

# THE HOMESTEAD AT THREE PEAKS

## A RESUBDIVISION OF TRACT F, EAGLE'S NEST GOLF COURSE FILING NO. 6

LOCATED IN THE NE 1\4 OF SECTION 35, T.4S., R.78W. OF THE 6TH P.M.  
TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO

### 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 AS FOLLOWS:

TRACT F  
EAGLE'S NEST GOLF COURSE FILING NO. 6  
TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO  
CONTAINING 90,586 SQ. FT. OR 2.080 ACRES

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON, UNDER THE NAME AND SUBDIVISION OF "THE HOMESTEAD AT THREE PEAKS". 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 USES 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.

OWNER:  
EXECUTED THIS 19 DAY OF MARCH, A.D. 2004

*Brian N. Novak* V.P.  
BY: BRIAN N. NOVAK  
AS VICE-PRESIDENT OF WESTERN GOLF INC.  
A COLORADO CORPORATION

BENEFICIARY OF DEED OF TRUST:  
EXECUTED THIS 18 DAY OF MARCH, A.D. 2004

*Merle M. Locke*  
BY: MERLE M. LOCKE AS PRESIDENT  
COMMUNITY FIRST NATIONAL BANK

### ACKNOWLEDGEMENT

STATE OF Colorado  
COUNTY OF Summit

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF MARCH, A.D. 2004 BY BRIAN N. NOVAK AS VICE-PRESIDENT OF WESTERN GOLF INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES: 12-8-04

WITNESS MY HAND AND SEAL.

*Mary Scarlett Lewark*  
NOTARY PUBLIC

MARY SCARLETT LEWARK, ADDRESS: 200 N. Ridge St.  
NOTARY PUBLIC STATE OF COLORADO  
Breckenridge Co 80704

### ACKNOWLEDGEMENT

STATE OF Colorado  
COUNTY OF Summit

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF MARCH, A.D. 2004 BY MERLE M. LOCKE AS PRESIDENT COMMUNITY FIRST NATIONAL BANK.

MY COMMISSION EXPIRES: 6-18-06

WITNESS MY HAND AND SEAL.

*Robert R. Johns*  
NOTARY PUBLIC

ADDRESS: P.O. Box 418  
Frisco CO 80443

### TOWN OF SILVERTHORNE APPROVAL

THIS PLAN IS APPROVED BY THE TOWN OF SILVERTHORNE, COLORADO THIS DAY OF MARCH, A.D. 2004 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 TOWN OF SILVERTHORNE SPECIFICATIONS. THIS APPROVAL DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS 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.

