

# THE ROYAL SUBDIVISION

## BLUE RIVER ESTATES INC.

### DEDICATION

#### KNOW ALL MEN BY THESE PRESENTS:

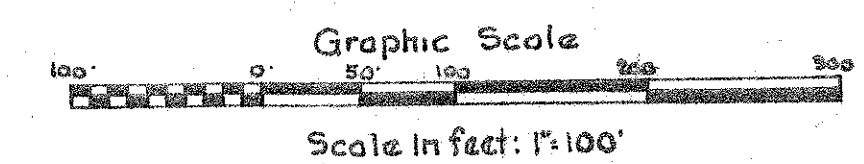
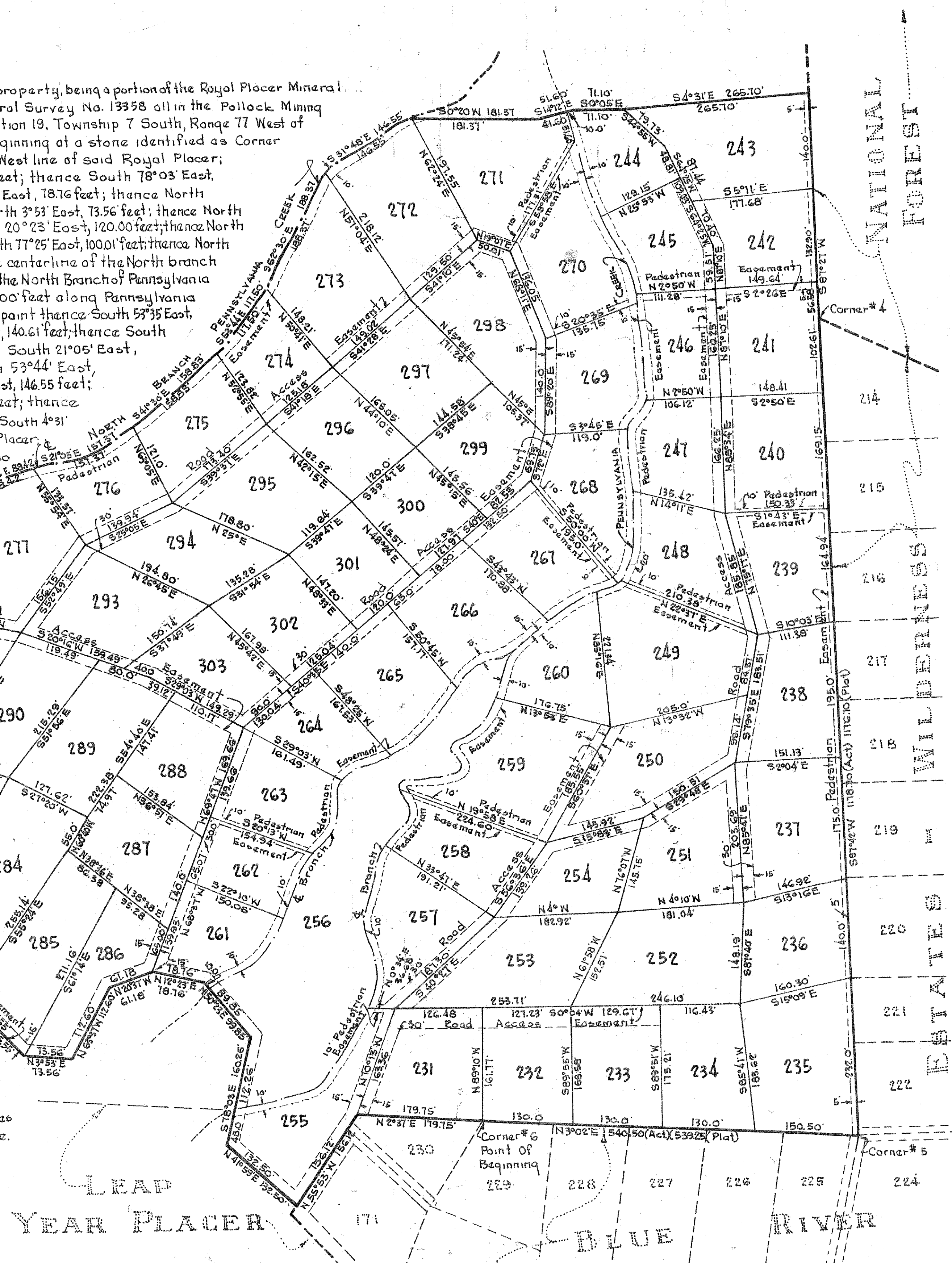
That we the undersigned, owners of the following described property, being a portion of the Royal Placer Mineral Survey No. 13638 and a portion of the Leap Year Placer Mineral Survey No. 13358 all in the Pollock Mining District, Summit County, Colorado, lying in the North 1/2 of Section 19, Township 7 South, Range 77 West of the 6th Principal Meridian and more particularly described as beginning at a stone identified as Corner No. 6 Royal Placer; thence North 2°37' East, 179.75 feet along the West line of said Royal Placer; thence North 55°53' West, 156.12 feet; thence North 41°59' East, 132.50 feet; thence South 78°03' East, 160.26 feet; thence North 50°23' East, 99.85 feet; thence North 12°23' East, 78.76 feet; thence North 20°37' West, 61.18 feet; thence North 63°37' West, 112.60 feet; thence North 3°53' East, 73.56 feet; thence North 44°53' East, 115.55 feet; thence North 76°01' East, 141.38 feet; thence North 20°23' East, 120.00 feet; thence North 17°04' East, 107.35 feet; thence North 48°28' East, 141.56 feet; thence North 77°25' East, 100.01 feet; thence North 2°58' East, 130.60 feet; thence North 2°29' West, 67.80 feet to a point in the centerline of the North branch of Pennsylvania Creek; thence Southeast along the centerline of the North Branch of Pennsylvania Creek, 1500.00 feet more or less to a point; (a traverse of said centerline point thence South 53°35' East, 66.67 feet; thence South 29°06' East, 108.13 feet; thence South 31°32' East, 140.61 feet; thence South 17°08' East, 263.73 feet; thence South 18°45' East, 88.42 feet; thence South 21°05' East, 157.37 feet; thence South 41°30' East, 158.88 feet; thence South 53°44' East, 117.50 feet; thence South 62°30' East, 188.31 feet; thence South 31°48' East, 146.55 feet; all along said centerline); thence South 00°20' West, 181.31 feet; thence South 14°12' East, 51.60 feet; thence South 0°05' East, 71.10 feet; thence South 4°31' East, 265.70 feet more or less to the South line of the said Royal Placer; thence South 87°21' West, 329.48 feet to a post identified as Corner No. 4 of the Royal Placer; thence South 87°42' West, 118.70 feet Act (1176.70 feet Nominal) along the South line of the said Royal Placer to a post identified as corner No. 5 of said Royal Placer; thence North 3°02' East, 540.50 feet Act (539.25 feet Nominal) more or less along the West line of said Royal Placer to the point of beginning 67.80 containing 46.212 acres more or less, have laid out, subdivided and platted the same into lots under the name and style of **THE ROYAL SUBDIVISION - BLUE RIVER ESTATES INC.** as shown hereon and do by these presents grant and convey to the owners of the lots thereon the uses of all road and pedestrian easements as shown thereon.

