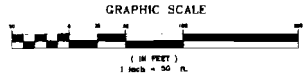
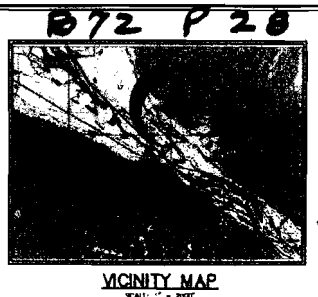
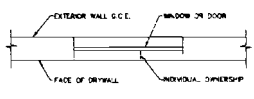


CONDOMINIUM PLAT OF
LOT 10 CONDOMINIUMS - HOAGLUND RANCH HISTORIC P.U.D.
 TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF PITKIN, STATE OF COLORADO
 SHEET 1 OF 2

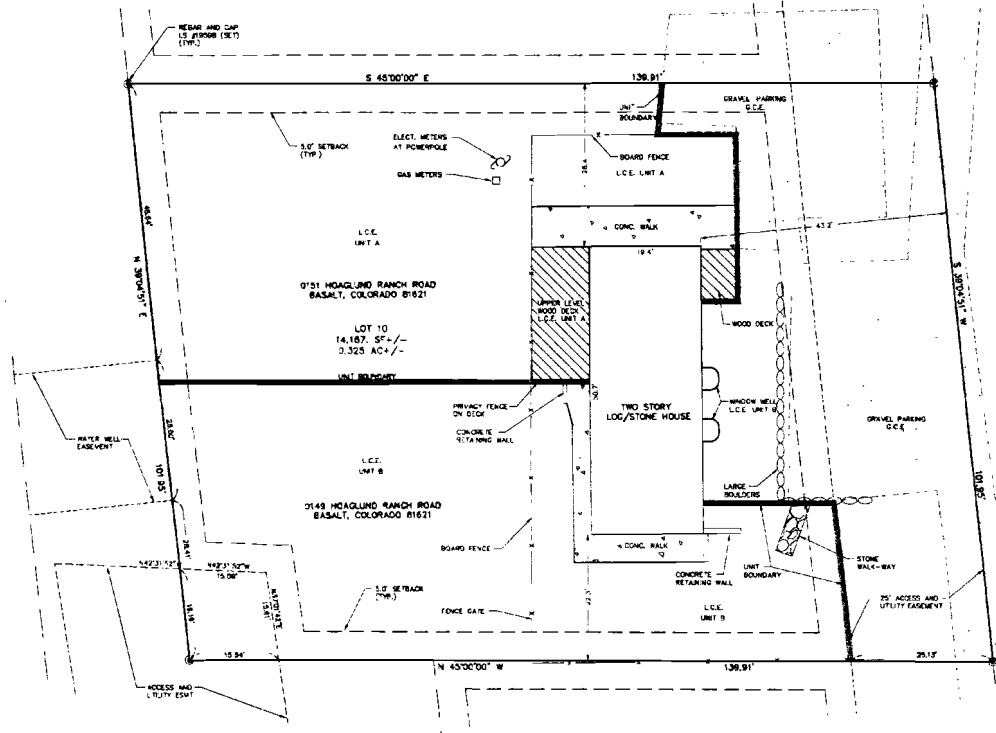


LEGEND
 G.C.E. = GENERAL COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT



NOTE: INTERIOR DIMENSIONS ARE FROM FACE OF DRYSILL TO FACE OF DRYSILL. DIMENSION AT EXTERIOR WINDOWS AND DOORS IS AS SHOWN ON THIS CONVEYANCE. WINDOWS AND DOORS SHALL BE A GENERAL COMMON ELEMENT.

TYPICAL EXTERIOR WINDOW AND DOOR DETAIL



DEFINITIONS OF DESIGNATION AND DIMENSIONS
 KNOW ALL MEN BY THESE PRESENTS THAT BETTY E. BODNER, JR. AND CHESTER L. BODNER, BEING THE OWNERS OF CERTAIN LANDS IN PITKIN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT 10 - HOAGLUND RANCH HISTORIC PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED SUBJECT TO BOOK 14 IN PLAT BOOK 70 AT PAGE 40 AS RECEIVED BY THE STATE, COUNTY OF PITKIN, STATE OF COLORADO, CONTAINING 0.325 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND NUMBERED 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, ACCORDING TO THE PLAT THEREOF RECORDED SUBJECT TO BOOK 14 IN PLAT BOOK 70 AT PAGE 40 AS RECEIVED BY THE STATE, COUNTY OF PITKIN, STATE OF COLORADO, CONTAINING 0.325 ACRES, MORE OR LESS.

BEFORE THESE PRESENTS LAID OUT, PLATTED AND NUMBERED 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, ACCORDING TO THE PLAT THEREOF RECORDED SUBJECT TO BOOK 14 IN PLAT BOOK 70 AT PAGE 40 AS RECEIVED BY THE STATE, COUNTY OF PITKIN, STATE OF COLORADO, CONTAINING 0.325 ACRES, MORE OR LESS.

