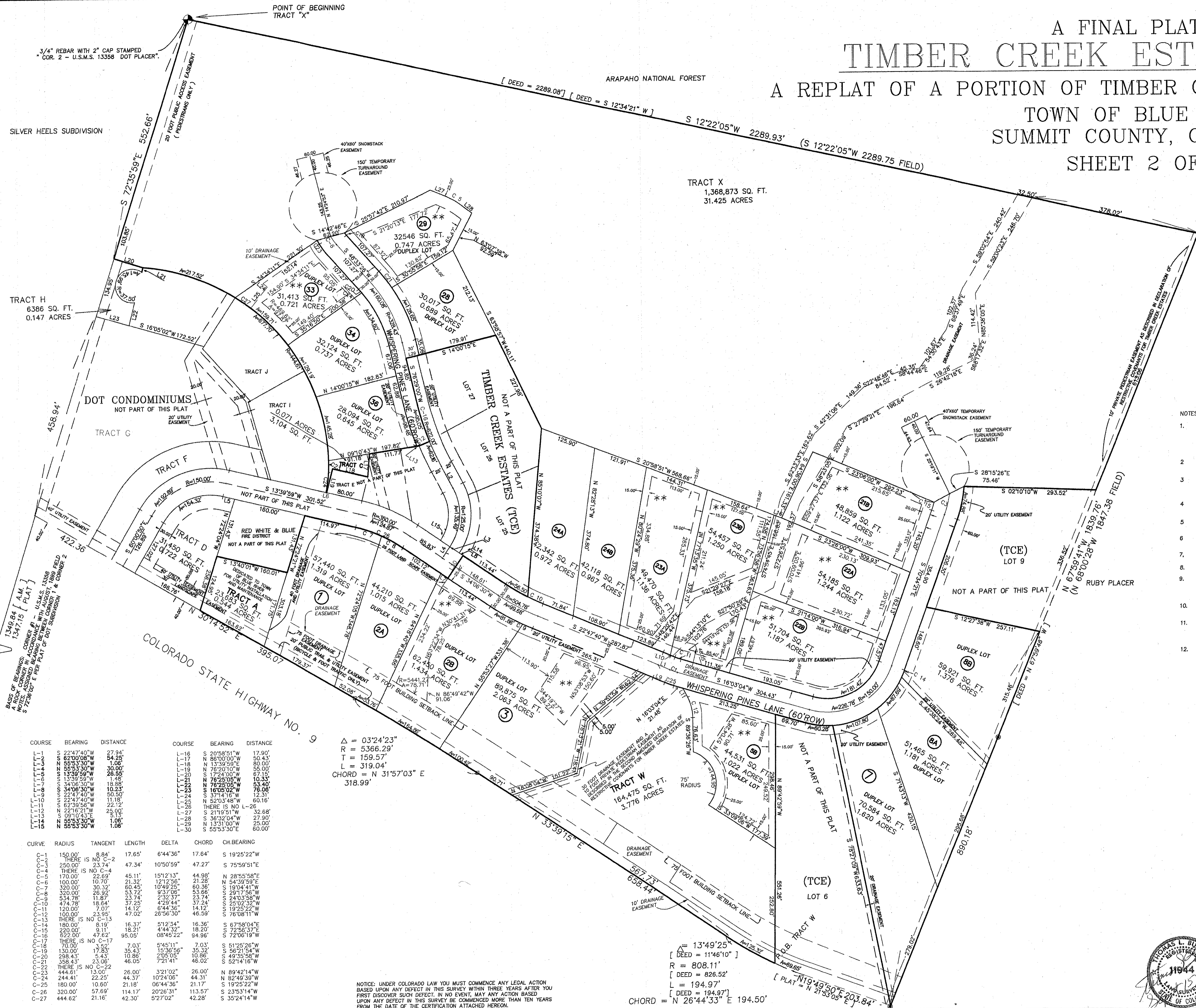


# A FINAL PLAT OF TIMBER CREEK ESTATES FILING 2

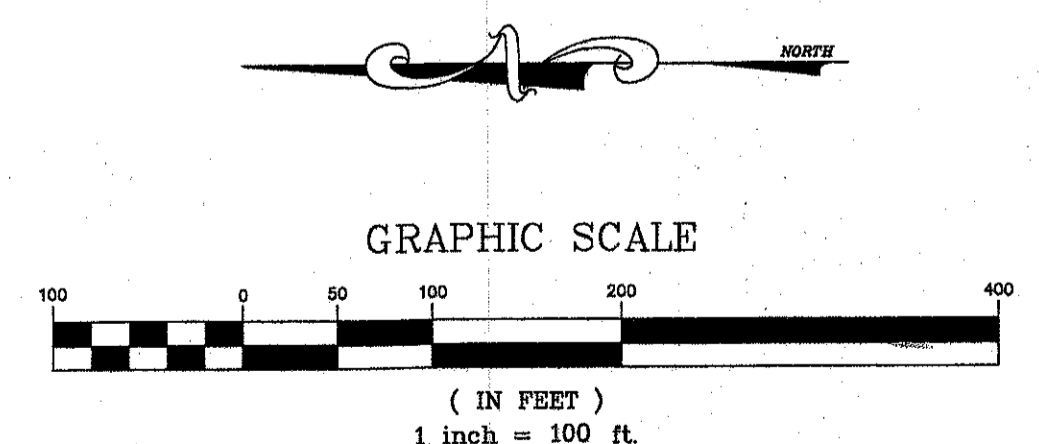
## A REPLAT OF A PORTION OF TIMBER CREEK ESTATES PHASE 1 TOWN OF BLUE RIVER SUMMIT COUNTY, COLORADO SHEET 2 OF 2



- LEGEND**
- = PIN & CAP L.S. 4974
  - = PIN & CAP L.S. 4440
  - = #4 REBAR
  - (TCE) = PART OF FILED TIMBER CREEK ESTATES PHASE 1

A REPLAT OF LOTS 1, 2, 3, 4, 5, 7, 8, 17, 21, 22, 23, 24, 28, 29, 30, 31, 32, 33, 34, 36, TRACTS A, B, C & X AND WHISPERING PINES LANE, AND TALL TIMBER COURT.

- NOTES:**
1. THE PROPERTY IS SUBJECT TO THE COVENANT, FIRST AMENDED COVENANTS, AND SECOND AMENDED COVENANTS, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY AND AS RECEPTION NO. \_\_\_\_\_ AND AS RECEPTION NO. \_\_\_\_\_ RESPECTIVELY.
  2. ALL FOUNDATIONS AND STRUCTURES MUST BE ENGINEERED BY A COLORADO LICENSED CERTIFIED PROFESSIONAL ENGINEER.
  3. UNTIL BRECKENRIDGE SANITATION DISTRICT CAPACITY HAS BEEN EXPANDED, ALL LOTS IN FILING 2 WILL BE LIMITED TO 1.0 SFE EACH. THIS IS THE EQUIVALENT OF A THREE BEDROOM, TWO BATHROOM HOUSE ON EACH LOT.
  4. ALL HOMES NEED TO HAVE SPRINKLER SYSTEMS INSTALLED PER THE FIRE DEPARTMENT.
