

# FINAL PLAT OF SOPRIS VILLAGE SUBDIVISION (A RESUBDIVISION OF CENTER VALLEY SUBDIVISION)

FIRST FILING

PART OF SEC. 2 & 3 T.8S., R.87W., 6th P.M.  
EAGLE COUNTY, COLO.

## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that Robert P. Grueter, Donald E. Piper & Russell Scott, Jr. being the owners of certain lands in Eagle County, Colorado, described as follows:

Beginning at the Southwest corner of Tract 46, Sections 2 and 3, Township 8 South, Range 87 West, of the 6th Principal Meridian, in Eagle County, Colorado; from whence the Northeast corner of Tract 45 identified as Angle Point One (AP-1) bears N.2°05'42"E., 2.35 feet to an existing fence line; thence N.0°56'44"E., 1336.74 feet, along an existing fence line to a corner of said fence line; thence N.89°23'20"E., 130.15 feet, along an existing fence to a corner of said fence line; thence N.0°38'36"E., 972.42 feet, along an existing fence to a corner of said fence line; thence S.58°37'26"E., 58.16 feet, along the south right-of-way of Colorado State Highway Number 82; thence S.0°38'36"W., 345.26 feet; thence along a curve to the left having a radius of 275.00 feet and a central angle of 46°30'09", a distance of 223.19 feet; thence S.45°51'33"E., 1368.39 feet; thence along a curve to the right having a radius of 394.71 feet and a central angle of 17°18'41", a distance of 119.26 feet to the point of intersection with the West boundary of the existing county road right-of-way; thence S.0°36'17"W., 534.79 feet; thence S.89°54'51"W., 584.72 feet; thence S.0°19'45"W., 150.00 feet; thence S.89°55'06"W., 752.62 feet, to the Southwest corner of Tract 46 the point of beginning, containing 38.13 acres.

Have these presents laid out, platted and subdivided the same into lots and blocks, as shown on this plat, under the name and style of SOPRIS VILLAGE SUBDIVISION, and do hereby grant to the County of Eagle, State of Colorado, for the use of the public, the Avenues, Streets, Drives Courts and Places hereon shown. Also the easements are reserved as shown, for public utility purposes and drainage. The restrictive covenants relative to this subdivision are filed in book 234, Page 207 of the Eagle County Records.

EXECUTED this 22 day of March, 1974, A.D.

PRECO, INCORPORATED      GRUETER INVESTMENTS, LTD.      R.M.H.S., LTD.  
By Donald E. Piper      By Robert P. Grueter      By Russell Scott, Jr.  
Donald E. Piper, President      Robert P. Grueter, President      Russell Scott, Jr., President

STATE OF COLORADO )  
COUNTY OF EAGLE ) ss

The foregoing dedication was acknowledged before me this 22<sup>nd</sup> day of March, A.D. 1974, by Donald E. Piper, Robert P. Grueter and Russell Scott, Jr.  
My Commission expires May 25 1976

WITNESS MY HAND AND SEAL

Bairon J. Souter  
Notary Public

## SURVEYOR'S CERTIFICATE

I, Merritt P. Dismant a registered land surveyor in the State of Colorado do hereby certify that there are no roads, pipelines, irrigation ditches or other easements in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey. Steel pins were set at all boundary corners.

Merritt P. Dismant  
Merritt P. Dismant, Colo. Registered L.S. No. 10097

## APPROVAL OF PLANNING COMMISSION

APPROVED by the Eagle County Planning Commission this 20<sup>th</sup> day of MARCH, A.D. 1974 by Anthony E. Sipe, CHAIRMAN.

## APPROVAL BY BOARD OF COUNTY COMMISSIONERS

APPROVED by the Eagle County Board of Commissioners, this 26<sup>th</sup> day of MARCH, A.D. 1974 by Robert Z. Orsady, CHAIRMAN.

## RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Eagle County, at 9<sup>th</sup> A.M. on the 15<sup>th</sup> day of April, A.D., 1974 in Case 2, Drawer S7, Reception No. 130109, Book 234 Page 206

Maxwell R. Berg  
County Clerk & Stawell, Dep.

\$ 10.00 pd.

