

**A FINAL PLAT OF
THE RIVERSHORE SUBDIVISION
A PORTION OF THE CROWN PLACER U.S.M.S 13623
AND THE GOLDEN CROWN PLACER U.S.M.S. 5225
SECTION 7, T. 7 S., R 77 WEST OF THE 6th P.M.
TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO**

CURVE & LINE TABLE FOR CL. OF 60' UTILITY & PRIVATE ACCESS EASEMENT

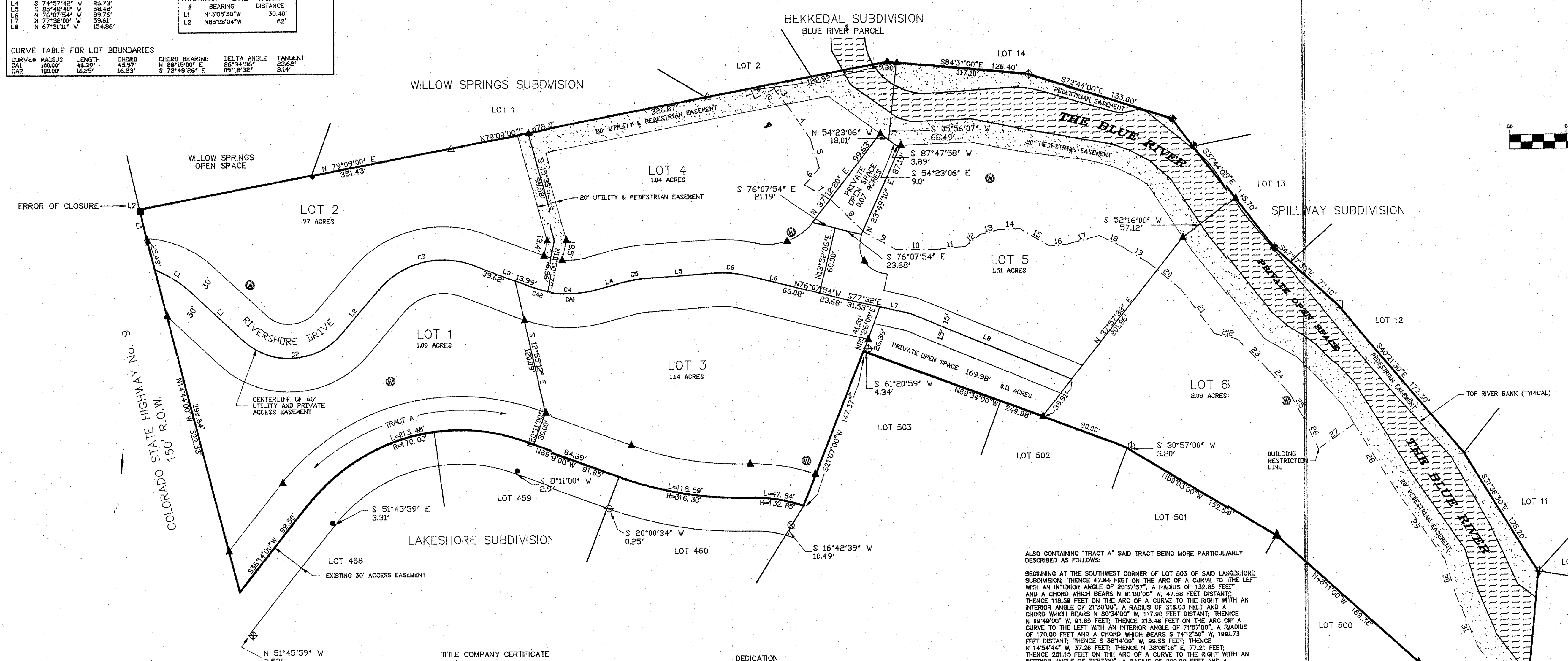
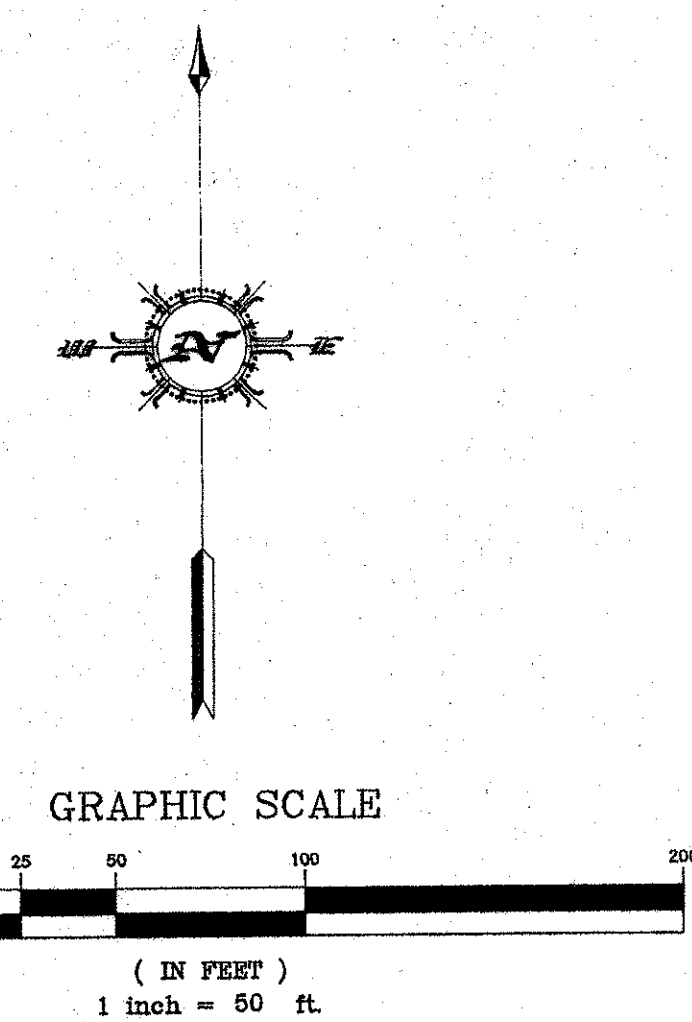
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
1	100.00'	31.42'	31.42'	N 86°30'00" E	90°00'00"	62.84'
2	100.00'	31.42'	31.42'	N 86°30'00" E	90°00'00"	62.84'
3	100.00'	31.42'	31.42'	N 86°30'00" E	90°00'00"	62.84'
4	100.00'	31.42'	31.42'	N 86°30'00" E	90°00'00"	62.84'
5	100.00'	31.42'	31.42'	N 86°30'00" E	90°00'00"	62.84'
6	100.00'	31.42'	31.42'	N 86°30'00" E	90°00'00"	62.84'
7	100.00'	31.42'	31.42'	N 86°30'00" E	90°00'00"	62.84'
8	100.00'	31.42'	31.42'	N 86°30'00" E	90°00'00"	62.84'
9	100.00'	31.42'	31.42'	N 86°30'00" E	90°00'00"	62.84'
10	100.00'	31.42'	31.42'	N 86°30'00" E	90°00'00"	62.84'

