

FINAL PLAT
CORDILLERA VALLEY CLUB,
FILING 10
A Resubdivision of Tract R, Cordillera Valley Club Filing 9
The Legends
County of Eagle, State of Colorado

Certificate of Dedication and Ownership
Know all men by these presents that Wind Rose Properties, LLC, a Colorado limited liability company, being sole owner(s) in fee simple, of all that real property situated in Eagle County, Colorado described as follows:

Tract R, Cordillera Valley Club Filing No. 9, Legacy Trail, according to the Final Plat thereof recorded May 4, 1998 as Reception No. 654885 and the Correction Plat of Cordillera Valley Club Filing No. 9 Legacy Trail, Tract R recorded May 20, 2004 as Reception No. 877949 both in the Office of the Eagle County Clerk and Recorder, County of Eagle, State of Colorado.

Containing 7.463 acres more or less; have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this final plat under the name and style of CORDILLERA VALLEY CLUB, FILING 10, a subdivision in the County of Eagle; and do hereby accept the responsibility for the completion of required improvements; and do hereby dedicate and set apart all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public forever as easements for the purposes shown herein, unless otherwise expressly provided thereon; and do hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established.

EXECUTED this 21st day of July, A.D., 2021.

Owner: Wind Rose Properties, LLC, a Colorado limited liability company

By: Michael F. Henritze
Name: MICHAEL F. HENRITZE
Title: MANAGER

Address: 655 Clubhouse Dr
Edwards Co
81632

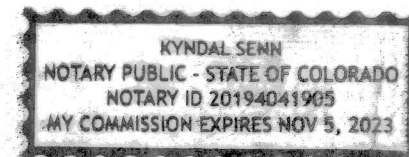
STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 21st day of July, A.D. 2021, by Michael F. Henritze, as Manager of Wind Rose Properties, LLC.

My Commission expires 11/5/23
Witness my hand and official seal.

Notary Public signature and seal.

(SEAL)



Lender Consent

ANB Bank, a Colorado state-chartered bank being the beneficiary of the deed of trust recorded in the office of the clerk and recorder of Eagle County as Reception No. 201608715, as amended from time to time, hereby consents to and approves this final plat of CORDILLERA VALLEY CLUB, FILING 10 and agrees that any foreclosure or other enforcement action under such deed of trust shall not cause a termination or invalidation of this final plat.

ANB Bank
By: Authorized Signer

STATE OF COLORADO)
)SS
COUNTY OF Eagle)

The foregoing lender consent was acknowledged before me this 21st day of June, 2021 by JERIS ROMEO as an Authorized Signer for ANB Bank.

My Commission Expires: 06/1/2024
Witness My Hand And Official Seal

Notary Public signature and seal.

Lender Consent

Rush Cordillera, LLC being the beneficiary of the deed of trust recorded in the office of the clerk and recorder of Eagle County as Reception No. 201226480, as amended from time to time, hereby consents to and approves this final plat of CORDILLERA VALLEY CLUB, FILING 10 and agrees that any foreclosure or other enforcement action under such deed of trust shall not cause a termination or invalidation of this final plat.

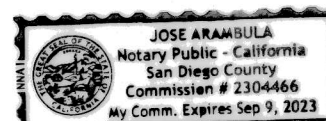
Rush Cordillera, LLC
By: Authorized Signer

CALIFORNIA
STATE OF COLORADO)
)SS
COUNTY OF San Diego)

