

THE SPILLWAY FILING NO. 1 TOWN OF BLUE RIVER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED BEING OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LYING IN THE TOWN OF BLUE RIVER, COLORADO, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON LINE 9-10 OF THE CROWN PLACER MINING CLAIM, U.S. MINERAL SURVEY 13623, WHICH IS IDENTICAL WITH THE SOUTHERLY LINE OF THE BEKKEDAL SUBDIVISION AS RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF SUMMIT COUNTY, BRECKENRIDGE COLORADO, SAID POINT BEING THE TRUE POINT OF BEGINNING, WHENCE SAID CORNER NO. 9 BEARS S 79° 18' 14" W 852.10 FEET DISTANT, SAID POINT OF BEGINNING BEING ON THE EASTERLY BANK OF THE BLUE RIVER; THENCE N 79° 18' 14" E A DISTANCE OF 366.14 FEET ALONG SAID LINE 9-10 TO A POINT ON A CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIANA CREEK ROAD; THENCE THE FOLLOWING THIRTEEN (13) COURSES ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INDIANA CREEK ROAD;

THENCE ALONG A CURVE TO THE LEFT WITH A CHORD BEARING S 56° 30' 29" W 90.66 FEET DISTANT, WITH A RADIUS OF 87.75 FEET AND CENTRAL ANGLE OF 54° 58' 30" AN ARC DISTANCE OF 95.89 FEET TO A POINT OF TANGENCY; THENCE S 88° 47' 10" E A DISTANCE OF 99.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 148.18 FEET AND CENTRAL ANGLE OF 45° 39' 21" AN ARC DISTANCE OF 118.07 FEET TO A POINT OF TANGENCY; THENCE S 43° 07' 50" E A DISTANCE OF 163.99 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING RADIUS OF 578.29 FEET AND CENTRAL ANGLE OF 12° 29' 25" AN ARC DISTANCE OF 126.06 FEET TO A POINT OF TANGENCY; THENCE S 55° 37' 15" E A DISTANCE OF 169.98 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 704.85 FEET AND CENTRAL ANGLE OF 05° 27' 14" AN ARC DISTANCE OF 67.09 FEET TO A POINT OF TANGENCY; THENCE S 50° 10' 01" E A DISTANCE OF 99.99 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING RADIUS OF 833.86 FEET AND CENTRAL ANGLE OF 5° 41' 51" AN ARC DISTANCE OF 82.92 FEET TO A POINT OF TANGENCY; THENCE S 55° 51' 52" E A DISTANCE OF 124.98 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 593.08 FEET AND CENTRAL ANGLE OF 11° 00' 03" AN ARC DISTANCE OF 113.87 FEET TO A POINT OF TANGENCY; THENCE S 44° 51' 49" E A DISTANCE OF 124.99 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 609.23 FEET AND CENTRAL ANGLE OF 10° 49' 40" AN ARC DISTANCE OF 115.13 FEET TO A POINT ON THE 1-12 LINE OF THE SAID CROWN PLACER MINING CLAIM; THENCE S 47° 29' 25" W ALONG SAID 1-12 LINE A DISTANCE OF 82.75 FEET; THENCE N 33° 46' 26" W A DISTANCE OF 79.72 FEET TO THE AXIS POINT OF GOOSE PASTURE DAM; THENCE ALONG THE EASTERLY BANK OF THE BLUE RIVER FOR THE FOLLOWING ELEVEN (11) COURSES:

N 65° 55' 02" W A DISTANCE OF 174.59 FEET
 N 89° 59' 10" W A DISTANCE OF 232.37 FEET
 N 48° 58' 28" W A DISTANCE OF 170.79 FEET
 N 49° 38' 58" W A DISTANCE OF 184.59 FEET
 N 81° 01' 07" W A DISTANCE OF 199.58 FEET
 N 31° 26' 56" W A DISTANCE OF 125.20 FEET
 N 40° 11' 56" W A DISTANCE OF 172.29 FEET
 N 47° 47' 57" W A DISTANCE OF 77.10 FEET
 N 37° 34' 26" W A DISTANCE OF 145.70 FEET
 N 72° 34' 34" W A DISTANCE OF 133.59 FEET
 N 84° 21' 37" W A DISTANCE OF 126.38 FEET

TO THE TRUE POINT OF BEGINNING. CONTAINING 9.444 ACRES MORE OR LESS, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS UNDER THE NAME AND STYLE OF "THE SPILLWAY, FILING NO. 1, 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 INCLUDING THAT PORTION OF INDIANA CREEK ROAD AS SHOWN THEREON.

