

EIGHTH AMENDMENT TO CONDOMINIUM MAP—THE PONDS AT BLUE RIVER
A DEDICATION AND VACATION OF EASEMENTS AND A REPLAT OF
THE COMMON ELEMENTS & LIMITED COMMON ELEMENTS OF THE
COMMUNITY, THE PONDS AT BLUE RIVER, LOCATED IN SECTION
36, TOWNSHIP 4 SOUTH, RANGE 78 WEST OF THE 6th P.M.
TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO
A CONDOMINIUM COMMUNITY CONTAINING 84 UNITS

CERTIFICATION OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES,
BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER
INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID
OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS,
TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN
HEREON UNDER THE NAME AND SUBDIVISION OF "EIGHTH
AMENDMENT TO CONDOMINIUM MAP – THE PONDS AT BLUE
RIVER". THE UTILITY EASEMENTS AS SHOWN HEREON ARE
HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE
COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN
HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE
SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE
HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND
EGRESS FROM AND TO ADJACENT PROPERTIES FOR
INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY
LINES AND RELATED FACILITIES. ALL STREETS AND RIGHTS
OF WAY AS SHOWN HEREON, UNLESS OTHERWISE DESIGNATED
AS BEING PRIVATE, ARE DEDICATED AND CONVEYED TO THE
TOWN OF SILVERTHORNE, COLORADO, IN FEE SIMPLE
ABSOLUTE, FOR PUBLIC USE AND PURPOSES, DRAINAGE
AND DETENTION EASEMENTS AS SHOWN HEREON, UNLESS
OTHERWISE DESIGNATED AS BEING PRIVATE, ARE HEREBY
DEDICATED TO THE TOWN OF SILVERTHORNE. THE TOWN IS
HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND
EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR
CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND
REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES.

THE PONDS AT BLUE RIVER OWNERS ASSOCIATION, INC.,
A COLORADO NONPROFIT CORPORATION

BY: _____
ROBERT KIEBER, PRESIDENT

ATTEST

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
OF _____, 20____, BY _____,
PRESIDENT, THE PONDS AT BLUE RIVER OWNERS
ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN OF SILVERTHORNE APPROVAL

THE PLAT IS APPROVED BY THE TOWN OF SILVERTHORNE,
COLORADO, THIS ____ DAY OF _____, 20____,
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:

MAYOR, TOWN OF SILVERTHORNE, COLORADO

TOWN CLERK, TOWN OF SILVERTHORNE, COLORADO

TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE
AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS
OF _____ UPON ALL PARCELS OF REAL ESTATE
DESCRIBED ON THIS PLAT ARE PAID IN FULL.
DATED THIS ____ DAY OF _____, 20____.

SIGNATURE _____
SUMMIT COUNTY TREASURER

TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY
THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN
HEREON, AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF
THIS PLAT, AND TITLE TO ALL SUCH LANDS IS IN THE OWNER
NAMED ABOVE FREE AND CLEAR OF ALL LIENS, TAXES AND
ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS ____ DAY OF _____, 20____.

AGENT

NOTES:

1) THIS AMENDMENT WAS APPROVED AS AN AMENDMENT TO
THE DECLARATION AS SET FORTH IN THE FIRST AMENDMENT
TO DECLARATION OF THE PONDS AT BLUE RIVER RECORDED
CONTEMPORANEOUSLY WITH THIS MAP. THE UNIT OWNERS
AUTHORIZED EXECUTION OF THIS MAP BY THE ASSOCIATION
IN SUCH FIRST AMENDMENT TO DECLARATION.

2) THIS AMENDMENT IS TO VACATE UNNECESSARY
EASEMENTS, TO DEDICATE NEW EASEMENTS AND TO SHOW
THE DIMENSIONS OF THE PATIO LOTS. NO OTHER CHANGES
ARE DONE OR IMPLIED.

3) TO THE EXTENT NOT AMENDED OR VACATED BY THIS
EIGHTH AMENDMENT, ALL UTILITY EASEMENTS, RIGHT OF WAYS
AND OTHER PUBLIC DEDICATION SHOWN ON PRIOR MAPS OF
THIS PROPERTY REMAIN IN PLACE.

