

DRAFT - DRAFT - DRAFT			TOWN OF BLUE RIVER - PRIORITY TRAIL ROUTES BY SUBDIVISION								Prepared by Paul Semmer 6/27/22		page 1 of 4
LOCATION				TYPE OF EASEMENT FROM ORIGINAL PLATS				SIGNIFICANCE			COMMENTS		
Subdivision	TOWN OF BLUE RIVER EASEMENT	POTENTIAL CONNECTOR ROUTE TO BLUE RIVER	Route Identification	Pedestrian Easement - length in feet; 10 ft wide	Access Road Easement- length in feet; 20 ft wide	River/Creek Pedestrian Easement - length in feet either side of center line; Pennsylvania Creek = 20 ft wide / Blue River =25 ft wide)	Utility/Access/Other Easement - length in feet; width varies	Social Trail - length in feet; width varies	H=High- provides access to large population and/or important connection to other existing recreation resources.	M=Medium - provides access to more than two subdivisions and indirectly connects to other existing recreation resources and trails.	L=Low- provides access to a limited number of residences and does not connect to other existing recreation resources.	Unless otherwise noted all platted easements are granted to the lot owners of the subdivision. The Town of Blue River is not vested as an easement holder unless noted below.	
Crown	X		CR-1 TRACT A CROWN SUB -Golden Crown Lane		700				H			TRACT A CROWN SUB -Golden Crown Lane. Strong candidate for promotion of route to Breckenridge from Golden Crown Lane along Silver Queen Dr. (SCR 781). Town of Blue River owns Tract A. Provides connection to non-system trails on NF land to west and eventually to Burro Trail. Does not provide connection to significant routes within Town of Blue River. TOBR EASEMENT	
Bryce Estates	X		BE-1 8 ft Ski Trail Esmt				1,490			M			
Leap Year			LY-1 _Spruce Creek_ USFS			500			H			HIGH PRIORITY to work with landowners on Lot 320 & 321 to perfect as a legal public right-of-way to access social trail on south side on Spruce Creek on NF	
			LY-2 _Lot 320 & Lot 321	215					H			HIGH PRIORITY to work with landowners to perfect as a legal public right-of-way to access social trail on south side on Spruce Creek on NF	
			LV-9 Social Trail on south side of Spruce Creek on NFS land					3,600		M-H		Well marked Social Trail on south side of Spruce Creek on NFS land goes from Lot 320 to Spruce Creek Trail. Lots 318 is vacant and provides logical connection to TOBR road. Social trail on NF land is 3,600 feet long to intersection with Spruce Creek Trail.	
Timber Creek				554						M-H		Provides connection to well-defined social (non-system) trail on National Forest along eastern boundary of Timber Creek Estates. Comments from Ron S. 9/15/21 -- 31B is under construction now. I assessed the easement from the NFS trail (is there a name?) to Hwy 9, as it appears in plat map TCE 2. There is a faint trail West from the NFS trail to the East boundary of 31A. From there West to Hwy 9 there is thick forest and no visible trail. There used to be a social trail across 31B and I think the traffic up to the NFS trail came from use of that. However that route was blocked by the new owner of 31B. TOBR EASEMENT	
	X		TCE-2 Lots 31B, 31A & 32 USFS									Possible access route to NF land to east and social trail along private /USFS boundary from 39 Degree North Sub to Fredonia Gulch Rd..	
Aspen View	X		AV-1 _Access Esmt - Fredonia Rd		490				H			Fredonia Gulch Road (CR 600) - Developed road, built to access Fredonia Mine (patented land). TOBR EASEMENT	
	X		AV-3 _Tract A	92					H			Provides an important connection between Aspen View SUB and Fredonia Gulch Road and further north to Blue River Trail Extension (FDT606.1) via Fredovania Trail (FDT 519.1) TOBR EASEMENT	
			AV-4 _Social Trail east of Government Lot 5					1600		M		Potential for formal connection between Fredonia Gulch Road and subdivisions to south; Timber Creek Estates, 39 Degrees North, DOT Condo, etc. TR 7-77 Sec 30 Qtr 2 Acres 4.570 GOVOT LOT 5. Formerly NFS land. Social trail on NF is a poor alignment that should be relocated onto Gov Lot 5, if lot cannot be acquired as open space. Needed to provide better trail routing on NFS land to east.	
