

# MISSION ROCK CONDOMINIUM MAP

West 82' of Lots 13, 14, 15 & 16

Block 6

Sec. 31, T44N, R7W, N.M.P.M.

City of Ouray, Colorado

SEVENTH AVENUE - 100' R.O.W.

NOTE: Encroachment Permit for use of City property outside property boundary approved at Ouray City Council Meeting on August 5, 2002. Said encroachments rights and obligations are hereby exclusively assigned to appropriate units as shown hereon.

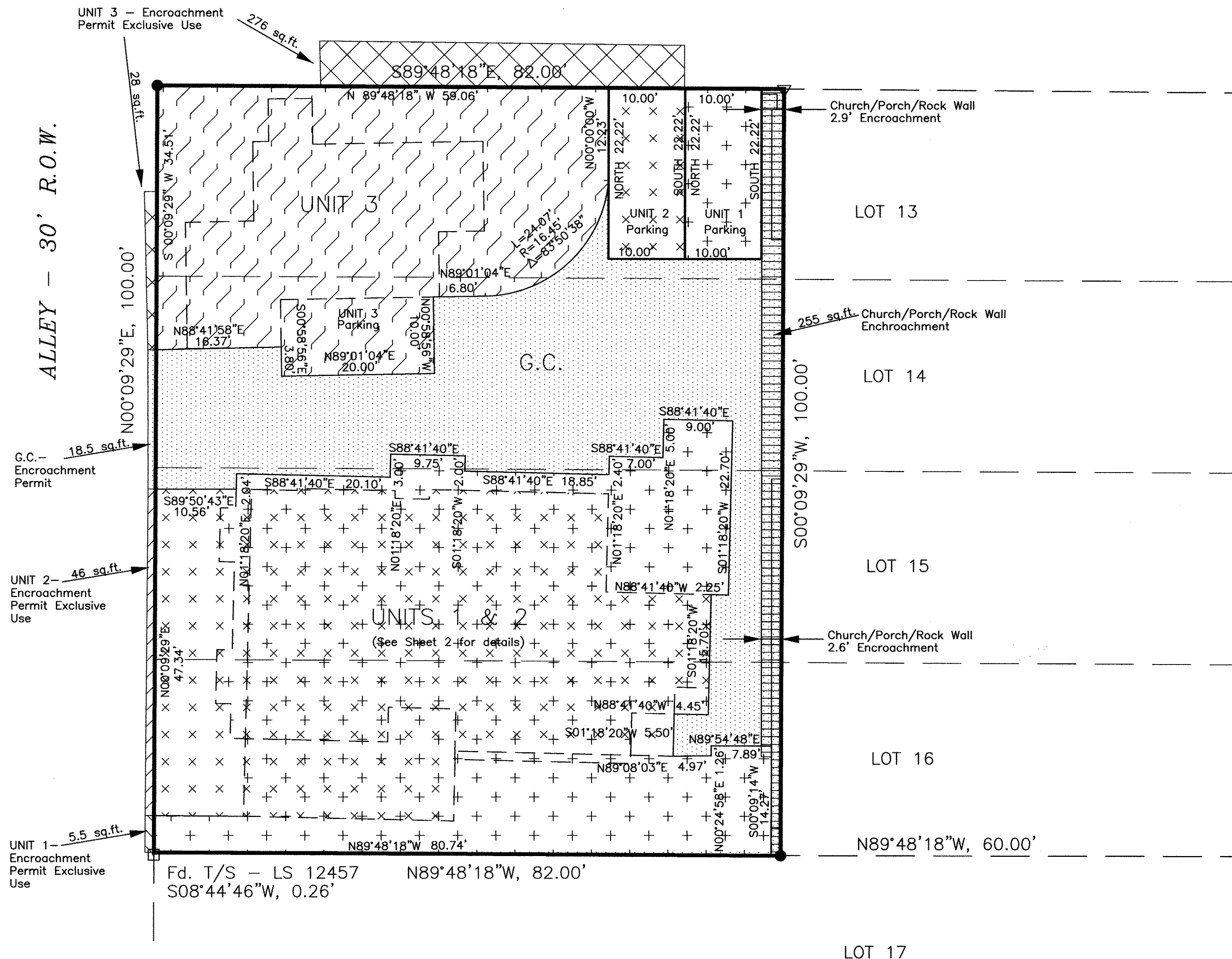
North

Scale: 1"=10'

NW Cor. Block 10  
Fd. T/S 10'x10' offset  
LS 31160

BASIS OF BEARING  
S39°28'06"W, 142.09'

SECOND STREET - 100' R.O.W.