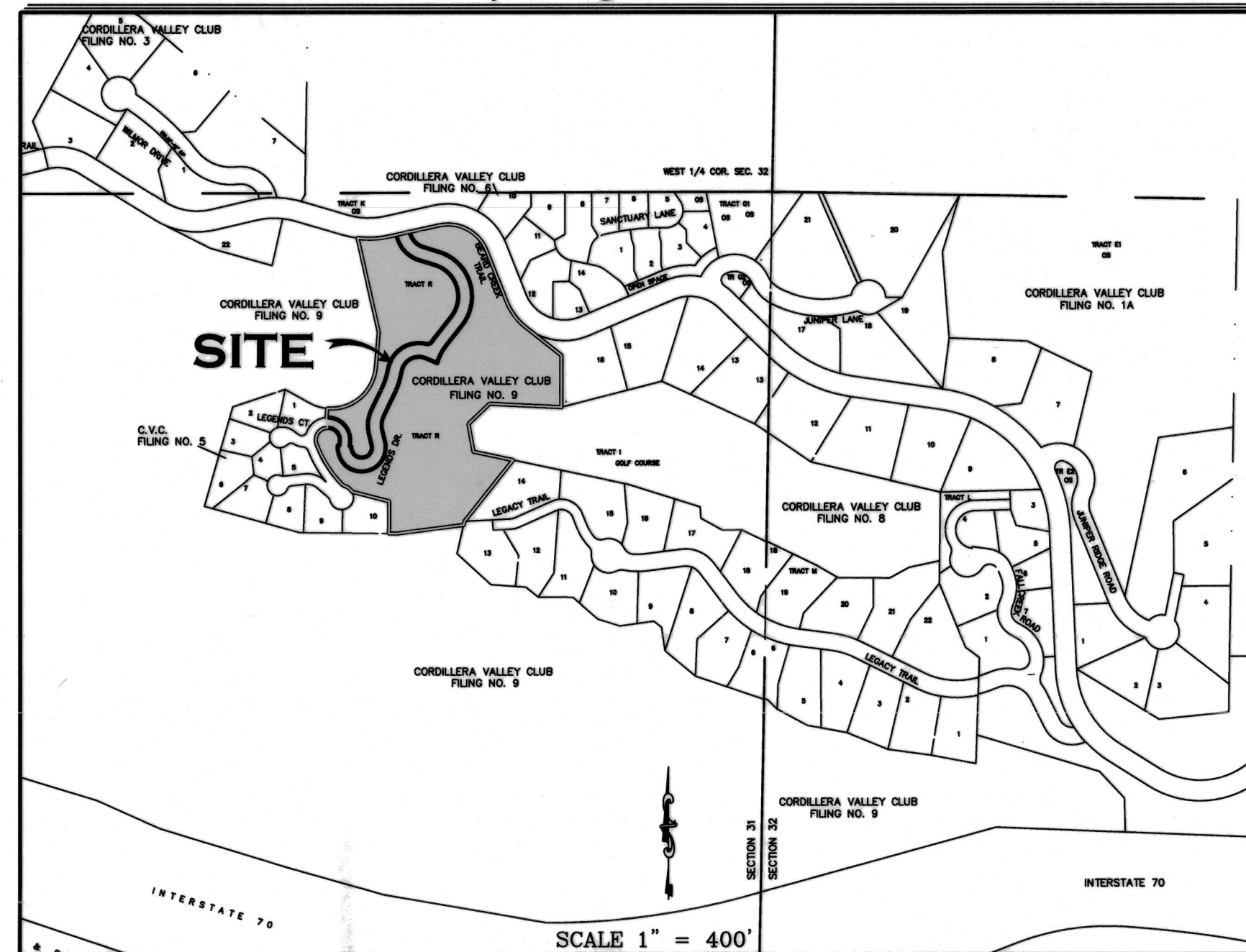
The foregoing lender consent was acknowledged before me this 1 day of July, 2021 by JEFFREY L. RUSH as an Authorized Signer for Rush Cordillera, LLC.

My Commission Expires: Sept. 9, 2023
Witness My Hand And Official Seal

Notary Public signature and seal.



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.



PORTION OF SECTION 31,
TOWNSHIP 4 SOUTH, RANGE 82 WEST, 6th P.M.

SEE GENERAL NOTES SHEET 2

Surveyor's Certificate

I, Matthew S. Slagle, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, that this subdivision plat is a true, correct and complete plat of CORDILLERA VALLEY CLUB, FILING 10 as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and/or under my supervision and accurately shows the location and dimensions of the lots, easements and rights of way of said plat as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that such plat has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.

In Witness Whereof, I have set my hand and seal this 15th day of June, A.D., 2021.

Colorado Licensed Professional Land Surveyor
Matthew S. Slagle
License Number 34998



Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

Table with 4 columns: PARCEL, LAND USE, AREA, Address. Lists parcels Lot 1 through Lot 9, and Tract R1A through R1G, with their respective land uses and areas.

* NOTE: ADDRESSES SHOULD BE VERIFIED WITH EAGLE COUNTY

* NOTE: LEGENDS DRIVE IS NOT PART OF THIS PLAT SEE CORDILLERA VALLEY CLUB, FILING No. 5 RECEPTION No. 636787

LOTS 1 THROUGH 9 ABOVE ARE ALSO REFERENCED AS TRACT R1B IN PLANNED UNIT DEVELOPMENT GUIDE PDA-009123 FOR CORDILLERA VALLEY CLUB FILING 10.

County Commissioners' Certificate

This plat approved by the Board of County Commissioners of Eagle County, Colorado this 21 day of July, A.D., 2021, for filing with the Clerk and Recorder of Eagle County and for conveyance to the County of the public dedications shown hereon; subject to the provision that approval in no way obligates Eagle County for maintenance of roads dedicated to the public until construction of improvements thereon shall have been completed in accordance with Eagle County specifications and the Board of County Commissioners of Eagle County has by a subsequent resolution agreed to undertake maintenance of the same. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions or flooding conditions of any lot shown hereon are such that a building permit, sewage disposal permit or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not the County of Eagle.

Commissioners

Chairman, Board of County

Eagle County, Colorado

Witness my hand and seal of the County of Eagle.

ATTEST: Regina O'Brien
Clerk to the Board of County Commissioners

by Carla Thompson, deputy



Title Certificate

The Company of the Parties hereby certify that it has examined the Title to all lands shown upon this Plat and that Title to such lands is vested in Wind Rose Properties, LLC, a free and clear of all liens, and encumbrances, except as follows: # a Delaware limited liability company. Deed of Trust recorded 12/28/2012 @ 201274480 and Subordination Agreement recorded 6/9/16 @ 201608715 and assignment recorded 5/3/19 @ 201906500 and Deed of Trust recorded 6/9/16 @ 201608715. Dated this 22 day of July, A.D., 2021.

AGENT: Carl D. Paula
Senior Title Examiner

Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of January 1, 2021 upon all parcels of real estate described on this plat are paid in full.

Dated this day 8th of July, A.D., 2021.

