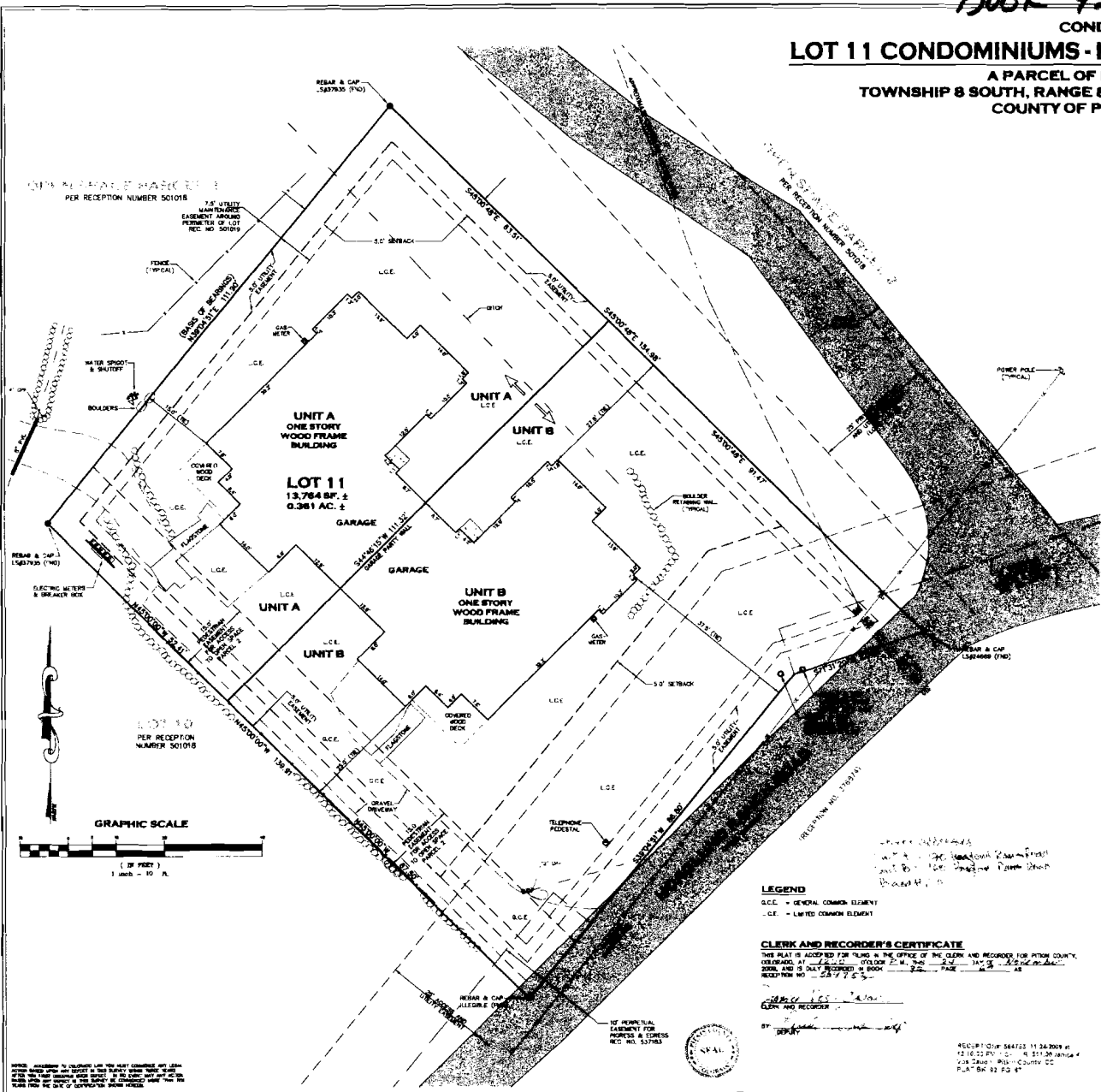


CONDOMINIUM PLAT OF  
**LOT 11 CONDOMINIUMS - HOAGLUND RANCH HISTORIC P.U.D.**  
 A PARCEL OF LAND SITUATED IN TRACT 64  
 TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF PITKIN, STATE OF COLORADO



