B72 P28

CONDOMINIUM PLAT OF

LOT 10 CONDOMINIUMS – HOAGLUND RANCH HISTORIC P.U.D.

TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF PITKIN, STATE OF COLORADO

SHEET 1 OF 2

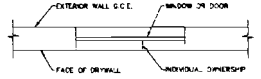
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

LEGEND

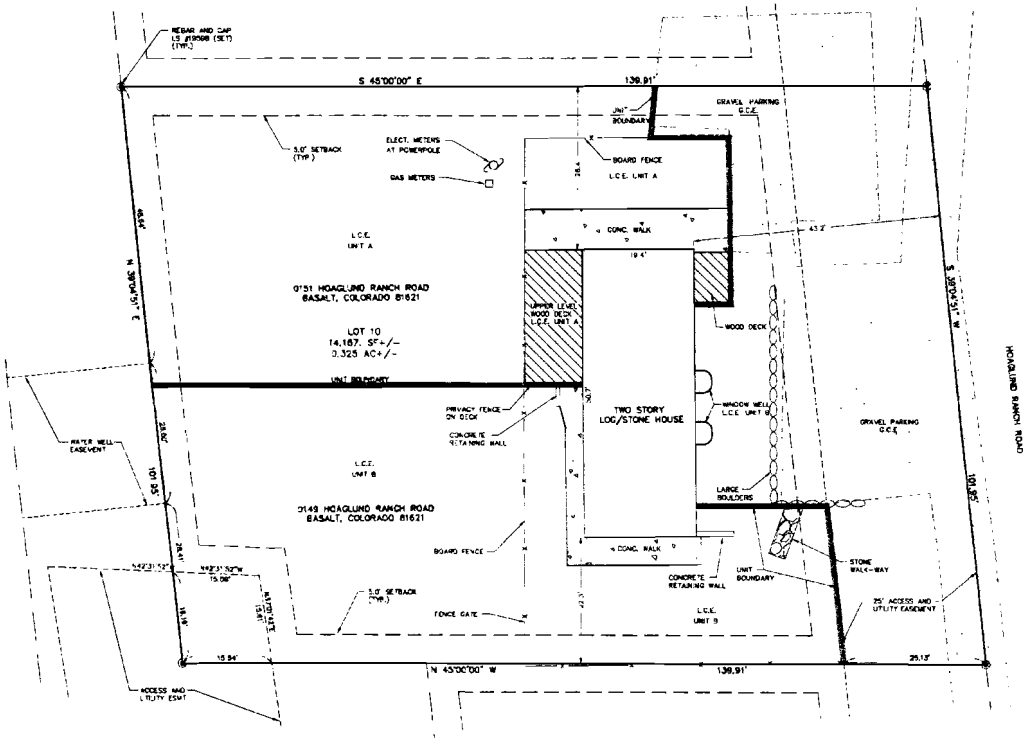
G.C.E. = GENERAL COMMON ELEMENT

L.C.E. = LIMITED COMMON ELEMENT



NOTE:
INTERIOR DIMENSIONS ARE FROM FACE OF DRYWALL TO FACE OF DRYWALL. OWNERSHIP AT EXTERIOR WINDOWS AND DOORS IS AS SHOWN ON THIS DRAWING. WINDOW AND DOOR FRAMES ARE GENERAL COMMON ELEMENT

TYPICAL EXTERIOR WINDOW AND DOOR DETAIL



VICINITY MAP
SCALE: 1" = 2000'

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT HENRY E. BOOHER, JR. AND CHERRIE L. BOOHER, BEING THE OWNERS OF CERTAIN LANDS IN PITKIN COUNTY, DESCRIBED AS FOLLOWS:

LOT 10 – HOAGLUND RANCH HISTORIC PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 2004 IN PLAT BOOK 70 AT PAGE 40 AS RECEPTION NO. 561018, COUNTY OF PITKIN, STATE OF COLORADO, CONTAINING 0.325 ACRES, MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CONDOMINIUM PLAT OF LOT 10 CONDOMINIUMS – HOAGLUND RANCH HISTORIC PLANNED UNIT DEVELOPMENT AND SAID OWNERS HEREBY DEDICATE ALL UTILITY EASEMENTS AND ALL PRIVATE ACCESS EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON 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, TO NO EVIL SHALL THE UTILITY COMPANIES EXERCISE THE RIGHTS GRANTED HEREIN SO AS TO INTERFERE WITH OR USE OF ANY RIGHTS-OF-WAY FOR ROADWAY PURPOSES, EXCEPT TO THE EXTENT REASONABLY NECESSARY TO ENJOY THE GRANT HEREBY MADE.

EXECUTED THIS 2nd DAY OF March, 2005

Henry E. Booher, Jr. by his attorney-in-fact Mylar — Henry E. Booher, Jr.

