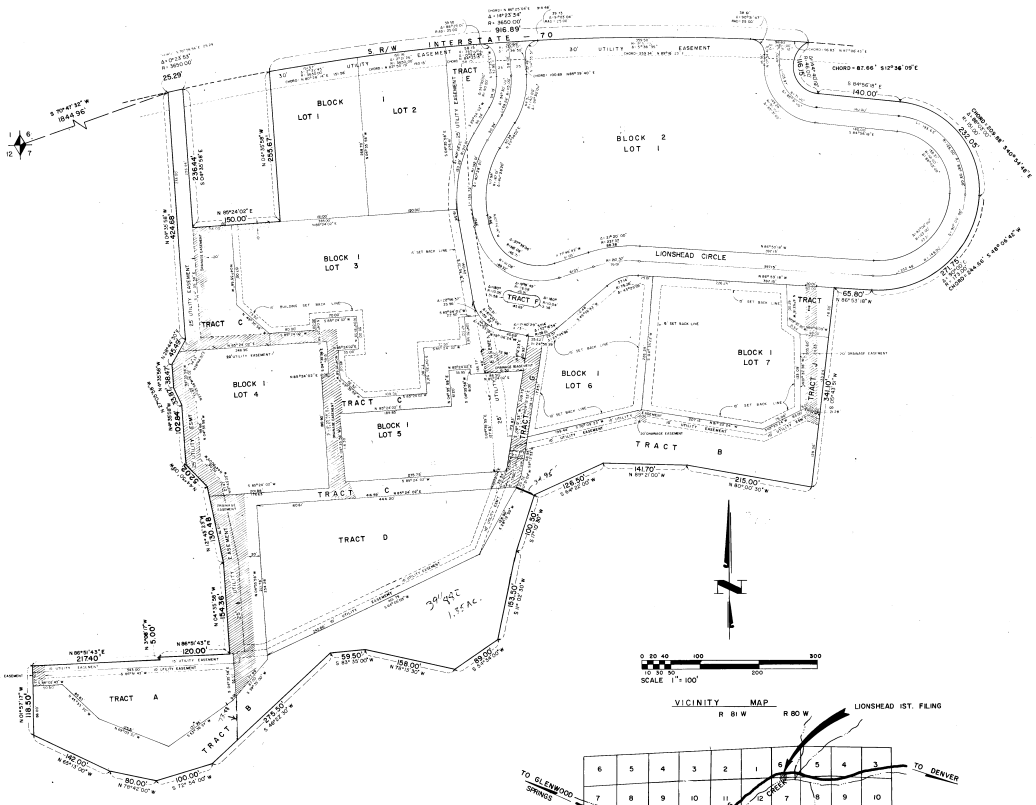
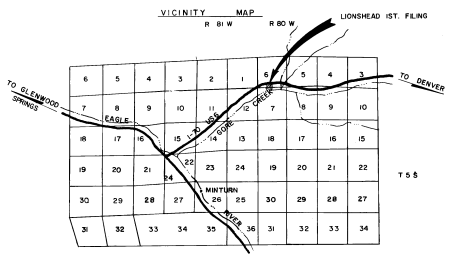
VAIL/LIONSHEAD, FIRST FILING

A SUBDIVISION
AND RESUBDIVISION OF PARTS OF VAIL VILLAGE, SECOND FILING
PART OF SEC. 6 AND 7, T.5 S., R.80 W., 6TH P.M.
EAGLE COUNTY, COLORADO



▨ — DRAINAGE EASEMENTS

VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that each of the undersigned persons refers herein to the following described lands as the "Platted Lands": A part of the South one-half of Section 6 and part of the North one-half of Section 7, Township 5 South, Range 80 West of the Sixth Principal Meridian, County of Eagle, State of Colorado, more particularly described as follows:

Beginning at a point on the Southerly right of way line of Interstate Highway I-70 from whence the Southwest corner of said Section 6 bears S.70°47'32"W., 1844.96 feet; thence Northeasterly along said Southerly right of way line and along a curve to the right having a radius of 3850.00 feet, a central angle of 00°23'53", an arc distance of 25.29 feet (the chord of said curve bears N.76°38'56"E., 25.29 feet); thence S.04°35'58"E., 236.44 feet; thence N.85°24'02"E., 150.00 feet; thence N.04°35'58"W., 255.87 feet to a point of intersection with the Southerly right of way line of said Interstate Highway I-70; thence Northeasterly along said Southerly right of way line and along a curve to the right having a radius of 3850.00 feet, a central angle of 14°23'34", an arc distance of 916.89 feet (the chord of said curve bears N.86°25'04"E., 914.48 feet); thence on an angle to the right of 146°07'10" and along a curve to the left having a radius of 48.00 feet, a central angle of 144°40'19", an arc distance of 116.15 feet to a point of tangent (the chord of said curve bears S.12°36'09"E., 87.66 feet); thence S.84°56'18"E. and along said tangent 140.00 feet to a point of curve; thence along a curve to the right having a radius of 151.00 feet, a central angle of 88°03'00", an arc distance of 232.05 feet to a point of compound curve (the chord of said curve bears S.40°54'48"E., 209.88 feet); thence along a curve to the right having a radius of 173.00 feet, a central angle of 90°00'00", an arc distance of 271.75 feet to a point of tangent (the chord of said curve bears S.48°06'42"W., 244.66 feet); thence N.88°53'18"W. and along said tangent 65.80 feet; thence S.05°43'51"W., 341.10 feet; thence N.80°00'30"W., 215.00 feet; thence N.89°21'00"W., 141.70 feet; thence S.64°22'00"W., 126.50 feet; thence S.17°10'30"W., 100.50 feet; thence S.11°02'30"W., 153.50 feet; thence S.54°24'00"W., 89.00 feet; thence N.78°13'30"W., 158.00 feet; thence S.83°35'00"W., 59.50 feet; thence S.46°22'30"W., 275.50 feet; thence S.72°54'00"W., 100.00 feet; thence N.78°42'00"W., 80.00 feet; thence N.85°13'00"W., 142.00 feet; thence N.01°57'17"W., 118.50 feet; thence N.86°51'43"E., 217.40 feet; thence N.03°08'17"W., 5.00 feet; thence N.86°51'43"E., 120.00 feet; thence N.04°35'58"W., 154.36 feet; thence N.12°43'23"W., 130.48 feet; thence N.44°59'09"W., 52.02 feet; thence N.04°35'58"W., 102.84 feet; thence N.27°05'58"W., 33.87 feet; thence N.04°35'58"W., 38.47 feet; thence N.28°44'30"E., 45.49 feet; thence N.04°35'58"W., 424.68 feet to the true point of beginning; containing 24.081 acres, more or less;