BN Lee, deputy
Treasurer of Eagle County

R064716

NOTES REQUIRED BY EAGLE COUNTY:

- 1) This Final Plat is Subject to acquisition of rights defined in Assignment and Assumption of Declarant Rights recorded April 1, 2015 as Reception No. 201505547.
2) This Final Plat is Subject to Notice of Name Change, Land Use Standards and Designations, and Preliminary Plan for Cordillera Valley Club, Resolution No. 95-105 recorded August 30, 1995 as Reception No. 570835.
3) This Final Plat is Subject to Declaration by D. Charles Merrivether, Gary T. Cornwall and Three C partnership that lands defined therein are subject to certain declarations, restrictions, covenants and reservations recorded May 10, 1989 as Reception No. 402126.
4) Soils: A site specific geotechnical report, prepared by professional engineer, is required for all structures prior to the issuance of a building permit (per General Note 8 hereon defined Cordillera Filing No. 9 Final Plat).
5) All utility lines are underground (per General Note 14 hereon defined Cordillera Filing No. 9 Final Plat). It is believed by this surveyor to mean there are no overhead utility lines over subject parcel of Tract R, Cordillera Valley Club Filing No. 9.

* Notice - It is not intended that any of the above referenced documents supersede documents recorded later nor with this document.

Clerk and Recorder's Certificate #43

This Plat was filed for record in the Office of the Clerk and Recorder at 2:01 o'clock PM on this 21st day of July, 2021 and is duly recorded at Reception No. 202117112.

Regina O'Brien
Clerk and Recorder

by Carla Thompson
Deputy



SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com
FINAL PLAT
Cordillera Valley Club, Filing 10, A Resubdivision of Tract R, Cordillera Valley Club Filing 9 The Legends
County of Eagle, State of Colorado
DRAWN BY: MSS JOB NUMBER: 18072 DRAWING NAME: 18072 Plat2B.dwg
SHEET 1 OF 4 DATE: 10-20-2020

Revised Per County Comments 5-25-2021 MSS
Revised Per County Comments 5-11-2021 MSS
Revised Per County Comments 4-19-2021 MSS
Revised Lot Line Lot 7 3-23-2021 MSS
Revised Lot Line 3-09-2021 MSS
Revised per County Comments 2-16-2021 MSS
Revised per County Comments 12-04-2020 MSS

GENERAL NOTES:

- 1) The purpose of this plat is to subdivide previous platted Tract R, Cordillera Valley Club, Filing No. 9, Legacy Trail and create Parcels Lots 1 thru 9, and Open Space Parcels Tract A thru Tract A4, along with certain easements and Building setbacks pursuant to Eagle County Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land, as shown and defined herein. Building Setbacks created herewith are 15' along the right of way for Legends Drive and 7.5' along side and rear lot lines, unless shown otherwise hereon.
2) Survey Date: July, 2019.
3) Location of boundary evidence, lot lines, and easements are based upon the herein referenced Final Plat of Cordillera Valley Club Filing No. 9, Legacy Trail, recorded May 4, 1998 as Reception No. 654885, the Correction Plat of Cordillera Valley Club Filing No. 9 Legacy Trail, Tract R, Title Company of the Rockies Title Commitment Number 502290STG-C2 dated September 10, 2020, along with survey monuments found at the time of this survey, as shown and described hereon.
With regards to easements of record according to above referenced title commitment this Parcel is subject to:
a) The Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements for Cordillera Valley Club as Recorded at Reception No. 570824, The Supplemental Declaration recorded as Reception No. 201516083, the Cordillera Valley Club Amended Planned Unit Development Guide recorded as Reception No. 596619, and Amendment recorded as Reception No. 630903 and, the Tenth Supplement thereto recorded as Reception No. 685323, and Supplemental Declaration recorded as Reception No. 201516083 and / or as they may be revised and/or amended from time to time and is also subject to all easements, restrictions, covenants and notes as depicted on the herein referenced Final Plat of Cordillera Valley Club Filing No. 9, Legacy Trail along with those referenced on the Correction Plat of Cordillera Valley Club Filing No. 1 recorded August 29, 1995 as Reception No. 570822 and the Amended Final Plat of Cordillera Valley Club Filing No. 5 recorded October 20, 1997 as Reception No. 636787, along with Planned Unit Development Guide Amended December 22, 2009 and recorded as Reception No. 200927678 and Planned Unit Development Guide PDA-009124 recorded as Reception No. 202117066.
b) Holy Cross Electric Underground Easement recorded as Reception No. 568406 the exact location of which is not discernible within the document.
c) Trench Conduit and Vault Agreements Recorded as Reception No. 568526, and 660428 the exact location of which is not discernible within the document.
d) Memorandum of Easement recorded as Reception No. 862395 along with Assignment of Easement Rights recorded as Reception No. 201009551.
e) Blanket Utility, Drainage, Pedestrian, Golf and Road Easements upon, across, over and under all roads, lots and tracts, as reserved and described on the herein referenced Final Plat of Cordillera Valley Club, Filing No. 9, Legacy Trail, the Amended Final Plat of Cordillera Valley Club, Filing 5, and the Correction Plat of Cordillera Valley Club Filing No. 1.
4) Basis of Bearings: S38°12'18"W, 641.37 feet between monuments marking angle points in the North and South boundaries of said Tract R, as shown and described herein. This bearing was derived using the herein referenced Correction Plat of Cordillera Valley Club, Filing No. 9 Legacy Trail, Tract R, (Reception No. 877949)
5) See the herein "Land Use Summary" for Addresses. Addresses are for informational purposes only and should be verified with Eagle County Community Development.
6) Wind Rose Properties, LLC, a Colorado limited Liability Company hereby reserves and grants to the future owners of the Lots 1 thru 4, and Tract R1C, as created and depicted on this Final Plat a nonexclusive easement and right of way for Access, Utility and Drainage purposes on, over, under, above, across and through those areas designated hereon as "25' Utility, Drainage and Access Easement" for a) the purposes of vehicular and pedestrian access (ingress and egress) to and from said Tract A4 to and from Legends Drive (Reception No. 877949), b) the installation, construction, use, repair, replacement, improvement and maintenance of utilities of any kind whatsoever, including but not limited to underground utility equipment and facilities, waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with a right of ingress and egress thereto and c) the purposes of storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to swales, gutters, ditches, pipes, culverts, stormdrains, manholes and inlets, together with a right of ingress and egress thereto.
7) Wind Rose Properties, LLC, a Colorado limited Liability Company hereby reserves and grants to the future owners of the Lots 1 thru 9, and Tracts R1A thru Tract R1G, as created and depicted on this Final Plat a nonexclusive easement for Utility and Drainage purposes on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Easement Created with this Plat" for a) the purposes of the installation, construction, use, repair, replacement, improvement and maintenance of utilities of any kind whatsoever, including but not limited to underground utility equipment and facilities, waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with a right of reasonable ingress and egress thereto and b) the purposes of storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to swales, gutters, ditches, pipes, culverts, stormdrains, manholes and inlets, together with a right of ingress and egress thereto.
8) Wind Rose Properties, LLC, a Colorado limited Liability Company hereby reserves for itself successors and assigns Access and Parking Easement on, over, above and through those areas designated hereon as "Access Parking Easement" for the purpose of ingress and egress to and from Lots, and for the purpose of installation, construction and maintenance of roads with a perpetual right of ingress and egress thereto along with parking in reasonable manners.
9) Lineal Units are U.S. Survey Feet.