New Eldorado	X		NE-2 _Tract A South Half-Lot 7 & Lot 8		446					M-H		Consider use of easement as future route to crossing Blue River and connect to Sherwood Forest Subdivision at south end of Starlit Lane easement. Verify legal status of ped easement on revised plats. TOBR EASEMENT	
	X		NE-4 _Social Trail_ Tract B-South					450	H			HIGH PRIORITY to work with landowner to perfect as a legal public right-of-way. TOBR EASEMENT	
			NE-5 _Social Trail_ Lot 5 & Lot 6					356	H			HIGH PRIORITY to work with landowner to perfect as a legal public right-of-way IF legal access cannot be obtain from Tract B to east. Bob R. 11-2-21 -- , it appears there is not a clear path from this easement to Fredonia Gulch trail, and so we may need to reach out to the property owner next to Audrey's, and explain that an easement on their property would be far away from their house.	
	X		NE-6 _Ped Esmt on North Tract B	366					H			Platted Ped Esmt on North Tract B provides access from Bue River to _Calle be Plata and Blue River Trail. Ped Esmnt is on West and North lot line of Tract B- Verify!! TOBR EASEMENT	
			NE-7 _Platted Ped Esmt on Amended Plat for Resub Lot 7A & 8a (Recpt 136916)	200					H			Platted Ped Esmt on Amended Plat for Resub Lot 7A & 8a (Recpt 136916). Ped easement along north and east boundary of Lot 7A. Verify!! Provides access from river to south and along ped easement of west lot line of Tract B to Calle De Plata. TOBR EASEMENT	
	X												
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Sherwood Forest			SF-1 Access Rd Esmt N Sherwood Ln		256				H			The easement is a significant element for providing a loop trail on Sherwood Lane and Blue Grouse Trail for the northern portion of the subdivision. Verify that easement was not vacated with replat of Lot 108 and construction of Blue Grouse Trail.		
			SF-8 Existing Access Rd Lots 88, 92, 97 & 100		850				H			Route is considered system trail by USFS, Pennsylvania to Fredonia Trail (aka "Fredovania Trail" (FDT5-9.1) VERIFY STATUS OF "ROAD EASEMENT" UNDER JURISDICTION TO TOBR.		
	?		SF-10 Lots 44, 45, 51 & 52	432						M-H		Route serves a neighborhood need and is likely already established. Only action needed is to resolve encroachments and promote use of the route. VERIFY NEW EASEMENT ON LOT 52- Vested to Summit County Government?		
			SF-13 Existing Access Road-Lot 81 and Lot 82		302				H			Does provide a significant contribution to a town trail network in that it connects to the Blue River on the south and Town owned property at North Half Tract A, New Eldorado Sub.		
Mountain View			MV-1 Blue River Lots 134 to 149			2460				M-H		Opportunity to develop low use single track non-mechanized trail on east side of river to connect Blue River Road and Theobald Way and loop onto Mountain View Road.		
			MV-3 Lot 136 & Lot 137	110						M-H		If the Pedestrian Easement along the Blue River is made accessible for public use, the easement between Lot 136 and 137 would provide a very accessible route to the river from Mountain View Road.		
			MV-4 Lot 130 & Lot 131	145					H			The easement between Lot 131 and 130 would provide a very accessible route from Mountain View Road to Wilderness Road via the Pedestrian Easement between Lots 175 and 176 Wilderness Sub.		
			MV-6 Lot 141 & Lot 142	310						M-H		If the Pedestrian Easement along the Blue River is made accessible for public use, the easement between Lot 141 and 142 would provide a very accessible route to the river from Mountain View Road.		
