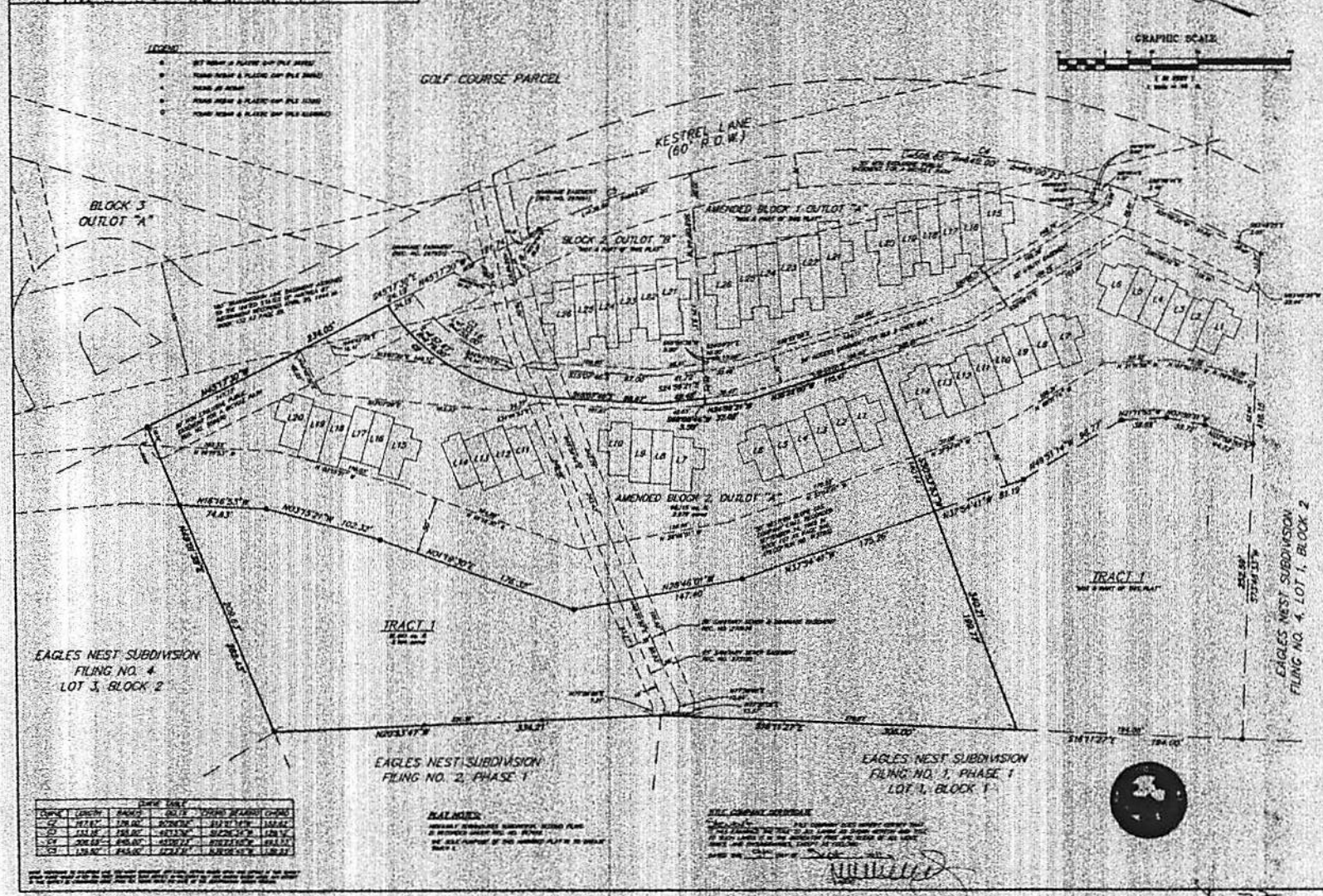
THE HIDEAWAY TOWNHOUSES SUBDIVISION

SECOND FILING – FIRST AMENDMENT

A REPLAT OF BLOCK 2, OUTLOT "A", HIDEAWAY TOWNHOUSES SUBDIVISION SECOND FILING
TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO



CERTIFICATION OF DEDICATION AND OWNERSHIP

ACKNOWLEDGEMENT

TOWN OF SILVERTHORNE APPROVAL

SURVEYOR'S CERTIFICATE

CERTIFICATE OF TAXES PAID

CLERK AND RECORDER'S CERTIFICATE

R-A-N-G-E W-E-S-T
ENGINEERS & SURVEYORS
P.O. Box 369
Silverthorne, CO 80498 970-468-6261

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT BEARING	CHORD
C2	147.91'	175.00'	50°20'02"	S17°21'21"W	143.24'
C3	133.18'	175.00'	43°12'06"	S32°07'18"W	129.97'
C4	306.83'	495.00'	43°00'23"	S32°21'03"W	299.73'
C5	133.50'	175.00'	43°41'18"	N32°06'45"W	130.31'

S-77

SECOND AMENDMENT TO

THE HIDEAWAY TOWNHOUSES SUBDIVISION

A REPLAT OF BLOCK 1, FIRST AMENDMENT TO THE HIDEAWAY TOWNHOUSES SUBDIVISION
TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO

GRAPHIC SCALE

GOLF COURSE PARCEL

KESTREL LANE (60' R.O.W.)

BLOCK 3 OUTLOT "A"

BLOCK 2 OUTLOT "B"

AMENDED BLOCK 1

AMENDED BLOCK 2 OUTLOT "A"

