



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: LOT 1 Subdivision: TIMBER CREEK ESTATES FILLING 2
Blue River Physical Address: 160 WHISPERING PINES CIR. BLUE RIVER. CO.

Homeowner Information:

Name: PATRICK GLASCO
Mailing Address: 8734 LONGBRANCH PINE CIR. WINDSOR CO. 80556
Phone: 970 405 8966
Email: FIRSTHOMETO DREAMHOME@HOTMAIL.COM

Current Lot Size: 1.33 ACRE

Zoning of Lot to be subdivided: R-1

Proposed Lot Size: .665 / .653 ACRE LOTS 1A / 1B

**Lots applying for subdivision must meet minimum lot size requirements as outline in Chapter 16 of the Blue River Municipal Code.*

Below is a list of required documents. While comprehensive, it is necessary to review and follow Chapter 17 of the Blue River Municipal Code in its entirety including process standards for approval and fees. This application as well as the requirements and restrictions outlined in Chapter 17 of the Blue River Municipal Code adopted May 19, 2020 shall apply.

Signature: _____ Date: _____

Printed Name: _____



1255230
Kathleen Neel - Summit County Recorder

3) 13-

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**
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 entity is
 not limited (check one)
 limited as follows:

7. Other matters concerning the manner in which the entity deals with interests in the property:

New Expression Homes, LLC
By: Patrick Glasco
Patrick Glasco, President

State of: Colorado §
County of: Weed

The foregoing instrument was acknowledged, subscribed and sworn to before me this 1st day of April, 2021 by Patrick Glasco, President of New Expression Homes, LLC.

My commission expires: 11/19/2021 Shannon Brockmeyer
Notary Public

SHANNON BROCKMEYER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094037829
MY COMMISSION EXPIRES NOVEMBER 19, 2021



1255229
Kathleen Neel - Summit County Recorder

2

18-
\$40.94

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 appurtenant, 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, 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 enrolling 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

By:

Julie A. Jones, Trustee



GENERAL WARRANTY DEED -

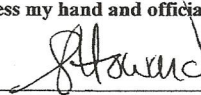
1016959
March 24, 2021
2:42 PM

STATE OF: Colorado
COUNTY OF: Summit

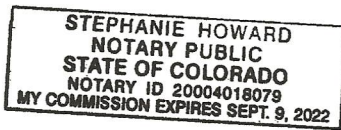
The foregoing instrument was subscribed, sworn to, and acknowledged before me this 1st day of April, 2021
by Julie M. Jones, Trustee of The Trust of Gregory J. Sajdak.

My Commission expires:

Witness my hand and official seal.



Notary Public



Schedule # 6507917

LOT 1 TIMBER CREEK ESTATES # 2	1619	2	0	0	1
0160 WHISPERING PINES CIR	2371-3030-15-033				
	5	Breck-Blue			
	20750	Blue River			
NEW EXPRESSION HOMES LLC,	61				7
	42170		73.842		77

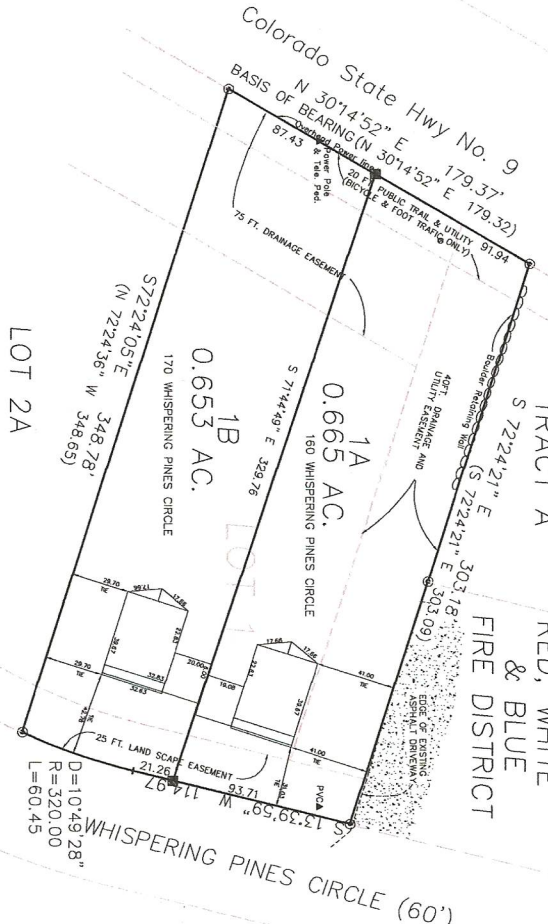
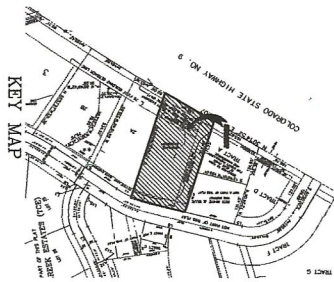
Document Type

