

Dedication Certificate Know all men by these presents: That Thomas N. & Lisa F. McLagan, Kings Crossing 227, LLC and Kings Crossing Lot, LLC are the owners of that real property situate in the Town of Winter Park, Grand County, Colorado, more fully described as follows: Lots 1, 2 and 3, Alpine Timbers.

That they have caused said real property to be laid out and surveyed as Lot 1 and 3, Alpine Timbers Subdivision Exemption, and do hereby dedicate and set apart all the streets, alleys and other public ways and places shown on the accompanying plat for the use of the public forever, and does hereby grant to the Town of Winter Park use of those portions of said real property which are indicated as easements on the accompanying plat as permanent public easements.

By: Dan Eckles
For: Kings Crossing Lot, LLC

By: Dan Eckles
For: Kings Crossing 227, LLC

State of _____)
County of _____) ss

IN WITNESS WHEREOF: The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Dan Eckles, as authorized representative of Kings Crossing 227, LLC

My Commission expires: _____

Notary Public

Thomas N. McLagan Lisa F. McLagan

In witness whereof, Dan Eckles, as authorized representative of Kings Crossing Lot, LLC, has caused his name to be hereunto subscribed this _____ day of _____, 20____.

State of _____)
County of _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Dan Eckles, as authorized representative of Kings Crossing Lot, LLC.

My Commission Expires: _____

NOTARY PUBLIC

In witness whereof, Thomas N. McLagan and Lisa F. McLagan has caused their names to be hereunto subscribed this _____ day of _____, 20____.

State of _____)
County of _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Thomas N. McLagan and Lisa F. McLagan

My Commission Expires: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, W. D. Ward, a duly licensed land surveyor in the State of Colorado, do hereby certify that this plat of Lot 1 and Lot 3, Alpine Timbers Subdivision Exemption, truly and correctly represents the results of a survey made by me or under my direction, and that said survey complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, and that the monuments required by said Statute and by the Town of Winter Park Unified Development Code have been placed on the ground. This plat is a true and accurate representation of said survey.

W. D. Ward, PLS 25971

PLANNER'S CERTIFICATE

I, W. d. Ward, being a qualified professional engineer or planner certify that this plat of Lot 1 and Lot 3, Alpine Timbers Subdivision Exemption has been engineered, designed and planned in accordance with all applicable design standards and other requirements of the Town of Winter Park Unified Development Code

w. d. ward, PLS

PLANNING COMMISSION CERTIFICATE

Approved this day of _____, 20____, by the Town of Winter Park Planning Commission, Winter Park, Colorado.

CHAIRMAN

Lots 1-3, 2026 Amendment of Alpine Timbers Subdivision

SUBDIVISION EXEMPTION PLAT

Lot 1 & Lot 3, Alpine Timbers

Replat of Lots 1, 2 & 3, Alpine Timbers
Reception No. 140404
Part of Sec. 28 T1S R75W 6PM
Town of Winter Park, Grand County CO

