

ASPEN VIEW SUBDIVISION

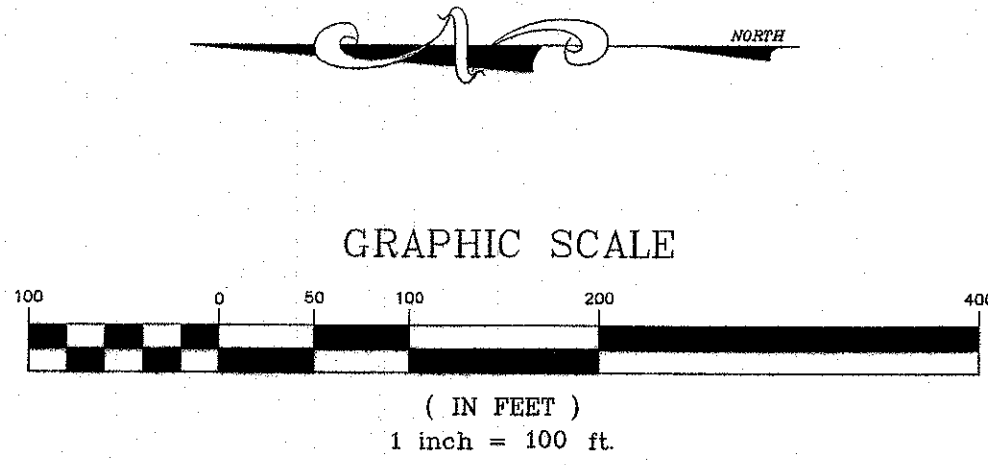
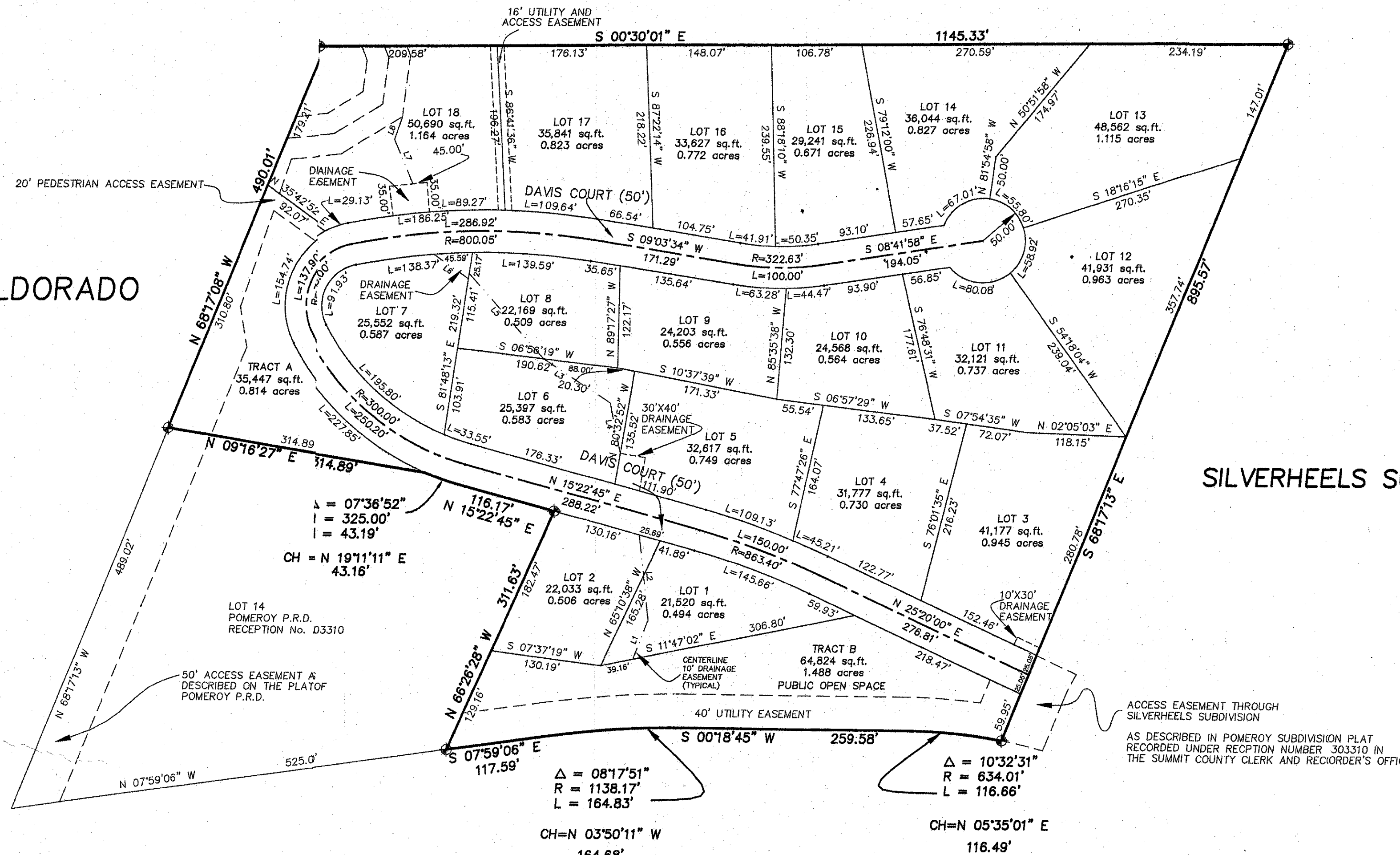
A RESUBDIVISION OF LOTS 1-13 & 15-16
POMEROY P.R.D.
TOWN OF BLUE RIVER
SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST

NEW ELDORADO

SILVERHEELS SUBDIVISION

COLORADO STATE HIGHWAY No. 9



LINE	DIRECTION	DISTANCE
L1	N 89°17'08" W	480.01'
L2	S 83°21'55" W	100.57'
L3	S 78°35'26" W	84.50'
L4	S 81°34'48" W	60.59'
L5	N 49°44'30" E	135.18'
L6	N 02°11'11" E	62.74'
L7	S 65°52'25" W	87.13'
L8	N 71°36'28" W	28.65'

NOTE
THE 20 FOOT WIDE PEDESTRIAN ACCESS EASEMENT IS FOR THE BENEFIT OF RESIDENTS OF THE TOWN OF BLUE RIVER, COLORADO, TO OBTAIN ACCESS TO U.S.F.S. PROPERTY AND FOR THE BENEFIT OF THE OWNERS OF THE SEYMORE LODGE, THEIR SUCCESSORS AND ASSIGNS FOR VEHICULAR ACCESS AND THE LOCATION OF UTILITIES SERVING SAID PROPERTY.

MONUMENT LEGEND
◆ SET #5 REBAR WITH METAL CAP (L.S. 27924)

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT DAVIS/COONEY, L.L.C., BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY:

LEGAL DESCRIPTION

LOTS 1 THROUGH 13, 15 AND 16, INCLUSIVE, POMEROY P.R.D., TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO, CONTAINING 17.811 ACRES, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, ROADS AND EASEMENTS AS SHOWN ON THIS PLAT IN THE NAME AND STYLE OF "ASPEN VIEW SUBDIVISION".

IN WITNESS WHEREOF, DAVIS/COONEY L.L.C., HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 17 DAY OF February, 1996.

DAVIS/COONEY LLC

BY: *Gerald R. Cooney*
GERALD R. COONEY
AS MANAGER

NOTARIAL

STATE OF COLORADO)
) SS
COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF February, 1996 BY GERALD R. COONEY AS MANAGER OF DAVIS/COONEY LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES Sept 30, 1999
WITNESS MY HAND AND OFFICIAL SEAL

Robert L. Brill
NOTARY PUBLIC

411 S. W. 9th, Durango, CO
ADDRESS

TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: 447982

DATED THIS 17 DAY OF February, 1996.

Robert L. Brill
AGENT

MORTGAGEE'S CERTIFICATE

WE RUSSELL A. POMEROY AND BEATRICE C. POMEROY DO HEREBY CONSENT AND JOIN IN THIS REPLAT OF THE ASPEN VIEW SUBDIVISION DATED THIS 20 DAY OF Feb., 1996.

Russell A. Pomeroiy
RUSSELL A. POMEROY
Beatrice C. Pomeroiy
BEATRICE C. POMEROY

SURVEYOR'S CERTIFICATE

I, ROBERT E. ANDREWS, A COLORADO REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "ASPEN VIEW SUBDIVISION" WAS PREPARED UNDER MY SUPERVISION FROM SURVEYING DATA UNDER MY SUPERVISION, THAT BOTH THE PLAT AND THE INSTRUMENTS WERE SET PURSUANT TO C.R.S. 38-51-105, DATED THIS 20 DAY OF February, 1996.

Robert E. Andrews
ROBERT E. ANDREWS P.L.S. 27924

BLUE RIVER BOARD OF TRUSTEE'S APPROVAL

APPROVED THIS 17 DAY OF February, 1996 BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE TYPE OF SOIL OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS OF ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF BLUE RIVER.

Larry Nelson
LARRY NELSON AS MAYOR PRO TEM
ATTEST: *Tom Skerry*
TOWN CLERK

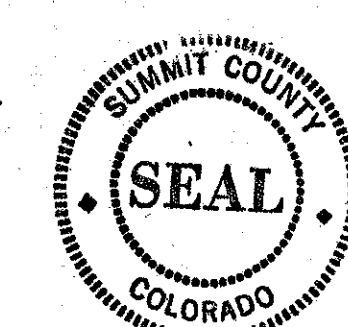
SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE

STATE OF COLORADO)
) SS
COUNTY OF SUMMIT)

I HEREBY CERTIFY THAT THIS WAS FILED IN MY OFFICE AT 9:10 O'CLOCK P.M. THIS 22 DAY OF March, 1996 UNDER RECEPTION No. 27924

Doris L. Brill
DORIS L. BRILL
SUMMIT COUNTY CLERK AND RECORDER

Covenants 511533



ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860		
FINAL PLAT		
PROJECT 94387	ASPEN VIEW SUBDIVISION	DATE 02/16/96
DRAWN BY D.A.L.	TOWN OF BLUE RIVER	SCALE 1" = 100'
DWG. FILE 94387	SUMMIT COUNTY, COLORADO	SHEET

NOTICE: UNDER COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST 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 ATTACHED HEREON.