B.59 P.26

# CONDOMINIUM MAP OF THE SHADY LANE CONDOMINIUMS

MORTGAGEE'S CONSENT AND SUBORDINATION

WILLIAM LANE AND WELLS FARGO BANK HEREBY CONSENTS TO THE FILING OF THE WITHIN CONDOMINIUM MAP AND SUBORDINATES ITS LIEN THERETO

WELLS FARGO BANK
BY: _____
TITLE: _____

STATE OF COLORADO
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2001 BY _____ OF WELLS FARGO BANK
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____
NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

William Lane
WILLIAM LANE

STATE OF COLORADO
COUNTY OF Pitkin ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF Dec 2001 BY WILLIAM LANE
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 1/22/2005
NOTARY PUBLIC

TITLE CERTIFICATE

THE UNDERSIGNED AGENT OF PITKIN COUNTY TITLE INC. DOES HEREBY CERTIFY THE ENTITY LISTED AS OWNER ON THIS CONDOMINIUM MAP DOES HOLD FEE SIMPLE TITLE TO THE WITHIN DESCRIBED REAL PROPERTY, SUBJECT TO THE ITEMS SHOWN IN THE LIST AND BENEFIT OF PITKIN COUNTY, COLORADO. FILED FOR RECORD AT RECEPTION NO. 446633 OF THE RECORDS OF

ALTHOUGH WE BELIEVE THE FACTS STATED ON THIS CONDOMINIUM MAP ARE TRUE, THIS CERTIFICATE IS NOT TO BE IDENTIFIED AS AN ABSTRACT OF TITLE NOR AN OPINION OF TITLE NOR A GUARANTEE OF TITLE, AND IT IS UNDERSTOOD AND AGREED THAT NO SUCH TITLE OPINION OR OTHER ACTIVITY HAS BEEN UNDERTAKEN BY THE ABOVE NAMED TITLE COMPANY IN THE PREPARATION OF THIS STATEMENT CONTAINED HEREIN.

PITKIN COUNTY TITLE INC.
BY: _____
AUTHORIZED AGENT

STATE OF COLORADO
COUNTY OF PITKIN
THE FOREGOING TITLE CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF December 2001 BY VINCENT J. HIGGINS AS PRESIDENT OF PITKIN COUNTY TITLE
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____
NOTARY PUBLIC

Brandi L. Jepson / Notary Public
My Commission Expires 12/22/2005
601 E. Hopkins
Aspen, CO 81611

COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS CONDOMINIUM MAP WAS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OF THE CITY OF ASPEN THIS 7th DAY OF December 2001

COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

CITY ENGINEER'S APPROVAL

THIS CONDOMINIUM MAP WAS APPROVED BY THE CITY OF ASPEN DEPARTMENT OF ENGINEERING THIS 7 DAY OF Dec. 2001

CITY ENGINEER

## LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 10 SOUTH RANGE 84 WEST OF THE 6TH P.M., BEING PART OF THE MASCOTTE LODE U.S.M.S. NO. 586. SAID TRACT IS MORE FULLY DESCRIBED AS FOLLOWS:

