

AMENDED FINAL PLAT PILGRIM DOWNS FILING NO. 8, LOT 18 AND OPEN SPACE COMMON AREA, COUNTY OF EAGLE, STATE OF COLORADO

CERTIFICATION OF DEDICATION AND OWNERSHIP

Know all men by these presents that Susan M. Graunke, the Pilgrim Downs Homeowners Association and Northern Trust Company being sole owner in fee simple, mortgagee or lienholder of all that real property situated in Eagle County, Colorado described as follows:

Lot 18 and Open Space Common Area, Amended Final Plat of Pilgrim Downs, Filing No. 8, according to the Plat recorded August 22, 1989, in Book 511, at Page 993, County of Eagle, State of Colorado.

and containing 11.309 acres, more or less; has 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 "Pilgrim Downs Filing No. 8, Lot 18 and Open Space Common Area", a subdivision in the County of Eagle; and does hereby accept the responsibility for the completion of required improvements; and does hereby dedicate and set apart all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements for the purpose shown herein; 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 11th day of November, A.D. 1996.

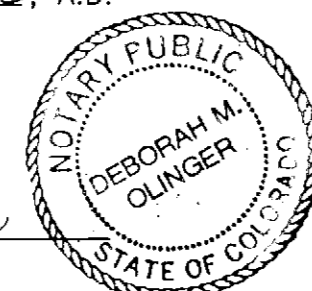
OWNER: Susan M. Graunke
Susan M. Graunke
461 Oak Knoll Road
Barrington, IL 60010

STATE OF COLORADO }
COUNTY OF EAGLE } SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 11th day of November, A.D. 1996, by Susan M. Graunke, as owner.

My Commission Expires: 1-18-2000

Witness my hand and official seal: Deborah M. Olinger



MORTGAGEE: The Northern Trust Company
The Northern Trust Company
By: Chris P. Moskay, V.P.
50 S. LaSalle Street
Chicago, Ill 60675

STATE OF COLORADO }
COUNTY OF EAGLE } SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 11th day of November, A.D. 1996, by CHRISTOPHER P. MOSKAY, V.P. PRIVATE BANKING of The Northern Trust Company.

My Commission Expires: 1-18-2000

Witness my hand and official seal: 1-18-2000 Deborah M. Olinger

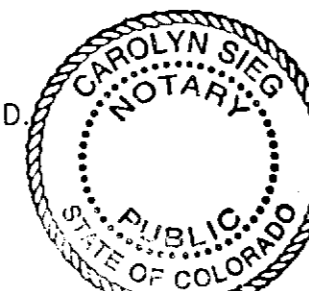
OWNER: George A. VonderLinden
Pilgrim Downs Homeowners Association
By: George A. VonderLinden, President
P.O. Box 2816
Avon, CO 81620

