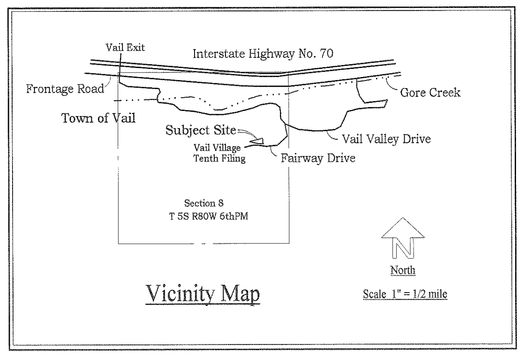
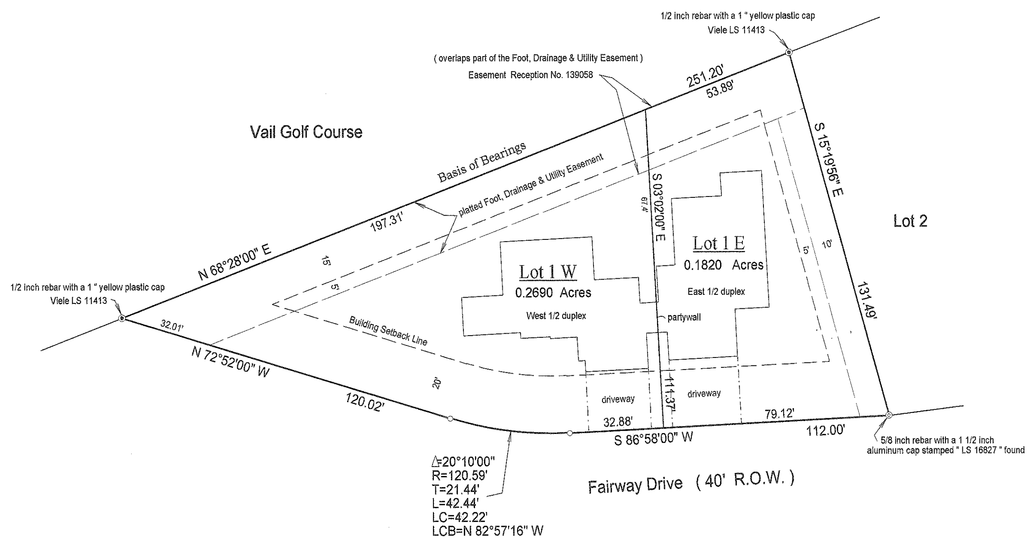
DUPLEX PLAT
VAIL VILLAGE, TENTH FILING
A RESUBDIVISION OF LOT 1
TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO





LAND USE SUMMARY

PARCEL	AREA	USE	ADDRESS
LOT 1 W	0.2690 Acres 11,720 Sq. Ft.	1/2 of duplex	925 Fairway Drive
LOT 1 E	0.1820 Acres 7,928 Sq. Ft.	1/2 of duplex	935 Fairway Drive
LOT 1	0.4510 Acres 19,648 Sq. Ft.	Total lot area	

Legend
All symbols and line types are labeled.

LELAND LECHNER PLS 23506 30946 COUNTY ROAD 356, BUENA VISTA, COLORADO, 81211 (719) 395-9160

CERTIFICATE OF OWNERSHIP

Know all men by these presents that, Larry M. Allen, Lori L. Allen and Fairway Drive, A Variable-Capital Limited Liability Company, a Mexican Company, being sole owners in fee simple of all that real property situated in the Town of Vail, Eagle County, Colorado described as follows: Lot 1, Vail Village, Tenth Filing, according to the Final Plat recorded April 11, 1973 at Reception No. 124443 of the Eagle County Clerk and Recorder containing 0.4510 acres more or less; have by these presents laid out, platted and subdivided the same into 2 lots as shown on this final plat under the name and style of Duplex Plat, Vail Village, Tenth Filing, A Resubdivision of Lot 1, a subdivision in the Town of Vail, Eagle County, Colorado; and does hereby accept the responsibility for the completion of required improvements.

Executed this 21st day of Nov, A.D., 2011.

Owners: Larry M. Allen and Lori L. Allen

Address: 925 Fairway Drive
Vail, CO 81657

Larry M. Allen

Lori L. Allen

STATE OF Louisiana)
) SS
COUNTY OF Caddo)

The foregoing Certificate of Ownership was acknowledged before me this 21st day of Nov, A.D. 2011, by
Larry M. Allen and Lori L. Allen.

My commission expires: at death

Witness my hand and official seal.