			MV-7 Lot 125 & Lot 126	214					H			This easement is better than the easement between Lots 130 and 131 to provide access to Wilderness Drive for the following reasons: 1) there are no encroachments to deal with, 2) the slope at the east end is more manageable for trail construction, and 3) the connection to Wilderness Dr is at the intersection of Hinterland Trail which provides better access to the Blue River Trail Extension (FDT 606.1)		
			MV-8 Lot 147 & Lot 148	220						M-H		If the Pedestrian Easement along the Blue River is made accessible for public use, the easement between Lot 147 and 148 would provide a very accessible route to the river from Mountain View Road.		
			MV-9 Lot 119 & Lot 120	142					H			The easement between Lot 119 and 120 would provide a very accessible route from Mountain View Road to Wilderness Road via the Pedestrian Easement between Lots 194 and 195 Wilderness Sub. OR negotiate alternative easement on Lot 119 to go along south and east boundary lines to joins easement between Lots 194 & 195.		
			W-1 Lot 175 & Lot 176	183					H			The route could provide a connection between Mountain View and Wilderness subdivisions if the corridor were cleared and made visually open and encouraging for use		
			W-2 Lot 181 & Lot 182	171					H			Intersection of Wilderness Drive and Hinterland Trail makes this route a significant route to connect Mountain View Sub to the east along Hinterland Trail to tie with social trails to National Forest		
Wilderness			W-3 Lot 194 & Lot 195	214					H			The route could provide a connection between south end of Mountain View and Wilderness subdivisions if the corridor were cleared and made visually open and encouraging for use. OR if new alignment is made to easement on Lot 119 consider relocating Lot 195 easement to lie along southern lot line to tie into Mountain View Rd. 5 ft width on Lot 195 only may be OK.		
			W-5 Blue River Trail across Clyde Lode and Lots 6, 7, 8, 9, & 10						H			Historic trail along "ditch" that was never completed. Highly used socially recognized trail across private lands."No Trespassing signs erected in 2018.		
			W-6 Social Trail-Lot 214 & Lot 215					500	H			Both social trails on the National Forest, from Lot 243 and Lot 215, provide access from two different subdivisions with public road access, Royal/Creek Side Drive and Wilderness/Hinterland Trail		
		A, B, C												
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LOCATION				TYPE OF EASEMENT FROM ORIGINAL PLATS				SGNIFICANCE			COMMENTS		
Subdivision	TOWN OF BLUE RIVER EASEMENT	POTENTIAL CONNECTOR ROUTE TO BLUE RIVER	Route Identification	Pedestrian Easement - length in feet; 10 ft wide	Access Road Easement- length in feet; 20 ft wide	River/Creek Pedestrian Easement - length in feet either side of center line; (Pennsylvania Creek = 20 ft wide / Blue River =25 ft wide)	Utility/Access/Other Easement - length in feet; width	Social Trail - length in feet; width varies	H-High - provides access to large population and/or important connection to other existing recreation resources.	M-Medium - provides access to more than two subdivisions and indirectly connects to other existing recreation resources and trails.	L-Low- provides access to a limited number of residences and does not connect to other existing recreation resources.	Unless otherwise noted all platted easements are granted to the lot owners of the subdivision. The Town of Blue River is not vested as an easement holder unless noted below.	
