A FINAL PLAT OF

TIMBER CREEK ESTATES PHASE 1

A REPLAT OF A PORTION OF
THE DOT SUBDIVISION
TOWN OF BLUE RIVER
SUMMIT COUNTY, COLORADO

TITLE COMPANY CERTIFICATE

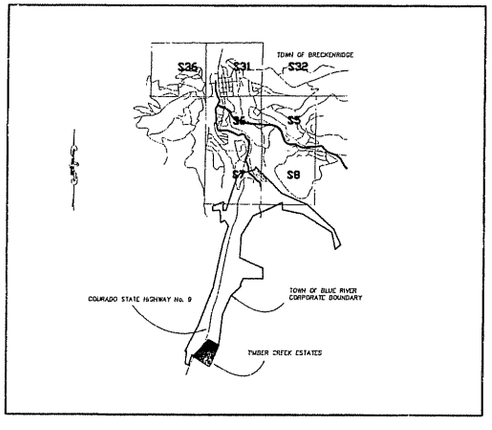
SUMMIT COUNTY ABSTRACT COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
Deeds of Trust in No. 466832, 500243, 500244
500245 & 500246. TAXES FOR 1995 WHICH ARE DUE & PAYABLE, & TAXES FOR SUBSEQUENT YEARS.
DATED THIS 9 DAY OF April 1996.
Summit County Abstract Company
by Dennis D. Bandhauer, Vice President
AGENT

SURVEYOR'S CERTIFICATE

I, ROBERT E. ANDREWS, A COLORADO REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "TIMBER CREEK ESTATES PHASE 1" WAS PREPARED UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION, THAT BOTH THE PLAT AND SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT THIS PLAT CONTAINS ALL OF THE INFORMATION REQUIRED BY THE COLORADO COMMON INTEREST OWNERSHIP ACT, C.R.S. 38-33.3-101, ET SEQ. AND THAT THE MONUMENTS WERE SET PURSUANT TO C.R.S. 38-51-105.

DATED THIS 27th DAY OF March 1996

Robert E. Andrews
ROBERT E. ANDREWS P.L.S. 27924



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT BROWN & BROWN DEVELOPERS, INC., A COLORADO CORPORATION, CHRIS PETERSON AND BARBARA QUADE BEING THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE DOT SUBDIVISION, A SUBDIVISION LOCATED IN THE TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO AND FILED FOR RECORD AT RECEPTION No. 188484 IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER 3 OF THE DOT PLACER U.S.M.S. 13358; THENCE N 87°39'48" W, 1838.78 FEET ALONG THE 3-4 LINE OF SAID PLACER TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY No. 9; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES:

1.) N 21°37'05" E, 229.46 FEET;
2.) 159.70 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 11°46'10" AND A RADIUS OF 820.52 FEET;
3.) N 33°39'13" E, 658.44 FEET;
4.) 319.04 FEET ON THE ARC OF A CURVE TO THE LEFT WITH AN INTERIOR ANGLE OF 03°24'23" AND A RADIUS OF 5362.39 FEET;
5.) N 30°14'50" E, 817.40 FEET TO A POINT ON THE 1-2 LINE OF SAID DOT PLACER;

THENCE S 72°36'00" E, 1146.55 FEET ALONG SAID 1-2 LINE TO CORNER 2 OF SAID PLACER; THENCE S 12°34'21" W, 2289.08 FEET TO THE POINT OF BEGINNING.

