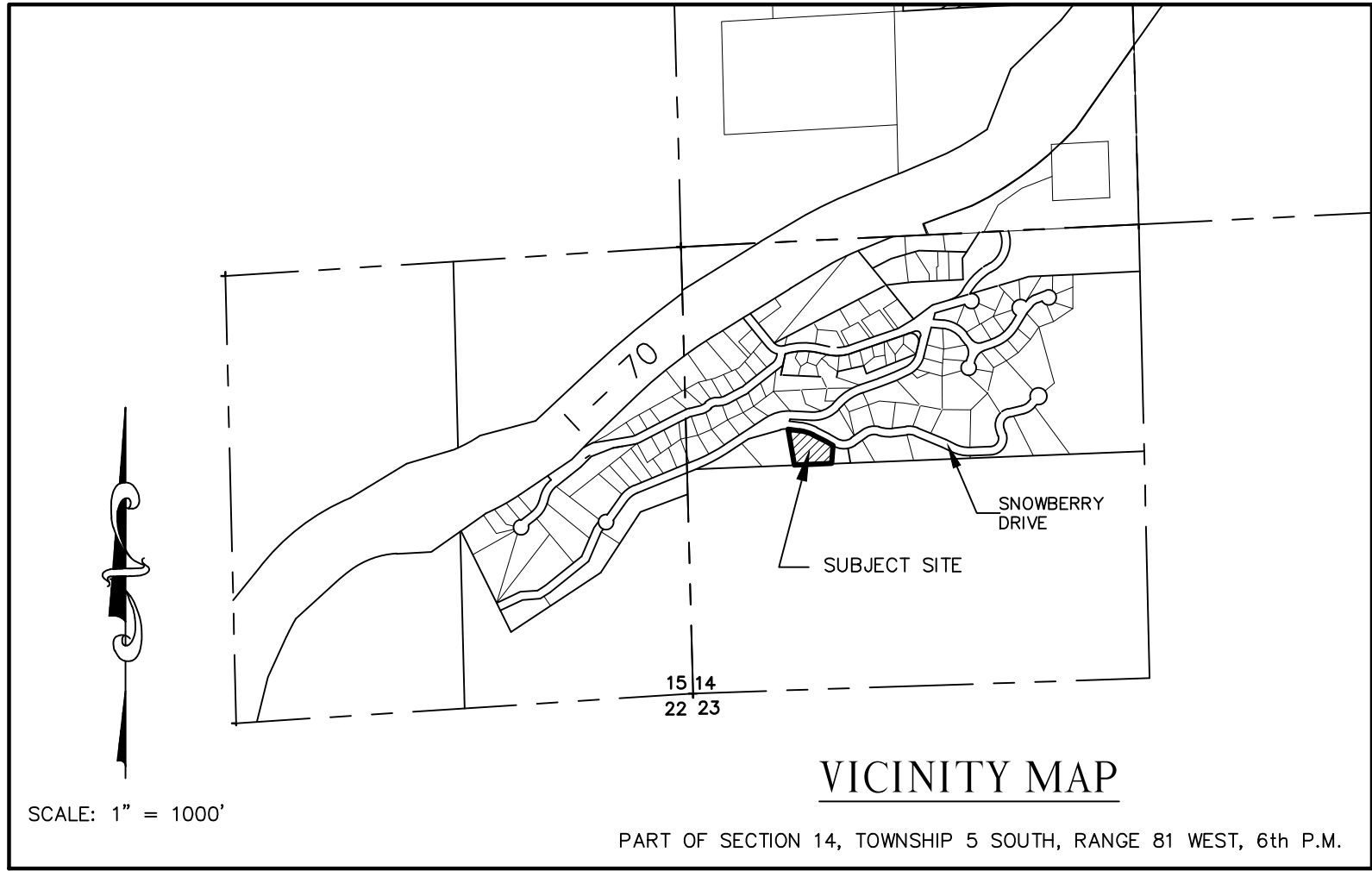


FINAL PLAT
VAIL INTERMOUNTAIN DEVELOPMENT SUBDIVISION
A RESUBDIVISION OF LOT 20, BLOCK 9
TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO



LAND USE SUMMARY			
PARCEL	AREA	USE	ADDRESS
LOT 20A	0.4960 AC.	DUPLEX	2930 SNOWBERRY DRIVE
LOT 20B	0.4959 AC.	DUPLEX	2920 SNOWBERRY DRIVE
	0.9919 AC.		(Proposed)

Certificate of Dedication and Ownership

Know all men by these presents that 2930 Snowberry Drive, LLC, a Colorado limited liability company, being sole owners in fee simple of all that real property situated in the Town of Vail, Eagle County, Colorado described as follows:

Vail Intermountain Development Subdivision, Lot 20, Block 9, Town of Vail, County of Eagle, State of Colorado, per the plat thereof recorded September 7, 1972, under Reception No. 121108, in the office of the Eagle County Clerk and Recorder,

containing 0.9919 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 Vail Intermountain Development Subdivision, a Resubdivision of Lot 20, Block 9, a subdivision in the Town of Vail, County of Eagle; and does hereby accept the responsibility for the completion of required improvements; and does 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 does hereby dedicate those portions of said real property which are indicated as easement on the accompanying plat as easements for the purpose shown hereon; and does 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 ____ day of _____, A.D., 2019.

