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Book 17 Page 32

AMENDED WHITE STAR RANCHES SUBDIVISION AND P.U.D.

NORTH

0 100 200 400 600 800 1000 1200 FT
SCALE: 1" = 200'

MAP PREPARED BY: ALPINE SURVEYS, BOX 1730, ASPEN COLORADO
DRAFTED: 2-5-85 G.P., JOB NO. 79-239-2

NOTE: 50% OF THE HISTORICALLY IRRIGATED LANDS HAVE BEEN PRESERVED IN THE AMENDED WHITE STAR RANCHES SUBDIVISION.
+ DENOTES RECOMMENDED BUILDING SITE.
PER THE REQUIREMENTS OF SECTION 3-7.2 OF THE PITKIN COUNTY LAND USE CODE, TRACTS 1, 2, 5, 6, 7, 8 AND 9, HAVE RECEIVED VARIATION FROM THE MINIMUM LOT AREA REQUIREMENTS OF THE R.S.-20 P.U.D. ZONE.

BASIS OF BEARINGS: U.S.C. & G.S. "ASPEN" TO "ASPEN AZIMUTH".

⊙ - INDICATES MONUMENT, OUTSIDE BOUNDARY SET PRIOR TO RECORDING OF THIS PLAT, INTERIOR LOT CORNER SET ACCORDING TO COLORADO STATUTES.

OUTSIDE BOUNDARY:

1 - 2	N 00° 24' 25" W	1289.81'	22-23	S 45° 52' 00" W	43.11'	43-44	N 06° 37' 00" W	105.87'
2 - 3	S 89° 53' 15" E	2741.67'	23-24	S 43° 39' 00" W	67.11'	44-45	N 22° 06' 00" W	271.00'
3 - 4	S 01° 00' 05" E	1849.45'	24-25	N 46° 21' 00" W	62.35'	45-46	N 48° 12' 00" W	195.12'
4 - 5	S 89° 43' 05" E	1272.00'	25-26	N 28° 52' 00" W	89.12'	46-47	N 66° 27' 00" W	145.27'
5 - 6	S 22° 30' 00" E	375.00'	26-27	N 68° 17' 00" W	66.15'	47-48	N 56° 01' 00" W	166.00'
6 - 7	S 01° 45' 00" W	200.00'	27-28	N 66° 07' 00" W	94.48'	48-49	N 06° 14' 00" W	203.01'
7 - 8	S 08° 55' 00" W	210.00'	28-29	S 87° 40' 00" W	54.94'	49-50	N 23° 35' 00" W	206.13'
8 - 9	S 03° 44' 00" E	250.00'	29-30	S 20° 09' 00" W	36.52'	50-51	N 32° 51' 00" W	132.28'
9 - 10	S 02° 51' 00" W	200.00'	30-31	S 16° 29' 00" E	80.00'	51-52	N 58° 45' 00" W	280.51'
10 - 11	S 15° 15' 00" E	265.00'	31-32	S 08° 08' 00" E	65.60'	52-53	N 75° 41' 00" W	107.95'
11 - 12	S 35° 18' 00" W	110.00'	32-33	S 21° 06' 00" W	37.42'	53-54	N 81° 10' 00" W	129.96'
12 - 13	S 02° 30' 00" W	200.00'	33-34	S 48° 07' 00" W	79.93'	54-55	S 85° 15' 00" W	101.14'
13 - 14	S 17° 35' 00" W	300.00'	34-35	N 62° 07' 00" W	107.57'	55-56	WEST	624.51'
14 - 15	S 05° 00' 00" W	250.00'	35-36	N 47° 01' 00" W	119.55'	56-1	N 00° 59' 52" W	2022.95'
15 - 16	S 10° 49' 00" E	130.00'	36-37	N 45° 24' 00" W	86.97'			
16 - 17	S 01° 45' 00" W	252.01'	37-38	N 71° 01' 00" W	57.00'			
17 - 18	N 88° 59' 00" W	663.15'	38-39	S 70° 40' 00" W	50.17'			
18 - 19	S 19° 09' 00" E	58.24'	39-40	S 32° 12' 00" W	44.55'			
19 - 20	N 81° 49' 00" W	349.88'	40-41	S 00° 55' 00" E	147.27'			
20 - 21	N 39° 19' 00" W	123.66'	41-42	S 07° 17' 00" W	67.74'			
21 - 22	N 59° 08' 00" W	127.35'	42-43	N 89° 07' 00" W	54.92'			