**BLUE RIVER ESTATES INC.**

*Richard W. Ferguson* President  
*Lois G. Theobald* Secretary

#### 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 Pennsylvania Creek or its branches.
2. Pins for lot corners that lie in Pennsylvania Creek or its branches are offset 10 feet from the centerline of the creek and are set on the lot line.
3. Pins at lot corners along road access easements are located 15 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 located 15 feet from each lot line.



STATE OF COLORADO }  
COUNTY OF SUMMIT }

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July A.D. 1962 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.

*Alvin Ramsey*  
Notary Public  
My Commission Expires: April 5, 1964

### 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 ROYAL SUBDIVISION - BLUE RIVER ESTATES INC.** was made by me and under my supervision and that both are accurate to the best of my knowledge.

Dated this 9<sup>th</sup> day of July A.D. 1962.

*Howard P. Bunger Jr.*  
Registered Professional Engineer  
And Land Surveyor. Number 2188

### 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 land herein dedicated and shown upon the within plat as a public way and that title to such lands is in the dedicators free and clear of all liens and encumbrances.

Dated this 10<sup>th</sup> day of July A.D. 1962.

*Robert A. Theobald*  
Attorney-at-Law

### COMMISSIONER'S APPROVAL

The foregoing plat is approved by the Board Of County Commissioners of Summit County, Colorado this 23<sup>rd</sup> day of July A.D. 1962.

*Carl P. Conant Jr.*  
Chairman

### COUNTY CLERKS & RECORDERS ACCEPTANCE

Accepted for filing in the office of the Clerk and Recorder of Summit County Colorado this 23<sup>rd</sup> day of July A.D. 1962.

Reception Number: 95271 Time: 10<sup>00</sup> M.

*Zelda C. Ashlock*  
County Clerk & Recorder