Cherrie L. Booher — Cherrie L. Booher

STATE OF COLORADO } ss.
COUNTY OF PITKIN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March, 2005 BY Richard Hotaling Jr. AS Attorney-in-Fact for Henry E. Booher

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES 8/14/2008
NOTARY PUBLIC

STATE OF COLORADO } ss.
COUNTY OF PITKIN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF March, 2005 BY Cherrie L. Booher AS Herself

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES 8/14/2008
NOTARY PUBLIC

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.

2) DATE OF SURVEY WAS SEPTEMBER AND OCTOBER 2001.

3) THIS SURVEY IS BASED ON THE RECORDED PLAT OF BOOHER/HIGH COUNTRY TREE GALLERIES BOUNDARY LINE ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 70 AT PAGE 39 AND THE RECORDED PLAT OF HOAGLUND RANCH HISTORIC PLANNED UNIT DEVELOPMENT, RECORDED IN PLAT BOOK 70 AT PAGE 40, CORNERS FOUND IN PLACE, AND THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES, INC., DATED OCTOBER 20, 2000, ORDER NO. 406627.

4) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N 38°55'03" E BETWEEN A FOUND REBAR AND ALUMINUM CAP, LS NO. 12982 AND A FOUND REBAR AND CAP, LS NO. 19508, AS SHOWN ON THE PLAT OF BOOHER/HIGH COUNTRY TREE GALLERIES BOUNDARY LINE ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 70 AT PAGE 39.

5) IN ADDITION TO THE UTILITY EASEMENTS DEPICTED ON THIS PLAT, THERE ARE HEREBY GRANTED FOR THE USE OF ALL OWNERS WITHIN THE CONDOMINIUM RANCH HISTORIC PLANNED UNIT DEVELOPMENT EASEMENTS FOR UTILITIES FOR UNDERGROUND SERVICE LINES FIVE (5) FEET AROUND THE PERIMETERS OF ALL LOTS DEPICTED HEREON.

6) THE CREATION OF THIS CONDOMINIUM PLAT DOES NOT CONSTITUTE A LEGAL SUBDIVISION OF LAND PURSUANT TO THE PITKIN COUNTY LAND USE CODE. THE SEPARATE OWNERSHIP INTERESTS DO NOT RESULT IN THE CREATION OF SEPARATE LEGAL LOTS UNDER THE PITKIN COUNTY LAND USE CODE.

7) ANY ALTERATION, CHANGE, EXPANSION, MODIFICATION OF ANY STRUCTURE IN THE COMMON INTERESTS COMMUNITY MAY REQUIRE THE APPROVAL OF PITKIN COUNTY.

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 THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, FRANK W. HARRINGTON, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE CONDOMINIUM PLAT OF LOT 10 CONDOMINIUMS – HOAGLUND RANCH HISTORIC PLANNED UNIT DEVELOPMENT 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 AND THAT IT COMPLIES WITH C.R.S. 38-33.3-209.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 4th DAY OF March, A.D. 2005

FRANK W. HARRINGTON, L.S. #19508

APPROVAL BY COUNTY ATTORNEY

BY SIGNING THIS MAP, THE COUNTY ATTORNEY SIGNS ONLY AS TO FORM AS REQUIRED BY THE PITKIN COUNTY LAND USE CODE. THE COUNTY ATTORNEY DOES NOT REPRESENT OR WARRANT THAT THIS COMMON INTEREST COMMUNITY HAS BEEN CREATED IN CONFORMANCE W TH STATE LAW.

BY _____
COUNTY ATTORNEY

507839
Page 1 of 2
03/14/2005 08:20

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER FOR PITKIN COUNTY, COLORADO, AT 8:00 O'CLOCK A.M. THIS 14th DAY OF March, 2005 AND IS DULY RECORDED IN BOOK 72 AT PAGE 28 AS RECEPTION NO. 507839

Diana Dawe
CLERK AND RECORDER
BY Bonnie L. Caudle
DEPUTY

HIGH COUNTRY ENGINEERING, INC.
14 SNOWMASS DRIVE EAST, STE. F-120, ENGLEWOOD, CO 80112
PHONE (303) 925-8544 FAX (303) 925-8577
1517 BLAKE AVENUE, STE. 101, GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-1988 FAX (970) 945-8799
WWW.HIGHCO.COM

