

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- CURB AND GUTTER ROADWAY
- FOUND #5 REBAR W/ PLASTIC CAP #9485
- UNITS FINALIZED WITH THIS MAP

SUPPLEMENTAL MAP #3

THE OVERLOOK CONDOMINIUMS

Lot 2, Stanley Historic District, Town of Estes Park, Colorado, Parcel of Land Located in the N 1/2 of the SE 1/4 of Sec 24, T5N, R73W of the 6th P.M.

GENERAL NOTES

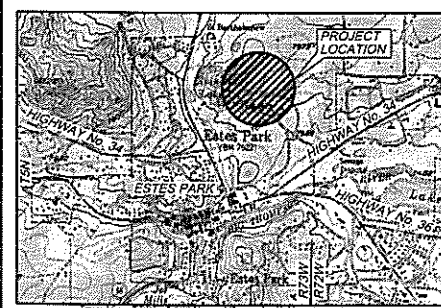
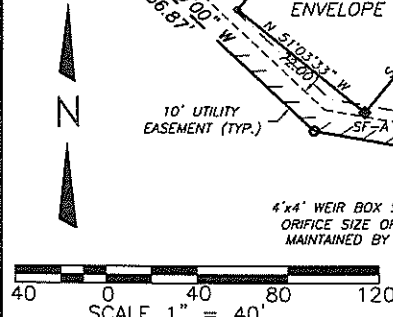
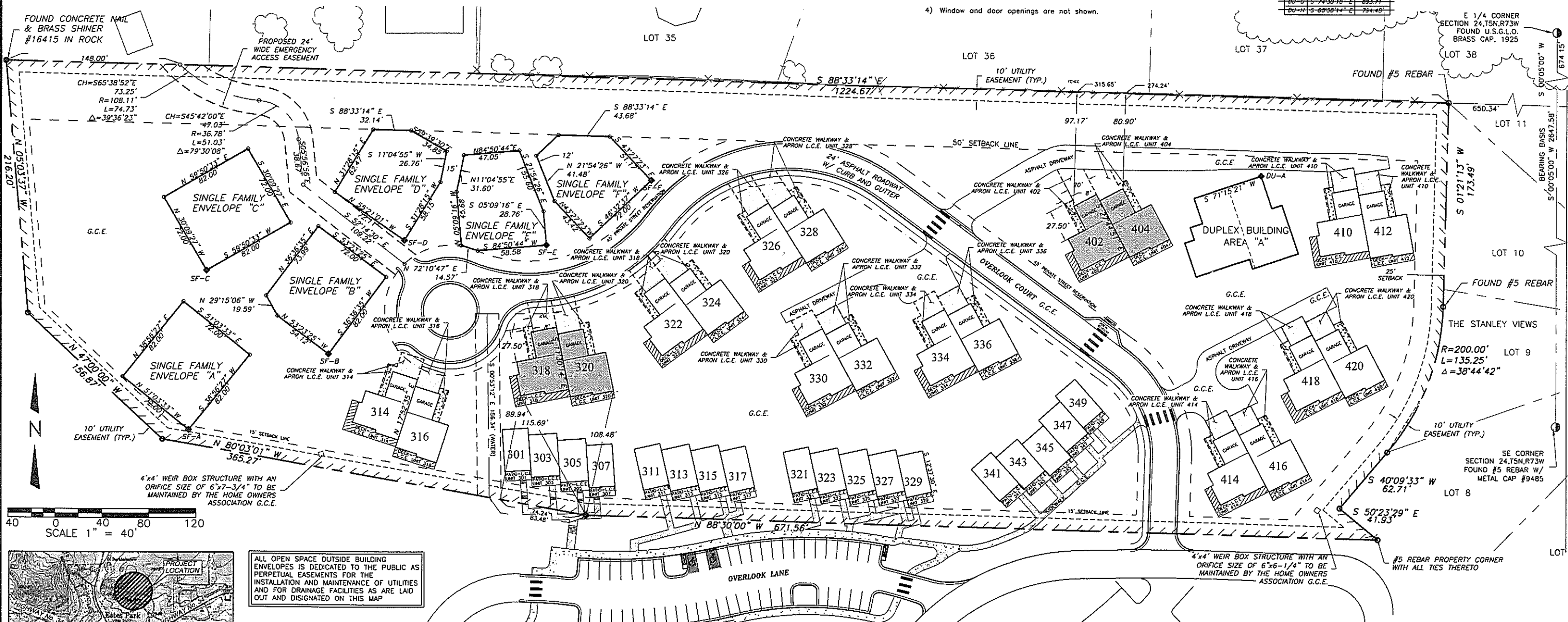
- All walls shown on main floor plan are 5-1/2" thick unless otherwise noted
- The Project Benchmark is the Southeastern corner of Lot 2 Stanley Historic District with an assumed elevation of 7633.85'
- G.C.E. = General Common Element
L.C.E. = Limited Common Element
- Window and door openings are not shown.

