

# CONDOMINIUM MAP SPRUCE CREEK TOWNHOMES AT VAIL, PHASE I

A SUBDIVISION IN

Section 12, Township 5 South, Range 81 West of the 6th. P.M.

EAGLE COUNTY, COLORADO

SHEET 1 of 2

CERTIFICATION OF DEDICATION AND OWNERSHIP

Know all men by these presents that Spruce Creek Townhomes at Vail, being sole owner in fee simple of all that real property described as follows:

A parcel of land located in the Southwest Quarter of Section 12, Township 5 South, Range 81 West of the Sixth Principal Meridian according to the Dependent Resurvey of said township and range as approved by the U.S. Surveyor General in Denver, Colorado on September 13, 1943, said parcel being more particularly described as follows, to wit:

Commencing at a point on the West line of said Section 12, the Southerly right-of-way line of Interstate Highway No. 70, and the Southerly right-of-way line of U.S. Highway No. 6, from which the Southwest Corner of said Section 12 bears S.01°26'36"W. 1056.70 feet distant; thence along the Southerly right-of-way line of U.S. Highway No. 6, N.44°31'33"E. 535.96 feet to the TRUE POINT OF BEGINNING; thence continuing along said Southerly right-of-way line 399.94 feet along the arc of a 2815.00 foot radius curve to the right, the chord of which bears N.48°35'46"E. 399.61 feet; thence departing said right-of-way line S.37°10'39"E. 2.30 feet to the Northwest Corner of Lot No. 1, Vail Village West Filing No. 2 Subdivision; thence along the Northerly boundary line of said Subdivision on the following four (4) courses and distances:

- 1) S.37°10'39"E. 136.92 feet
- 2) S.03°15'21"W. 207.82 feet
- 3) S.20°03'21"W. 46.06 feet
- 4) S.37°14'21"W. 109.39 feet;

thence departing said Northerly boundary line N.34°16'50"W. 82.28 feet; thence N.64°27'14"W. 270.13 feet to the TRUE POINT OF BEGINNING, and containing 90,175.5 square feet or 2.0701 acres, more or less.

does hereby certify that the Condominium Map of "SPRUCE CREEK TOWNHOMES AT VAIL, PHASE I" is filed in conjunction with the Condominium Declaration for "SPRUCE CREEK TOWNHOMES AT VAIL" in Book 298 at Page 503 of the Eagle County Clerk and Recorder's Office. #174874

OWNER: John J. & a Joint Venture  
SPRUCE CREEK TOWNHOMES AT VAIL (A Joint Venture)  
Carl M. Dietz, Authorized Officer  
P. O. Box 388  
Vail, Colorado 81657

STATE OF COLORADO )  
COUNTY OF EAGLE ) SS

The foregoing certificate was acknowledged before me this 3rd day of January, 1980.

Witness my hand and seal Kenneth L. Long  
Notary Public

My Commission expires 10/17/1982

PLANNING COMMISSION CERTIFICATE

This Plat approved by the Eagle County Planning and Zoning Commission this 16th day of January, A.D., 1980.

Ernest P. Rice  
Chairman

COUNTY COMMISSIONER'S CERTIFICATE

This Plat approved by the Board of Commissioners of Eagle County, Colorado this 23rd day of January, A.D., 1980, for filing with the Clerk and Recorder of Eagle County and for conveyance to the County of the public dedications shown herein; subject to the provision that approval in no way obligates Eagle County for financing or constructing of improvements on lands, streets or easements dedicated to the public except as specifically agreed to by the Board of Commissioners and further that said approval shall in no way obligate Eagle County for maintenance of streets dedicated to the public until construction of improvements thereon shall have been completed to the satisfaction of the Board of Commissioners.

Walter F. Grant  
Chairman

Witness my hand and seal of the County of Eagle  
ATTEST Johannette Phillips  
County Clerk

CERTIFICATE OF TAXES PAID

"I, the undersigned do hereby certify that the entire amount of taxes and assessments due and payable as of this date upon the parcels of real estate described on this Plat are paid in full."

Date January 14, 1980  
Hubert Peterson, Treasurer of Eagle County, Colorado

CLERK AND RECORDER'S CERTIFICATE **194995**

This Plat was filed for record in the Office of the Clerk and Recorder at 11:00 o'clock A M Jan 7, 1980 and is duly recorded in Book 298, Page No. 504

Fee \$20.00 pd.  
Johannette Phillips  
Clerk and Recorder  
BY Katherine L. Day  
Deputy

NOTES:

- 1) Basis of Bearings Vail Village West, Filing No. 3 indicated Bearing for the West line of Section 12.
- 2) Street Address:
- 3) Estimated completion date is November 1980.
- 4) Surveyed on November 1979.
- 5) • Indicates pin and cap found.
- 6) L.C.E. indicates Limited Common Element appurtenant to the adjacent unit.
- 7) G.C.E. indicates General Common Element.
- 8) All outside stairways are G.C.E.
- 9) Elevations are based on the elevation of the lower level Floor of Building A being 100.00.
- 10) The flood plain (100 yr.) for Gore Creek was determined from a study done by Hydro Triad, Ltd., Lakewood, Colorado.