TRACT 1

TRACT 2

EAGLES NEST SUBDIVISION FILING NO. 4 LOT 3, BLOCK 2

EAGLES NEST SUBDIVISION FILING NO. 2, PHASE 1

EAGLES NEST SUBDIVISION FILING NO. 1, PHASE 1 LOT 1, BLOCK 1

EAGLES NEST SUBDIVISION FILING NO. 4, LOT 1, BLOCK 2

PLAT NOTES

D-77

598794

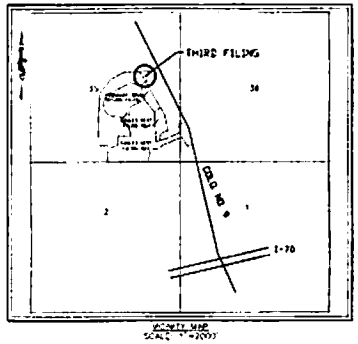
101

HIDEAWAY TOWNHOUSES SUBDIVISION
THIRD FILING

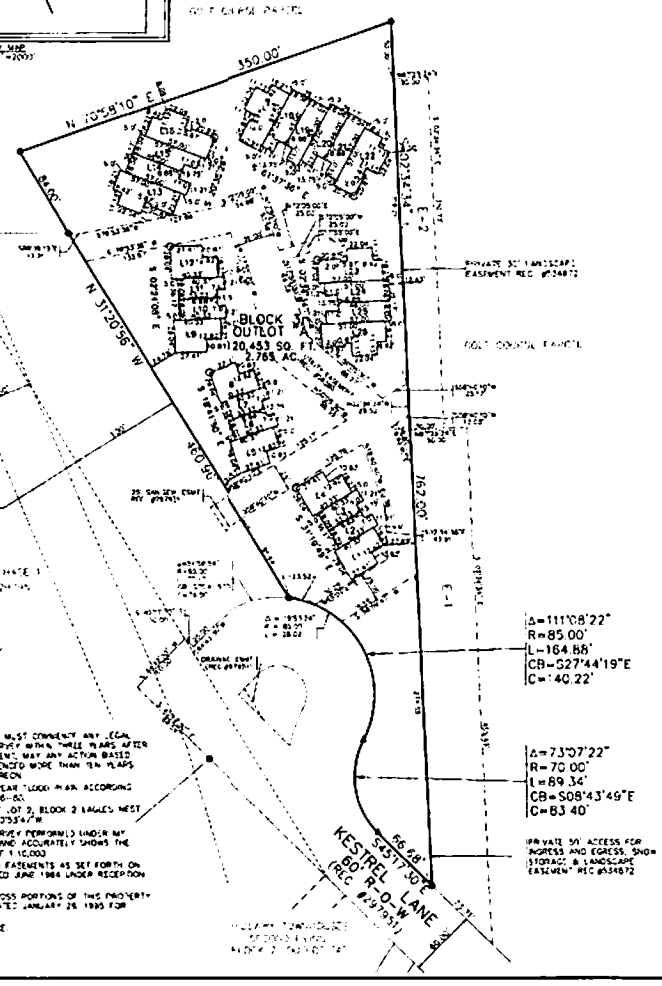
BEING A REPLAT OF BLOCK 3, HIDEAWAY TOWNHOUSES SUBDIVISION,
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO

NOTE: THE PLATTED PROPERTY IS SUBJECT TO THE DECLARATION AND AGREEMENT COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED 14 JUNE 1993 UNDER RECEPTION NO. 257011, AND IS INCLUDED IN THE EAGLES NEST HOMEOWNERS ASSOCIATION. IN ADDITION UNDER THE TERMS OF THE AMENDED AND RESTATED COMMON INTEREST COMMUNITY DECLARATION OF THE HIDEAWAY TOWNHOUSES SUBDIVISION, A PLANNED COMMUNITY RECORDED FEBRUARY 26, 1998 UNDER RECEPTION NO. 559670 BLOCK 3 OF THIS THIRD FILING ARE SUBJECT TO ANNEXATION INTO AN EXISTING COMMON INTEREST COMMUNITY KNOWN AS THE HIDEAWAY TOWNHOUSES SUBDIVISION, A PLANNED COMMUNITY

SHEET 1 OF 1



VICINITY MAP
SCALE 1"=2000'



LEGEND

- FND MONUMENT AS NOTED
- FND 1" B.C. P.LS #26792
- FND 1" B.C. P.LS #29751

NOTES

1. 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 CERTIFICATION SHOWN HEREON.
2. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 08299 0110D, DATED 12-16-88.
3. 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.
4. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON FEBRUARY 23, 1995 AND ACCURATELY SHOWS THE BOUNDARIES AND CLOSES TO A TOLERANCE OF 1:10,000.
5. THIS PLAT ADHERES TO ALL DEDICATIONS AND EASEMENTS AS SET FORTH ON THE PLAT OF EAGLES NEST WAS ON PLAN FILED JUNE 1984 UNDER RECEPTION NO. 279729.
6. A LICENSE AGREEMENT EXISTS OVER AND ACROSS PORTIONS OF THIS PROPERTY WITH PUBLIC SERVICE COMPANY COLORADO DATED JANUARY 26, 1995 FOR RETAINING WALL PURPOSES.
7. THERE IS NO CONFLICTING BOUNDARY EVIDENCE.

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: CARRIE L. FARLAND (FORMERLY KNOWN AS CARRIE L. SCHMITZ) AS TRUSTEE FOR THE MARLENA C. SCHMITZ, MARCO H. SCHMITZ TRUST AS TO ITS INTEREST OF RECORD AS FEE OWNER OF AN UNDIVIDED 50% INTEREST IN ALL OF BLOCK 3 OF THE HIDEAWAY TOWNHOUSES SUBDIVISION, COUNTY OF SUMMIT AND STATE OF COLORADO, AND WARREN STICKNEY AS TO HIS INTEREST OF RECORD AS FEE OWNER OF AN UNDIVIDED 50% INTEREST IN ALL OF BLOCK 3 OF THE HIDEAWAY TOWNHOUSES SUBDIVISION, COUNTY OF SUMMIT AND STATE OF COLORADO, HAVE BY THESE PRESENTS LAID OUT, DEPICTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS FINAL PLAT UNDER THE NAME AND STYLE OF HIDEAWAY TOWNHOUSES SUBDIVISION, THIRD FILING, A SUBDIVISION IN THE TOWN OF SILVERTHORNE AND DOES HEREBY GRANT AND CONVEY TO THE TOWN OF SILVERTHORNE, A COLORADO MUNICIPAL CORPORATION, IN FEE SIMPLE ALL THE PUBLIC ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THIS HIDEAWAY TOWNHOUSES SUBDIVISION, THIRD FILING, AND DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE TOWN OF SILVERTHORNE, THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS EXCEPT FOR EASEMENTS DESCRIBED AS "PRIVATE" IN THIS PLAT FILING TO THE HIDEAWAY TOWNHOUSES SUBDIVISION FOR THE PURPOSES SHOWN HEREON, AND DOES HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS 16 DAY OF JUNE AD 19 99.

OWNER CARRIE L. FARLAND (FORMERLY KNOWN AS CARRIE L. SCHMITZ) AS TRUSTEE FOR THE MARLENA C. SCHMITZ, MARCO H. SCHMITZ TRUST
2347 BILLY ST.
BOULDER, COLORADO

BY: _____
CARRIE L. FARLAND, AS TRUSTEE

OWNER WARREN STICKNEY

BY CARRIE L. FARLAND AS ATTORNEY-IN FACT FOR WARREN STICKNEY PURSUANT TO A POWER OF ATTORNEY DATED APRIL ____, 1999 RECORDED ON ____, 1999 IN THE REAL PROPERTY RECORDS OF SUMMIT COUNTY, COLORADO UNDER RECEPTION NO. _____

_____
CARRIE L. FARLAND, ATTORNEY IN FACT

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF June, 1999 BY CARRIE L. FARLAND (FORMERLY KNOWN AS CARRIE L. SCHMITZ) AS TRUSTEE FOR THE MARLENA C. SCHMITZ, MARCO H. SCHMITZ TRUST AND AS ATTORNEY IN FACT FOR WARREN STICKNEY.

