

Lot Subdivision Application-Minor

*The Planning & Zoning Commission meets on the First Tuesday of the month.

Applications must be received no later than Two (2) weeks prior to that date.*

Lot Number: <u>Lot 1</u> Su	bdivision: TIMBER	CREEK	RESTATES FILLING 2
Blue River Physical Address: 160 w	HISPERING PIMES	वार.	BLUE RIVER. CO.
Homeowner Information:			
Name: PATRICK GENSES			
Mailing Address: 8734 LOHGS PRAK	CINZ. WINDSO	2 co.	80556
Phone: 970 405 8966 Email: FIRSTHOWR TO DREAM HOWR	6 HOTMAIL. COM	(
Current Lot Size: 1.33 ALRE			
Zoning of Lot to be subdivided: 2-1			
Proposed Lot Size: .665/.653 ARRE	LOTS IA/IB		
*Lots applying for subdivision must meet minimum lot siz Municipal Code.	e requirements as outline in Ch	papter 16 of i	he Blue River
Below is a list of required documents. While com Chapter 17 of the Blue River Municipal Code in it and fees. This application as well as the requirement Blue River Municipal Code adopted May 19, 2020	es entirety including proces ents and restrictions outline	s standards	s for approval
Signature:	Date:		
Printed Name:			

1 Pages 04/09/2021 08:23 AM DF: \$0.00

1255230 DF: \$0.00 Kathleen Neel - Summit County Recorder

3 3

STATEMENT OF AUTHORITY

	1_	This STATEMENT OF AUTHORITY relates to entity named
		NEW EXPRESSION HOMES, LLC
		and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
	2.	The type of entity is a : limited liability company
	3.	The entity is formed under the laws of the state of Colorado
	4.	The mailing address of the entity is: 8734 Longs Peak Circle Windsor, CO 80550
a,	5.	The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is/are: Patrick Glasco, President
	6.	The authority of each of the foregoing person(s) to bind the emity is
		Enot limited (check one)
	7.	Other matters concerning the manner in which the entity deals with interests in the property:
		New Expression Homes, LLC By: All Mars Patrick Glasco, President
		the of Colorado supply of Weld \$
	The	foregoing instrument was acknowledged, subscribed and sworn to before me this 15th day of 150 20 21 by Patrick Glasco, President of New Expression Homes, LLC.
	Му	commission expires: 11/19/2021 Shammon Brothugu Notary Public
		_

SHANNON BROCKMEYER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094937829
MY COMMISSION EXPIRES MOVEMBER 19, 2021

2 Pages 04/09/2021 08:23 AM DF: \$40.94

Kathleen Neel - Summit County Recorder





WARRANTY DEED

THIS DEED, made this 1st day of April, 2021, between

THE TRUST OF GREGORY J SAJDAK

whose address is PO Box 1849, Breckenridge, CO 80424, GRANTOR(S), and NEW EXPRESSION HOMES, LLC

whose address is 8734 Longs Peak Circle, Windsor, CO 80550, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of Four Hundred Nine Thousand Three Hundred Sixty Five and 00/100 Dollars (\$409,365.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee(s), grantee's heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Summit and State of Colorado, described as follows:

Lot 1, Timber Creek Estates, Filing No. 2, according to the Plat thereof filed September 25, 2000 at Reception No. 633445, County of Summit, State of Colorado.

also known by street and number as: 160 Whispering Pines Circle, Blue River, CO 80424

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee's heirs and assigns forever.

The grantor(s), for the grantor, grantor's heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, grantee's heirs and assigns, that at the time of the ensealing and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

the Trust of Gregory J. Sajdak

Julie

TITLE COMPANY of the rockies

GENERAL WARRANTY DEED -

1016959 March 24, 2021 2:42 PM STATE OF: Colorado COUNTY OF: Summit

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 1st day of April, 2021 by Julie M. Jones, Trustee of The Trust of Gregory J. Sajdak.

My Commission expires:

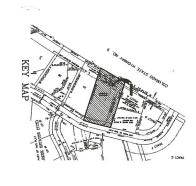
Witness my hand and official seal.

Notary Public

STEPHANIE HOWARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004018079
MY COMMISSION EXPIRES SEPT. 9, 2022

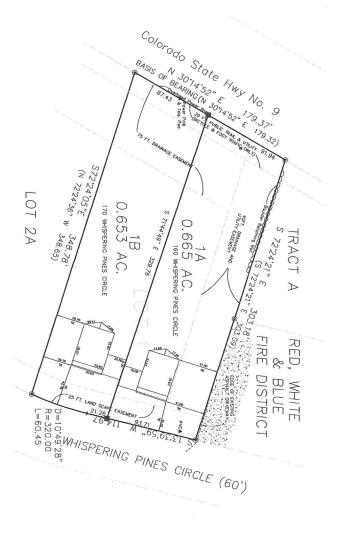


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			11:	50533	8	/31/2017	,		STM			0	
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			95	5782	1	/10/2011			QCD			0	
			92	7426	1	2/1/2009)		AGM			0	
			92	7425	1	2/1/2009			QCD			0	
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1215	DUPLEX- TRIPLEX STRUCTURE	\$2	69,850										
		\$6	20,150								\$29	1,300	
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The state of the s	2021 0			84		2		Radia Ht	int				
	1,3186	Pi Pa	ub aved	(12mm+3.64mm)(2014(6)))	· ·	Sloping		Good		Minimal			property of manager
	Hydrology None Se	Pt Sv	ublic wr			Public Wtr		Milites	Elec & Gas	ON HIGH	YAW		



