

PLAN HOLD
118577
70-71

NEW ELDORADO

TOWN OF BLUE RIVER, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SKI COUNTRY INVESTMENTS, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY,
A TRACT OF LAND SITUATED IN THE "97" PLACER, U.S. MINERAL SURVEY NO. 13358, IN SECTION 30, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF BLUE RIVER, COUNTY OF SUMMIT, STATE OF COLORADO, TO-WIT:

BEGINNING AT A POINT ON THE EAST LINE OF THE "97" PLACER FROM WHICH CORNER NO. 2 OF SAID PLACER BEARS S 00° 30' 01" E A DISTANCE OF 1670.60 FEET; THENCE N 68° 17' 13" W FOR A DISTANCE OF 979.02 FEET TO A POINT ON THE EAST R.O.W. LINE OF COLORADO STATE HIGHWAY N. 9, THENCE N 07° 59' 06" W ALONG SAID R.O.W. FOR A DISTANCE OF 507.45 FEET; THENCE ALONG SAID R.O.W. AND TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 35° 15' 06" AND WHOSE RADIUS IS 490.91 FEET FOR A DISTANCE OF 302.04 FEET; THENCE N 27° 16' 00" E ALONG SAID R.O.W. FOR A DISTANCE OF 71.45 FEET; THENCE S 68° 43' 00" E ALONG SAID R.O.W. FOR A DISTANCE OF 18.58 FEET TO A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 36 OF THE "HERWOOD FOREST - BLUE RIVER ESTATES, INC."; THENCE S 60° 29' 00" E FOR A DISTANCE OF 2.6.17 FEET; THENCE S 52° 14' 00" E FOR A DISTANCE OF 199.41 FEET; THENCE S 78° 58' 00" E FOR A DISTANCE OF 189.33 FEET; THENCE S 35° 30' 00" E FOR A DISTANCE OF 148.90 FEET; THENCE S 89° 00' 00" E FOR A DISTANCE OF 255.00 FEET TO THE CORNER OF SAID "HERWOOD FOREST - BLUE RIVER ESTATES, INC." SAID SOUTHWEST CORNER BEING A POINT ON THE EAST LINE OF SAID "97" PLACER; THENCE S 00° 30' 01" E ALONG SAID EAST LINE FOR A DISTANCE OF 234.44 FEET TO THE POINT OF BEGINNING. THE TRACT CONTAINS 17.471 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED TO THE RECORDED PLAT OF "THE '97 SUBDIVISION - BLUE RIVER ESTATES, INC."

HAVE LID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS AND TRACTS UNDER THE NAME AND STYLE OF NEW ELDORADO, TOWN OF BLUE RIVER, AS SHOWN HEREON AND DO BY THESE PRESENTS CONVEY TO THE OWNERS OF PROPERTY IN THE TOWN OF BLUE RIVER USE OF ALL ROADS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE PRESIDENT OF THE SAID SKI COUNTRY INVESTMENTS, INC., A COLORADO CORPORATION, HAS CAUSED HIS NAME TO BE HERETO SUBSCRIBED THIS 21st DAY OF October, A.D. 1970.

SKI COUNTRY INVESTMENTS, INC.
Donald E. Janson
DONALD E. JANSON, PRESIDENT

NOTARIAL

STATE OF COLORADO)
COUNTY OF SUMMIT) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF October AD 1970 BY Donald E. Janson

WITNES: MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES My Commission expires June 12, 1978

Nancy D. Hurd
NOTARY PUBLIC

TITLE INSURANCE COMPANY, Transamerica Title Insurance Co.

by Robert A. Theobald DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: Deed of Trust favor of Eagle County Development Corp, BK 146, Pg 202; Deed of Trust favor Philip K. Schwabach & Jeanne K. Schwabach Book 202, Pg. 378

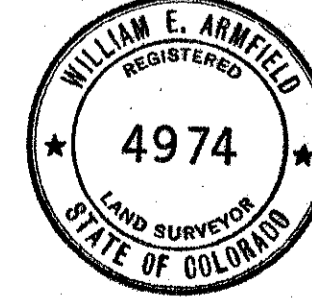
DATED HIS 21st DAY OF October, A.D. 1970.
Robert A. Theobald

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 THE 18 DAY OF November, A.D. 1970, AND AUTHORIZED THE UNDERSIGNED TO SIGN AND ACKNOWLEDGE THE SAME, WHICH IS DONE ACCORDINGLY ON THIS 18 DAY OF November, A.D. 1970.

ATTEST: *John P. Healy*
MAYOR PRO TEM

SURVEYOR'S CERTIFICATE

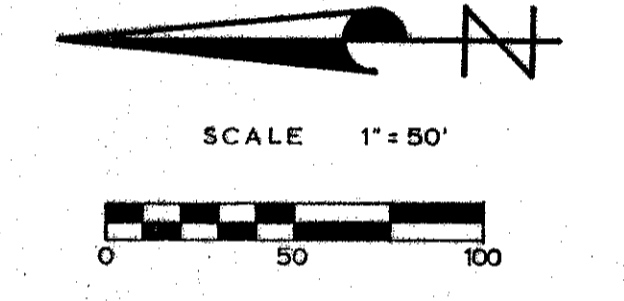


I WILLIAM E. ARMFIELD, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THE PLAT AND SURVEY OF "NEW ELDORADO, TOWN OF BLUE RIVER" WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED HIS 21st DAY OF October, AD 1970.
William E. Armfield
WILLIAM E. ARMFIELD, COLO. L.S. NO. 4974

COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO, ON THE 17th DAY OF December, AD 1970. RECEPTION NO. 118577
TIME 1:55 P.M.
Robert A. Theobald
COUNTY CLERK AND RECORDER



HERWOOD FOREST
UTILITY EASEMENTS
15' PARALLEL AND ADJACENT TO ALL COURSES OF SUBDIVISION BOUNDARY AS SHOWN.
10' PARALLEL AND ADJACENT TO ALL COMMON LOT LINES AS SHOWN.
PEDESTRIAN EASEMENTS AS SHOWN ON THIS PLAT

WALK ONE
LAND SURVEY CO. INC.
1980, COLORADO

