

THE LEAP YEAR SUBDIVISION

BLUE RIVER ESTATES INC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we the undersigned, owners of the following described properties, being portions of the LEAP YEAR PLACER, Mineral Survey No 13358 in Pollock Mining District, Summit County Colorado, lying in portions of Sections 18 and 19, Township 7 South, Range 77 West of the 6th Principal Meridian and more particularly described as commencing at a stone identified as corner Number 2, LEAP YEAR PLACER, thence South 3°38' West, 130.23 feet; along the West line of said LEAP YEAR PLACER to the centerline of Spruce Creek, said point being the Point Of Beginning; thence South 3°38' West 1110.00 feet along said West line; thence South 84°40' East, 113.14 feet; thence North 20°54' East, 847.33 feet; thence 300.17 feet to the left along the arc of a 1880.00 foot radius curve, said arc subtending a central angle of 9°09'; thence North 11°45' East, 24.05 feet to the centerline of Spruce Creek, thence North 71°10' West, 103.47 feet; thence South 67°11' West, 181.54 feet; thence North 68°20' West, 76.65 feet; thence South 67°55' West, 52.39 feet; thence North 44°43' West, 80.32 feet more or less to the Point of Beginning containing 7.118 acres more or less, also a portion described as commencing at a point identified as Corner Number 1, LEAP YEAR PLACER; thence North 3°38' East, 354.23; thence South 84°23' East, 160.30 feet; thence North 8°08' East, 311.22 feet; thence 184.04 feet to the left along the arc of a 925.00 foot radius curve said arc subtending a central angle of 11°24'; thence North 3°16' West, 85.45 feet; thence 179.95 feet to the right along the arc of a 746.25 foot radius curve said arc subtending a central angle of 13°49'; thence North 10°33' East, 288.91 feet; thence 178.66 feet to the left along the arc of a 686.25 foot radius curve said arc subtending a central angle of 14°55'; thence North 4°22' West, 596.59 feet; thence North 69°32' West, 126.02 feet more or less to the West line of said LEAP YEAR PLACER; thence South 3°38' West, 1845.00 feet more or less along said West line to the Point Of Beginning, containing 7.370 acres more or less have laid out, subdivided and platted the same into lots under the name and style of THE LEAP YEAR SUBDIVISION - BLUE RIVER ESTATES, INC. and do by these presents grant and convey to the owners of the lots thereon the use of all pedestrian access and road easements as shown thereon.

STATE OF COLORADO }
COUNTY OF SUMMIT } s.s

The foregoing instrument was acknowledged before me this 1st day of November A.D. 1962 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.

Adrian Tanong
Notary Public
My Commission Expires: April 5, 1964

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 LEAP YEAR SUBDIVISION - BLUE RIVER ESTATES INC.** was made by me and under my supervision and that both are accurate to the best of my knowledge.

Dated this 30th day of October A.D. 1962.

Howard P. Bunger, Jr.
Registered Professional Engineer
And Land Surveyor Number 2188

ATTORNEY'S CERTIFICATE

I, Robert A. Theobald, being an Attorney-at-Law duly 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 1st day of November A.D. 1962.

Robert A. Theobald
Attorney-at-Law

COMMISSIONER'S APPROVAL

The foregoing plat is approved by the Board of County Commissioners of Summit County, Colorado this 5th day of Nov A.D. 1962.

