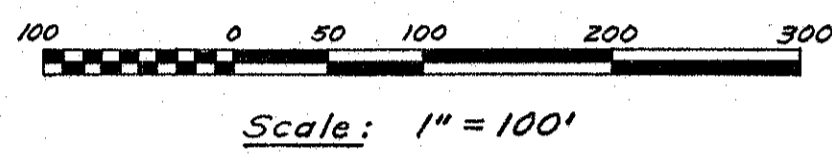
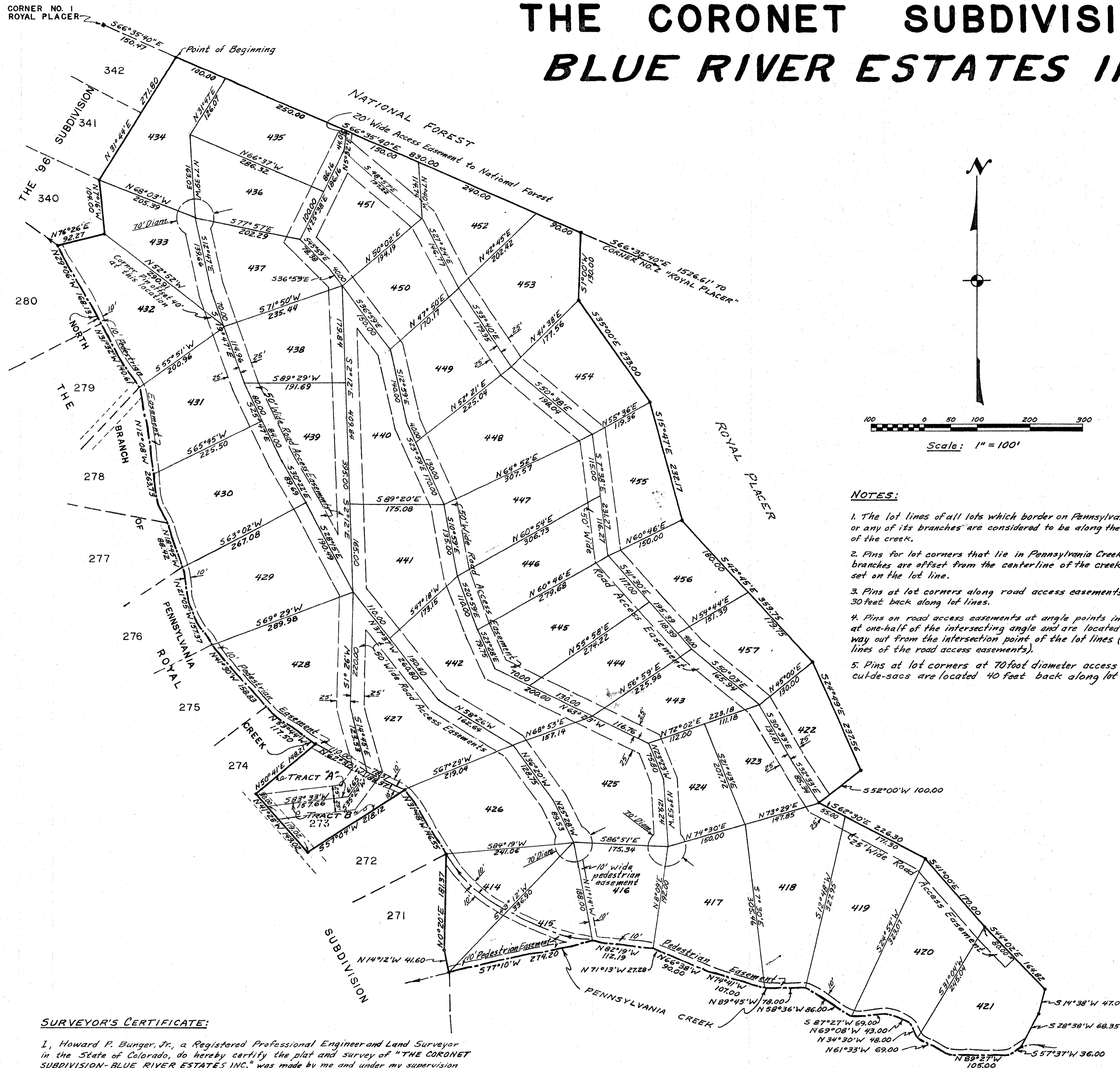


THE CORONET SUBDIVISION - BLUE RIVER ESTATES INC.



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 30 feet 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 are located 30 feet each way out from the intersection point of the lot lines (the centerlines of the road access easements).
5. Pins at lot corners at 70 foot diameter access road cul-de-sacs are located 40 feet back along lot lines.

