FINAL PLAT OF:

VANDEMOER HILL LOT SPLIT

B129 P11

LOTS A,B,C,D,E,F,G,H AND I, BLOCK 3, CITY AND TOWNSITE OF ASPEN AND A PARCEL OF LAND SITUATED IN THE SW 1/4 AND THE NW 1/4 OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M. CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

SHEET 1 OF 1

PURPOSE STATEMENT
TO SUBDIVIDE THESE LANDS INTO LOT 1 AND LOT 2;
VANDEMOER HILL LOT SPLIT

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER IN FEE SIMPLE OF CERTAIN LANDS IN THE CITY AND TOWNSITE OF ASPEN, PITKIN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1 - LOTS A, B, C, D, E, F, G, H AND I, BLOCK 3, CITY AND TOWNSITE OF ASPEN, AND

PARCEL 2 - THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED DATED APRIL 20, 1959, AND RECORDED JUNE 2, 1959 AS RECEPTION NO. 108073 IN BOOK 187 AT PAGE 389 OF THE RECORDS OF PITKIN COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (FROM RECEPTION 108073): THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 85 WEST, 6TH P.M., DESCRIBED IN QUIT CLAIM DEED DATED JULY 14, 1949 AND RECORDED AS RECEPTION NO. 96608 IN BOOK 170 AT PAGE 565 OF THE RECORDS FOR PITKIN COUNTY LYING NORTHERLY OF THE CENTERLINE OF THE ALLEY IN BLOCK 3 OF THE CITY AND TOWNSITE OF ASPEN PROJECTED WESTERLY TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN SAID QUIT CLAIM DEED RECORDED AT RECEPTION NO. 96608;

DOES HEREBY PLAT THIS REAL PROPERTY UNDER THE NAME AND STYLE OF THE FINAL PLAT OF: VANDEMOER HILL LOT SPLIT, CITY OF ASPEN, PITKIN COUNTY, COLORADO; DIVIDE THE REAL PROPERTY INTO LOTS 1 AND 2 AS SHOWN HEREON; DEDICATE THE RIGHTS-OF-WAY AS SHOWN HEREON TO THE CITY OF ASPEN FOR NON-EXCLUSIVE PUBLIC USE; AND DEDICATES EASEMENTS TO THE CITY OF ASPEN AS SHOWN HEREON FOR THE USES AND PURPOSES MORE FULLY DESCRIBED IN THE EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 670573 OF THE PITKIN COUNTY RECORDS.

EXECUTED THIS 8 DAY OF Oct, 2020.

949 WEST SMUGGLER STREET LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: [signature]
PRINT NAME: CRAIG VANDEMOER
TITLE:MANAGER

STATE OF COLORADO)
)SS
COUNTY OF JEFFERSON)

KILA SAYASONE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174016467
MY COMMISSION EXPIRES 04/17/2021

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF Oct, 2020, BY CRAIG VANDEMOER AS MANAGERS OF 949 WEST SMUGGLER STREET LLC,.

MY COMMISSION EXPIRES: 04/17/2021
WITNESS MY HAND AND OFFICIAL SEAL

[signature]
NOTARY PUBLIC

BY: [signature]
PRINT NAME: GEOFFREY HILL
TITLE:MANAGER

STATE OF Florida)
)SS
COUNTY OF Seminole

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF October, 2020, BY GEOFFERY HILL AS MANAGERS OF 949 WEST SMUGGLER STREET LLC,.

MY COMMISSION EXPIRES: 1-30-2023
WITNESS MY HAND AND OFFICIAL SEAL

[signature]
NOTARY PUBLIC

ASPEN CITY COUNCIL APPROVAL

THIS LOT SPLIT PLAT OF THE VANDEMOER HILL LOT SPLIT WAS REVIEWED AND APPROVED BY THE CITY OF ASPEN CITY COUNCIL ON THE 14th DAY OF July, 2020, BY ORDINANCE NO. 002, SERIES 2020, RECORDED ON 1-7-2020 IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY IN BOOK ___ PAGE ___ AS RECEPTION NO. 666991.

