

FINAL PLAT OF HIDEAWAY TOWNHOUSES SUBDIVISION

BEING A REPLAT OF LOT 2, BLOCK 2 EAGLES NEST SUBDIVISION FILING NO. 4 PHASE 1
AND A PLAT OF A TRACT OF LAND, BEING LOCATED IN SECTION 35, TOWNSHIP 4 SOUTH,
RANGE 78 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF SILVERTHORNE,

COUNTY OF SUMMIT, STATE OF COLORADO

NOTE: THE PLATTED PROPERTY IS SUBJECT TO THE DECLARATION AND AGREEMENT COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED 14 JUNE 1983 UNDER RECEPTION NO.
257911 AND IS INCLUDED IN THE EAGLES NEST HOMEOWNERS ASSOCIATION. THIS PLAT IS ALSO THE
COMMON INTEREST COMMUNITY PLAT OF THE HIDEAWAY TOWNHOUSES SUBDIVISION, A PLANNED COMMUNITY.

SHEET 1 OF 2

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT PEAK PROPERTIES & DEVELOPMENT CORPORATION, A COLORADO CORPORATION AS TO ITS INTERESTS OF RECORD BEING SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS: LOT 2, BLOCK 2, EAGLES NEST SUBDIVISION FILING NO. 4 PHASE 1 ACCORDING TO THE PLAT THEREOF FILED JUNE 5, 1985 AT RECEPTION NO. 297951, COUNTY OF SUMMIT, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2; THENCE N16°11'27"W ALONG SAID LOT 2, A DISTANCE OF 500.00 FEET; THENCE N20°53'47"W A DISTANCE 334.21 FEET; THENCE N49°01'38"E A DISTANCE OF 282.43 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR KESTREL LANE AS RECORDED IN SAID EAGLES NEST SUBDIVISION FILING NO. 4 PHASE 1; THENCE ALONG S45°17'30"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 379.98 FEET TO A POINT OF CURVATURE; THENCE 646.15 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 57°23'54", A RADIUS OF 645.00 FEET, AND WHOSE CHORD BEARS S16°35'33"E A DISTANCE OF 619.47 FEET; THENCE S73°48'33"W A DISTANCE OF 418.15 FEET TO THE POINT OF BEGINNING; CONTAINING 8.96 ACRES MORE OR LESS; AND A TRACT OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 2, EAGLES NEST SUBDIVISION FILING NO. 4 PHASE 1 RECORDED JUNE 5, 1985 UNDER RECEPTION NO. 297951 OF THE SUMMIT COUNTY RECORDS; THENCE S31°20'56"E 376.96 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF KESTREL LANE AS RECORDED IN SAID EAGLES NEST SUBDIVISION FILING NO. 4 PHASE 1; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 111°08'22" A RADIUS OF 85.00 FEET AN ARC LENGTH OF 164.88 FEET WITH A CHORD BEARING S27°44'19"E AND A CHORD LENGTH OF 140.22 FEET TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 73°07'22" A RADIUS OF 70.00 FEET AN ARC LENGTH 89.34 FEET WITH A CHORD BEARING S08°43'49"E AND A CHORD LENGTH 83.40 FEET TO A POINT OF TANGENT; THENCE ALONG SAID TANGENT AND ALONG SAID EASTERLY RIGHT-OF-WAY OF KESTREL LANE S45°17'30"E 66.68 FEET TO A POINT WHERE KESTREL LANE RIGHT-OF-WAY INTERSECTS THE GOLF COURSE BOUNDARY FOR THE FRONT NINE PARCEL; THENCE DEPARTING THE KESTREL LANE RIGHT-OF-WAY AND N02°34'34"W A DISTANCE OF 762.00 FEET TO A POINT ON THE GOLF COURSE BOUNDARY; THENCE ALONG THE GOLF COURSE BOUNDARY S70°58'10"W A DISTANCE OF 350.00 FEET; THENCE ALONG THE GOLF COURSE BOUNDARY S31°20'56"E A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2.77 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS FINAL PLAT UNDER THE NAME AND STYLE OF HIDEAWAY TOWNHOUSES SUBDIVISION, A SUBDIVISION IN THE TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO; GRANT AND CONVEY TO THE TOWN OF SILVERTHORNE IN FEE SIMPLE ALL THE PUBLIC ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT; AND DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE TOWN OF SILVERTHORNE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT FOR THE PURPOSE SHOWN HEREON; AND DOES HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTIRE RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS 3rd DAY OF March, A.D. 1997.

