

A FINAL PLAT OF TIMBER CREEK ESTATES FILING 2

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TIMBER CREEK ESTATES LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY:

LEGAL DESCRIPTION

A PART OF THE FINAL PLAT OF TIMBER CREEK ESTATES PHASE 1 LOCATED IN THE TOWN OF BLUE RIVER, COUNTY OF SUMMIT, STATE OF COLORADO AND FILED AT RECEPTION NUMBER 8752000 IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, & E
WHISPERING PINES LAKE & TALL TIMBER COURT

SAID PARCEL CONTAINS 2,863,000 SQUARE FEET (65.02 ACRES), MORE OR LESS

in Summit County, Colorado, under the name and style of TIMBER CREEK ESTATES FILING NO. 2, have laid out, plotted, and subdivided same as shown on the plat, and by these presents do hereby dedicate to the County of Summit, State of Colorado, the streets, roads, and other public uses as shown hereon for use as set out hereby defined. These portions of land are used or used in common to the County of Summit for use as utility easements. It is understood that dedication of public rights-of-way to streets and roads does not necessarily entail in acceptance of roads constructed thereon for maintenance by the County of Summit.

IN WITNESS WHEREOF, SAMUEL H. BROWN, AS MEMBER/MANAGER OF TIMBER CREEK ESTATES LLC, HAS CALLED HIS NAME TO BE HEREIN TO BE SIGNED THIS 20th DAY OF September, 2000.

By: Samuel H. Brown
SAMUEL H. BROWN AS MEMBER/MANAGER OF TIMBER CREEK ESTATES LLC.

NOTARIAL
STATE OF Colorado
COUNTY OF SUMMIT

THE FOREGOING INSTRUMENT WAS ADMONISHED BEFORE ME THIS 20th DAY OF September, 2000 BY SAMUEL H. BROWN, AS MEMBER/MANAGER OF TIMBER CREEK ESTATES LLC.

MY COMMISSION EXPIRES 12/16/02
Debbie L. Neely
NOTARY PUBLIC

DEBBIE L. NEELY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Dec. 16, 2002

BLUE RIVER BOARD OF TRUSTEE'S APPROVAL

APPROVED THIS 20th DAY OF September, 2000 BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE TYPE OR SIZE OF FLOODING EXCEEDS OF ANY LOT SHOWN HEREON AND SUCH THAT A FLOODING POTENTIAL MAY BE EXISTED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS OF ALL UTILITY SERVICES, FENCING, GRADING, LANDSCAPING, CURBS, CUTTERS, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF BLUE RIVER.

John Johnson ATTEST: Debbie L. Neely
TOWN CLERK NOTARY

SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE

STATE OF COLORADO
COUNTY OF SUMMIT

I HEREBY CERTIFY THAT THIS WAS FILED IN MY OFFICE AT 11:29 O'CLOCK A.M. THIS 22nd DAY OF September, 2000 UNDER RECEPTION NO. 8752000

Cheri Brownson by Kathleen Neel
SUMMIT COUNTY CLERK AND RECORDER



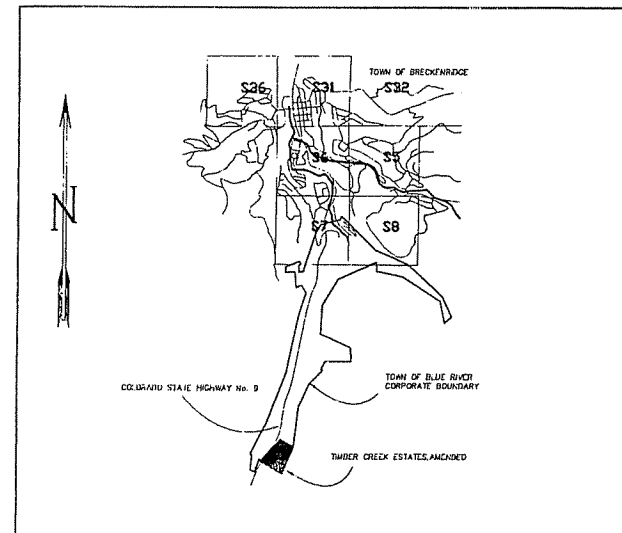
SURVEYOR'S CERTIFICATE

I, THOMAS L. BURNETT, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF TIMBER CREEK ESTATES FILING NO. 2 WAS PREPARED UNDER MY SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT IT CONTAINS THE INFORMATION REQUIRED BY THE COLORADO COMMON INTEREST OWNERSHIP ACT, C.R.S. 38-33.3, AND THE MINIMUMS REQUIRED BY C.R.S. 38-51-105.

