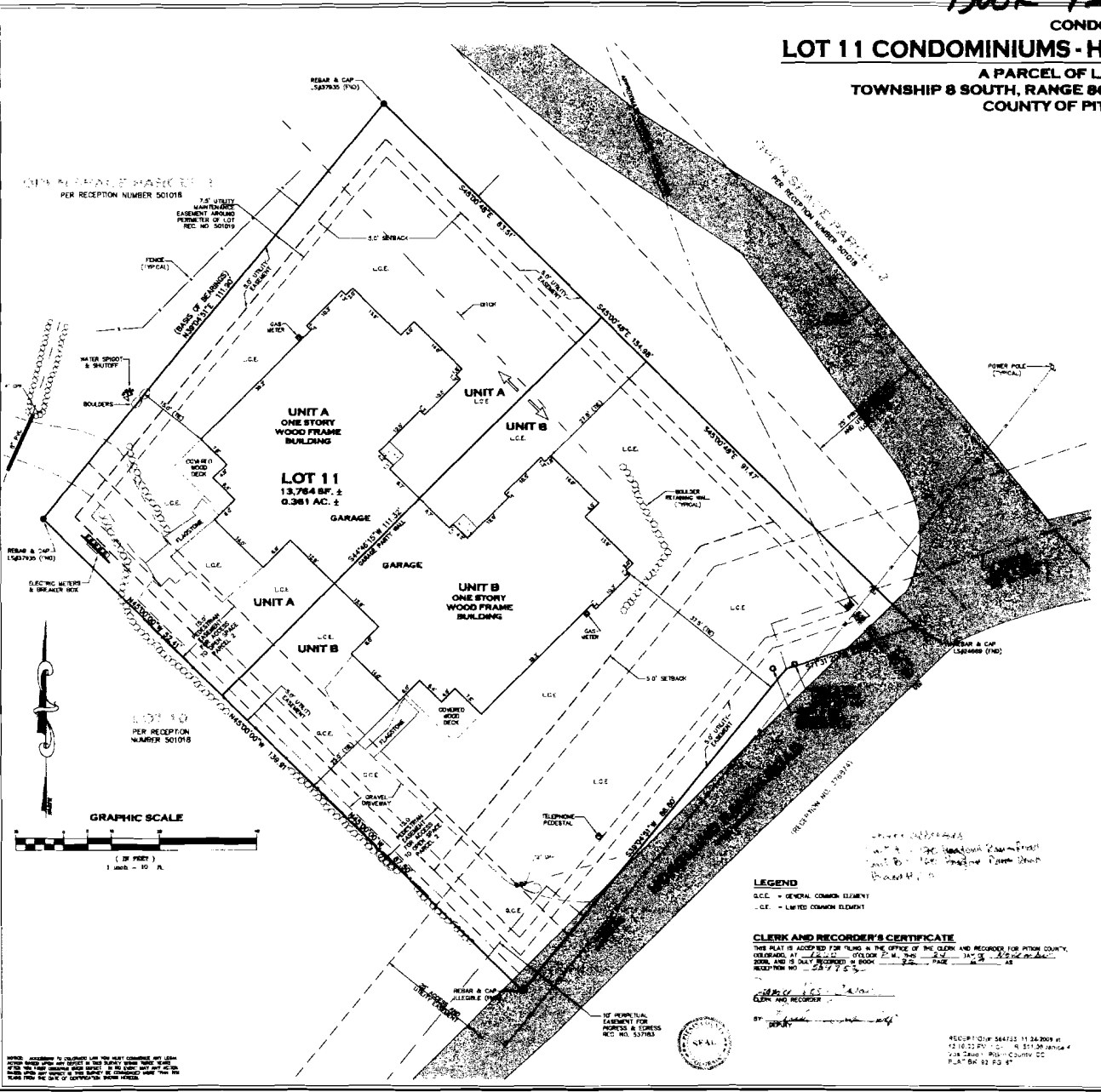


CONDOMINIUM PLAT OF LOT 11 CONDOMINIUMS - HOAGLUND RANCH HISTORIC P.U.D. A PARCEL OF LAND SITUATED IN TRACT 64 TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF PITKIN, STATE OF COLORADO



CERTIFICATION OF DEDICATION AND OWNERSHIP MADE 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.

EXECUTED THIS 11th DAY OF OCTOBER 2008. OWNER: HENRY E. ROOHER, JR. STATE OF COLORADO COUNTY OF PITKIN THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF OCTOBER 2008 BY HENRY E. ROOHER, JR. 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. 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 THEREIN IN PLACE AS SHOWN. 5. THIS PROPERTY IS SUBJECT TO RESTRICTIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD IN PLACE AND EXCEPTED TO THIS SURVEY IN THE TITLE COMMITMENT PREPARED BY PITKIN COUNTY TITLE, INC. DATED JUNE 10, 2008 (CASE NUMBER 89554). 6. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODESIC VERTICAL DATUM OF 1988 (NVD83) REFERENCED FROM NATIONAL GEODESIC SURVEY (NAD83) BENCHMARK STATION DESIGNATION FT 06 OF PITKIN COUNTY HAVING A PUBLISHED ELEVATION OF 8040.70. 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 OR EASEMENT FOR ALL UTILITIES AND DISTRIBUTION FACILITIES NECESSARY FOR THE IRRIGATION OF THE PROPERTIES DESCRIBED IN THE PLAT AND INCLUDING THE RIGHT TO TRANSPORT WATER FROM THE KESTER DITCH TO THE PROPERTIES DESCRIBED 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 DESCRIBED IN THE PLAT AND INCLUDING THE RIGHT TO TRANSPORT WATER FROM THE KESTER DITCH TO THE PROPERTIES DESCRIBED HEREON AND TO ALLOWING PROPERTIES HISTORICALLY SERVED BY THE KESTER DITCH. 9. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND MATTERS AS SET FORTH IN THE ST-PLAT OF HOAGLUND RANCH HISTORIC PUD OWNERS ASSOCIATION, INC. RECORDED NOVEMBER 1, 2007 AS RECEPTION NO. 54171. 10. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND MATTERS AS SET FORTH IN THE ST-PLAT OF HOAGLUND RANCH HISTORIC PUD OWNERS ASSOCIATION, INC. RECORDED NOVEMBER 1, 2007 AS RECEPTION NO. 54171. COUNTY ATTORNEY APPROVAL BY SIGNING THIS MAP, THE COUNTY ATTORNEY STANDS ONLY AS FORMAL WITNESS 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.C.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. BY: [Signature] CLERK AND RECORDER

SURVEYOR'S CERTIFICATE I, FRANK W. HARRINGTON, DO HEREBY CERTIFY 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 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. BY SIGNING THIS MAP, THE COUNTY ATTORNEY STANDS ONLY AS FORMAL WITNESS AND DOES NOT REPRESENT OR WARRANT THAT THE COMMON INTEREST COMMUNITY HAS BEEN CREATED IN COMPLIANCE WITH STATE LAW. FRANK W. HARRINGTON, U.S. PROFESSIONAL LAND SURVEYOR

High Country Engineering, Inc. 1817 BLAKE AVENUE, SUITE 101, DENVER, COLORADO 80202-1001 PHONE: 303-755-7342 FAX: 303-755-7343 WWW.HCENGINEERING.COM PROJECT NO: 2081089-00 1 OF 1