

THE '96 SUBDIVISION BLUE RIVER ESTATES INC.

COMMISSIONERS APPROVAL

THE FOREGOING PLAT IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO THIS 3rd DAY OF June A.D. 1963.

Paul W. Bennett Jr.
CHAIRMAN

COUNTY CLERK AND RECORDER'S ACCEPTANCE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY COLORADO THIS 3rd DAY OF June A.D. 1963.

RECEPTION NUMBER 97124 TIME 2:15 P. M

Juda C. Oschlok
COUNTY CLERK AND RECORDER

DEPUTY COUNTY CLERK

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 '96 SUBDIVISION-BLUE RIVER ESTATES INC." WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

THIS 28th DAY OF May A.D. 1963.

Howard P. Bunger Jr.
REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR NUMBER 2768

ATTORNEY'S OPINION

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 PUBLIC WAY AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

THIS 31st DAY OF May A.D. 1963.

Robert A. Theobald
ATTORNEY AT LAW

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, OWNERS OF THE FOLLOWING DESCRIBED PROPERTY BEING A PORTION OF THE ROYAL PLACER MINERAL SURVEY NO. 13638 AND A PORTION OF THE LEAP YEAR PLACER MINERAL SURVEY NO. 13358 ALL IN THE POLLOCK MINING DISTRICT, SUMMIT COUNTY, COLORADO, LYING IN THE NORTH 1/2 OF SECTION 19 AND THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POST IDENTIFIED AS CORNER NO. 1 ROYAL PLACER, THENCE S. 68° 05' 40" E., 150.47 FEET ALONG THE LINE OF SAID PLACER; THENCE S. 31° 44' W., 271.80 FEET; THENCE S. 7° 16' E., 104.00 FEET; THENCE S. 76° 26' W., 92.27 FEET TO A POINT ON "THE ROYAL SUBDIVISION"; THENCE N. 53° 35' W., 66.67 FEET; THENCE S. 2° 29' E., 67.80 FEET; THENCE S. 26° 58' W., 130.60 FEET; THENCE S. 77° 25' W., 100.01 FEET; THENCE S. 48° 08' W., 141.56 FEET; THENCE S. 17° 04' W., 107.35 FEET; THENCE S. 20° 23' W., 120.00 FEET; THENCE S. 76° 01' W., 141.38 FEET; THENCE S. 44° 53' W., 115.55 FEET; THENCE S. 3° 53' W., 37.82 FEET ALL ALONG THE ROYAL SUBDIVISION; THENCE S. 86° 19' W., 60.49 FEET; THENCE N. 33° 40' W., 191.78 FEET; THENCE N. 35° 56' E., 59.25 FEET; THENCE N. 57° 54' E., 58.00 FEET; THENCE N. 29° 12' E., 85.38 FEET; THENCE N. 60° 02' E., 33.10 FEET; THENCE N. 10° 13' E., 68.00 FEET; THENCE N. 10° 13' E., 50.03 FEET; THENCE N. 47° 47' W., 77.35 FEET; THENCE N. 26° 41' E., 120.58 FEET; THENCE S. 89° 21' E., 104.01 FEET; THENCE N. 9° 40' E., 144.31 FEET; THENCE N. 16° 52' W., 61.95 FEET; THENCE N. 8° 08' E., 41.17 FEET; THENCE N. 13° 52' W., 125.37 FEET; THENCE N. 22° 08' E., 100.12 FEET; THENCE N. 24° 41' E., 114.60 FEET; THENCE N. 39° 43' E., 100.00 FEET; THENCE N. 12° 41' E., 115.00 FEET; THENCE N. 9° 11' E., 129.99 FEET; THENCE N. 0° 11' E., 120.66 FEET; THENCE N. 12° 11' E., 43.31 FEET; THENCE N. 11° 14' E., 187.41 FEET; THENCE N. 25° 11' E., 125.24 FEET; THENCE N. 10° 11' E., 125.64 FEET; THENCE N. 2° 09' E., 43.31 FEET; THENCE N. 11° 14' E., 187.41 FEET; THENCE N. 19° 26' W., 125.20 FEET; THENCE N. 27° 34' E., 125.00 FEET; THENCE N. 10° 07' E., 125.72 FEET; THENCE N. 16° 38' E., 228.08 FEET; THENCE S. 88° 43' E., 30.00 FEET TO THE EAST LINE OF SAID "ROYAL PLACER"; THENCE S. 2° 17' W., 1995.83 FEET MORE OR LESS ALONG SAID EAST LINE TO THE POINT OF BEGINNING; CONTAINING 17.697 ACRES MORE OR LESS, HAVE LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS UNDER THE NAME AND STYLE OF "THE '96 SUBDIVISION-BLUE RIVER ESTATES INC." AS SHOWN HEREON AND DO BY THESE PRESENTS GRANT AND CONVEY TO THE OWNERS OF THE LOTS IN BLUE RIVER ESTATES INC. THE USE OF ALL ROAD AND PEDESTRIAN EASEMENTS AS SHOWN HEREON.