Wm. James Stark
Wm. James Stark - Trustee

NOTARIAL

STATE OF COLORADO)
 COUNTY OF SUMMIT) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF AUGUST, A.D. 1970 BY WM. JAMES STARK

WITNESS MY HAND AND OFFICIAL SEAL

Phillip K. Schryback
NOTARY PUBLIC

MY COMMISSION EXPIRES 01.15.1970

TITLE INSURANCE COMPANY

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 recorded 7-31-70 Reception No. 114848

DATED THIS 20th DAY OF AUGUST, A.D. 1970.

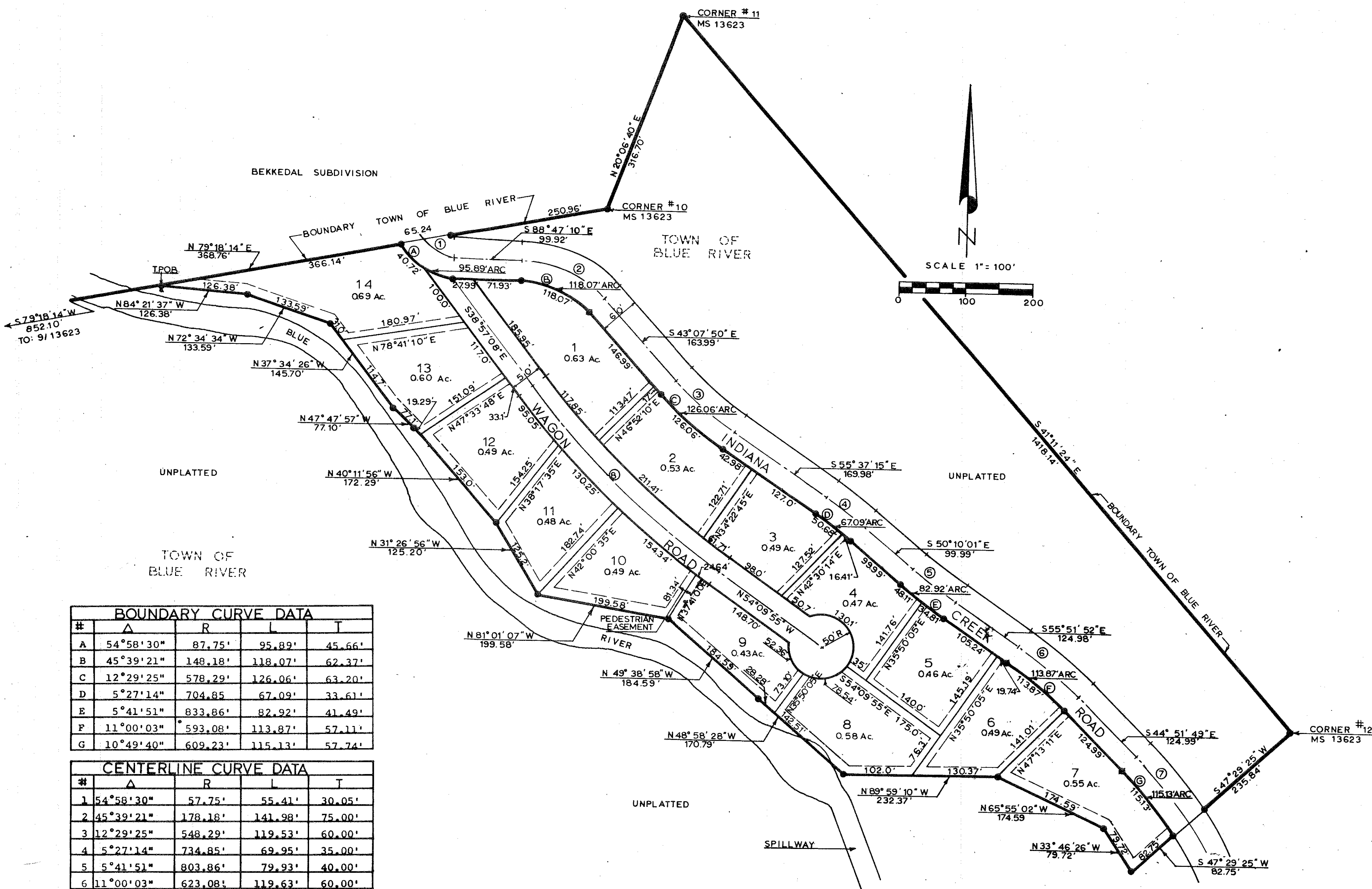
Robert A. Theobald

COUNTY CLERK AND RECORDER'S ACCEPTANCE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO THIS 24th DAY OF August, A.D. 1970.