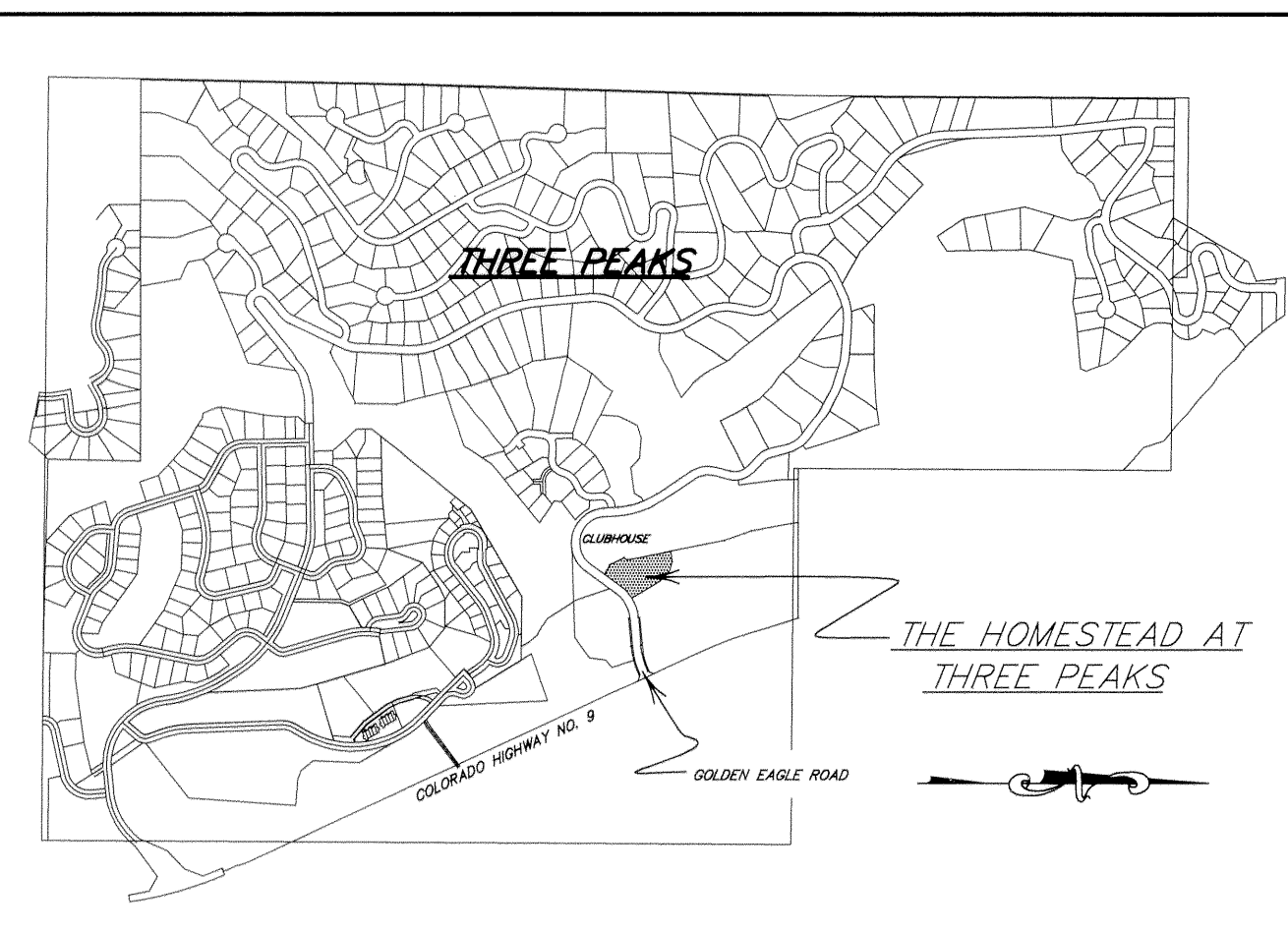
*Michelle Spalin*  
TOWN CLERK  
TOWN OF SILVERTHORNE, COLORADO