BOUNDARY LINE TABLE

LINE#	BEARING	DISTANCE
L1	N13°05'30"W	30.40'
L2	N85°08'04"W	.82'

CURVE TABLE FOR LOT BOUNDARIES

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
CA1	100.00'	46.35'	45.97'	N 89°13'00" E	89°34'36"	23.48'
CA2	100.00'	14.25'	14.23'	S 72°48'56" E	87°16'32"	8.14'

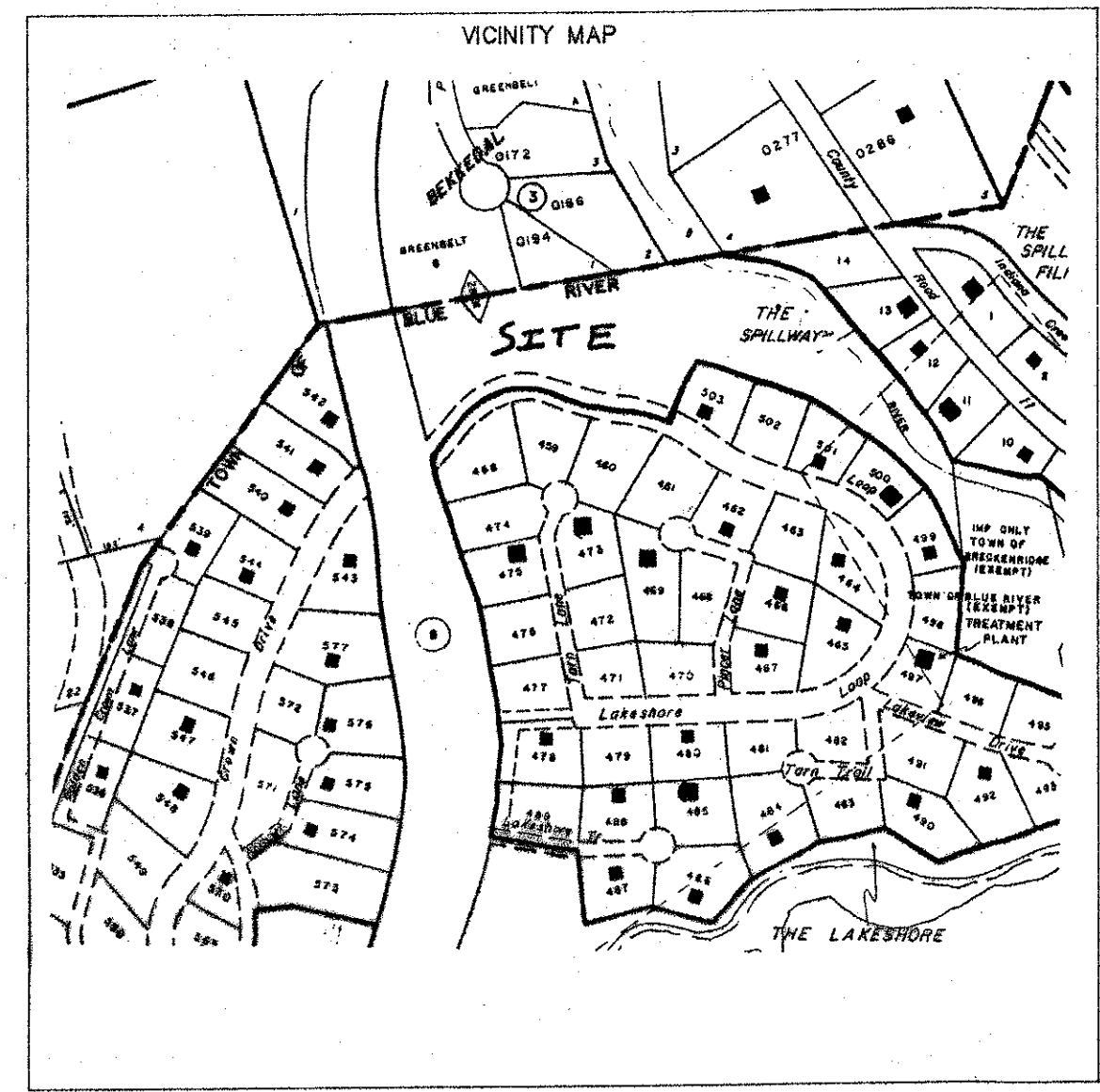


BUILDING RESTRICTION LINE TABLE

LINE#	BEARING	DISTANCE
1	N 21°39'49" E	10.18'
2	N 62°00'31" E	19.44'
3	S 37°46'44" E	19.89'
4	S 35°01'18" E	34.78'
5	S 17°24'32" E	20.14'
6	S 40°54'47" W	20.20'
7	S 59°54'07" E	27.53'
8	S 45°24'35" E	41.29'
9	S 60°21'47" E	31.93'
10	S 89°55'45" E	34.52'
11	S 64°59'47" E	47.06'
12	N 51°04'53" E	17.44'
13	N 75°37'10" E	15.98'
14	S 84°55'59" E	34.46'
15	S 58°36'26" E	31.21'
16	N 84°06'03" E	15.49'
17	S 75°07'45" E	32.78'
18	S 64°06'20" E	44.78'
19	S 58°47'44" E	34.94'
20	S 50°16'17" E	37.19'
21	S 37°14'05" E	49.47'
22	S 73°20'24" E	19.76'
23	S 44°49'38" E	37.55'
24	S 41°58'47" E	32.78'
25	S 30°14'44" E	63.14'
26	S 26°05'32" E	31.70'
27	N 55°21'26" E	38.56'
28	S 32°08'45" E	66.88'
29	N 34°58'10" W	77.10'
30	N 17°06'41" W	34.74'
31	S 2°48'18" W	43.29'
32	N 37°39'23" W	69.93'

