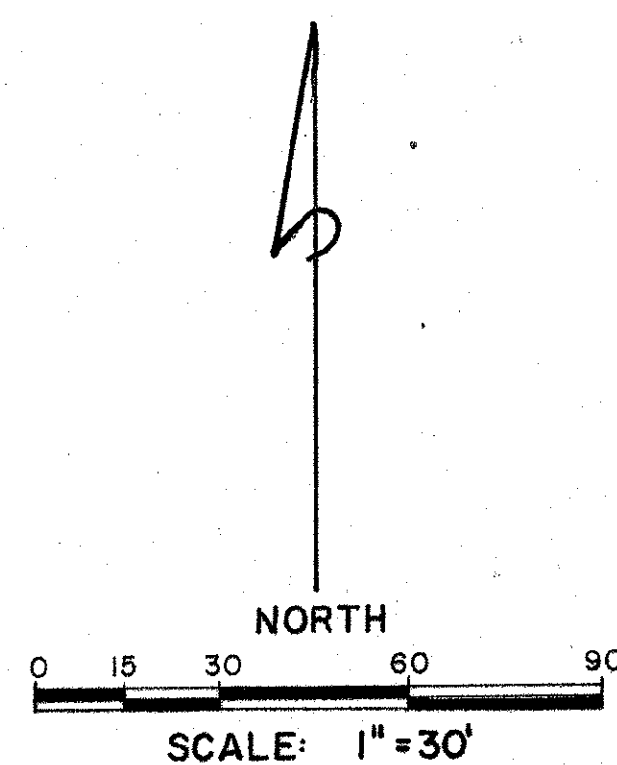


Pennsylvania Canyon

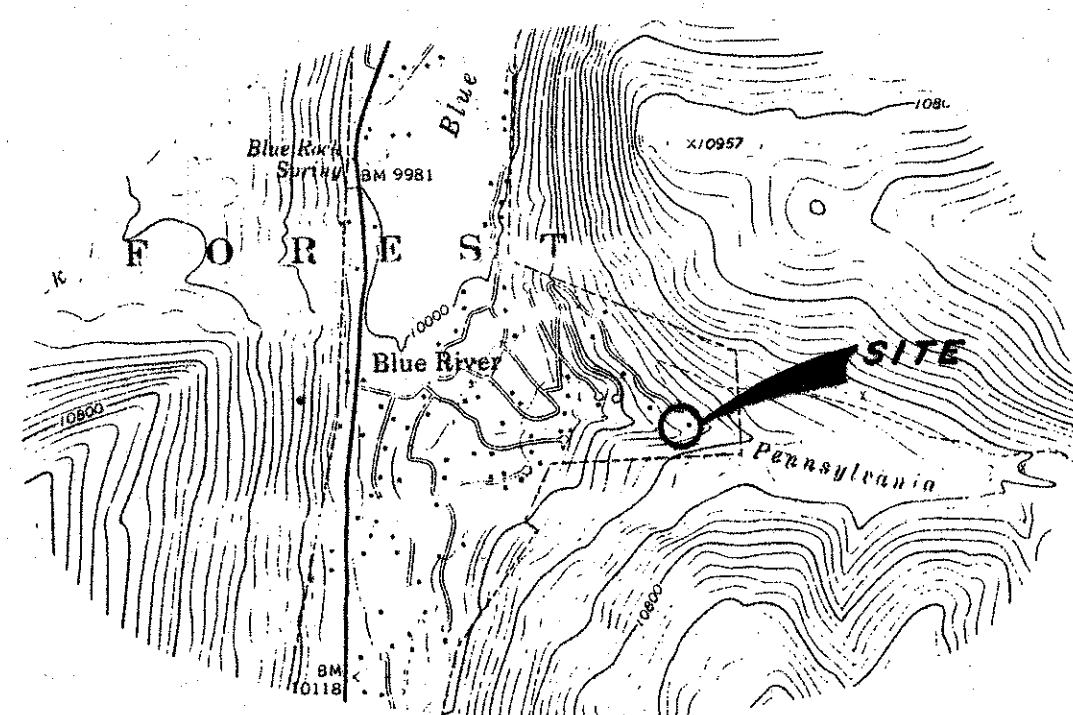
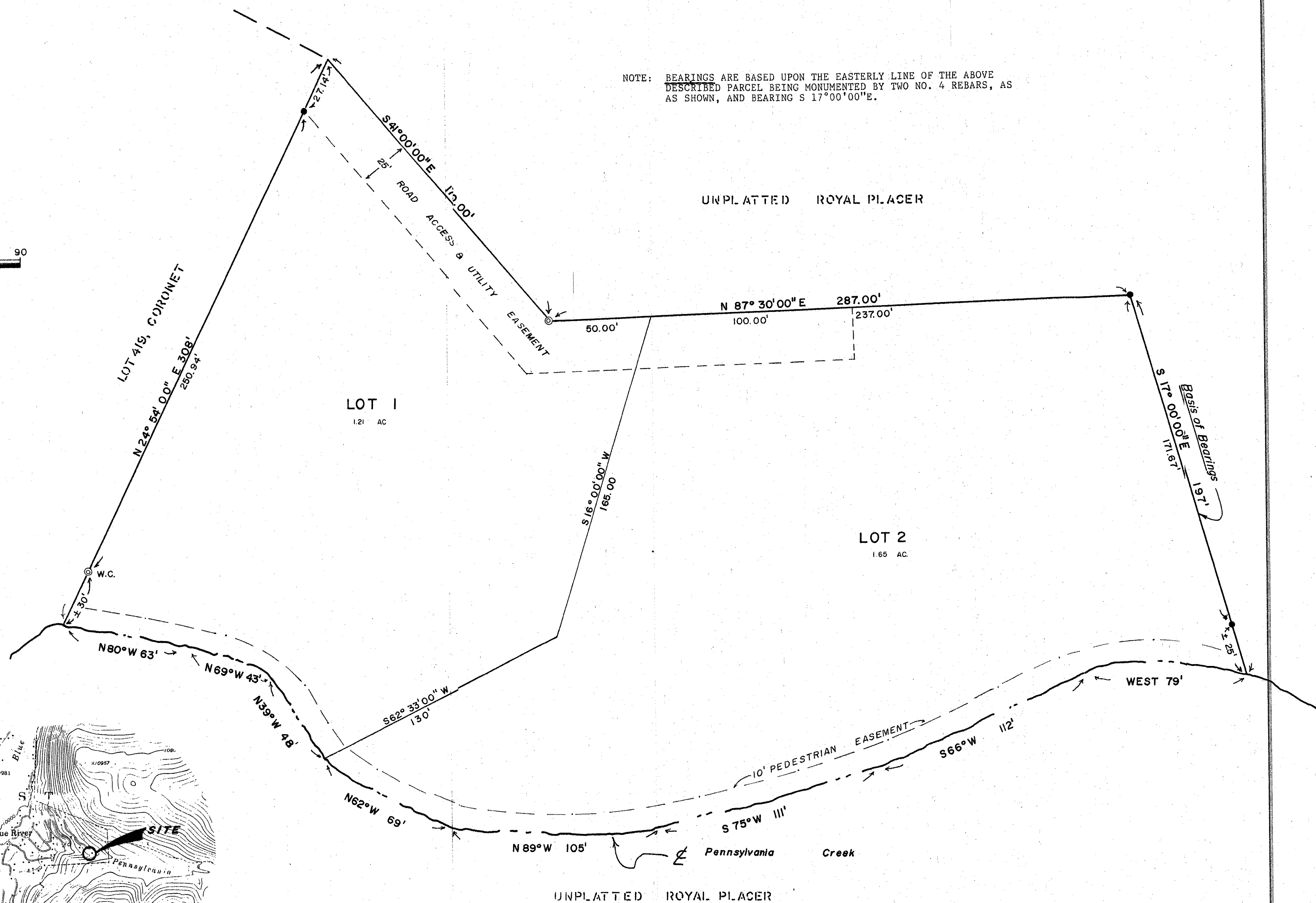
A RESUBDIVISION OF LOTS 420 & 421, THE CORONET SUBDIVISION
TOGETHER WITH AN UNPLATTED PORTION OF THE ROYAL PLACER, M.S. 13638
ALL LYING WITHIN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH RM.
TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO

NOTE: BEARINGS ARE BASED UPON THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL BEING MONUMENTED BY TWO NO. 4 REBARS, AS SHOWN, AND BEARING S 17°00'00"E.



MONUMENT LEGEND

- FOUND ORIGINAL REBAR
- SET PIN & CAP
- ⊙ PLS 20124
- W.C. = STAMPED WITNESS CORNER



VICINITY MAP

TOWN BOARD APPROVAL
APPROVED THIS 4 DAY OF NOVEMBER, 1993.
BOARD OF TRUSTEES, TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO.