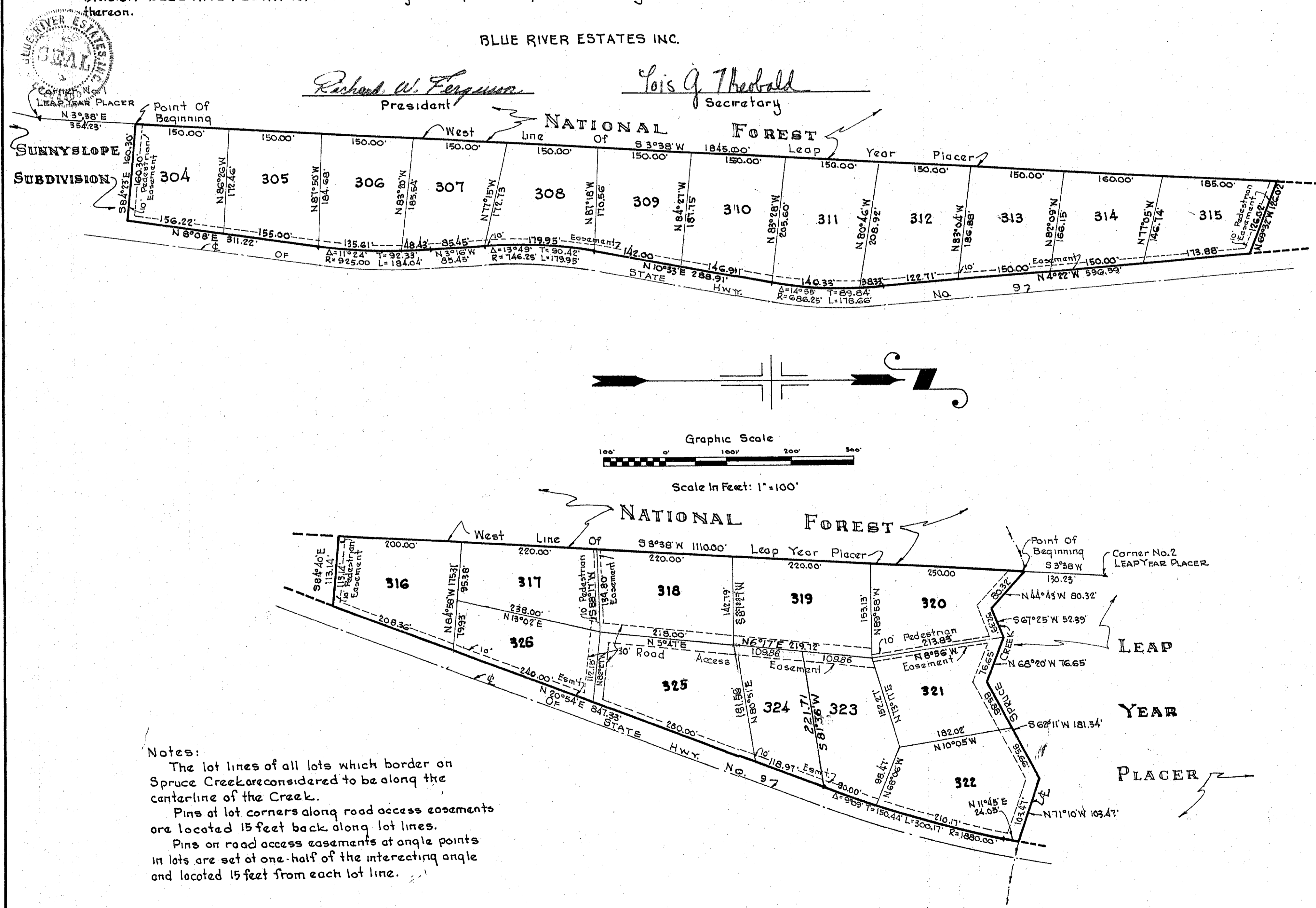
Carl A. Empeard Jr.
Chairman

COUNTY CLERK & RECORDER'S ACCEPTANCE

Accepted for filing in the office of the Clerk and Recorder of Summit County Colorado this 5th day of November A.D. 1962.

Reception Number: 96304 Time 11:45 P.M.

Yelda C. Ashlock
County Clerk & Recorder



Notes:
The lot lines of all lots which border on Spruce Creek are considered to be along the centerline of the Creek.
Pins at lot corners along road access easements are located 15 feet back along lot lines.
Pins on road access easements at angle points in lots are set at one-half of the intersecting angle and located 15 feet from each lot line.

PLAN HOLD

PLAN HOLD CORPORATION IRVINE CALIFORNIA

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