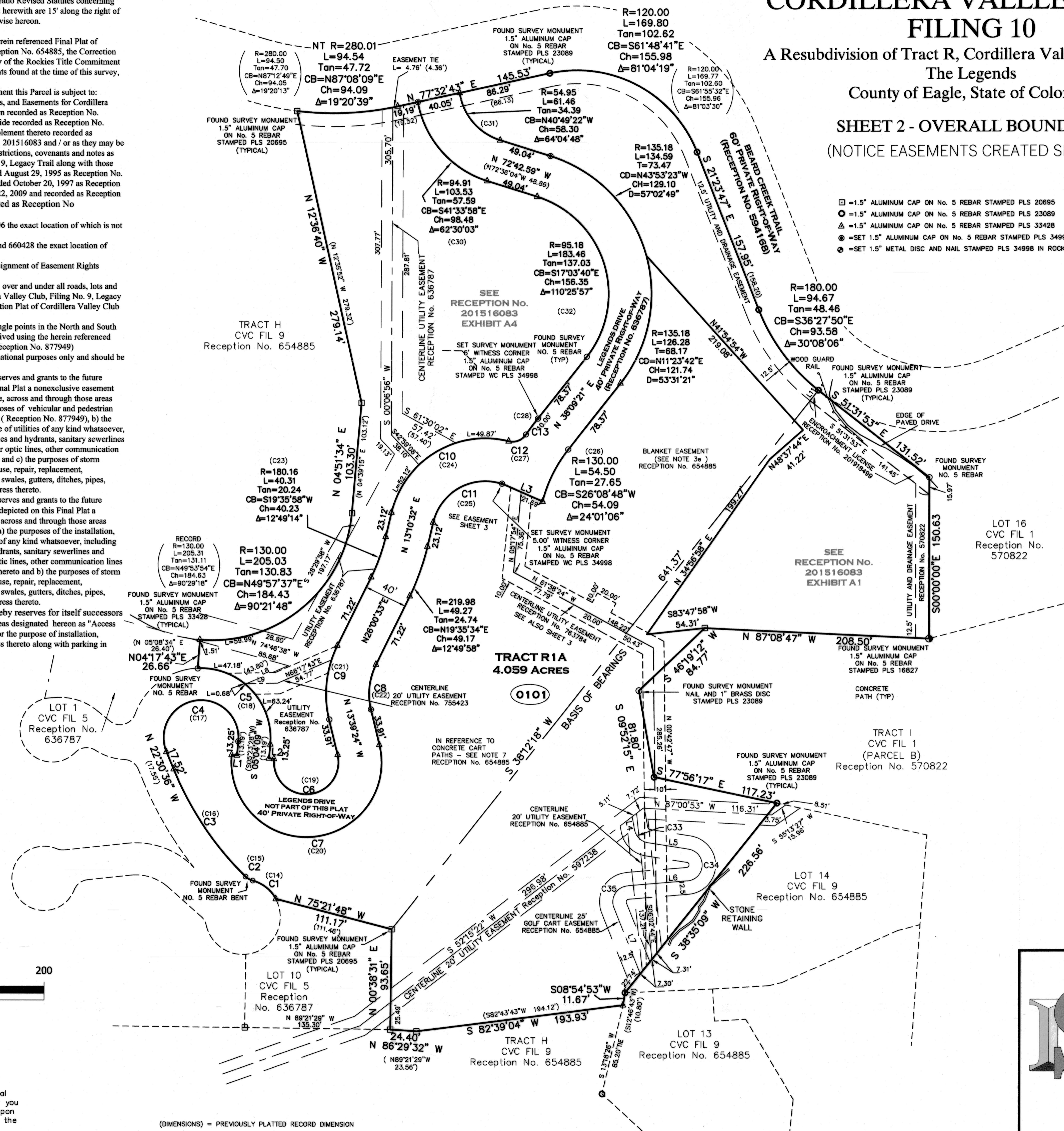
*NT = Non-Tangential

FINAL PLAT
CORDILLERA VALLEY CLUB,
FILING 10
A Resubdivision of Tract R, Cordillera Valley Club Filing 9

The Legends
County of Eagle, State of Colorado

SHEET 2 - OVERALL BOUNDARY
(NOTICE EASEMENTS CREATED SHEET 4)

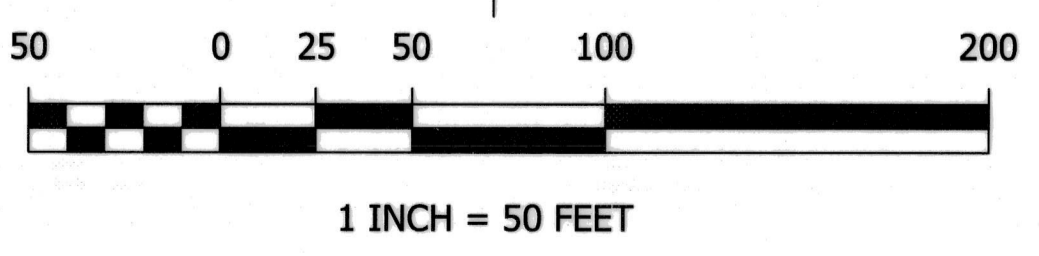
LINE TABLE
LINE LENGTH BEARING
L1 5.00 N84°36'32"W
L2 4.78 S84°36'32"E
L3 36.14 S66°19'00"E
L4 12.34 S10°10'05"E
L5 38.67 S81°03'49"E
L6 56.13 S85°15'27"W
L7 66.33 S21°46'43"E
L8 43.82 S66°30'07"W
L9 30.74 N88°47'43"E
L10 12.50 S38°28'07"W
L11 18.99 S23°50'10"E
L12 38.49 S50°26'38"E
L13 16.67 S02°46'07"E
L14 6.35 S53°27'46"E
L15 7.22 N00°00'00"E
L16 6.29 S17°16'56"W
L17 19.88 N44°23'38"W
L18 12.46 N63°18'49"W



- 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED PLS 20695
1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED PLS 23089
1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED PLS 33428
SET 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED PLS 34998