*Cheri Brunvand*  
MAYOR  
TOWN OF SILVERTHORNE, COLORADO

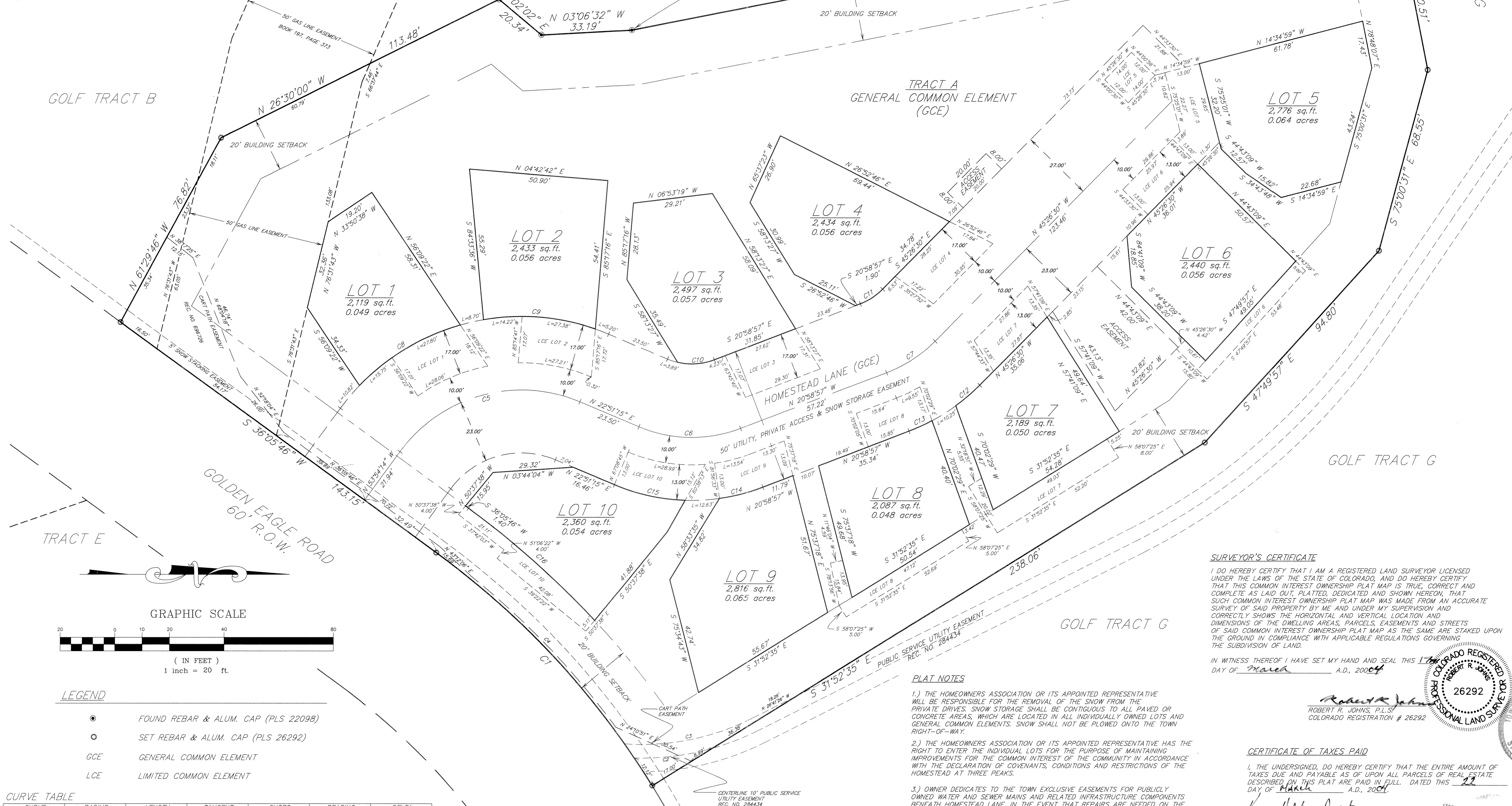
### CLERK AND RECORDER'S CERTIFICATE

THIS PLAN WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 19 DAY OF MARCH, A.D. 2004, AT 10:00 A.M., AND WAS RECORDED AT RECEPTION NUMBER 750882 BY *Cheri Brunvand* CLERK AND RECORDER SUMMIT COUNTY, COLORADO

Drawn RRL	Dwg 17732PLT	Project 17732
Checked	Date 03/17/04	Sheet 1 of 1
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		
Case # - 40A		



VICINITY MAP



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	305.00'	117.26'	53.36'	116.54'	S 47°06'35" W	22°01'39"
C2	95.14'	29.01'	14.62'	28.89'	N 07°04'16" W	17°28'06"
C3	90.14'	48.35'	24.77'	47.78'	N 11°19'24" W	30°44'05"
C4	306.00'	77.06'	38.74'	76.86'	N 46°09'37" E	14°25'45"
C5	53.00'	73.68'	43.56'	68.29'	N 13°31'50" W	76°40'29"
C6	50.00'	36.25'	20.12'	37.23'	N 00°56'02" E	43°50'11"
C7	50.00'	21.34'	10.84'	21.18'	N 33°12'43" W	24°27'33"
C8	82.00'	43.55'	22.30'	43.04'	S 31°07'58" E	30°25'41"
C9	82.00'	41.60'	21.26'	41.15'	N 04°41'27" E	29°03'59"
C10	23.00'	13.70'	7.08'	13.50'	S 03°54'46" E	34°08'23"
C11	23.00'	9.82'	4.99'	9.74'	S 33°12'43" E	24°27'33"
C12	73.00'	11.62'	5.82'	11.61'	N 40°52'54" W	09°07'11"
C13	73.00'	9.32'	4.67'	9.31'	N 24°38'25" W	07°18'57"
C14	73.00'	12.43'	6.22'	12.43'	N 14°31'12" W	1°55'39"
C15	73.00'	26.76'	13.53'	26.61'	N 12°21'14" E	21°00'01"
C16	326.00'	61.96'	31.07'	61.86'	S 41°33'22" W	10°55'22"