embraced within which are all or portions of Lots 14, 15, 16, 17, 18, 19, 20, 21, 22 and Tract B, Vail Village Second Filing, Eagle County, Colorado, the plat of which is filed under Reception No. 96928 in the Plat Book of Eagle County, Colorado, at Page 56, as amended by a plat which is filed under Reception No. 97199 in said Plat Book at Page 58.

That Vail Associates, Inc., Vail, Colorado 81657, certifies that it is the true owner of all of the Platted Lands subject to easements and rights-of-way of record.

That Vail Associates, Inc., by these presents does hereby lay out, plat, subdivide and resubdivide the Platted Lands into such lots as are shown on this plat under the name and style of "VAIL/LIONSHEAD, FIRST FILING."

That Vail Associates, Inc., hereby dedicates to the Town of Vail for the use of the public as a public street LionsHead Circle shown hereon, subject to such easements and rights-of-way in, through or over parts of said LionsHead Circle as are presently vested of record or shown on this Plat.

That Vail Associates, Inc., hereby dedicates to the Town of Vail for the use of the public the various utility easements shown on this Plat for the purposes of construction, maintenance and reconstruction of sewer, water, gas, electric and telephone transmission facilities, subject to such other easements and rights-of-way as are presently vested of record or shown on this Plat.

That Vail Associates, Inc., hereby dedicates to the Town of Vail for the use of the public Tract B shown hereon to be used and preserved as open space, for pedestrian ways and for bridle paths, subject to such restrictions, easements and rights-of-way in, through or over said Tract B as are presently vested of record, shown on this Plat or set forth in the Protective Covenants hereinafter referred to.

That Vail Associates, Inc., declares and agrees that the Platted Lands shall be subject to the Protective Covenants of Vail/LionsHead, First Filing, Eagle County, Colorado, as recorded in Book _____ at page _____ of the records of the Clerk and Recorder of Eagle County, Colorado, which are incorporated herein by reference.

ATTEST:

John B. Tweedy, Secretary

VAIL ASSOCIATES, INC.

By _____
Peter W. Seibert, President

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

The foregoing instrument was acknowledged before me this 27th day of April A.D., 1970, by Peter W. Seibert as President of Vail Associates, Inc., a Colorado corporation. Witness my hand and seal. My commission expires December 18, 1972.

_____
Notary Public

CERTIFICATE OF SURVEYOR

I, E. Max Serafini, a land surveyor, licensed by the Colorado State Board of Registration for Professional Engineers and Land Surveyors, do hereby certify that the survey of VAIL/LIONSHEAD, FIRST FILING, was made under my supervision and that this Plat accurately shows the platting and subdivision of such VAIL/LIONSHEAD, FIRST FILING. The lot corners and boundary corners have been pinned and monumented. Dated this 27th day of April A.D., 1970.

_____
Registered Land Surveyor

APPROVAL OF THE VAIL PLANNING COMMISSION

This Plat of VAIL/LIONSHEAD, FIRST FILING, be and the same is hereby approved.

Dated: 27th April 1970

VAIL PLANNING COMMISSION

By _____
Chairman Rodney E. Slifer

ATTEST: _____
Clerk F. Blake Lynch

APPROVAL OF PLAT
AND ACCEPTANCE OF DEDICATIONS BY THE TOWN OF VAIL

This Plat of VAIL/LIONSHEAD, FIRST FILING, is hereby approved by the Board of Trustees of the Town of Vail, and the dedications of the streets, utility easements and Tract B shown thereon are hereby accepted by the Town of Vail.

Dated: April 27, 1970

BOARD OF TRUSTEES OF THE TOWN OF VAIL

By _____
Mayor Thomas T. Steinburg

ATTEST: _____
Clerk F. Blake Lynch

CERTIFICATE OF THE COUNTY CLERK AND RECORDER OF EAGLE COUNTY

I, Maxwell A Bare Clerk and Recorder of Eagle County, Colorado, hereby accept this Plat of VAIL/LIONSHEAD, FIRST FILING, in my records indicated below.

THIS PLAT WAS FILED FOR RECORD AT 8:00 A.M. ON THE 10 DAY OF May A.D., 1970 IN CASE 3, DRAWER V, RECEPTION NO. 113260.

PROTECTIVE COVENANTS ARE RECORDED IN BOOK 217, PAGE 675. Also recorded at book 217, page 675

_____
County Clerk and Recorder

$10.00 pd

MEURER-SERAFINI-MEURER INC.
CONSULTING ENGINEERS - 2901 W. 19th. Ave.
DENVER, COLORADO 80204

Vail/Lionshead, First Filing 113260 A Subdivision & Resubdivision of parts of Vail Village 2nd filing in 6 & 7 T.5 S. R.80 W. 6th P.M. Eagle Co.