SET 1.5" METAL DISC AND NAIL STAMPED PLS 34998 IN ROCK

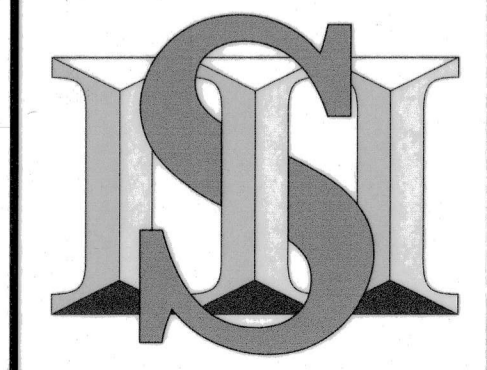
CURVE TABLE
CURVE RADIUS LENGTH TANGENT DELTA CHORD
C1 35.23 28.38 15.01 46°09'09" N51°57'24"W 27.62
C2 16.08 7.71 3.93 27°28'58" N60°41'02"W 7.64
C3 297.33 121.52 61.62 23°25'04" N33°55'13"W 120.68
C4 34.88 126.74 139.00 208°10'34" N81°32'58"E 67.67
C5 NT 65.38 111.02 74.28 97°17'37" N43°46'39"W 98.16
C6 30.00 104.29 177.32 199°12'15" S85°56'02"W 59.15
C7 69.91 243.14 412.12 199°15'25" N85°48'58"E 137.86
C8 62.24 43.03 22.42 39°36'34" N06°24'27"E 42.18
C9 102.27 70.72 36.84 39°37'21" S06°19'27"W 69.32
C10 90.00 142.67 91.31 90°49'36" S58°29'27"W 128.19
C11 50.00 87.80 60.24 100°36'44" N63°21'27"E 76.95
C12 14.87 18.39 10.58 70°50'27" S68°39'20"W 17.24
C13 170.00 13.41 6.71 4°31'16" S35°53'43"W 13.41
C33 15.00 18.56 10.68 70°53'38" S45°37'00"E 17.40
C34 15.00 43.54 124.96 166°18'38" S02°05'30"W 29.79
C35 15.00 28.02 20.28 107°01'43" S31°44'36"W 24.12