BLOCK 6

## LEGEND

- Found Tack & Shiner - LS 12457
- Found Tack & Shiner - LS 31160
- ▽ Found Tack & Shiner - LS 31160
- Found 5/8" Rebar and 2" Survey Cap - LS 31160
- G.C. General Common Element
- ++ UNIT 1
- xx UNIT 2
- /// UNIT 3

## CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned owners of said property, located in the City of Ouray, State of Colorado, being described as the west 82 feet of Lots 13, 14, 15 & 16, Block 6, City of Ouray, Colorado.

HAVE BE THESE PRESENTS, caused to be laid out, platted and subdivided the above described into units, as shown on this plat, under the name and style of Mission Rock Condominiums pursuant to the Declaration of Conditions, Covenants and Restrictions recorded on the same day as this plat.

OWNERS  
Richard L. Hanson  
Sharon Serpio Hanson  
Richard L. Hanson and Sharon Serpio Hanson

STATE OF COLORADO } ss  
COUNTY OF OURAY }

The foregoing signatures were acknowledged before me this 2<sup>nd</sup> day of October, A.D., 2004, by  
Ouray, CO 81427.

My commission expires 02/24/08  
Witness my hand and seal [Signature] Notary Public

## CERTIFICATE OF LIEN HOLDERS:

The undersigned holders of mortgages, which encumber the land subdivided, hereby agree to the subdivision and dedications.

1st Mortgage: First National Bank, 917 Main St., Ouray, CO 81427

2nd Mortgage: None

STATE OF COLORADO } ss  
COUNTY OF OURAY }

The foregoing signature was acknowledged before me this 1<sup>st</sup> day of Nov., A.D., 2004, by Mike Baker, EVP, First National Bank

My commission expires 10/9/05  
Witness my hand and seal [Signature] Notary Public

STATE OF } ss  
COUNTY OF }

The foregoing signature was acknowledged before me this day of , A.D., 2004, by

My commission expires  
Witness my hand and seal [Signature] Notary Public

## ATTORNEY'S CERTIFICATE:

I certify that I have examined the title to the platted property and that the record owners and holders of encumbrances affecting the property have executed this plat and joined in the subdivision and grant of easements, and I am a duly qualified and licensed Attorney at Law in the State of Colorado.

Attorney at Law Registration No. 26376 Date Nov. 5, 2004

## APPROVAL OF PLANNING COMMISSION:

Approved by the City of Ouray Planning Commission this 14<sup>th</sup> day of SEPTEMBER, A.D., 2004

## APPROVAL OF CITY COUNCIL:

Approved by the Ouray City Council this 4<sup>th</sup> day of OCTOBER, A.D., 2004

## APPROVAL OF CITY ATTORNEY:

Approved for recording this 29 day of NOV, A.D., 2004, by [Signature] City Attorney.

Attorney at Law Registration No. 5797 Date 11-29-04

## BASIS OF BEARING:

The bearing between the Northwest corner of Block 10, City of Ouray, CO, defined by a 10'x10' offset tack & shiner, LS 31160, and the Southeast corner of Lot 16, Block 6, of said city, defined by a tack & shiner, LS 12457 is assumed to be S39°28'06"W as determined by a GPS survey.

I, Robert A. Larson, a Registered Surveyor in the State of Colorado, do hereby certify that this plat, consisting of one sheet, accurately represents to the best of my knowledge and information, a survey made by me or under my direct supervision, and that said survey conforms to all State laws and standards for property boundaries.

[Signature] 11-10-04  
Robert A. Larson PLS 31160 Date

## RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the Clerk and Recorder of Ouray County at 3:55 P.M., on the 1<sup>st</sup> day of December, A.D., 2004, in Book 1A, Page 1A Reception No. 186518

[Signature]  
County Clerk and Recorder

NOTICE: According to Colorado Law you must commence any legal action upon any defect in this survey within three years after you first discovered 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.