MINOR SUBDIVISION PLAT OF LOT 1, TIMBER CREEK ESTATES, FILING NO. 2

SECTION 30 & 31, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE SIXTH P.M. TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO



NOW ALL LIST IN THEE DESIGNATION that have the holder of a management of dead of trans.

Could be designed problemed of Coulder Property Coulders have the house of countries.

Only 1. Thought design Countries are the countries of the countries

(type individual's name)

orporation name (if corporation to sign):

Me (If applicable): [Insert Notary Certificate Here as Approved by Town]

(type individual's name)

otion name (if corporation to sign): idual owner to sign):

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this described and phose in beach, their laust) pick are made from no countrie (for one of permitted of the 1945 and permitted on the 1945 an

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LEGEND

INDICATES SET NO. 5 REBAR 18" LONG WITH 1 1/2" ALUM. CAP, LS 11944 INDICATES FOUND 1 1/2" ALUM, CAP LS 11944

INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

ALL TIES ARE PERPENDICULAR TO PROPERTY LINES

NOTES:
1) THE BASIS OF BEARING IS A CALCULATED BEARING BETWEEN THE SW COR, AND THE NW COR, OF LOT 1 AS BEING NOT1452°E, WITH BOTH CORNERS BEING FOUND MONUNENTS AS SHOWN.

ORION ALL LINE BY THESS PRESSIVES that being add orwork() in the simple of of that red properly situated in the form of Bless River. Somethic Courty, Cafecture described at 10 flower, containing (least humber) press, more of least house by an element of the simple of Bless River, Somethic Courty, Cafecture of 1944 of or sharpford in the form of Bless River, Summit Courty, Cafecture and Loren Investment of the simple of the responsibilities of the simple of the Dated this day of (insert date here), 20____ Treasurer of Summit County

dayor, Town of Blue River

NO TILE E. ACCREDIG TO COLORAD LAW YOU MUST COMMENCE ANY LOCAL ACTION BASED VERY MAY DESCRI IN MISSINGY. WHICH THERE YOU WEST LAW DESCRICT MAY DESCRICT MAY ACTION BE COMMENCED MOBET THAT FOR MAY ACTION BE COMMENCED MOBET THAT FOR YEARS STROM THE DATE OF THE CERTIFICATION SHOWN HERECH.

THE COMMINDST NOTE:

THE SURVEY WAS PREPARED WINDOW THE BENEFIT OF
A CURRENT TITLE COMMINDST, THE RECORD INFORMATION,
WHICH IS REPERVACED HEREM, IS THE RESULT OF RESEARCH
PERFORMED BY BURNETT LAND SURVEYING, INC., AND IS NOT
NECESSARILY COMMERTEE OR CORCULANCE.

By (aignoture): (type individual's name)

[Print name here]
ATTEST:
Town Clerk

Owner (if individual owner to sign): arporation name (if corporation to sign): .

TOTAL STATE OF THE THE THE THROUGH THE STATE OF THE STATE

J) ANY PERSON WHO KHOMINGLY REJIONES, ALTERS, OR DEFACES ANY VIBLOC LAND SURVEY NOWLMENT OR BOUNDARY MONUMENT OR COCESSORY, COMINTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18—44—508, C.R.S.

DE PAPPORE OF THIS SUPPLY IS TO CREATE MEN LOTS IN AND INLEGISLOLOUS SHOWN IN AMEDINESS ARE FILD ASSURDED. IN A MEDIT OF THE PAPPORE AND THE

This plot was recommended for approval by the Town of Blue River Planning and Zoning Commission this day of

Title Company or Attorney's Name Address:

plat have been examined and is vested in and that title to all lands shown upon plat have been examined and is vested in and that title to such lands is free clear of all liens and encumbrances, except as follows: (Insert text here)

Corporation name: BURNETT LAND SLRVETNIG, INC. Address: 351 HWY 285, FARPLAY, CO 80440

THOMAS L. BURNETT

WOO LAND SURVEYOR NO. PLS 11944



MINOR SUBDIVISION PLAT

1. TIMBER CREEK ESTATES, FLING NO. 2

OF BILLE RIVER, SUMMIT COUNTY, COLORADO

SURVETT LADRO O'RE STAT JA.

SURVETNO, INC.

P. AGON 183A, Nav. 2545. SE (14)

F. AGON 183A, Nav. PREPARED FOR: