

BOOK 9 PG 90

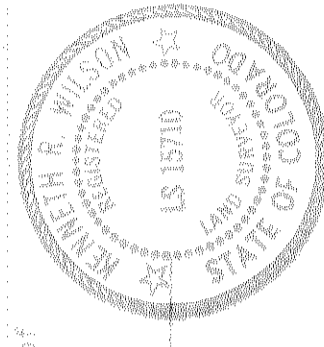
# SOPRIS CREEK CABINS, FILING NO. 1 PITKIN COUNTY, COLORADO

# BL 9 PG 90

### SURVEYOR'S CERTIFICATE

I, Kenneth R. Wilson, registered land surveyor, do hereby certify that I have prepared this plat of Sopris Creek Cabins, Filing No. 1, that the location of the outside boundary, lots and other features are accurately and correctly shown hereon, that the same are based on field surveys and that the platted site and the lots conform to those shown on the ground.

In witness whereof, I have set my hand and seal this 15th day of JUNE, 1966.



*Kenneth R. Wilson*  
Surveyor

### COUNTY COMMISSIONERS' CERTIFICATE

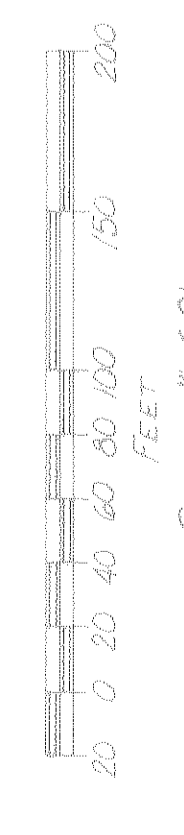
This plat of Sopris Creek Cabins, Filing No. 1 has been reviewed and approved by the Pitkin County Board of Commissioners, the Board of Commissioners does not extend to utilities, waste disposal systems, or any service facilities.

*Michael Kinley*  
Chairman

### CLERK AND RECORDER'S CERTIFICATE

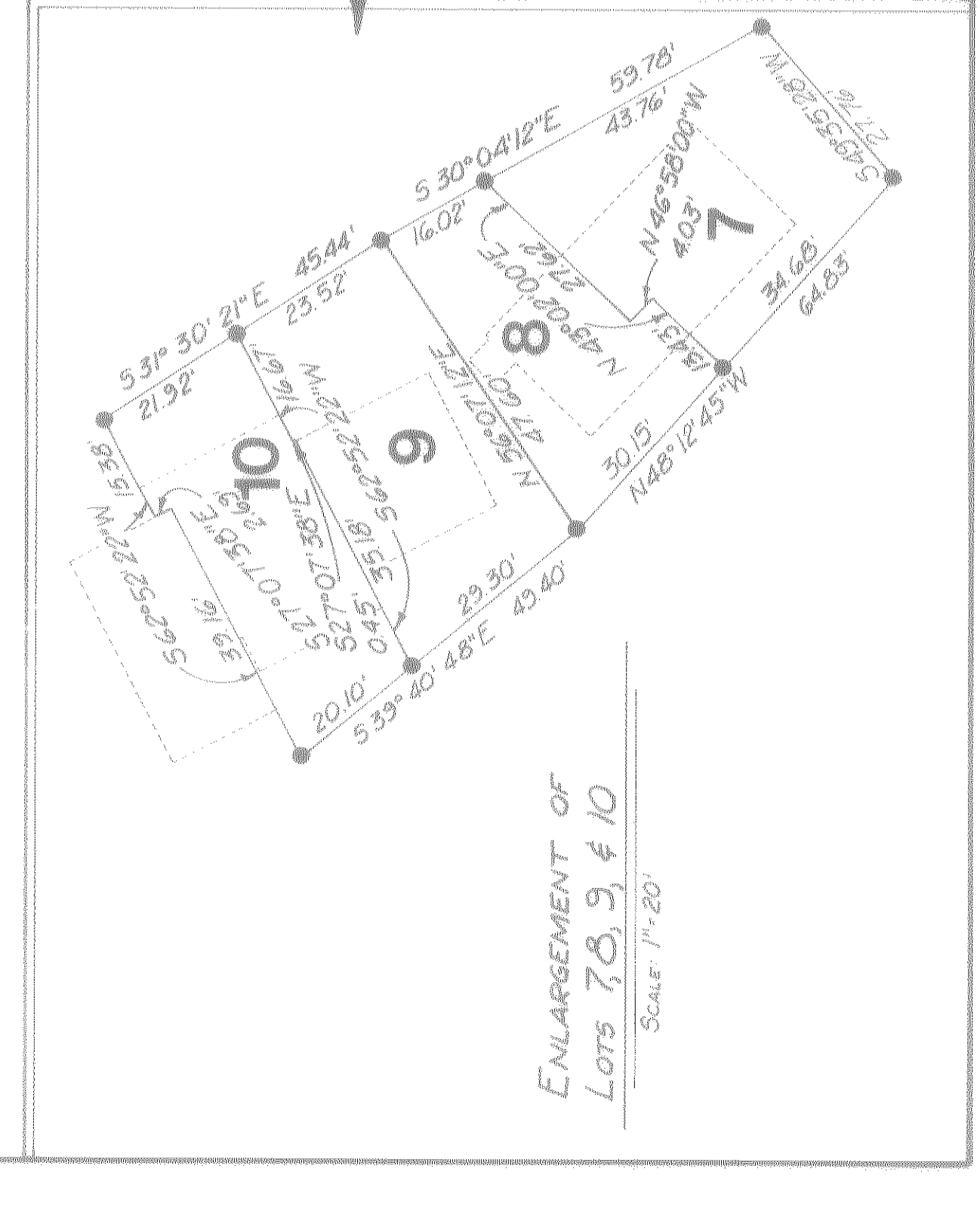
This plat of Sopris Creek Cabins, Filing No. 1 is accepted for filing in the office of the Clerk and Recorder of Pitkin County, Colorado, this 9th day of July 1966.