THE PROPERTY IS AFFECTED BY THE FOLLOWING DOCUMENTS:
1. 60' EASEMENTS FOR ROAD + UTILITIES AS DESCRIBED IN DEEDS RECORDED IN BOOK 303 PAGES 934, 936, 938, 940, 942, 946, AND 948, SEPTEMBER 26, 1975 ARE ABANDONED WITH THE RECORDING OF THIS PLAT OF WHITE STAR RANCHES SUBDIVISION.
2. BOOK 154 PAGE 373, BLANKET EASEMENT GRANTED MT STATES T + T CO
3. BOOK 147 PAGE 34, BLANKET EASEMENT FOR DITCH, 6' WIDE.
4. BOOK 148 PAGE 283 BLANKET R.O.W. FOR ROAD
5. BOOK 176 PAGE 224 BLANKET R.O.W. FOR PIPELINE, WATER FROM SPRINGS.
6. BOOK 201 PAGE 294 BLANKET R.O.W. FOR PIPELINE.
7. BOOK 203 PAGE 561 BLANKET R.O.W.

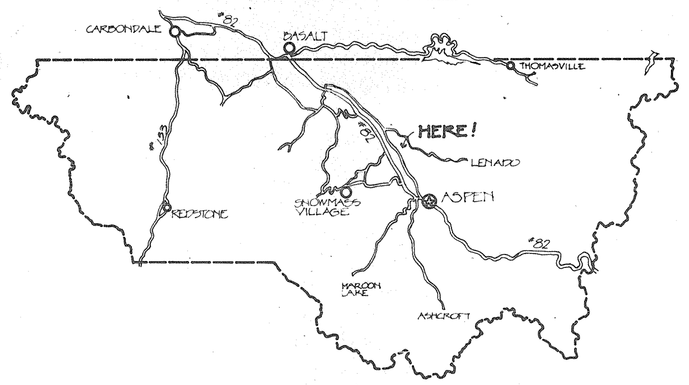
NOTES: 1. "LIMITED USE" AREAS OF TRACTS 2, 4, 5 AND 6 CAN BE USED FOR THE CONSTRUCTION OF SEPTIC SYSTEMS.
2. SEPTIC SYSTEMS, AGRICULTURE, AND AGRICULTURE OUTBUILDINGS ARE THE ONLY USES PERMITTED IN "LIMITED USE" AREAS.

NOTE: OWNER RESERVES THE RIGHT TO RELOCATE THE ROADWAY TO THE DOTTED LINE ALIGNMENT, PROVIDED THE REPLACED PORTION OF THE EXISTING ROADWAY IS ELIMINATED AS A RIGHT OF WAY AND IS REVEGETATED.

NOTE: SITE SPECIFIC SOILS STUDIES FOR FOUNDATION DESIGN + SEWAGE DISPOSAL SITING SHALL BE PROVIDED TO THE COUNTY BUILDING INSPECTOR, PRIOR TO ISSUANCE OF BUILDING PERMIT.