RECORD CURVE TABLE
CURVE RADIUS LENGTH TANGENT DELTA CHORD
(C14) 35.00 28.26 14.95 46°15'48" N52°13'29"W 27.50
(C15) 15.00 7.83 4.01 28°54'32" S60°24'07"E 7.74
(C16) 303.25 121.40 61.52 22°56'15" S33°58'43"E 120.59
(C17) 35.00 127.00 140.90 207°54'04" S81°26'26"W 67.94
(C18) 65.00 111.65 75.33 98°25'01" N43°49'02"W 98.42
(C19) 30.00 104.22 178.81 199°02'52" N85°52'02"E 59.17
(C20) 70.00 243.18 417.23 199°02'52" N85°52'02"E 138.07
(C21) 102.25 70.79 36.88 39°39'57" S06°10'35"W 69.38
(C22) 62.25 43.10 22.45 39°39'57" S06°10'35"W 42.24
(C23) 179.98 40.31 20.24 12°50'01" N19°35'33"E 40.23
(C24) 90.00 142.43 91.07 90°40'30" S58°30'47"W 128.03
(C25) 50.00 87.71 60.13 100°30'28" S63°25'46"W 76.89
(C26) 130.00 54.64 27.73 24°04'55" S26°06'53"W 54.24
(C27) 15.00 18.40 10.56 70°16'59" N68°42'32"E 17.27
(C28) 170.00 13.61 6.81 04°35'18" S35°51'42"W 13.61
(C29) 135.00 260.97 195.54 110°45'25" N17°13'22"W 222.19
(C30) 95.00 103.26 57.40 62°16'39" S41°27'45"E 98.25
(C31) 55.00 61.27 34.25 63°49'44" S40°41'12"E 58.15
(C32) 183.64 95.00 137.60 110°45'25" N17°13'22"W 156.36



Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com



FINAL PLAT
Cordillera Valley Club, Filing 10 A Resubdivision of Tract R,
Cordillera Valley Club Filing 9 The Legends
County of Eagle, State of Colorado

Table with columns: DRAWN BY: MSS, JOB NUMBER: 18072, DRAWING NAME: 18072_Plat2B.dwg, SHEET 2 OF 4, DATE: 10-20-2020

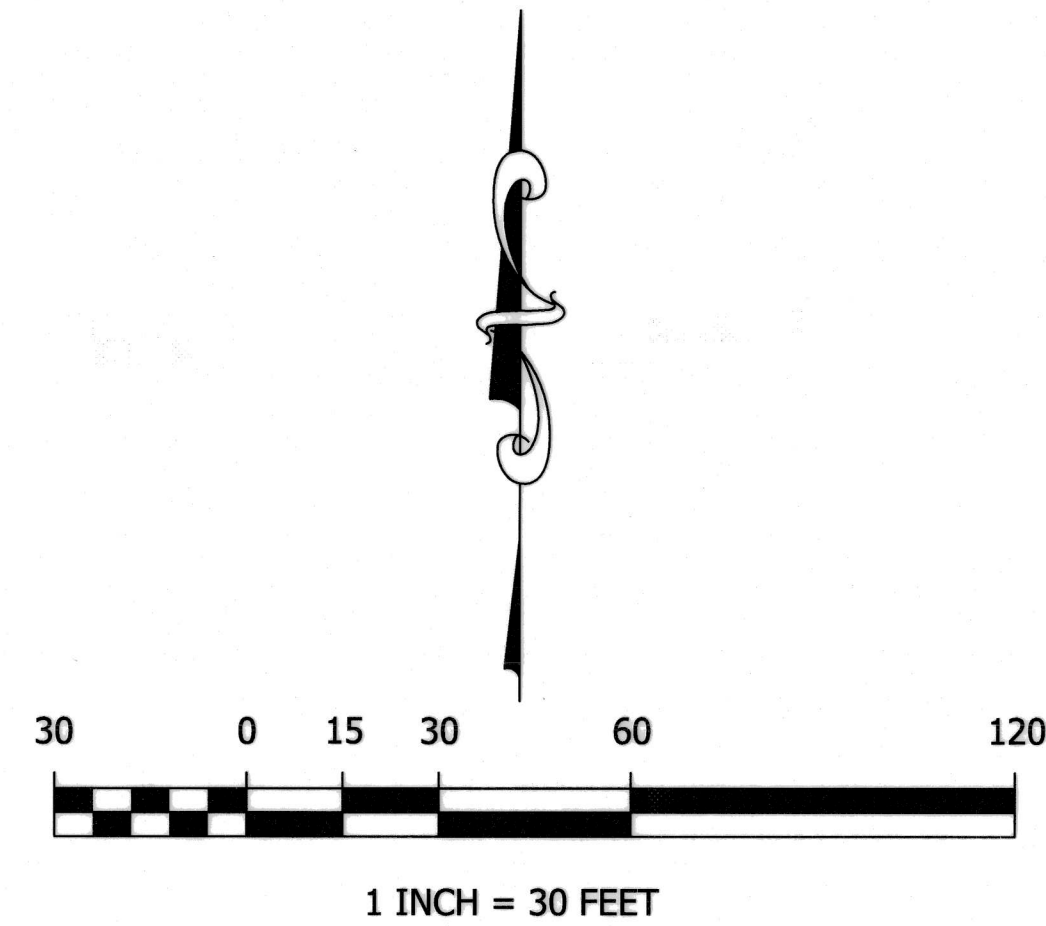
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