SINGLE FAMILY BUILDING ENVELOPE TIES

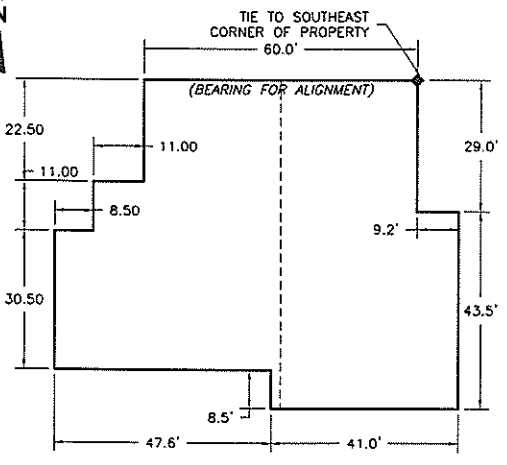
POINT	BEARING	DISTANCE
SF-A	S 84°58'27" E	1013.63'
SF-B	S 80°12'24" E	903.88'
SF-C	S 77°17'08" E	1019.17'
SF-D	S 73°07'15" E	863.59'
SF-E	S 70°41'50" E	748.11'
SF-F	S 63°51'51" E	687.43'

DUPLEX BUILDING AREA TIES

POINT	BEARING	DISTANCE
DU-A	S 17°58'00" E	334.89'
DU-B	S 59°49'45" E	492.36'
DU-C	S 68°42'30" E	486.36'
DU-D	S 58°42'30" E	595.71'
DU-E	S 57°42'30" E	689.84'
DU-F	S 74°39'10" E	693.34'
DU-G	S 69°58'14" E	794.46'



ALL OPEN SPACE OUTSIDE BUILDING ENVELOPES IS DEDICATED TO THE PUBLIC AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS MAP



DEDICATION FOR THE OVERLOOK CONDOMINIUMS

Known all men by these presents that the undersigned being the owners of the following described property, to-wit:

The Overlook Condominiums, Lot 2 Stanley Historic District, Town of Estes Park, Colorado, Parcel of Land Located in the NE 1/4 of the NW 1/4 of the SW 1/4 of the SE 1/4 of Sec 24, T5N, R73W of the 6th P.M. Larimer County, Colorado

Containing 9.680 acres more or less; have by these presents caused the same to be surveyed and platted as shown on this map to be known as the map of The Overlook Condominiums, and do also dedicate all open space outside the building envelopes to the public as perpetual easements for the installation and maintenance of utilities and for drainage facilities and an emergency access easement as are laid out and designated on this map.

