

NEW ELDORADO TOWNHOUSES

A PORTION OF TRACT 'A' NEW ELDORADO SUBDIVISION
SUMMIT COUNTY
COLORADO

ROAD & PARKING DESCRIPTION EASEMENT

LEGAL DESCRIPTION OF A PORTION OF LAND BEING A 22 FOOT WIDE SERVICE ROAD WITH PARKING AREAS AS SHOWN ON PLAT, LYING ENTIRELY WITHIN TRACT "A" OF THE "NEW ELDORADO SUBDIVISION" AS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER, SUMMIT COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

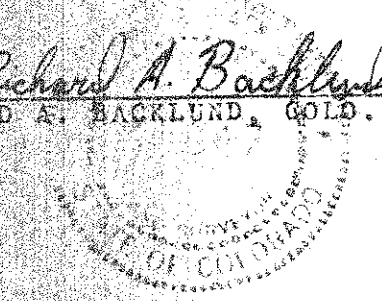
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CALLE DE PLATE ROAD ALSO BEING THE SOUTHERLY PROPERTY LINE OF SAID TRACT "A", WHENCE THE MOST SOUTHEASTERLY PROPERTY CORNER OF SAID TRACT "A" BEARS S 78°46'53" E 90.24 FEET DISTANT;
THENCE N 32°03'57" E A DISTANCE OF 47.94 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 89.00 FEET AND AN INTERIOR ANGLE OF 31°13'59", A DISTANCE OF 48.52 FEET TO A POINT OF TANGENCY;
THENCE N 00°49'58" E A DISTANCE OF 69.72 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 111.00 FEET AND AN INTERIOR ANGLE OF 67°00'31", A DISTANCE OF 129.82 FEET TO A POINT OF TANGENCY;
THENCE N 67°50'29" E A DISTANCE OF 80.57 FEET;
THENCE S 22°09'31" E A DISTANCE OF 22.00 FEET;
THENCE S 67°50'29" W A DISTANCE OF 26.00 FEET;
THENCE S 22°09'31" E A DISTANCE OF 19.00 FEET;
THENCE S 67°50'29" W A DISTANCE OF 27.00 FEET;
THENCE S 22°09'31" E A DISTANCE OF 19.00 FEET;
THENCE S 67°50'29" W A DISTANCE OF 5.00 FEET;
THENCE S 22°09'31" E A DISTANCE OF 19.00 FEET;
THENCE S 67°50'29" W A DISTANCE OF 27.00 FEET;
THENCE N 22°09'31" W A DISTANCE OF 18.89 FEET;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 89.00 FEET AND AN INTERIOR ANGLE OF 55°25'07", A DISTANCE OF 86.08 FEET; THE LONG CHORD OF SAID CURVE BEARS S 37°16'47" W A DISTANCE OF 82.77 FEET;
THENCE S 89°10'02" E A DISTANCE OF 17.97 FEET;
THENCE S 00°49'58" W A DISTANCE OF 27.00 FEET;
THENCE N 89°10'02" W A DISTANCE OF 19.00 FEET;
THENCE S 00°49'58" W A DISTANCE OF 5.00 FEET;
THENCE S 89°10'02" E A DISTANCE OF 19.00 FEET;
THENCE S 00°49'58" W A DISTANCE OF 27.00 FEET;
THENCE N 89°10'02" W A DISTANCE OF 19.00 FEET;
THENCE S 00°49'58" W A DISTANCE OF 5.00 FEET;
THENCE S 89°10'02" E A DISTANCE OF 19.00 FEET;
THENCE S 00°49'58" W A DISTANCE OF 27.00 FEET;
THENCE N 89°10'02" W A DISTANCE OF 19.27 FEET;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 111.00 FEET AND AN INTERIOR ANGLE OF 02°35'33", A DISTANCE OF 5.02 FEET; THE LONG CHORD OF SAID CURVE BEARS S 06°08'19" W A DISTANCE OF 5.02 FEET;
THENCE S 89°10'02" E A DISTANCE OF 19.74 FEET;
THENCE S 00°49'58" W A DISTANCE OF 27.00 FEET;
THENCE N 89°10'02" W A DISTANCE OF 26.37 FEET;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 111.00 FEET AND AN INTERIOR ANGLE OF 10°14'36", A DISTANCE OF 19.84 FEET TO A POINT OF TANGENCY; THE LONG CHORD OF SAID CURVE BEARS S 26°56'40" W A DISTANCE OF 19.82 FEET;
THENCE S 32°03'57" W A DISTANCE OF 35.70 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET AND AN INTERIOR ANGLE OF 01°02'07", A DISTANCE OF 0.18 FEET; THE LONG CHORD OF SAID CURVE BEARS S 31°40'11" W A DISTANCE OF 0.18 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE CALLE DE PLATE ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY ON A CURVE TO THE LEFT, ALSO BEING ALONG THE SOUTHERLY PROPERTY LINE OF SAID TRACT "A", HAVING A RADIUS OF 258.52 FEET AND AN INTERIOR ANGLE OF 06°01'49", A DISTANCE OF 25.10 FEET TO THE POINT OF BEGINNING; THE LONG CHORD OF SAID CURVE BEARS N 86°40'16" W A DISTANCE OF 25.09 FEET;

THE ABOVE DESCRIBED PORTION OF LAND CONTAINS 11728 SQUARE FEET OR .269 ACRES MORE OR LESS.