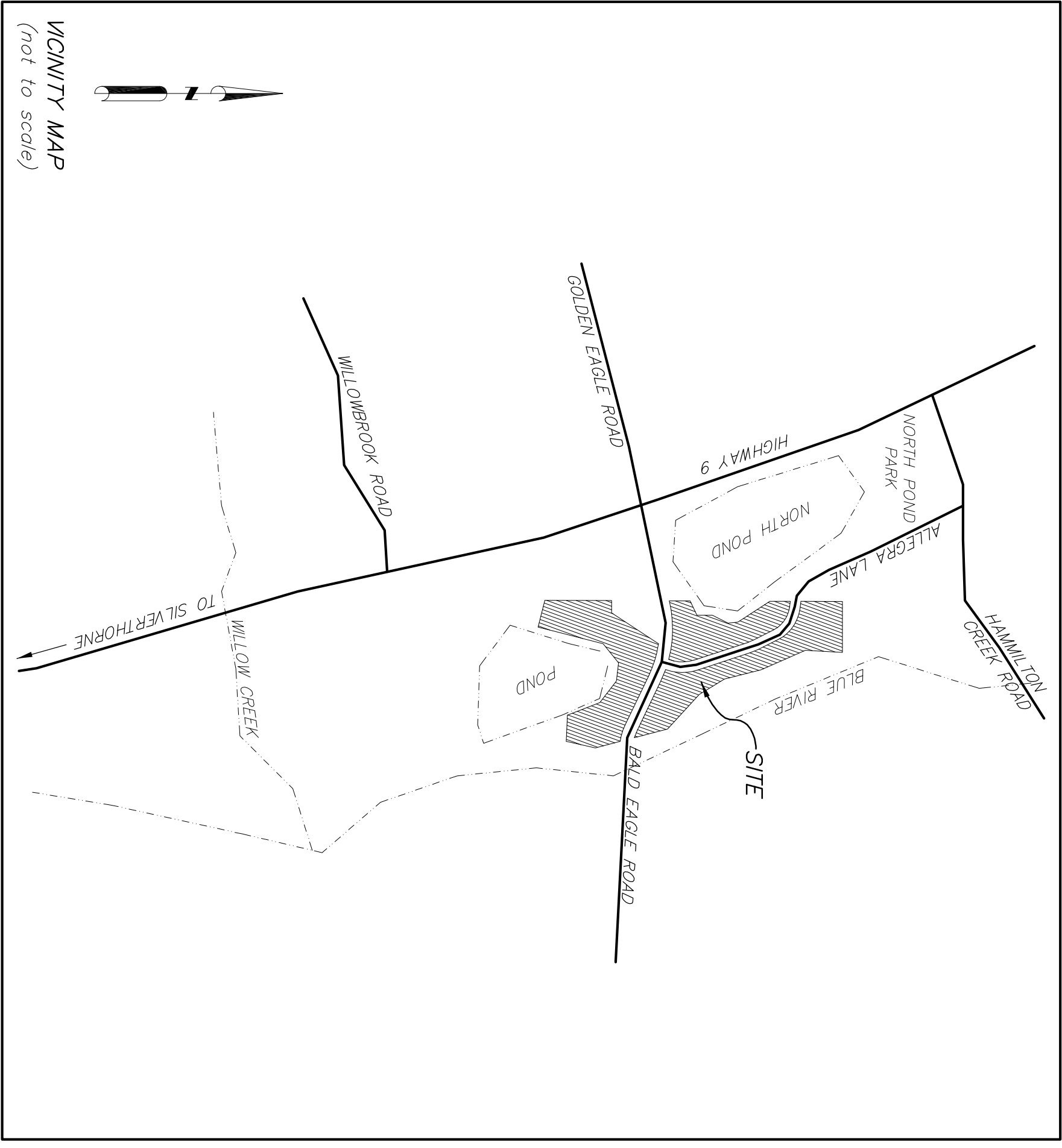
4) CE INDICATES COMMON ELEMENT.

5) LCE INDICATES LIMITED COMMON ELEMENT.