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER SUCH DEFECT IS 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.

### PLAT NOTES

- 1) THE HOMEOWNERS ASSOCIATION OR ITS APPOINTED REPRESENTATIVE WILL BE RESPONSIBLE FOR THE REMOVAL OF THE SNOW FROM THE PRIVATE DRIVES. SNOW STORAGE SHALL BE CONTIGUOUS TO ALL PAVED OR CONCRETE AREAS, WHICH ARE LOCATED IN ALL INDIVIDUALLY OWNED LOTS AND GENERAL COMMON ELEMENTS. SNOW SHALL NOT BE PLOWED ONTO THE TOWN RIGHT-OF-WAY.
- 2) THE HOMEOWNERS ASSOCIATION OR ITS APPOINTED REPRESENTATIVE HAS THE RIGHT TO ENTER THE INDIVIDUAL LOTS FOR THE PURPOSE OF MAINTAINING IMPROVEMENTS FOR THE COMMON INTEREST OF THE COMMUNITY IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE HOMESTEAD AT THREE PEAKS.
- 3) OWNER DEDICATES TO THE TOWN EXCLUSIVE EASEMENTS FOR PUBLICLY OWNED WATER AND SEWER MAINS AND RELATED INFRASTRUCTURE COMPONENTS BENEATH HOMESTEAD LAKE. IN THE EVENT THAT REPAIRS ARE NEEDED ON THE TOWN WATER OR SEWER MAINS UNDER HOMESTEAD LAKE, THE TOWN WILL, FOLLOWING REPAIRS, BACKFILL THE TRENCHES TO COMPACTED GRADE ONLY AND WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF PAVING, CONCRETE, LANDSCAPING OR OTHER IMPROVEMENTS WITHIN HOMESTEAD LAKE. THE TOWN WILL NOT OWN, MAINTAIN OR BE RESPONSIBLE FOR PRIVATE WATER AND SANITARY SEWER SERVICE LINES.
- 4) ALL PORTIONS OF TRACT A NOT SUBDIVIDED INTO LOTS INCLUDING HOMESTEAD LAKE SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION AS COMMON ELEMENTS.
- 5) LOTS ARE SHOWN SOLELY FOR THE PURPOSE OF IDENTIFICATION AND DO NOT CONSTITUTE AN OBLIGATION TO BUILD IMPROVEMENTS IN THE LOCATIONS DEPICTED.
- 6) DECLARANT HAS RESERVED THE RIGHT UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE HOMESTEAD AT THREE PEAKS TO CONVERT LOTS TO COMMON ELEMENTS AND COMMON ELEMENTS TO LOTS.

### 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 PLAT MAP IS TRUE, CORRECT AND COMPLETE AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON. THAT SUCH COMMON INTEREST OWNERSHIP PLAT 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 PLAT 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 19 DAY OF MARCH, A.D. 2004

*Robert R. Johns*  
ROBERT R. JOHNS, P.L.S.  
COLORADO REGISTRATION # 26292

### CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL. DATED THIS 19 DAY OF MARCH, A.D. 2004.

*Karen Holden 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 AS SHOWN ON TITLE COMMITMENT NO. 1002320-C DATED EFFECTIVE FEBRUARY 11, 2004. 701776

DATED THIS 19 DAY OF MARCH, 2004

*Robert R. Johns*  
AGENT