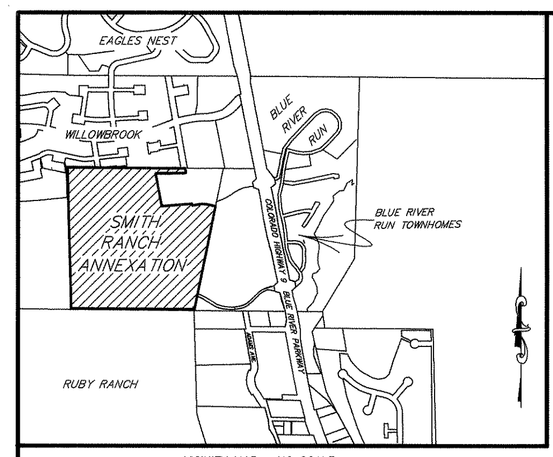
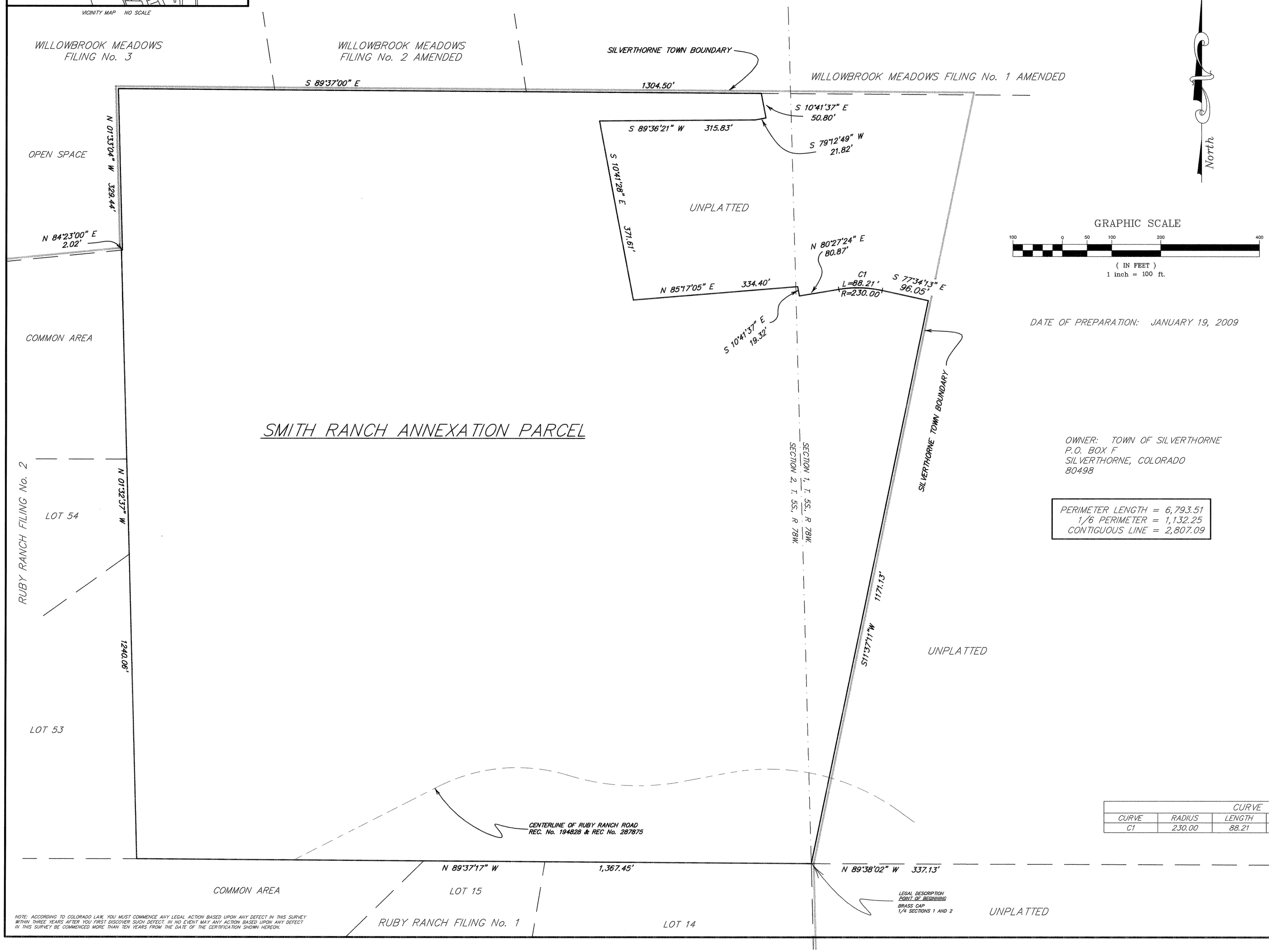
SMITH RANCH ANNEXATION MAP

A PARCEL OF LAND IN THE NW 1/4 SECTION 1 & THE NE 1/4 SECTION 2, T5S, R78W OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO





DATE OF PREPARATION: JANUARY 19, 2009

OWNER: TOWN OF SILVERTHORNE
P.O. BOX F
SILVERTHORNE, COLORADO
80498

PERIMETER LENGTH	= 6,793.51
1/6 PERIMETER	= 1,132.25
CONTIGUOUS LINE	= 2,807.09

LEGAL DESCRIPTION
SMITH RANCH ANNEXATION

A PARCEL OF LAND LOCATED IN SECTIONS 1 AND 2, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 2, SAID POINT BEING A US BLM STANDARD BRASS CAP; THENCE N89°37'17"W ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 2 A DISTANCE OF 1,367.45 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 2, BEING A FOUND REBAR AND CAP, LS 15242; THENCE N01°32'37"W ALONG THE WEST LINE OF SAID SE 1/4 OF THE NE 1/4 A DISTANCE OF 1,240.06 FEET TO A POINT ON THE SOUTH LINE OF WILLOWBROOK MEADOWS SUBDIVISION FILING NO. 3, RECEPTION NO. 198525, OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER; THENCE N84°23'00"E ALONG SAID SOUTH LINE A DISTANCE OF 2.02 FEET; THENCE N01°33'04"W ALONG THE EAST LINE OF SAID WILLOWBROOK MEADOWS SUBDIVISION NO. 3 A DISTANCE OF 329.44 FEET; THENCE S89°37'00"E ALONG THE SOUTH LINE OF SAID WILLOWBROOK MEADOWS SUBDIVISION NO. 3, WILLOWBROOK MEADOWS SUBDIVISION NO. 2 AMENDED, RECEPTION NO. 186904, OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, AND WILLOWBROOK MEADOWS FILING NO. 1 AMENDED, RECEPTION NO. 161004, OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, A DISTANCE 1,304.50 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND KNOWN AS THE HOMESTEAD PARCEL, RECEPTION NO. 817454, OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER; THENCE S10°41'37"E ALONG THE WESTERLY LINE OF SAID HOMESTEAD PARCEL A DISTANCE OF 50.80 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND AS RECORDED IN BOOK 197, PAGE 86; THENCE S79°12"49"W ALONG SAID NORTHERLY LINE A DISTANCE OF 21.82 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND AS RECORDED IN BOOK 293, PAGE 597; THENCE S89°36'21"W ALONG THE NORTHERLY LINE OF SAID BOOK 293, PAGE 597 A DISTANCE OF 315.83 FEET TO THE NORTHWEST CORNER OF SAID BOOK 293, PAGE 597; THENCE S10°41'28"E ALONG THE WESTERLY LINE OF SAID BOOK 293, PAGE 597 AND THE WESTERLY LINE OF BOOK 203, PAGE 306 A DISTANCE OF 371.61 FEET TO THE SOUTHWEST CORNER OF SAID BOOK 203, PAGE 306; THENCE N85°17'05"E ALONG THE SOUTHERLY LINE OF SAID BOOK 203, PAGE 306 AND THE SOUTHERLY LINE OF BOOK 197, PAGE 86 A DISTANCE OF 334.40 FEET TO THE SOUTHEAST CORNER OF SAID BOOK 197, PAGE 86, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID HOMESTEAD PARCEL; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID HOMESTEAD PARCEL FOR THE FOLLOWING FOUR (4) COURSES:

1. S10°41'37"E A DISTANCE OF 19.32 FEET;
2. N80°27'24"E A DISTANCE OF 80.87 FEET;
3. 88.21 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 21°58'23" AND A CHORD WHICH BEARS S88°33'24"E 87.67 FEET DISTANT;
4. S77°34'13"E A DISTANCE OF 96.05 FEET TO A POINT ON THE WESTERLY LINE OF THE SILVERTHORNE TOWN LIMITS;

THENCE S11°37'11"W ALONG SAID WESTERLY LINE A DISTANCE OF 1,171.13 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 49.85 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, GARY A. WILKINSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 2ND DAY OF FEBRUARY, 2009

SIGNATURE Gary A. Wilkinson

GARY A. WILKINSON
COLORADO REGISTRATION NO. 31945

COLORADO REGISTERED GARY A. WILKINSON 31945 PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF FILING OF ANNEXATION ORDINANCE AND MAP:

THE TOWN OF SILVERTHORNE, COLORADO, IN COMPLIANCE WITH SECTION 31–12–113(2), C.R.S., HEREBY FILES FOR RECORD WITH THE SUMMIT COUNTY CLERK AND RECORDER, THE ANNEXATION ORDINANCE AND MAP OF AN AREA ANNEXED TO THE TOWN BY ORDINANCE NO. 2009-04 DATED 1-28-09 AND EXECUTED THIS 4th DAY OF February, 2009.

THE EFFECTIVE DATE OF THE ANNEXATION ORDINANCE NO. 2009-4 IS January 28 2009.

TOWN OF SILVERTHORNE, COLORADO

Dave Koop
DAVE KOOP, MAYOR

TOWN OF SILVERTHORNE SEAL STATE OF COLORADO

ATTEST:

BY: Michele Karlin
MICHELE KARLIN, TOWN CLERK

CLERK AND RECORDER'S ACCEPTANCE:

THIS ANNEXATION MAP WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 4 DAY OF February, 2009, AND FILED FOR RECORD AT 11:55 AM., UNDER RECEPTION NUMBER 904930.

SIGNATURE Cheri Brunvand BY: Cindy Barger

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	230.00	88.21	87.67	S88°33'24"E	21°58'23"

NOTE: 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.

Drawn GAW	Dwg 19989 ANNX	Project 19989
Checked RRJ	Date 01/19/09	Sheet 1 of 1

R-A-N-G-E W-E-S-T INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

ANNEXATION SMITH RANCH

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