Royal		A	R-1A_N Penn Cr Blue River Rd to Royal Dr			375			H			The easement route along Pennsylvania Creek is the most logical connection from Blue River Road to Town Park and it provides connection to significant routes within Town of Blue River	
		A	R-1B_N Penn Cr_Royal Dr to Town Park			974			H			Strong candidate for trail construction and promotion of route along Creek as a formal trail connection between Blue River Road and Town Park	
			R-2_Lot 270 & Lot 271	177						M-H		If the Pedestrian Easement along the Pennsylvania Creek is made accessible for public use, the easement between Lot 270 and 271 would provide a very accessible route from Regal Circle and the eastern portion of the Royal subdivision to the Creek and connect to Blue River Trail Extension (FDT606.1)	
		A	R-3_Lot 269 & Lot 270	136						M-H		This is a significant route to provide connections to many existing easement/roads in the town	
		A	R-4_Lot 245 & Lot 246	111					H			This is a VERY significant route to provide connections to many existing easement/roads in the town, connection subdivisions and National Forest at FDT 606.1	
		A, B	R-5_Lot 241 & Lot 242	150					H			This is a VERY significant route to provide connections to many existing easement/roads in the town, connection subdivisions and National Forest at FDT 606.1	
		A	R-6_Lot 267 & Lot 268	195					H			Easement connects, via Pedestrian Easement between Lot 248 and 249, to Creek Side Drive AND then along Creekside Drive east to Pedestrian Easement between Lots 241 and 242 to connect to National Forest and eventually Blue River Trail Extension (FDT 606.1).	
			R-7_Lot 248 & Lot 249	210					H			Route along Creek Side Drive east to Pedestrian Easement between Lots 241 and 242 connects to National Forest and eventually Blue River Trail Extension (FDT 606.1).	
			R-10_Lot 239 & Lot 240	150					H			The easement connects, via Creek Side Dr, with the Pedestrian Easement between Lots 248 and 249 and easement between Lot 267 and 268 and then Regal Circle, thereby linking the Royal and Wilderness subdivisions.	
			R-11B_Royal-Wilderness Bndry-Middle	165						M-H		This is a significant route to provide connections to many existing easement/roads in the town, connection subdivisions and National Forest at FDT 606.1	
			R-11C_Royal-Wilderness Bndry-East End	273						M-H		This is a significant route to provide connections to many existing easement/roads in the town, connection subdivisions and National Forest at FDT 606.1	
			R-12A_South Fork Penn Cr_East End			970				M-H		Strong candidate for trail construction and promotion of route as a formal trail connection between Royal Subdivision and Blue River Trail Extension (FDT 606.1)	
		A, B	R-13_Social Trail-Lot243 to USFS				450		H			High Priority - The platted Pedestrian Easement between Lot 241 and Lot 242 abuts National Forest and is a viable route to provide access from Creek Side Drive to National Forest and the social trail to connect with FDT 606.1 (Blue River Trail Extension). This must be considered as an alternative to negotiating a new easement across Lot 243.	
		B	R-14_Social Trail between Lot 244 and 243				129		H			High Priority - The route is the shortest and most direct connection from Creek Side Drive to the Pennsylvania Creek easement on Lot 416 and Royal Placer and directly connects to the Blue River Trail Extension (FDT 606.1).	
Coronet		A1	C-1_Pennsylvania Cr_Lot 415 & Royal Placer			274			H			IMPORTANT ROUTE for trail construction and promotion of route as a formal trail connection between Royal Subdivision and Royal Placer to east	
		A1	C-2_Ped Esmt & Penn Cr Esmt Lot 416			300			H			IMPORTANT LINK TO SIGNIFICANT ROUTES IN TOWN OF BLUE RIVER	
		A1	C-3_Penn Cr Esmt-Lot 417 to Royal Placer			695			H			Strong candidate for trail construction and promotion of route along creek as a formal trail connection between Royal Subdivision and Royal Placer to east	
	X	A1	C-4_Lot 435 & Lot 451_USFS		44				H			HIGH PRIORITY to maintain and encourage as connector to Blue River Trail (FDT 606.1) to northwest near Blue River Road, and Blue River Trail Extension on south side of Pennsylvania Creek on Royal Placer. TOBR EASEMENT	
			C-5_Old Pennsylvania Cr RD on Royal Placer				660			M		Route provides for connection between Pennsylvania Creek Road and Blue River Trail (FDT 606.1) off Blue River Road via use of non-system trail on National Forest north of Lot 451	
Pennsylvania Canyon	X	PC-1	Pedestrian Easement on Lot 1 and Lot 2 along north side of Pennsylvania Creek			630			H			Strong candidate for trail construction and promotion of route along creek as a formal trail connection between Royal Subdivision and Royal Placer to east. Private property signs are misleading. TOBR EASEMENT	

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96		A1	96-1_Social Trail-Blue River Road north to Tarn					2900	H			High Priority to convert to system trail and connect to Blue River Trail (FDT 606.1) and further southeast to Blue River Trail Extension. Recommend working with USFS to get trail under special use permit and into USFS travel management system.		