DATED THIS 20th DAY OF September, 2000.
Thomas L. Burnett
THOMAS L. BURNETT, F.L.S.

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 BE BROUGHT UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION ATTACHED HERETO.

TITLE COMPANY CERTIFICATE
LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS DECATED BY WRIT OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE PROPRIETOR'S NAME AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: none
DATE: THIS 20th DAY OF September, 2000
Robert J. [Signature]
AGENT



VICINITY MAP (NOT TO SCALE)

TIMBER CREEK ESTATES, FILING 2 BLUE RIVER, COLORADO	
DRAWN BY: [Blank]	DESIGNED BY: [Blank]
DATE: 9/20/00	SCALE: 1"=100'
TETRA TECH, INC.	
INFRASTRUCTURE SOUTHWEST GROUP	
410 S. French Street, P.O. Box 1056 Boulder, CO 80502 (970) 443-4384 Fax: (970) 443-4579	
January 21, 2000 Engineering	

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

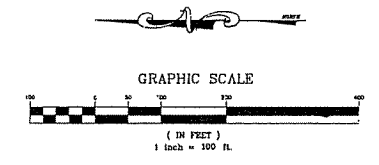
LEGEND

- = 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:

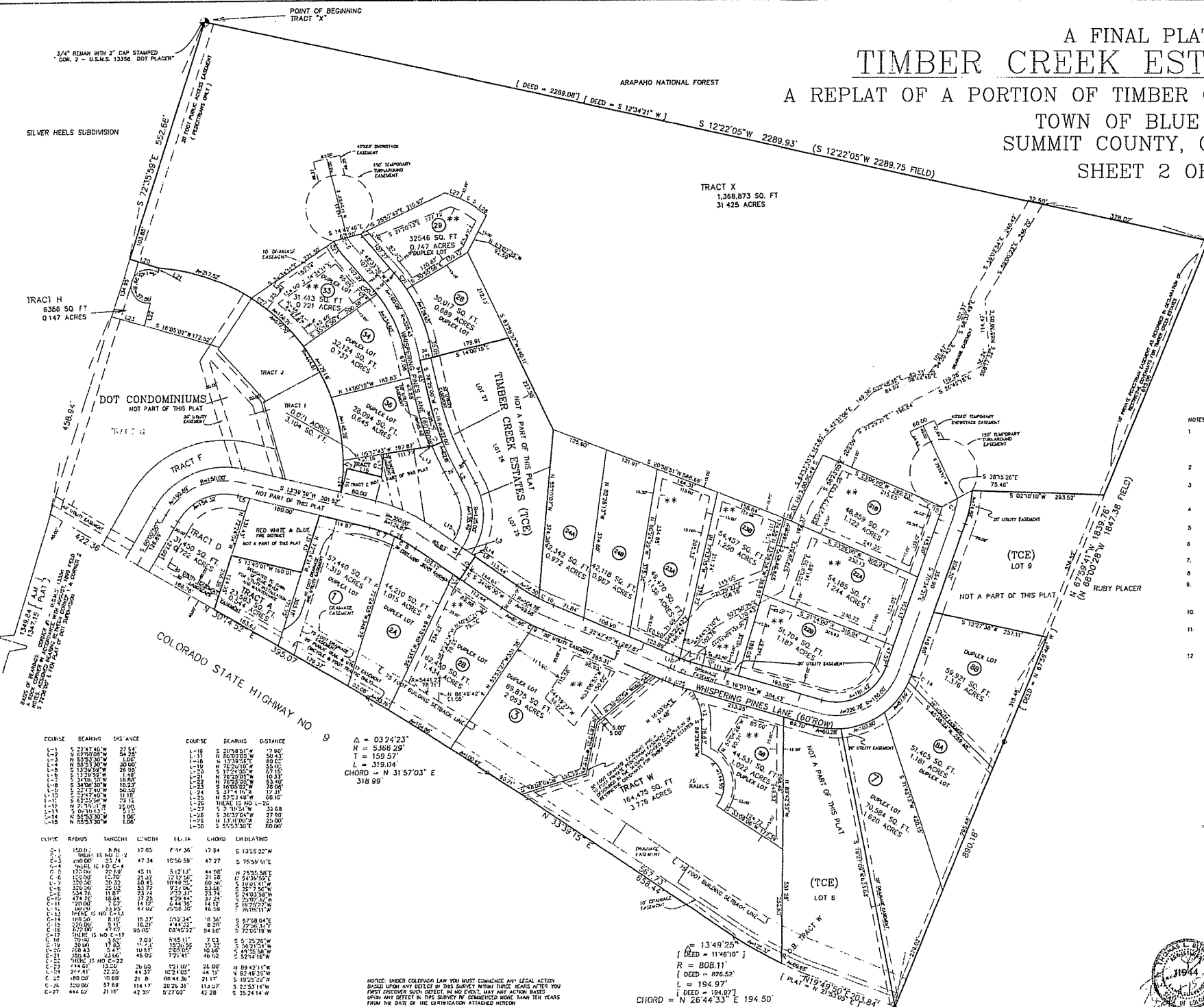
1. THE PROPERTY IS SUBJECT TO THE COVENANT, FIRST AMENDED COVENANTS, AND SECOND AMENDED COVENANTS, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY AS RECEPTION NO. _____ AND AS RECEPTION NO. _____ RESPECTIVELY.
2. ALL FOUNDATIONS AND STRUCTURES MUST BE ENGINEERED BY A COLORADO LICENSED CERTIFIED PROFESSIONAL ENGINEER.
3. UNTIL BIRDEGGER SANITATION DISTRICT CAPACITY HAS BEEN EXPANDED, ALL LOTS IN FILING 2 WILL BE LIMITED TO 1.0 SET 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" SOUV-CAP, PLS 11044, 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 424 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 SUPERSEDES 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 #21888. THE VACATION IS APPROVED BY THE TOWN OF BLUE RIVER BY ITS SIGNATURE HEREWITH ON THIS PLAT.



