

THE '97 SOUTH SUBDIVISION

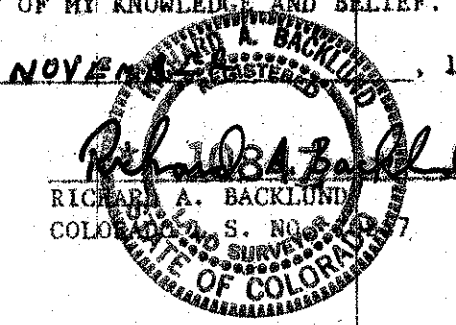
A PORTION OF THE '97 PLACER

TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO

SURVEYOR'S CERTIFICATE

I, RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 5TH DAY OF NOVEMBER, 1982



OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT, G. OWEN SMITH, KEN G. EVANS, DONA L. EVANS, CARLE E. STENMARK AND MARGARET S. STENMARK, BEING THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE '97 PLACER, U.S. MINERAL SURVEY NO. 13358, LOCATED IN SECTION 30, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID '97 PLACER WHENCE CORNER NO. 1 OF SAID PLACER BEARS S 17°55'35" W 515.82 FEET DISTANT; THENCE N 17°55'35" E ALONG SAID WEST LINE A DISTANCE OF 820.00 FEET TO THE SOUTHWEST CORNER OF THE '97 SUBDIVISION, A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID '97 SUBDIVISION FOR THE FOLLOWING FIVE COURSES:

- 1) S 61°53'00" E A DISTANCE OF 304.28 FEET;
- 2) S 22°00'00" E A DISTANCE OF 60.00 FEET;
- 3) S 62°00'00" E A DISTANCE OF 90.00 FEET;
- 4) N 77°14'00" E A DISTANCE OF 58.12 FEET;
- 5) S 60°34'00" E A DISTANCE OF 271.06 FEET TO THE SOUTHEAST CORNER OF SAID '97 SUBDIVISION;

THENCE S 65°24'30" E A DISTANCE OF 401.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 9; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO COURSES:

- 1) S 00°18'4" W A DISTANCE OF 249.67 FEET;
- 2) 174.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°26'35". A RADIUS OF 574.01 FEET AND A CHORD WHICH BEARS S 09°02'03" W 174.08 FEET DISTANT;

THENCE N 72°04'25" W A DISTANCE OF 1382.41 FEET TO THE POINT OF BEGINNING, CONTAINING 19.998 ACRES MORE OR LESS, AND AS SHOWN HEREON AS LOTS 1-8 AND A PORTION OF THE FIFTY FOOT WIDE RIGHT-OF-WAY.

AND ROBERT DONNER, JR. AND JOAN C. DONNER, BEING THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE '97 PLACER, U.S. MINERAL SURVEY NO. 13358 LOCATED IN SECTION 30, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID '97 PLACER WHENCE CORNER NO. 1 OF SAID PLACER BEARS S 17°55'35" W 515.82 FEET DISTANT; THENCE CONTINUING S 17°55'35" W ALONG SAID WEST LINE OF '97 PLACER A DISTANCE OF 300.00 FEET; THENCE S 72°04'25" E A DISTANCE OF 485.00 FEET; THENCE N 30°35'25" E A DISTANCE OF 307.48 FEET; THENCE N 72°04'25" W A DISTANCE OF 552.41 FEET TO THE POINT OF BEGINNING, CONTAINING 3.572 ACRES MORE OR LESS, AND AS SHOWN HEREON AS LOTS 9 AND 10 AND A PORTION OF THE FIFTY FOOT WIDE RIGHT-OF-WAY.

HAVE LAID OUT, PLATTED AND SUBDIVIDED SAME UNDER THE NAME AND STYLE OF " '97 SOUTH SUBDIVISION" AND BY THESE PRESENTS DOES CONVEY TO THE OWNERS OF THE PROPERTY IN THE '97 SOUTH SUBDIVISION" THE USE OF THE FIFTY FOOT WIDE RIGHT-OF-WAY, AS SHOWN HEREON.