Rick & Sharon Hanson Ouray, Colorado 81427	
REVISED: 8/23/04 SURVEYED BY: R.A.L. DATE: 8/12/04 DRAWN BY: R.A.L. SCALE: 1"=10'	MONADNOCK MINERAL SERVICES 342-772 Ave. - P.O. Box 85, Ouray, Colorado 81427 PLS 31160 - CPC 1662 J04096 SHEET 1 of 2

# MISSION ROCK CONDOMINIUM MAP

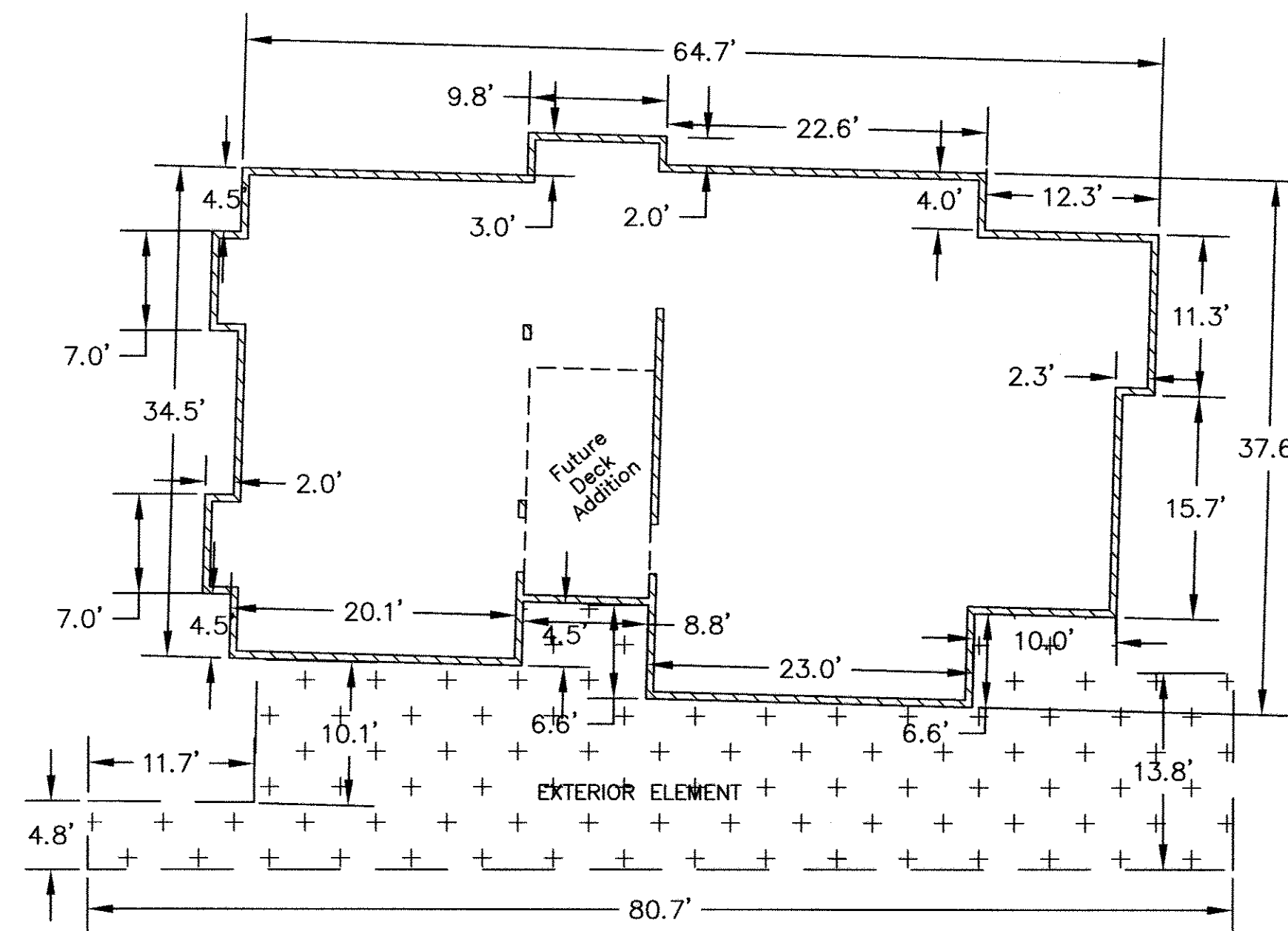
West 82' of Lots 13, 14, 15 & 16

Block 6

Sec. 31, T44N, R7W, N.M.P.M.