TERRANCE HUNT
1800 LARIMER ST
DENVER CO 80202

SMITH FAMILY TRUST
9501 S. COUGAR ROAD
LITTLETON CO

WILMER EISENHART
PO BOX 3326
WINTER PARK CO

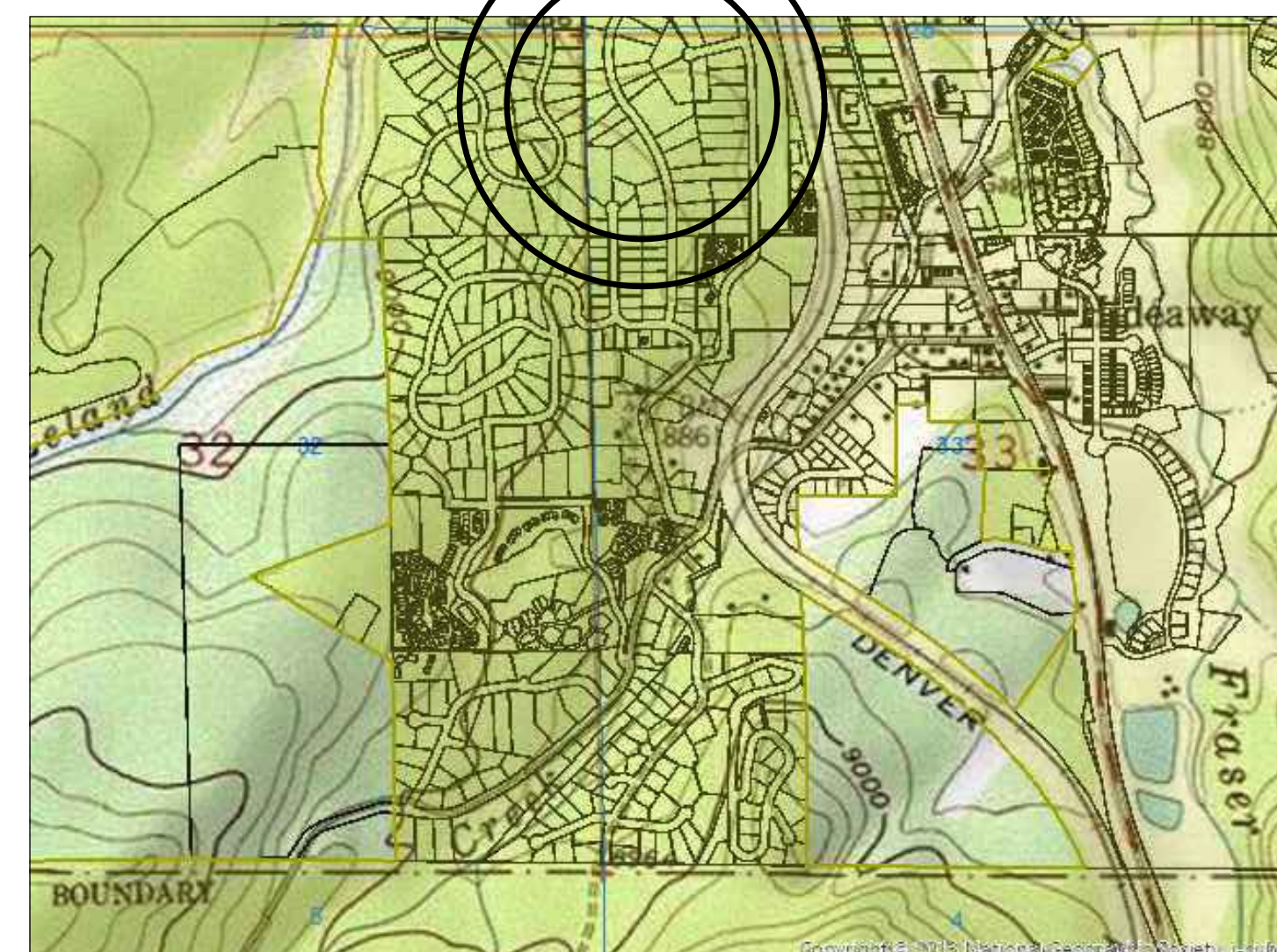
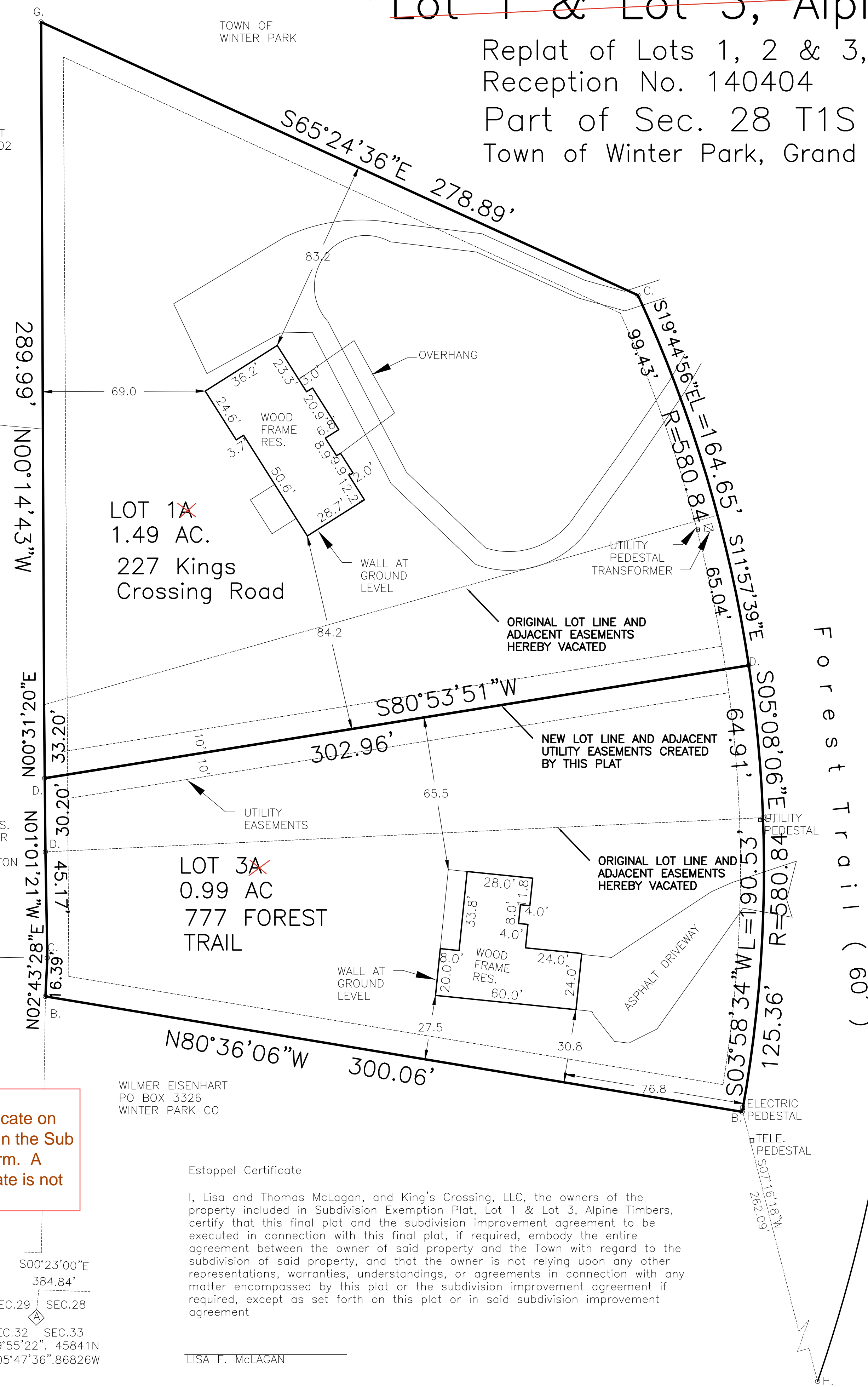
Estoppel Certificate