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 in the Pollock Mining District, Summit County, Colorado, lying in the N $\frac{1}{2}$ of Section 19, Township 7 South, Range 77 West of the 6th Principal Meridian, and more particularly described as: Commencing at a 6" Post identified as Corner No. 1 "Royal Placer", thence S 66°35'40"E 150.47 feet along the Northerly line of said "Royal Placer" to the true point of beginning, said point being the Northeastly corner of Lot 342 of "The '96 Subdivision-Blue River Estates Inc."; thence S 66°35'40"E 830.00 feet along the Northerly line of said "Royal Placer"; thence S 1°00'W 130.00 feet; thence S 35°00'E 233.00 feet; thence S 15°47'E 232.17 feet; thence S 42°45'E 359.75 feet; thence S 24°49'E 237.56 feet; thence S 52°00'W 100.00 feet; thence S 62°30'E 226.30 feet; thence S 41°00'E 170.00 feet; thence S 44°02'E 164.82 feet; thence S 14°38'W 47.00 feet; thence S 28°38'W 68.35 feet to a point on the centerline of Pennsylvania Creek; thence Northwesterly along the centerline of said Pennsylvania Creek to a point on the Easterly line of "The Royal Subdivision-Blue River Estates Inc.", a traverse of said centerline of Pennsylvania Creek being approximately as follows: Beginning at said centerline point, thence S 57°37'W 36.00 feet; thence N 89°27'W 105.00 feet; thence N 61°33'W 69.00 feet; thence N 34°30'W 48.00 feet; thence N 69°08'W 43.00 feet; thence S 87°27'W 69.00 feet; thence N 58°36'W 86.00 feet; thence N 89°45'W 78.00 feet; thence N 71°41'W 107.00 feet; thence N 66°38'W 90.00 feet; thence N 71°13'W 27.28 feet; thence N 82°19'W 112.19 feet; thence S 77°10'W 274.20 feet to the Easterly line of said "The Royal Subdivision"; thence along said Easterly line N 14°12'W 41.60 feet; thence N 0°20'E 181.37 feet to the centerline of the North Branch of Pennsylvania Creek; thence Northwesterly along said centerline to the Southerly Corner of "The '96 Subdivision-Blue River Estates Inc.", a traverse of said centerline being approximately as follows: Beginning at said centerline point, thence N 31°48'W 146.55 feet; thence N 62°30'W 188.37 feet; thence N 53°44'W 117.50 feet; thence N 41°30'W 158.83 feet; thence N 21°05'W 157.37 feet; thence N 18°45'W 88.42 feet; thence N 12°08'W 263.73 feet; thence N 31°32'W 140.61 feet; thence N 29°06'W 168.13 feet to Southerly Corner of said "The '96 Subdivision"; thence along the Easterly line of said "The '96 Subdivision" N 76°26'E 92.27 feet; thence along said Easterly line N 7°16'W 104.00 feet; thence along said Easterly line N 31°44'E 271.80 feet more or less to the point of beginning, containing 35.650 acres more or less, and Lot 273 of said "The Royal Subdivision", have laid out, subdivided and platted the same into lots under the name and style of THE CORONET SUBDIVISION-BLUE RIVER ESTATES INC., Town of Blue River, as shown hereon and do by these presents convey to the owners of property in Blue River Estates, the use of all roads and streets, stream and pedestrian easements shown thereon.

"BLUE RIVER ESTATES INC."

Richard G. Ferguson
Vice-President

Lois G. Theobald
Secretary

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

The foregoing instrument was acknowledged before me this 24th day of July, A.D. 1965 by Richard W. Ferguson and Lois G. Theobald, Vice-President and Secretary respectively, of "BLUE RIVER ESTATES INC.", a Colorado corporation.

Witness my hand and official seal: *[Signature]*
Notary Public
My Commission Expires: July 2, 1969

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 24th day of JULY, A.D. 1965, and authorized the undersigned to sign and acknowledge the same, which is done accordingly on behalf of Blue River, Colorado, this 24th day of July, A.D. 1965.

ATTEST
By *Barbara D. Dillman*
Town Clerk

John F. Healy
Mayor Pro Tem

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 July, A.D. 1965.

Reception Number 102530 Time 2:45 P.M.
[Signature] County Clerk and Recorder
[Signature] Deputy County Clerk

SURVEYOR'S CERTIFICATE:

I, Howard P. Bunger, Jr., a Registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify the plat and survey of "THE CORONET 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 25 day of July, A.D. 1965.

Howard P. Bunger, Jr.
Registered Professional Engineer
and Land Surveyor No. 2788

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 a public way and that the title to such lands is in the dedicators free and clear of all liens and encumbrances.

This 25 day of July, A.D. 1965.

Robert A. Theobald
Attorney-at-Law

102530

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