STATE OF COLORADO }
COUNTY OF EAGLE } SS

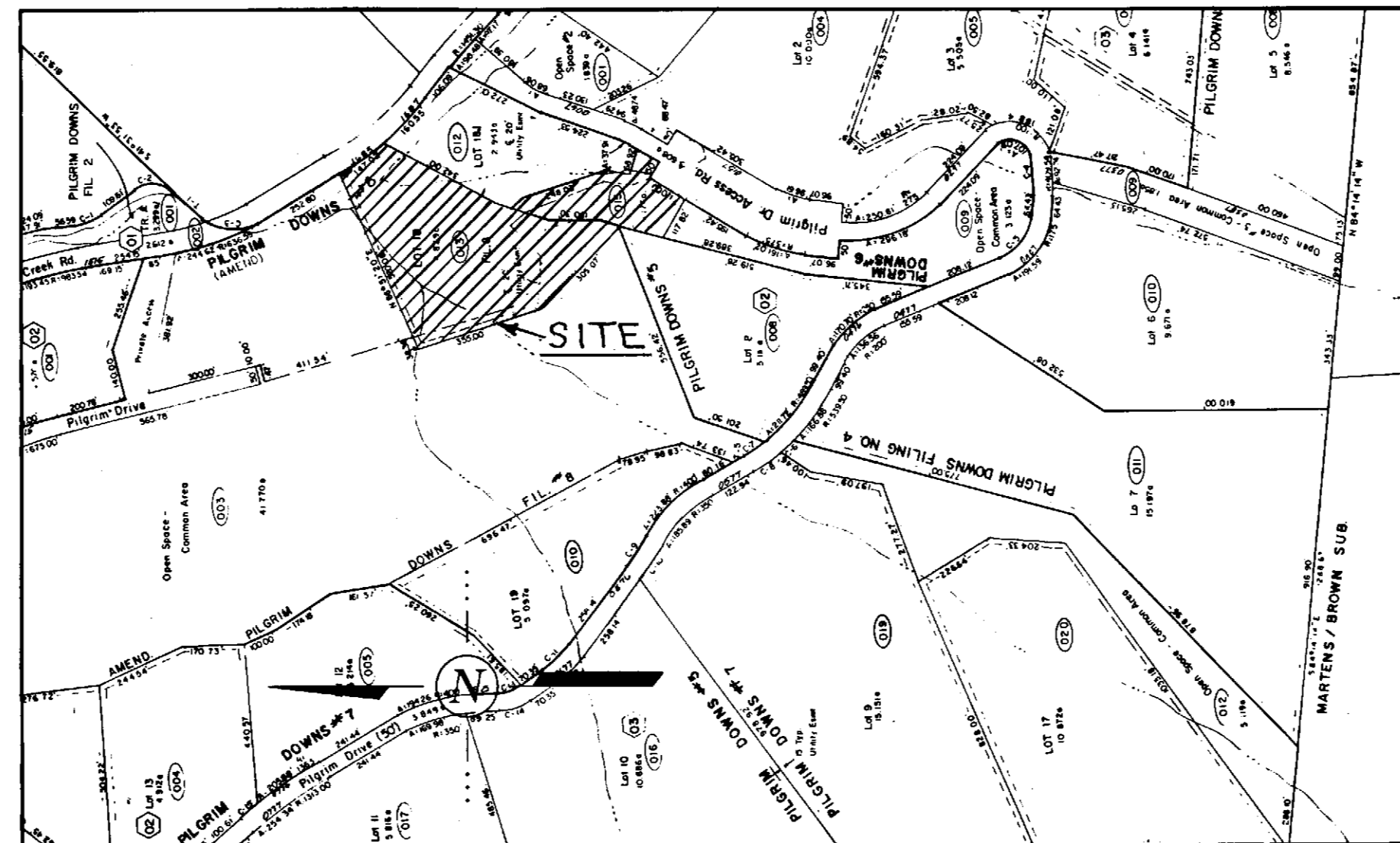
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 11th day of October, A.D. 1996, by George A. VonderLinden, President, Pilgrim Downs Homeowners Association.

My Commission Expires: 9-21-2000

Witness my hand and official seal: Carolyn Sig



My Commission Expires 9/21/00
2011 W. Beaver Creek Blvd.
Avon, Colorado 81620



VICINITY MAP 1" = 400'

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of December 31, 1996 upon all parcels of real estate described on this plat are paid in full.

Dated this 30th day of October, A.D., 1996.