THE OVERLOOK DEVELOPMENT AT THE HISTORIC STANLEY, LLC. GERALD MAYO, PRESIDENT

JOSEPH WOLF REGIONAL MANAGER WESTSTAR BANK

THE OVERLOOK DEVELOPMENT AT THE HISTORIC STANLEY, LLC. KERRY PROCHASKA, SECRETARY

NOTARIAL CERTIFICATE

STATE OF COLORADO)SS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this day of 2009 by Joseph Wolf, as Regional Manager of Weststar Bank

Witness my hand and official seal.
My commission expires _____

Notary Public

NOTARIAL CERTIFICATE

STATE OF COLORADO)SS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this day of 2009 by Gerald Mayo, as President of The Overlook Development at the Historic Stanley, LLC.

Witness my hand and official seal.
My commission expires _____

Notary Public

NOTARIAL CERTIFICATE

STATE OF COLORADO)SS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this day of 2009 by Kerry Prochaska, as Secretary of The Overlook Development at the Historic Stanley, LLC.

Witness my hand and official seal.
My commission expires _____

Notary Public

SURVEYOR'S CERTIFICATE

Richard A. England, being first duly sworn on his oath, deposes and says: That he is a Registered Land Surveyor under the laws of the State of Colorado, that this survey does depict a boundary survey of the condominium property and was made by him or under his direct supervision and responsible charge; that the survey was accurately represented on this plat; that the statements contained hereon were read by him and the same are true of his own knowledge; and that this map contains all the information required by section 38-33.3-209, C.R.S.

Richard A. England, PLS 29415
Colorado Registered Land Surveyor

BOARD OF TRUSTEES' CERTIFICATE

Approved and accepted by the Board of Trustees of the Town of Estes Park, Colorado by the resolution adopted on this _____ Day of _____, 2009.

