

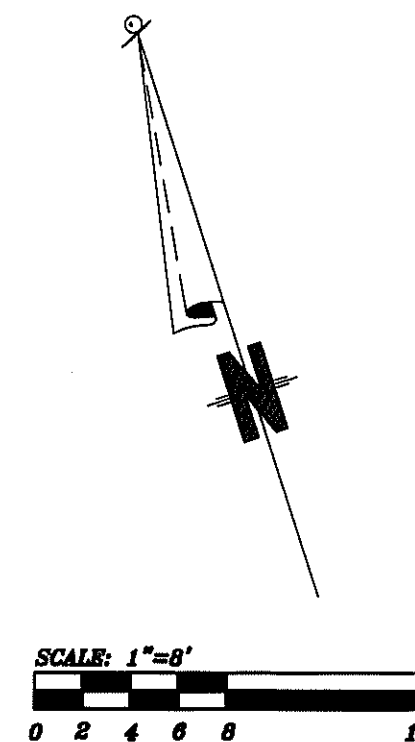
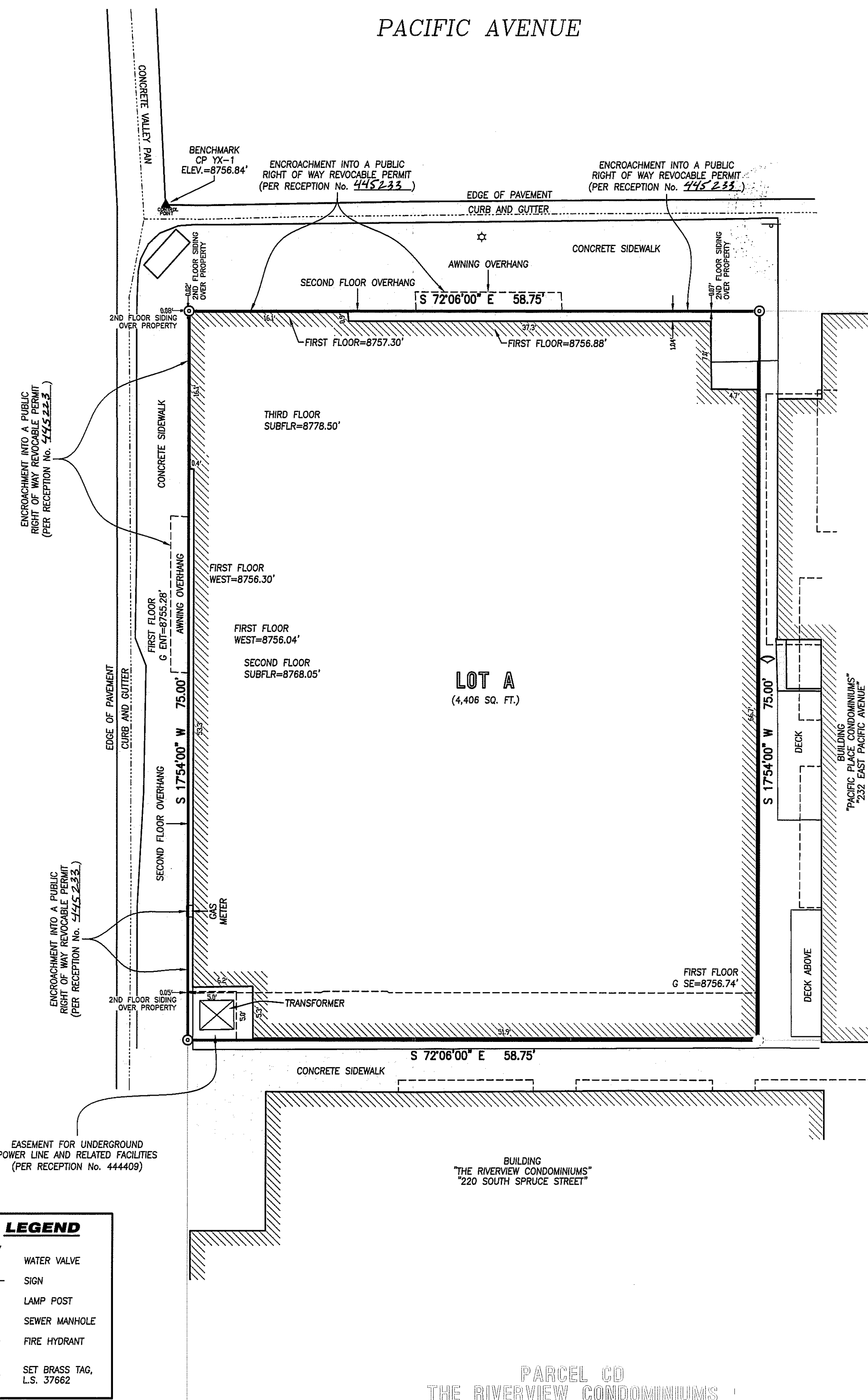
**SPRUCE HOUSE CONDOMINIUMS, A COLORADO COMMON INTEREST OWNERSHIP COMMUNITY,
LOCATED ON LOT A, BLOCK 31, TOWN OF TELLURIDE,
LOCATED WITHIN THE NE 1/4 OF SECTION 1, T.42N., R.9W., N.M.P.M., SAN MIGUEL COUNTY, COLORADO.**

445234
Page 1 of 5
SAN MIGUEL COUNTY, CO
M. KATHLEEN ERIE, CLERK-RECORDER
12-01-2016 08:15 AM Recording Fee \$51.00



445234
PLAT
TOWN OF TELLURIDE
TO
SPRUCE HOUSE CONDOS

State of Colorado)
County of San Miguel) ss
Filed for Record at 8:15A O'Clock
A.M. DEC 1 2016
and duly recorded in plat
book PLAT page 4828-4832
M. Kathleen Erie
County Clerk & Recorder
By: *[Signature]* Deputy
Fees: \$1.00



LEGEND

- W WATER VALVE
- S SIGN
- L LAMP POST
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ SET BRASS TAG, L.S. 37662

DECLARANT CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS that the TOWN OF TELLURIDE, COLORADO, A HOME RULE MUNICIPALITY, (the "Owner"), being the owner in fee simple of all real property described as follows:

LOT A, BLOCK 31, TOWN OF TELLURIDE, ACCORDING TO THE REPLAT FILED MAY 25, 1979 IN PLAT BOOK 1 AT PAGE 147, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

has created units and common elements as shown on this Map and as set forth in the Condominium Declaration for the Spruce House recorded at Reception No. 445234.

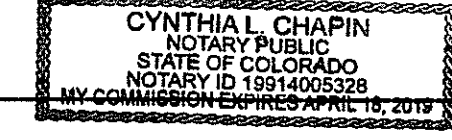
IN WITNESS WHEREOF, the Owner hereby executes this Certificate on this 29th day of November, 2016.

OWNER: THE TOWN OF TELLURIDE, COLORADO, A HOME RULE MUNICIPALITY

By: *[Signature]*
As: Mayor Pro Tem

ACKNOWLEDGMENT:

State of COLORADO)
County of SAN MIGUEL) ss
This document was acknowledged before me on this 29th day of November, 2016 by
Anna M. Brady
as Mayor Pro Tem
of Town of Telluride, a Colorado home rule municipality
My Commission Expires: 4-18-2019
Witness my official hand and seal.



CERTIFICATE OF SUBSTANTIAL COMPLETION:

The undersigned, a licensed ARCHITECT in the State of Colorado, states and affirms that all structural components of all Buildings containing or comprising any Units thereby created are substantially completed.

By: *[Signature]*
Date: 11-30-16
Printed Name: Peter B. LUNDSTEN
Title: Architect

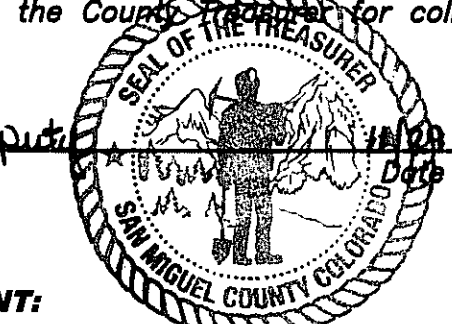
TOWN OF TELLURIDE:

This SPRUCE HOUSE CONDOMINIUMS ("Map") is hereby approved as conforming to all applicable laws of the Town of Telluride.

[Signature] 11/28/16
Chairperson, Planning and Zoning Commission
[Signature] 11/28/16
Building Official
[Signature] 11/28/16
Planning Director

COUNTY TREASURER'S CERTIFICATE:

I certify that according to the records in the San Miguel County Treasurer's office, there are no liens against the property included in the subdivision, or any part thereof, for unpaid State, county or municipal ad valorem taxes or special assessments certified to the County Treasurer.



MORTGAGEE'S CONSENT:

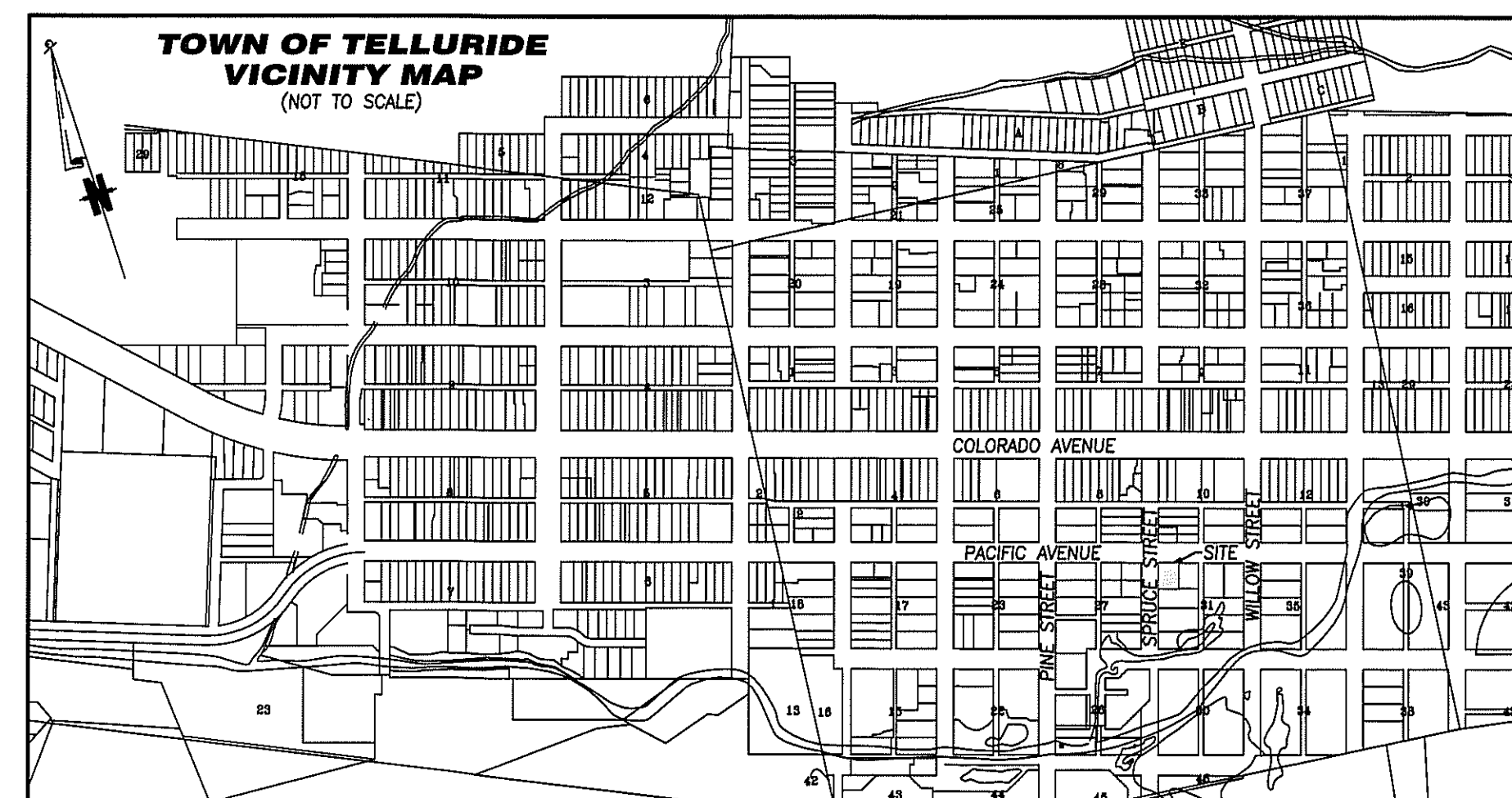
The undersigned ANB BANK, as a beneficiary of a deed of trust which constitutes a lien upon the declarants property, recorded on 8-24-16 at Reception No. 442579, San Miguel County Clerk and Recorder, hereby consents to subdivision of real property as depicted on this Plat.

AMERICAN NATIONAL BANK AND ANB BANK
By: *[Signature]*
Date: 11-28-16
Address: 212 E. Colorado St., Telluride
Signature: [Signature]
Title: Commercial Bank President

TITLE INSURANCE COMPANY CERTIFICATE:

Land Title Guarantee Company does hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is in the names of those persons shown in the Certificate of Ownership which is on the face hereof and is free of all liens and taxes, except as follows: ad Valorem Taxes and Deed of Trust recorded at Reception No. 442579.

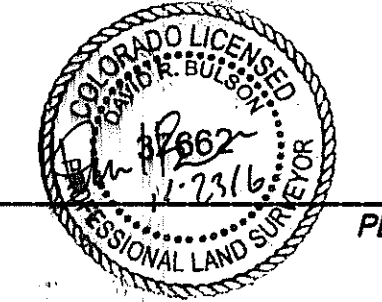
[Signature] V.P. 11-30-16
Title Insurance Company Representative



SURVEYOR'S CERTIFICATE:

I, David R. Bulson, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this map and survey of the SPRUCE HOUSE CONDOMINIUMS ("Map") was made under my direct supervision, responsibility and checking; (ii) is true and accurate to the best of my knowledge and belief; (iii) is clear and legible; (iv) contains all the information required by C.R.S. 38-33.3-209; and (v) that all monuments and markers were set as required by Articles 50 and 51 of Title 38, C.R.S.

Dated this 29th day of November, 2016.



David R. Bulson PLS 37662

NOTES:

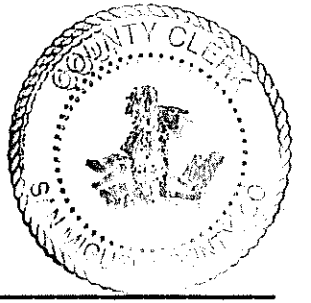
- All abbreviations and terms as set forth in the Condominium Declaration for the Spruce House Condominiums ("The Declaration") recorded at Reception No. 445234, are included by reference hereon.
- Elevation datum is referenced to USGS benchmark H-40, elevation 8745.00, which was located in a rock boulder just north of the old Telluride High School.
- Dimensions shown hereon are to face of stud wall or face of concrete. Areas shown hereon are to the same.
- Easement research from Land Title Guarantee Company, Order Number ABC86004566; dated 2-22-15; 2016 at 5:00 P.M.
- BASIS OF BEARINGS: Bearings from brass cap monument at the intersection of Oak St. and Colorado Ave. to the brass cap monument at the intersection of Alder St. and Colorado Ave. assumed as the historic bearing of South 72 degrees 06 minutes 00 seconds East.
- Mortgagee consent is not applicable.
- Parking requirements are being met by this condominium map. Commercial Unit COM-1 does not have an associated parking requirement as it was waived pursuant to the Spruce and Pacific Affordable Housing Project Planned Unit Development (PUD Agreement) Agreement at Reception No. 440788.
- The residential setback on Pacific Street, as approved by the PUD agreement, is no less than one foot.
- A Floor Area Ratio of 1.873:1 has been approved by the Planned Unit Development.
- NOTICE: According to Colorado law, you must commence any legal action based upon 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.

UNIT	SQUARE FOOTAGE
COM-1	314
UNIT A	481
UNIT B	908
UNIT C	856
UNIT D	875
UNIT E	835
UNIT F	791
UNIT G	582
UNIT H	1087

Unit sizes indicated in the chart above do not include the Limited Common Elements associated with the Units

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the San Miguel County Clerk and Recorder on this 1st day of December, 2016, at Telluride, at 8:15 AM, Page 4828-4832, Reception No. 445234, Time 8:15 AM.



[Signature]
San Miguel County Clerk

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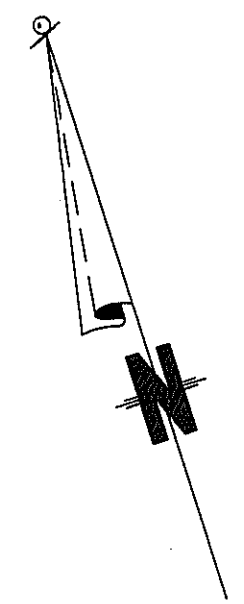
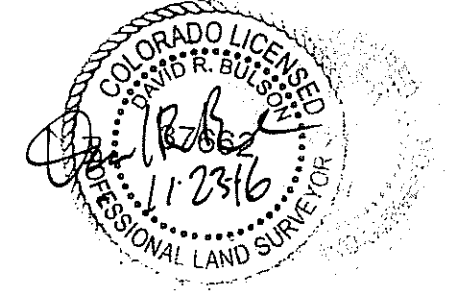
Project Mgr: DB	Rev.	description	date	by
Technician: MC				
Checked by: kv				
Start date: 09/2016				

FOLEY ASSOCIATES, INC.
ENGINEERING PLANNING SURVEYING

970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwd\14049 SITE 09-16.dwg Sheet 1 of 5 Project #: 14049

SPRUCE HOUSE CONDOMINIUMS, A COLORADO COMMON INTEREST OWNERSHIP COMMUNITY,
 LOCATED ON PARCEL A, BLOCK 31, TOWN OF TELLURIDE,
 LOCATED WITHIN THE NE 1/4 OF SECTION 1, T.42N., R.9W., N.M.P.M., SAN MIGUEL COUNTY, COLORADO.



SCALE: 1"=4'



LEGEND	
	UNIT BOUNDARY AND STRUCTURAL WALL (VERTICAL UNIT BOUNDARY)
	INTERIOR WALL (STRUCTURAL/MECHANICAL EASEMENT)
	DENOTES CHANGE IN CEILING HEIGHT (HORIZONTAL UNIT BOUNDARY)
	DENOTES UPWARD SLOPING CEILING

PAGE 4829

GROUND LEVEL

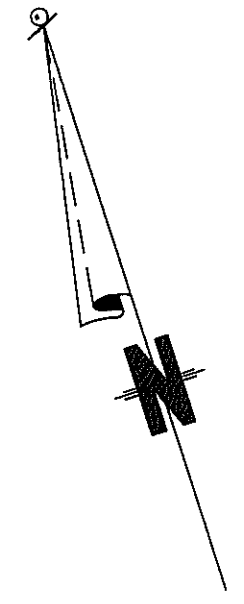
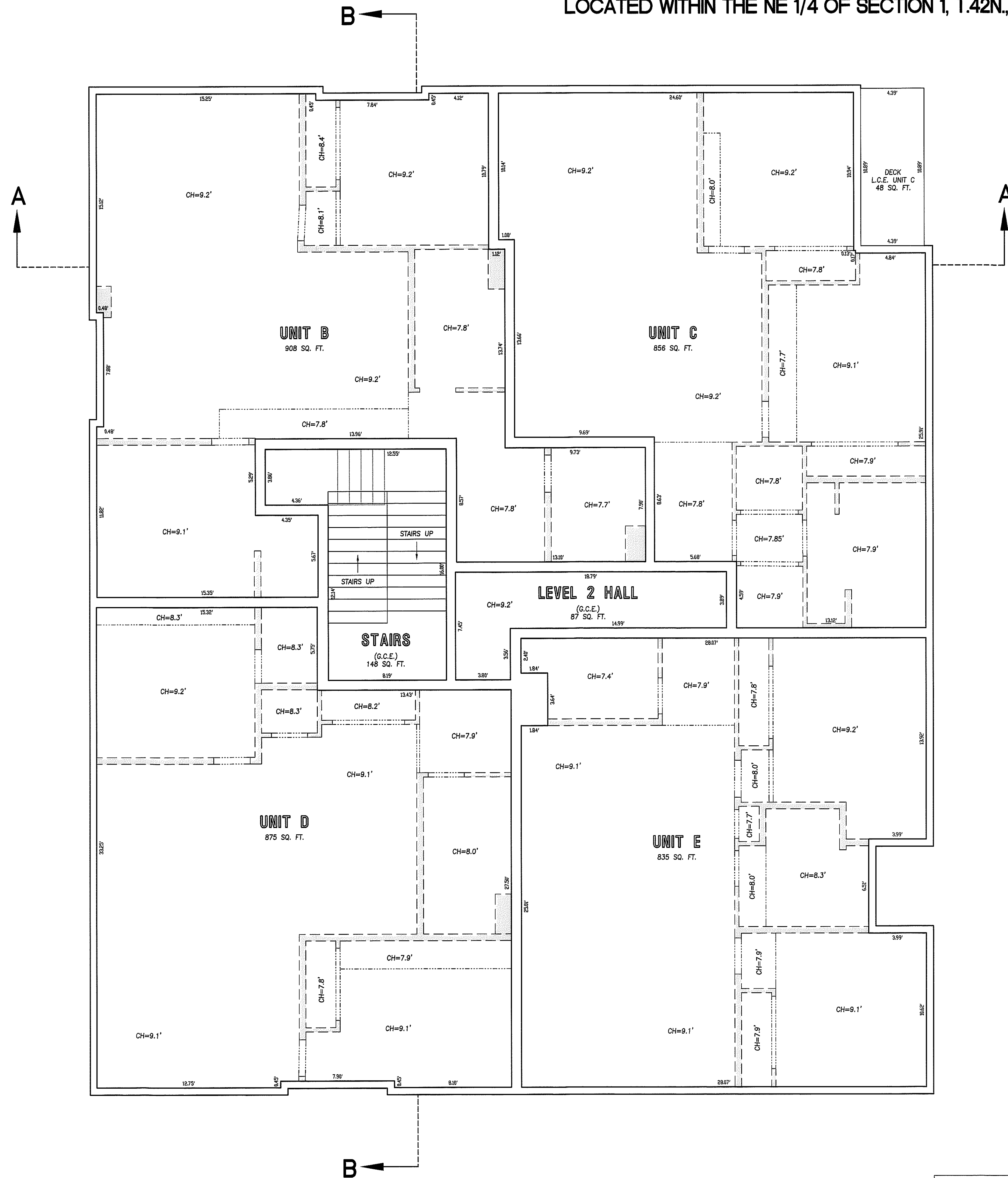
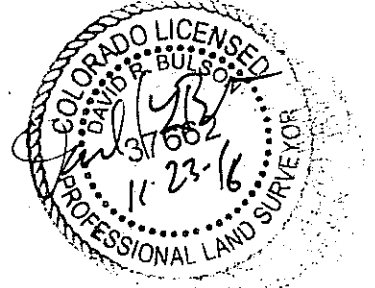
Project Mgr:	Rev.	description	date	by
DB				
Technician:	MC			
Checked by:	KV			
Start date:	09/2016			



970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

F:\04 W\Units\092016\14049.dwg 14049 CONDO 09-16.dwg SHEET 2 11/22/2016 12:04:57 PM, PC3

SPRUCE HOUSE CONDOMINIUMS, A COLORADO COMMON INTEREST OWNERSHIP COMMUNITY,
 LOCATED ON PARCEL A, BLOCK 31, TOWN OF TELLURIDE,
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SCALE: 1"=4'

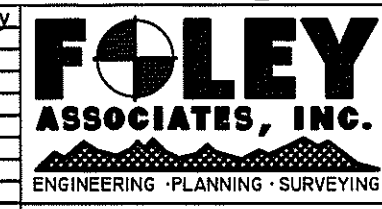


LEGEND	
	UNIT BOUNDARY AND STRUCTURAL WALL (VERTICAL UNIT BOUNDARY)
	INTERIOR WALL (STRUCTURAL/MECHANICAL EASEMENT)
	DENOTES CHANGE IN CEILING HEIGHT (HORIZONTAL UNIT BOUNDARY)
	DENOTES UPWARD SLOPING CEILING

SECOND LEVEL

PAGE 4830

Project Mgr:	DB	Rev	description	date	by
Technician:	MC				
Checked by:	KV				
Start date:	09/2016				



970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

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