MAYOR, CITY OF ASPEN [signature]

DATE 10-3-20

ATTEST: Wes Graham for Nicole Henning

CITY CLERK [signature]

CITY OF ASPEN ACCEPTANCE OF RIGHTS-OF-WAY

THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF THE CITY OF ASPEN, DOES HEREBY ACCEPT THE NON-EXCLUSIVE PUBLIC RIGHTS-OF-WAY AS SHOWN AND MORE PARTICULARLY DESCRIBED HEREON.

MAYOR, CITY OF ASPEN [signature]

DATE 10-3-20

ATTEST: Wes Graham for Nicole Henning

CITY CLERK [signature]

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

THIS LOT SPLIT PLAT OF THE VANDEMOER HILL LOT SPLIT WAS REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF ASPEN THIS ___ DAY OF ___, 2020. TO THE EXTENT THAT ANYTHING IN THIS PLAT IS INCONSISTENT OR IN CONFLICT WITH ANY CITY OF ASPEN DEVELOPMENT ORDERS FOR THIS PROPERTY OR ANY OTHER PROVISION OF APPLICABLE LAW INCLUDING BUT NOT LIMITED TO OTHER APPLICABLE LAND USE REGULATIONS OR BUILDING CODES, SUCH OTHER DEVELOPMENT ORDERS OR APPLICABLE BUILDING CODE SHALL CONTROL.

[signature]
COMMUNITY DEVELOPMENT DIRECTOR

CITY ENGINEER'S REVIEW

THIS PLAT WAS REVIEWED FOR THE DEPICTION OF THE ENGINEERING DEPARTMENT SURVEY REQUIREMENTS THIS 21st DAY OF October, 2020.

[signature]
CITY ENGINEER

TITLE CERTIFICATE

THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY WHICH IS REGISTERED TO DO BUSINESS WITHIN PITKIN COUNTY, COLORADO, DOES HEREBY CERTIFY THAT THE OWNERS OF THE REAL PROPERTY DESCRIBED HEREON HOLD FEE SIMPLE TITLE TO THE PROPERTY FREE AND CLEAR OF LEINS, TAXES, AND ENCUMBRANCES EXCEPT FOR THE MATTERS OF RECORD LISTED ON THE TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY UNDER FILE NO. Q64002750-2, COMMITMENT DATE ~~OCTOBER 29, 2019~~ 9/20/2020. ALTHOUGH WE BELIEVE THE FACTS STATED ARE TRUE, THIS CERTIFICATE IS NOT TO BE CONSTRUED AS AN ABSTRACT OF TITLE NOR AN OPINION OF TITLE NOR A GUARANTEE OF TITLE, AND IT IS UNDERSTOOD AND AGREED THAT LAND TITLE GUARANTEE COMPANY NEITHER ASSUMES NOR WILL BE CHARGED WITH ANY FINANCIAL OBLIGATION WHATSOEVER.