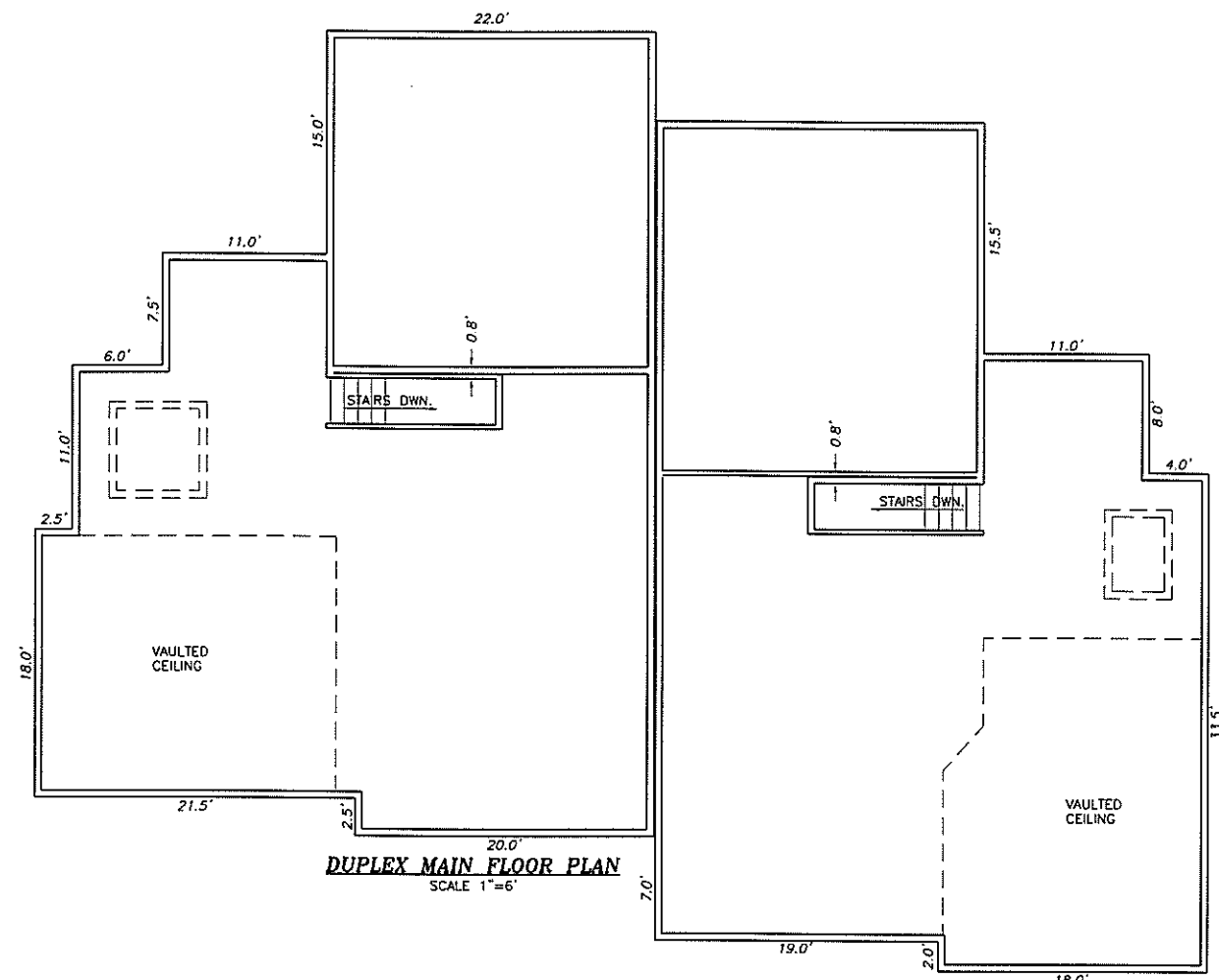
TOWN CLERK _____ MAYOR _____

NOTE
Approval of this Plan creates a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.

DATE	REVISION	BY
08/27/08	ISSUED FOR PERMITS	AL
07/17/08	CONCRETE TIE AND APRON	AL
07/15/08	CONCRETE TIE AND APRON	AL
07/15/08	SUPPLEMENTAL MAP #3 REVISIONS	AL
07/15/08	SUPPLEMENTAL MAP #3 REVISIONS	AL