G. Owen Smith
G. OWEN SMITH

Ken G. Evans
KEN G. EVANS

Dona L. Evans
DONA L. EVANS

Carle E. Stenmark
CARLE E. STENMARK

Margaret S. Stenmark
MARGARET S. STENMARK

Robert Donner, Jr.
ROBERT DONNER, JR.

Joan C. Donner
JOAN C. DONNER

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ ADDRESS _____

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF) ss.
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 19____, BY G. OWEN SMITH, KEN G. EVANS, DONA L. EVANS, CARLE E. STENMARK, AND MARGARET S. STENMARK.

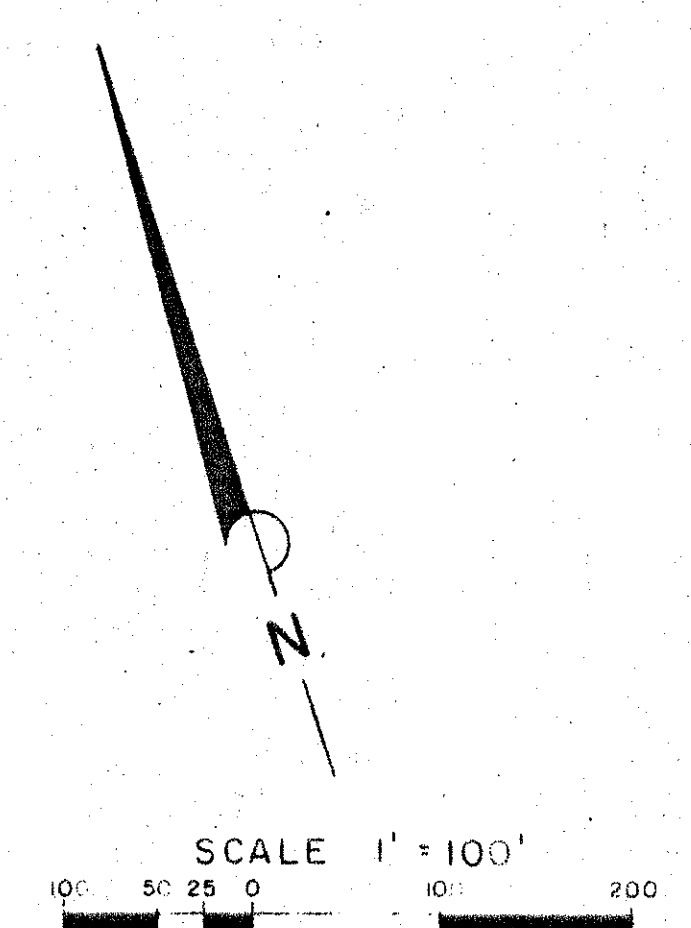
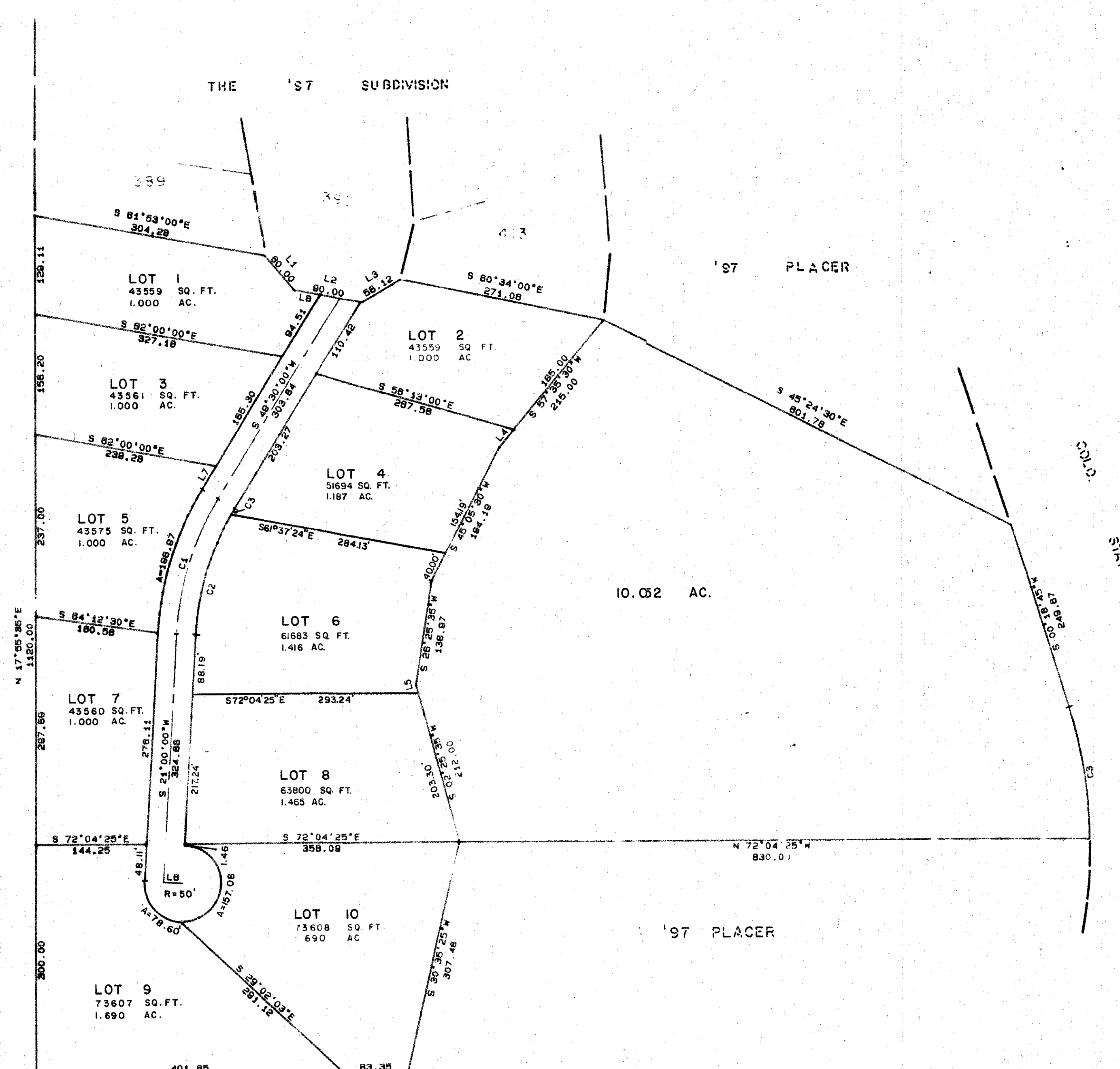
WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ ADDRESS _____