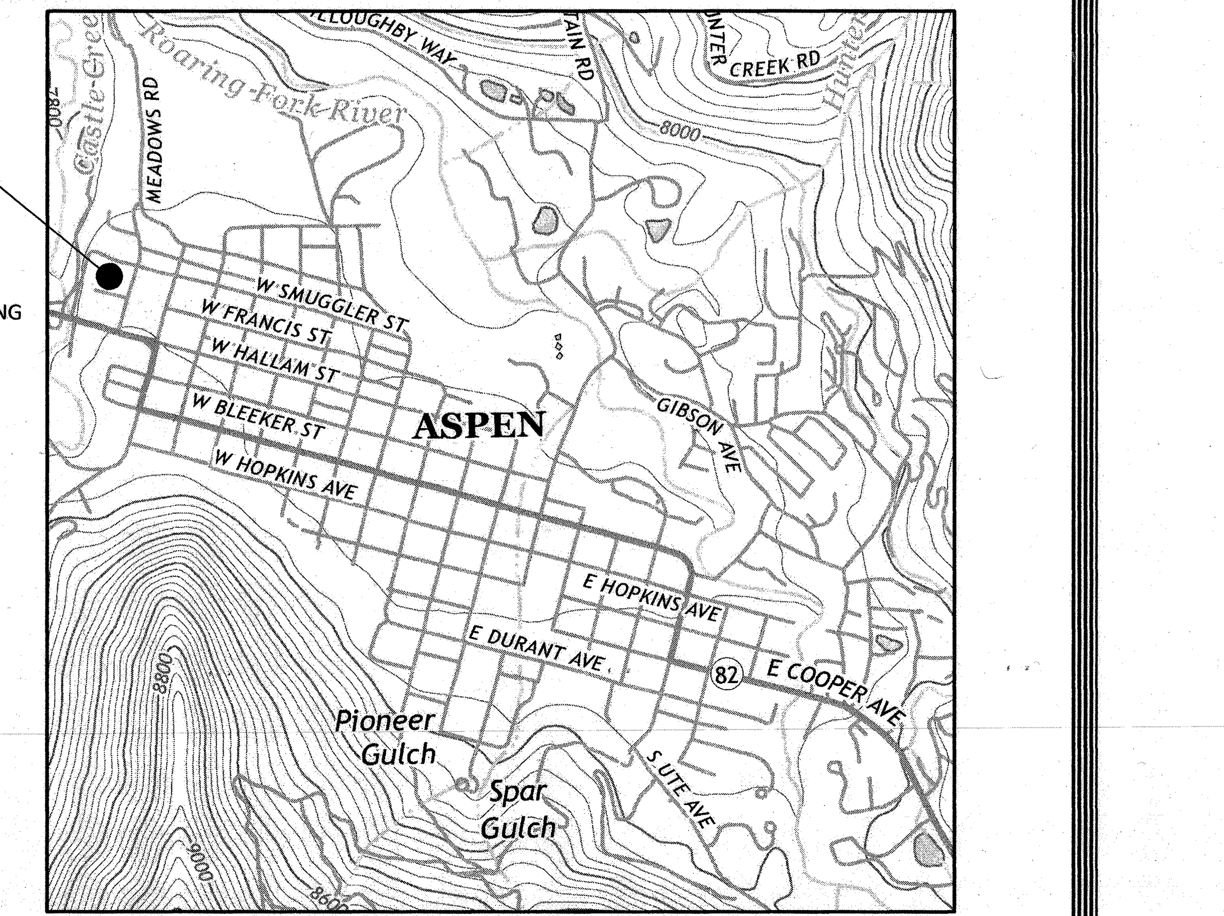
BY: [signature]

TITLE: Title officer

STATE OF COLORADO)
)SS
COUNTY OF ~~PITKIN~~ Eagle)
THE TITLE CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF October, 2020, BY [signature] AS THE TITLE OFFICER OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

[signature]



CITY OF ASPEN
VICINITY MAP

PROPERTY DESCRIPTION BEFORE LOT SPLIT
(RECEPTION NO. 505058)

PARCEL No. 1

LOTS A, B, C, D, E, F, G, H AND I (LOTS A TO I, BOTH INCLUSIVE, BLOCK 3, IN AND TO THE CITY AND TOWNSITE OF ASPEN

PARCEL No. 2

THAT CERTAIN PARCEL OF LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND EASEMENTS CONTAINED IN THE DEED HEREIN-AFTER DESCRIBED, CONVEYED TO H.R. VANDEMOER BY VIRGINIA S. CHAMBERLAIN BY DEED DATED APRIL 20, 1959, DULY RECORDED JUNE 2, 1959 AS DOCUMENT NO. 108073, IN BOOK 187 AT PAGE 389 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO.

SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (FROM RECEPTION NO. 108073):
THAT CERTAIN PARCEL OF LAND IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 85 WEST, 6TH P.M., DESCRIBED IN DOCUMENT NO. 96608 IN BOOK 170 AT PAGE 565 OF THE RECORDS FOR PITKIN COUNTY LYING NORTHERLY OF THE CENTERLINE OF THE ALLEY IN BLOCK 3 OF THE CITY AND TOWNSITE OF ASPEN PROJECTED WESTERLY TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN SAID DOCUMENT NO. 96608. THE LAND DESCRIBED IN SAID DOCUMENT NO. 96608 IS THAT PARCEL OF LAND CONVEYED BY MICHAEL MAROLT TO H.R. VANDEMOER AND ARTHUR PFISTER BY QUIT CLAIM DEED DATED JULY 14, 1949.

INCLUDING ALL RIGHTS AND PRIVILEGES TO USE THE ROADWAY AS NOW CONSTRUCTED AN IN USE FROM SMUGGLER STREET ACROSS SAID ABOVE DESCRIBED PROPERTY TO THAT PORTION OF LAND DESCRIBED IN SAID DOCUMENT NO. 96608 LYING SOUTHERLY OF THE CENTERLINE OF THE ALLEY IN SAID BLOCK 3 PROJECTED WESTERLY, IT BEING THE INTENTION OF THE GRANTOR TO RELEASE AND QUIT-CLAIM FOREVER HER INTEREST IN SAID EASEMENT USED FOR INGRESS AND EGRESS TO SMUGGLER STREET.

LESS AND EXCEPTING ALL OF THAT PROPERTY DESCRIBED IN THAT DOCUMENT RECORDED JUNE 2, 1959 IN BOOK 187 AT PAGE 388, AS RECEPTION NO. 108072.

CITY OF ASPEN
COUNTY OF PITKIN
STATE OF COLORADO

NOTES

1) DATE OF FIELD WORK: DECEMBER, 2001--JUNE, 2001; SEPTEMBER, NOVEMBER 2019, OCTOBER 2020.

2) DATE OF PREPARATION: DECEMBER, 2001--JUNE, 2001; UPDATED SEPTEMBER-NOVEMBER 2019, JUNE-OCTOBER, 2020.

3) BASIS OF BEARING: A BEARING OF S74°14'15"E BETWEEN THE 1988 CITY OF ASPEN-GPS CONTROL POINTS GPS-20 AND GPS-9(R), AT THE STREET INTERSECTIONS OF 7TH\FRANCIS AND 6TH\FRANCIS, WHICH ESTABLISHED A SITE BEARING OF N 15°48'56" E BETWEEN THE NORTHEAST CORNER OF BLOCK 3 AND THE SOUTHEAST CORNER OF BLOCK 2, BEING FOUND MONUMENTS AS SHOWN.