EASEMENT NOTE

Utility companies have the right of ingress and egress across the General Common Element of Spruce Creek Townhomes at Vail, Phase I for the distinct purpose of maintenance on the existing utility lines within the existing utility easements. Such right to be used only in a prudent manner.

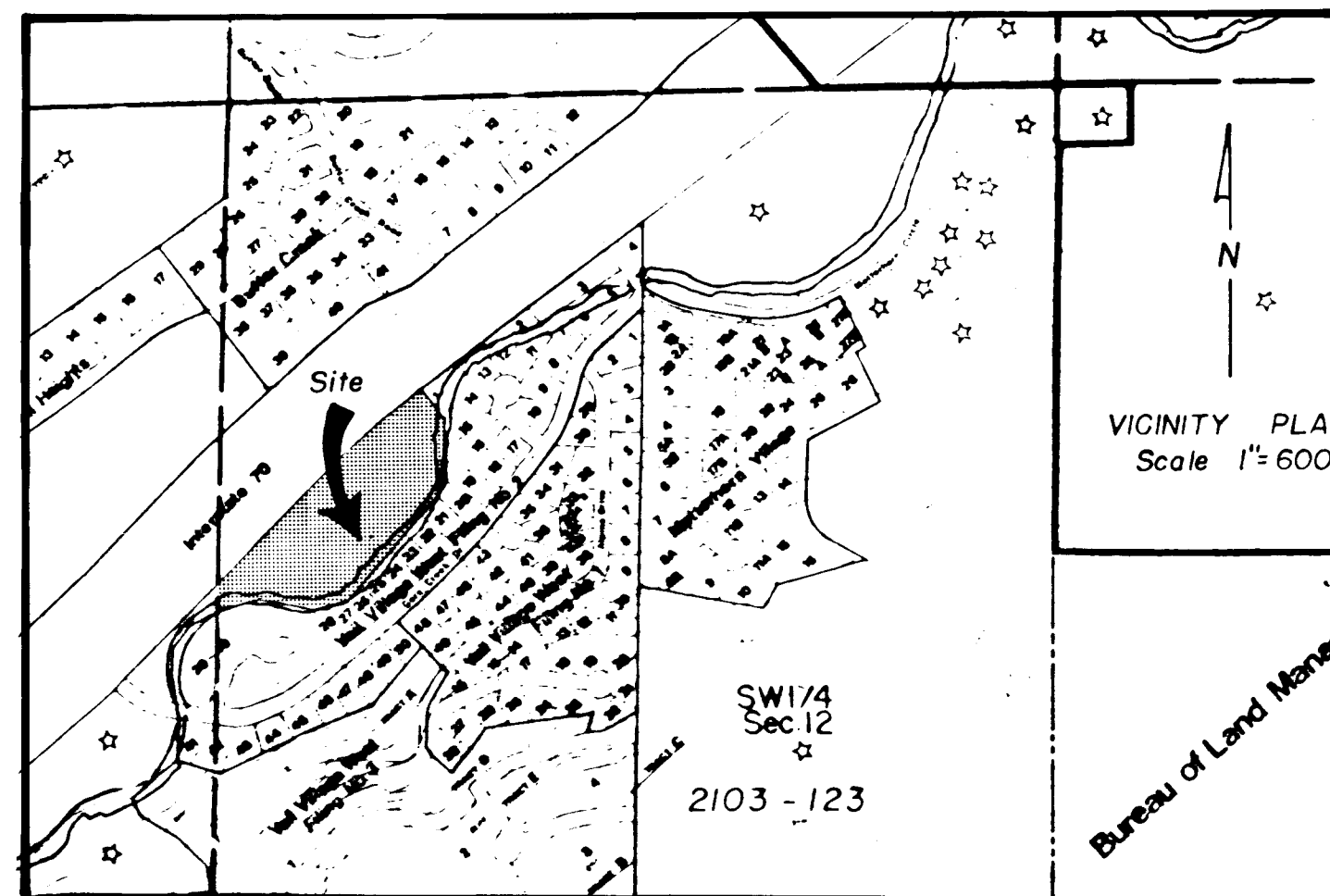
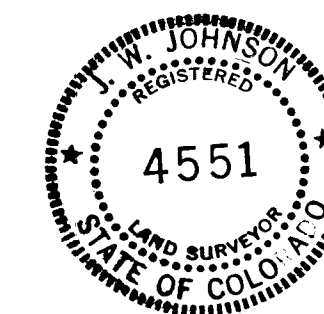
SURVEYOR'S CERTIFICATE

I, Jack W. Johnson, a registered Land Surveyor in the State of Colorado, do hereby certify that this Condominium Map of "Spruce Creek Townhomes at Vail, Phase I" was prepared under my supervision and that the map fully and accurately depicts the layouts, measurements, and location of all the improvements, the Condominium designations, the dimensions of such Condominiums, and the elevations of the floors and ceilings of the substantially completed Condominiums.