RECORDER'S ACCEPTANCE

THIS PLAT HAS BEEN ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 3RD DAY OF December, 1982 AT 3:17 P.M., AND DULY FILED UNDER RECEPTION NO. 248883

Abbas H. Wood
SUMMIT COUNTY CLERK AND RECORDER/DEPUTY



TITLE COMPANY CERTIFICATE

COMPANY DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LAND SHOWN HEREON AND TITLE TO SAID LANDS IS IN THE IDEED: ATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, 19____

TOWN BOARD APPROVAL

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF TRUSTEES OF BLUE RIVER, COLORADO, AUTHORIZED AND APPROVED THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID BOARD OF TRUSTEES HELD ON THIS 21 DAY OF October, 1982 AND AUTHORIZED THE UNDERSIGNED TO SIGN AND ACKNOWLEDGE THE SAME, WHICH IS DONE ACCORDINGLY ON THIS 26 DAY OF November, 1982

Carl J. Hagen
MAYOR

LINE	BEARING	DISTANCE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	S 22°00'00"E	80.00						
2	S 82°00'00"E	90.00						
3	N 77°14'00"E	58.12						
4	S 62°00'00"E	30.00						
5	S 02°25'38"W	8.70						
6	S 66°00'00"E	25.00						
7	N 48°30'00"E	34.18						
8	N 62°00'00"W	34.18						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG		
1	28°30'00"	375.00	188.53	95.24	184.81	S 35°15'00"W		
2	26°50'57"	350.00	164.01	83.54	162.52	S 34°25'25"W		
3	1°39'03"	350.00	10.08	5.04	10.08	S 48°40'28"W		