OWNER: PEAK PROPERTIES & DEVELOPMENT CORPORATION, A COLORADO CORPORATION
1877 BROADWAY
BOULDER, COLORADO 80302
BY: [Signature]
TITLE: President

STATE OF COLORADO)
COUNTY OF BOULDER) SS:

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF March, A.D. 1997 BY [Signature] Peak Properties & Development Corp.

MY COMMISSION EXPIRES: 6-17-2000

WITNESS MY HAND AND SEAL.

[Signature]
NOTARY PUBLIC
ADDRESS: [Address]

AURORA NATIONAL BANK AS TO ITS INTEREST AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST MADE AS OF THE 3rd DAY OF March, 1997 BY PEAK PROPERTIES & DEVELOPMENT CORPORATION, A COLORADO CORPORATION AND RECORDED 1997 UNDER RECEPTION NO. _____ OF THE REAL PROPERTY RECORDS OF SUMMIT COUNTY COLORADO.

BY: [Signature]
TITLE: Jr. V. Pres.

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS:

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF March, A.D. 1997 BY [Signature]

MY COMMISSION EXPIRES: 6-17-2000

WITNESS MY HAND AND SEAL.

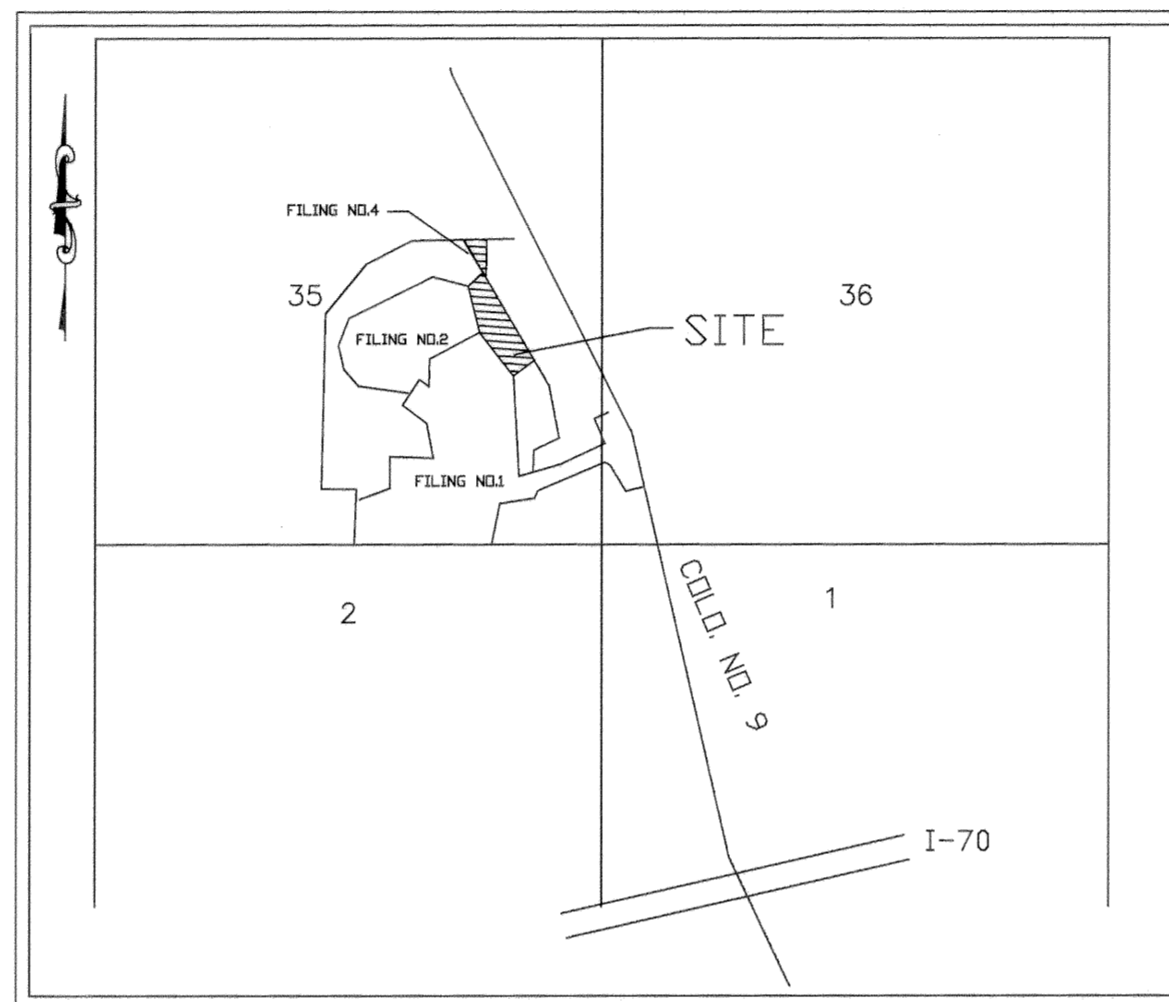
[Signature]
NOTARY PUBLIC
ADDRESS: [Address]