(DIMENSIONS) = PREVIOUSLY PLATTED RECORD DIMENSION

SHEET 3 - NEW LOT/TRACT CONFIGURATIONS

FINAL PLAT
CORDILLERA VALLEY CLUB,
FILING 10

A Resubdivision of Tract R, Cordillera Valley Club Filing 9
The Legends
County of Eagle, State of Colorado



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C35	120.00	96.24	50.88	45°57'07"	N79°22'17"W 93.68
C36	94.91	17.00	8.52	10°15'40"	S67°41'10"E 16.97
C37	95.18	122.89	71.69	73°58'30"	S35°17'23"E 114.53
C38	95.18	60.57	31.35	36°27'27"	S19°55'35"W 59.55

LINE TABLE		
LINE	LENGTH	BEARING
L14	16.67	S02°46'07"E
L15	6.35	S93°27'46"E
L17	6.29	S17°16'56"W

TRACT H
CVC FIL 9
Reception No. 654885



Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.

R=130.00
L=205.03
Tan=130.83
CB=N49°57'37"E
Ch=184.43
Δ=90°21'48"

LOT 1
CVC FIL 5
Reception No.
636787

TRACT R1G
0.514 ACRES
SEE SHEET 2

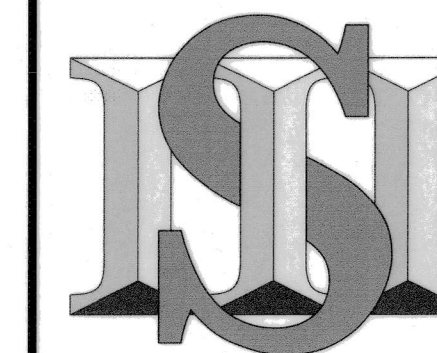
TRACT R1A
4.059 ACRES
0101

TRACT R1C
0.149 ACRES

LOT 2
0.262 ACRES
103C

LOT 1
0.279 ACRES
103D

LOT 16
CVC FIL 1
Reception No.
570822



SLAGLE SURVEY SERVICES

800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
CORDILLERA VALLEY CLUB, FILING 10
A Resubdivision of Tract R, Cordillera Valley Club Filing 9
The Legends
County of Eagle, State of Colorado

