

BLUE RIVER ESTATES INC

BLUE ROCK SPRINGS SUBDIVISION

COMMISSIONERS APPROVAL

The foregoing plat is approved by the Board of County Commissioners of Summit County Colorado this 7th day of August A.D. 1961.

Carl C. Cuyler Jr. Chairman

ENGINEERS CERTIFICATE

I, Howard P. Bunker, Jr., a registered Professional Engineer and Land Surveyor in the State of Colorado do hereby certify that the plat and survey of BLUE RIVER ESTATES INC, BLUE ROCK SPRINGS SUBDN was made by me and under my supervision and that both are accurate to the best of my knowledge.

Dated this 4th day of August A.D. 1961.

Howard P. Bunker, Jr.
Registered Professional Engineer
and Land Surveyor Number 2788

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we the undersigned, owners of the following described property, being a portion of the Leap Year Placer; Mineral Survey No. 13358 in Rollback Mining District, Summit County, Colorado, lying in portions of Sections 18 and 19, Township 7 South, Range 77 West of the Sixth Principal Meridian and more particularly described as follows: Commencing at a stone identified as Corner No. 2, Leap Year Placer; thence South 71°30' East, 477.10 feet to the true point of beginning, which point lies 75.00 feet East of Centerline Station 222+33 of the proposed alignment of State Highway No. 9 and on the East right-of-way of said Highway No. 9; thence South 14°58' East along said East right-of-way line 720.60 feet; thence 887.82 feet to the left along the arc of a 2826.60 foot radius curve, said arc subtending a central angle of 22°51'; thence South 7°53' East, 36.30 feet; thence 650.67 feet to the right along the arc of a 2789.61 foot radius curve, said arc subtending a central angle of 13°22'; thence South 5°29' West, 49.35 feet to a point; all above points lie on the East right-of-way of the proposed alignment of State Highway No. 9; thence South 87°23' East, 687.04 feet to the East line of the Leap Year Placer; thence North 2°57' East, 2400 feet more or less along said East line to Corner No. 8, Leap Year Placer; thence North 87°31' East, 400.00 feet along the South line of said Placer; thence North 2°29' West, 618.20 feet; thence South 87°51' West, 201.70 feet; thence South 80°47' West, 195.71 feet; thence South 66°34' West, 331.80 feet; thence South 68°50' West, 184.40 feet more or less to the point of beginning, containing 49,660 acres more or less, have laid out, subdivided and platted the same into lots under the name and style of BLUE RIVER ESTATES, INC, BLUE ROCK SPRINGS SUBDN, as shown hereon and do by these presents grant and convey to the owners of the lots thereon the uses of all river easements and road easements as shown thereon.

BLUE RIVER ESTATES, INC.

Richard W. Ferguson
President

Lois G. Theobald
Secretary

STATE OF COLORADO
COUNTY OF SUMMIT

The foregoing instrument was acknowledged before me this 5th day of August, A.D. 1961 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.

John J. Donny
Notary Public
My Commission Expires: April 5, 1964

COUNTY CLERK'S AND RECORDERS ACCEPTANCE

Accepted for filing in the office of the Clerk and Recorder of Summit County, Colorado this 7th day of August A.D. 1961.

Reception Number 43729 Time 3:45 P.M.

J. C. Aschlock
County Clerk and Recorder

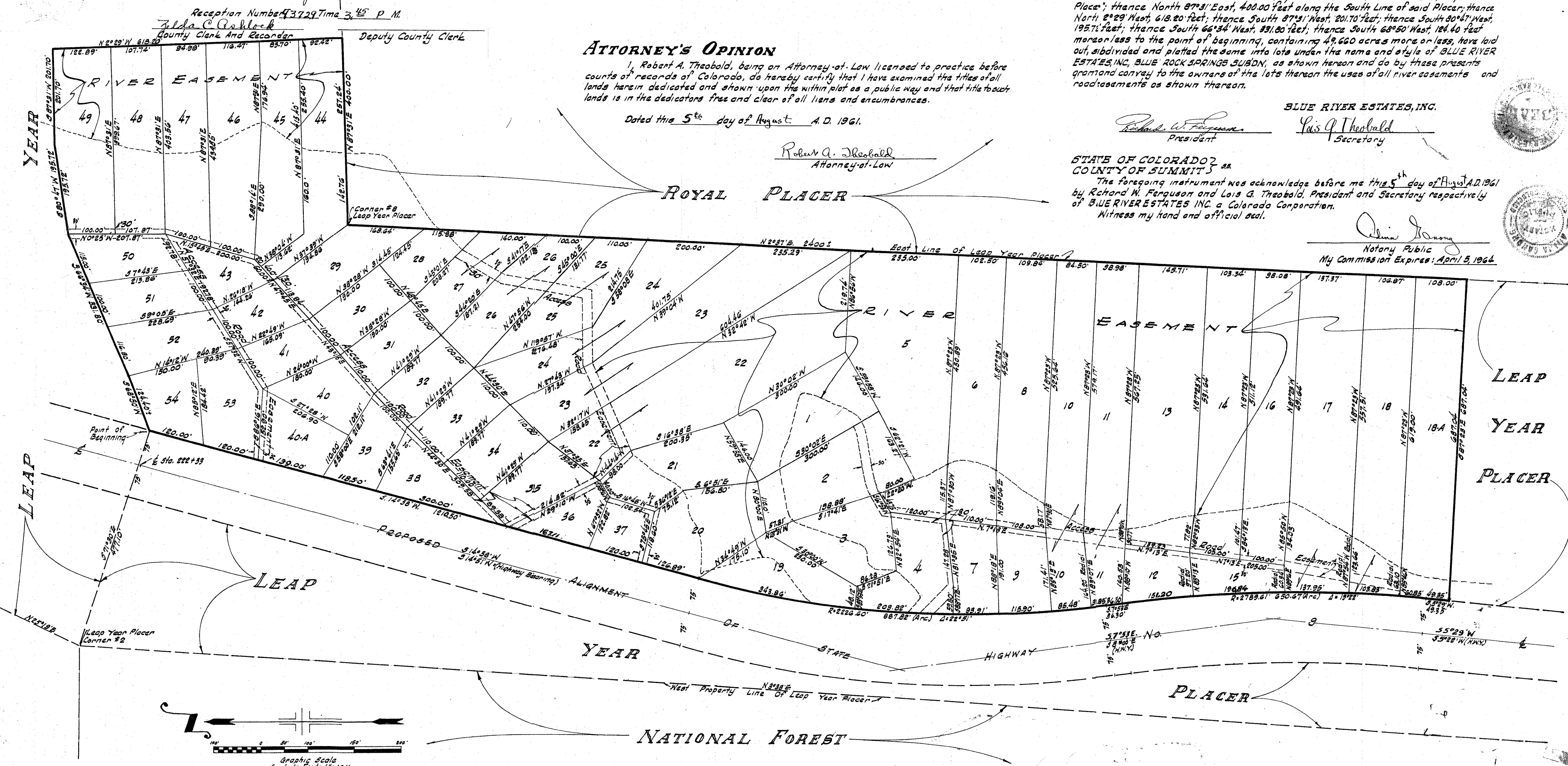
ATTORNEY'S OPINION

I, Robert A. Theobald, being an Attorney-at-Law licensed to practice before courts of records of Colorado, do hereby certify that I have examined the titles of all lands herein dedicated and shown upon the within plat as a public way and that title to such lands is in the dedicators free and clear of all liens and encumbrances.

Dated this 5th day of August A.D. 1961.

Robert A. Theobald
Attorney-at-Law

ROYAL PLACER



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