			96-7_USFS Tail on Old Penn Cr Road on National Forest					1500	H			High Priority National Forest system trail to connect to Blue River Trail Extension at Royal Placer, via Coronet Drive and Holly Lane		
Spruce Valley Ranch	X	A, A1	SVR-1 Blue River Trail	3,800					H			Plats for Spruce Valley Ranch do not show entire length of Blue River Trail through the subdivision. Need to research this to determine if a platted right-of-way for the trail does exist. TOBR EASEMENT		
			SVR-2_East Shoreline Goose Pasture Tarn	2501						M-H		Opportunity may exist to develop a shoreline trail that extends from the Boat house on Spruce Valley Drive north to Spruce Valley Ranch HOA open space adjacent to Indiana Creek Road close to dam. Need to determine if this is dedicated to the SVR only or Town of Blue River.		
		A1	See 96-1_Social Trail-Blue River Road north to Tarn						H			High Priority to convert to system trail and connect to Blue River Trail (FDT 606.1) and further southeast to Blue River Trail Extension.Crosses, NF, Brownell Bailey and Theobald parcels		
Blue Rock Springs			BR-1 --LOT 44 BLUE ROCK SPRINGS SUB, 0041 ROCK SPRINGS RD (CR 577)					900	H			Provides connection from Blue Rock Springs Sub to well-defined social (non-system) trail on Theobald vacant land along Blue River and then east to north end of Blue River Road. Pedestrian easement needed if parcel cannot be acquired as open space.		
			BR-2 --Blue River San District Lift Station LOT 28R BLUE ROCK SPRINGS SUB. 0158 BLUE ROCK DR (CR 579)					100	H			Provides connection to well-defined social (non-system) trail on Theobald vacant land along Blue River and then east to north end of Blue River Road. Need to co-locate trail with Sanitation District easements.		
			BR-3 --Social trail along east side of Hwy 9 between Blue River Rd and Blue Rock Dr.					3000	H			Provides connection along Hwy9 from Blue River Rd to Blue Rock Springs Sub		

DRAFT - TOWN OF BLUE RIVER OPEN SPACE PARCEL ACQUISITION CHECK LIST - DRAFT							Prepared by Paul Semmer (6/27/22)		page 1 of 2		
LOCATION			OPEN SPACE CHARACTERISTICS							SIGNIFICANCE	
SUBDIVISION	Parcel Identification	Current RESIDENTIAL VACANT LAND or RESIDENTIAL UNSUB LAND or RESIDENTIAL LAND - NO IMPROVEMENT	Acres	ACCESS- Lands that provide trailheads or public access to recreation areas on National Forest and other significant properties.	BUFFERS: Natural and undeveloped lands which separate and buffer the impacts of development, define the boundaries of urbanized areas and contribute to the rural mountain quality of the Town.	EXTENSIONS: Land adjacent to publicly held property which meets open space criteria guidelines, and which can combine with other open space properties to enlarge and / or connect existing open space parcels.	RECREATIONAL: Lands with significant recreational value, particularly non-motorized passive uses not requiring intensive maintenance or management; including lands or easements providing for public use of existing and proposed trails.	UNIQUE LANDS: Lands possessing unique values such as outstanding (but not necessarily generally visible) scenic quality, rare flora, riparian quality, wetlands, critical wildlife habitat, fragile alpine areas, or unusual geologic, or topographical formations.	VIEW CORRIDORS: Lands with high aesthetic appeal and variety within major view sheds, whose lands are generally visible, apparent, and appreciated by residents and visitors and through preservation will maintain the rural mountain appearance of Summit County.	COMMENTS OPEN SPACE CHARACTERISTICS are from the Open Space Lands section (pages 11 & 12) of the Town of Blue River Open Space and Trails Plan adopted December 2020. SIGNIFICANCE RATING H = High - Significantly meets criteria M = Medium - Adequately meets criteria L = Low- Minimally meets criteria NA - Does not meet criteria	
Aspen View	OS-1	TR 7-77 Sec 30, GOVT LOT 5	4.57	H	M	H	H			Formerly NFS land. Needed to provide better trail routing on NFS land to east and heavily used social trail east of Aspen Springs Sub that connects to Fredonia Road to north and 39 Degrees Sub to south.	