I, Lisa and Thomas McLagan, and King's Crossing, LLC, the owners of the property included in Subdivision Exemption Plat, Lot 1 & Lot 3, Alpine Timbers, certify that this final plat and the subdivision improvement agreement to be executed in connection with this final plat, if required, embody the entire agreement between the owner of said property and the Town with regard to the subdivision of said property, and that the owner is not relying upon any other representations, warranties, understandings, or agreements in connection with any matter encompassed by this plat or the subdivision improvement agreement if required, except as set forth on this plat or in said subdivision improvement agreement

LISA F. MCLAGAN

THOMAS N. MCLAGAN

DAN ECKLES



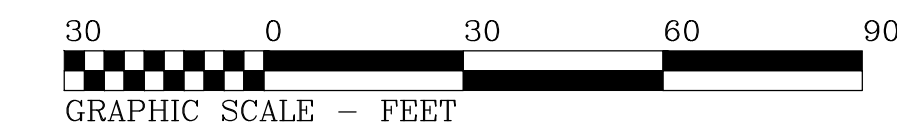
VICINITY MAP: 1" = 2000.00'

NOTES:

1. APPLICANT: Thomas N. McLagan, 33588 Alta Vista Drive, Evergreen CO 80439.
2. Property is zoned R-1
3. For title, reference is hereby made to Old Republic Title Insurance Company Order Number J60020816
4. The purpose of this Subdivision Exemption is to vacate original Lots, 1, 2 & 3, and create two new Lots, 1 & 3.
5. All easements, covenants and restrictions of record, except the vacated easements note hereon, provided by reception number 140404, shall remain.

KEY:

- A. - EXISTENT PLSS CORNER NOTED. FOUND 1933 G.L.O. BRASS CAP.
 - B. - FOUND 5/8" REBAR, APPARENT ORIGINAL MONUMENT.
 - C. - FOUND PLASTIC CAPPED, 5/8" REBAR STAMPED PLS 28286.
 - D. - SET ALUMINUM CAPPED, 1/2" REBAR SCRIBED IS 25971.
 - F. - FOUND 2" ALUMINUM CAPPED, 3/4" REBAR STAMPED PLS 11415.
 - G. - FOUND PLASTIC CAPPED, 5/8" REBAR STAMPED PLS 2690.
 - H. - FOUND PLASTIC CAPPED, 5/8" REBAR STAMPED PLS 5421
- RTK = REAL-TIME KINEMATIC
GNSS = GLOBAL POSITIONING SYSTEM, INCLUDING EUROPEAN GALILEO AND RUSSIAN GLONASS.



UNIT OF MEASUREMENT: INTERNATIONAL FOOT

Azimuth Survey Company
P.O. Box 653 Fraser, Colorado 80442
f800-725-2734 p970-531-1120

SUBDIVISION EXEMPTION
Lot 1 & Lot 3,
Alpine Timbers
Part of Sec. 28 T1S R75W 6PM
Town of Winter Park, Grand County CO
OFFICE USE ONLY
DATE: 01-04-26, 02-22-26, 02-26-26
SCALE: 1" = 30' JOB: A40-2125

We just need the Surveyor's Certificate on this as specified in the Sub Ex application form. A planner's certificate is not required.