DRAWN BY: MSS	JOB NUMBER: 18072	DRAWING NAME: 18072_Plat2B.dwg
SHEET 3 OF 4	DATE: 10-20-2020	

Revised Setbacks 4-29-21 MSS

SHEET 4 - EASEMENT DETAIL

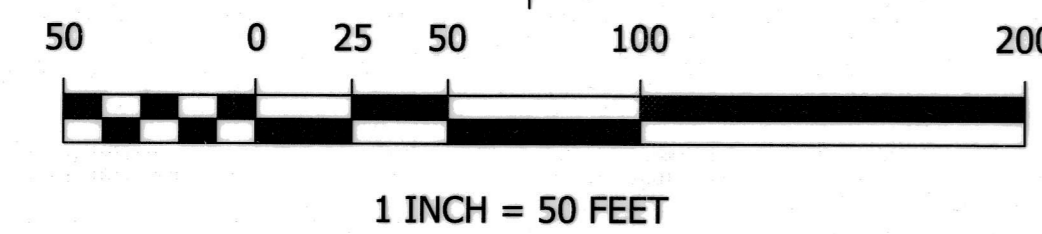
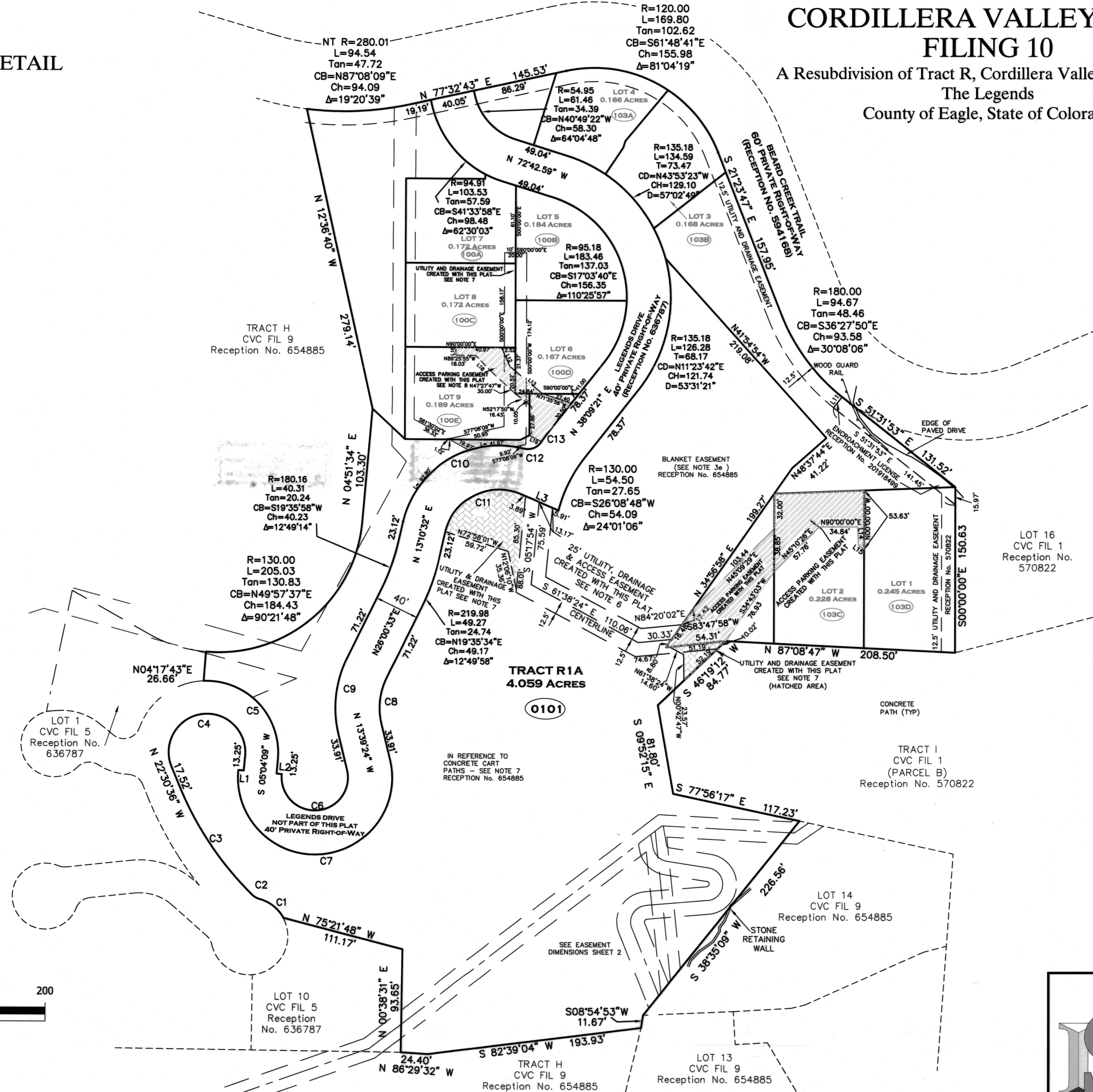
NT = Non-Tangential

FINAL PLAT
CORDILLERA VALLEY CLUB,
FILING 10

A Resubdivision of Tract R, Cordillera Valley Club Filing 9
The Legends
County of Eagle, State of Colorado

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	N84°36'32"W
L2	4.78	S84°36'32"E
L3	36.14	S66°19'00"E
L4	12.34	S10°10'05"E
L5	38.67	S81°03'49"E
L6	56.13	S85°15'27"W
L7	66.33	S21°46'43"E
L8	43.82	S66°30'07"W
L9	30.74	N88°47'43"E
L11	12.50	S38°28'07"W
L12	18.99	S23°50'10"E
L13	38.49	S50°26'38"E
L14	16.67	S02°46'07"E
L15	6.35	S53°27'46"E
L16	7.22	N00°00'00"E
L17	6.29	S17°16'56"W
L18	19.88	N44°23'38"W
L19	12.46	N63°18'49"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	35.23	28.38	15.01	46°09'09"	N51°57'24"W 27.62
C2	16.08	7.71	3.93	27°28'58"	N60°41'02"W 7.64
C3	297.33	121.52	61.62	23°25'04"	N33°55'13"W 120.88
C4	34.88	126.74	139.00	208°10'34"	N81°32'58"E 67.67
C5	NT 65.38	111.02	74.28	97°17'37"	N43°46'39"W 98.16
C6	30.00	104.29	177.32	199°12'15"	S85°56'02"W 59.15
C7	69.91	243.14	412.12	199°15'25"	N85°48'58"E 137.86
C8	62.24	43.03	22.42	39°36'34"	N06°24'27"E 42.18
C9	102.27	70.72	36.84	39°37'21"	S06°19'27"W 69.32
C10	90.00	142.67	91.31	90°49'36"	S58°29'27"W 128.19
C11	50.00	87.80	60.24	100°36'44"	N63°21'27"E 76.95
C12	14.87	18.39	10.58	70°50'27"	S68°39'20"W 17.24
C13	170.00	13.41	6.71	4°31'16"	S35°53'43"W 13.41
C33	15.00	18.56	10.68	70°53'38"	S45°37'00"E 17.40
C34	15.00	43.54	124.96	166°18'38"	S02°05'30"W 29.79
C35	15.00	28.02	20.28	107°01'43"	S31°44'36"W 24.12



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.



Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

SLAGLE SURVEY SERVICES

800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
CORDILLERA VALLEY CLUB, FILING 10
A Resubdivision of Tract R, Cordillera Valley Club Filing 9
The Legends
County of Eagle, State of Colorado

DRAWN BY: MSS	JOB NUMBER: 18072	DRAWING NAME: 18072_PLAT2B.dwg
SHEET 4 OF 4		DATE: 10-20-2020