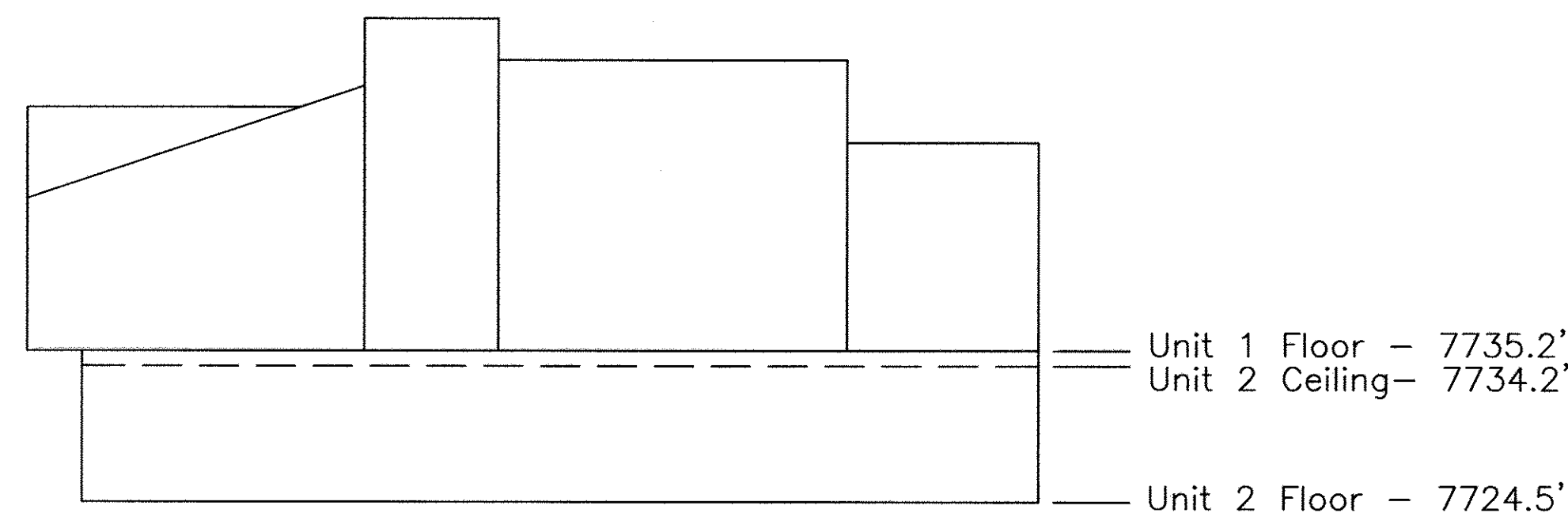
City of Ouray, Colorado

## UPPER LEVEL UNIT 1

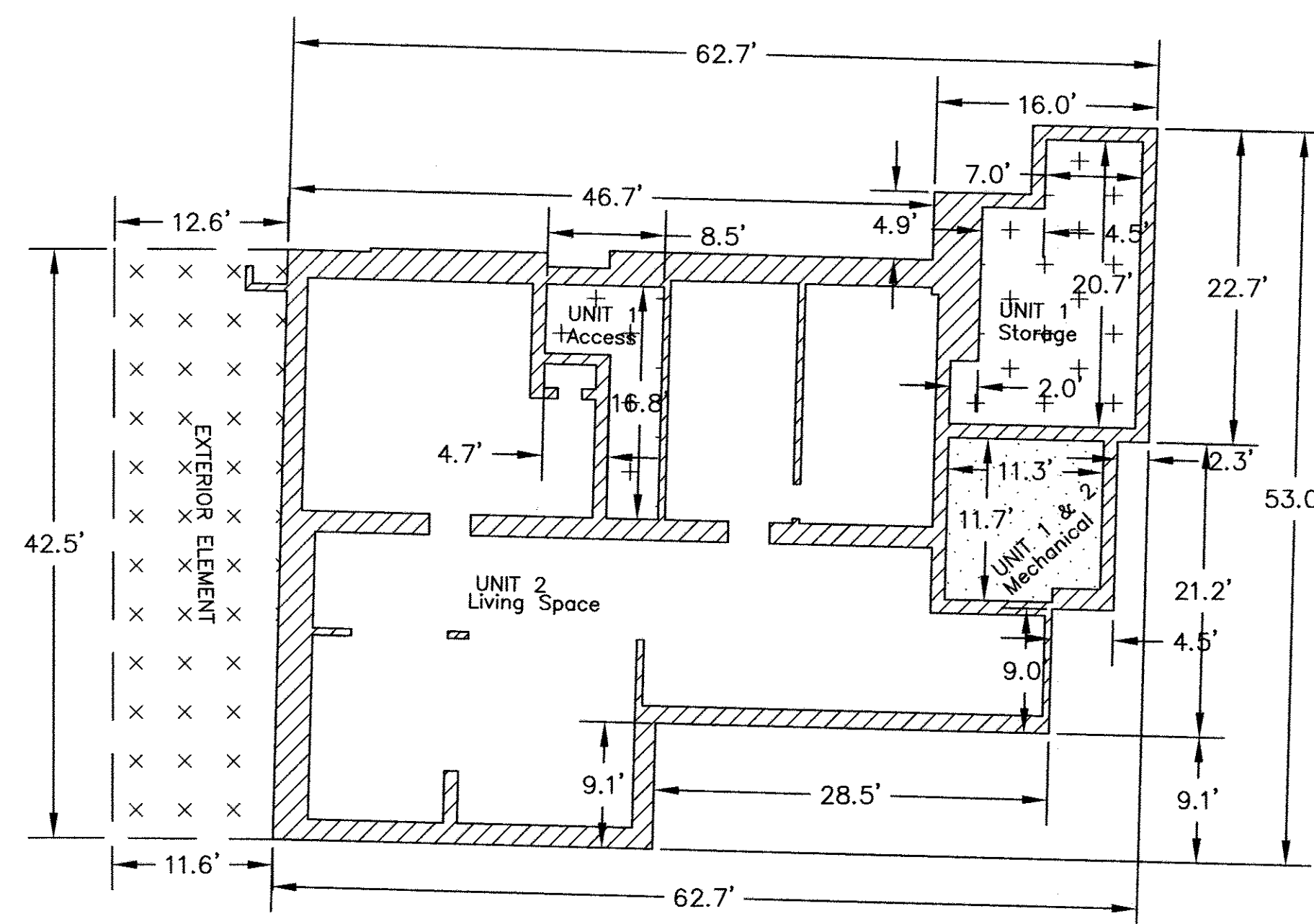


UNIT 1 AREA	
SPACE	AREA
Total - Upper Level	2193 sq.ft.
Less Structural Element	123 sq.ft.
Unit 1-Living Space	2070 sq.ft.
Unit 1-Storage(Lower Level)	225 sq.ft.
Unit 1-Exterior Element	1058 sq.ft.
Unit 1-Parking	222 sq.ft.
Total - UNIT 1	3575 sq.ft.

