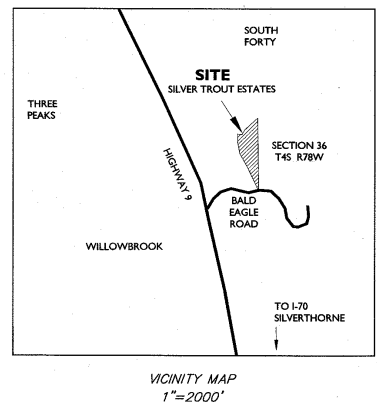


# SILVER TROUT ESTATES, FIFTH AMENDMENT A REPLAT OF PARCEL A, SILVER TROUT ESTATES TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO SECTION 36, T4S, R78W OF 6TH P.M.



- NOTES:**
- Units of measure U.S. Survey Feet.
  - All bearings shown hereon are based upon a bearing of  $500^{\circ}13'03''W$  between the Northeast corner of Lot 5 and the Southeast corner of Lot 5, monuments were found in place, as shown hereon.
  - Declaration: Owner has recorded the Declaration of Covenants, Conditions and Restrictions for Silver Trout Estates in the office of the Summit County Clerk and Recorder at Reception No. 1186112. The Silver Trout Estates First Amendment. All defined terms in this Declaration will have the same meaning in this Plat.
  - The owner as declarant has created use, access, utility, maintenance and other easements in article 11 Recorded 11-20-2018 under Reception No. 1186112.
  - The undeveloped land, driveways, and parking areas are townhome limited common elements for the exclusive use of the owners in the townhome neighborhood.
  - Each utility provider using the utility easements dedicated to the Town will, following any installation, maintenance or repair, restore the easement premises to the pre-existing grade. The association shall be responsible for the re-vegetation of landscaping and other other improvements within all utility easements.
  - Drainage easements and drainage facilities are common elements owned and maintained by the association. The Town of Silverthorne also has the right to access and maintain drainage facilities as the Town deems necessary.
  - The landscaping within the Town right-of-way adjacent to the townhome neighborhood will be maintained by the association as provided in the license agreement and such landscaping maintenance costs will be assessed as townhome neighborhood expenses.
  - Lot 1, 2, 7 and 8 are subject to all matters of Silver Trout Estates Recorded at Reception No. 1140934. The information contained hereon was derived from aforementioned plat.
  - The remaining portion of Parcel A is 4.210 acres (after this plat) The remaining portion of Parcel B is 3.208 acres.
  - First Amendment recorded at Reception No. 1190159, Second Amendment recorded at Reception No. 1199057, Third Amendment recorded at Reception No. 1207191 and Fourth Amendment recorded at Reception No. 1214340.
  - Fifth Amendment as shown is a replat of Parcel A according to the Plat thereof recorded May 8, 2017 under Reception No. 1140934.

**CERTIFICATE OF TAXES PAID**  
 I, the undersigned, do hereby certify that the entire amount of taxes due and payable as of January 1, 2021, upon all parcels of real estate described on this plat are paid in full.  
 Dated this 16th day of July, A.D., 2021  
*Randy Schell*  
 Summit County Treasurer

**TITLE COMPANY CERTIFICATE**  
**Land Title Guarantee** Title Company does hereby certify that it has examined the title to all lands as shown hereon and title to such lands is in the dedicatory free and clear of all liens, taxes and encumbrances, except as follows: 116948, 1213508, 1219851  
 Dated this 16th day of July, 2021  
*[Signature]*  
 Agent

