

FINAL PLAT
ALCAZAR VILLAS, PHASE III
A RESUBDIVISION OF
TRACTS C AND D ALCAZAR VILLAS PHASE II,
EAGLE COUNTY, COLORADO

CERTIFICATION OF DEDICATION AND OWNERSHIP

Know all men by these presents that the undersigned, being sole owner situated in Eagle County, Colorado, described as follows:

Tracts C and D, Alcazar Villas, Phase II, Eagle County, Colorado.

and containing 13.416 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 ALCAZAR VILLAS PHASE III, a subdivision of Eagle County, Colorado, and set apart and dedicated to the public use of the public for the use of the public, and hereby dedicate those portions of said real property which are indicated as easement on the accompanying plat as easements for the purpose shown hereon; and do hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established, and do hereby accept the responsibility for the completion of required improvements.

EXECUTED this 24th day of October, A.D. 1991.

Kensington Partners
a Colorado General Partnership
Owner: F.K.A. Kensington Land Investment Partners
P.O. Box 988
Edwards, Colorado 81632

By: Wm. L. Clinkenbeard
Wm. L. Clinkenbeard, President
Clink, Inc.
Managing General Partner

STATE OF COLORADO)
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 24th day of October, A.D. 1991, by Wm. L. Clinkenbeard as President of Clink, Inc., Managing General Partner of Kensington Partners, a Colorado General Partnership, F.K.A. Kensington Land Investment Partners.

My commission expires: August 31, 1993
Witness my hand and official seal Debra S. Taylor
Notary Public, State of New York
Commission Expires June 27, 1992

MORTGAGEE:

Berliner Handels-Und Frankfurter Bank
Grand Cayman Branch
55 East 59th Street
New York, New York 10022

By: Silvia Gera
Title: AVP
By: Silvia Gera
Title: AVP

STATE OF New York)
COUNTY OF New York)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 15th day of October, A.D. 1991, by Silvia Gera, AVP of Berliner Handels-Und Frankfurter Bank.

My commission expires: _____
Witness my hand and official seal Michael J. Gera
Notary Public, State of New York
Commission Expires June 27, 1992

STATE OF New York)
COUNTY OF New York)

