

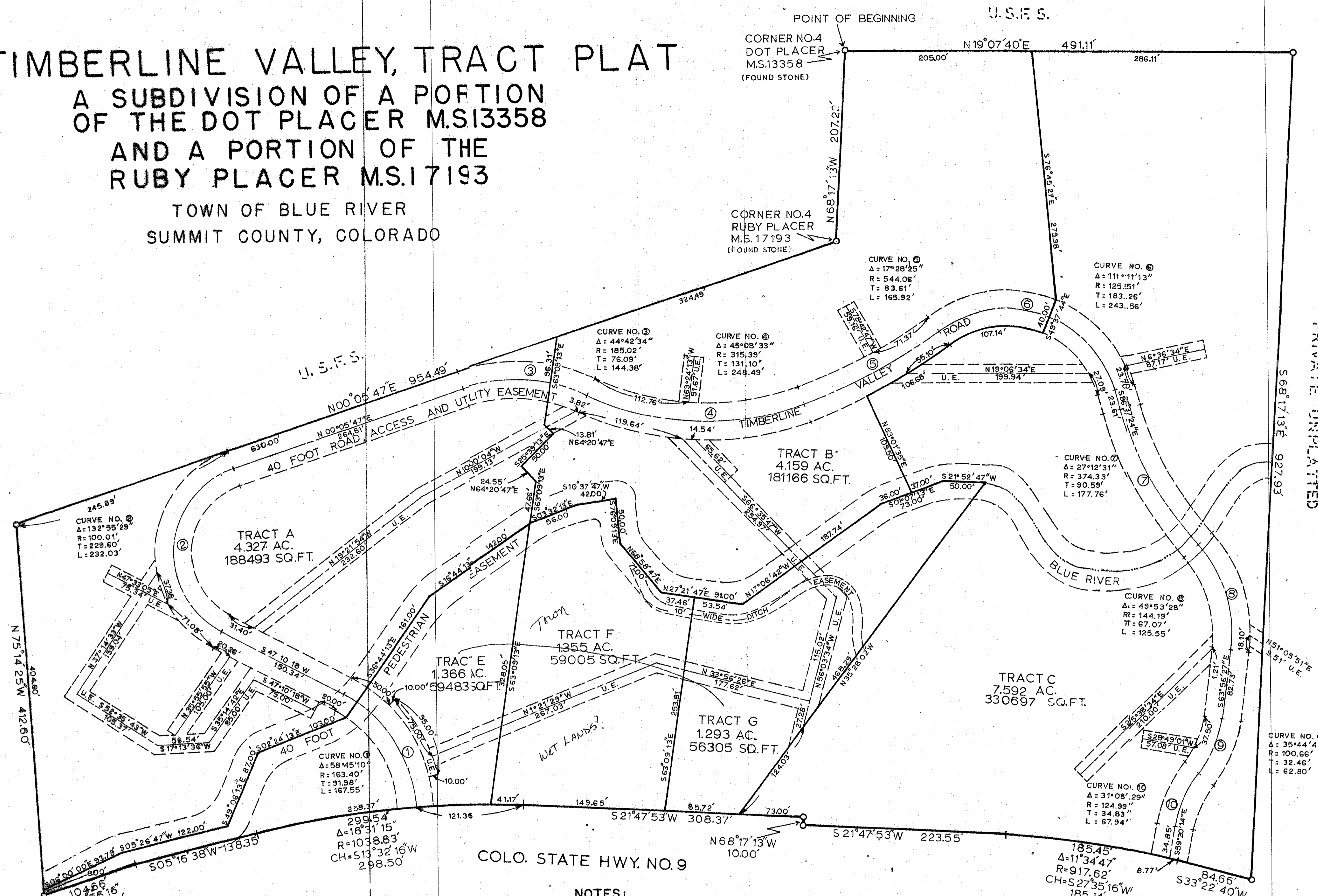
131265

PLAN HOLD CORPORATION IRVINE CALIFORNIA

# TIMBERLINE VALLEY TRACT PLAT

## A SUBDIVISION OF A PORTION OF THE DOT PLACER M.S.13358 AND A PORTION OF THE RUBY PLACER M.S.17193

### TOWN OF BLUE RIVER SUMMIT COUNTY, COLORADO



#### COUNTY CLERK AND RECORDERS ACCEPTANCE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO THIS 24th DAY OF September, A.D. 1972.  
 RECEPTION NO. 131265 TIME 10:30 A.M.  
 BOOK 131 PAGE 1 MAP CASE 10466

*John C. Donner*  
 CLERK AND RECORDER OF SUMMIT COUNTY

**NOTES:**  
 ADDITIONAL UTILITY EASEMENTS WHERE NECESSARY MAY BE ADDED TO SUBSEQUENT FILINGS OF THIS PLAT OR PORTIONS THEREOF TO PROVIDE SERVICE TO BUILDINGS WHEN CONSTRUCTED.