Sherwood Forest	OS-2	Lot 82 - Ø215 STARLIT LN (CR 587)	1.78	H	H	H	H	H	H	Potential Open Space Parcel - Lot 82. Provide connection with NF to east and Town Open Space to southwest. Provides possible trail connection to Calle de Plata. Quality wildlife habitat along Blue River. Possible location for extension of Starlit Lane to New Eldorado sub.	
	OS-3	Lot 92 & 97 - Summit County and Town of Breckenridge	0	H	H	H	H		H	Currently in Open Space status. Prepare draft management plan for County/Breckenridge lands. Borders National Forest lands to east.	
Mountain View	OS-4	ØOT 170R MOUNTAIN VIEW SUB LOT LINE ADJUST LOTS 169 AND 170	0.428				M	H	H	Potential Open Space Parcel - ØOT 170R MOUNTAIN VIEW SUB LOT LINE ADJUST LOTS 169 AND 170. Provides for future bus stop/park-n-ride, access portal to all routes (roads and trails) in TOBR.	
	OS-5	ØOT 154 MOUNTAIN VIEW SUB	0.76		H	H		H		High wetland and wildlife values	
	OS-6	ØOT 155 MOUNTAIN VIEW SUB	0.74		H	H		H		High wetland and wildlife values	
	OS-7	LOT 159 MOUNTAIN VIEW SUB	0.77		H	H		H		High wetland and wildlife values	
Wilderness	OS-8	LOT 184 WILDERNESS SUB	0.47	H	H					Potential Open Space Parcels and/or access easement to provide connection between Hinterland Trail (CR610) and Backland Ct (CR606).	
	OS-9	LOT 186 WILDERNESS SUB	0.43	H	H					Potential Open Space Parcels and/or access easement to provide connection between Hinterland Trail (CR610) and Backland Ct (CR606).	
	OS-10	Lot 219	0.72	H			H			Lot 219 and 220 - Potential Open Space Parcels and/or access easement to provide connection between Hinterland Trail (CR610) and Royal Placer Trail (CR607).	
	OS-11	Lot 220	0.78	H			H			Lot 219 and 220 - Potential Open Space Parcels and/or access easement to provide connection between Hinterland Trail (CR610) and Royal Placer Trail (CR607).	
Royal	OS-12	TR 7-77 Sec 19 Mining Claims-LEAP YEAR MS# 13358 Acres 20.5700 & ROYAL PLACER MS# 13638 Acres 41.59	62.16		H	H		H	H	Potential Open Space Parcel - High quality wetland/wildlife/view shed values. Social trail on north end, access to HWY on SW corner, Fronts Blue River Road on south end.	
	OS-13	Lot 236	0.5	H			H			Lot 236 Royal Sub - Potential Open Space Parcel and/or access easement to provide connection between Hinterland Trail (CR610) and Royal Placer Tri (CR607).	
Coronet	OS-14	Lot 416	0.7	H			H			Lot 416 Coronet - High priority Open Space -provides connection between Blue River Trail on NF land to north and trail along Pennsylvania Cr on Royal Placer.	
	OS-15	Lot 418	1.00	H			H			Lot 418 Coronet - Provides access from Pennsylvania Cr Rd to Royal Placer and trails to south.	
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