6) ALL BIKE PATH EASEMENTS ON THIS MAP ARE SUBJECT
TO THE EASEMENT AGREEMENT RECORDED ON MAY 21, 1999
UNDER RECEPTION NO. 596442.

7) THIS EIGHTH AMENDMENT TO CONDOMINIUM MAP, ALONG
WITH THE OTHER GOVERNING DOCUMENTS FOR THE
COMMUNITY LISTED IN THE FIRST AMENDMENT TO
DECLARATION, CONTAIN ALL INFORMATION REQUIRED BY CRS
38—33.3—209.

8) BUILDING N-1 LIES OUTSIDE OF THE 30' SIDE PL
SETBACK LINE IN ACCORDANCE WITH THE FOURTH
AMENDMENT TO CONDOMINIUM MAP – THE PONDS AT BLUE
RIVER FILED UNDER REC. NO. 650673.



SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT I AM A REGISTERED LAND
SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF
COLORADO, AND DO HEREBY CERTIFY THAT THIS COMMON
INTEREST OWNERSHIP MAP IS TRUE, CORRECT AND COMPLETE
AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON.
THAT SUCH COMMON INTEREST OWNERSHIP MAP WAS MADE
FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND
UNDER MY SUPERVISION AND CORRECTLY SHOWS THE
HORIZONTAL AND VERTICAL LOCATION AND DIMENSIONS OF
THE DWELLING AREAS, PARCELS, EASEMENTS AND STREETS
OF SAID COMMON INTEREST OWNERSHIP MAP 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
____ DAY OF _____ A.D., 20____.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
MATTHEW J. WENZ L.S. 37719

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE
CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO AT
_____, 20____, AND IS FILED UNDER RECEPTION NO. _____.

THE DECLARATIONS OF COVENANTS, CONDITIONS AND
RESTRICTIONS APPLICABLE HERETO, ARE RECORDED UNDER
RECEPTION NO. 623069 ON May 25, 2000.

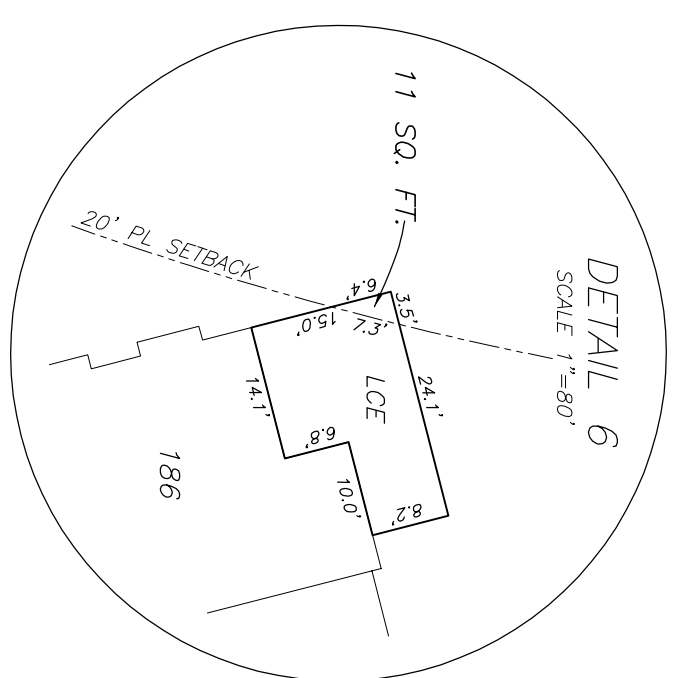
SUMMIT COUNTY, COLORADO, CLERK AND RECORDER
BY: _____

SUMMIT LAND SURVEYING, INC.				P.O. BOX 24212 SILVERTHORNE, CO 80497	
SCALE: 1" = 40'		DATE: 06/20/11		JOB NO. 11886	
DRAWN BY: MAW		SHEET: 1 OF 3		DRAWING NO 11886cm	

NOTICE: According to Colorado law you must commence any legal
action based upon any defect in this survey within three years after
the date of recording of this survey, and if no action is taken within
upon any defect in this survey be commenced more than ten years
from the date of the certification shown hereon.

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SEE DETAIL 6



NOTICE: According to 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 shown hereon.