THE TRACTS AS SHOWN HEREON HAVE BEEN ZONED UNDER FRD ZONING CLASSIFICATION BY THE TOWN OF BLUE RIVER FOR THE FOLLOWING NUMBER OF DWELLING UNITS: TRACT A-32, TRACT B-29, TRACT C-31, TRACT E-0, TRACT F-0, TRACT G-0

U.E. = 20 FOOT WIDE UTILITY EASEMENT  
 AN EASEMENT FOR UTILITY PURPOSES SHALL EXIST ALONG THE COMMON PROPERTY LINE WITH COLORADO STATE HIGHWAY NO. 9, 20 FEET IN WIDTH INSIDE SAID COMMON PROPERTY LINE.

#### ATTORNEYS OPINION

I, LAWRENCE R. RENO, BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT DEED OF TRUST IN FAVOR OF ROBERT DONNER, JR. AND JOAN C. DONNER RECORDED IN BOOK 216 AT PAGE 692, AND DEED OF TRUST IN FAVOR OF EAGLE COUNTY DEVELOPMENT CORPORATION RECORDED IN BOOK 196 AT PAGE 214, DEED OF TRUST IN FAVOR OF RENO AND JUD, A PARTNERSHIP, RECORDED IN BOOK 216, AT PAGE 692, AND PURCHASE AND SALE AGREEMENT, ITS STIPULATIONS AND CONDITIONS, BETWEEN ROBERT A. THEOBALD AND LOIS G. THEOBALD AND EAGLE COUNTY DEVELOPMENT CORPORATION RECORDED IN BOOK 195 AT PAGE 396, AND SUBJECT TO EXISTING EASEMENTS.

DATED THIS 19th DAY OF September, 1972 A.D.

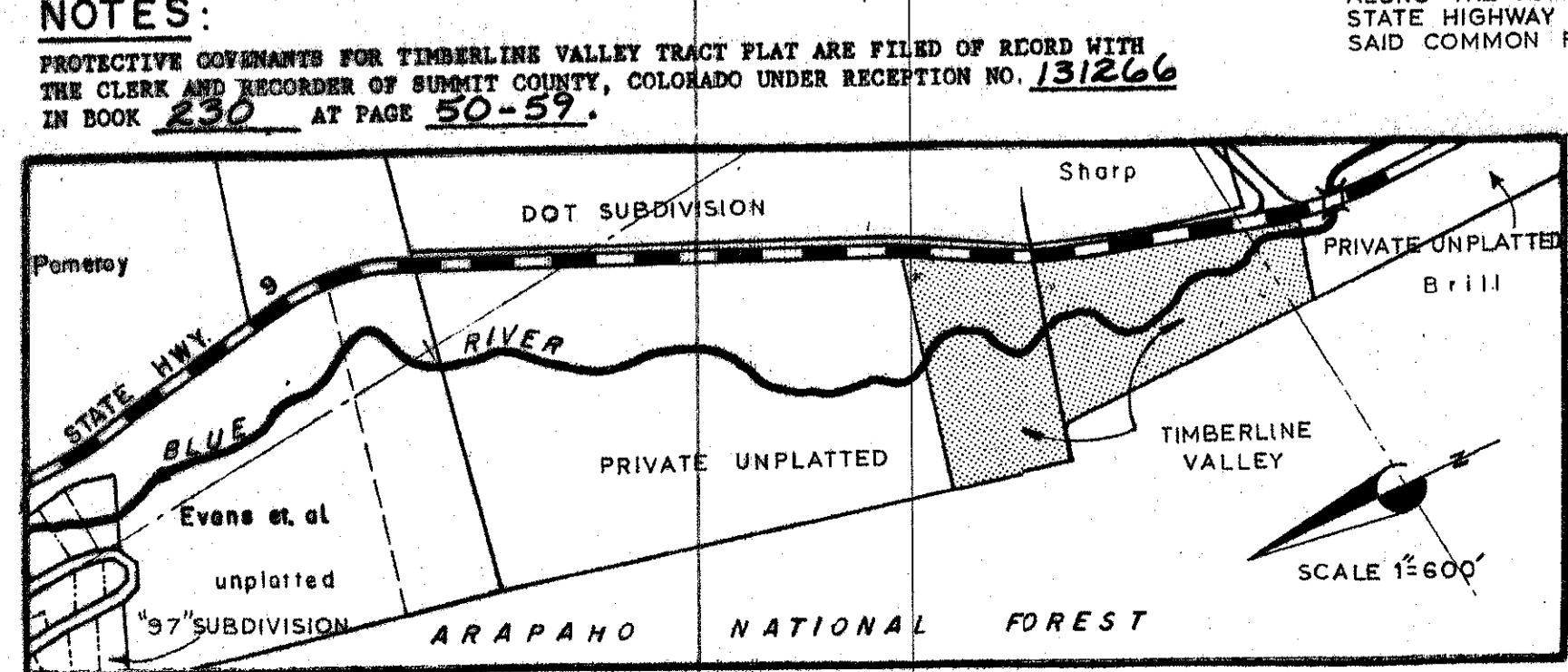
*Lawrence R. Reno*  
 LAWRENCE R. RENO ATTORNEY-AT-LAW

