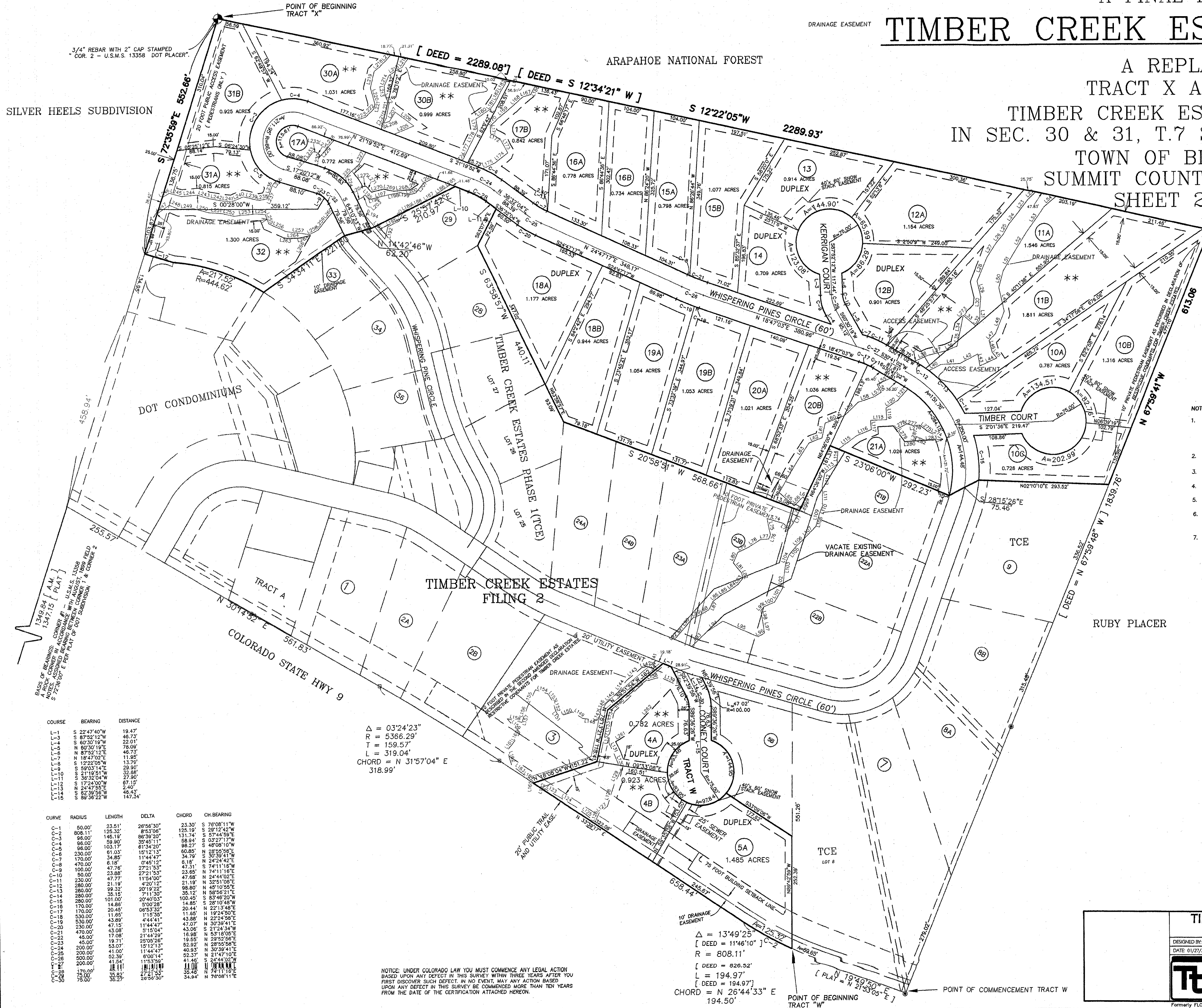


A FINAL PLAT OF TIMBER CREEK ESTATES FILING 3

A REPLAT OF
TRACT X AND W OF
TIMBER CREEK ESTATES FILING 2
IN SEC. 30 & 31, T.7 S., R. 77W, 6 th P.M.
TOWN OF BLUE RIVER
SUMMIT COUNTY, COLORADO
SHEET 2 OF 2