RECEPTION NO. 114848 TIME 1:00 PM

Robert A. Theobald
COUNTY CLERK AND RECORDER



#	Δ	R	L	T
A	54°58'30"	87.75'	95.89'	45.66'
B	45°39'21"	148.18'	118.07'	62.37'
C	12°29'25"	578.29'	126.06'	63.20'
D	5°27'14"	704.85'	67.09'	33.61'
E	5°41'51"	833.86'	82.92'	41.49'
F	11°00'03"	593.08'	113.87'	57.11'
G	10°49'40"	609.23'	115.13'	57.74'

#	Δ	R	L	T
1	54°58'30"	57.75'	55.41'	30.05'
2	45°39'21"	178.18'	141.98'	75.00'
3	12°29'25"	548.29'	119.53'	60.00'
4	5°27'14"	734.85'	69.95'	35.00'
5	5°41'51"	803.86'	79.93'	40.00'
6	11°00'03"	623.08'	119.63'	60.00'
7	11°23'01"	639.23'	149.32'	75.00'
8	15°12'47"	1497.62'	397.65'	200.00'

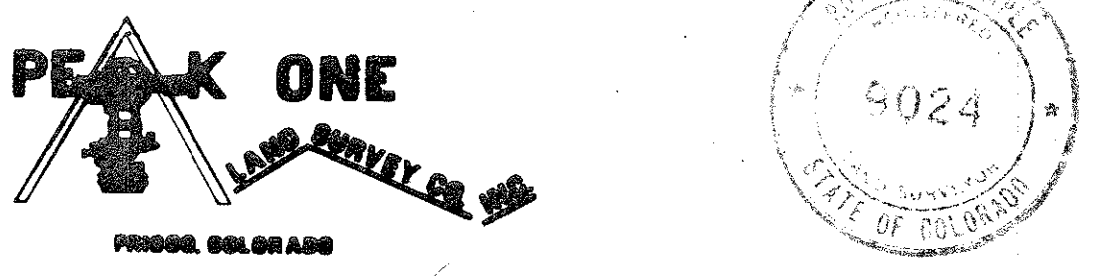
- NOTES:
- TOTAL AREA EXCLUDING ROAD AND CUL DE SAC = 365,523.93 sq. ft. - 8.391 Ac.
 ROAD AND CUL DE SAC = 45,882.95 sq. ft. - 1.053 Ac.
 TOTAL = 411,406.88 sq. ft. - 9.444 Ac.
 - EASEMENTS
 - 15' UTILITY AND PEDESTRIAN EASEMENTS ARE GRANTED PARALLEL AND ADJACENT TO ALL COURSES OF THE SUBDIVISION BOUNDARY AS SHOWN.
 - 20' UTILITY EASEMENTS ARE GRANTED CENTERED ON ALL PROPERTY LINES COMMON TO TWO LOTS AS SHOWN ON THIS PLAT.
 - A 20' PEDESTRIAN EASEMENT IS GRANTED ALONG THE UTILITY EASEMENT BETWEEN LOTS 9 AND 10.
 - ALL LOTS ARE 20,000 SQUARE FEET OR MORE.
 - ZONING IS LOW DENSITY. (R-1)
 - DEVELOPER WM. JAMES STARK

SURVEYOR'S CERTIFICATE

I, Don A. Sample, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THE PLAT AND SURVEY OF "THE SPILLWAY FILING NO. 1 TOWN OF BLUE RIVER" WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

THIS 12th DAY OF August, A.D. 1970.

Don A. Sample
REGISTERED LAND SURVEYOR NO. 9024



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 19th DAY OF AUGUST, A.D. 1970, AND AUTHORIZED THE UNDERSIGNED TO SIGN AND ACKNOWLEDGE THE SAME, WHICH IS DONE ACCORDINGLY ON THIS 19th DAY OF August, A.D. 1970.

John P. Cleary
MAYOR PRO TEM

ATTEST:
Ruth R. Johnson
TOWN CLERK