#### APPROVAL

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, HAVE AUTHORIZED AND APPROVED THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID BOARD OF TRUSTEES HELD ON THE 16th DAY OF August, 1972, AND HAVE AUTHORIZED THE UNDERSIGNED TO SIGN AND ACKNOWLEDGE THE SAME, WHICH IS DONE ACCORDINGLY ON THIS 26th DAY OF September, A.D. 1972.

*John Taylor*  
 JOHN TAYLOR, TOWN CLERK

*Robert A. Theobald*  
 ROBERT A. THEOBALD, MAYOR



**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS: THAT TIMBERLINE VALLEY DEVELOPMENT CORP., A COLORADO CORPORATION, TIMBERLINE VALLEY TOWNHOUSES, A COLORADO LIMITED PARTNERSHIP, RENO & JUD, A PARTNERSHIP, EAGLE COUNTY DEVELOPMENT CORPORATION, A COLORADO CORPORATION, ROBERT DONNER, JR. & JOAN C. DONNER BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:  
 A TRACT OF LAND SITUATED WITHIN THE DOT PLACER M.S. 13358, AND THE RUBY PLACER, M.S. 17193, COUNTY OF SUMMIT, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT CORNER NO. 4 OF DOT PLACER, M.S. 13358, WHICH IS IN FACT THE POINT OF BEGINNING, THENCE N 19°07'40" E 491.11' FEET TO THE NW CORNER OF THE TRACT; THENCE S 68°17'13" E 927.93' FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 9; THENCE ALONG SAID R.O.W. ON THE FOLLOWING EIGHT COURSES, S 33°22'40" W 84.66' FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°34'47", A RADIUS OF 917.62 FEET AND A LENGTH OF 185 FEET; THENCE S 21°47'53" W 223.55' FEET; THENCE N 68°17'13" W 10.00' FEET; THENCE S 21°47'53" W 308.37' FEET; THENCE ALONG SAID R.O.W. AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°31'15", A RADIUS OF 1038.83 FEET FOR A DISTANCE OF 299.54 FEET; THENCE ALONG SAID R.O.W. S 05°16'38" W 138.35 FEET; ALONG SAID R.O.W. AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 01°56'16", A RADIUS OF 3094.59 FEET FOR A DISTANCE OF 104.66 FEET; THENCE N 75°14'25" W A DISTANCE OF 412.60 FEET; THENCE N 00°05'47" E 954.49 FEET TO CORNER NO. 4 OF THE RUBY PLACER, M.S. 17193; THENCE N 68°17'13" W 207.22 FEET TO THE POINT OF BEGINNING, CONTAINING 20.09 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED TO THE RECORDED PLAT OF "THE '97 SUBDIVISION- BLUE RIVER ESTATES INC."