THE UNDERSIGNED, AS OWNER OF THE GOLF COURSE PARCEL SHOWN ON SHEET 2 OF THIS FINAL PLAT (SOMETIMES KNOWN AS THE EAGLES NEST GOLF COURSE) HEREBY ACKNOWLEDGES AND CONSENTS TO RECORDING OF THIS FINAL PLAT AND ACKNOWLEDGES THAT THE COURSE SET BACK AS DEFINED IN PARAGRAPH 3 OF ARTICLE VII OF THE DECLARATION AND AGREEMENT CREATING COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED 14 JUNE 1983 UNDER RECEPTION NUMBER 257911 DOES NOT ENCRONCH ON THE PROPERTY HEREBY PLATTED AND ACKNOWLEDGES AND CONFIRMS THE GRANT OF AN ACCESS EASEMENT AS SHOWN ON PARCEL E-1 AND THE GRANT OF THE LANDSCAPE EASEMENT AS SHOWN ON PARCEL E-2

BY REYNALDO D. GRAULTY, THE INSURANCE COMMISSIONER OF THE STATE OF HAWAII IN HIS CAPACITY AS LIQUIDATOR OF INVESTORS EQUITY LIFE INSURANCE COMPANY OF HAWAII, LTD.

BY JAMES B. MZYK, SPECIAL DEPUTY LIQUIDATOR OF INVESTORS EQUITY LIFE INSURANCE COMPANY OF HAWAII, LTD.

BY: [Signature]
EUGENE M. SPRAGUE, AS ATTORNEY-IN-FACT



NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX 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 CERTIFICATION SHOWN HEREON.
- THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 08290 0110B, DATED 12-16-80.
- THE BASIS OF BEARINGS IS THE WEST LINE OF LOT 2, BLOCK 2 EAGLES NEST SUBDIVISION FILING NO. 4 PHASE 1, BEING N20°53'47"W.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON MAY 5, 1994 AND ACCURATELY SHOWS THE BOUNDARIES AND CLOSES TO A TOLERANCE OF 1:10,000.
- THIS PLAT ADHERES TO ALL DEDICATIONS AND EASEMENTS AS SET FORTH ON THE PLAT OF EAGLES NEST MASTER PLAN FILED JUNE 1984 UNDER RECEPTION NO. 279725.
- A LICENSE AGREEMENT EXISTS OVER AND ACROSS PORTIONS OF THIS PROPERTY WITH PUBLIC SERVICE COMPANY COLORADO DATED JANUARY 26, 1995 FOR RETAINING WALL PURPOSES.
- THERE IS AUTHORIZATION FOR BALCONY ENCRONCHMENT IN THE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT.
- THERE IS NO CONFLICTING BOUNDARY EVIDENCE.

REYNALDO D. GRAULTY, THE INSURANCE COMMISSIONER OF THE STATE OF HAWAII IN HIS CAPACITY AS LIQUIDATOR OF INVESTORS EQUITY LIFE INSURANCE COMPANY OF HAWAII, LTD, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST MADE AS OF 3rd DAY OF March 1997 BY PEAK PROPERTIES & DEVELOPMENT CORPORATION AND RECORDED UNDER RECEPTION NO. _____ OF THE REAL PROPERTY RECORDS OF SUMMIT COUNTY, COLORADO.

BY JAMES B. MZYK, SPECIAL DEPUTY LIQUIDATOR OF INVESTORS EQUITY LIFE INSURANCE COMPANY OF HAWAII, LTD.

BY: [Signature]
EUGENE M. SPRAGUE, AS ATTORNEY-IN-FACT

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS:

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF March, A.D. 1997 BY EUGENE M. SPRAGUE, AS ATTORNEY-IN-FACT.

MY COMMISSION EXPIRES: 6-17-2000

WITNESS MY HAND AND SEAL.