"BLUE RIVER ESTATES INC."

Richard W. Ferguson
PRESIDENT

Lois G. Theobald
SECRETARY

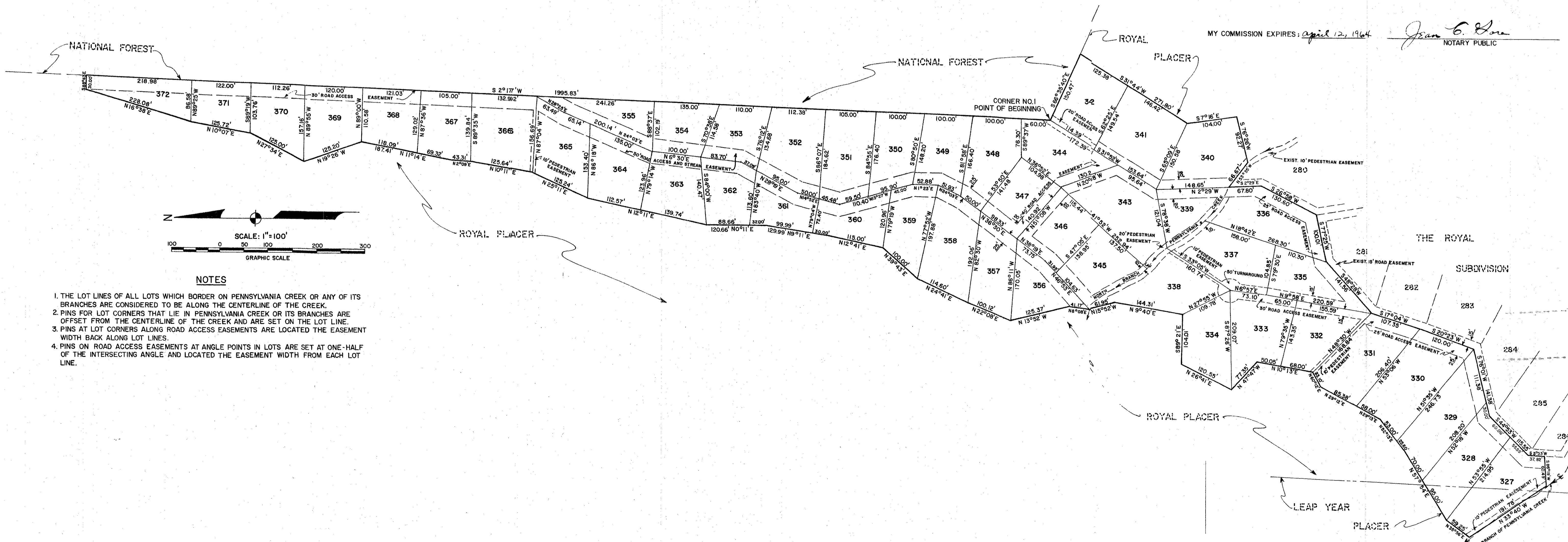
STATE OF COLORADO } S.S.
COUNTY OF SUMMIT }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF May A.D. 1963 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.

MY COMMISSION EXPIRES: April 12, 1964

Joan C. Dora
NOTARY PUBLIC



NOTES

1. THE LOT LINES OF ALL LOTS WHICH BORDER ON PENNSYLVANIA CREEK OR ANY OF ITS BRANCHES ARE CONSIDERED TO BE ALONG THE CENTERLINE OF THE CREEK.
2. PINS FOR LOT CORNERS THAT LIE IN PENNSYLVANIA CREEK OR ITS BRANCHES ARE OFFSET FROM THE CENTERLINE OF THE CREEK AND ARE SET ON THE LOT LINE.
3. PINS AT LOT CORNERS ALONG ROAD ACCESS EASEMENTS ARE LOCATED THE EASEMENT WIDTH BACK ALONG LOT LINES.
4. PINS ON ROAD ACCESS EASEMENTS AT ANGLE POINTS IN LOTS ARE SET AT ONE-HALF OF THE INTERSECTING ANGLE AND LOCATED THE EASEMENT WIDTH FROM EACH LOT LINE.

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