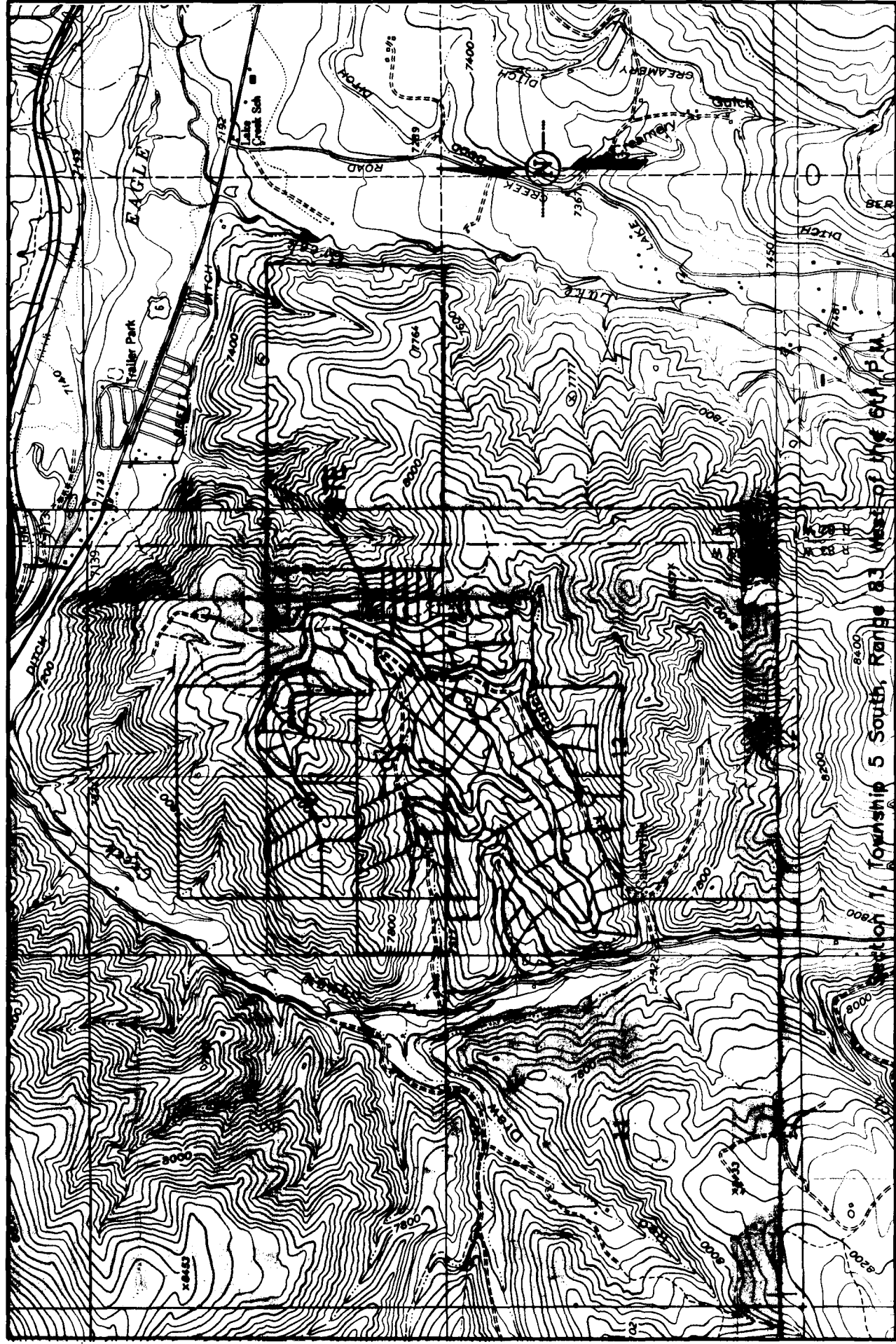
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 15th day of October, A.D. 1991, by Silvia Gera, AVP of Berliner Handels-Und Frankfurter Bank.

My commission expires: _____
Witness my hand and official seal Michael J. Gera
Notary Public, State of New York
Commission Expires June 27, 1992

PLANNING COMMISSION CERTIFICATE

Based upon review and recommendation of the Eagle County Director of Community Development, the Planning Commission of Eagle County hereby approves this plat.

Date: March 4, 1991
Chairman, Eagle County Planning Commission



VICINITY MAP
1" = 2000'

COMMUNITY DEVELOPMENT CERTIFICATE

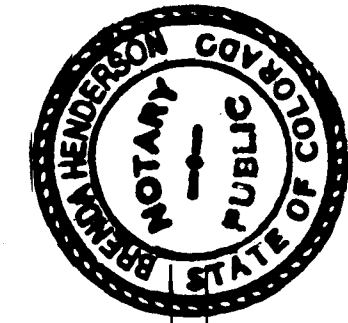
Pursuant to the Eagle County Land Use Regulations, the Director of Eagle County Community Development hereby approves this final plat the 16th day of November, A.D. 1991.

By: Keith B. Montoy
Director, Community Development
County of Eagle, Colorado

STATE OF COLORADO)
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this 16th day of November, A.D. 1991, by Keith B. Montoy
Witness my hand and official seal.

Debra S. Taylor
Notary Public



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 approves this final plat this 17th day of November, A.D. 1991, for filing with the clerk and recorder of Eagle County, Colorado, subject to the provisions of the public dedications shown hereon; subject to the provision 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 a subsequent resolution agreed to undertake maintenance of the same. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding conditions, any of which may be required for the issuance of a permit, sewage disposal permit or any other required permit, will be met. 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 sign, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not the County of Eagle.