EXECUTED THIS 27th DAY OF OCTOBER, 2005
 Betty E. Bodner, Jr. and Chester L. Bodner
 STATE OF COLORADO
 COUNTY OF PITKIN

EXECUTED THIS 27th DAY OF OCTOBER, 2005
 STATE OF COLORADO
 COUNTY OF PITKIN

- NOTES:**
- THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD ON FILE.
 - DATE OF SURVEY WAS SEPTEMBER AND OCTOBER 2001.
 - THIS SURVEY IS BASED ON THE RECORDED PLAT OF BOOKER/RANCH COUNTRY TRAIL GALLERIES SUBDIVISION AND ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 27 AT PAGE 39 AND THE RECORDED PLAT OF HOAGLUND RANCH HISTORIC PLANNED UNIT DEVELOPMENT, RECORDED IN PLAT BOOK 70 AT PAGE 40, CORRECTED AS PLACED, AND THE TITLE COMPANY PREPARED BY TITLE COMPANY OF THE ROCKIES, INC., 24753 OCTOBER 20, 2000, UNDER NO. 406627.
 - BASES OF REWARDS FOR THIS SURVEY IS A BENEFIT OF \$ 2000.00 TO BE PAID TO THE SURVEYOR AND ALUMINUM CUP IS \$ 1000.00 AND A POLYCO BEAN AND CAP IS \$ 100.00.
 - IN ADDITION TO THE UTILITY EASEMENTS SHOWN ON THIS PLAT, THERE ARE HEREBY GRANTED FOR THE USE OF ALL OWNERS WITHIN THE HOAGLUND RANCH HISTORIC PLANNED UNIT DEVELOPMENT (SUBDIVISION) FOR UTILITIES FROM UNDERGROUND SERVICE LINES (USL) TO ALL UTILITIES TO THE DEPTH OF ALL LOTS DESCRIBED HEREON.
 - IN THE CREATION OF THIS CONDOMINIUM PLAT DOES NOT CONSTITUTE A LEGAL SUBDIVISION OF LAND SUBJECT TO THE PITKIN COUNTY LAND USE CODE. THE SEPARATE OWNERSHIP INTERESTS DO NOT IN ANY MANNER AFFECT THE LANDS AND INTERESTS UNDER THE PITKIN COUNTY LAND USE CODE.
 - PLANS ALLOCATION, CHANGE, EXPANSION, MODIFICATION OF ANY STRUCTURE IN THE COMMON INTERESTS' COMMUNITY MAY REQUIRE THE APPROVAL OF OTHER OWNERS.

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 ACCORDING TO THE PLAT THEREOF RECORDED SUBJECT TO BOOK 14 IN PLAT BOOK 70 AT PAGE 40 AS RECEIVED BY THE STATE, COUNTY OF PITKIN, STATE OF COLORADO, CONTAINING 0.325 ACRES, MORE OR LESS. I HAVE UNDER MY SUPERVISION AND CONTROL SHOWN THE LOCATION AND DIMENSIONS OF THE LOTS, COMMONS AND EASEMENTS TO THE LANDS ARE SHOWN UNDER THE PLAT AND COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND AND THAT IT COMPLETS WITH C.R.S. 38-333-209.

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

OWNER AND RECORDOR'S CERTIFICATE
 THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER IN PITKIN COUNTY, COLORADO, AT _____ O'CLOCK _____ DAY OF _____, 2005. THIS PLAT IS RECORDED IN PLAT BOOK _____ PAGE _____ AS RECEIVED BY THE CLERK AND RECORDER.

HIGH COUNTRY ENGINEERING, INC.
 14 ENGINEERING DRIVE, STE. 200, BOULDER, CO 80514
 PHONE (303) 440-1111 FAX (303) 440-1112
 1817 W. LAKE AVENUE, STE. 101, WASHINGTON SPRINGS, CO 81091
 PHONE (719) 575-2222 FAX (719) 575-2223

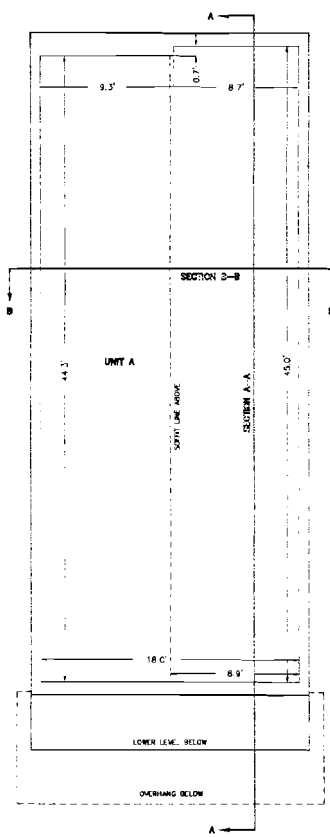
CONDOMINIUM PLAT
 PITKIN COUNTY, COLORADO
NELLEY & ALDER
 HOAGLUND RANCH HISTORIC
 LOT 10 CONDOMINIUMS