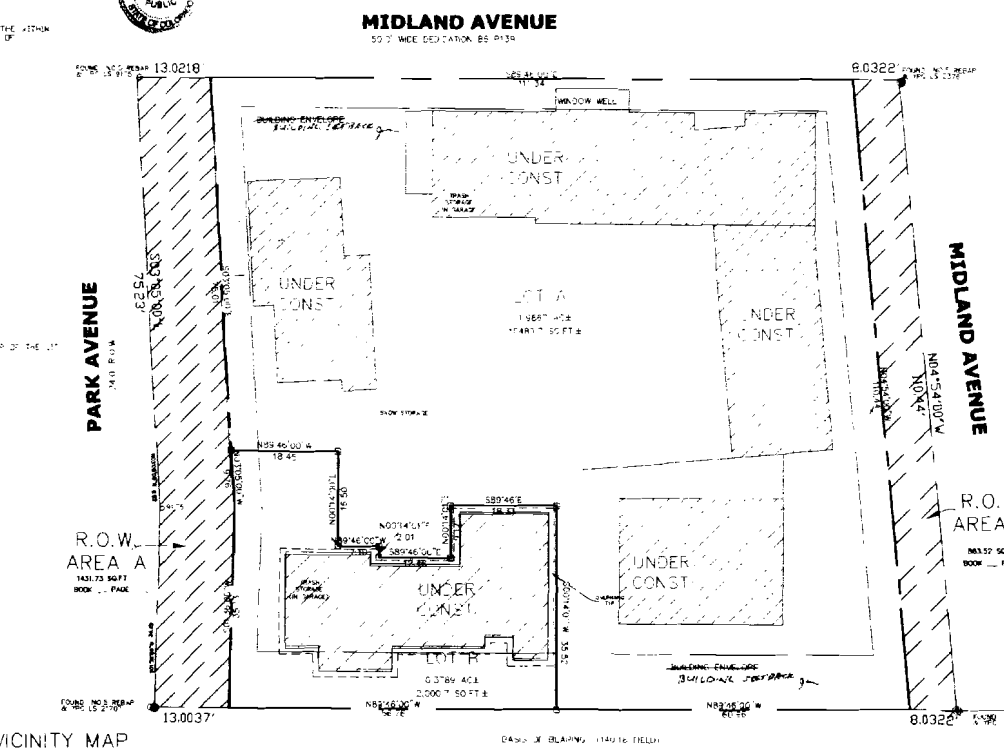
LOT A
BEGINNING AT A POINT ON THE SOUTH END LINE OF SAID MASCOTTE LODE WHENCE CORNER ONE OF THE MASCOTTE BEARS N89°46'W 156.90 FEET;
THENCE N89°46'E 134.74 FEET ALONG THE SOUTH END LINE OF SAID MASCOTTE LODE
THENCE S00°14'W 110.44 FEET
THENCE S89°46'W 111.34 FEET
THENCE S03°15'E 76.33 FEET
THENCE N89°46'W 19.37 FEET;
THENCE S00°14'E 16.50 FEET
THENCE N89°46'E 12 FEET
THENCE S00°14'E 2.01 FEET
THENCE S89°46'E 12.40 FEET
THENCE N03°15'W 8.1 FEET
THENCE S89°14'E 28.33 FEET
THENCE S89°46'E 25.52 FEET
THENCE S89°46'E 60.96 FEET TO THE POINT OF BEGINNING
SAID LOT CONTAINS 0.3786 ACRES OR 16,489.7 SQ.FT.+

LOT B
BEGINNING AT A POINT ON THE SOUTH END LINE OF SAID MASCOTTE LODE WHENCE CORNER ONE OF THE MASCOTTE BEARS N89°46'W 156.90 FEET;
THENCE S89°46'E 56.76 FEET ALONG THE SOUTH END LINE OF SAID MASCOTTE LODE
THENCE N03°15'E 25.13 FEET
THENCE N03°15'W 9.76 FEET;
THENCE N89°46'W 18.27 FEET
THENCE S00°14'W 16.50 FEET;
THENCE N89°46'W 7.50 FEET;
THENCE N00°14'E 2.01 FEET;
THENCE N89°46'W 12.16 FEET
THENCE N00°14'E 4.17 FEET;
THENCE S89°46'E 18.33 FEET
THENCE N00°14'E 35.52 FEET TO THE POINT OF BEGINNING
SAID LOT CONTAINS 0.1795 ACRE OR 2,200.73 SQ.FT.+

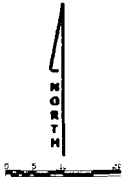
## CLERK AND RECORDER'S ACCEPTANCE

THIS IMPROVEMENT SURVEY PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF PITKIN, STATE OF COLORADO AT 8:30 O'CLOCK A. M. THIS 10 DAY OF December IN PLAT BOOK 59 AT PAGE 26 AS RECEPTION NUMBER 461614

CLERK & RECORDER




BASIS OF BEARING = A CALCULATED BEARING OF S89°59'00"E BETWEEN A FOUND NO 5 REBAR AND ALU CAP LS 7168 AT THE S.W. PROP. CORNER AND A FOUND NO 5 REBAR AND PIC LS 18179 FOUND AT THE S.E. PROP. CORNER AND SHOWN HEREON.




OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT SDE PARK AVENUE LLC IS RECORD OWNER OF CERTAIN LAND IN THE CITY OF ASPEN, PITKIN CO KNOWN AS _____ (ALL MORE) CERTIFY THAT THIS CONDOMINIUM MAP HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION FOR SAID CONDOMINIUM DATED THE ____ DAY OF _____, 2001 AND RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF PITKIN, STATE OF COLORADO

SDE PARK AVENUE LLC
BY: PAUL NICOLETTI

STATE OF COLORADO
COUNTY OF PITKIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF December 2001 BY PAUL NICOLETTI
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____
NOTARY PUBLIC

Brandi L. Jepson / Notary Public
My Commission Expires 12/22/2005
601 E. Hopkins
Aspen, CO 81611

STATE OF COLORADO
COUNTY OF PITKIN

## Legend

- ● = indicates set monument as noted and was found with cap
- ⊕ = indicates found monument as described
- NO MARK = FOUND MONUMENT AS DESCRIBED
- ⊗ = WATER VALVE
- ☎ = TELEPHONE PEDESTAL
- ⊙ = FIRE RISER
- PP = POWER POLE
- BUILDER'S RETAINING WALL

Corner #3
Riverside Phase
BLM

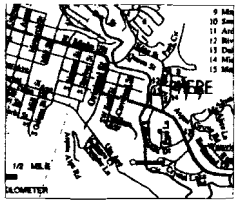
## SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I, CARL CARMICHAEL, HEREBY CERTIFY THAT ON NOVEMBER 2001 A SURVEY WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION OF THE PREMISES DESCRIBED HEREON IN PITKIN COUNTY, COLORADO, AND THAT RESIDENTIAL BUILDINGS WERE FOUND TO BE LOCATED AS SHOWN ON THE SHADY LANE CONDOMINIUM MAP. THE LOCATION AND DIMENSIONS OF THE BOUNDARY LINES, UTILITIES, IMPROVEMENTS AND EASEMENTS SHOWN ON THE TITLE POLICY LISTED IN THE TITLE CERTIFICATE HEREON ARE ACCURATELY SHOWN ON THIS CONDOMINIUM MAP. THIS CONDOMINIUM MAP ACCURATELY AND SUBSTANTIALLY DEPICTS THE LOCATION, DIMENSIONS OF THE BUILDINGS AND PROPOSED UNITS AND THE UNIT DESIGNATIONS THEREOF. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO REVISED STATUTE 38-51-102, 38-51-103, AS AMENDED FROM TIME TO TIME. CONTROL SURVEY CLOSES TO GREATER THAN 1: 10,000

SIGNED
CARL CARMICHAEL P.L.S. 24303

VICINITY MAP




**RIVERSIDE ADDITION TO THE CITY OF ASPEN**

NOTE: THIS MAP IS INVALID AS A LEGAL DOCUMENT AND POSSESSION OR USE OF THIS MAP IS UNAUTHORIZED BY THE SURVEYOR UNLESS IT BEARS THE ORIGINAL SIGNATURE AND WET STAMP OF CARL R. CARMICHAEL P.L.S. DOCUMENTS PREPARED BY THE SURVEYOR AND WITHOUT A SIGNATURE AND WET STAMP ARE TO BE VIEWED AS PRELIMINARY AND ALL INFORMATION SHOWN THEREON IS SUBJECT TO CHANGE

