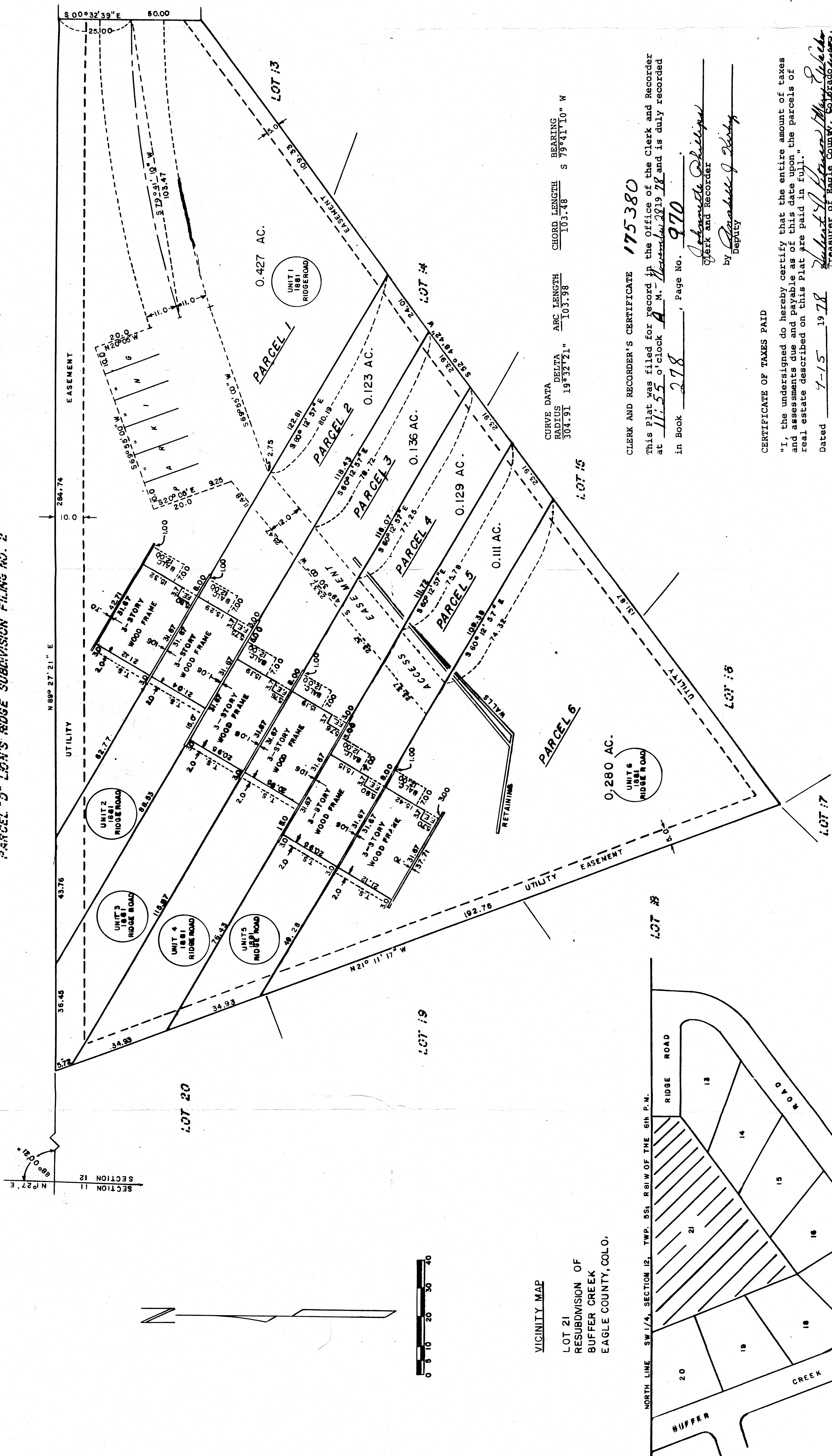


**FINAL PLAT
TOWNHOUSE MAP OF
CAPSTONE TOWNHOUSES**

LOT 21

RESUBDIVISION OF BUFFER CREEK
EAGLE COUNTY, COLORADO

PARCEL "D" LON'S RIDGE SUBDIVISION FILING NO. 2



CERTIFICATION OF DEDICATION AND OWNERSHIP

Know all men by these presents that the TEXAS CONSTRUCTION COMPANY, a Colorado corporation, being sole owner in fee simple of all that real property described as follows:

Lot 21 of the resubdivision of Buffer Creek, Eagle County, Colorado, said parcel being more specifically described as follows:

Beginning as the Northwest corner of said Lot 21, thence N 89°27'21" E 364.95 feet along the Northerly boundary of said Lot 21, to the North-east corner, thence S 0°32'39" E along the Easterly line of said Lot 21 and the west end of Ridge Road 50.00 feet, thence S 52°48'43" W 117' W along the Southeastery line of said Lot 21, 336.94 feet, thence N 21° 11' W along the Southwesterly line of said Lot 21, 268.33 feet to the place of beginning. Said Lot 21 contains 1.207 acres, more or less, and is divided into five parcels, each containing approximately the same into lots and blocks as shown hereon, and each parcel is to be used for the CAPSTONE TOWNHOUSES in the County of Eagle, State of Colorado, for public use the streets shown hereon including avenues, drives, courts, places, and alleys, the public lands and drainage easements shown hereon for utility and drainage purposes only; and do further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the Office of the Clerk and Recorder of Eagle County, Colorado as Document No. _____

EXECUTED this 15th day of September, A. D. 1977

Owners
TEXAS CONSTRUCTION COMPANY

STATE OF COLORADO)
COUNTY OF Eagle) ss
The foregoing Dedication was acknowledged before me this 15th day of September, A. D. 1977, by James S. Jacobson, Attorney at Law

My commission expires 12/14/78
Witness my hand and seal
Jan L. Mearns
Notary Public

TITLE CERTIFICATE

JAMES S. JACOBSON, ATTORNEY AT LAW 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 fee and clear of all liens, taxes and encumbrances, except as follows: UNIT 1 RIDGE ROAD
RECORDED SEPTEMBER 15, 1977, TITLE VESTED IN TEXAS CONSTRUCTION COMPANY, A COLORADO CORPORATION
Dated this 15th day of September, A. D. 1977

SURVEYOR'S CERTIFICATE

I, B. James Burk, do hereby certify that I am a registered Land Surveyor Licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of the CAPSTONE TOWNHOUSES as laid out, shown and shown hereon, that such plat was made from an accurate survey of said lands, that I have personally supervised and correctly shows the location and dimensions of the lots, streets 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 17th day of August, A. D. 1977
B. James Burk
Registered Land Surveyor
11204

PLANNING COMMISSION CERTIFICATE

This Plat approved by the Eagle County Planning and Zoning Commission this 15th day of August, A. D. 1977.
James S. Jacobson
Chairman

COUNTY COMMISSIONER'S CERTIFICATE

This Plat approved by the Board of Commissioners of Eagle County, Colorado this 22nd day of August, A. D. 1977, for recording with the Clerk and Recorder of Eagle County and for conveyance to the County of the public dedications shown hereon; subject to the provision that approval in no way obligates Eagle County for financing of construction of improvements on lands, streets or easements dedicated to the public except as specifically agreed to by the Board of Commissioners and further that said approval shall in no way obligate Eagle County for improvement of streets dedicated to the public until construction of improvements thereon has been completed to the satisfaction of the Board of Commissioners.

Witness my hand and seal of the County of Eagle
James S. Jacobson
Chairman

ATTEST
Johnnette Phillips
County Clerk

CURVE DATA
RADIUS 304.91
DELTA 19°32'21"
CHORD LENGTH 103.98
BEARING S 79°41'10" W

CLERK AND RECORDER'S CERTIFICATE 175380

This Plat was filed for record in the Office of the Clerk and Recorder at 11:55 o'clock A. M. November 20, 1977 and is duly recorded in Book 278, Page No. 970

Johnnette Phillips
Clerk and Recorder
by James S. Jacobson
Deputy

CERTIFICATE OF TAXES PAID

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

Dated 7-15 19 77
Robert S. Johnson
Treasurer of Eagle County, Colorado

NOTES

T.S. = Third Story
F.E. = Front Entrance
Balc. = Balcony

Lot 21 does not close - closure was forced by using the distances around the lot for control and determination of bearings and distances. All bearings are based on the bearing of the west line of the SW1/4 of Section 12 from the Dependent Resurvey of Township 5 South, Range 81 West of the 6th Principal Meridian as being N 01°27'00" E and adding the turned angle of 88°00'21" as given in the Resubdivision of Buffer Creek to give a bearing of N 89°27'21" E for the north line of Lot 21.

OWNERS OF RECORD

TEXAS CONSTRUCTION COMPANY
P.O. Box 1228
Vail, Colorado 81657

TOTAL ACRES
1.207 acres

Completion Date -- June of 1979
The survey is based on monuments set by the surveyor for the Resubdivision of Buffer Creek.

SCALE
1 IN. = 100 FT.

BURK LAND SURVEYING CO.
LAND SURVEYING CO., COLORADO
DATE OF SURVEY: _____
SCALE: 1" = 100 FT.
DRAWN BY: _____
APPROVED BY: _____