*Anne M. Collier, Deputy*  
Clerk and Recorder



SCALE: 1"=60'  
BEARINGS ARE RELATIVE TO A BEARING OF 58°30'00"W BETWEEN AP 1 AND AP 2 OF TRACT G7, AP 2 BEING A U.S.G.L.O. BRASS CAP ON 3/8" PIPE, 0.40' ABOVE GROUND, AND 1.0' WEST OF A FENCE

- LEGEND:**
- INDICATES EXTERIOR WALL OF EXISTING BUILDING
  - INDICATES PARKING AREA
  - INDICATES INDIVIDUAL PARKING SPACE AND ASSIGNMENT NUMBER
  - INDICATES SET N.P. 5 REBAR & CAP MARKED L.S. 1570
  - INDICATES FOUND REBAR & CAP MARKED L.S. 5333



ENLARGEMENT OF LOTS 7, 8, 9, & 10  
SCALE: 1"=20'

AREA TABLE

LOT	AREA
1	2,827.35
2	2,140.80
3	2,225.90
4	1,946.30
5	1,339.90
6	972.30
7	1,596.30
8	1,680.30
9	1,317.30
10	1,171.30
TOTAL	21,078.75

NOTE: LOT 11 IS SUBJECT TO A 25' WIDE ROADWAY RESERVED TO BOB 171. THE AREA INCLOSED WITHIN SAID ROADWAY IS 1.136 ACRES.

### DEFINITION OF ABBREVIATION AND DIMENSION

Know all men by these presents that Christopher H. Smith, being the owner of certain lands in Pitkin County, Colorado, described as follows:

TRACT OF LAND IN TRACTS 67 AND 68 IN SECTIONS 13 AND 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, PITKIN COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

beginning at a point whose apex is at said tract 67 bears S 45° 47' 41" E 134.58 feet, thence N 15° 47' 00" W 301.30 feet, thence S 45° 47' 41" E 141.75 feet, thence N 10° 44' 15" E 60.60 feet, thence S 45° 47' 41" E 105.50 feet, thence N 19° 43' 30" E 177.39 feet, thence S 04° 38' 26" E 140.61 feet, thence S 04° 00' 47" E 95.24 feet, thence S 29° 49' 38" E 155.99 feet, thence S 42° 33' 12" W 88.77 feet, thence S 06° 09' 02" E 32.41 feet, thence S 53° 18' 53" E 62.78 feet, thence S 17° 38' 28" E 6.36 feet, thence leaving Sopris Creek, N 03° 03' 38" E 74.45 feet, thence N 47° 27' 36" E 25.45 feet, thence N 40° 22' 44" E 22.95 feet, thence N 59° 48' 41" E 140.37 feet, thence S 71° 49' 19" E 12.66 feet, thence S 08° 56' 25" E 140.93 feet, thence S 77° 47' 15" E 166.80 feet to the southwestern right-of-way line of a county road, thence along said right-of-way the following courses:

S 21° 14' 45" W 7.50 feet,  
S 26° 28' 42" W 303.80 feet,  
thence 235.80 feet along the arc of a curve to the left having a radius of 350.13 feet and a central angle of 119.12 degrees, which arc is a portion of a circle having its center at the intersection of a 150.00 foot fence leaving said right-of-way line S 70° 34' 08" W 150.00 feet to the point of beginning, consisting 11.12 acres more or less.

has by these presents laid out, platted and subdivided the same into lots as shown on this plat under the name and style of Sopris Creek Cabins, in Pitkin County, State of Colorado and does hereby dedicate to the public all rights-of-way and easements shown hereon for public use.

Unless otherwise specified, all utility easements, as well as all public and private rights-of-way, shown hereon or in place, are hereby dedicated to the public for the use of all utility companies, for the purpose of installing, maintaining, repairing and maintaining underground utilities and drainage facilities, including but not limited to water, sewer, electric, gas, telephone and television lines, together with the right of ingress and egress for such installation, construction, replacement, repair and maintenance, as well as the right to trim interfering trees and brush. In no event shall the utility companies exercise the rights herein granted hereunder except in accordance with the use of the right-of-way for roadway purposes except to the extent reasonably necessary to enjoy the great hereby made.