MY COMMISSION EXPIRES 10-13-2000

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

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, INDICATED 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 16th DAY OF June, AD 1999.

ROBERT D. TAYLOR
#8891
COLORADO REGISTRATION

BLOCK 3

ALL TIES IN BLOCK 3 ARE FROM THE NORTHEAST CORNER OF BLOCK 3

LOT #	BEARING	DISTANCE
L7-L8	S 73°29'28"W	113.47
L5 - L8	S27°52'20"E	149.73
L5 - L2	S45°00'00"W	275.84
L13 - L4	S27°37'16"W	149.69
L17-L22	S11°29'27"W	156.67
L23-L25	S17°12'21"W	213.53

SIGNATURE BLOCKS

REAK PROPERTIES & DEVELOPMENT CORPORATION, A COLORADO CORPORATION AS ITS INTEREST MAY APPEAR HEREBY CONSENTS TO AND APPROVES THIS FILING.

BY: _____
ROBERT HUST

TITLE: PRESIDENT

TOWN OF SILVERTHORNE APPROVAL

THIS THIRD FILING OF THE HIDEAWAY TOWNHOUSES SUBDIVISION, TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO IS HEREBY APPROVED THIS 22nd DAY OF June, 1999 FOR FILING WITH THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO CONFIRMING THE PRIOR APPROVAL GIVEN BY THE TOWN OF SILVERTHORNE ON MARCH 22, 1995 FOR THE CONVEYANCE TO THE TOWN OF SILVERTHORNE, COLORADO OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF SILVERTHORNE FOR MAINTENANCE OF ROADS UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED IN ACCORDANCE WITH THE TOWN OF SILVERTHORNE SPECIFICATIONS, CONFIRMING THAT THE TOWN'S APPROVAL DOES NOT GUARANTEE THAT THE 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 PERMITS WILL BE ISSUED, CONFIRMING THAT THE TOWN'S 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, AND FURTHER APPROVES THE MINOR ALTERATIONS SHOWN HEREON. THE FOREGOING APPROVAL IS EXECUTED ON BEHALF OF THE TOWN OF SILVERTHORNE BY THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE TOWN OF SILVERTHORNE PURSUANT TO SECTION 6-4-37 OF THE SILVERTHORNE TOWN CODE.

ATTEST:

TOWN CLERK
TOWN OF SILVERTHORNE, COLORADO

BY: _____
NEIL CAMPBELL, SENIOR DIRECTOR OF COMMUNITY DEVELOPMENT
TOWN OF SILVERTHORNE, COLORADO

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER ON THIS 22 DAY OF June, A.D. 1999, AT 1:02 O'CLOCK P.M. RECORDED UNDER RECEPTION NO. 598794 IN BOOK _____ AT PAGE _____

Cheri Brunvand
CLERK AND RECORDER
SUMMIT COUNTY, COLORADO

BY: Kathleen Neil
DEPUTY

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF January 1999 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL DATED 1999 DAY OF June A.D. 1999

Camille Weinstein-Deputy
SUMMIT COUNTY TREASURER

TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE 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 EXCEPT 379

DATED THIS 25 DAY OF May 1999

AGENT

R&R ENGINEERS-SURVEYORS, INC.
190 E. Cooper Ave.
Suite Building
Glenwood Springs, Colorado 81601
970-945-8778

REVISIONS		
9-15-98	ADD TOWN COMMENTS	FB 98-4
9-21-98	ADD TOWN COMMENTS	Page 3-32
2-3-99	ADD TOWN COMMENTS	Drawn JP
2-15-99	TOWN COMMENTS	Checked JP
		Job No.
		8W81

FORMAT APPROVED
G110A

HIDEAWAY TOWNHOUSES SUBDIVISION
SECOND FILING

BEING A REPLAT OF BLOCK 2, HIDEAWAY TOWNHOUSES SUBDIVISION,
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. IN ADDITION, UNDER THE TERMS OF THE AMENDED AND RESTATED COMMON INTEREST COMMUNITY DECLARATION OF THE HIDEAWAY TOWNHOUSES SUBDIVISION, A PLANNED COMMUNITY RECORDED FEBRUARY 26, 1998 UNDER RECEPTION NO. 559670, BLOCK 2 OF THIS SECOND FILING AND THE ADJACENT BLOCK 3 ARE SUBJECT TO ANNEXATION INTO AN EXISTING COMMON INTEREST COMMUNITY KNOWN AS THE HIDEAWAY TOWNHOUSES SUBDIVISION, A PLANNED COMMUNITY.

SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: CARRIE L. FARLAND (FORMERLY KNOWN AS CARRIE L. SCHMITZ) AS TRUSTEE FOR THE MARLENA C. SCHMITZ WARREN H. SCHMITZ TRUST AS TO 1% INTEREST OF RECORD AS FEE OWNER OF AN UNDIVIDED 50% INTEREST IN ALL OF BLOCK 2 OF THE HIDEAWAY TOWNHOUSES SUBDIVISION, COUNTY OF SUMMIT AND STATE OF COLORADO, AND WARREN STONEY AS TO HIS INTEREST OF RECORD AS FEE OWNER OF AN UNDIVIDED 50% INTEREST IN ALL OF BLOCK 2 OF THE HIDEAWAY TOWNHOUSES SUBDIVISION, COUNTY OF SUMMIT AND STATE OF COLORADO, HAVE BY THESE PRESENTS LAID OUT, REPLATTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS FINAL PLAT UNDER THE NAME AND STYLE OF HIDEAWAY TOWNHOUSES SUBDIVISION, SECOND FILING, A SUBDIVISION IN THE TOWN OF SILVERTHORNE AND DOES HEREBY GRANT AND CONVEY TO THE TOWN OF SILVERTHORNE, A COLORADO MUNICIPAL CORPORATION IN FEE SIMPLE ALL THE PUBLIC ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THIS HIDEAWAY TOWNHOUSES SUBDIVISION, SECOND FILING, AND DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE TOWN OF SILVERTHORNE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS IN THIS SECOND FILING TO THE HIDEAWAY TOWNHOUSES SUBDIVISION FOR THE PURPOSES SHOWN HEREON, AND DOES HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE EXTENT REASONABLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS 10TH DAY OF JUNE, AD 19 98.