Karen Sheaffer, by Carla Boers
Treasurer of Eagle County

SURVEYOR'S NOTES

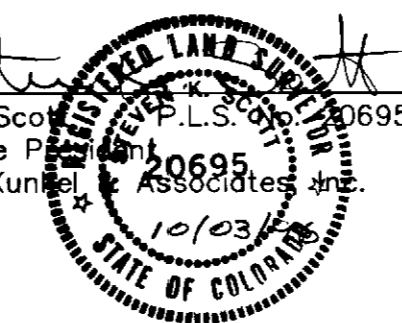
- 1) Survey Date: July and August, 1996
- 2) The bearings, shown hereon, are based on the platted bearing of N.18°05'32"W. for the southeasterly line of Lot 18. 5/8" rebar and 1 1/2" aluminum cap, PLS 20695 were found as shown.
- 3) The legal description and record easements are based on Land Title Guarantee Company title commitment number LTH251000.
- 4) The purpose of this amended final plat is to adjust the lines common to Lot 18 and the Open Space Common Area by the exchange of parcels of equal area.
- 5) The parcels, shown hereon, are subject to Restrictive Covenants, which do not contain a forfeiture or reverter clause, but omitting restrictions, if any, based on race, color, religion, of national origin, as contained in instrument recorded October 12, 1983, in Book 370, at Page 217 and as amended in instrument recorded August 8, 1984, in Book 391, at Page 833 and subsection of additional property recorded October 22, 1990 in Book 540 at Page 495.
- 6) The parcels, shown hereon, are subject to terms, conditions and provisions of Planned Unit Development Control Documents recorded September 20, 1983 in Book 368 at Page 775 and recorded September 20, 1983 in Book 368, at Page 776 and recorded October 10, 1984 in Book 396, at Page 719 and recorded December 11, 1984 in Book 402, at Page 64 and recorded December 9, 1986 in Book 453, at Page 763 and recorded December 22, 1987 in Book 476, at Page 25 and recorded August 22, 1989 in Book 511, at Page 992 and recorded May 15, 1991 in Book 554, at Page 80 and resolution recorded October 21, 1992 in Book 529, at Page 51.
- 7) A permanent non-exclusive access easement for the driveway to Lot 18 is described in Book 566 at Page 869 of the Eagle County records.

SURVEYOR'S CERTIFICATE

I, Steven K. Scott, do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct and complete Plat of PILGRIM DOWNS, FILING NO. 8, LOT 18 AND OPEN SPACE COMMON AREA 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 whereof I have set my hand and seal this 3RD day of OCTOBER, A.D. 1996.

Steven K. Scott
Steven K. Scott, P.L.S., No. 20695
Senior Vice President
Johnson, Kunkel & Associates, Inc.



TITLE CERTIFICATE

Land Title Guarantee Company does hereby certify that I have examined the title to all lands shown upon this Plat and that title to such lands is vested in Susan M. Graunke and Pilgrim Downs Homeowners Association free and clear of all liens, taxes and encumbrances, except as follows:

Deed of trust recorded June 17, 1996
Book 647 Page 514 and Modification rec.
Sept. 4, 1996 Book 704 Page 401.

Dated this 11th day of October, A.D. 1996.

By: Karen Siggs

Title: Title Manager

COUNTY COMMISSIONER'S CERTIFICATE

Based upon the review and recommendation of the Eagle County Director of Community Development, the Board of County Commissioners of Eagle County, Colorado hereby approved this final plat this 14th day of November, A.D., 1996, for filing with the Clerk and Recorder of Eagle County and for conveyance to the County of the public dedications shown hereon; subject to the provisions that approval in no way obligates Eagle County for maintenance of roads dedicated to the public until construction of improvements thereon shall have been completed in accordance with Eagle County specifications and the Board of County Commissioners of Eagle County has by subsequent resolution agreed to undertake maintenance of same. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions or flooding conditions of any lot shown hereon are such that a building permit, sewage disposal permit or any other permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements shall be the responsibility of the subdivider and not the County of Eagle.

Sara J. Fisher
Chairman, Board of County Commissioners
Eagle County, Colorado

Witness my hand and seal of the County of Eagle

Attest: Sara J. Fisher
Clerk to the Board of County Commissioners

COMMUNITY DEVELOPMENT CERTIFICATE

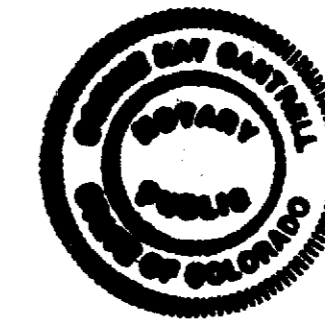
Pursuant to the Eagle County Land Use Regulations, the Director of Eagle County Community Development hereby approves this final plat the 15th day of NOVEMBER, A.D. 1996.

Keith P. Mantog
Director, Community Development
County of Eagle, Colorado

STATE OF COLORADO }
COUNTY OF EAGLE } SS

The foregoing instrument was acknowledged before me this 19th day of November, A.D., 1996, by Keith P. Mantog as Director of Eagle County Community Development.
Witness my hand and official hand and seal.
Expires: March 19, 2000

Connie Kay Cantrell
Notary Public



CLERK AND RECORDER'S CERTIFICATE \$21.00

This Plat was filed for record in the Office of the Clerk and Recorder at 3:47 o'clock pm on this 21st day of November, 1996 and is duly recorded in Book 712, Page No. 28.