Owner: 2930 Snowberry Drive, LLC
a Colorado limited liability company

Address: PO Box 2054
Vail, CO 81658

By: _____

Title: _____

STATE OF _____)

COUNTY OF _____)SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, A.D., 2019, by _____ as _____ of 2930 Snowberry Drive, LLC, a Colorado limited liability company.

My Commission expires: _____

Witness my hand and official seal.

Notary Public

Title Certificate

Land Title Guarantee Company does hereby certify that the Title to all lands shown upon this plat have been examined and is vested in 2930 Snowberry, LLC, a Colorado limited liability company and that title to such lands is free and clear of all liens and encumbrances, except as follows:

Dated this ____ day of _____, A.D., 2019.

Agent signature _____ Address: 610 W. Lionshead Cir., #300
Vail, CO 81657

Agent name _____

Administrator Certificate

This final plat is hereby approved by the Town of Vail Administrator this ____ day of _____, a.d. 2019.

ATTEST:

Town Clerk

Town of Vail, Colorado

Administrator

Town of Vail

GENERAL NOTES:

- 1) DATE OF SURVEY: JULY, 2019.
 - 2) BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENT FOUND MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 20, A No. 5 REBAR WITH A 1 1/2" ALUMINUM CAP, P.L.S. No. 5933 AND THE MONUMENT FOUND MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 20, A No. 5 REBAR WITH A 1 1/2" ALUMINUM CAP, P.L.S. No. 5933, BEING S87°36'55"W, (ASSUMED).
 - 3) THE SOLE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SAID LOT 20 TO CREATE LOTS 20A AND 20B AS INDICATED HEREON.
 - 4) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE RECORD PLAT FOR THE SUBJECT PROPERTY AND TITLE SEARCH PERFORMED BY LAND TITLE GUARANTEE COMPANY, ORDER No. V50053798, DATED JUNE 4, 2019 AT 5:00 P.M.
 - 5) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.
 - 6) THE LINEAL UNITS INDICATED HEREON ARE IN U.S. SURVEY FEET.
- PER SAID TITLE SEARCH BY LAND TITLE GUARANTEE COMPANY, LOT 20 IS SUBJECT TO THE FOLLOWING:
- 7) RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, OR NATIONAL ORIGIN, AS CONTAINED IN INSTRUMENT RECORDED JULY 24, 1970, IN BOOK 218 AT PAGE 281 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 28, 1971, IN BOOK 220 AT PAGE 378.
 - 8) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VAIL INTERMOUNTAIN DEVELOPMENT SUBDIVISION, BLOCK 9 RECORDED SEPTEMBER 7, 1972 IN BOOK 225 AT PAGE 335.
 - 9) TERMS, CONDITIONS AND PROVISIONS OF JOINT RESOLUTION AND NOTICE OF ENCUMBRANCE RECORDED APRIL 30, 1991 IN BOOK 552 AT PAGE 977.

Planning and Environmental Commission Certificate

This final plat is hereby approved by the Town of Vail Planning and Environmental Commission this ____ day of _____, a.d. 2019.

ATTEST:

Town Clerk

Town of Vail, Colorado

Chairman

Town of Vail Colorado

Town of Vail Planning and Environmental Commission

Surveyor's Certificate

I, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is true, correct and complete as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness Whereof, I have set my hand and seal this ____ day of _____, A.D., 2019.

Samuel H. Ecker

Colorado P.L.S. No. 30091

Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable upon all parcels of real estate described on this plat are paid in full as of _____, A.D., 2019.

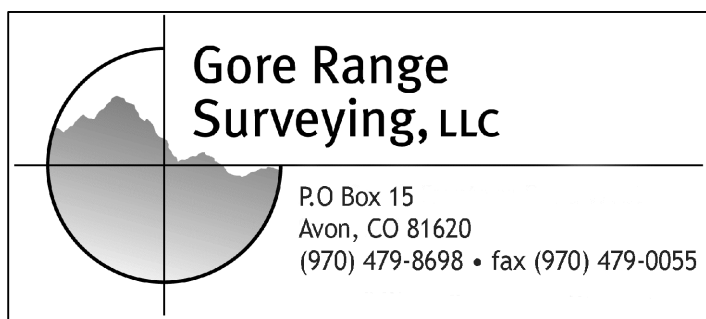
Treasurer of Eagle County

Clerk and Recorder's Certificate

This Plat was filed for record in the Office of the Clerk and Recorder at ____ o'clock ____ on this ____ day of _____, 2019 and is duly recorded at Reception No. _____.

_____, Clerk and Recorder, Eagle County

By: _____, Deputy



UNPLATTED (U.S.F.S.)

DRAWN BY:	SE	DATE:	8/21/2019
CHECKED BY:	SE	DRAWING NO.:	08-462 resub
JOB NO.:	08-462	SHEET	1 OF 1