OWNER CARRIE L. FARLAND (FORMERLY KNOWN AS CARRIE L. SCHMITZ) AS TRUSTEE FOR THE MARLENA C. SCHMITZ, WARREN H. SCHMITZ TRUST
2347 PLAIN ST.
BOULDER, COLORADO

BY: Carrie L. Farland
CARRIE L. FARLAND, AS TRUSTEE

OWNER WARREN STONEY

BY CARRIE L. FARLAND AS ATTORNEY-IN-FACT FOR WARREN STONEY PURSUANT TO A POWER OF ATTORNEY DATED [illegible] 28, 1996 RECORDED ON [illegible], 1998 IN THE REAL PROPERTY RECORDS OF SUMMIT COUNTY, COLORADO UNDER RECEPTION NO. 54 7617

Carrie L. Farland
CARRIE L. FARLAND, ATTORNEY IN FACT

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF June, 1998 BY CARRIE L. FARLAND (FORMERLY KNOWN AS CARRIE L. SCHMITZ) AS TRUSTEE FOR THE MARLENA C. SCHMITZ, WARREN H. SCHMITZ TRUST AND AS ATTORNEY IN FACT FOR WARREN STONEY.

MY COMMISSION EXPIRES: [illegible]

WITNESS MY HAND AND SEAL

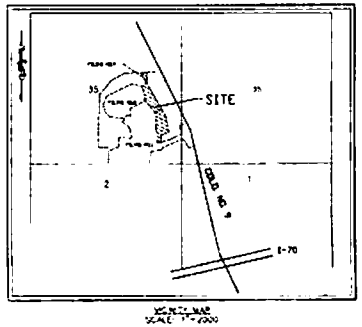
Marlene L. Marcelli
NOTARY PUBLIC

SURVEYOR'S 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 9TH DAY OF JUNE, A.D. 1998.

Robert B. Taylor
ROBERT B. TAYLOR
20391
COLORADO REGISTRATION #



VICINITY MAP
SCALE: 1"=2000'

NOTES

1. 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 CERTIFICATION SHOWN HEREON.

2. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 080290 0100, DATED 12-16-80.

3. THE BASIS OF BEARINGS IS THE WEST LINE OF LOT 2, BLOCK 2 EAGLES NEST SUBDIVISION FILING NO. 4 PHASE 1, BEING N21°53'47"W.

4. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 1998 AND ACCURATELY SHOWS THE BOUNDARIES AND CLOSES TO A TOLERANCE OF 1:10,000.

5. 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.

6. A LICENSE AGREEMENT EXISTS OVER AND ACROSS PORTIONS OF THIS PROPERTY WITH PUBLIC SERVICE COMPANY COLORADO DATED JANUARY 26, 1995 FOR RETAINING WALL PURPOSES.

7. THERE IS AUTHORIZATION FOR BALCONY ENCROACHMENT IN THE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT.

8. THERE IS NO CONFLICTING BOUNDARY EVIDENCE.

9. THERE ARE HEREBY DEDICATED EASEMENTS UNDER AND ACROSS EACH LOT IN BLOCK 2 OF THE SECOND AMENDMENT TO THE HIDEAWAY TOWNHOUSES SUBDIVISION FOR THE BENEFIT OF THE HIDEAWAY TOWNHOUSES SUBDIVISION HOMEOWNERS ASSOCIATION, TO PROVIDE FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT, AND USE OF UTILITY LINES AND METERS, INCLUDING BUT NOT LIMITED TO ELECTRIC, NATURAL GAS, TELEPHONE, CABLE TELEVISION, AND WATER AND SEWER TO PROVIDE ITS UTILITY SERVICE TO EACH LOT.

10. IN CONNECTION WITH APPROVALS GIVEN BY THE TOWN OF SILVERTHORNE AND PURSUANT TO THE TERMS OF THE AMENDED AND RESTATED COMMON INTEREST COMMUNITY DECLARATION OF THE HIDEAWAY TOWNHOUSES SUBDIVISION, A PLANNED COMMUNITY CITED ABOVE, PRIOR TO OR CONCURRENT WITH THE SALE OF ANY INDIVIDUAL LOT IN BLOCK 2, IS SUBJECT BY SEPARATE DECLARATION AFTER THE DATE HEREOF TO BE ANNEXED INTO THE COMMON INTEREST COMMUNITY KNOWN AS "THE HIDEAWAY TOWNHOUSES SUBDIVISION, A PLANNED COMMUNITY". CONCURRENT WITH SUCH ANNEXATION, THE PARCELS IDENTIFIED AS OUTLOT A & B IN BLOCK 2 IS REQUIRED TO BE CONVEYED TO THE HIDEAWAY TOWNHOUSES SUBDIVISION HOMEOWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION.

SIGNATURE BLOCKS

PEAK HORIZONS DEVELOPMENT CORPORATION, A COLORADO CORPORATION AS ITS INTEREST MAY APPEAR HEREBY CONSENTS TO AND RATIFIES THIS SECOND FILING.

BY: [signature]
T. AMORY HOST

TITLE: PRESIDENT

TOWN OF SILVERTHORNE APPROVAL

THIS SECOND FILING OF THE HIDEAWAY TOWNHOUSES SUBDIVISION, TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO IS HEREBY APPROVED THIS 9TH DAY OF June, A.D. 1998 FOR FILING WITH THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO CONFIRMING THE PRIOR APPROVAL GIVEN BY THE TOWN OF SILVERTHORNE ON MARCH 22, 1993 FOR THE CONVEYANCE TO THE TOWN OF SILVERTHORNE, COLORADO OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT APPROVAL IS NO WAY COMPELS THE TOWN OF SILVERTHORNE FOR MAINTENANCE OF ROADS UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED IN ACCORDANCE WITH THE TOWN OF SILVERTHORNE SPECIFICATIONS, CONFIRMING THAT THE TOWN'S APPROVAL DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT OR ANY OTHER REQUIRED PERMITS WILL BE ISSUED, CONFIRMING THAT THE TOWN'S 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, AND FURTHER APPROVING THE MINOR ALTERATIONS SHOWN HEREON. THE FOREGOING APPROVAL IS EXECUTED ON BEHALF OF THE TOWN OF SILVERTHORNE BY THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE TOWN OF SILVERTHORNE PURSUANT TO SECTION 4-8-37 OF THE SILVERTHORNE TOWN CODE.