Sara J. Fisher
Clerk and Recorder

By: Deputy

Protective covenants are filed in the Office of the Eagle County Clerk and Recorder in Book _____ at Page No. _____.

REVISED OCTOBER 3, 1996 S.SCOTT

DRAWN BY: <u>S. SCOTT</u>	DATE: <u>AUGUST 5, 1996</u>
CHECKED BY:	DRAWING NO.: <u>96418FP1</u>
JOB NO.: <u>96418</u>	SHEET <u>1</u> OF <u>2</u>

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 on any defect in this survey be commenced more than ten years from the date of certification shown hereon.

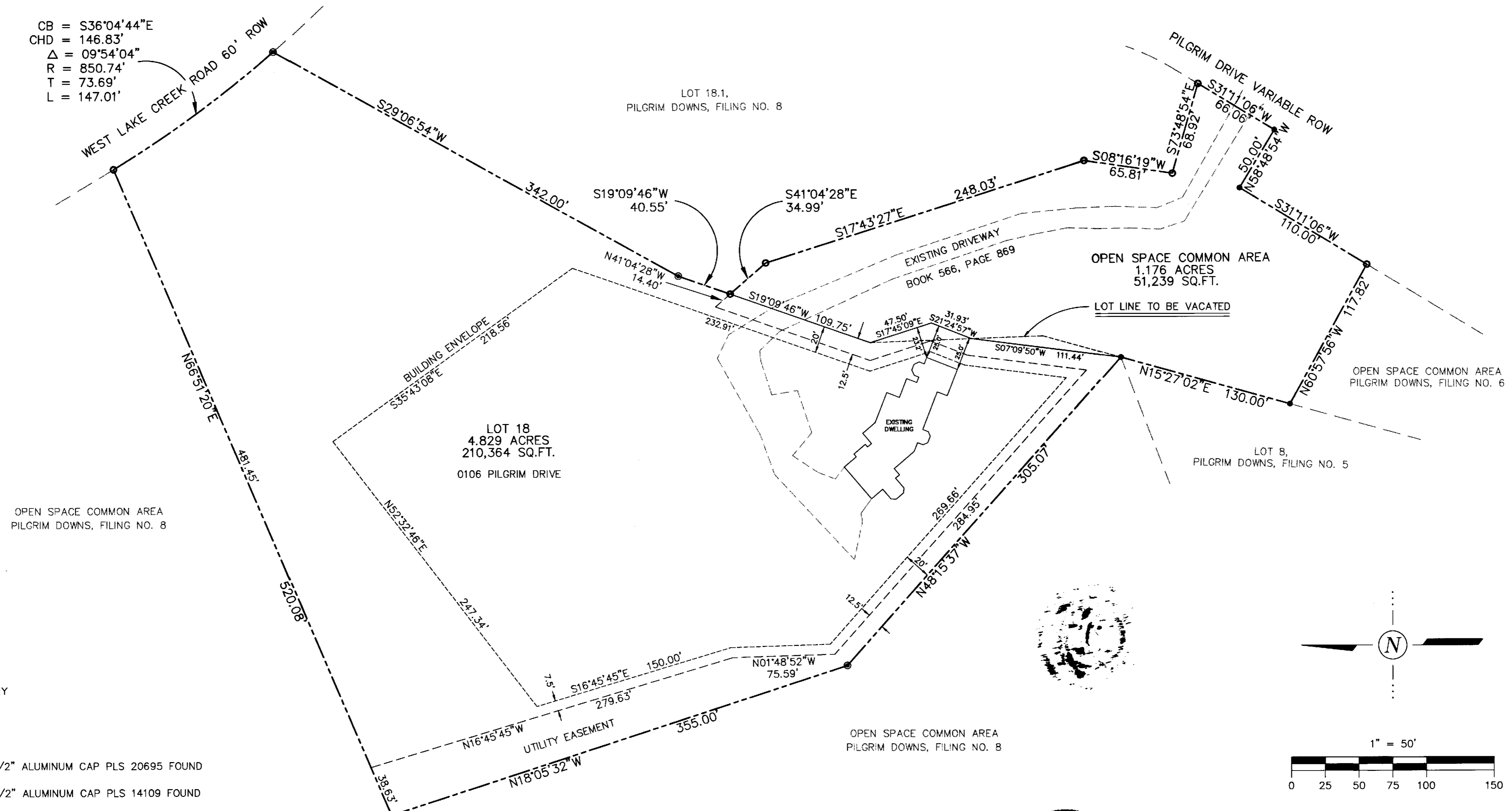


Johnson, Kunkel & Associates, Inc.

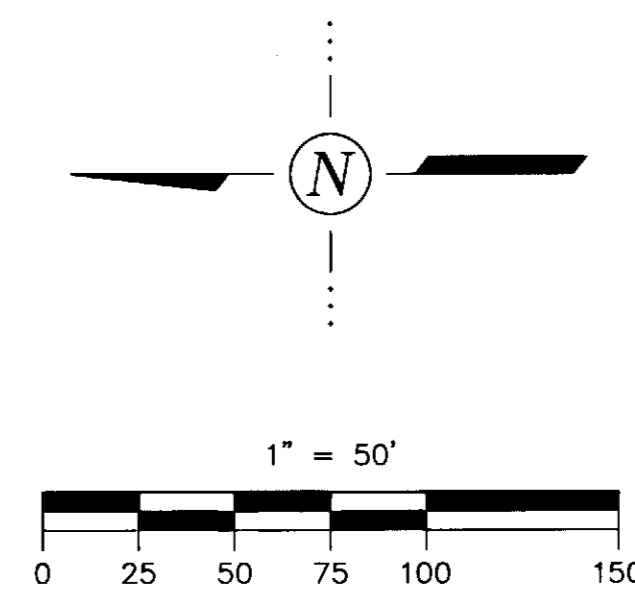
LAND SURVEYING MAPPING CIVIL ENGINEERING
LAND USE PLANNING
EAGLE STEAMBOAT SPRINGS
PHONE: 970-328-6368 970-879-4676
FAX: 970-328-1035 970-879-4670
P.O. Box 408 113 East 4th St. Eagle, Colorado 81631
P.O. Box 771198 200 Lincoln Ave., Steamboat Spgs., Colorado 80477

AMENDED FINAL PLAT PILGRIM DOWNS FILING NO. 8, LOT 18 AND OPEN SPACE COMMON AREA, COUNTY OF EAGLE, STATE OF COLORADO