LEGEND

- ⊗ = FOUND PIN & CAP (ILLEGIBLE)
- ⊠ = FOUND PIN & CAP, L.S. #10249
- ⊡ = FOUND PIN & CAP, PEAK DNE
- ⊢ = FOUND PIN & CAP, L.S. #15242
- ⊣ = FOUND PIN & CAP, L.S. #4974
- ⊤ = FOUND PIN & CAP, L.S. #9939
- ⊥ = FOUND #4 REBAR
- ⊦ = FOUND R.I.V. MONUMENT (RE-SET)
- ⊧ = 3/8" ALUMINUM CAP SET ON #5 REBAR STAMPED WITH APPROPRIATE LOT DESIGNATION, BASELINE SURVEYS INC. L.S. #23901



TITLE COMPANY CERTIFICATE
LAND TITLE GUARANTEE COMPANY DES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLATAND TITLE TO ALL SUCH LANDS IS IN THE OWNERS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
DATED THIS 27th DAY OF September, A.D. 1994.
AGENT: Julia E. Davis

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT ROBIN G. THEOBALD, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY:
LEGAL DESCRIPTION
A PORTION OF THE CROWN PLACER, U.S.M.S. No. 13623, AND THE GOLDEN CROWN PLACER, U.S.M.S. No. 5225, SECTION 7, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY No. 9 AND ON THE NORTHERLY LINE OF SAID CROWN PLACER FROM WHENCE A STONE IDENTIFIED AS CORNER No. 9 OF SAID CROWN PLACER BEARS S 79°09'00" W, 173.80 FEET; THENCE ALONG SAID NORTHERLY PLACER LINE N 79°09'00" E, 678.30 FEET TO A POINT ON THE EAST BANK OF THE BLUE RIVER; THENCE ALONG SAID EASTERLY BANK FOR THE FOLLOWING SIX (6) COURSES:
1.) S 84°31'00" E, 126.40 FEET;
2.) S 72°44'00" E, 133.60 FEET;
3.) S 37°44'00" E, 145.70 FEET;
4.) S 47°57'30" E, 77.10 FEET;
5.) S 40°21'30" E, 172.30 FEET;
6.) S 31°55'00" E, 125.20 FEET TO THE SOUTHWEST CORNER OF LOT 503 OF THE SPILLWAY SUBDIVISION, A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AT RECEPTION No. 117258; THENCE S 89°12'23" W, 256.69 FEET TO THE SOUTHEASTERLY CORNER OF LOT 499 OF THE LAKESHORE-GOOSE PASTURE TRACT-BLUE RIVER ESTATES INC., A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AT RECEPTION No. 103995; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION FOR THE FOLLOWING TEN (10) COURSES:
1.) N 25°10'00" W, 194.13 FEET;
2.) N 48°11'00" W, 188.38 FEET;
3.) N 59°03'00" W, 152.54 FEET;
4.) N 69°34'00" W, 249.98 FEET;
5.) S 21°07'00" W, 147.37 FEET;
6.) 47.84 FEET ON THE ARC OF A CURVE TO THE LEFT WITH AN INTERIOR ANGLE OF 20°30'00", A RADIUS OF 135.85 FEET AND A CHORD WHICH BEARS N 81°00'00" W, 47.58 FEET DISTANT;
7.) 118.59 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 21°30'00", A RADIUS OF 316.03 FEET AND A CHORD WHICH BEARS N 80°34'00" W, 117.90 FEET DISTANT; THENCE N 69°49'00" W, 91.65 FEET; THENCE 233.48 FEET ON THE ARC OF A CURVE TO THE LEFT WITH AN INTERIOR ANGLE OF 71°57'00", A RADIUS OF 200.00 FEET AND A CHORD WHICH BEARS N 74°12'30" E, 234.97 FEET DISTANT; THENCE S 69°04'00" E, 91.74 FEET; THENCE 107.33 FEET ON THE ARC OF A CURVE TO THE LEFT WITH AN INTERIOR ANGLE OF 71°57'00", A RADIUS OF 200.00 FEET AND A CHORD WHICH BEARS N 80°34'00" W, 117.90 FEET DISTANT; THENCE S 28°37'00" E, 266.37 FEET AND A CHORD WHICH BEARS S 80°34'00" E, 106.70 FEET DISTANT; THENCE S 38°14'00" W, 69.28 FEET; THENCE N 14°54'44" W, 37.28 FEET; THENCE N 38°08'18" E, 77.21 FEET; THENCE 229.15 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 21°30'00", A RADIUS OF 316.03 FEET AND A CHORD WHICH BEARS S 80°30'00" E, 99.26 FEET DISTANT; THENCE S 21°17'44" W, 29.69 FEET TO THE POINT OF BEGINNING CONTAINING 17,292 SQUARE FEET OR 0.397 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE
I DENNIS E. O'NEIL, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF "RIVERSHORE" SUBDIVISION WAS PREPARED BY ME AND UNDER MY SUPERVISION AND THAT I AM AWARE OF THE CONTENTS OF THIS PLAT AND SURVEY AND BELIEVE THE SAME TO BE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATED THIS 27th DAY OF September, A.D. 1994.
DENNIS E. O'NEIL
SUMMIT COUNTY CLERK AND RECORDER AT RECEPTION No. 23901