ATTEST:

[signature]
TOWN CLERK
TOWN OF SILVERTHORNE, COLORADO

[signature]
MICHAEL S. BRADY, DIRECTOR
OF COMMUNITY DEVELOPMENT
TOWN OF SILVERTHORNE, COLORADO

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER ON THIS 11TH DAY OF June, 1998, AT 12:52 O'CLOCK P.M. RECORDED UNDER RECEPTION NO. 573113 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 January 1998 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL. DATED 17TH DAY OF June, A.D. 1998.

[signature]
SUMMIT COUNTY TREASURER

TITLE COMPANY CERTIFICATE

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

54241 II

DATED THIS 22nd DAY OF May, 1998

[signature]
AGENT

R & R Engineers-Surveyors, Inc.
[illegible] Drive East, Suite 2[illegible]
Englewood, Colorado 80[illegible]
(303) 792-[illegible]

SHEET 1 OF 2
SCALE: 1"=[illegible]
DATE: [illegible]
DRAWN: [illegible]
CHECKED: [illegible]
JOB NO.: [illegible]
DWG. NO.: [illegible]

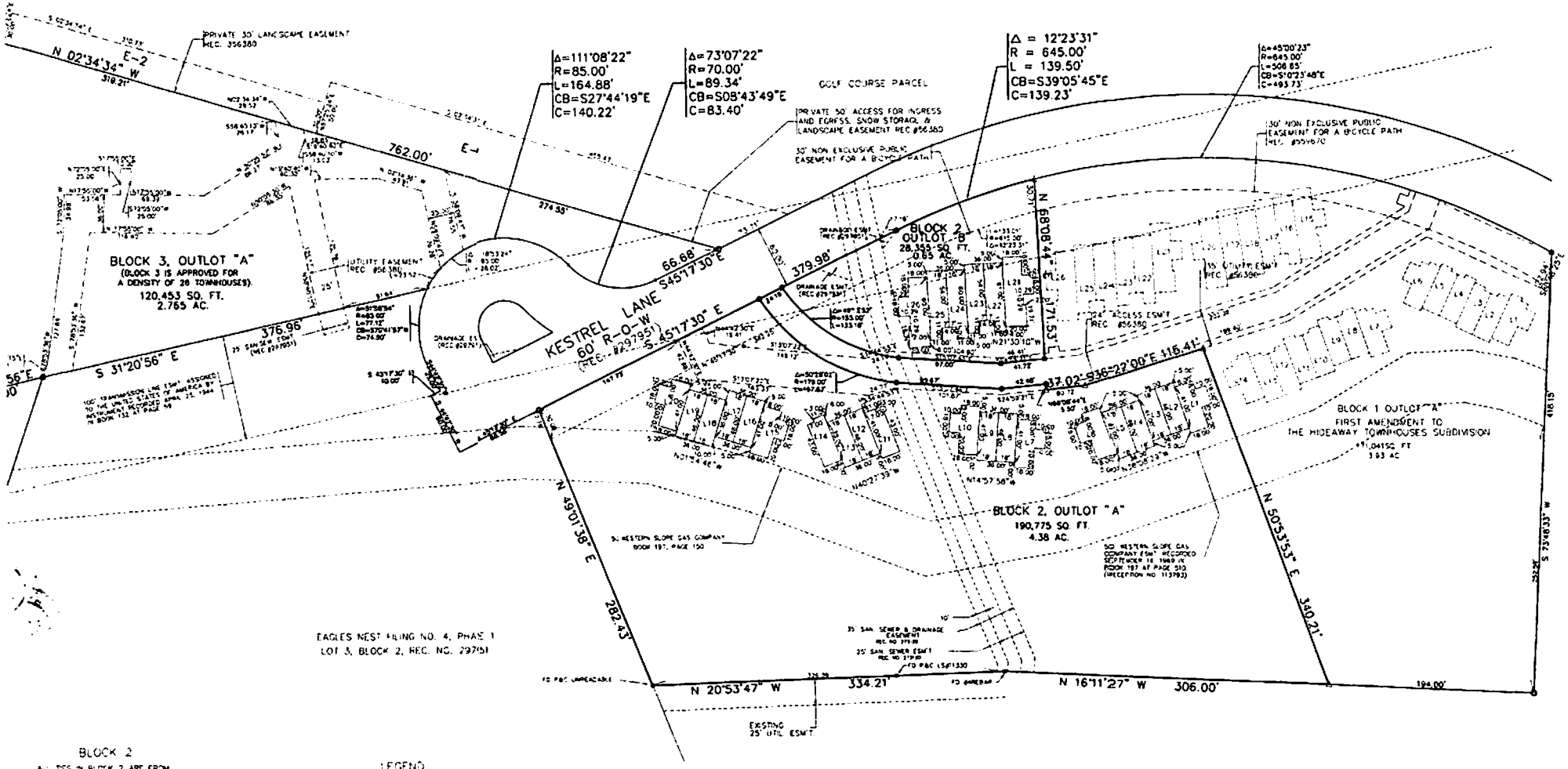
FWA

HIDEAWAY TOWNHOUSES SUBDIVISION
SECOND FILING

BEING A REPLAT OF BLOCK 2, HIDEAWAY TOWNHOUSES SUBDIVISION,
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO

SHEET 2 OF 2

SCALE 1"=50'



BLOCK 2

ALL TIES IN BLOCK 2 ARE FROM THE SOUTHEAST CORNER OF BLOCK 2

LOT #	BEARING	DISTANCE
L1-L6	S62°13'24"W	237.97'
L7-L10	S68°43'38"W	238.94'
L11-L14	N75°22'132"W	261.99'
L15-L20	N53°33'27"W	328.26'
L21-L26	S72°13'46"W	91.48'

LEGEND

- FND MONUMENT AS NOED
- FND P & C PLS #2922
- FND P & C PLS #2527
- SET P & C PLS #2929

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

FIRST AMENDMENT
TO
THE HIDEAWAY TOWNHOUSES SUBDIVISION

BEING A REPLAT OF BLOCK 1, HIDEAWAY TOWNHOUSES SUBDIVISION,
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. THE HIDEAWAY TOWNHOUSES SUBDIVISION IS ALSO SUBJECT TO THE COMMON INTEREST COMMUNITY DECLARATION OF THE HIDEAWAY TOWNHOUSES SUBDIVISION, A PLANNED COMMUNITY RECORDED APRIL 2, 1997 UNDER RECEPTION NO. 56380. THE FINAL PLAT OF THE HIDEAWAY TOWNHOUSES SUBDIVISION IS ALSO THE PLAT OF THE HIDEAWAY TOWNHOUSES COMMON INTEREST COMMUNITY. THEREFORE, THIS FIRST AMENDMENT ALSO CONSTITUTES THE FIRST AMENDMENT TO 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 HIDEAWAY TOWNHOUSES ONE, LLC A COLORADO LIMITED LIABILITY COMPANY, AS TO ITS INTEREST OF RECORD BEING SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS BLOCK 1, HIDEAWAY TOWNHOUSES SUBDIVISION, COUNTY OF SUMMIT, STATE OF COLORADO HAVE

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 TITLE OF FIRST AMENDMENT TO HIDEAWAY TOWNHOUSES SUBDIVISION, A SUBDIVISION IN THE TOWN OF SILVERTHORNE AND DOES HEREBY GRANT AND CONVEY TO THE TOWN OF SILVERTHORNE, A COLORADO MUNICIPAL CORPORATION, IN FEE SIMPLE, ALL THE PUBLIC ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THIS FIRST AMENDMENT TO THE HIDEAWAY TOWNHOUSES SUBDIVISION AND DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE TOWN OF SILVERTHORNE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS IN THIS FIRST AMENDMENT TO THE HIDEAWAY TOWNHOUSES SUBDIVISION FOR THE PURPOSE SHOWN HEREON, AND DOES HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE EXPRESSED.

EXECUTED THIS 20 DAY OF February, AD 1998

OWNER: HIDEAWAY TOWNHOUSES ONE, LLC
A COLORADO LIMITED LIABILITY COMPANY
7477 HIDEAWAY
BOULDER, COLORADO 80302

BY: PEAK PROPERTIES & DEVELOPMENT CORPORATION, SOLE MANAGER

BY: [signature]
T. ANDREW HOST, PRESIDENT

JENNIFER M. TRISSOLE
NOTARY PUBLIC
STATE OF COLORADO

STATE OF COLORADO)
COUNTY OF BOULDER) SS.

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF February, AD 1998 BY T. Andrew Host, pres.

MY COMMISSION EXPIRES 3/4/98

WITNESS MY HAND AND SEAL: Jennifer M. Trissole

NOTARY PUBLIC

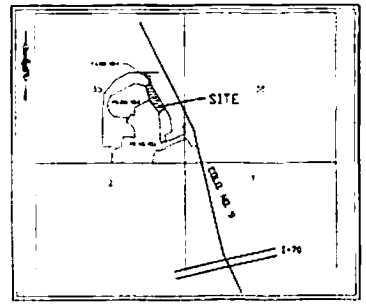
ADDRESS: 800 A. Ridge Pl
Boulder, Co. 80304

SURVEYOR'S 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 CONFORMS TO SHOW 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 20th DAY OF February, AD 1998

[signature]
PORTNY B. TAYLOR
28291
COLORADO REGISTRATION #



VICINITY MAP
SCALE 1" = 2000'

NOTES

1. 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.
2. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 080290 0110B, DATED 12-16-80.
3. THE BASIS OF BEARINGS IS THE WEST LINE OF LOT 2, BLOCK 2 EAGLES NEST SUBDIVISION FILING NO. 4 PHASE 1 BEING N20°54'47"W.
4. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON MAY 3, 1994 AND ACCURATELY SHOWS THE BOUNDARIES AND CLOSES TO A TOLERANCE OF 1:10,000.
5. 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. 276725.
6. A LICENSE AGREEMENT EXISTS OVER AND ACROSS PORTIONS OF THIS PROPERTY WITH PUBLIC SERVICE COMPANY COLORADO DATED JANUARY 26, 1995 FOR RETAINING WALL PURPOSES.
7. THERE IS AUTHORIZATION FOR BALCONY ENCROACHMENT IN THE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT.
8. THERE IS NO CONFLICTING BOUNDARY EVIDENCE.
9. THIS FIRST AMENDMENT DOES NOT AFFECT PARCELS E-1, E-2, BLOCK 2 OR BLOCK 3 OF THE HIDEAWAY TOWNHOUSES SUBDIVISION, COUNTY OF SUMMIT, STATE OF COLORADO. FURTHER THE EXTERNAL BOUNDARY OF BLOCK 1 OF THE HIDEAWAY TOWNHOUSES SUBDIVISION HAS NOT BEEN MODIFIED BY THIS FIRST AMENDMENT. THIS FIRST AMENDMENT IS MADE IN ORDER TO DEDICATE A NON EXCLUSIVE PUBLIC EASEMENT FOR A BICYCLE PATH TO THE TOWN OF SILVERTHORNE WITHIN BLOCK 1 OF THE HIDEAWAY TOWNHOUSES SUBDIVISION AND TO MAKE CERTAIN MINOR ALTERATION AS WERE REQUESTED BY THE TOWN.
10. THERE ARE HEREBY DEDICATED EASEMENTS UNDER AND ACROSS EACH LOT IN BLOCK 1 OF THE FIRST AMENDMENT TO THE HIDEAWAY TOWNHOUSES SUBDIVISION FOR THE BENEFIT OF THE HIDEAWAY TOWNHOUSES SUBDIVISION HOMEOWNERS ASSOCIATION TO PROVIDE FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT, AND USE OF UTILITY LINES AND METERS, INCLUDING BUT NOT LIMITED TO ELECTRIC, NATURAL GAS, TELEPHONE, CABLE TELEVISION AND WATER AND SEWER TO PROVIDE UTILITY SERVICE TO EACH LOT.

SIGNATURE BLOCKS

WESTSTAR BANK AS BENEFICIARY UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST TRUST MADE AS OF JULY 2, 1997 BY HIDEAWAY TOWNHOUSES ONE, LLC TO THE PUBLIC TRUSTEE OF SUMMIT COUNTY, COLORADO AND RECORDED UNDER RECEPTION NO. 574311 IN THE REAL PROPERTY RECORDS OF SUMMIT COUNTY, COLORADO, HEREBY CONSENTS TO THIS FIRST AMENDMENT TO THE HIDEAWAY TOWNHOUSES SUBDIVISION.

BY: [signature]
ITS: VICE PRESIDENT

TOWN OF SILVERTHORNE APPROVAL

THIS FIRST AMENDMENT TO THE HIDEAWAY TOWNHOUSES SUBDIVISION, TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO IS HEREBY APPROVED THIS _____ DAY OF FEBRUARY, 1998 FOR FILING WITH THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO CONFIRMING THE PRIOR APPROVAL GIVEN BY THE TOWN OF SILVERTHORNE ON MARCH 22, 1995 FOR THE CONVEYANCE OF THE TOWN OF SILVERTHORNE, COLORADO OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF SILVERTHORNE FOR MAINTENANCE OF ROADS UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED IN ACCORDANCE WITH THE TOWN OF SILVERTHORNE SPECIFICATIONS, CONFIRMING THAT THE TOWN'S APPROVAL DOES NOT GUARANTEE THAT THE 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 PERMITS WILL BE ISSUED, CONFIRMING THAT THE TOWN'S 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, AND FURTHER APPROVING THE MINOR ALTERATIONS SHOWN HEREON. THE FOREGOING APPROVAL IS EXECUTED ON BEHALF OF THE TOWN OF SILVERTHORNE BY THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE TOWN OF SILVERTHORNE PURSUANT TO SECTION 4-4-37 OF THE SILVERTHORNE TOWN CODE.