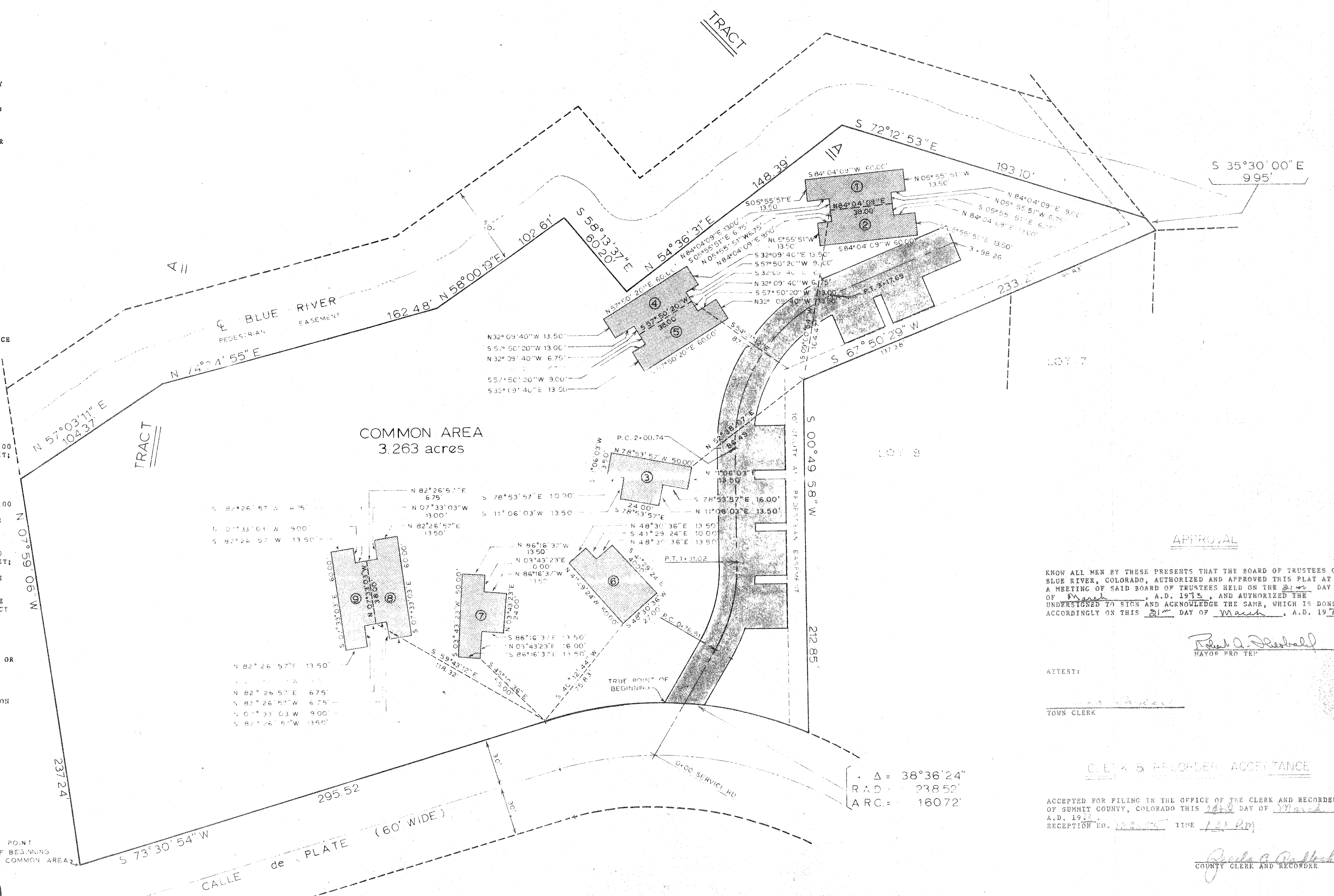
I, RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE DESCRIPTION SHOWN HEREON WAS PREPARED BY ME AND THAT THE SURVEY AS SHOWN ON THIS PLAT WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT THE DESCRIPTION, SURVEY AND PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARCH 9, 1973
Richard A. Backlund
RICHARD A. BACKLUND, GOLD, L.S. NO. 10847



TRUE POINT OF BEGINNING COMMON AREA

SCALE
1" = 30'



APPROVAL

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF TRUSTEES OF BLUE RIVER, COLORADO, AUTHORIZED AND APPROVED THIS PLAT AT A MEETING OF SAID BOARD OF TRUSTEES HELD ON THE 21st DAY OF March, A.D. 1973, AND AUTHORIZED THE UNDERSIGNED TO SIGN AND ACKNOWLEDGE THE SAME, WHICH IS DONE ACCORDINGLY ON THIS 21st DAY OF March, A.D. 1973.

Robert A. Marshall
HAYOR PRO TEM

ATTEST:

TOWN CLERK

CLERK & RECORDER ACCEPTANCE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO THIS 10th DAY OF March, A.D. 1973.
RECEPTION NO. 12207 TIME 1:31 PM

Richard A. Backlund
COUNTY CLERK AND RECORDER

Δ = 38°36'24"
RAD = 238.52'
ARC = 160.72'

<p>PEAK ONE LAND SURVEY CO. INC. CONSULTING ENGINEERS, INC. BOX 511, DILLON, COLORADO, 80435 DILLON 303-468-2381 DENVER 303-255-2821</p>	NEW ELDORADO TOWNHOUSES
	DESIGN
	DRAFTED BY T.C.W.
	APPROVED DATE 12-8-72
SCALE 1" = 30'	JOB NO. 1662-3 & 4

11-10655