By: George A. Slater
Chairman
Board of County Commissioners
County of Eagle, Colorado

Witness my hand and seal of the County of Eagle

ATTEST: Johnette Phillips
County Clerk
By: George A. Slater
Deputy



LAND USE SUMMARY:

LOT 16	0.260 OF AN ACRE	ONE DWELLING UNIT
LOT 17	0.207 OF AN ACRE	ONE DWELLING UNIT
LOT 18	0.187 OF AN ACRE	ONE DWELLING UNIT
LOT 19	0.254 OF AN ACRE	ONE DWELLING UNIT
LOT 20	0.182 OF AN ACRE	ONE DWELLING UNIT
LOT 21	0.428 OF AN ACRE	ONE DWELLING UNIT
LOT 22	0.244 OF AN ACRE	ONE DWELLING UNIT
LOT 23	0.177 OF AN ACRE	COMMON AREA
TRACT A	0.636 OF AN ACRE	
TRACT B	12.836 ACRES	
TOTAL	15.416 ACRES	

10) The Amendment to the Trade Name Affidavit was recorded October 16, 1991 in Book 564 at Page 850 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 Final Plat of Alcazar Villas, Phase III, as laid out, platted, dedicated and shown hereon, that such Plat was made and approved by me, and that I have caused the same to be recorded and indexed 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 28th day of December, A.D. 1991.

By: Steven K. Scott
Registered Professional Land Surveyor
No. 10169
Johnson, Kunkel & Associates, Inc.
Surveyors

TITLE CERTIFICATE

Land Title Guarantee Co. does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in Kensington Land Investment Partners, a Colorado General Partnership, free and clear of all liens, encumbrances, and easements, except as follows:
Deed of trust to Berliner Handels-Und Frankfurter Bank, Grand Cayman Branch, rec. 7-5-88 in book 486 at page 679, modification in correction therewith recorded Jan. 30, 1990 in book 522 at page 203, Financing statement recorded July 5, 1988 in book 486 at page 148.

Dated this 19th day of September, A.D. 1991.

By: Shirley G. Heath
Title: Sr. Title Officer

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of 12/31/91 upon all parcels of real estate described on this plat are paid in full.

Dated this 29 day of October, A.D. 1991.

By: Shirley G. Heath
Treasurer of Eagle County

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder at 12:56 o'clock P.M. on 11/16/91, and is duly recorded in Book 571 at Page No. 872.

By: Shirley G. Heath
Clerk and Recorder
By: Shirley G. Heath
Deputy

Protective covenants are filed in the Office of the Eagle County Clerk and Recorder in Book 571 at Page No. 871.

REVISED JAN. 23, 1992 BY S. SCOTT
REVISED NOV. 5, 1991 J. CLINEHUTE



Johnson, Kunkel & Associates, Inc.