**CERTIFICATION OF DEDICATION AND OWNERSHIP**  
 HAVE ALL MEN BY THESE PRESENTS THAT HENRY E. ROOHER, JR. BEING THE OWNER OF CERTAIN LANDS IN PITKIN COUNTY, DESCRIBED AS FOLLOWS:  
 LOT 11, HOAGLUND RANCH HISTORIC PLANNED UNIT DEVELOPMENT, PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 2007 IN PLAT BOOK 80 AT PAGE 25, COUNTY OF PITKIN, STATE OF COLORADO.  
 HAVE BY THESE PRESENTS Laid Out, Platted, and Subdivided the Same into Lots as Shown on this Plat Under the Name and Title of CONDOMINIUM PLAT OF LOT 11 CONDOMINIUMS - HOAGLUND RANCH HISTORIC PLANNED UNIT DEVELOPMENT, PHASE TWO, AND OTHER HERETOFORE, JOINTLY AND SEVERALLY, AND ALL INTERESTS AND RIGHTS OF ANY KIND HEREIN TO THE PUBLIC USE OF ALL QUALITY COMPANIES FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, IMPROVING, AND TENDING THEREON, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, GAS, TELEPHONE, AND TELEVISION LINES, TOGETHER WITH THE NECESSARY RIGHTS AND EASEMENTS FOR SUCH INSTALLATION, CONSTRUCTION, REPLACEMENT, REPAIR AND MAINTENANCE, AS WELL AS THE RIGHT TO DRILL AND OPERATE PILES AND BODIES, IN NO MANNER SHALL THE QUALITY COMPANIES EXERCISE THE RIGHT'S GRANTED HEREIN SO AS TO INTERFERE WITH THE USE OF ANY PORTION OF SAID LAND FOR HOUSING PURPOSES EXCEPT TO THE EXTENT NECESSARY TO ENJOY THE GRANT HEREBY MADE.

EXECUTED THIS 15th DAY OF OCTOBER, 2008.  
 OWNER: HENRY E. ROOHER, JR.  
 STATE OF COLORADO  
 COUNTY OF PITKIN  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF OCTOBER, 2008, BY HENRY E. ROOHER, JR. IN PERSON AT HIS RESIDENCE AT 1817 BLAISE AVENUE, SUITE 101, DENVER, COLORADO 80202.  
 WITNESSED BY HAND AND OFFICIAL SEAL:  
 MY COMMISSION EXPIRES 11/18/2009.  
 BY: [Signature]  
 NOTARY PUBLIC