	1255230	4/1/2021	STM	0
	1255229	4/1/2021	WD	\$409,365
8734 LONGS PEAK CIR	1255228	4/1/2021	STM	0
WINDSOR CO 805502647	1150534	8/31/2017	WD	\$210,000
	1150533	8/31/2017	STM	0
	955783	12/30/2010	QCD	0
	955782	1/10/2011	QCD	0
	927426	12/1/2009	AGM	0
	927425	12/1/2009	QCD	0
	927424	12/1/2009	RES	0
	927243	11/30/2009	ODR	0
	801107	9/7/2005	WD	\$170,000
	633472	9/20/2000	WD	\$1,750,000
	633471	9/20/2000	WD	\$1,750,000
	633470	9/20/2000	QCD	0
	633445	9/25/2000	PLT	0

1115	DUPLEX- TRIPLEX LAND (UNPLATTED)	\$350,300	100	RESIDENTIAL VACANT LAND	\$291,300
1215	DUPLEX- TRIPLEX STRUCTURE	\$269,850			
		\$620,150			\$291,300

	2792	0	8	2	Unp Duplex	Average
1	1455	2711	6.00	840	Inground	Average
2021	0	6958	16	4	Attached	Stone/Rock
2021	0	84	2		Radiant Ht	
	1,3186	Pub Paved	Sloping	Good	Minimal	
Hydrology	None	Sewer Public Swr	Water Public Wtr	Utilities Elec & Gas	Misc ON HIGHWAY	

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



LEGEND

- INDICATES POINT 1/2" ALUM CAP IS 1544
- INDICATES SET NO. 18 BEAR 18" LONG WHN
- 1/2" ALUM CAP IS 1544
- () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL TIES ARE REFERENTIAL TO PROPERTY LINES

NOTES
 1) THE BOUNDARY BEARING IS CALCULATED BEING BETWEEN THE 2ND CORNER AND THE 3RD CORNER OF THE 1/2" ALUM CAP IS 1544.
 2) THE BEARING OF THIS STAKE IS TO BE READ AS 181.4 AND 21) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
 3) THE 3RD CORNER OF THE 1/2" ALUM CAP IS 1544 AND 4) THE 2ND CORNER OF THE 1/2" ALUM CAP IS 1544 ARE TO BE SET IN CONFORMANCE WITH THE SURVEY AND ALL FIELD MEASUREMENTS ARE TO BE MADE IN CONFORMANCE WITH THE SURVEY.
 5) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 6) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 7) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 8) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 9) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 10) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 11) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 12) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 13) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 14) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 15) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 16) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 17) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 18) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 19) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.
 20) THE 1/2" ALUM CAP IS 1544 IS TO BE SET IN CONFORMANCE WITH THE SURVEY.

DECLARATION OF INTEREST
 I, the undersigned, do hereby certify that the above amount of acres are my property as shown on the plat and that I have no other interest therein.
 Signature: _____
 Name: _____

THE SURVEY WAS THE COMMON INTEREST OF THE PROPERTY OWNERS IN THE SECTION 30 AND 31, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE SIXTH P.M., TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO, AND IS NOT SEPARATELY CONVEYED BY THIS INSTRUMENT.

DEPARTMENT OF AGES AND
 I, the undersigned, do hereby certify that the above amount of acres are my property as shown on the plat and that I have no other interest therein.
 Signature: _____
 Name: _____

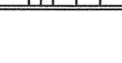
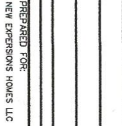
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MINOR SUBDIVISION PLAT	
LOT 1, TIMBER CREEK ESTATES, FILING NO. 2	
TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO	
SECTION 30 & 31, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE SIXTH P.M.	DATE: NOV. 7, 2023
BLUESUMMIT INC.	SCALE: 1" = 30'
SURVEYING, INC.	PREPARED FOR:
P.O. BOX 153, 231 WEST 28th STREET	NEW EXPANSIONS HOMES LLC
(719) 534-7422	300 NO. 2022-232