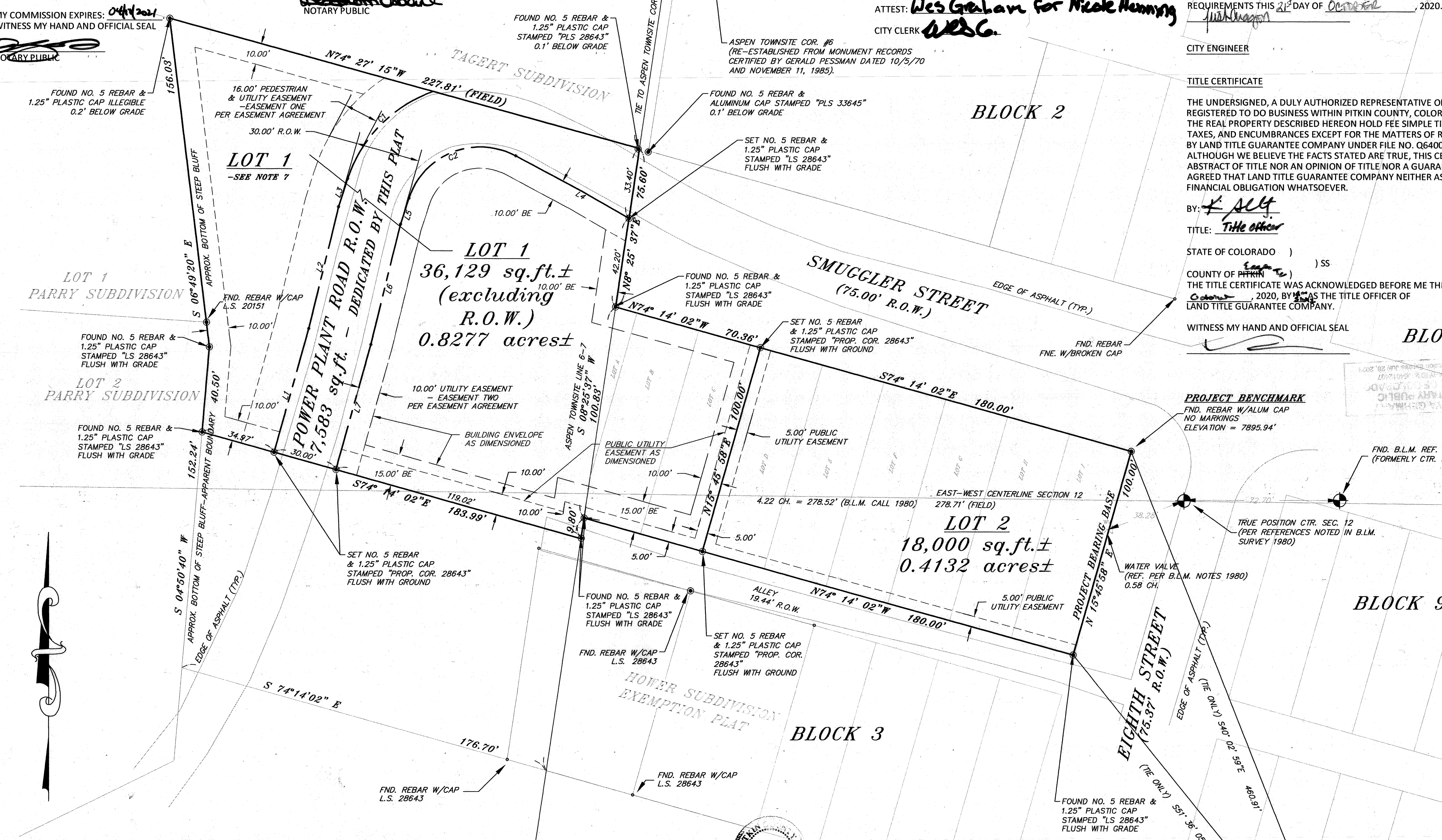
4) BASIS OF SURVEY: THE OFFICIAL MAP OF THE CITY OF ASPEN APPROVED BY THE CITY ENGINEER G.E. BUCHANAN DATED DECEMBER 15 1959, THE PLAT OF THE VANDEMOER LOT SPLIT, THE PLAT OF THE PARRY SUBDIVISION, THE HOWER SUBDIVISION EXEMPTION PLAT, VARIOUS DOCUMENTS OF RECORD AND THE U.S. DEPARTMENT OF INTERIOR PLAT AND NOTES FOR SECTION 12, AS APPROVED BY THE CHIEF CADASTRAL SURVEYOR ON FEBRUARY 14, 1980.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND/OR TITLE OF RECORD SE RELIED UPON THE ITEMS LISTED IN NOTE 4 AND THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER No. Q62002750-2 EFFECTIVE DATE SEPTEMBER 20, 2019.