LAND SURVEYING MAPING CIVIL ENGINEERING

EAGLE VAIL DENVER
328-6368 949-4969 287-0835

P.O. Box 409 113 East 4th Street Eagle, Colorado 81631

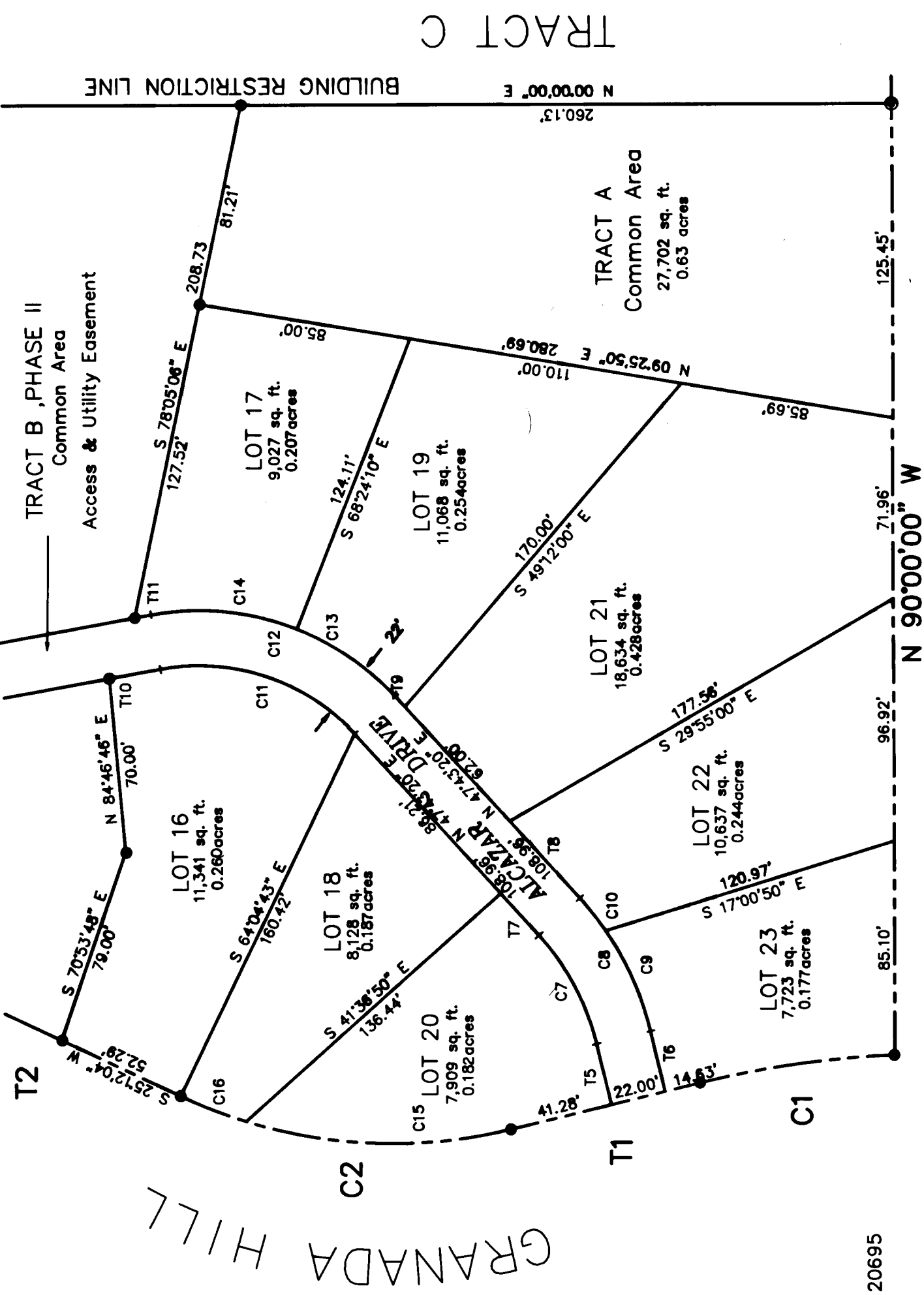
DRAWN BY: S. SCOTT	DATE: SEPT. 23, 1991
CHECKED BY: J. CLINEHUTE	DRAWING NO: 91376FP1
JOB NO: 91376	SHEET 1 OF 2

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three (3) years after you first discovered such defect. In no event may any action based upon this defect be commenced more than ten (10) years from the date of certification shown hereon.