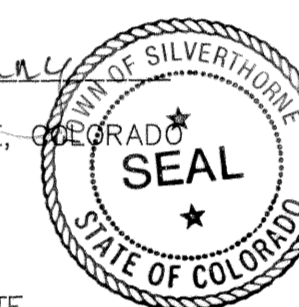
[Signature]
NOTARY PUBLIC
ADDRESS: [Address]

TOWN OF SILVERTHORNE APPROVAL

THIS PLAT APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE, COLORADO THIS 22nd DAY OF March, A.D., 1997, FOR FILING WITH THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO AND FOR THE CONVEYANCE TO THE TOWN OF SILVERTHORNE OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF SILVERTHORNE FOR MAINTENANCE OF ROADS DEDICATED TO THE PUBLIC UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED IN ACCORDANCE WITH THE TOWN OF SILVERTHORNE SPECIFICATIONS. THIS APPROVAL DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING ALL IMPROVEMENTS REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF SILVERTHORNE.

ATTEST:

[Signature]
TOWN CLERK
TOWN OF SILVERTHORNE, COLORADO



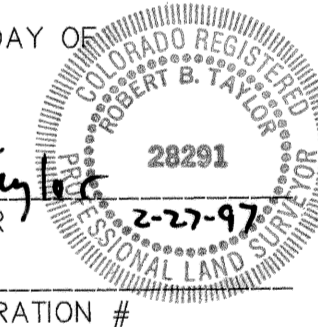
[Signature] Mayor
MAYOR
TOWN COUNCIL
TOWN OF SILVERTHORNE, COLORADO

SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS TRUE, CORRECT AND COMPLETE AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS THEREOF I HAVE SET MY HAND AND SEAL THIS 27 DAY OF February, A.D., 1997.

[Signature]
ROBERT B. TAYLOR
#28291
COLORADO REGISTRATION #



CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER ON THIS 2 DAY OF April, A.D. 1997, AT 11:38 O'CLOCK A.M. RECORDED UNDER RECEPTION NO. 536376 IN BOOK _____ AT PAGE _____

[Signature]
CLERK AND RECORDER
SUMMIT COUNTY, COLORADO

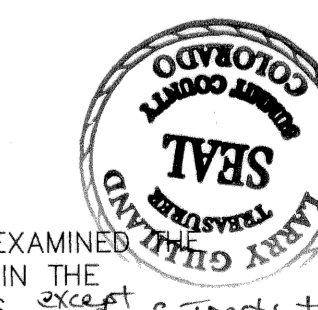
BY: [Signature]
DEPUTY



CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF 12-31-96 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE XXXXXXXXXX DATED 3-4-97 DAY OF MARCH, A.D., 1997. DUE IN THE AMOUNT OF \$8,958.16 FOR TAX YEAR 1996 IF PAID BY 4-30-97.

[Signature]
SUMMIT COUNTY TREASURER



TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES.