6) SETBACKS FOR LOTS 1 ARE DEPICTED AS "BUILDING ENVELOPE". PURSUANT TO ORDINANCE NO. 002, SERIES OF 2020, THERE SHALL BE NO "COMBINED" SIDE YARD SETBACK REQUIREMENT.

7) DEVELOPMENT RESTRICTIONS PROHIBITS DEVELOPMENT ON OF ALL LANDS WEST OF POWER PLANT ROAD RIGHTS-OF-WAY PER CITY OF ASPEN ORDINANCE NO. 002 SERIES OF 2020. THE SAID RIGHTS-OF-WAY DEDICATION DOES NOT FURTHER SUBDIVIDE LOT 1.

8) UPON DEVELOPMENT, LOT 1 SHALL INSTALL A SIDEWALK ALONG SMUGGLER STREET, WITHIN THE PUBLIC RIGHT-OF-WAY EAST OF THE TOWNSITE BOUNDARY. UPON DEVELOPMENT OR SUBSTANTIAL REDEVELOPMENT, LOT 2 SHALL INSTALL SIDEWALKS ALONG SMUGGLER STREET AND EIGHTH STREET, WITHIN THE PUBLIC RIGHTS-OF-WAY. SIDEWALK LOCATION, DIMENSIONS AND SPECIFICATIONS SHALL BE ACCORDING TO THE CITY OF ASPEN ENGINEERING DEPARTMENT.



Rights of Way Line Table		
Line #	Direction	Length
L1	N15° 25' 38"E	60.81'
L2	N13° 38' 21"E	59.02'
L3	N17° 51' 16"E	13.96'
L4	N59° 52' 40"W	25.84'
L5	S17° 51' 16"W	12.86'
L6	S13° 38' 21"W	58.39'
L7	S15° 25' 38"W	61.45'

Rights of Way Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord
C1	59.51'	65.00'	32.02'	52°27'17"	N44° 04' 54"E	57.45'
C2	61.36'	35.00'	42.05'	100°27'11"	S68° 04' 51"W	53.80'

GRAPHIC SCALE

30 0 20 30 60 120

(IN FEET)
1 inch = 30 ft.

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.

CLERK AND RECORDER CERTIFICATE

THIS LOT SPLIT PLAT OF THE VANDEMOER HILL LOT SPLIT WAS FILED FOR RECORDING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY ON THE 16 DAY OF November 2020 AND IS RECORDED IN BOOK 129 ON PAGE 11, AS RECEPTION NO. 670572.

CLERK AND RECORDER Patricia Nadon
Deputy

RECEPTION#: 670572, R: $13.00, D: $0.00
PLAT BOOK 129 PAGE 011
Pg 1 of 1, 11/16/2020at 11:49:37 AM
Janice K. Vos Caudill, Pitkin County, CO

SEAL
PITKIN COUNTY COLORADO

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

PLAT CERTIFICATE

I, MARK S. BECKLER, HEREBY CERTIFY TO 949 WEST SMUGGLER STREET, LLC AND LAND TITLE GUARANTEE COMPANY, THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S. § 38-51-102(9), AND THAT IT IS A MONUMENTED LAND SURVEY SHOWING THE CURRENT LOCATION OF ALL STRUCTURES, WATER COURSES, WATER FEATURES AND/OR BODIES OF WATER, FLOOD PLAIN, ROADS, TRAILS, VISIBLE UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND ALL EASEMENTS AND RIGHTS OF WAY OF A PUBLIC OR PRIVATE NATURE THAT ARE VISIBLE, OR APPARENT, OR OF RECORD AND UNDERGROUND UTILITIES DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN NOTE 5 BELOW, OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT.

[signature]
MARK S. BECKLER L.S. #28643

PROFESSIONAL LAND SURVEYOR 28643

20153 7/7/2020 G:\2000\20153\SURVEY\Survey DWGs\Survey Plats and Exhibits\20153_AMENDED PLAT.dwg