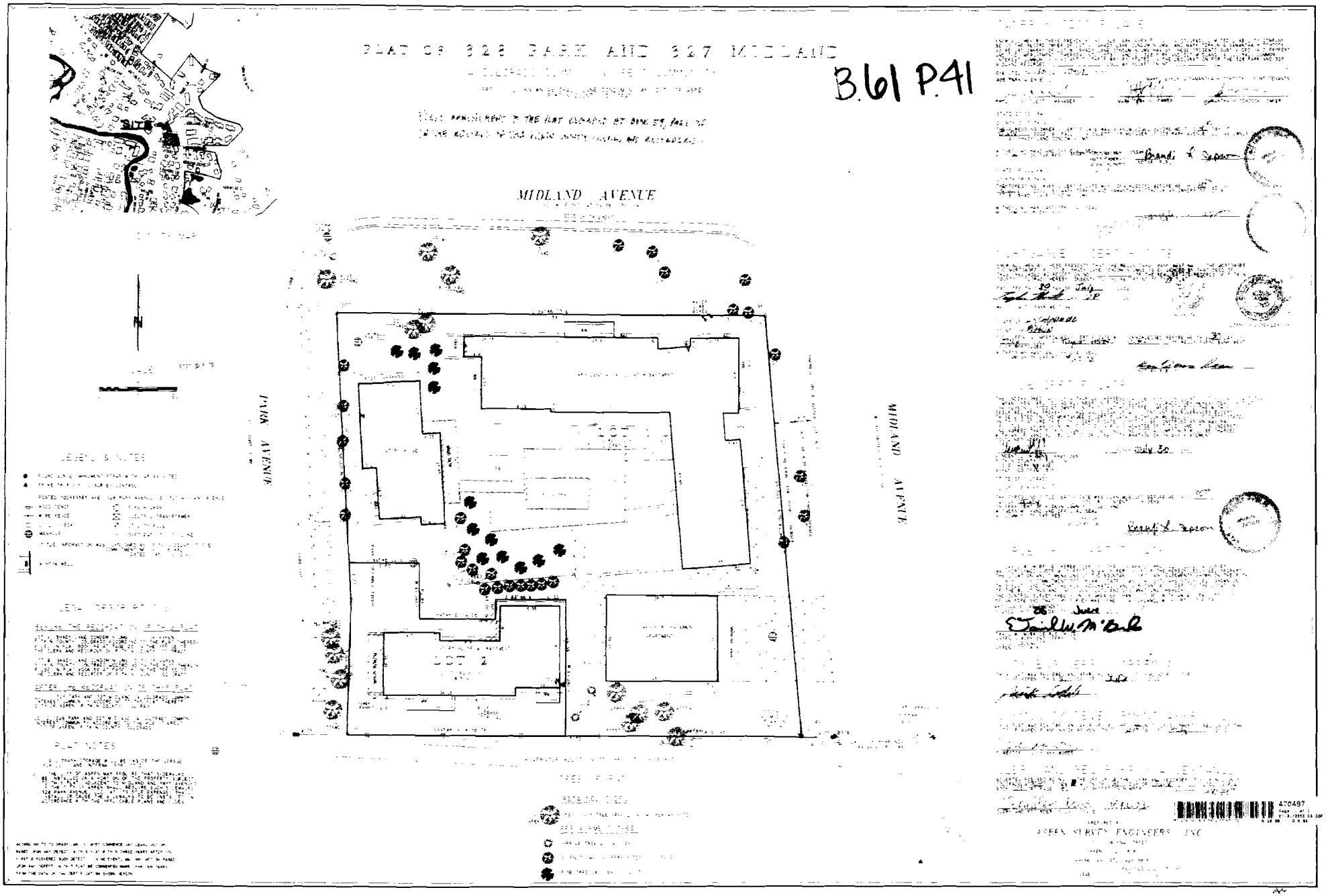
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon

461614
Page 1 of 1
12/10/2001 10:38A
R 10.00 D 0.00


**HIRED GUN SURVEYING LTD.**
P.O. BOX 9
SNOWMASS, COLORADO 81654
(970)923-2794


DATE SURVEYED: 10/23/01
DATE DRAFTED: 10/29/01
REVISED: 11/5/01
11/7/01

DATA FILE NAME: 0102107
DRAWN BY: T YOCUM


PLAT OF 328 PARK AND 327 MIDLAND
B.61 P.41
MIDLAND AVENUE
PARK AVENUE
MIDLAND AVENUE
LOT 2
LEGEND & NOTES
PLAT NOTES
ASPEN SURVEY ENGINEERS INC
470497