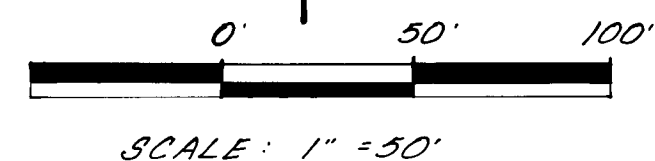
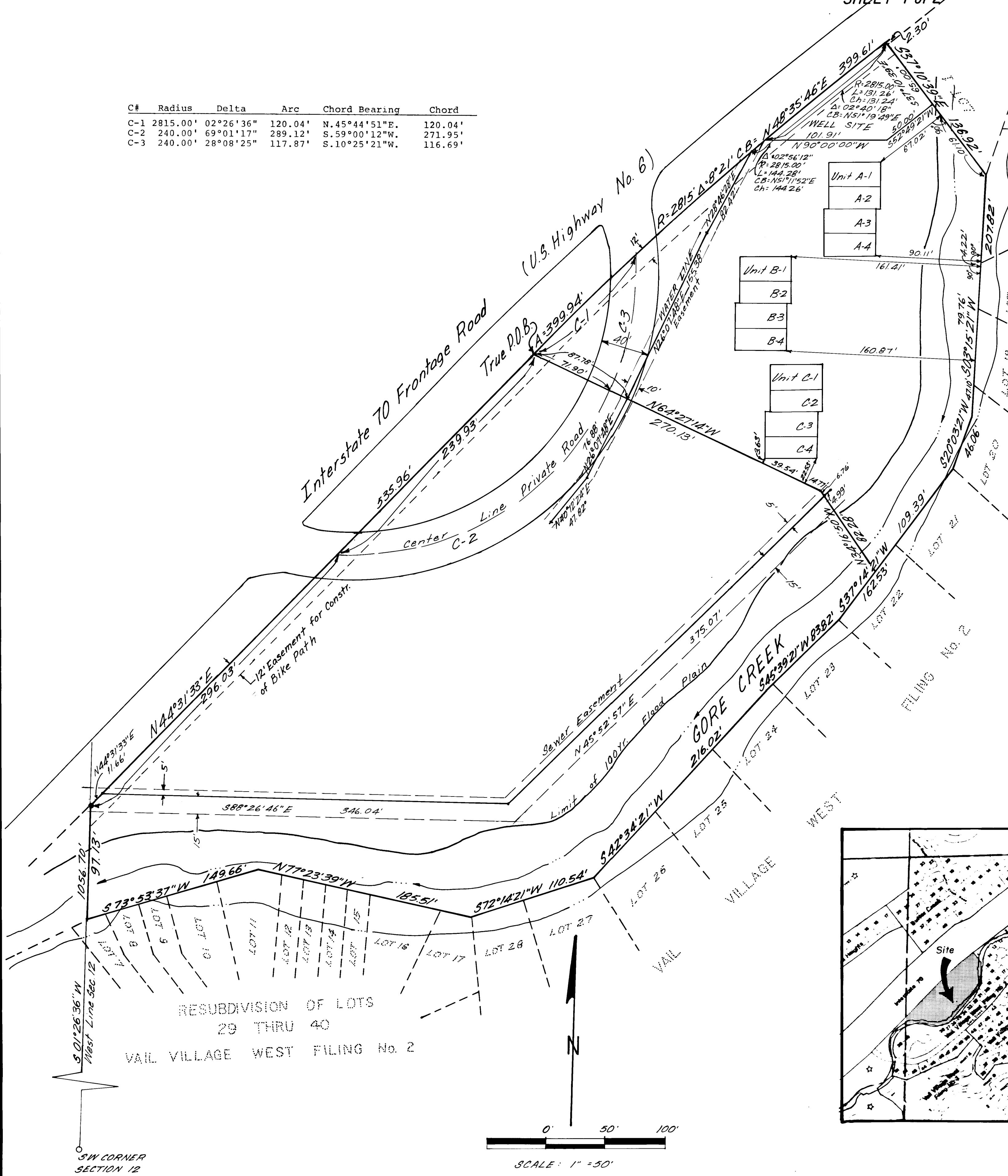
In witness whereof, I have set my hand and seal this 9th day of January, A.D., 1980.

Jack W. Johnson  
Jack W. Johnson R.L.S. 4551

JK/78/251



C#	Radius	Delta	Arc	Chord	Bearing	Chord
C-1	2815.00'	02°26'36"	120.04'	N.45°44'51"E.	120.04'	
C-2	240.00'	69°01'17"	289.12'	S.59°00'12"W.	271.95'	
C-3	240.00'	28°08'25"	117.87'	S.10°25'21"W.	116.69'	



SW CORNER SECTION 12

RESUBDIVISION OF LOTS 29 THRU 40  
VAIL VILLAGE WEST FILING No. 2