## ATTORNEY'S CERTIFICATE

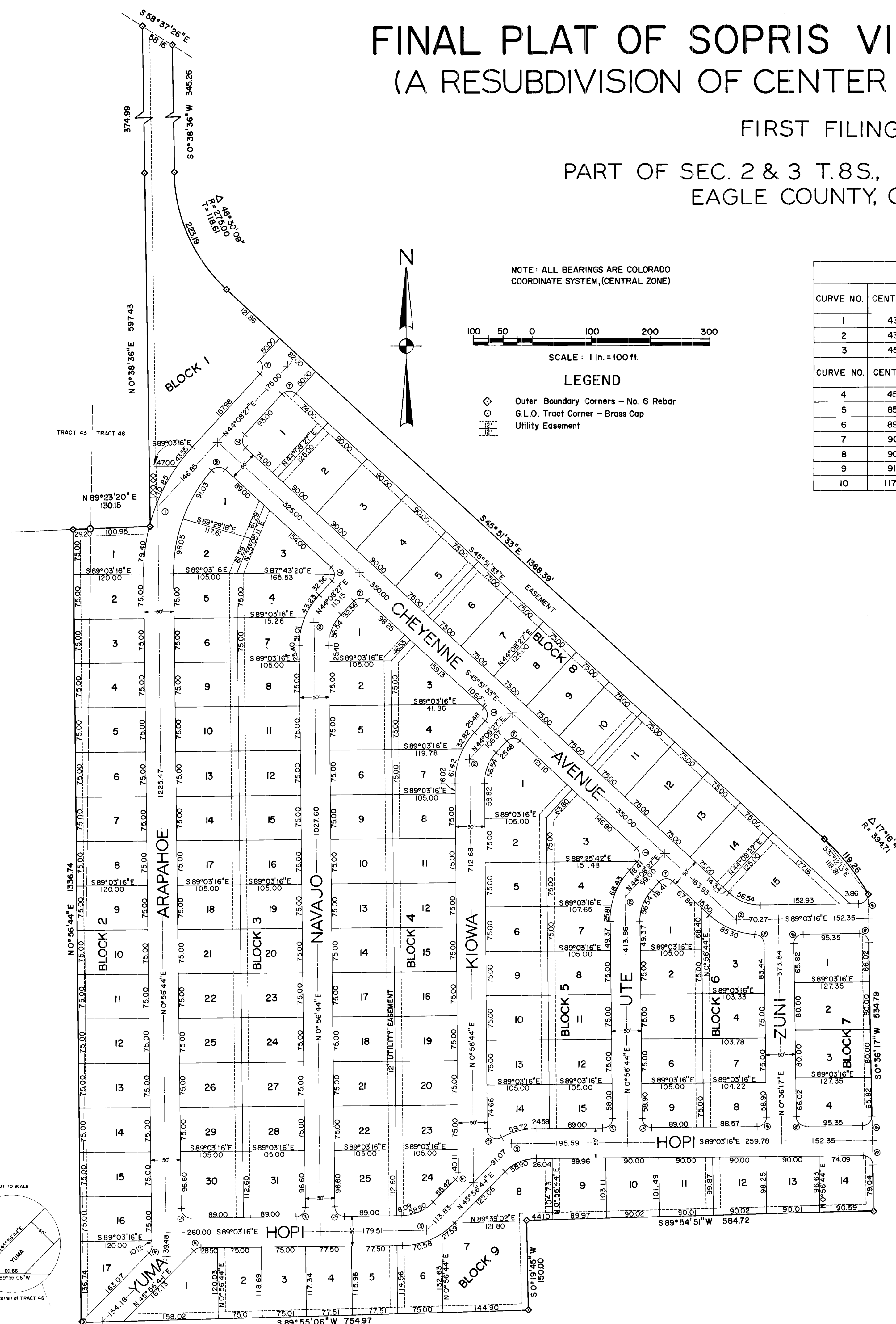
I, Robert P. Grueter, an attorney-at-law, duly licensed to practice before the courts of record of COLORADO, do hereby certify that I have examined the title of all land herein above platted and shown upon the written plat, and that title to such land is in the dedicators free and clear of all liens and encumbrances, EXCEPT AS NOTED BELOW.

Dated this 9<sup>th</sup> day of APRIL, A.D., 1974

Robert P. Grueter  
Attorney-at-Law

1. Federal Tax Lien by United States Internal Revenue Service against Center Valley Development Co. in the amount of \$5096.53 dated June 13, 1972, recorded June 14, 1972 as Reception No. 120204.
2. Deed of Trust from Sopris Village Joint Venture to the Public Trustee of Eagle County, for the use of Cullen Center Bank & Trust, recorded in the records of Eagle County at Book 234 at Page 40

(Original signature destroyed)



CURVE NO.	CENTRAL ANGLE	INSIDE		CENTERLINE		OUTSIDE	
		RADIUS	TANGENT	RADIUS	TANGENT	RADIUS	TANGENT
1	43°11'43"	260.12'	102.976'	285.12'	112.873'	310.12'	122.770'
2	43°11'43"	75.00'	29.691'	100.00'	39.588'	125.00'	49.485'
3	45°00'00"	75.00'	31.066'	100.00'	41.421'	125.00'	51.777'
4	45°00'00"	16.00'	6.627'	16.00'	6.627'	12.566'	12.566'
5	85°54'06"	16.00'	14.895'	16.00'	14.895'	23.988'	23.988'
6	89°39'33"	16.00'	15.905'	16.00'	15.905'	25.038'	25.038'
7	90°00'00"	16.00'	16.000'	16.00'	16.000'	25.133'	25.133'
8	90°20'27"	16.00'	16.095'	16.00'	16.095'	25.228'	25.228'
9	91°33'47"	16.00'	16.443'	16.00'	16.443'	25.569'	25.569'
10	117°22'24"	16.00'	26.302'	16.00'	26.302'	32.777'	32.777'