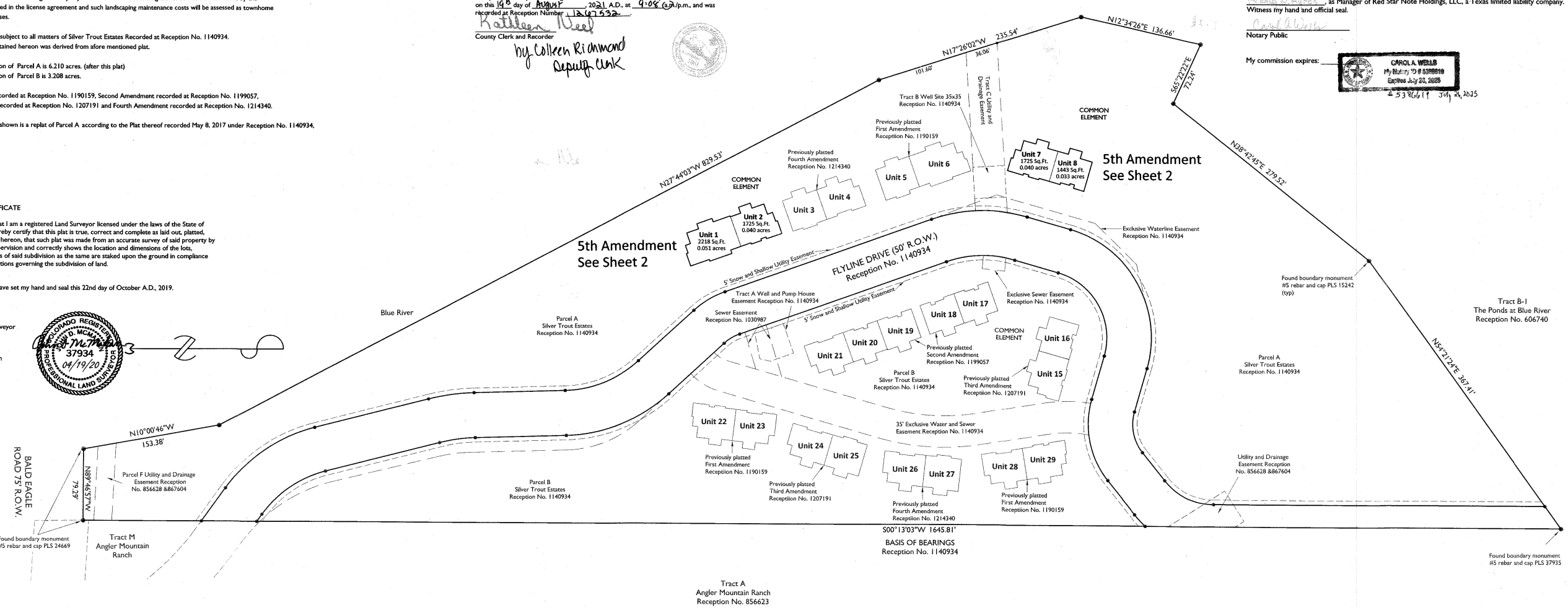
**CLERK AND RECORDER'S CERTIFICATE**  
 This plat was accepted for filing in the office of the Summit County Clerk and Recorder on this 19th day of August, 2021 A.D., at 9:08 a.m., and was recorded at Reception Number 1267532  
*Kathleen Heel*  
 County Clerk and Recorder  
*by Colleen Richmond Deputy Clerk*

**TOWN OF SILVERTHORNE APPROVAL**  
 This plat is approved by the Town of Silverthorne, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, 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 of any lot 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 individual and not the Town of Silverthorne.  
*[Signature]*  
 Mayor  
 Town of Silverthorne, Colorado  
 Attest:  
*Michelle Miller*  
 Town Clerk  
 Town of Silverthorne, Colorado

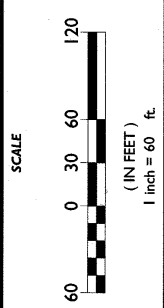
**CERTIFICATION OF DEDICATION AND OWNERSHIP**  
 The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests of the lands described herein, have laid out, subdivided and platted said lands into lots, tracts, blocks, streets and easements as shown hereon under the name and subdivision of Silver Trout Estates, Fifth Amendment. 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:**  
 BLUE SHORES, LLC  
 a Colorado limited liability company  
 By: Blue Investments, LLC  
 a Colorado limited liability company, Manager  
 By: *[Signature]*  
 Scott B. Russell, Manager  
 The foregoing instrument was acknowledged before me by Scott B. Russell, Manager of Blue Investments, LLC, a Colorado limited liability company, Manager of Blue Shores, LLC, a Colorado limited liability company.

**ATTEST:**  
 Secretary  
 Subscribed and sworn to before me this 16th day of July, 2021, by Scott B. Russell, manager of Blue Investments, LLC, a Colorado limited liability company, manager of Blue Shores, LLC, a Colorado limited liability company  
*[Signature]*  
 Notary Public  
 My commission expires: 6/19/23  
*[Notary Seal]*  
 Lien holder:  
 RED STAR NOTE HOLDINGS, LLC  
 By: *[Signature]*  
 Manager  
 STATE OF COLORADO TEXAS  
 COUNTY OF DALLAS )  
 The foregoing instrument was acknowledged before me this 19th day of August, 2021, by Michelle Miller, as Manager of Red Star Note Holdings, LLC, a Texas limited liability company. Witness my hand and official seal.  
*[Signature]*  
 Notary Public  
 My commission expires: 4/23/2025  
*[Notary Seal]*

**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 plat is true, correct and complete 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 thereof I have set my hand and seal this 22nd day of October, A.D., 2019.  
 Colorado Registered Professional Land Surveyor  
 John D. McMahan  
 Colorado Registration #37934  
*[Surveyor Seal]*



JD MCSNOW, LLC  
 LAND SURVEYING  
 MAPPING  
 CONSTRUCTION  
 STAKING  
 PO BOX 5023  
 EAGLE, CO  
 81631  
 970-471-0905  
 SILVER TROUT ESTATES FIFTH AMENDMENT  
 A REPLAT OF A PORTION OF PARCEL A  
 SILVER TROUT ESTATES  
 SILVERTHORNE, COLORADO



JOB NO. 2018-028  
 SHEET NO.  
 1  
 OF 2

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

H-169