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TRACTS C AND D ALCAZAR VILLAS PHASE II,
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ALCAZAR VILLAS, PHASE II

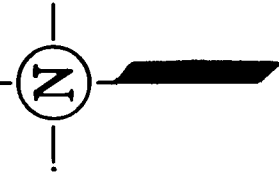
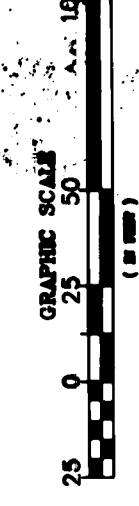
ADDRESSES:
Lot 16 0165 Alcazar Drive
Lot 17 0170 Alcazar Drive
Lot 18 0145 Alcazar Drive
Lot 19 0160 Alcazar Drive
Lot 20 0155 Alcazar Drive
Lot 21 0150 Alcazar Drive
Lot 22 0140 Alcazar Drive
Lot 23 0130 Alcazar Drive



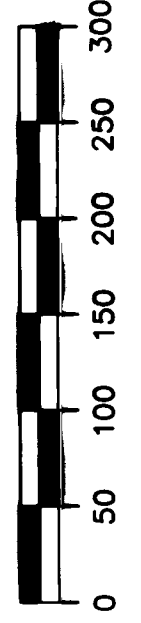
LEGEND:
INDICATES SUBDIVISION BOUNDARY
INDICATES ROAD CENTERLINE
INDICATES PREVIOUS PHASES
INDICATES BOUNDARIES OF PREVIOUS FILINGS
INDICATES 5/8" REBAR AND ALUMINUM CAP PLS 20695

DETAIL

LINE	1	DIRECTION	W	TANGENT	CHORD	BEARING	DELTA
1	12	N 251°04' E	170.38	132.77	116.55	N 07°55' W	1116.55
2	13	N 81°31' W	145.28	132.77	116.55	S 05°48' W	384.18
3	14	S 29°29' W	15.00	132.77	116.55	N 82°00' W	5914.42
4	15	N 79°23' W	24.73	132.77	116.55	N 07°55' W	9911.22
5	16	S 41°16' E	136.44	132.77	116.55	S 29°29' W	6509.49
6	17	N 79°23' W	24.73	132.77	116.55	N 07°55' W	9911.22
7	18	N 81°31' W	145.28	132.77	116.55	S 05°48' W	384.18
8	19	S 29°29' W	15.00	132.77	116.55	N 82°00' W	5914.42
9	20	N 251°04' E	170.38	132.77	116.55	N 07°55' W	1116.55
10	21	N 07°55' W	24.73	132.77	116.55	N 82°00' W	5914.42
11	22	N 07°55' W	24.73	132.77	116.55	N 82°00' W	5914.42
12	23	N 07°55' W	24.73	132.77	116.55	N 82°00' W	5914.42



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	78.77'	39.51'	78.54'	N 07°55' W	1116.55'
C2	200.00'	135.34'	170.38'	132.77'	S 05°48' W	384.18'
C3	245.00'	232.33'	132.77'	232.33'	N 82°00' W	5914.42'
C4	125.00'	216.48'	146.85'	190.37'	N 11°55' W	9911.22'
C5	100.00'	113.77'	63.88'	107.68'	S 29°29' W	6509.49'
C6	91.00'	40.83'	30.34'	43.83'	N 07°55' W	1116.55'
C7	181.00'	81.66'	60.68'	87.66'	N 07°55' W	1116.55'
C8	121.00'	16.88'	8.36'	16.87'	N 51°40' E	0754.03'
C9	84.00'	105.17'	48.58'	105.17'	N 18°41' E	5903.28'
C10	106.00'	48.33'	24.59'	47.91'	N 05°37' E	3152.56'
C11	200.00'	107.12'	54.08'	108.03'	N 01°48' E	3044.37'
C12	200.00'	28.02'	14.03'	28.00'	N 21°11' E	0801.41'
C13	245.00'	231.3'	11.57'	231.2'	N 33°08' W	0538.21'



NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three (3) years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of certification shown hereon.

REVISED OCTOBER 16, 1991 BY S. SCOTT

DRAWN BY:	SKS JMT	DATE:	Sept. 23, 1991
CHECKED BY:	BH	DRAWING NO.:	91376FP2
JOB NO.:	91376	SHEET	2 OF 2

Johnson, Kunkel
& Associates, Inc.

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