## SOUTH ELEVATION UNIT 1 & 2



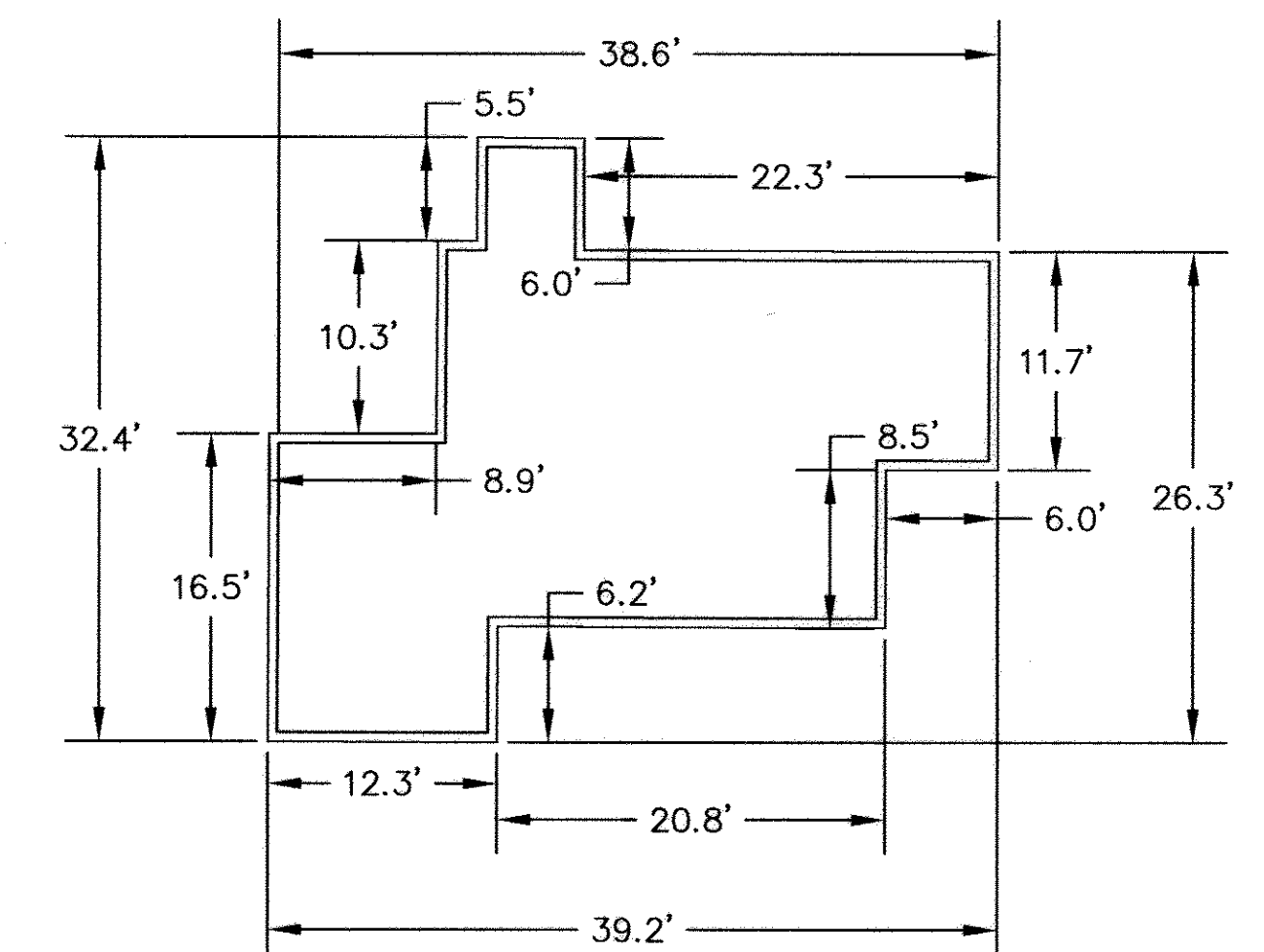
## LOWER LEVEL UNIT 2 & UNIT 1 ACCESS



UNIT 2 AREA	
SPACE	AREA
Unit 2-Living Space	1454 sq.ft.
Unit 2-Exterior Element	515 sq.ft.
Unit 2-Parking	222 sq.ft.
Total - UNIT 2	2191 sq.ft.

LOWER LEVEL	
SPACE	AREA
Unit 2-Living Space	1454 sq.ft.
Unit 1-Storage	225 sq.ft.
Unit 1-Access	87 sq.ft.
Mechanical-Units 1 & 2	128 sq.ft.
Structural Element	514 sq.ft.
Total - Lower Level	2408 sq.ft.

## UNIT 3



UNIT 3	
SPACE	AREA
Unit 3-Living Space	761 sq.ft.
Exterior Element	915 sq.ft.
Parking	200 sq.ft.
Total - UNIT 3	1876 sq.ft.

## LEGEND

	General Common Element
	Unit 1 & 2 Mechanical Element
	UNIT 1
	UNIT 2
	UNIT 3

		Reception # 186518  Rick & Sharon Hanson Ouray, Colorado 81427	
SURVEYED BY	DATE	DISK	MONADNOCK MINERAL SERVICES
R.A.L.	8/12/04	1160	342-7711 Ave. - P.O. Box 86, Ouray, Colorado 81427
DRAWN BY	SCALE	ACCT. NO.	P.L.S. 31100 - CPG 4882
R.A.L.	1"=10'	J04096	SHEET 2 of 2