PROJECT NO
 2011711-07

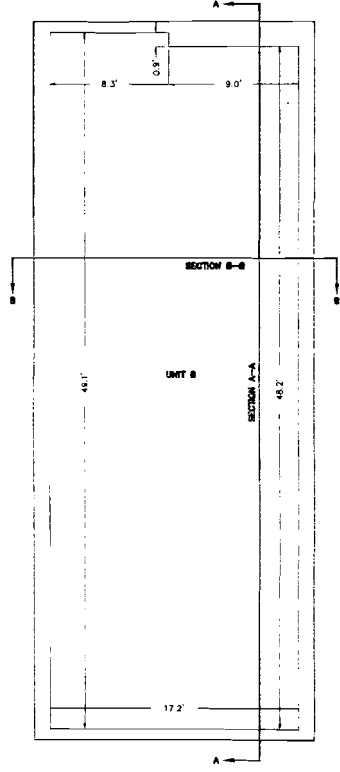
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CONDOMINIUM PLAT OF
LOT 10 CONDOMINIUMS - HOAGLUND RANCH HISTORIC P.U.D.
 TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF PITKIN, STATE OF COLORADO
 SHEET 2 OF 2

B72 P29

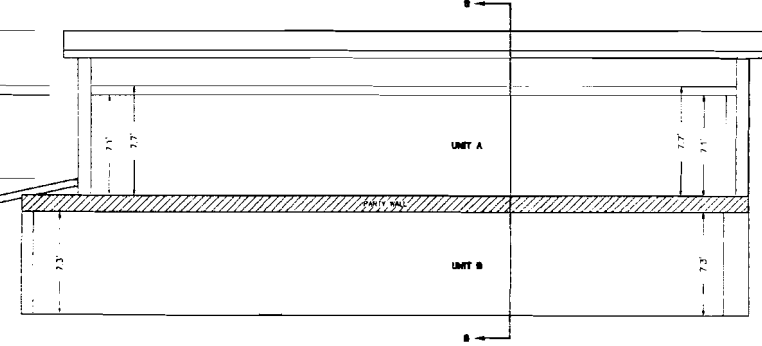


UPPER FLOOR PLAN
 SCALE: 1/4" = 1'
 INTERIOR WALLS ARE NOT SHOWN



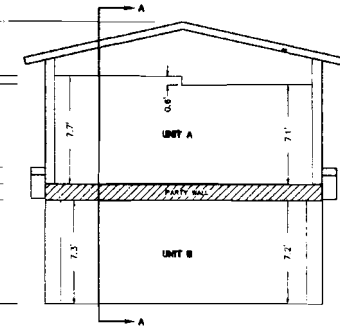
LOWER FLOOR PLAN
 SCALE: 1/4" = 1'
 INTERIOR WALLS ARE NOT SHOWN

- TOP OF ROOF
ELEVATION = 118.83
- UPPER FLOOR CEILING
ELEVATION = 118.10
- UPPER FLOOR CEILING
ELEVATION = 115.30
- TOP OF ROOF
ELEVATION = 108.58
- UPPER FINISH FLOOR
ELEVATION = 108.40
- LOWER FLOOR CEILING
ELEVATION = 107.25
- LOWER FINISH FLOOR
ELEVATION = 105.30



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

- TOP OF ROOF
ELEVATION = 118.83
- UPPER FLOOR CEILING
ELEVATION = 118.10
- UPPER FLOOR CEILING
ELEVATION = 115.30
- TOP OF ROOF
ELEVATION = 108.58
- UPPER FINISH FLOOR
ELEVATION = 108.40
- LOWER FLOOR CEILING
ELEVATION = 107.25
- LOWER FINISH FLOOR
ELEVATION = 105.30



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

NOTICE: REFER TO COLORADO LAW FOR ALL CONDOMINIUM ACTS AND RULES. THIS PLAT IS SUBJECT TO THE CONDOMINIUM ACT AND RULES. THE STATE OF COLORADO HAS ADOPTED THE UNIFORM COMMONS INTERESTS ACT. THIS PLAT IS SUBJECT TO THE UNIFORM COMMONS INTERESTS ACT. THE STATE OF COLORADO HAS ADOPTED THE UNIFORM COMMONS INTERESTS ACT. THIS PLAT IS SUBJECT TO THE UNIFORM COMMONS INTERESTS ACT.

CONDOMINIUM PLAT	PITKIN COUNTY, COLORADO	NEILEY & ALDIER	HOAGLUND RANCH HISTORIC	LOT 10 CONDOMINIUMS
HIGH COUNTRY ENGINEERING, INC.				
<small>14 BENTWATER DRIVE EAST, STE. F1116, ENGLEWOOD, CO 80111 PHONE 303-752-0844 FAX 303-752-0847 1875 BLAUG DRIVE, FORT COCKERMAN, CO 80101 PHONE 303-752-0844 FAX 303-752-0847 www.hce-engineering.com</small>				
PROJECT NO.	2011711.07	DATE	2/28/08	BY
REVISION		NO.		
507835	Sheet 2 of 2	28-11-0808	11 AM	N