**PLAT NOTES**  
 1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF NORTH-SITE BETWEEN THE NORTHERLY CORNER OF LOT 11, A NEIGHBORING PARCEL IN PLACE AND THE METEORIC CORNER OF LOT 11, A REAR & CAP LOCATED IN PLACE AS SHOWN HEREON.  
 2. DATE OF SURVEY: OCTOBER 7, 2008  
 3. LINEAR USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.  
 4. THIS SURVEY IS BASED ON THE FINAL PLAT OF HOAGLUND RANCH HISTORIC PLANNED DEVELOPMENT, PHASE TWO, RECORDED OCTOBER 26, 2007 IN PLAT BOOK 80 AT PAGE 25 AND CORRECTED FOUND IN PLACE AS SHOWN.  
 5. THIS PROPERTY IS SUBJECT TO RESTRICTIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD IN PLACE AND EXPRESSED TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY PITKIN COUNTY TITLE, INC. DATED JUNE 10, 2008 (CASE NUMBER 89674).  
 6. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODESIC VERTICAL DATUM OF 1988 (NVD) 0' REFERENCED FROM NATIONAL GEODESIC SURVEY (NAD) BENCHMARK STATION DESIGNATION FT 08 OF PITKIN COUNTY HAVING A PUBLISHED ELEVATION OF 8640.70.  
 7. THE CONTINUING OF THE KESTER DITCH DEPENDS HEREON REPRESENTS THE LOCATION OF THE KESTER DITCH EASEMENT FOR USE AND ENJOYMENT OF PERSONS ON OWNERS WITH WATER RIGHTS IN SAID DITCH AND FOR THE REPAIR AND MAINTENANCE OF THE SAME, THE PROPERTY OWNERS ASSOCIATION AN EASEMENT FOR ALL UTILITIES AND DISTRIBUTION FACILITIES NECESSARY FOR THE IRRIGATION OF THE PROPERTIES SHOWN ON THE PLAT AND INCLUDING THE RIGHT TO TRANSPORT WATER FROM THE KESTER DITCH TO THE PROPERTIES SHOWN HEREON AND TO ALLOWING PROPERTIES HISTORICALLY SERVED BY THE KESTER DITCH.  
 8. THERE IS HEREBY GRANTED AN EASEMENT FOR THE KESTER DITCH, WHICH EASEMENT SHALL BE TEN (10) FEET OR LESS THE RISE OF THE CENTERLINE OF THE KESTER DITCH DEPENDS HEREON AND WHICH SHALL BE FOR ALL PURPOSES RELATED TO THE USE, MAINTENANCE AND REPAIR OF SAID DITCH. IN ADDITION, THERE IS GRANTED TO THE HOAGLUND RANCH HISTORIC PUD OWNERS ASSOCIATION AN EASEMENT FOR ALL UTILITIES AND DISTRIBUTION FACILITIES NECESSARY FOR THE IRRIGATION OF THE PROPERTIES SHOWN ON THE PLAT AND INCLUDING THE RIGHT TO TRANSPORT WATER FROM THE KESTER DITCH TO THE PROPERTIES SHOWN HEREON AND TO ALLOWING PROPERTIES HISTORICALLY SERVED BY THE KESTER DITCH.  
 9. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND ALL MATTERS AS SET FORTH IN THE 97-LAND OF HOAGLUND RANCH HISTORIC PUD OWNERS ASSOCIATION, INC. RECORDED NOVEMBER 7, 2007 AS RECEPTION NO. 54171.  
 10. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND ALL MATTERS AS SET FORTH IN THE 97-LAND OF HOAGLUND RANCH HISTORIC PUD OWNERS ASSOCIATION, INC. RECORDED NOVEMBER 7, 2007 AS RECEPTION NO. 54171.  
 11. THE COVENANTS AND EASEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO THE COVENANTS AND EASEMENTS SHOWN ON THE FINAL PLAT OF HOAGLUND RANCH HISTORIC PLANNED DEVELOPMENT, PHASE TWO, RECORDED OCTOBER 26, 2007 IN PLAT BOOK 80 AT PAGE 25 AND CORRECTED FOUND IN PLACE AS SHOWN.  
**COUNTY ATTORNEY APPROVAL**  
 BY SIGNING THIS MAP, THE COUNTY ATTORNEY STATES ONLY AS TO FORM AS TO WHETHER THE PLAT MEETS THE REQUIREMENTS OF THE PITKIN COUNTY AND LOCAL ORDINANCES AND DOES NOT REPRESENT OR WARRANT THAT THE COMMON INTEREST COMMUNITY HAS BEEN CREATED IN COMPLIANCE WITH STATE LAW.

**LEGEND**  
 L.C.E. = GENERAL COMMON ELEMENT  
 L.L.E. = LIMITED COMMON ELEMENT

**CLERK AND RECORDER'S CERTIFICATE**  
 THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER FOR PITKIN COUNTY, COLORADO, AT 12:00 P.M. ON OCTOBER 21, 2008. THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER FOR PITKIN COUNTY, COLORADO, AT 12:00 P.M. ON OCTOBER 21, 2008. THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER FOR PITKIN COUNTY, COLORADO, AT 12:00 P.M. ON OCTOBER 21, 2008. THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER FOR PITKIN COUNTY, COLORADO, AT 12:00 P.M. ON OCTOBER 21, 2008.

**SURVEYOR'S CERTIFICATE**  
 THERE IS HEREBY CERTIFIED AND VERIFIED THAT I, AN 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 11 CONDOMINIUMS - HOAGLUND RANCH HISTORIC PLANNED UNIT DEVELOPMENT, PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 2007 IN PLAT BOOK 80 AT PAGE 25, COUNTY OF PITKIN, STATE OF COLORADO. I HAVE CONDUCTED 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 SURVEY AS THE SAME ARE STATED UPON THE PLAT IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND AND THAT I COMPLY WITH C.E.S. 38-33-209.

PROJECT NO. 3081089-00  
 I OF 1

HENRY E. ROOHER  
 PITKIN COUNTY, COLORADO  
 CONDOMINIUM PLAT  
 LOT 11 - HOAGLUND RANCH HISTORIC P.U.D.  
 PITKIN COUNTY, COLORADO

REVISION  
 DATE  
 BY

11/18/2009  
 HENRY E. ROOHER, JR.  
 1817 BLAISE AVENUE, SUITE 101  
 DENVER, COLORADO 80202  
 PHONE: 303-733-7342  
 WWW.HCENGINEERING.COM

PREPARED BY: [Name], 1515 15th St., Suite 1, Denver, CO 80202  
 CHECKED BY: [Name], 1515 15th St., Suite 1, Denver, CO 80202  
 DATE: 10/21/08