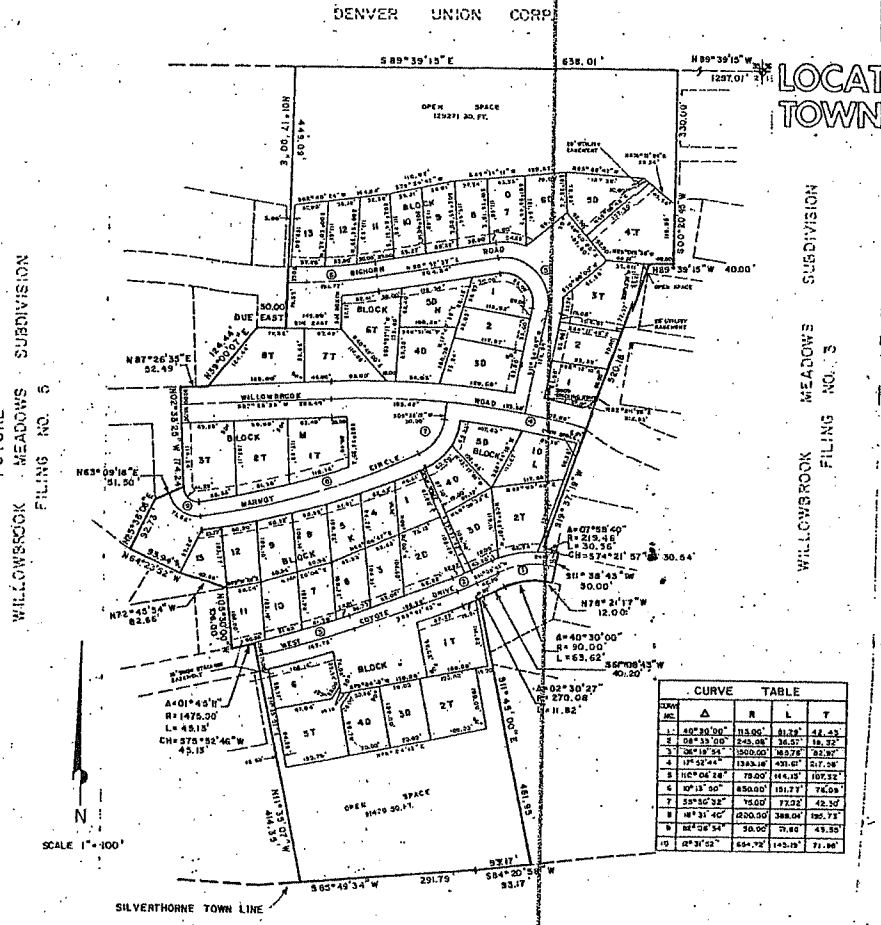
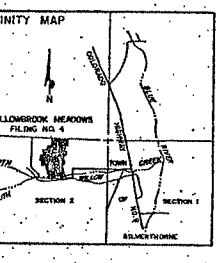
WILLOWBROOK MEADOWS SUBDIVISION
FILING NO. 4

LOCATED IN SECTION 2, T5S, R78W, 6 PM
TOWN OF SILVERTHORNE, SUMMIT COUNTY, CO.



CURVE TABLE				
CURVE NO.	Δ	R	L	T
1	40°30'00"	115.00'	81.29'	42.43'
2	08°33'00"	245.00'	36.57'	18.32'
3	26°19'54"	1500.00'	343.76'	174.87'
4	17°52'44"	1363.16'	425.07'	214.58'
5	115°04'28"	75.00'	144.13'	107.32'
6	10°13'50"	850.00'	151.77'	76.09'
7	23°30'32"	75.00'	77.02'	42.30'
8	18°31'40"	1200.00'	388.04'	195.73'
9	82°08'54"	30.00'	71.80'	43.30'
10	28°31'52"	654.72'	145.19'	73.98'



SURVEYOR'S CERTIFICATE

I, RICHARD A. SACKLOSKI, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WILLOWBROOK MEADOWS SUBDIVISION, FILING NO. 4, WAS MADE BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION AND THAT THE PLAT AND SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 2-5-85 DAY OF May

RICHARD A. SACKLOSKI
COLORADO L.S. 19647

PLANNING COMMISSION APPROVAL

THE ABOVE PLAT HAS BEEN RECOMMENDED FOR APPROVAL ON THIS 3rd DAY OF June, 19 81, BY THE TOWN OF SILVERTHORNE PLANNING AND ZONING COMMISSION.

CHAIRMAN

TITLE COMPANY CERTIFICATE

Transamerica Title Insurance Co. TITLE COMPANY DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN ON THIS PLAT AND TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT AS FOLLOWS:

DATED THIS 4 DAY OF June A.D. 1981

BY: Karen R. Kaufman AGENT

BOARD APPROVAL

THE ABOVE PLAT IS HEREBY APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTHORNE, COLORADO, AND THE TRUST RIGHTS-OF-WAY ARE HEREBY ACCEPTED BY THE TOWN OF SILVERTHORNE SUBJECT TO THE ANNEXATION AGREEMENT BETWEEN THE TOWN AND THE GRANTOR DATED APRIL 29, 1976.

