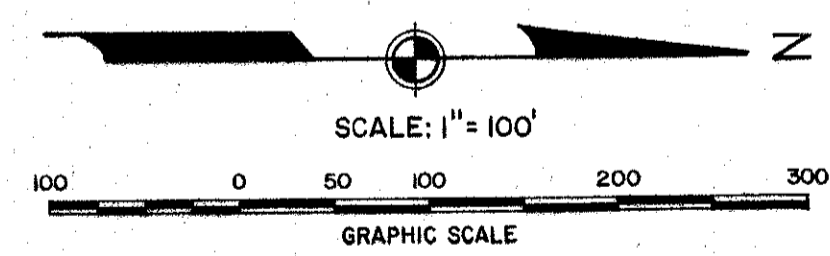


THE '97 SUBDIVISION BLUE RIVER ESTATES INC.



NOTES:

- PINS AT LOT CORNERS ALONG ROAD ACCESS EASEMENTS ARE LOCATED ON 20 FOOT EASEMENT LINE BACK ALONG LOT LINES.
- PINS ON ROAD ACCESS EASEMENTS AT ANGLE POINT IN LOTS ARE SET AT ONE-HALF OF THE INTERSECTING ANGLE AND LOCATED 20 FEET FROM EACH LOT LINE
- THE LOT LINES OF ALL LOTS WHICH BORDER ON A CREEK ARE CONSIDERED TO BE ALONG THE CENTERLINE OF THE CREEK.
- 5 FOOT PEDESTRIAN EASEMENT ON EITHER SIDE OF CREEKS WHICH ARE LOT BOUNDARIES.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS OF THE FOLLOWING DESCRIBED PROPERTY BRING A PORTION OF THE '97" PLACER, MINERAL SURVEY NO. 13358 IN THE POLLOCK MINING DISTRICT, SUMMIT COUNTY, COLORADO, LYING IN THE W 1/2 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 77 WEST AND IN A PORTION OF SECTION 25, TOWNSHIP 7 SOUTH RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A STONE IDENTIFIED AS CORNER NO. 4 "97" PLACER; THENCE S 83°09' E 662.46 FEET ALONG THE NORTH LINE OF SAID "97" PLACER AND THE SOUTH LINE OF "BLUE RIVER ESTATES-SUNNYSLOPE" SUBDIVISION; THENCE S 21°05' W 197.04 FEET; THENCE S 21°17' W 110.00 FEET; THENCE S 66°43' E 41.10 FEET ALL ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION; THENCE S 27°16' W 65.21 FEET; THENCE 116.02 FEET TO THE LEFT ALONG THE ARC OF 550.91 FOOT RADIUS CURVE SAID ARC SUBTENDING A CENTRAL ANGLE OF 12°04'; THENCE S 39°04' W 179.31 FEET; THENCE S 14°12' W 350.21 FEET; THENCE S 27°36' W 110.84 FEET; THENCE S 2°53' E 112.87 FEET; THENCE S 17°23' E 119.27 FEET; THENCE S 3°29' W 109.40 FEET; THENCE S 13°45' W 101.45 FEET; THENCE S 19°34' W 97.32 FEET; THENCE N 60°34' W 271.06 FEET; THENCE S 77°14' W 58.12 FEET; THENCE N 62°00' W 90.00 FEET; THENCE N 22°00' W 60.00 FEET; THENCE N 61°53' W 304.28 FEET TO A POINT ON THE WESTERLY LINE OF SAID "97" PLACER; THENCE N 17°54' E 1389.11 FEET MORE OR LESS ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, CONTAINING 22.542 ACRES MORE OR LESS, HAVE LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS UNDER THE NAME AND STYLE OF "THE '97 SUBDIVISION-BLUE RIVER ESTATES INC." AS SHOWN HEREON AND DO BY THESE PRESENTS GRANT AND CONVEY TO THE OWNERS OF THE LOTS IN BLUE RIVER ESTATES INC. THE USE OF ALL ROAD AND PEDESTRIAN EASEMENTS AS SHOWN HEREON.

"BLUE RIVER ESTATES INC."

Richard W. Ferguson
PRESIDENT

Lois G Theobald
SECRETARY

STATE OF COLORADO }
COUNTY OF SUMMIT } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF November A.D. 1963 BY RICHARD W. FERGUSON AND LOIS G. THEOBALD, PRESIDENT AND SECRETARY RESPECTIVELY OF "BLUE RIVER ESTATES INC." A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: April 12, 1964

James C. Dore
NOTARY PUBLIC

ENGINEER'S CERTIFICATE

I, HOWARD P. BUNGER JR. A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE PLAT AND SURVEY OF THE '97 SUBDIVISION-BLUE RIVER ESTATES INC." WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

THIS 27th DAY OF November A.D. 1963

Howard P. Bunger Jr.
REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR NUMBER 2788

ATTORNEY'S OPINION

I, ROBERT A. THEOBALD, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLES OF ALL LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAY AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

THIS 30th DAY OF November A.D. 1963

Robert A. Theobald
ATTORNEY AT LAW

COMMISSIONERS APPROVAL

THE FOREGOING PLAT IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO THIS 2nd DAY OF December A.D. 1963.

Carl P. Langstaff Jr.
CHAIRMAN

COUNTY CLERK AND RECORDER'S ACCEPTANCE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO THIS 2nd DAY OF December A.D. 1963.

RECEPTION NUMBER 98252 TIME 11:20 A.M.

Jelda C. Ashlock
COUNTY CLERK AND RECORDER

98251