DATED THIS 27th DAY OF February, 1997

[Signature]
AGENT

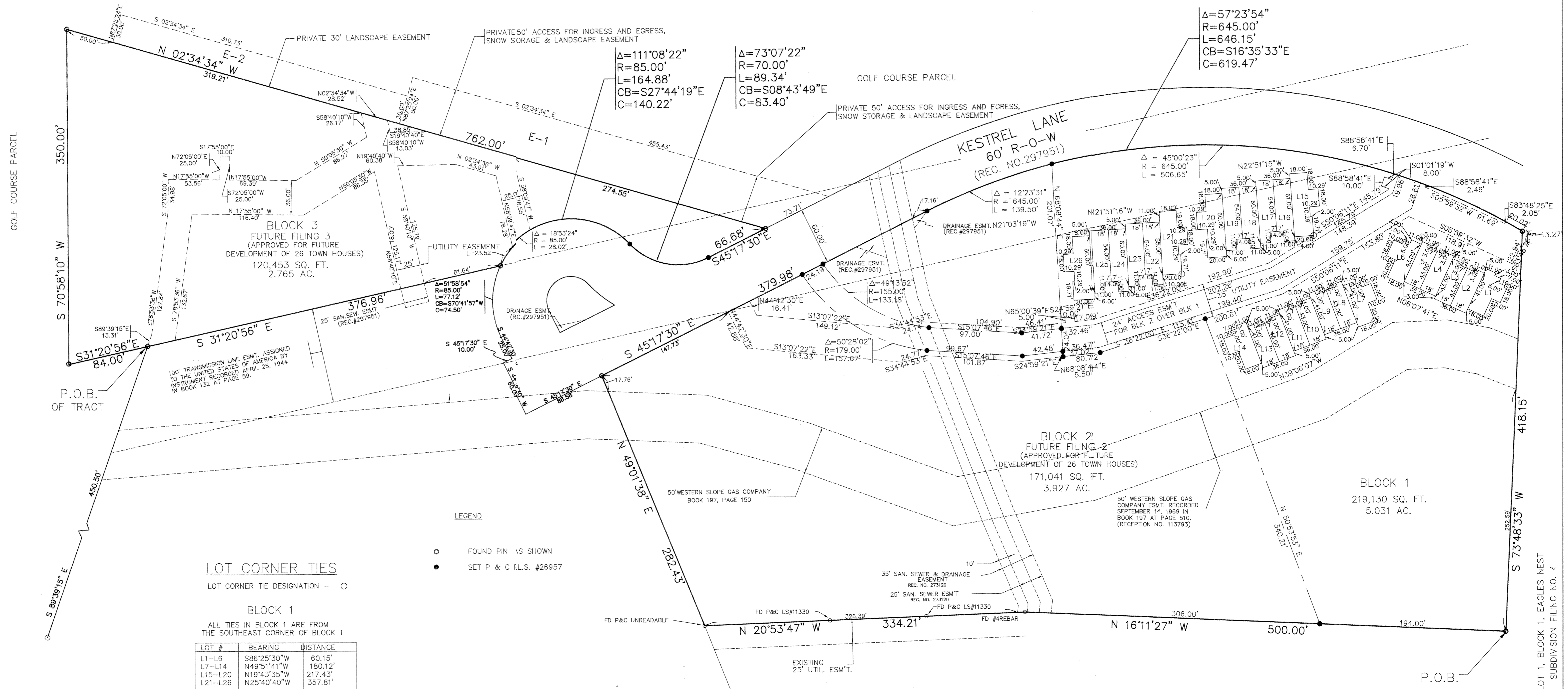
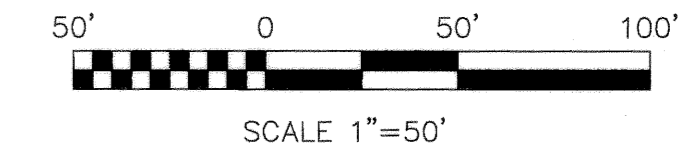
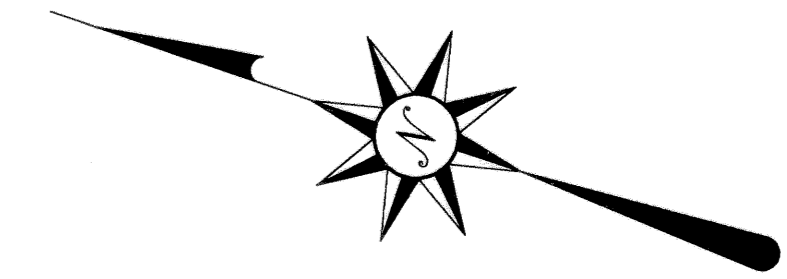
R & R Engineers-Surveyors, Inc.
#10 Inverness Drive East, Suite 229
Englewood, Colorado 80112
(303)792-2846

Field Bk. DC
Date: 2-10-98
Drawn: RBT
Checked: RGF
Job No.
BW422

FINAL PLAT OF HIDEAWAY TOWNHOUSES SUBDIVISION

BEING A REPLAT OF LOT 2, BLOCK 2 EAGLES NEST SUBDIVISION FILING NO. 4 PHASE 1
AND A PLAT OF A TRACT OF LAND, BEING LOCATED IN SECTION 35, TOWNSHIP 4 SOUTH,
RANGE 78 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF SILVERTHORNE,
COUNTY OF SUMMIT, STATE OF COLORADO

SHEET 2 OF 2



- LEGEND**
- FOUND PIN IS SHOWN
 - SET P & C F.L.S. #26957

LOT CORNER TIES
LOT CORNER TIE DESIGNATION - ○

BLOCK 1
ALL TIES IN BLOCK 1 ARE FROM THE SOUTHEAST CORNER OF BLOCK 1

LOT #	BEARING	DISTANCE
L1-L6	S86°25'30"W	60.15'
L7-L14	N49°51'41"W	180.12'
L15-L20	N19°43'35"W	217.43'
L21-L26	N25°40'40"W	357.81'

EAGLES NEST FILING NO. 4, PHASE 1
LOT 3, BLOCK 2, REC. NO. 297951

EAGLES NEST FILING NO. 2, PHASE 1
BLOCK 1, REC. NO. 297929

REV. 2-27-97 TOWN COMMENTS
REV. 2-13-97 TOWN COMMENTS
REV. 8-25-95 TOWN COMMENTS
REV. 3-16-94 TOWN COMMENTS

R & R Engineers-Surveyors, Inc.
#10 Inverness Drive East, Suite 229
Englewood, Colorado 80112
(303)792-2846

Field Bk. DC
Date 2-10-98
Drawn RBT
Checked RGF
Job No.
BW422

E 46A