EXCEPTING A PARCEL OF LAND BEING A PORTION OF SAID DOT SUBDIVISION, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHENCE THE NORTHWEST CORNER OF SAID DOT SUBDIVISION BEARS N 30°14'50" E, 195.57 FEET DISTANT; THENCE S 60°00'50" E, 126.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, ARC LENGTH OF 231.47 FEET, DELTA ANGLE OF 73°40'48", A CHORD BEARING OF S 23°10'26" E, AND A CHORD LENGTH OF 215.86 FEET; THENCE S 13°39'56" W, 84.48 FEET; THENCE N 74°17'45" E, 179.33 FEET; THENCE S 28°05'10" E, 5.15 FEET; THENCE N 47°47'41" E, 184.09 FEET; THENCE S 37°59'11" E, 5.71 FEET; THENCE N 16°58'02" E, 173.52 FEET; THENCE S 78°24'58" E, 53.40 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, ARC LENGTH OF 145.87 FEET, DELTA ANGLE OF 223°01'46", A CHORD BEARING OF S 70°24'58" E, AND A CHORD LENGTH OF 68.77 FEET; THENCE S 70°24'58" E, 10.33 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 444.62 FEET, ARC LENGTH OF 676.53 FEET, DELTA ANGLE OF 87°10'52", A CHORD BEARING OF S 48°13'46" W, AND A CHORD LENGTH OF 612.13 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 244.41 FEET, ARC LENGTH OF 45.53 FEET, DELTA ANGLE OF 10°40'28", A CHORD BEARING OF N 82°50'55" W, AND A CHORD LENGTH OF 45.47 FEET; THENCE S 13°39'59" W, 1.57 FEET; THENCE S 76°20'10" E, 55.00 FEET; THENCE S 13°39'59" W, 83.00 FEET; THENCE S 86°00'00" E, 51.09 FEET; THENCE S 08°51'00" E, 111.63 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING HAVING A RADIUS OF 847.00 FEET, ARC LENGTH OF 84.65 FEET, DELTA ANGLE OF 05° 43'31", A CHORD BEARING S 84° 51'53" W, 84.33 FEET; THENCE S 82°00'08" W, 84.25 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.01 FEET ARC LENGTH OF 109.46 FEET, A DELTA ANGLE OF 62°42'42", A CHORD BEARING S 86°38'31" E, 104.08 FEET; S 34°00'50" E, 69.17 FEET; THENCE N 55°53'30" W, 60.00 FEET; THENCE N 34°06'30" E, 121.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, ARC LENGTH OF 116.17 FEET, DELTA ANGLE OF 20°26'31", A CHORD BEARING OF N 23°52'14" E, AND A CHORD LENGTH OF 115.54 FEET; THENCE N 13°39'59" E, 114.97 FEET; THENCE N 72°24'01" W, 131.43 FEET; THENCE N 13°39'59" E, 160.20 FEET; THENCE S 72°24'01" E, 131.43 FEET; THENCE N 13°39'59" E, 26.55 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, ARC LENGTH OF 154.32 FEET, DELTA ANGLE OF 73°40'48", A CHORD BEARING OF N 23°10'26" W, AND A CHORD LENGTH OF 143.90 FEET; THENCE, N 60°00'50" W, 127.02 FEET; THENCE N 30°14'52" E, 60.00 FEET TO THE POINT OF BEGINNING, THE NET AREA OF THAT PORTION OF SAID DOT SUBDIVISION BEING REPLATTED HEREON IS 3,134,263 SQUARE FEET OR 71.953 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT IN THE NAME AND STYLE OF "TIMBER CREEK ESTATES PHASE 1", AND BY THESE PRESENTS DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF: H. GENE BROWN, AS PRESIDENT OF BROWN & BROWN DEVELOPERS, INC., A COLORADO CORPORATION, CHRIS PETERSON AND BARBARA QUADE HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 27th DAY OF March 1996.

BY: H. Gene Brown
H. GENE BROWN, AS PRESIDENT OF BROWN & BROWN DEVELOPERS, INC..

NOTARIAL

STATE OF Colorado } ss
COUNTY OF Summit }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF March 1996 BY H. GENE BROWN, AS PRESIDENT OF BROWN & BROWN DEVELOPERS, INC., A COLORADO CORPORATION

MY COMMISSION EXPIRES 9-19-98
WITNESS MY HAND AND OFFICIAL SEAL

Linda Ann Parker
NOTARY PUBLIC

My Commission Expires Sept 19, 1998
P.O. Box 1178
Fairplay, Colorado 80440

Chris Peterson by D. Wayne Brown, attorney in fact
CHRIS PETERSON BY D. WAYNE BROWN
HIS ATTORNEY IN FACT

Barbara Quade by D. Wayne Brown, attorney in fact
BARBARA QUADE BY D. WAYNE BROWN
HER ATTORNEY IN FACT

NOTARIAL

STATE OF Colorado } ss
COUNTY OF Summit }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF March 1996 BY CHRIS PETERSON AND BARBARA QUADE BY D. WAYNE BROWN, THEIR ATTORNEY IN FACT.

MY COMMISSION EXPIRES 9-19-98
WITNESS MY HAND AND OFFICIAL SEAL

Linda Ann Parker
NOTARY PUBLIC

My Commission Expires Sept 19, 1998
P.O. Box 1178
Fairplay, Colorado 80440

SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE

STATE OF COLORADO } ss
COUNTY OF SUMMIT }

I HEREBY CERTIFY THAT THIS WAS FILED IN MY OFFICE AT 2:57 O'CLOCK P.M. THIS 10th DAY OF April 1996 UNDER RECEPTION No. 513186.