Executed this 15th day of July, 1966, A.D. 1966.

*Christopher H. Smith*  
Owner

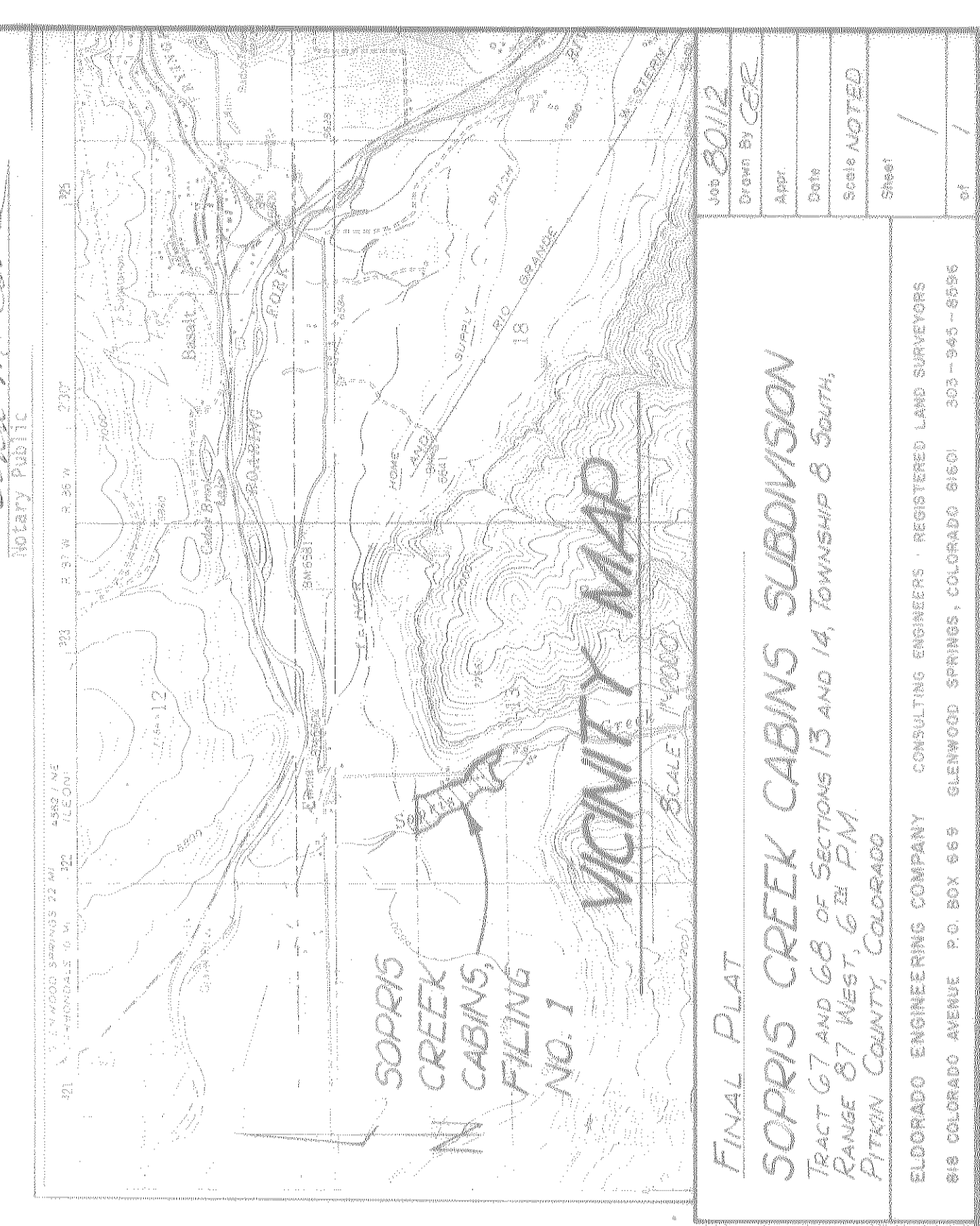
STATE OF COLORADO  
COUNTY OF PITKIN

The foregoing instrument was acknowledged before me this 9th day of July, 1966, by Christopher H. Smith of Carbonate, Colorado.

I, Commissioner expires 2-14-83

Witness my hand and official seal

*Clayton M. Cole*  
Notary Public



FINAL PLAT  
SOPRIS CREEK CABINS SUBDIVISION  
TRACT 67 AND 68 OF SECTIONS 13 AND 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, PITKIN COUNTY, COLORADO  
ELDORADO ENGINEERING COMPANY CONSULTING ENGINEERS REGISTERED LAND SURVEYORS  
818 COLORADO AVENUE P.O. BOX 668 GLENWOOD SPRINGS, COLORADO 81601 303-945-8896