

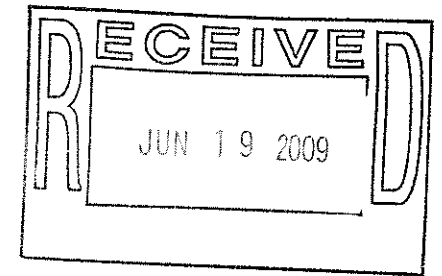
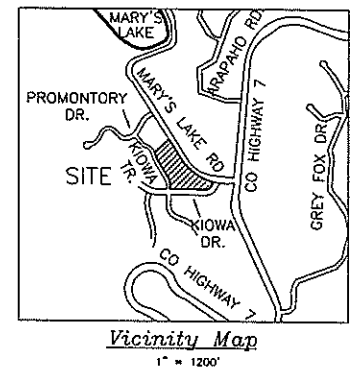
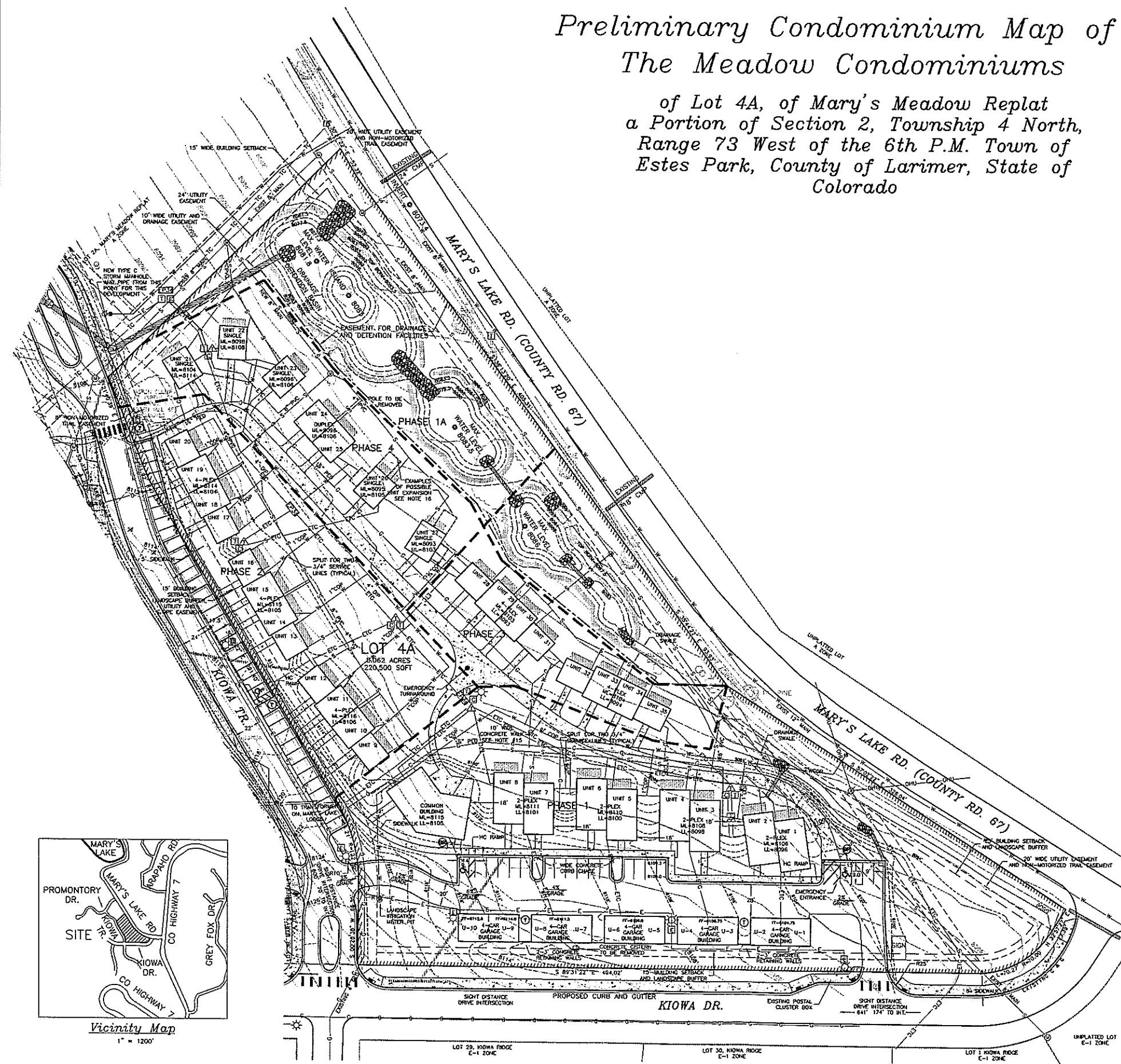
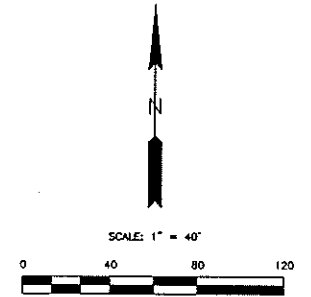
Preliminary Condominium Map of The Meadow Condominiums

of Lot 4A, of Mary's Meadow Replat
a Portion of Section 2, Township 4 North,
Range 73 West of the 6th P.M. Town of
Estes Park, County of Larimer, State of
Colorado

Legend

- 0.00 PLATTED AND MEASURED INFORMATION
- EASEMENT
 - 10' CONTOUR
 - 2' CONTOUR
 - FINISH GRADE CONTOURS
 - PHASING LINES (SEE NOTE #17)
 - BURIED ELEC LINE - SEE ELEC PLAN DETAIL SHEET
 - ETC - ETC - BURIED COMM LINES - ELECTRIC, TELEPHONE AND CABLE - SEE ELEC PLAN DETAIL SHEET
 - OHU - OHU - OVERHEAD ELEC, TELE AND CABLE
 - T - T - BURIED TELE
 - W - W - WATER LINE (DUCTILE IRON PIPE/COPPER) - 5' BURY MIN.
 - S - S - SEWER LINE (PVC) - 5' BURY MIN.
 - C - C - GAS LINE (POLYETHYLENE DIRECT BURIED) 3' BURY. ALL SERVICE LINES WILL BE 1K"
 - 4" PERFORATED PIPE
 - BUILDING SETBACKS
 - LIMITS OF DIST.
 - NEIGHBORING PROPERTY LINES

- ⊗ POWER POLE
- ⊙ LIGHT POLE
- ⊕ ELECTRIC PEDESTAL
- ⊖ CABLE PEDESTAL
- ⊗ ELECTRIC TRANSFORMER/SWITCH
- ⊕ TELEPHONE PEDESTAL
- ⊖ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE
- ⊖ STORM SEWER MANHOLE
- ⊗ BIKE RACK
- ⊕ TRASH PAD (FENCE ENCLOSED)
- ⊖ CONIFER TREE AS NOTED
- ⊗ DECIDUOUS TREE AS NOTED



DATE	REVISION	BY



PRELIMINARY CONDOMINIUM MAP	
LOT 4A, MARY'S MEADOW REPLAT ESTES PARK, CO	
SHEET	1
OF	1
PROJ. NO.	2005-11-01
DRAWN BY:	JWC
CHECKED BY:	LAS
SCALE:	1"=40'
DATE:	06-18-2009

**Map of The Meadow Condominiums
of Lot 4A of
Mary's Meadow Replat
a Portion of Section 2, Township 4
North, Range 73 West of the 6th
P.M. Town of Estes Park, County
of Larimer, State of Colorado**

SURVEYOR'S NOTES:

- 1) SUBJECT PROPERTY CONTAINS 5.062 ACRES.
- 2) BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF LOT 4B, OF MARY'S MEADOW REPLAT. THIS LINE IS ASSUMED TO BEAR SOUTH 89°31'22" EAST.
- 3) SECURITY TITLE GUARANTEE COMPANY'S COMMITMENT #50291813, AMEND. NO. 2, THE PLAT OF MARY'S LAKE SUBDIVISION, MARY'S LAKE REPLAT, AND MARY'S MEADOW REPLAT WERE USED FOR ENCUMBRANCE RESEARCH.
- 4) ALL MEASURED AND PLATTED BEARINGS AND DISTANCES ON THIS PLAT ARE THE SAME AS THOSE ON THE PLAT OF MARY'S MEADOW REPLAT.
- 5) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS OF THE DATE 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 CERTIFICATION DATE SHOWN HEREON.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF SECTION 2, T4N, R73W OF THE 6th P.M., LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT 4A, MARY'S MEADOW REPLAT, A PORTION OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 73 WEST OF THE 6th P.M., COUNTY OF LARIMER, STATE OF COLORADO

CONTAINING 5.062 ACRES MORE OR LESS, HAVE BY THESE PRESENTS CAUSED THE SAME TO BE SURVEYED AND CONDOMINIUMED INTO UNITS TO BE KNOWN AS THE MAP OF THE MEADOW CONDOMINIUMS. CONDOMINIUM DECLARATION IS THE MEADOW CONDOMINIUMS COMMON INTEREST COMMUNITY DECLARATION, AS RECORDED AT RECEPTION # _____ DATED _____ DAY OF _____ 20____ OF THE LARIMER COUNTY CLERK AND RECORDER. WITNESS OUR HANDS AND SEALS BELOW.

MARY'S MEADOW DEVELOPMENT, INC.

STATE OF COLORADO)
COUNTY OF LARIMER)

BY JAMES W. TAWNEY, PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ OF ____ 20____ BY JAMES W. TAWNEY, PRESIDENT OF MARY'S MEADOW DEVELOPMENT, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

LIENHOLDER'S STATEMENT:

THE UNDERSIGNED DOES HEREBY AGREE AND CONSENT TO THIS PLATTING AND DOES ALSO CONSENT TO THE DEDICATION OF THE RIGHTS-OF-WAY AND EASEMENTS DEPICTED HEREON FROM THEIR LIEN IN CONSIDERATION OF THE ACCEPTANCE OF SAID PLATTING.

BY: _____ AS VICE PRESIDENT OF U.S. BANK, N.A.

STATE OF COLORADO)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20____ BY _____ AS VICE PRESIDENT OF U.S. BANK, N.A.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

BOARD OF TRUSTEES' CERTIFICATE:

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF ESTES PARK, COLORADO BY A RESOLUTION ADOPTED ON THIS ____ DAY OF ____ 20____

TOWN CLERK _____ MAYOR _____

NOTICE OF APPROVAL:

APPROVAL OF THIS PLAN CREATES A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED.

SURVEYOR'S CERTIFICATE:

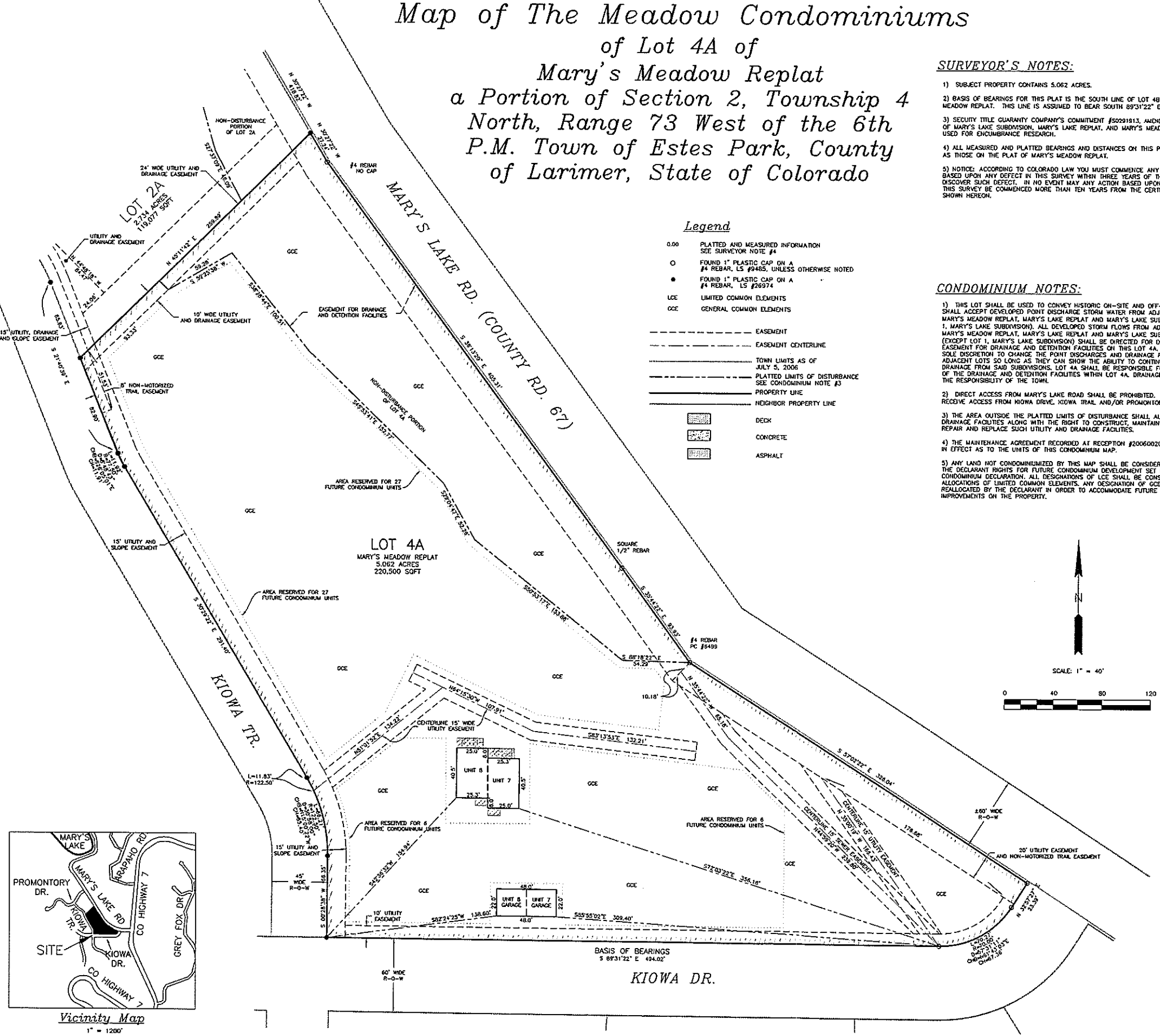
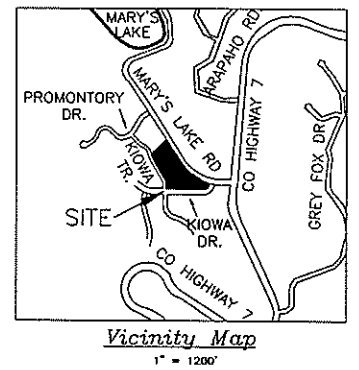
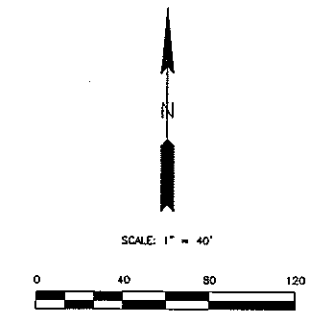
I, LORINE A. SHELDON, BEING FIRST DULY SWORN ON HIS OATH, DEPOSES AND SAYS: THAT HE IS A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS SURVEY DOES DEPICT A BOUNDARY SURVEY OF THE CONDOMINIUM PROPERTY AND WAS MADE BY HIM OR UNDER HIS DIRECT SUPERVISION AND RESPONSIBLE CHARGE; THAT THIS MAP WAS MADE SUBSEQUENT TO SUBSTANTIAL COMPLETION OF UNIT 7 AND 8; THAT THE SURVEY WAS ACCURATELY REPRESENTED ON THIS MAP; THAT THE STATEMENTS CONTAINED HEREON WERE READ BY HIM AND THE SAME ARE TRUE OF HIS OWN KNOWLEDGE; AND THAT THIS MAP CONTAINS ALL OF THE INFORMATION REQUIRED BY SECTION 38-33.3-209, C.R.S.

P.E. & P.L.S. #26974

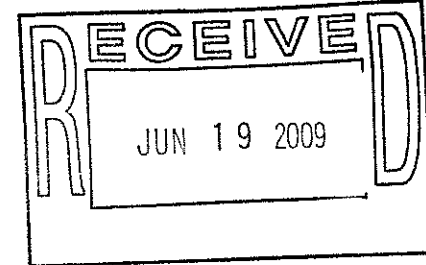
- Legend**
- 0.00 PLATTED AND MEASURED INFORMATION SEE SURVEYOR NOTE #4
 - FOUND 1" PLASTIC CAP ON A #4 REBAR, L.S. #9485, UNLESS OTHERWISE NOTED
 - FOUND 1" PLASTIC CAP ON A #4 REBAR, L.S. #26874
 - LCE LIMITED COMMON ELEMENTS
 - GCE GENERAL COMMON ELEMENTS
- EASEMENT
 - EASEMENT CENTERLINE
 - TOWN LIMITS AS OF JULY 5, 2006
 - PLATTED LIMITS OF DISTURBANCE SEE CONDOMINIUM NOTE #3
 - PROPERTY LINE
 - NEIGHBOR PROPERTY LINE
- DECK
 - CONCRETE
 - ASPHALT

CONDOMINIUM NOTES:

- 1) THIS LOT SHALL BE USED TO CONVEY HISTORIC ON-SITE AND OFF-SITE DRAINAGE AND SHALL ACCEPT DEVELOPED POINT DISCHARGE STORM WATER FROM ADJACENT LOTS WITHIN MARY'S MEADOW REPLAT, MARY'S LAKE REPLAT AND MARY'S LAKE SUBDIVISION (EXCEPT LOT 1, MARY'S LAKE SUBDIVISION). ALL DEVELOPED STORM FLOWS FROM ADJACENT LOTS WITHIN MARY'S MEADOW REPLAT, MARY'S LAKE REPLAT AND MARY'S LAKE SUBDIVISION LOTS (EXCEPT LOT 1, MARY'S LAKE SUBDIVISION) SHALL BE DIRECTED FOR DETENTION TO THE EASEMENT FOR DRAINAGE AND DETENTION FACILITIES ON THIS LOT 4A. LOT 4A SHALL HAVE SOLE DISCRETION TO CHANGE THE POINT DISCHARGES AND DRAINAGE FACILITIES FROM THE ADJACENT LOTS SO LONG AS THEY CAN SHOW THE ABILITY TO CONTINUE TO RECEIVE THE DRAINAGE FROM SAID SUBDIVISIONS. LOT 4A SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE DRAINAGE AND DETENTION FACILITIES WITHIN LOT 4A. DRAINAGE MAINTENANCE IS NOT THE RESPONSIBILITY OF THE TOWN.
- 2) DIRECT ACCESS FROM MARY'S LAKE ROAD SHALL BE PROHIBITED. ALL LOTS SHALL RECEIVE ACCESS FROM KIOWA DRIVE, KIOWA TRAIL, AND/OR PROMONTORY DRIVE.
- 3) THE AREA OUTSIDE THE PLATTED LIMITS OF DISTURBANCE SHALL ALLOW UTILITY AND DRAINAGE FACILITIES ALONG WITH THE RIGHT TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE, REPAIR AND REPLACE SUCH UTILITY AND DRAINAGE FACILITIES.
- 4) THE MAINTENANCE AGREEMENT RECORDED AT RECEPTION #20060020812 SHALL CONTINUE IN EFFECT AS TO THE UNITS OF THIS CONDOMINIUM MAP.
- 5) ANY LAND NOT CONDOMINIUMED BY THIS MAP SHALL BE CONSIDERED GCE, SUBJECT TO THE DECLARANT RIGHTS FOR FUTURE CONDOMINIUM DEVELOPMENT SET FORTH IN THE CONDOMINIUM DECLARATION. ALL DESIGNATIONS OF LCE SHALL BE CONSIDERED FINAL. ALLOCATIONS OF LIMITED COMMON ELEMENTS, ANY DESIGNATION OF GCE MAY BE REVISED OR REALLOCATED BY THE DECLARANT IN ORDER TO ACCOMMODATE FUTURE DEVELOPMENT AND IMPROVEMENTS ON THE PROPERTY.



BY	
REVISION	
DATE	
THE MEADOW CONDOMINIUMS OF LOT 4A OF MARY'S MEADOW REPLAT ESTES PARK, CO	
SHEET	1
DRAWN BY:	JWC
CHECKED BY:	LAS
SCALE	1" = 40'
DATE:	06-15-2009
SHEET	2
PROJ. NO.	2005-11-01

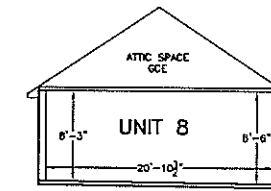
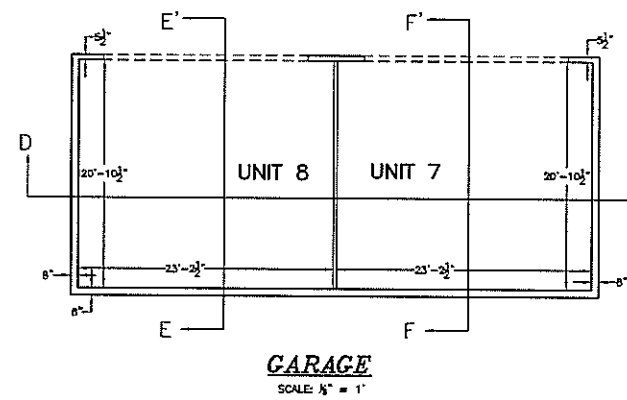
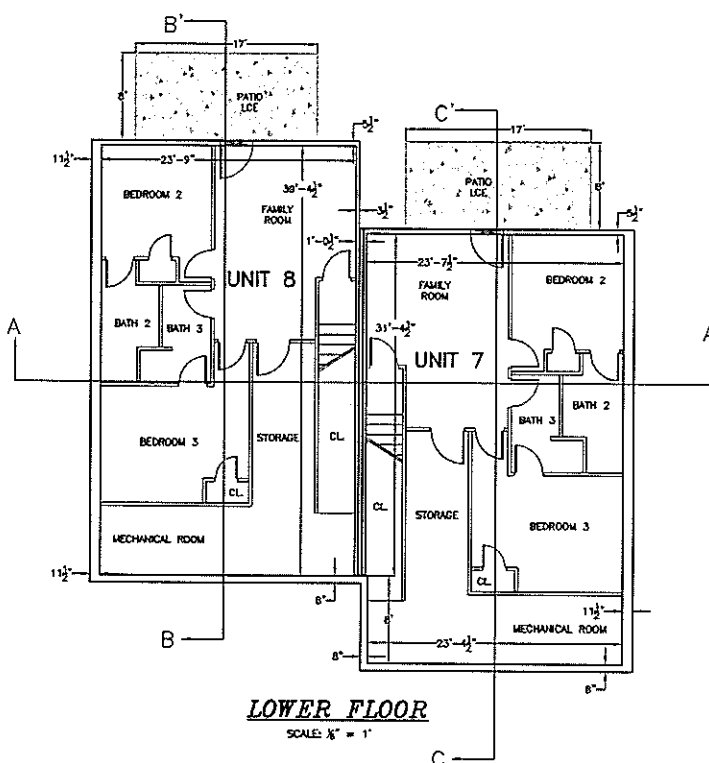
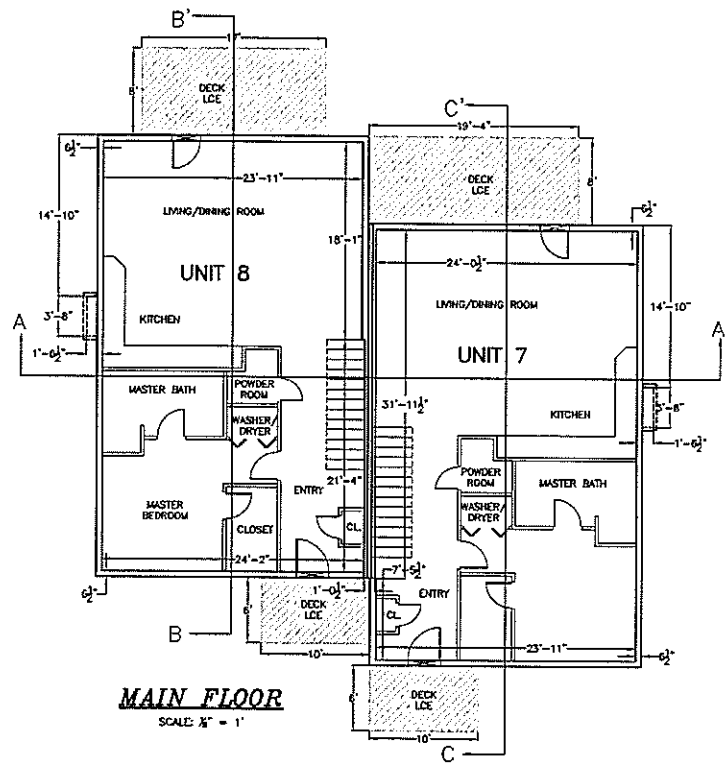


*Map of The Meadow Condominiums
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a Portion of Section 2, Township 4
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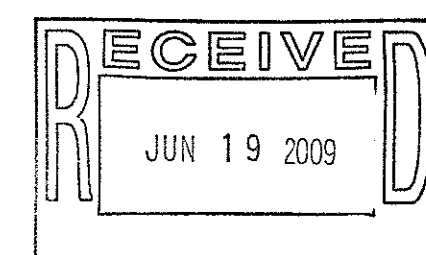
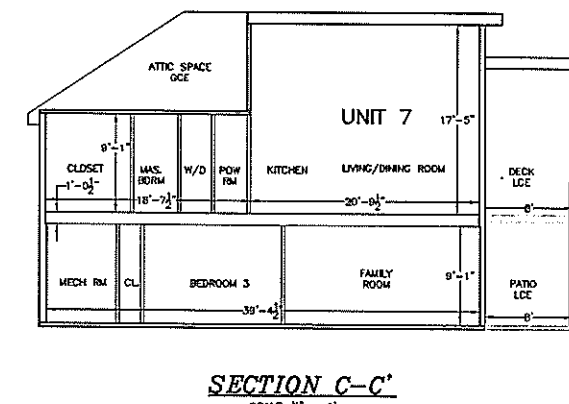
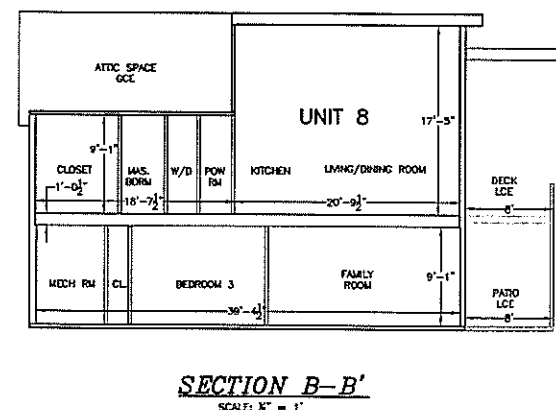
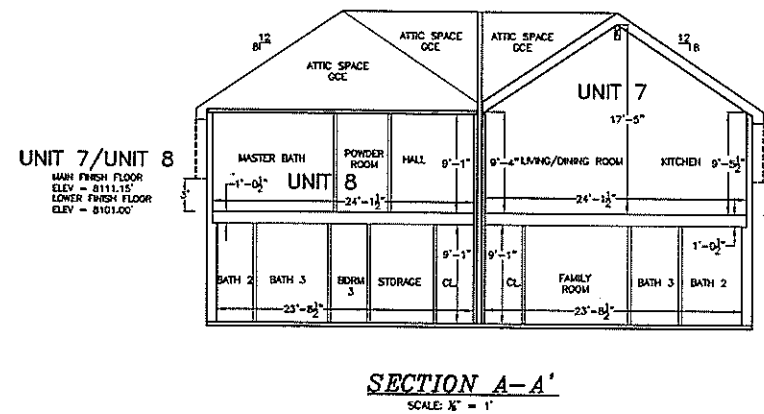
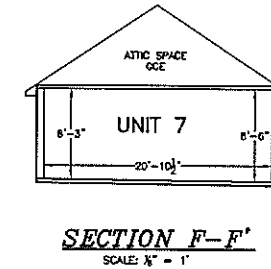
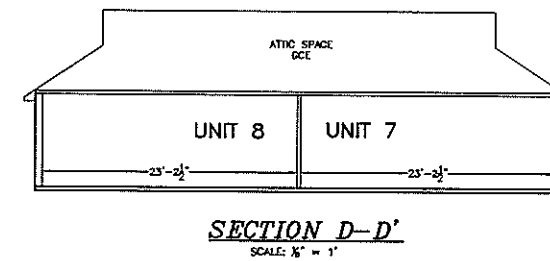
SURVEYOR'S NOTES:

6. ELEVATIONS ARE MEASURED FROM THE CENTER EAST 1/4th CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 73 WEST OF THE 6th P.M. AS MONUMENTED BY A 3" U.S.G.L.O. BRASS CAP ON A 2" PIPE AND ASSUMING THE TOP OF SAID CAP HAS AN ELEVATION OF 8054.9'. THIS MONUMENT IS LOCATED S86°24'28"E A DISTANCE OF 306.67' FEET FROM THE NORTHEASTERN CORNER OF LOT 4A, MARY'S MEADOW REPLAT.

7. INTERIOR WALLS ARE NOT TO SCALE. THEY ARE FOR REFERENCE ONLY.



GARAGE
UNIT 7/UNIT 8
FINISH FLOOR @ ENTRY
ELEV = 8111.5'



<p>VAN HORN ENGINEERING AND SURVEYING 1043 FISH CREEK RD., ESTES PARK, COLORADO 80517 PHONE: (970) 586-9388 • FAX: (970) 586-8101</p>	<p>THE MEADOW CONDOMINIUMS OF LOT 4A OF MARY'S MEADOW REPLAT ESTES PARK, CO</p>
<p>REVISION</p>	<p>DATE</p>
<p>SHEET</p>	
<p>DRAWN BY: JWC</p>	
<p>CHECKED BY: LAS</p>	
<p>SCALE: 1" = 40'</p>	
<p>DATE: 06-15-2009</p>	
<p>SHEET</p>	
<p>2</p>	
<p>OF</p>	
<p>2</p>	
<p>PROJ. NO. 2005-11-01</p>	