CB = S36°04'44"E
CHD = 146.83'
Δ = 09°54'04"
R = 850.74'
T = 73.69'
L = 147.01'



- LEGEND:
- SUBDIVISION BOUNDARY
 - UTILITY EASEMENT
 - BUILDING ENVELOPE
 - 5/8" REBAR AND 1 1/2" ALUMINUM CAP PLS 20695 FOUND
 - 5/8" REBAR AND 1 1/2" ALUMINUM CAP PLS 14109 FOUND
 - 5/8" REBAR AND 1 1/2" ALUMINUM CAP PLS 20695 SET



LAND USE SUMMARY

PARCEL	AREA	USE	STREET ADDRESS
LOT 18	4.829 AC.	PRIMARY/SECONDARY	0106 PILGRIM DRIVE
OPEN SPACE COMMON AREA	1.176 AC.	OPEN SPACE	
TOTAL	6.005 AC.		

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 on any defect in this survey be commenced more than ten years from the date of certification shown hereon.

REVISED OCTOBER 3, 1996 S. SCOTT

DRAWN BY: S. SCOTT	DATE: AUGUST 5, 1996
CHECKED BY:	DRAWING NO.: 96418FP2
JOB NO.: 96418	SHEET 2 OF 2

Johnson, Kunkel & Associates, Inc.

LAND SURVEYING MAPPING CIVIL ENGINEERING
LAND USE PLANNING

EAGLE	STEAMBOAT SPRINGS
PHONE: 970-328-6368	970-879-4676
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