[Signature]
MAYOR

attest: *[Signature]*
Don Lane, Town clerk

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT JAMES T. WORLTON, AS TRUSTEE FOR THE JAMES T. WORLTON INTERVIVOS TRUST, UDT 1-15-82, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND CONSISTING OF LOT 420 AND LOT 421, THE CORONET SUBDIVISION, A PLAT AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, TOGETHER WITH AN UNPLATTED PORTION OF THE ROYAL PLACER, MINERAL SURVEY NO. 13638, LYING ENTIRELY WITHIN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT COMMON TO SAID LOTS 420 AND 421 ON THE NORTHEASTERLY BOUNDARY OF SAID CORONET SUBDIVISION, BEING MARKED BY A PIN AND CAP BEARING THE PLS NO. 20124; THENCE N87°30'00"E A DISTANCE OF 287.00 FEET TO A NO. 4 REBAR; THENCE S17°00'00"E A DISTANCE OF APPROXIMATELY 197 FEET TO THE CENTERLINE OF PENNSYLVANIA CREEK, WHENCE A NO. 4 REBAR BEARS N17°00'00"W APPROXIMATELY 25 FEET DISTANT; THENCE ALONG SAID CENTERLINE OF PENNSYLVANIA CREEK FOR THE FOLLOWING EIGHT COURSES:

- 1.) DUE EAST APPROXIMATELY 79 FEET;
- 2.) S66°W APPROXIMATELY 112 FEET;
- 3.) S75°W APPROXIMATELY 105 FEET;
- 4.) N89°W APPROXIMATELY 48 FEET;
- 5.) N62°W APPROXIMATELY 48 FEET;
- 6.) N69°W APPROXIMATELY 43 FEET;
- 7.) N80°W APPROXIMATELY 63 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF LOT 419, SAID CORONET SUBDIVISION, WHENCE A PIN AND CAP BEARING THE PLS NO. 20124 BEARS N24°54'00"E APPROXIMATELY 30 FEET DISTANT;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 419, THE CORONET SUBDIVISION, N24°54'00"E A DISTANCE OF APPROXIMATELY 308 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID CORONET SUBDIVISION, WHENCE A NO. 4 REBAR BEARS S24°54'00"W 27.14 FEET DISTANT; THENCE ALONG SAID NORTHEASTERLY BOUNDARY OF CORONET SUBDIVISION S 41°00'00"E A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2.86 ACRES.

UNDER THE NAME AND STYLE OF PENNSYLVANIA CANYON, HAS LAID OUT, PLATTE, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS ROAD ACCESS, PEDESTRIAN, AND UTILITY EASEMENTS TO THE TOWN OF BLUE RIVER FOR PUBLIC ACCESS AS DESIGNATED, AND FOR USE BY PUBLIC UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF, THE SAID OWNER HAS CAUSED THEIR NAME HEREUNTO BE SUBSCRIBED THIS 13TH DAY OF OCTOBER, 1993.

[Signature]
JAMES T. WORLTON, TRUSTEE
JAMES T. WORLTON INTERVIVOS TRUST, UDT 1-15-82.

ACKNOWLEDGEMENT

COUNTY OF MARICOPA
STATE OF ARIZONA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13TH DAY OF OCTOBER, 1993, BY JAMES T. WORLTON, AS TRUSTEE FOR THE JAMES T. WORLTON INTERVIVOS TRUST, UDT 1-15-82, AS OWNER OF THE ABOVE DESCRIBED REAL PROPERTY.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
JACK L. SHELTON, JR.
BUSINESS MANAGER
E. VALLEY ORTHODONTICS, LTD.
1525 E. BARNHAY RD. STE G
MESA, AZ 85208

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 15, 1995

SURVEYOR'S CERTIFICATE

I, RICHARD B. BYREM, BEING A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION.

[Signature]
RICHARD B. BYREM
COLORADO PLS NO. 20124

20 September 1993
DATE

TITLE COMPANY CERTIFICATE

TEN MILE T. HE, INC. DOES HEREBY CERTIFY THAT IT HAS EXAMINED TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS: TAXES FOR 1993 NOT YET DUE AND PAYABLE.

DATED THIS 22ND DAY OF Sept, 1993

[Signature]
AGENT

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 4TH DAY OF NOVEMBER, 1993, AND FILED FOR RECORD AT 4:27^{PM} (CLOCK UNDER COUNTY NO. 45535).

[Signature]
SUMMIT COUNTY CLERK & RECORDER/DEPUTY



RICHARD B. BYREM
Professional Land Surveyor
P.O. Box 1147 • Frisco, Colorado 80443 • (303) 453-8812
Licensed in Colorado, Wyoming, Florida