Address: 3845 Cresswell Ave
Shreveport La

Notary Public
NOTARY ID# 004736

Executed this 6th day of DECEMBER, A.D., 2011.

Owner: Fairway Drive, A Variable-Capital Limited Liability Company, a Mexican Company

Address: C/O Garfield & Hecht P.C.
P.O. Box 5450
Avon, CO 81620

BY: _____

Manuel Antonio Castro y Romo
as General Manager

STATE OF DISTRITO FEDERAL)
) SS
COUNTY OF MEXICO)

The foregoing Certificate of Ownership was acknowledged before me this 6th day of DECEMBER, A.D. 2011, by
MANUEL ANTONIO CASTRO Y ROMO.

My commission expires: NO EXPIRES

Witness my hand and official seal.

Address: MONTE ISLANDO 510
MEXICO city DF 11000 MEXICO

Notary Public

GENERAL NOTES

1) Date of survey: April, 2011

2) Bearings are based on a line connecting the NW corner of Lot 1 with the NE corner for Lot 1 having a bearing of N 68°28'00" E. The monuments are described on the drawing.

3) Monumentation is as indicated on the drawing.

4) The sole purpose of this plat is to subdivide Lot 1 into two parcels with the dividing line being the center of the duplex party wall as shown hereon.

5) The parcels hereby platted remain subject to existing recorded documents as they may effect this property.

7) Recorded documents utilized in this plat were provided by Land Title Guarantee Co., Commitment No. VTF50029524-2 and No. V50031042.

8) The parcels hereby platted are subject to a Partywall Agreement recorded at Reception No. _____ in the Office of the Eagle County Clerk and Recorder.

9) For zoning purposes, the two lots created by this subdivision are to be treated as one entity.

10) The street addresses and setbacks shown are for reference purposes only and should be verified with the Town of Vail Community Development Department.

Notice: According to Colorado Law you must commence any legal action based upon 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.

CERTIFICATE OF DEDICATION FOR MORTGAGE HOLDER FOR LOT 1W

Know all men by these presents that Red River Bank being the holder of the mortgage or deed of trust on the real property situated in the Town of Vail, Eagle County, Colorado described hereon as follows: Lot 1 W, Vail Village, Tenth Filing, A Resubdivision of Lot 1 according to this Duplex Plat to be recorded at the Eagle County Clerk and Recorder containing 0.2690 acres more or less, agrees to the dedication and setting 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 21st day of Nov, A.D., 2011.

Red River Bank

By: Elizabeth C. Maxwell

Address: PO Box 1255
Alexandria, LA 71315

Vice President

STATE OF Louisiana)
) SS
COUNTY OF Caddo)

The foregoing Certificate of Dedication was acknowledged before me this 21st day of Nov, A.D. 2011, by
ELIZABETH C. MAYWELL

My commission Expires: at death

Witness my hand and official seal.

Address: 3845 Cresswell Ave
Shreveport La

Notary Public

TITLE CERTIFICATE FOR LOT 1W

Land Title Guarantee Company does hereby certify that the title to all lands shown upon this plat have been examined and is vested in Larry M. Allen and Lori L. Allen, and that title to such lands is free and clear of all liens and encumbrances except as follows:

Deed of trust to Red River Bank.

Dated this 2nd day of December, A.D., 2011.

Agent

TITLE CERTIFICATE FOR LOT 1E

Land Title Guarantee Company does hereby certify that the title to all lands shown upon this plat have been examined and is vested in Fairway Drive, and that title to such lands is free and clear of all liens and encumbrances except as follows:

None

Dated this 2nd day of December, A.D., 2011.

Agent

SURVEYOR'S CERTIFICATE

I, Leland Lechner, 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/or 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 thereof I have set my hand and seal this 16th day of November, A.D., 2011.

Leland Lechner
Professional Land Surveyor No. 23506

ADMINISTRATOR CERTIFICATE

This final plat is hereby approved by the Town of Vail Administrator this 12th day of December A.D. 2011.

Town of Vail Administrator

Attest:

Town Clerk, Town of Vail

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of December 30, 2011 upon all parcels of real estate described on this plat are paid in full.

Dated this 12 day of December, A.D., 2011.

Karen A. Shaffer by Christina Moses
Treasurer of Eagle County

R010228
R010229

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder at 3:42 o'clock P.M on this 13th day of December, 2011 and is duly recorded at Reception No. 201123204.

Clerk and Recorder

By: _____
Deputy

Clerk's Note: Customer has requested only this page of the document be recorded.