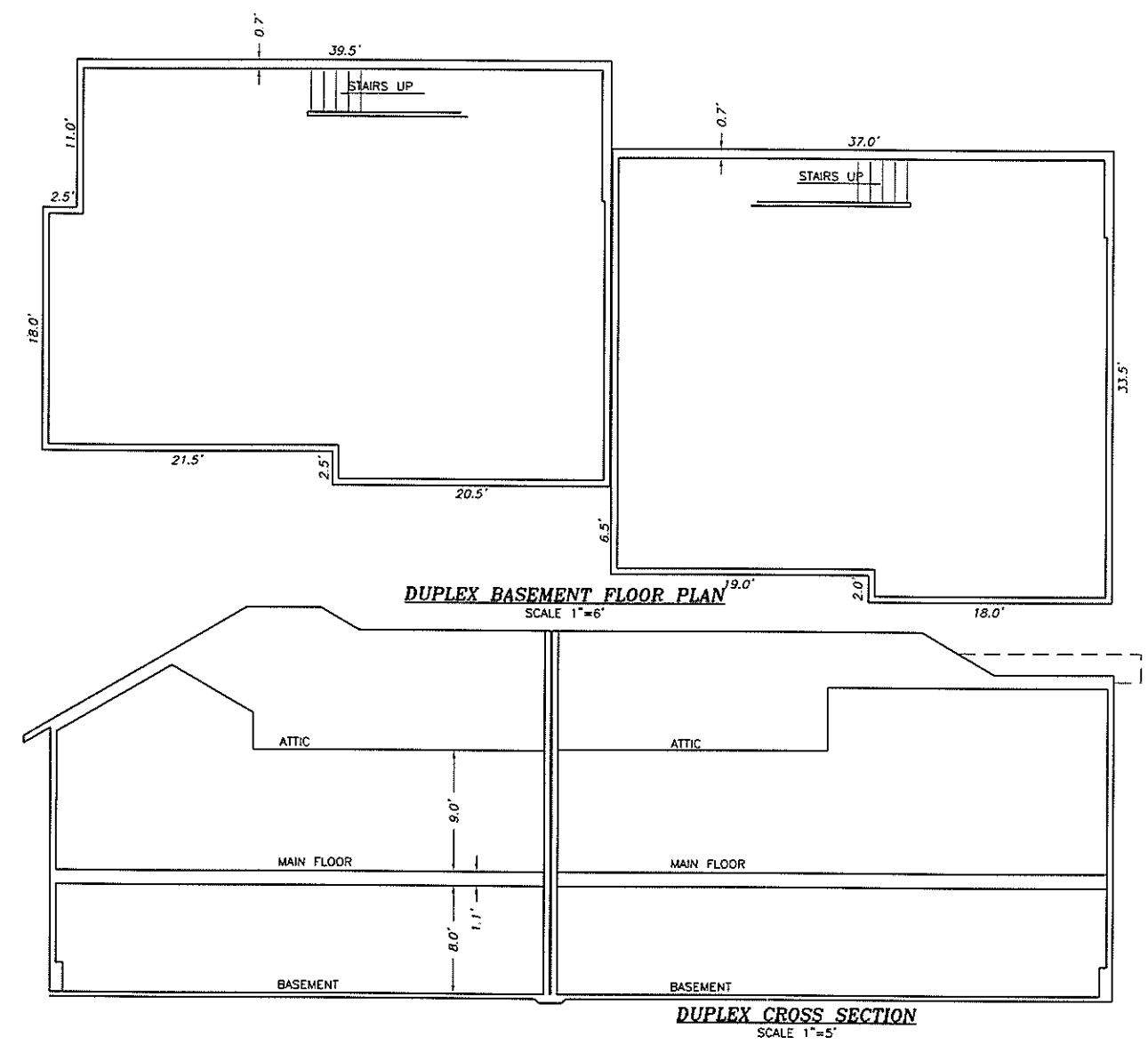
PROJECT TITLE:	SUPPLEMENTAL MAP #3 THE OVERLOOK CONDOMINIUMS
SHEET TITLE:	SITE MAP AND NOTES
CUSTOMER:	THE OVERLOOK DEVELOPMENT AT THE HISTORIC STANLEY, LLC.

CORNERSTONE
ENGINEERING & SURVEYING, INC.
437 SOUTH ST. FRONT
ESTES PARK CO. 80517
(970) 586-2430
FAX (970) 586-2430



DUPLEX ELEVATION & FLOOR AREA TABLE

		SQ. FT.	ELEV.
UNIT 318	MAIN FLOOR	1310	7702.80
	BASEMENT	1230	7692.80
UNIT 402	GARAGE	495	7701.80
	MAIN FLOOR	1290	7702.80
UNIT 320	BASEMENT	1200	7692.80
	GARAGE	505	7701.80



DATE: 07/17/04	REVISION: SUPPLEMENTAL MAP #2	BY: JLS	PROJECT TITLE: SUPPLEMENTAL MAP #2 THE OVERLOOK CONDOMINIUMS			
07/20/04	SUPPLEMENTAL MAP #2	JLS				
07/27/04	SUPPLEMENTAL MAP #2	JLS				
DESIGNED BY: JLS	APPROVED BY: JLS	DATE: JULY 2004	SHEET TITLE: DUPLEX FLOOR PLAN			
DRAWN BY: JLS	CHECKED BY: JLS	SCALE: AS SHOWN				
<table border="1"> <tr> <td>337.002</td> <td>2</td> <td>2</td> </tr> </table>			337.002	2	2	CLIENT: THE OVERLOOK DEVELOPMENT AT THE HISTORIC STANLEY, LLC.
337.002	2	2				
			437 SOUTH ST. YULIN 8725 PARK, CO. 80517 (970) 568-2458 FAX (970) 568-2459			