ATTEST:

[signature]
TOWN CLERK
TOWN OF SILVERTHORNE, COLORADO

[signature]
MICHAEL S. GIBBS, DIRECTOR
OF COMMUNITY DEVELOPMENT
TOWN OF SILVERTHORNE, COLORADO

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER ON THE 20 DAY OF February, AD 1998, AT 11:15 O'CLOCK A.M. RECEPTION NUMBER 579385 IN BOOK N/A AT PAGE N/A

[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 [illegible] UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL DATED 20 DAY OF February, AD 1998

[signature] Deputy
SUMMIT COUNTY TREASURER

SEAL
COLORADO

TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE 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.

574311, 576377

ATTEST: 20 DAY OF February, 1998

[signature]

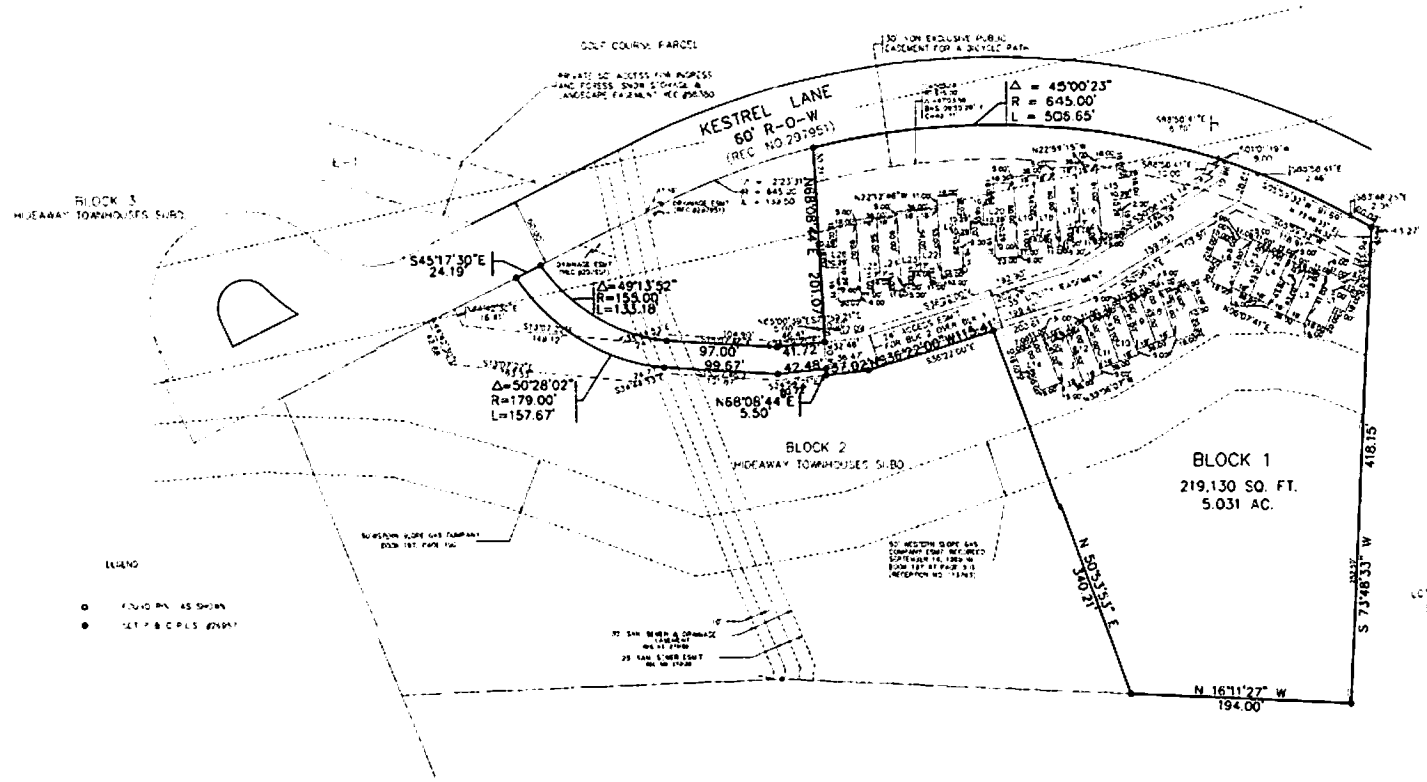
R & R Engineers-Surveyors, Inc.
402 Inverness Drive East, Suite 229
Englewood, Colorado 80112
(303)792-0946

BM422.2

FIRST AMENDMENT
TO
THE HIDEAWAY TOWNHOUSES SUBDIVISION

BEING A REPLAT OF BLOCK 1, HIDEAWAY TOWNHOUSES SUBDIVISION,
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO

SHEET 2 OF 2



LOT CORNER TIES

LOT CORNER TIE DESIGNATION = O

BLOCK 1

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

LOT #	BEARING	DISTANCE
1-16	S88°25'30"W	63.15'
17-18	N49°51'41"W	187.17'
119-123	N19°43'35"W	217.43'
121-126	N24°31'07"W	358.11'

R & R Engineers-Surveyors, Inc.
810 Inverness Drive East, Suite 229
Englewood, Colorado 80112
(303)792-2946

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 1993 UNDER RECEPTION NO. 257911 AND S 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. 297931, COUNTY OF SUMMIT, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2; THENCE N76°13'27"W ALONG SAID LOT 2, A DISTANCE OF 300.00 FEET; THENCE N20°53'47"W A DISTANCE 334.31 FEET; THENCE N48°51'33"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°7'30"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 370.68 FEET TO A POINT OF CURVATURE; THENCE 646.15 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 57°27'54", A RADIUS OF 645.00 FEET, AND WHOSE CHORD BEARS S16°39'33"E A DISTANCE OF 619.67 FEET; THENCE S73°46'33"W A DISTANCE OF 418.19 FEET TO THE POINT OF BEGINNING, CONTAINING 8.98 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. 297931 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 EAGLE'S NEST SUBDIVISION FILING NO. 4-PHASE 1; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°08'22", A RADIUS OF 95.00 FEET AN ARC LENGTH OF 184.80 FEET WITH A CHORD BEARING S27°44'19"E, AND A CHORD LENGTH OF 143.22 FEET TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 73°57'27" A RADIUS OF 70.00 FEET AN ARC LENGTH 90.34 FEET WITH A CHORD BEARING S19°45'49"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 86.68 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 782.00 FEET TO A POINT ON THE GOLF COURSE BOUNDARY; THENCE ALONG THE GOLF COURSE BOUNDARY S70°58'10"E 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 TOWNHOMES 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 ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

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

OWNER: PEAK PROPERTIES & DEVELOPMENT
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] President Peak Properties & Development Corp.