BOARD OF TRUSTEES APPROVAL
KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, AUTHORIZED AND APPROVED THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID BOARD OF TRUSTEES HELD ON THE 27th DAY OF September, A.D. 1994, AND AUTHORIZED THE UNDERSIGNED TO SIGN AND ACKNOWLEDGE THE SAME WHICH IS DONE ACCORDINGLY ON BEHALF OF THE TOWN OF BLUE RIVER, COLORADO.
BY: [Signature]
DATE: Oct 3, 1994

SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ACCEPTED FOR FILING IN MY OFFICE AT 11:15 AM ON THE 27th DAY OF September, A.D. 1994, AND FILED UNDER RECEPTION No. 177325.
Brenda O'Brien Deputy
DORIS L. BRILL
SUMMIT COUNTY CLERK AND RECORDER
Comments # 477328

IN WITNESS WHEREOF, THE SAID OWNER ROBIN G. THEOBALD, HAS CAUSED HIS NAME TO BE SUBSCRIBED THIS DAY 27th OF September, A.D. 1994.
[Signature]
ROBIN G. THEOBALD

ACKNOWLEDGEMENT
STATE OF COLORADO))
COUNTY OF SUMMIT))
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF September, A.D. 1994, BY ROBIN G. THEOBALD.
MY COMMISSION EXPIRES 11/1/95 WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC

ALSO CONTAINING "TRACT A" SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 503 OF SAID LAKESHORE SUBDIVISION; THENCE 47.84 FEET ON THE ARC OF A CURVE TO THE LEFT WITH AN INTERIOR ANGLE OF 20°30'00", A RADIUS OF 135.85 FEET AND A CHORD WHICH BEARS N 81°00'00" W, 47.58 FEET DISTANT; THENCE 118.59 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 21°30'00", A RADIUS OF 316.03 FEET AND A CHORD WHICH BEARS N 80°34'00" W, 117.90 FEET DISTANT; THENCE N 69°49'00" W, 91.65 FEET; THENCE 233.48 FEET ON THE ARC OF A CURVE TO THE LEFT WITH AN INTERIOR ANGLE OF 71°57'00", A RADIUS OF 200.00 FEET AND A CHORD WHICH BEARS N 74°12'30" E, 234.97 FEET DISTANT; THENCE S 69°04'00" E, 91.74 FEET; THENCE 107.33 FEET ON THE ARC OF A CURVE TO THE LEFT WITH AN INTERIOR ANGLE OF 71°57'00", A RADIUS OF 200.00 FEET AND A CHORD WHICH BEARS N 80°34'00" W, 117.90 FEET DISTANT; THENCE S 28°37'00" E, 266.37 FEET AND A CHORD WHICH BEARS S 80°34'00" E, 106.70 FEET DISTANT; THENCE S 38°14'00" W, 69.28 FEET; THENCE N 14°54'44" W, 37.28 FEET; THENCE N 38°08'18" E, 77.21 FEET; THENCE 229.15 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 21°30'00", A RADIUS OF 316.03 FEET AND A CHORD WHICH BEARS S 80°30'00" E, 99.26 FEET DISTANT; THENCE S 21°17'44" W, 29.69 FEET TO THE POINT OF BEGINNING CONTAINING 17,292 SQUARE FEET OR 0.397 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, UNDER THE NAME AND STYLE OF "THE RIVERSHORE", TOWN OF BLUE RIVER, AS SHOWN HEREIN AND DO BY THESE PRESENTS CONVEY TO THE OWNERS OF PROPERTY IN THE TOWN OF BLUE RIVER THE USE OF THE ROAD DESCRIBED FULLY ABOVE AS "TRACT A" AND HEREBY DEDICATE THESE PORTIONS OF THE LAND LABELED AS UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREIN AND DO HEREBY DEDICATE TO THE OWNERS OF PROPERTY IN THE RIVERSHORE SUBDIVISION THOSE PORTIONS OF THE LAND LABELED AS PRIVATE OPEN SPACE, PEDESTRIAN AND RIVER EASEMENTS AND ALSO THE USE OF RIVERSHORE DRIVE AS A PRIVATE ACCESS ROAD FOR THE LOTS IN THE RIVERSHORE SUBDIVISION. MAINTENANCE OF THE PRIVATE ACCESS EASEMENT, RIVERSHORE DRIVE, IS THE RESPONSIBILITY OF THE RIVERSHORE HOMEOWNERS ASSOCIATION. ADDITIONALLY BY THESE PRESENTS DO CONVEY TO EACH OF THE OWNERS OF LOTS 10 THROUGH 14 OF THE SPILLWAY SUBDIVISION FILING NUMBER ONE RECEPTION NO. 117258, A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AT RECEPTION No. 117258, THAT PORTION LAND CONTIGUOUS TO THEIR INDIVIDUAL SOUTHWEST LOT LINES AND LYING BETWEEN THEIR INDIVIDUAL SOUTHWEST LOT LINES AND THE BLUE RIVER AS SHOWN HEREIN. SUCH EASEMENTS SHALL BE APPURTENANT TO SAID LOT OWNERS' PROPERTY WITHIN THE SPILLWAY SUBDIVISION. THIS CONVEYANCE DOES NOT INCLUDE THE RIGHT TO PASS ALONG OR IN THE BLUE RIVER, NOR DOES IT CONVEY THE RIGHT TO ANY SUCH LOT OWNERS IN THE SPILLWAY SUBDIVISION TO PASS OVER PROPERTY BETWEEN THE BLUE RIVER AND THE SOUTHWEST LOT LINES WHICH IS NOT CONTIGUOUS TO THEIR INDIVIDUAL SOUTHWEST LOT LINE.

TOWN OF BRECKENRIDGE WATER TREATMENT PLANT

NOTES:

- 1.) A 15' UTILITY EASEMENT IS RESERVED ALONG THE NORTHERLY, WESTERLY AND EASTERLY BOUNDARY OF THE SUBDIVISION.
- 2.) THE RIVERSHORE SUBDIVISION CONTAINS A CLOSING ERROR OF 0.62' BEARING N85°08'04"W.
- 3.) TITLE WORK FOR THIS PLAT IS BASED ON A TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. H941739.
- 4.) BASIS OF BEARINGS FOR THIS PLAT IS THE CALCULATED BEARING OF S 89°26'55" E, BETWEEN THE FOUND RIGHT-OF-WAY MONUMENT ON THE WEST BOUNDARY LINE AND THE NORTH-WESTERLY MOST ANGLE POINT ON THE SUBDIVISION BOUNDARY OF LOT 6. MONUMENTS ARE AS SHOWN HEREIN.

Baseline Surveys Inc.

**RIVERSHORE
FINAL PLAT**

Date	Revisions

Date: 09/30/94 Scale Horiz 1" = 50'

Drawn By: DJO

DWG File: 1406FP

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover 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 herein.