AND IN THE TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO, UNDER THE NAME AND STYLE "TIMBERLINE VALLEY TRACT PLAT" AND HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE OWNERS AND RESIDENTS OF THE TOWN OF BLUE RIVER AS PUBLIC EASEMENTS THE ROAD AS SHOWN HEREON AND DO HEREBY DEDICATE AND SET ASIDE TO THE OWNERS AND RESIDENTS OF THE TOWN OF BLUE RIVER, FOR PERPETUAL USE IN ITS NATURAL STATE, ALL OF TRACTS E, AND G AS SHOWN HEREON, AND DO HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS AS SHOWN HEREON.

THE DEDICATION OF ROBERT DONNER, JR., AND JOAN C. DONNER, AS HEREINAFORE SET FORTH SHALL SPECIFICALLY BE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN NOTE SECURED BY A DEED OF TRUST FROM TIMBERLINE VALLEY DEVELOPMENT CORP. TO ROBERT DONNER, JR., AND JOAN C. DONNER, WHICH DEED OF TRUST IS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO, IN BOOK 216 AT PAGE 692.

IN WITNESS WHEREOF, THE SAID TIMBERLINE VALLEY DEVELOPMENT CORP., A COLORADO CORPORATION, TIMBERLINE VALLEY TOWNHOUSES, A COLORADO LIMITED PARTNERSHIP, RENO & JUD, A PARTNERSHIP, EAGLE COUNTY DEVELOPMENT CORPORATION, A COLORADO CORPORATION, ROBERT DONNER, JR., AND JOAN C. DONNER, HAS CAUSED HIS OR ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 19th DAY OF September, A.D. 1972

ATTEST:  
*Jeffrey Lima*  
 SECRETARY

TIMBERLINE VALLEY DEVELOPMENT CORP., A COLORADO CORPORATION  
 BY: *Jeffrey Lima*  
 PRESIDENT

RENO & JUD, A PARTNERSHIP  
 BY: *Lawrence R. Reno*  
 PARTNER

ROBERT DONNER, JR.  
 BY: *Joan C. Donner*  
 JOAN C. DONNER

ATTEST:  
*William H. Farnsworth*  
 ASST. SECRETARY

EAGLE COUNTY DEVELOPMENT CORPORATION, A COLORADO CORPORATION  
 BY: *William H. Farnsworth*  
 PRESIDENT

TIMBERLINE VALLEY TOWNHOUSES, A COLORADO LIMITED PARTNERSHIP  
 BY: *Jeffrey Lima*  
 A COLORADO CORPORATION, ITS GENERAL PARTNER  
 BY: *Jeffrey Lima*  
 PRESIDENT

#### ACKNOWLEDGEMENTS

STATE OF COLORADO )  
 COUNTY OF Summit )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF Sept 1972 BY Jeffrey Lima, PRESIDENT AND James V. Judd, SECRETARY, OF TIMBERLINE VALLEY DEVELOPMENT CORP., AND BY Lawrence R. Reno, PARTNER OF RENO & JUD, MY COMMISSION EXPIRES July 1, 1977

*Karen K. Santel*  
 NOTARY PUBLIC

STATE OF COLORADO )  
 COUNTY OF Summit )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF Sept 1972 BY Robert Donner, Jr., PRESIDENT AND Joan C. Donner, ASST. SECRETARY OF EAGLE COUNTY DEVELOPMENT CORPORATION, MY COMMISSION EXPIRES Sept. 18, 1976

STATE OF COLORADO )  
 COUNTY OF Summit )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF Sept 1972 BY Robert Donner, Jr., AND Joan C. Donner, MY COMMISSION EXPIRES April 2, 1975

*James Taylor*  
 NOTARY PUBLIC

#### SURVEYOR'S CERTIFICATE

I, WILLIAM E. ARMFIELD, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT AND SURVEY OF "TIMBERLINE VALLEY TRACT PLAT" WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 THIS 20th DAY OF Sept, 1972 A.D.

*William E. Armfield*  
 WILLIAM E. ARMFIELD 4974  
 REGISTERED LAND SURVEYOR - CLASS 4974

I, RICHARD L. DRAPER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF "TIMBERLINE VALLEY TRACT PLAT" WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT IT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 THIS 19th DAY OF Sept, 1972 A.D.

*Richard L. Draper*  
 RICHARD L. DRAPER  
 L.S. NO. 5026

PLAN HOLD

SCALE IN FEET ONE INCH=60'

PEAK ONE LAND SURVEY CO. INC.