID PRICE LODGE BEARS N 54°24'15"E 431.63 FEET DISTANT; THENCE ALONG THE 2-1 LINE OF SAID WEST POINT LODGE, M.S. 3260, S 54°24'15"W A DISTANCE OF 488.11 FEET TO CORNER NO. 4 OF SAID BRIGHT HOPE LODGE, M.S. 6328, BEING A USBLM BRASS CAP; THENCE ALONG THE 4-3 LINE OF SAID BRIGHT HOPE LODGE N 35°35'54"W A DISTANCE OF 107.51 FEET TO A POINT ON THE 6-5 LINE OF SAID PRICE LODGE, BEING A USFS COPPER WELD; THENCE ALONG SAID 6-5 LINE OF THE PRICE LODGE N 66°49'36"E A DISTANCE OF 499.82 FEET TO THE POINT OF BEGINNING;

THE NET ACREAGE OF THE PROPOSED SUBDIVISION BEING 60.41 ACRES.



# RICHARD B. BYREM

Professional Land Surveyor

## LEGAL DESCRIPTION

### OPEN SPACE AND FUTURE DEVELOPMENT PORTION OF JUNIATA OREORNOGO PARCELS

A PARCEL OF LAND BEING A PORTION OF THE JUNIATA LODE, M.S. 5877, AND THAT PORTION OF THE T.H. FULLER PLACER, M.S. 86, LYING NORTH OF SAID JUNIATA LODE, AND THE ENTIRE PARCEL LYING WITHIN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 77 WEST AND SECTION 32, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NO. 65 OF SAID T.H. FULLER PLACER, BEING A USBLM BRASS CAP; THENCE ALONG THE 65-66 LINE OF SAID T.H. FULLER PLACER N 06°39'12"E A DISTANCE OF 1074.20 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE 3-4 LINE OF SAID JUNIATA LODE; THENCE ALONG THE BOUNDARY OF SAID T.H. FULLER PLACER FOR THE FOLLOWING ELEVEN COURSES:

- 1.) CONTINUING ALONG SAID 65-66 LINE N 06°39'12"E A DISTANCE OF 1401.76 FEET TO CORNER NO. 66, BEING A USBLM BRASS CAP;
- 2.) N 84°57'19"E A DISTANCE OF 130.21 FEET TO CORNER NO. 67, AN ORIGINAL STONE;
- 3.) N 48°18'46"W A DISTANCE OF 77.83 FEET TO CORNER NO. 68, AN ORIGINAL STONE;
- 4.) N 42°51'47"E A DISTANCE OF 100.51 FEET TO CORNER NO. 69, AN ORIGINAL STONE;
- 5.) N 46°33'50"W A DISTANCE OF 400.00 FEET TO CORNER NO. 70;
- 6.) N 43°26'10"E A DISTANCE OF 300.30 FEET TO CORNER NO. 71;
- 7.) S 46°33'50"E A DISTANCE OF 400.00 FEET TO CORNER NO. 72, AN ORIGINAL STONE;
- 8.) S 43°52.24"W A DISTANCE OF 200.69 FEET TO CORNER NO. 73, A USBLM BRASS CAP;
- 9.) S 46°05'30"E A DISTANCE OF 261.66 FEET TO CORNER NO. 1, A USBLM BRASS CAP;
- 10.) N 84°56'36"E A DISTANCE OF 99.00 FEET TO CORNER NO. 2, A USBLM BRASS CAP;
- 11.) S 06°36'12"W A DISTANCE OF 1324.88 FEET TO A POINT ON THE 6-1 LINE OF SAID JUNIATA LODE, BEING A USFS COPPER WELD;

THENCE ALONG THE BOUNDARY OF SAID JUNIATA LODE FOR THE FOLLOWING FOUR COURSES:

- 1.) N 80°31'06"E A DISTANCE OF 537.04 FEET TO CORNER NO. 1, A USBLM BRASS CAP;
- 2.) S 16°25'14"W A DISTANCE OF 166.56 FEET TO CORNER NO. 2, A USBLM BRASS CAP;

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OF JUNIATA OREORNOGO PARCELS  
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- 3.) S 80°36'06"W A DISTANCE OF 734.77 FEET TO CORNER NO. 3,  
A USBLM BRASS CAP;
- 4.) N 73°32'00"W A DISTANCE OF 273.44 FEET TO THE POINT OF  
BEGINNING;

CONTAINING 21.75 ACRES.