  5. TRACT C SHALL BE DEDICATED TO THE TOWN OF BLUE RIVER FOR OPEN SPACE PURPOSES NOTWITHSTANDING ANY PROVISION ON THE TIMBER CREEK COVENANTS TO THE CONTRARY.
  6. \*\* LOTS CONTAINS WETLANDS AND MUST CONFORM TO THE BUILDING SETBACK LINES SHOWN.
  7. 5/8" REBAR AND 1 1/2" SURV-CAP, PLS 11944, WILL BE SET AT ALL PROPERTY CORNERS.
  8. WHISPERING PINES LANE RIGHT OF WAY SHALL BE DEDICATED TO THE TOWN OF BLUE RIVER.
  9. TRACT A SHALL BE CONVEYED TO THE TOWN, SUBJECT TO A RESERVATION OF EASEMENT FOR EXISTING AND FUTURE WATER SUPPLY, STORAGE, AND DISTRIBUTION SYSTEM FOR TIMBER CREEK ESTATES.
  10. A PROFESSIONAL ENGINEER SHALL PREPARE A DRIVEWAY PLAN AND PROFILE FOR LOT 32 ADDRESSING ANY 404 PERMITTING REQUIREMENTS PRIOR TO ANY CONSTRUCTION ON LOT 32.
  11. MAINTENANCE OF EXISTING ROCK WALLS, GENERALLY LOCATED ALONG WHISPERING PINES LANE ADJACENT TO HIGHWAY NO. 9, SHALL BE THE OBLIGATION OF THE TIMBER CREEK ESTATES HOA.
  12. THIS PLAT HEREBY SUPERCEDES AND VACATES ANY DISCREPANCY IN ROAD RIGHT-OF-WAYS AS THEY EXIST BETWEEN THIS PLAT AND THE PLAT FOR TIMBER CREEK ESTATES PHASE 1 RECORDED UNDER RECEPTION #512866. THE VACATION IS APPROVED BY THE TOWN OF BLUE RIVER BY ITS SIGNATURE HERewith ON THIS PLAT.



COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L-1	S 22°47'40"W	27.94	L-16	S 20°58'51"W	17.90
L-2	S 89°00'00"E	54.28	L-17	N 86°03'00"W	58.43
L-3	S 85°53'30"W	1.06	L-18	N 13°39'59"E	80.00
L-4	N 85°53'30"W	30.00	L-19	N 75°20'19"E	65.00
L-5	S 13°39'59"W	26.55	L-20	N 75°24'00"W	67.15
L-6	S 13°39'59"W	1.48	L-21	N 76°25'05"W	10.33
L-7	S 34°08'30"W	18.88	L-22	N 76°25'05"W	33.40
L-8	S 22°47'40"W	10.23	L-23	N 80°02'02"W	76.08
L-9	S 22°47'40"W	11.18	L-24	N 57°41'15"W	12.31
L-10	S 62°59'56"W	22.72	L-25	N 86°49'42"W	60.16
L-11	N 22°02'11"E	23.00	L-26	THERE IS NO L-26	
L-12	S 09°10'43"E	5.33	L-27	S 21°03'51"W	32.68
L-13	N 85°53'30"W	1.06	L-28	S 56°32'04"W	27.90
L-14	N 85°53'30"W	1.06	L-29	N 13°31'00"W	25.00
L-15	N 85°53'30"W	1.06	L-30	S 55°53'30"E	60.00

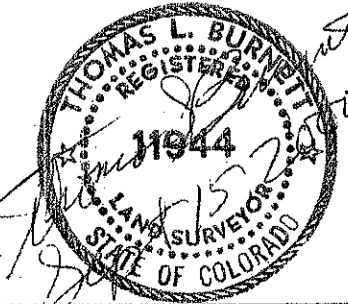
  

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH-BEARING
C-1	150.00'	8.84'	17.65'	6°44'36"	17.64'	S 19°25'22"W
C-2	250.00'	23.74'	47.34'	10°50'59"	47.27'	S 75°59'51"E
C-3	170.00'	22.69'	45.11'	15°12'13"	44.98'	N 28°55'58"E
C-4	100.00'	10.70'	21.32'	12°12'58"	21.28'	N 54°39'59"E
C-5	320.00'	30.32'	60.45'	10°49'25"	60.36'	S 19°04'41"W
C-6	320.00'	26.82'	53.72'	9°37'06"	53.66'	S 29°17'56"W
C-7	320.00'	11.87'	23.74'	2°32'37"	23.74'	S 40°03'58"W
C-8	474.78'	18.64'	37.25'	4°29'44"	37.24'	S 25°02'32"W
C-9	120.00'	7.07'	14.12'	6°44'36"	14.12'	S 19°32'52"W
C-10	100.00'	23.95'	47.02'	26°56'30"	46.59'	S 76°08'11"W
C-11	180.00'	8.19'	16.37'	5°12'34"	16.36'	S 67°58'04"E
C-12	220.00'	9.11'	18.21'	4°44'32"	18.20'	S 72°56'37"E
C-13	622.00'	47.82'	95.05'	08°45'22"	94.96'	S 72°06'19"W
C-14	70.00'	3.82'	7.03'	5°45'11"	7.03'	S 51°25'26"W
C-15	130.00'	17.83'	35.43'	15°58'56"	35.32'	S 56°21'54"W
C-16	298.43'	5.43'	10.86'	2°05'05"	10.86'	S 49°35'58"W
C-17	358.43'	23.06'	46.05'	7°21'41"	46.02'	S 52°14'16"W
C-18	444.61'	13.00'	26.00'	3°21'02"	26.00'	N 89°42'14"W
C-19	244.41'	22.25'	44.37'	10°74'06"	44.31'	N 82°49'39"W
C-20	180.00'	10.60'	21.18'	06°44'36"	21.17'	S 19°25'22"W
C-21	320.00'	57.69'	114.17'	20°26'31"	113.57'	S 23°53'14"W
C-22	444.62'	21.16'	42.30'	5°27'02"	42.28'	S 35°24'14"W

Δ = 03°24'23"  
R = 5366.29'  
T = 159.57'  
L = 319.04'  
CHORD = N 31°57'03" E  
318.99'

Δ = 13°49'25"  
[ DEED = 11°46'10" ]  
R = 808.11'  
[ DEED = 826.52' ]  
L = 194.97'  
[ DEED = 194.97' ]  
CHORD = N 26°44'33" E 194.50'

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.



**TIMBER CREEK ESTATES, FILING 2  
BLUE RIVER, COLORADO**

DESIGNED BY:	CHECKED BY:	DRAWN BY: TLB
DATE: 9/14/2000	SCALE: 1"=100'	PROJECT #:
<b>TETRA TECH, INC.</b> INFRASTRUCTURE SOUTHWEST GROUP 410 S French Street, P.O. Box 1659 Breckenridge, CO 80424 (970) 453-6394 Fax (970) 453-4579		DRAWING NUMBER:

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