RETAINED RANCH/AGRICULTURAL OPEN SPACE

VICINITY MAP
PITKIN COUNTY, COLORADO
SCALE: 1" = 9 MILES



DEDICATION OF RIGHTS OF WAY FOR UTILITY PURPOSES

UNLESS OTHERWISE SPECIFIED, ALL UTILITY EASEMENTS, AS WELL AS ALL PUBLIC AND PRIVATE RIGHTS-OF-WAY, SHOWN HEREON, ARE DEDICATED TO THE PERPETUAL USE OF ALL UTILITY COMPANIES, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPLACING, 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 SO AS TO INTERFERE WITH THE USE OF THE RIGHT-OF-WAY FOR ROADWAY PURPOSES EXCEPT TO THE EXTENT REASONABLY NECESSARY TO ENJOY THE GRANT HEREBY MADE.

CERTICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT BEMISTON INC, A COLO. CORP., DELAVAN, INC., A COLO. CORP., GREENSBORO, INC., A COLO. CORP., HAVERHILL, INC., A COLO. CORP., LONEJACK, INC., A COLO. CORP., MINNETONKA, INC., A COLO. CORP., PICKWICK, INC., A COLO. CORP., SHENANDOAH, INC., A COLO. CORP., AND THE GROVER/HOVDESVEN PARTNERSHIP BEING THE OWNERS, MORTGAGEE OR LIENHOLDER, OF CERTAIN LANDS IN PITKIN COUNTY, COLORADO DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED IN SECTIONS 15 + 22, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6th P.M., PITKIN COUNTY, COLORADO, BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SEC. 22, BEING A STONE CORNER FOUND IN PLACE, THENCE THE FOLLOWING COURSES AND DISTANCES: N 00° 24' 25" W, 1289.81', S 89° 53' 15" E, 2741.67', S 01° 00' 05" E, 1849.45', S 86° 45' 05" E, 1272.00', S 22° 30' 00" E, 375.00', S 01° 45' 00" W, 200.00', S 08° 55' 00" W, 210.00', S 03° 44' 00" E, 250.00', S 02° 51' 00" W, 200.00', S 15° 15' 00" E, 265.00', S 35° 18' 00" W, 110.00', S 02° 30' 00" W, 200.00', S 17° 35' 00" W, 300.00', S 05° 00' 00" W, 250.00', S 10° 49' 00" E, 130.00', S 01° 45' 00" W, 252.01', N 88° 59' 00" W, 663.15', S 19° 09' 00" E, 58.24', N 81° 49' 00" W, 349.88', N 39° 19' 00" W, 123.66', N 59° 08' 00" W, 127.35', S 43° 39' 00" W, 67.11', N 46° 21' 00" W, 62.35', N 28° 52' 00" W, 89.12', N 68° 17' 00" W, 66.15', N 66° 07' 00" W, 94.48', S 87° 40' 00" W, 54.94', S 20° 09' 00" W, 36.52', S 16° 29' 00" E, 80.00', S 08° 08' 00" E, 65.60', S 21° 06' 00" W, 37.42', N 48° 07' 00" W, 79.93', N 62° 07' 00" W, 107.57', N 47° 01' 00" W, 119.55', N 45° 24' 00" W, 86.97', N 71° 01' 00" W, 57.00', S 70° 40' 00" W, 50.17', S 32° 12' 00" W, 44.55', S 00° 55' 00" E, 147.27', S 07° 17' 00" W, 67.74', N 89° 07' 00" W, 54.92', N 06° 37' 00" W, 105.87', N 22° 06' 00" W, 271.00', N 48° 12' 00" W, 195.12', N 66° 27' 00" W, 145.27', N 56° 01' 00" W, 166.00', N 06° 14' 00" W, 203.01', N 26° 35' 00" W, 116.15', N 32° 51' 00" W, 132.28', N 58° 45' 00" W, 280.51', N 75° 41' 00" W, 107.95', N 81° 10' 00" W, 129.96', S 85° 15' 00" W, 101.14', N 90° 00' 00" W, 624.51', N 00° 59' 52" W, 2022.95' TO THE POINT OF BEGINNING, CONTAINING 326.896 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO RESIDENTIAL TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF AMENDED WHITE STAR RANCHES SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON FOR PUBLIC USE.