MY COMMISSION EXPIRES: 6-17-2000

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

ADDRESS: [signature]

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: Senior Officer

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

NOTARY PUBLIC

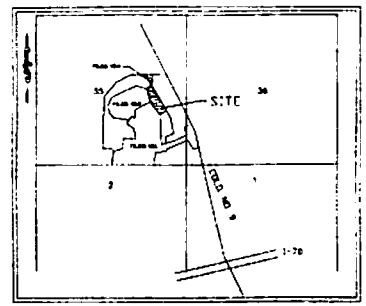
ADDRESS: [signature]

THE UNDERSIGNED, AS OWNER OF THE GOLF COURSE PARCEL SHOWN ON SHEET 2 OF THIS FINAL PLAT (SOMETIMES KNOWN AS "THE EAGLE'S 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 1993 UNDER RECEPTION NUMBER 257911 DOES NOT ENCROACH 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. CRAULTY, 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



VICINITY MAP
SCALE: 1"=2000'

NOTES

1. 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.
2. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 080290 0110B, DATED 12-18-80.
3. 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
4. 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
5. 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
6. A LICENSE AGREEMENT EXISTS OVER AND ACROSS PORTIONS OF THIS PROPERTY WITH PUBLIC SERVICE COMPANY COLORADO DATED JANUARY 26, 1995 FOR RETAINING WALL PURPOSES
7. THERE IS AUTHORIZATION FOR BALCONY ENCROACHMENT IN THE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT.
8. THERE IS NO CONFLICTING BOUNDARY EVIDENCE

REYNALDO D. CRAULTY, 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

ADDRESS: [signature]

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:

TOWN CLERK
TOWN OF SILVERTHORNE, COLORADO

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

ROBERT B. TAYLOR
#29291
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 11:32 O'CLOCK AM RECORDED UNDER RECEPTION NO. 506576 IN BOOK _____ AT PAGE _____

CLERK AND RECORDER
SUMMIT COUNTY, COLORADO

BY: Kathleen Neel
DEPUTY

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF 11-1-96 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE BOOKKEEPING DATED 3-5-97 DAY OF MARCH A.D. 1997

DUE ON THIS AMOUNT OF $[illegible] FOR THE YEAR 1996 IS PAID IN 4-5-96

LARRY GILLILAND
SUMMIT COUNTY TREASURER

TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE 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 4th DAY OF February 1997

AGENT

R & R Engineers-Surveyors, Inc.
813 Inverness Drive East, Suite 229
Englewood, Colorado 80112
(303)792-2946

DW422

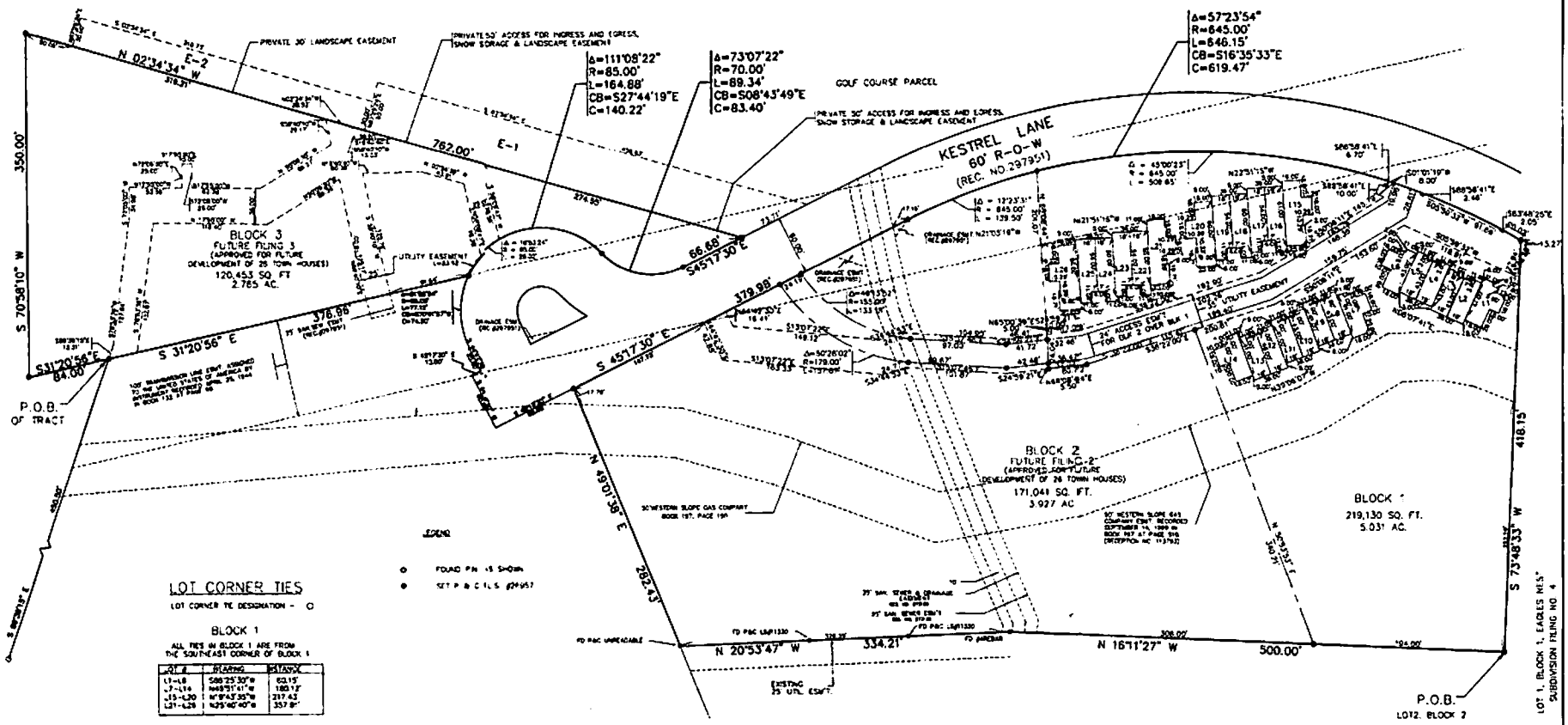
E 46A

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



E 46A