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

PREPARED BY: DALE WITZGALL	SCALE: 1"=100'	DRAWN BY: TP
CHECKED BY: DALE WITZGALL	DATE: 11/15/20	PLANNED BY: TETRA TECH, INC.
DATE: 11/15/20	DATE: 11/15/20	DATE: 11/15/20
DATE: 11/15/20	DATE: 11/15/20	DATE: 11/15/20

TETRA TECH, INC.
INFRASTRUCTURE SOUTHWEST GROUP
415 S. French Street, P.O. Box 1659
Boulder, CO 80502
(970) 443-4384 Fax (970) 443-4378



3/4" REMAIN WITH 3" CAP STAMPED
CON. 2 - U.S.M.S. 13386 DOT PLACER

SILVER HEELS SUBDIVISION

TRACT H
6386 SQ. FT.
0.147 ACRES

DOT CONDOMINIUMS
NOT PART OF THIS PLAT

COLORADO STATE HIGHWAY NO. 9

TRACT X
1,368,873 SQ. FT.
31.425 ACRES

TRACT W
164,475 SQ. FT.
3.776 ACRES

COURSE	BEARING	CHORD	COURSE	BEARING	DISTANCE
L-1	S 27°47'40"W	22.54'	L-16	S 20°08'51"W	7.90'
L-2	N 82°07'02"E	104.28'	L-17	N 82°07'02"E	80.80'
L-3	N 82°07'02"E	104.28'	L-18	N 82°07'02"E	80.80'
L-4	S 27°47'40"W	22.54'	L-19	S 27°47'40"W	22.54'
L-5	S 27°47'40"W	22.54'	L-20	S 27°47'40"W	22.54'
L-6	S 27°47'40"W	22.54'	L-21	S 27°47'40"W	22.54'
L-7	S 27°47'40"W	22.54'	L-22	S 27°47'40"W	22.54'
L-8	S 27°47'40"W	22.54'	L-23	S 27°47'40"W	22.54'
L-9	S 27°47'40"W	22.54'	L-24	S 27°47'40"W	22.54'
L-10	S 27°47'40"W	22.54'	L-25	S 27°47'40"W	22.54'
L-11	S 27°47'40"W	22.54'	L-26	S 27°47'40"W	22.54'
L-12	S 27°47'40"W	22.54'	L-27	S 27°47'40"W	22.54'
L-13	S 27°47'40"W	22.54'	L-28	S 27°47'40"W	22.54'
L-14	S 27°47'40"W	22.54'	L-29	S 27°47'40"W	22.54'
L-15	S 27°47'40"W	22.54'	L-30	S 27°47'40"W	22.54'

Δ = 03°24'23"
R = 3388.29'
T = 150.57'
L = 319.04'
CHORD = N 31°57'03" E
318.99'

Δ = 13°49'25"
[DEED = 114610]
R = 808.11'
[DEED = 80642]
L = 194.97'
[DEED = 19487]
CHORD = N 26°44'33" E 194.50'

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FROM THE DATE OF THE CREATION OF THIS INSTRUMENT.