BOARD OF TRUSTEES, TOWN OF SILVERTHORNE, COLORADO

BY: Richard Shmidt

ATTEST: Sally Shelton

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT, J.N.C. COMPANY, BEING THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO INCLUDING A PORTION OF WILLOWBROOK MEADOWS SUBDIVISION FILING NO. 3, AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2, THENCE N 89°39'15" W ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 1297.01 FEET TO THE NW CORNER OF SAID WILLOWBROOK MEADOWS SUBDIVISION FILING NO. 3, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID FILING NO. 3 FOR THE FOLLOWING THREE COURSES:

1) S 00°20'45" W A DISTANCE OF 330.00 FEET;
2) N 89°39'15" W A DISTANCE OF 40.00 FEET;
3) S 18°37'18" W A DISTANCE OF 320.16 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST COYOTE DRIVE, A FIFTY FOOT WIDE RIGHT-OF-WAY IN SAID FILING NO. 3;

THENCE 30.56 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°58'40", A RADIUS OF 219.46 FEET AND A CHORD WHICH BEARS S 74°21'57" E 30.34 FEET DISTANT; THENCE S 11°38'43" W A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST COYOTE DRIVE; THENCE WESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF RELOCATED WEST COYOTE DRIVE FOR THE FOLLOWING FOUR COURSES:

1) N 78°21'17" W A DISTANCE OF 12.00 FEET;
2) 63.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40°30'00" AND A RADIUS OF 90.00 FEET;
3) S 61°08'43" W A DISTANCE OF 40.20 FEET;
4) 11.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°30'27" AND A RADIUS OF 270.08 FEET TO A POINT ON SAID ORIGINAL WEST LINE OF FILING NO. 3;

THENCE N 11°45'00" W A DISTANCE OF 481.95 FEET TO THE SOUTHWEST CORNER OF SAID FILING NO. 3, ALSO BEING A POINT ON THE SOUTH LINE OF RUBY RANCH FILING NO. 2, A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF SAID SUMMIT COUNTY CLERK AND RECORDER, ALSO BEING A POINT ON THE SILVERTHORNE TOWN LINE; THENCE WESTERLY ALONG SAID RUBY RANCH FILING NO. 2 LINE AND SAID SILVERTHORNE TOWN LINE FOR THE FOLLOWING TWO COURSES:

1) S 84°20'58" W A DISTANCE OF 93.17 FEET;
2) S 85°49'34" W A DISTANCE OF 291.79 FEET;

THENCE N 11°35'07" W A DISTANCE OF 414.35 FEET TO A POINT ON A CURVE; THENCE 45.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°43'11", A RADIUS OF 1475.00 FEET AND A CHORD WHICH BEARS N 76°51'47" W 45.13 FEET DISTANT; THENCE N 05°30'00" W A DISTANCE OF 104.00 FEET; THENCE N 72°45'54" W A DISTANCE OF 82.66 FEET; THENCE N 64°23'52" W A DISTANCE OF 93.84 FEET; THENCE N 25°58'08" E A DISTANCE OF 92.73 FEET; THENCE N 63°09'16" E A DISTANCE OF 31.30 FEET; THENCE N 02°33'25" W A DISTANCE OF 124.34 FEET; THENCE N 87°26'35" E A DISTANCE OF 52.49 FEET; THENCE N 39°00'07" E A DISTANCE OF 124.44 FEET; THENCE DUE EAST A DISTANCE OF 30.00 FEET; THENCE N 01°17'00" E A DISTANCE OF 445.03 FEET TO A POINT ON SAID NORTH LINE OF SECTION 2; THENCE S 89°39'15" E ALONG SAID NORTH SECTION LINE A DISTANCE OF 638.01 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 17.624 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "WILLOWBROOK MEADOWS SUBDIVISION FILING NO. 4"; AND BY THESE PRESENTS DOES DEDICATE TO THE TOWN OF SILVERTHORNE FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS AS SHOWN HEREON.

J.N.C. COMPANY

J.N. LACY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF June, 19 81, BY J.N. LACY AS PRESIDENT OF J.N.C. COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 4-5-85

NOTARY PUBLIC

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 16th DAY OF June, 19 81 AT 1:46 P.M., AND DULY FILED UNDER RECEPTION NO. 224765

PROTECTIVE COVENANTS ARE FILED UNDER RECEPTION NO. 224766

Diane Wood Anne R. Pierson
SUMMIT COUNTY CLERK AND RECORDER / DEPUTY

224765

NOTES

1) D OR T AFTER LOT NUMBERS INDICATE DUPLEX OR TRIPLEX LOTS.
2) ANY LOT LINE NOT DIMENSIONED IS THE SAME DIMENSION AS IT'S OPPOSITE LOT LINE.
3) ALL AREAS SHOWN AS OPEN SPACE MAY BE USED AS UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS, BUT NOT AS VEHICULAR RIGHTS-OF-WAY.
4) A 15 FOOT SETBACK ALONG THE FRONT LOT LINES IS PROVIDED FOR SNOW STORAGE, AS SHOWN HEREON.
5) THERE IS AN EXISTING 20' UTILITY EASEMENT LOCATED ALONG WEST COYOTE DRIVE FOR THE MAINTENANCE OF AN EXISTING WATER MAIN.

AREA OF TYPICAL LOT
SINGLE FAMILY - 6200 SQ. FT.
DUPLEX - 7000 SQ. FT.
TRIPLEX - 10000 SQ. FT.

ND LAND SURVEYS
P. O. BOX 814
FRISCO, CO 80443