NO.	DATE	REVISION	BY
	2/25/05		

Drawn by: HMS
Checked by: BOOHER, JR.
Date: 2/25/05
File: CONDOPLAT

CONDOMINIUM PLAT
PITKIN COUNTY, COLORADO
NEILEY & ALDER
HOAGLUND RANCH HISTORIC
LOT 10 CONDOMINIUMS

PROJECT NO.
2011711.07

1

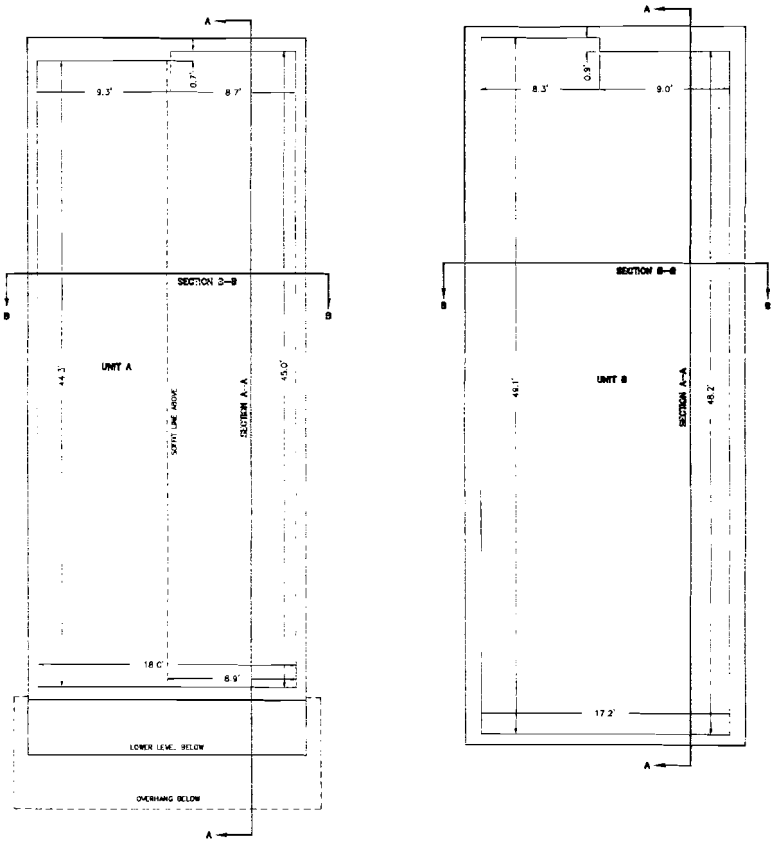
CONDOMINIUM PLAT OF

LOT 10 CONDOMINIUMS – HOAGLUND RANCH HISTORIC P.U.D.

B72 P29

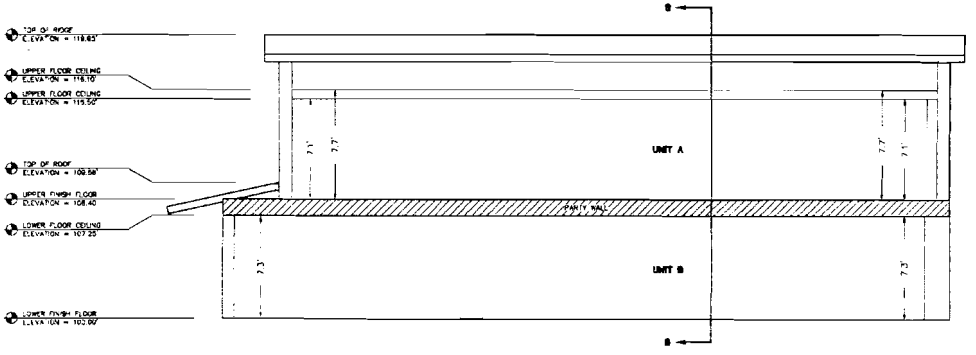
TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF PITKIN, STATE OF COLORADO

SHEET 2 OF 2

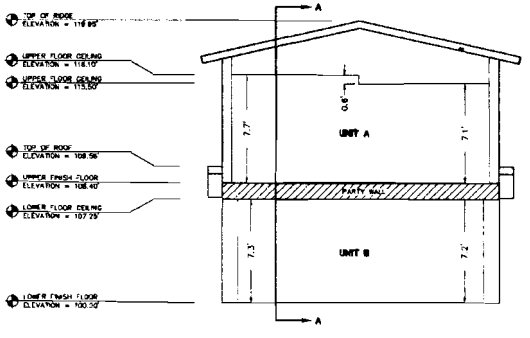


UPPER FLOOR PLAN
SCALE: 1/4" = 1'
INTERIOR WALLS ARE NOT SHOWN

LOWER FLOOR PLAN
SCALE: 1/4" = 1'
INTERIOR WALLS ARE NOT SHOWN



SECTION A-A
SCALE: 1/4" = 1'
INTERIOR WALLS ARE NOT SHOWN



SECTION B-B
SCALE: 1/4" = 1'
INTERIOR WALLS ARE NOT SHOWN

507839

HIGH COUNTRY ENGINEERING, INC.

CONDOMINIUM PLAT
PITKIN COUNTY, COLORADO
NEILEY & ALDER
HOAGLUND RANCH HISTORIC
LOT 10 CONDOMINIUMS

PROJECT NO
2011711.07

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