EXECUTED THIS 13TH DAY OF MAY, A.D. 1985

BEMISTON, INC, A COLORADO CORPORATION
DELAVAN, INC.
GREENSBORO, INC.
HAVERHILL, INC.
LONEJACK, INC.
MINNETONKA, INC.
PICKWICK, INC.
SHENANDOAH, INC.
THE GROVER/HOVDESVEN PARTNERSHIP

BY: BAYARD Y. HOVDESVEN
PRESIDENT, ABOVE CORPORATIONS, AND GENERAL PARTNER

STATE OF COLORADO) ss
COUNTY OF PITKIN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF MAY 1985 BY BAYARD Y. HOVDESVEN AS PRESIDENT OF THE ABOVE NAMED CORPORATIONS, AND GENERAL PARTNER.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES Sept. 13, 1986

NOTARY PUBLIC
ADDRESS 315 E. Hyman Aspen

LIENHOLDER APPROVAL

I, PATRICIA McCARY VAGNEUR, HOLDER OF A DEED OF TRUST RECORDED JUNE 16TH, 1978 AT BOOK 345, PAGE 316 OF THE RECORDS OF PITKIN COUNTY, COLORADO ENCUMBERING SAID PROPERTY DO HEREBY APPROVE THIS AMENDED WHITE STAR RANCHES SUBDIVISION PLAT.
EXECUTED THIS _____ DAY OF _____, 1985.

PATRICIA McCARY VAGNEUR

STATE OF COLORADO } S.S.
COUNTY OF PITKIN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 1985 BY PATRICIA McCARY VAGNEUR.
My Commission Expires 3-27-89

NOTARY PUBLIC
ADDRESS PO Box 2123 Vail
Evergreen, CO 80439

SURVEYOR'S CERTIFICATE

I, JAMES E. RESER, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF THE AMENDED WHITE STAR RANCHES SUBDIVISION THAT THE LOCATION OF THE OUTSIDE BOUNDARY, ROADS, AND OTHER FEATURES ARE ACCURATELY AND CORRECTLY SHOWN HEREON, THAT THE SAME ARE BASED ON FIELD SURVEYS AND THAT THE PLATTED SITE AND THE ROADS CONFORM TO THOSE STAKED ON THE GROUND.

IN WITNESS THEREOF, I HAVE SET MY HAND SEAL THIS 11TH DAY OF FEB., 1985.

JAMES E. RESER
L.S. 4184

BOARD OF COUNTY COMMISSIONERS APPROVAL AND DEDICATION

THIS PLAT OF THE AMENDED WHITE STAR RANCHES SUBDIVISION WAS ACCEPTED AND APPROVED BY THE PITKIN COUNTY BOARD OF COMMISSIONERS THIS 7TH DAY OF March, 1985. THIS APPROVAL BY THE PITKIN COUNTY BOARD OF COMMISSIONERS DOES NOT EXTEND TO UTILITIES, WASTE DISPOSAL SYSTEMS, OR ANY SERVICE FACILITIES.

CHAIRMAN
PITKIN CO. BOARD OF COMMISSIONERS

ACCEPTANCE FOR RECORDING

THIS PLAT OF THE AMENDED WHITE STAR RANCHES SUBDIVISION WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK + RECORDER OF PITKIN COUNTY, COLO. THIS 7TH DAY OF JUNE, 1985. IN PLAT BOOK 17 ON PAGE 32.
Reception # 268748

CLERK + RECORDER

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 the certification shown hereon.

Alpine Surveys
Post Office Box 1730
Aspen, Colorado 81612
303 925 2688

Surveyed APRIL, MAY, 1980. Revisions
Drafted FEB. 5, 1985.

Title AMENDED WHITE STAR RANCHES SUBDIVISION

Job No 79-239-2
Client HOVDESVEN