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

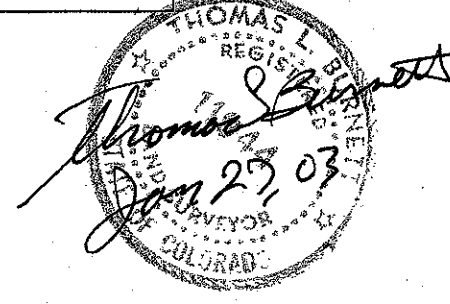
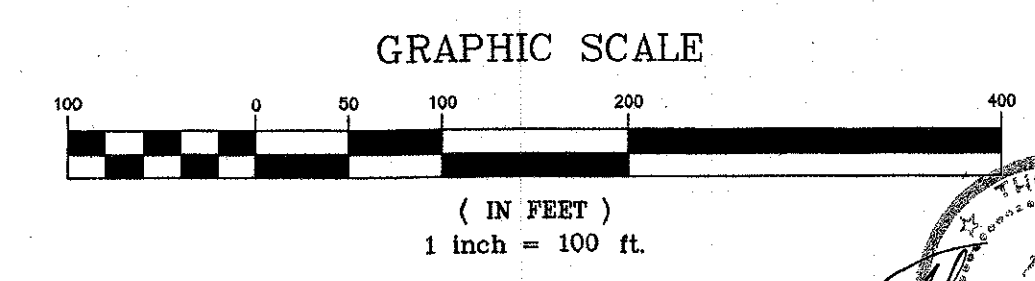
- NOTES:
- THE PROPERTY IS SUBJECT TO THE COVENANT, FIRST AMENDED COVENANTS, AND SECOND AMENDED COVENANTS, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY IN BOOK _____ AT PAGE _____ AS RECEPTION NO. _____ IN BOOK _____ AT PAGE _____ AS RECEPTION NO. _____ RESPECTIVELY.
 - ALL FOUNDATIONS AND STRUCTURES MUST BE ENGINEERED BY A COLORADO LICENSED CERTIFIED PROFESSIONAL ENGINEER.
 - ** LOTS CONTAINS WETLANDS AND MUST CONFORM TO THE BUILDING SETBACK LINES SHOWN.
 - 5/8" REBAR AND 1 1/2" SURV-CAP, PLS 11944, WILL BE SET AT ALL PROPERTY CORNERS.
 - WHISPERING PINES CIRCLE, COONEY COURT, KERRIGAN COURT, & TIMBER COURT RIGHT OF WAYS SHALL BE DEDICATED TO THE TOWN OF BLUE RIVER.
 - 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.
 - WETLAND DELINEATION DETERMINATION NO. 199475289, DATED OCT. 29, 2001 FOR WETLAND IMPACT PERMIT.

COURSE	BEARING	DISTANCE
1	S 22°47'40"W	19.47'
2	S 87°52'12"W	46.73'
3	N 60°30'19"E	22.01'
4	N 60°30'19"E	78.09'
5	N 87°52'12"E	46.73'
6	N 18°47'02"E	11.95'
7	S 12°22'05"W	13.79'
8	S 89°03'14"E	29.90'
9	S 21°19'51"W	32.88'
10	S 89°03'14"E	27.90'
11	S 17°24'00"W	67.15'
12	N 14°42'46"W	2.40'
13	S 82°38'58"W	46.43'
14	S 89°36'22"W	147.34'

$\Delta = 03^{\circ}24'23"$
 $R = 5366.29'$
 $T = 159.57'$
 $L = 319.04'$
 $\text{CHORD} = N 31^{\circ}57'04" E$
 $318.99'$

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH-BEARING
1	50.00'	23.51'	26°56'30"	23.30'	S 76°08'11"W
2	808.11'	146.19'	8°53'06"	128.19'	S 28°12'42"W
3	86.00'	146.19'	86°39'20"	131.74'	S 57°44'29"E
4	86.00'	59.90'	35°45'11"	58.64'	S 02°27'17"W
5	86.00'	103.17'	61°34'20"	98.27'	S 48°08'10"W
6	230.00'	61.03'	15°12'13"	60.85'	N 28°55'29"E
7	470.00'	61.87'	0°45'12"	61.87'	N 24°24'42"E
8	100.00'	47.76'	27°21'53"	47.31'	N 28°55'29"E
9	50.00'	23.38'	27°21'53"	23.65'	N 74°11'16"W
10	230.00'	47.77'	11°54'00"	47.68'	N 24°44'02"E
11	280.00'	21.18'	4°20'12"	21.19'	N 32°51'09"E
12	280.00'	18.32'	20°19'22"	98.80'	N 46°10'55"E
13	280.00'	36.15'	7°11'30"	35.12'	N 58°56'21"E
14	280.00'	101.00'	20°40'03"	100.45'	S 83°46'20"W
15	170.00'	14.88'	5°00'28"	14.85'	S 28°10'48"W
16	530.00'	20.46'	06°53'32"	20.44'	N 22°14'48"E
17	170.00'	11.65'	1°15'35"	11.65'	N 19°24'50"E
18	530.00'	43.89'	4°44'41"	43.88'	N 22°24'58"E
19	470.00'	47.15'	11°44'47"	47.07'	N 30°24'41"E
20	470.00'	43.08'	5°15'04"	43.06'	N 21°24'34"W
21	470.00'	47.15'	11°44'47"	47.07'	N 30°24'41"E
22	45.00'	19.01'	25°05'26"	19.55'	N 28°52'56"E
23	200.00'	53.07'	15°12'13"	52.92'	N 28°56'58"E
24	200.00'	41.00'	11°44'47"	40.83'	N 21°47'10"E
25	200.00'	52.39'	8°00'14"	52.37'	N 21°47'10"E
26	200.00'	41.00'	11°44'47"	40.83'	S 24°44'05"W
27	200.00'	18.11'	11°53'59"	18.11'	N 78°11'10"E
28	175.00'	35.82'	27°21'53"	35.48'	N 78°11'10"E
29	75.00'	35.82'	26°56'30"	34.94'	N 76°08'11"E

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 3 BLUE RIVER, COLORADO	
DESIGNED BY:	CHECKED BY:
DATE: 01/27/2003	SCALE: 1"=100'
TETRA TECH, INC. INFRASTRUCTURE - SOUTHWEST GROUP	
410 S French Street, P.O. Box 1659 Breckenridge Co 80424 (970) 453-6394 Fax (970) 453-4579	
DRAWING NUMBER:	
SHEET 2 OF 2	