Doris L. Brill by Kathleen Neal
DORIS L. BRILL
SUMMIT COUNTY CLERK AND RECORDER

SUMMIT COUNTY SEAL COLORADO

BLUE RIVER BOARD OF TRUSTEE'S APPROVAL

APPROVED THIS 27th DAY OF March 1996 BY THE BOARD OF TRUSTEE'S OF THE TOWN OF BLUE RIVER, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE TYPE OF SIZE OF LOT, OR FLOOR/ELEVATIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL IMPROVEMENTS INVOLVING NECESSARY IMPROVEMENTS OF ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF BLUE RIVER.

Lawrence Nelson
MAYOR PRO TEM
ATTEST: Kay Love
TOWN CLERK

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.

ROB ANDREWS LAND SURVEYING
P. O. BOX 1351 BRECKENRIDGE, CO 80424 (970) 453-1860

FINAL PLAT

PROJECT: 94190	TIMBER CREEK ESTATES PHASE 1	DATE: 3-29-96
DRAWN BY: DAL/REA	TOWN OF BLUE RIVER	SCALE: 1" = 100'
DWG. FILE: 94190-127	SUMMIT COUNTY, COLORADO	SHEET: 1 OF 2

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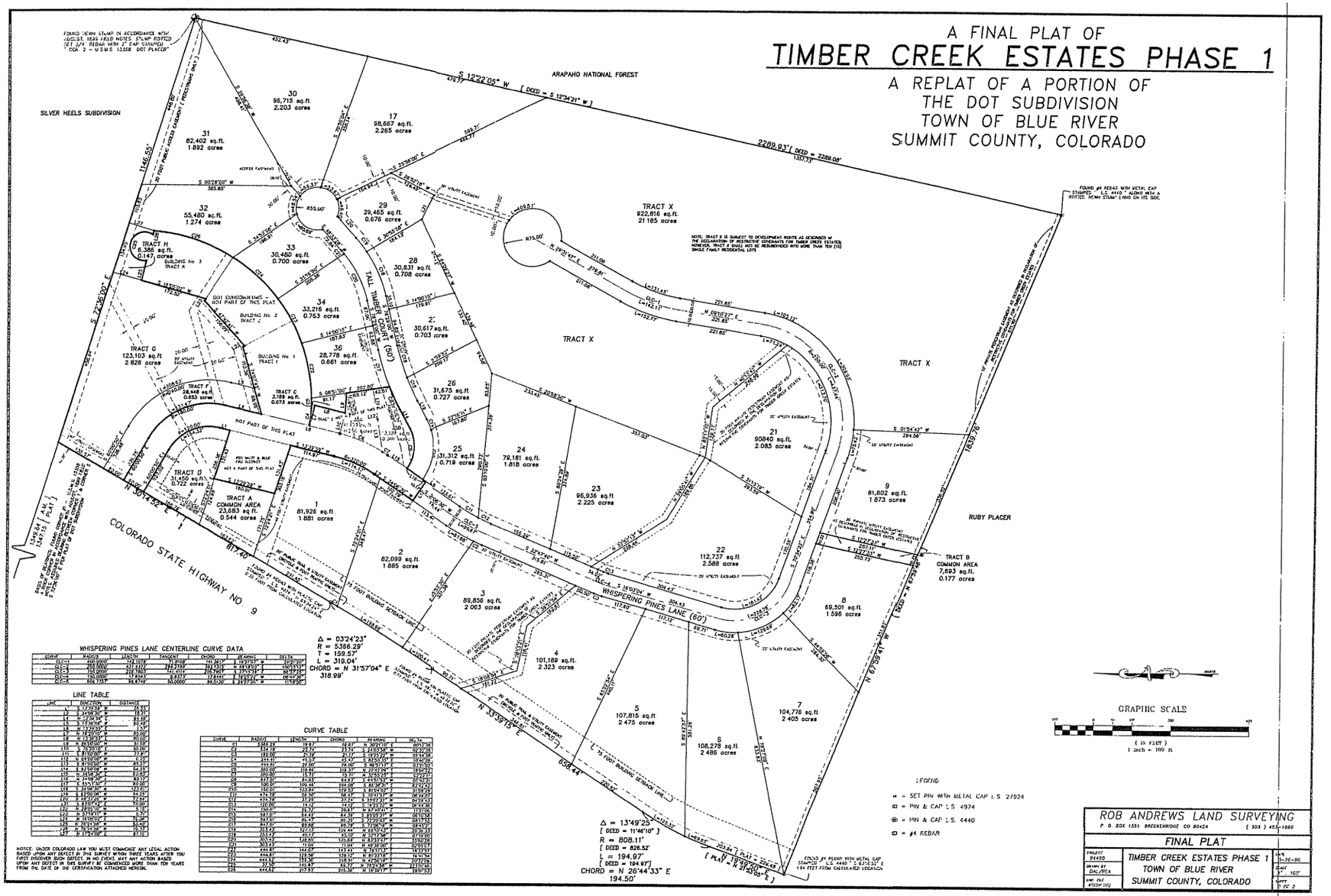

WHISPERING PINES LANE CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1-C1	450.0000'	428.1178'	231.1810'	412.3619'	S 45°57'05" W	54°29'40"
C1-C2	150.0000'	142.7059'	77.1939'	137.4233'	S 54°53'53" W	54°29'40"
C1-C3	150.0000'	206.2805'	124.7455'	190.2609'	S 13°13'31" E	78°46'21"
C1-C4	150.0000'	113.4443'	59.4610'	110.7530'	S 69°22'05" W	43°19'50"
C1-C5	604.7359'	99.8742'	50.0000'	99.7130'	S 24°37'05" W	9°27'50"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 73°30'18" E	19.55'
L2	S 24°08'39" W	28.31'
L3	S 73°30'18" E	89.18'
L4	S 17°18'04" E	60.48'
L5	N 13°20'37" E	1.37'
L6	N 76°20'09" W	65.00'
L7	N 13°20'37" E	60.00'
L8	N 80°50'00" W	31.08'
L9	S 76°30'18" E	50.00'
L10	S 81°00'00" W	77.80'
L11	S 09°00'00" E	44.91'
L12	S 81°00'00" W	85.27'
L13	S 81°00'00" W	84.23'
L14	N 24°08'39" E	60.00'
L15	S 24°08'39" W	60.00'
L16	S 24°08'39" W	123.81'
L17	S 83°00'00" E	54.28'
L18	S 83°00'00" E	74.94'
L19	S 83°00'00" E	70.00'
L20	N 83°00'00" W	5.18'
L21	N 67°19'11" W	5.70'
L22	N 24°08'39" E	76.06'
L23	N 65°51'36" E	59.60'
L24	N 24°08'39" E	19.13'
L25	N 83°00'00" W	87.15'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	5356.29'	319.07'	318.97'	N 30°21'10" E	03°24'23"
C2	834.78'	23.74'	23.74'	S 21°03'58" W	01°37'35"
C3	150.00'	20.19'	20.17'	S 17°22'29" W	07°42'58"
C4	644.65'	45.93'	45.92'	S 84°50'03" E	04°04'58"
C5	444.65'	29.00'	28.99'	S 86°31'17" E	03°44'02"
C6	450.00'	118.46'	118.13'	N 27°12'29" W	15°04'22"
C7	604.00'	15.73'	15.73'	N 14°30'15" E	01°29'41"
C8	604.00'	83.73'	83.65'	S 24°08'39" W	07°56'31"
C9	604.00'	100.44'	100.32'	S 35°36'25" W	09°31'42"
C10	150.00'	113.44'	110.75'	S 69°22'05" W	43°19'50"
C11	150.00'	92.56'	91.12'	S 83°01'31" E	35°21'37"
C12	474.78'	37.23'	37.24'	S 35°07'28" E	04°29'43"
C13	150.00'	14.12'	14.12'	S 30°21'10" E	05°23'43"
C14	150.00'	23.73'	23.67'	N 21°49'01" E	11°17'06"
C15	597.21'	64.42'	64.39'	S 83°01'31" E	06°10'58"
C16	597.21'	86.17'	86.25'	S 72°20'04" E	08°16'28"
C17	847.21'	69.86'	69.79'	S 73°58'19" E	04°43'27"
C18	353.43'	127.13'	126.44'	N 45°57'47" E	20°36'33"
C19	353.43'	45.11'	45.10'	N 57°12'56" E	07°18'50"
C20	301.43'	181.83'	179.04'	N 82°33'17" E	34°33'28"
C21	301.43'	11.08'	11.08'	N 43°08'00" E	02°06'19"
C22	444.81'	144.07'	143.44'	N 39°31'15" E	18°33'09"
C23	444.81'	125.96'	125.56'	N 61°01'16" E	16°13'34"
C24	444.81'	125.96'	125.56'	N 77°14'50" E	16°13'34"
C25	444.81'	125.96'	125.56'	N 87°28'24" E	16°13'34"
C26	444.82'	217.81'	215.56'	N 78°34'11" E	28°01'53"

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.